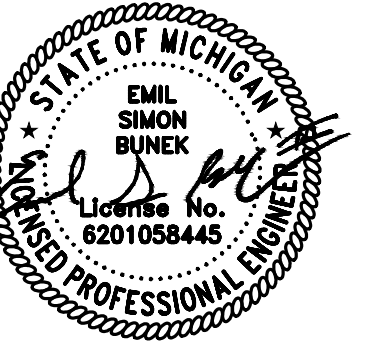


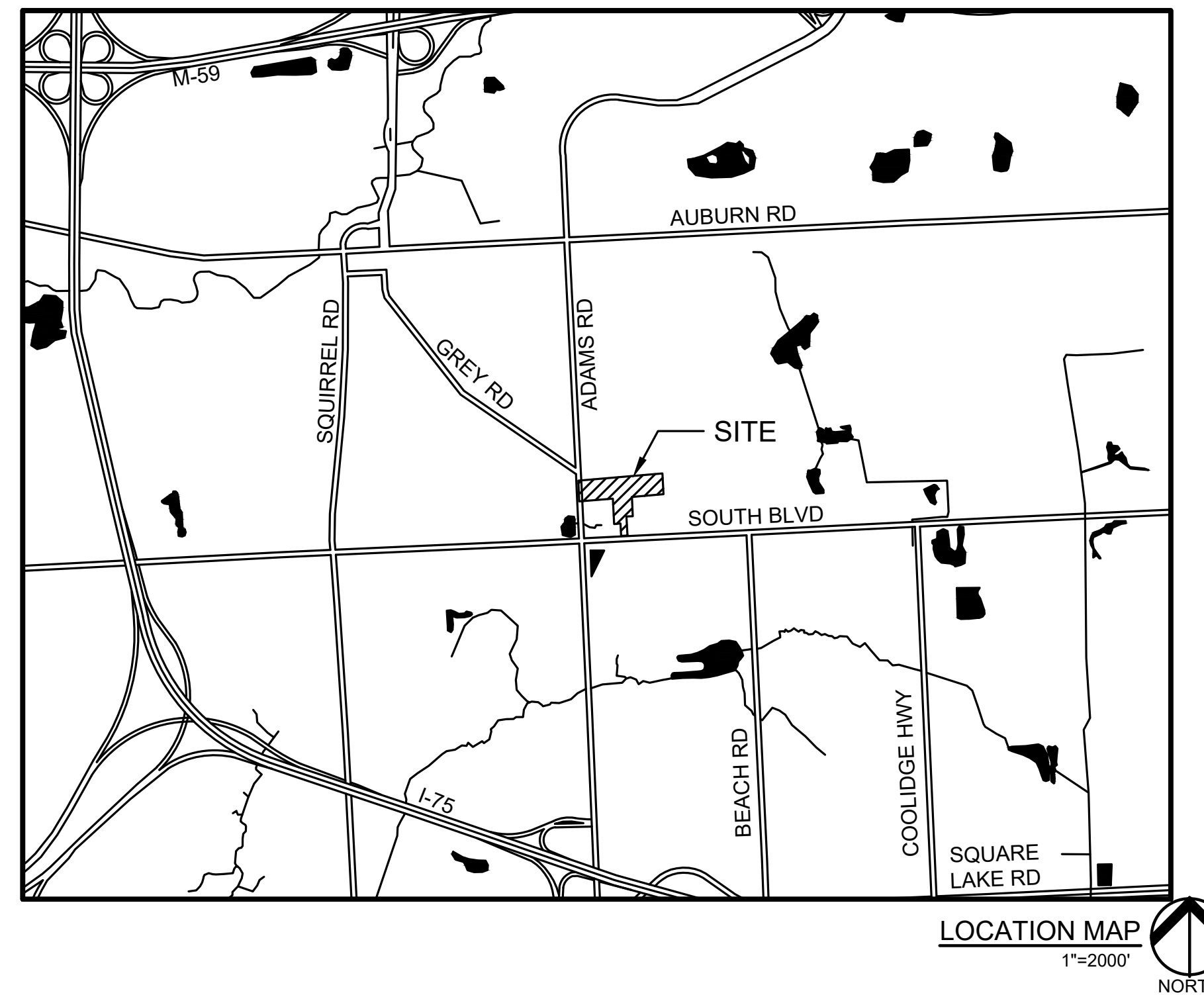
PRELIMINARY SITE PLANS

O'BRIEN - ROCHESTER HILLS

3861 S ADAMS RD
 ROCHESTER HILLS, OAKLAND COUNTY MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



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1 OF 2	PHOTOMETRIC PLAN
2 OF 2	PHOTOMETRIC PLAN

DESIGN TEAM

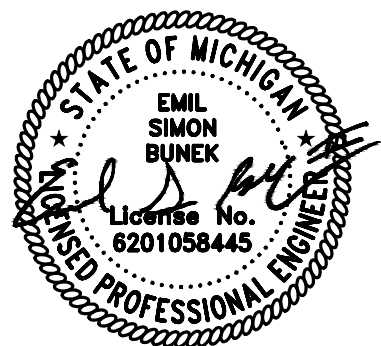
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
3880 SOUTH BLVD OWNER LLC 281 ENTERPRISE COURT, SUITE 100 BLOOMFIELD TOWNSHIP, MI CONTACT: TONY PEREZ EMAIL: TPerez@OBRIENCC.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE 501 DETROIT, MI 48226 CONTACT: EMIL S. BUNEK III, PE PHONE: 844.813.2949 EMAIL: EBUNEK@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
KRIEGER KLATT ARCHITECTS 400 E. LINCOLN AVE., SUITE A ROYAL OAK, MI 48067 CONTACT: JASON KRIEGER, R.A. PHONE: 248.414.9270 EMAIL: JASON@KRIEGERKLATT.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: NOAH BIRMEIN, PLA, ASLA PHONE: 844.813.2949 EMAIL: NBIRMEIN@PEAGROUP.COM



REVISIONS

DESCRIPTION	DATE
SPA	2/3/2026
SPA RESUBMITTAL	4/7/2026

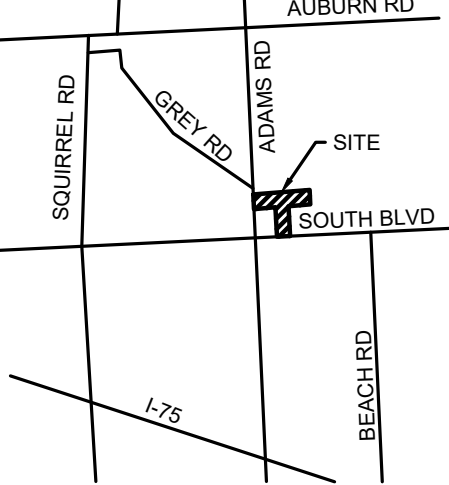
NOT TO BE USED AS CONSTRUCTION DRAWINGS



0 25 50 100
SCALE: 1" = 50'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

LEGAL DESCRIPTION
(Per PEA GROUP)
PARCEL 15-31-351-020

BEING PART OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ALSO BEING LOT 7 AND PART OF LOTS 6 AND 8 OF "PON-AVON FARMS" A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION N87°05'45"E 629.16 FEET; THENCE N02°52'43"W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD (120 FEET WIDE) ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF LOT 6 OF "PON-AVON FARMS" SUBDIVISION, RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS N02°52'43"W 195.54 FEET; THENCE ACROSS SAID LOT S85°01'00"W 100.05 FEET; THENCE N02°52'22"W 400.99 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°07'18"W 529.69 FEET TO THE WEST LINE OF SECTION 31; THENCE ALONG SAID LINE N02°52'45"W 327.66 FEET; THENCE N85°06'52"E 1329.09 FEET; THENCE S02°54'42"E 327.82 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°07'18"W 499.67 FEET; THENCE ALONG THE EAST LINE OF LOT 8 OF SAID SUBDIVISION S02°53'58"E 303.23 FEET; THENCE ACROSS LOT 8 OF SAID SUBDIVISION S87°05'45"W 99.97 FEET TO THE EAST LINE OF LOT 7 OF SAID SUBDIVISION; THENCE ALONG SAID LINE S02°53'35"E 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD; THENCE ALONG SAID LINE S87°05'45"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.98 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE SOUTH LINE OF SECTION 31 IN STATE PLANE COORDINATES, ZONE 2113, GRID NORTH, WHICH BEARS N87°05'45"E.

REFERENCE SURVEY: MICHIGAN SURVEYING, INC. ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-146, DATED JULY 28, 2020.

LEGEND:

—OH-ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG-CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG-COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG-ELEC—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
---	EX. GAS LINE
⊙	EX. GAS VALVE & GAS LINE MARKER
⊞	EX. TRANSFORMER & IRRIGATION VALVE
—	EX. WATER MAIN
⊙	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊙	EX. WATER VALVE BOX & SHUTOFF
—	EX. SANITARY SEWER
⊙	EX. SANITARY CLEANOUT & MANHOLE
⊙	EX. COMBINED SEWER MANHOLE
—	EX. STORM SEWER
⊙	EX. CLEANOUT & MANHOLE
⊙	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
⊙	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
⊙	EX. UNIDENTIFIED STRUCTURE
⊙	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
—	EX. FENCE
—	EX. GUARD RAIL
⊙	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
⊙	EX. TREE TAG & TREE LINE
⊙	EX. SPOT ELEVATION
—	EX. CONTOUR
—	EX. WETLAND
⊙	IRON FOUND / SET
⊙	NAIL FOUND / NAIL & CAP SET
⊙	BRASS PLUG SET
⊙	MONUMENT FOUND / SET
⊙	SECTION CORNER FOUND
⊙	RECORDED / MEASURED / CALCULATED
⊙	GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-1.0



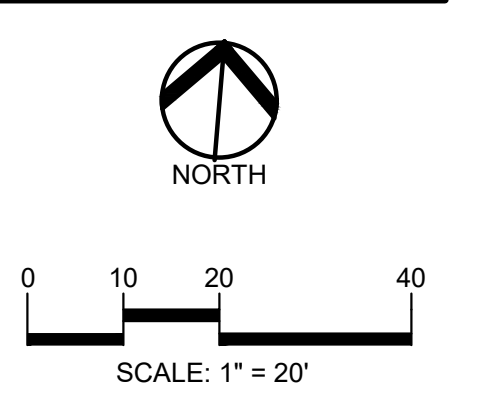
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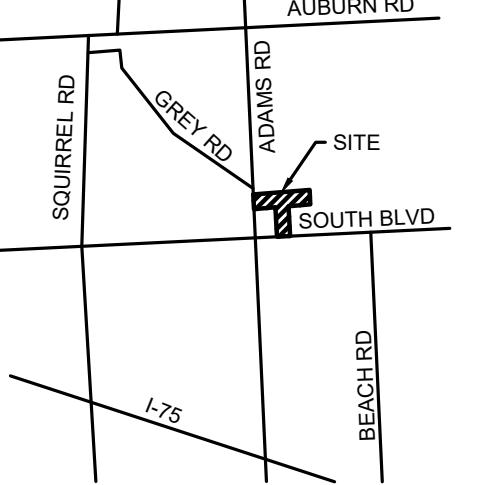
LEGEND:

- OH-ELEC-W—O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV— EX. U.G. CABLE TV & PEDESTAL
- UG-COMM— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC— EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- GAS LINE EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
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- R M C RECORDED / MEASURED / CALCULATED
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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED TOPOGRAPHIC SURVEY 1

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW
DRAWING NUMBER:	

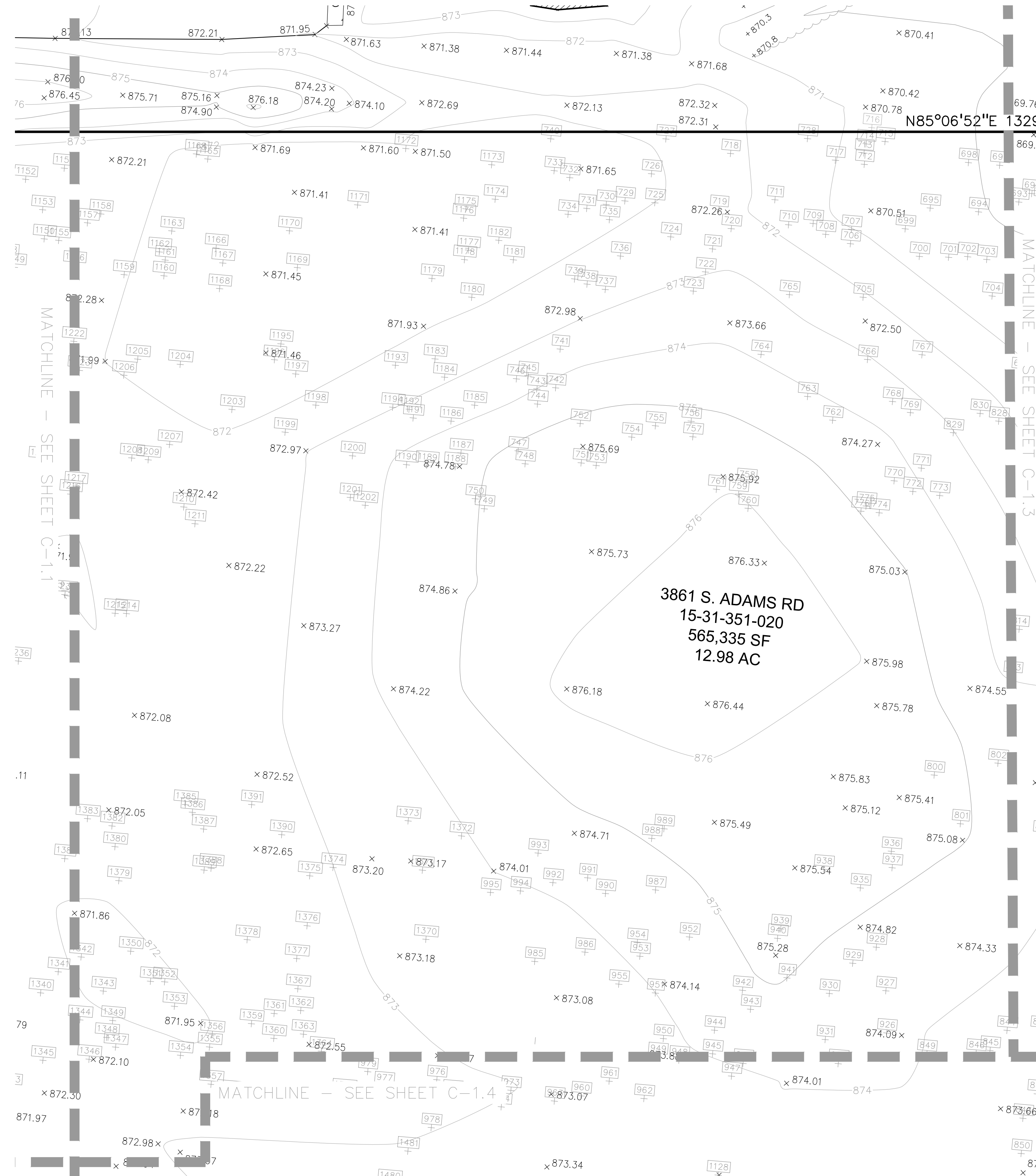
**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**

C-1.1

BENCHMARK #301
 TOP NUT OF HYD
 ELEVATION 867.38
 NAVD 88 DATUM

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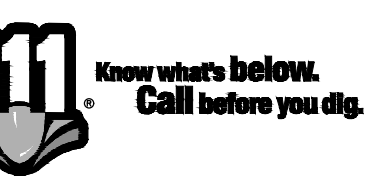
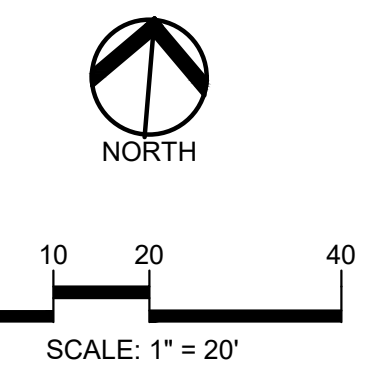
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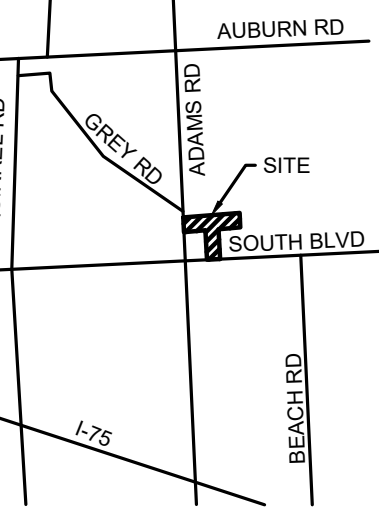
LEGEND:

- OH-ELEC-M-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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- EX. TRANSFORMER & IRRIGATION VALVE
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- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- x IRON FOUND / SET
- x NAIL FOUND / NAIL & CAP SET
- x BRASS PLUG SET
- x MONUMENT FOUND / SET
- x SECTION CORNER FOUND
- R M C RECORDED / MEASURED / CALCULATED
- GNS GLOBAL NAVIGATION SATELLITE SYSTEM

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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3861 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

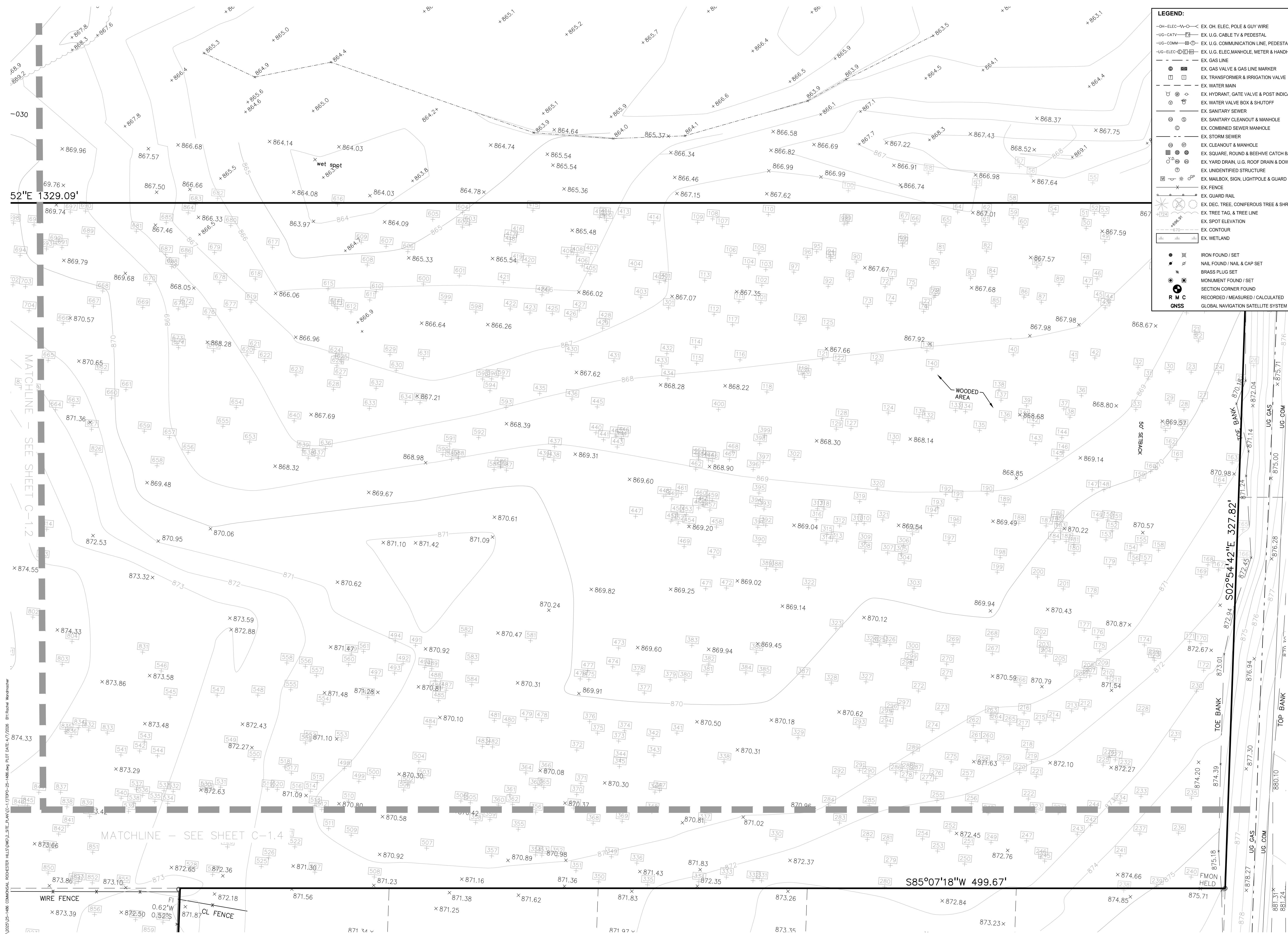
DRAWING TITLE
ENLARGED TOPOGRAPHIC SURVEY 2

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW

DRAWING NUMBER:

**CITY FILE #25-0001, SECTION #31
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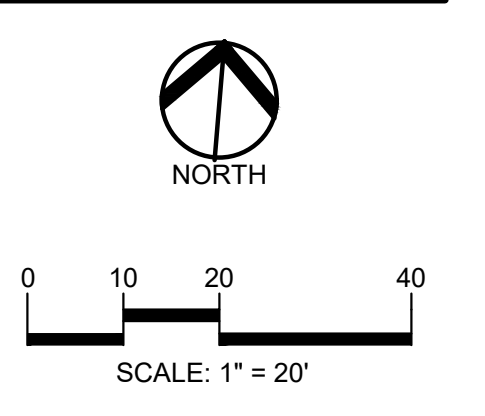
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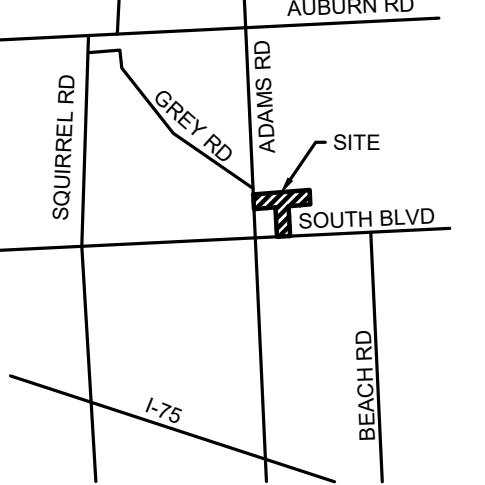
LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UC-CATV EX. U.G. CABLE TV & PEDESTAL
- UC-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-MH EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
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- SECTION CORNER FOUND
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- GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

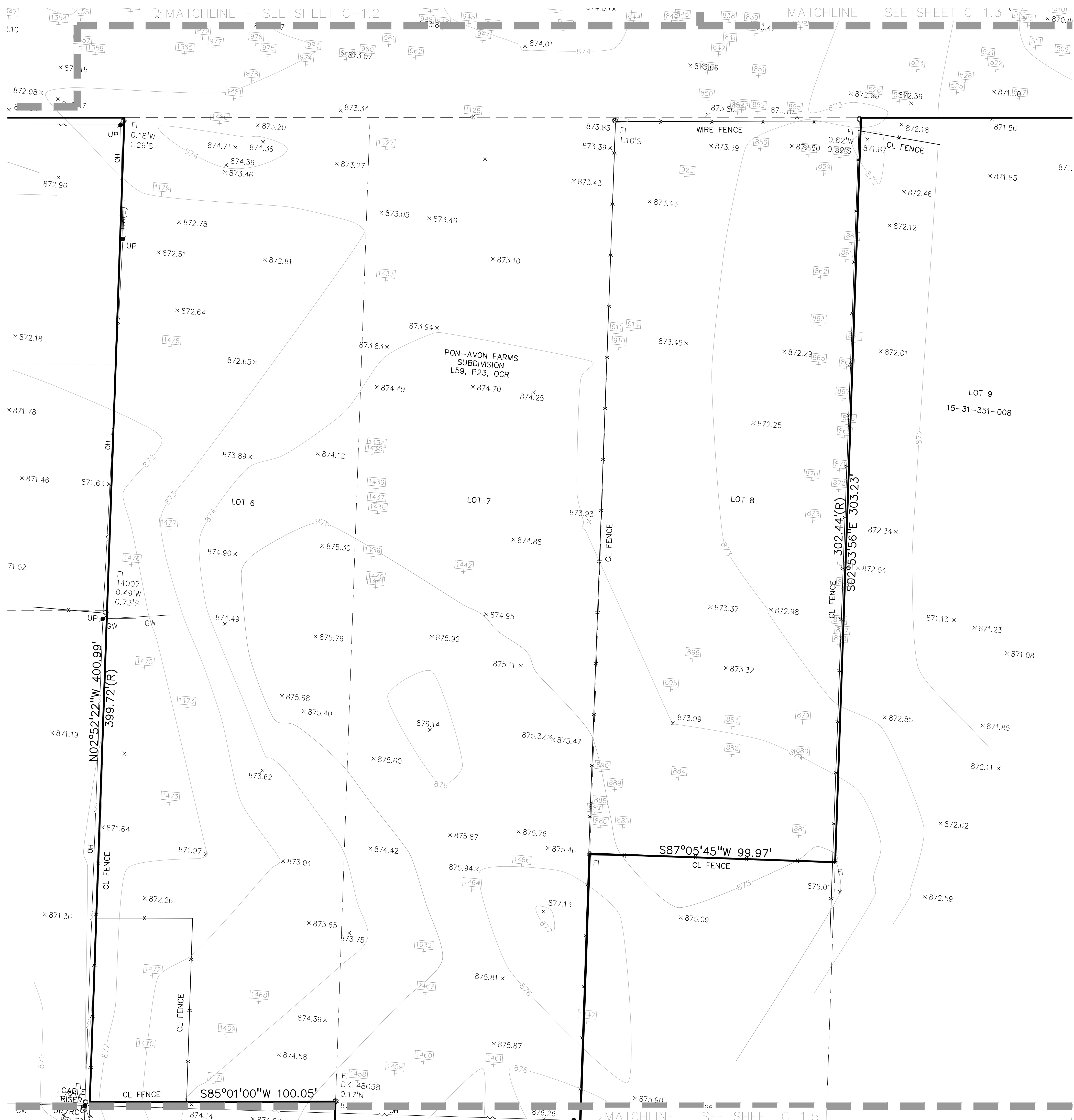
ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED TOPOGRAPHIC SURVEY 3

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-1.3



LEGEND:

- OH-ELEC-11-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
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- ⊙ EX. GAS VALVE & GAS LINE MARKER
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- EX. WATER MAIN
- ⊕ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
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- EX. WETLAND
- ⊕ IRON FOUND / SET
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- ⊕ MONUMENT FOUND / SET
- ⊕ SECTION CORNER FOUND
- ⊕ R M C RECORDED / MEASURED / CALCULATED
- ⊕ GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

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

0 10 20 40
SCALE: 1" = 20'

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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

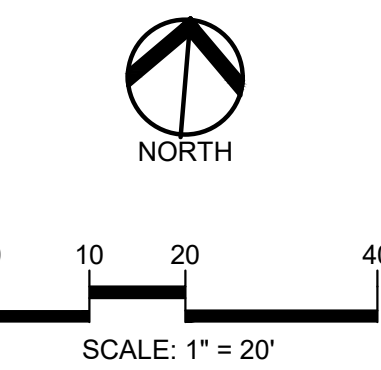
DRAWING TITLE
ENLARGED TOPOGRAPHIC SURVEY 4

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-1.4

S:\PROJECTS\2025\25-1486-COMMERCIAL-ROCHESTER HILLS\DWG\STATE_PLAN\C-1\TOPO-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rachel Wasmundorfer



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

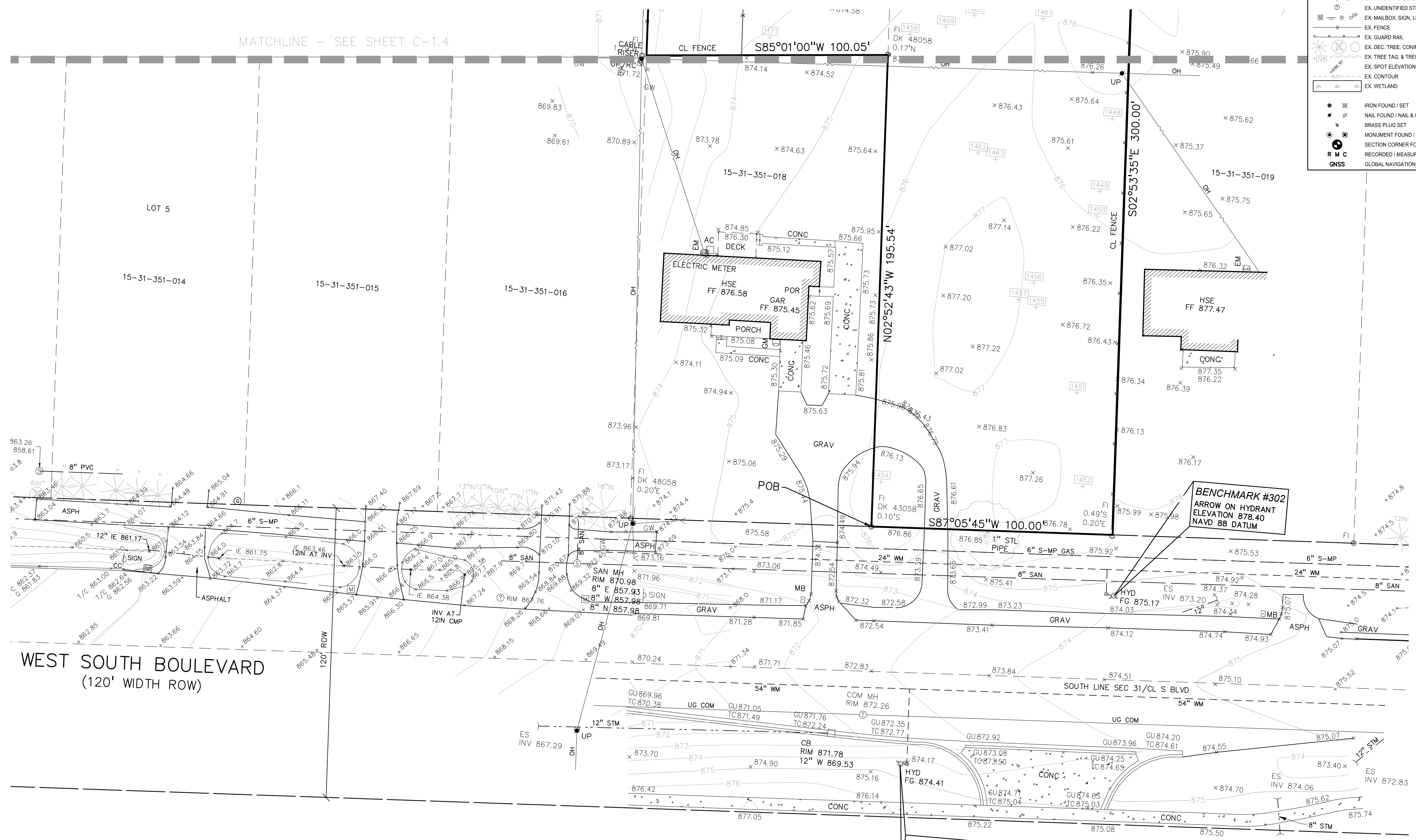
REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED TOPOGRAPHIC SURVEY 5

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW
DRAWING NUMBER:	

- LEGEND:**
- OH-ELEC- EX. OH. ELEC. POLE & GUY WIRE
 - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
 - UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
 - UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
 - - - EX. GAS LINE
 - EX. GAS VALVE & GAS LINE MARKER
 - EX. TRANSFORMER & IRRIGATION VALVE
 - - - EX. WATER MAIN
 - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
 - EX. WATER VALVE BOX & SHUTOFF
 - - - EX. SANITARY SEWER
 - EX. SANITARY CLEANOUT & MANHOLE
 - EX. COMBINED SEWER MANHOLE
 - - - EX. STORM SEWER
 - EX. CLEANOUT & MANHOLE
 - EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
 - EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
 - EX. UNIDENTIFIED STRUCTURE
 - EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
 - - - EX. FENCE
 - EX. GUARD RAIL
 - EX. DEC. TREE, CONIFEROUS TREE & SHRUB
 - EX. TREE TAG & TREE LINE
 - EX. SPOT ELEVATION
 - EX. CONTOUR
 - EX. WETLAND
 - IRON FOUND / SET
 - NAIL FOUND / NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND / SET
 - SECTION CORNER FOUND
 - RECORDED / MEASURED / CALCULATED
 - GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

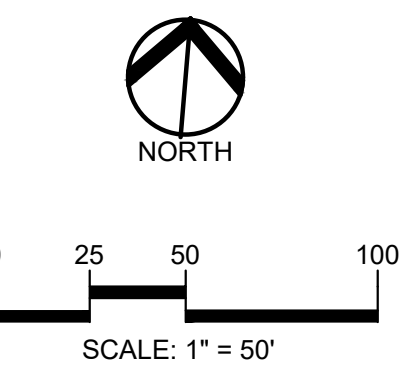


BENCHMARK #302
ARROW ON HYDRANT
ELEVATION 878.40
NAVD 88 DATUM

BENCHMARK #303
ARROW ON HYDRANT
ELEVATION 877.72
NAVD 88 DATUM

OWNER: BHARATIYA TEMPLE
6850 N ADAMS RD
TROY, MI

S:\PROJECTS\2025\25-1486-COMMUNAL-ROCHESTER-HILLS\DWG\SITE_PLAN\C-1.5\TOPO-5-1486.dwg PLOT DATE: 4/7/2026 BY: Rachel Wasmundt



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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
FIRE PROTECTION PLAN

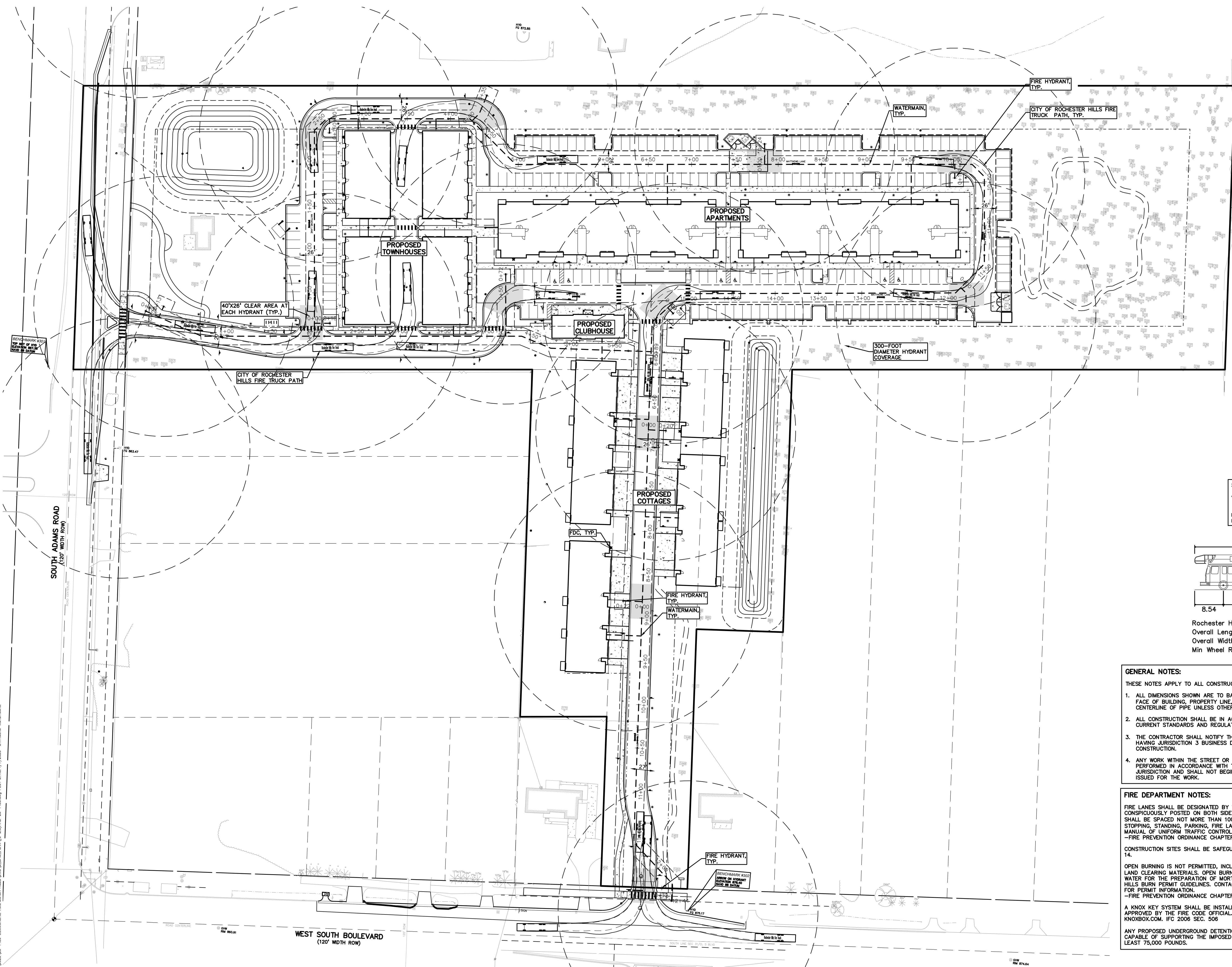
PEA JOB NO. 25-1486

P.M. ESB
 DN. CNR
 DES. JRW

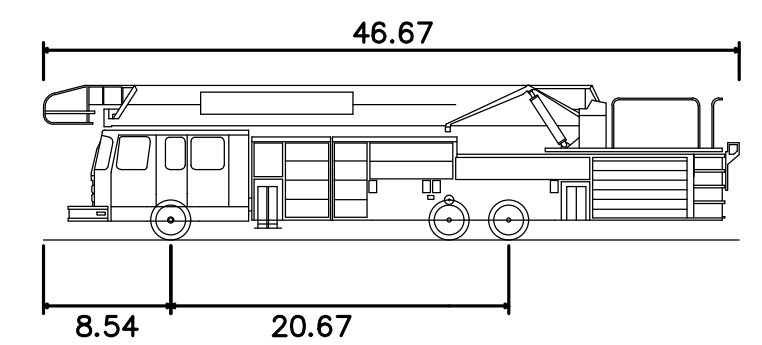
DRAWING NUMBER:

C-2.0

**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**



SIGN LEGEND:
 NO PARKING FIRE LANE SIGN
 REFER TO SHEET C-9.1 DETAIL SHEET FOR FIRE LANE SIGN DETAILS



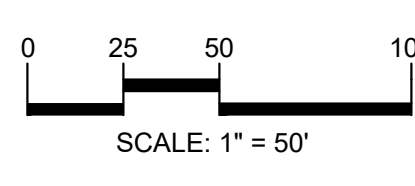
Rochester Hills Fire Truck
 Overall Length 46.670ft
 Overall Width 8.500ft
 Min Wheel Radius 42.5ft

GENERAL NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER HILLS CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.

FIRE DEPARTMENT NOTES:
 FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE. FIRE LANE SIGNS SHALL BE SPACED NOT MORE THAN 100 FEET APART, AND SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE" IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 -FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
 CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
 OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION.
 -FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3
 A KNOX KEY SYSTEM SHALL BE INSTALLED AT EACH BUILDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE KNOXBOX.COM, IFC 2006 SEC. 506.
 ANY PROPOSED UNDERGROUND DETENTION/RETENTION SYSTEMS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

S:\PROJECTS\2025\25-1486 COMMERCIAL ROCHESTER HILLS\DWG\31_FIRE\25-1486.dwg PLOT DATE: 4/7/2026 10:04:00 AM



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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO. 25-1486
P.M. ESB
DN. CNR
DES. JRW

DRAWING NUMBER:

LEGEND:

[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	REVERSE GUTTER PAN
[Symbol]	SETBACK LINE
[Symbol]	SIGN LIGHTPOLE
[Symbol]	FENCE
[Symbol]	GUARD RAIL

SIGN LEGEND:

[Symbol]	NO PARKING FIRE LANE SIGN	1
[Symbol]	STOP SIGN	2
[Symbol]	BARRIER FREE PARKING SIGN	3
[Symbol]	VAN ACCESSIBLE SIGN	4
[Symbol]	CROSSWALK SIGN	5
[Symbol]	DO NOT ENTER SIGN	6
[Symbol]	SIDEWALK ENDS SIGN	7
[Symbol]	NO PARKING LOADING ZONE SIGN	8

SITE DATA TABLE:

SITE AREA NET = 12.98 ACRES (565,335 SF.)
 GROSS = 13.59 ACRES (591,839 SF.)

ZONING: R4 - ONE FAMILY RESIDENTIAL, FB - FLEXIBLE BUSINESS OVERLAY

PROPOSED USE: MULTIFAMILY RESIDENTIAL

- BUILDING INFORMATION:**
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT. (2 STORIES) OR 3 STORIES IF LOT IS GREATER THAN 4 ACRES
 - PROPOSED BUILDING HEIGHT = 3 STORY
 - BUILDING FOOTPRINT AREA = 82,050 SF.
 - MAXIMUM BUILDING LOT COVERAGE = 25%
 - PROPOSED LOT COVERAGE = 14.4%

SETBACK REQUIREMENTS:

	REQUIRED	PROPOSED	
• FRONT:	ADAMS ROAD	15'	234.71'
• FRONT:	SOUTH BLVD.	15'	245.92'
• REAR:	EAST	50'	312.28'
• SIDE:		50'	50'

- PARKING CALCULATIONS:**
- COTTAGES:**
- 1-2 BEDROOM UNITS = 1.5 SPACES PER UNIT PLUS 0.5 UNCOVERED GUEST SPACES PER UNIT
 - TOTAL PARKING REQUIRED = 16 UNITS X 1.5 = 24 SPACES, 16 UNITS X 0.5 = 8 GUEST SPACES
 - TOTAL PARKING PROVIDED = 24 SPACES AND 8 GUEST SPACES
- TOWNHOUSES:**
- 2 GARAGE SPACES PER UNIT = 32 GARAGE SPACES
 - 2 APRON SPACES PER UNIT = 24 GUEST PARKING SPACES

- APARTMENTS:**
- REQUIRED:**
- 1-2 BEDROOM UNITS = 1.5 SPACES PER UNIT PLUS 0.5 UNCOVERED GUEST SPACES PER UNIT
 - PARKING REQUIRED = 96 UNITS X 1.5 = 144 SPACES, 96 UNITS X 0.5 = 48 GUEST SPACES
 - TOTAL PARKING REQUIRED = 144 SPACES AND 48 GUEST SPACES = 192 SPACES
- PROPOSED:**
- 192 SPACES PROVIDED

- NET SURFACE SPACES REQUIRED: 202 SPACES**
- 10 GUEST SPACES FOR TOWNHOUSES
 - 192 SPACES FOR APARTMENTS
 - 202 SURFACE SPACES PROVIDED

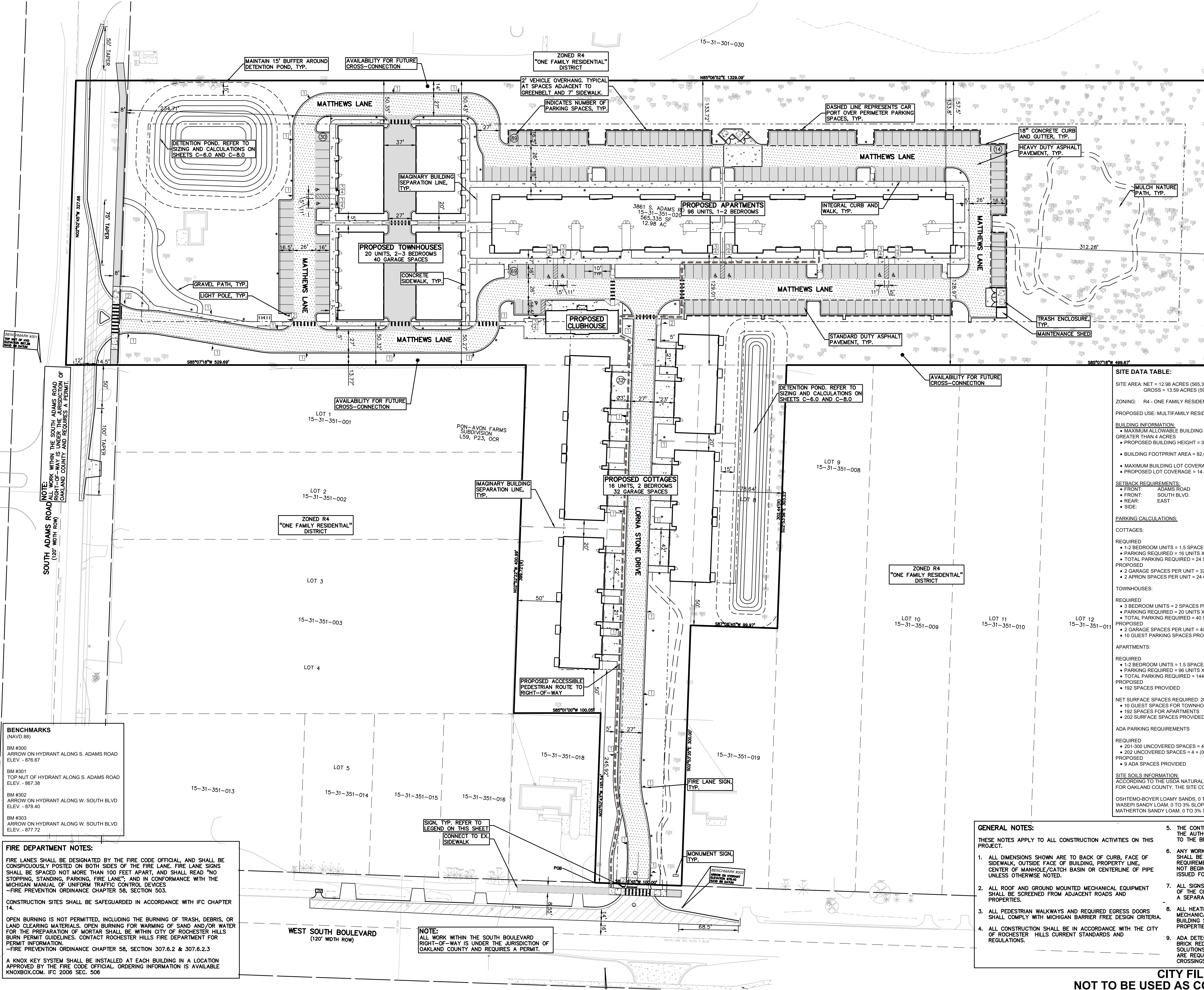
- ADA PARKING REQUIREMENTS**
- REQUIRED:**
- 201-300 UNCOVERED SPACES = 4 + 2.33% OF TOTAL PARKING PROVIDED IN LOT
 - 202 UNCOVERED SPACES = 4 + (0.0233*202) = 8.7 = 9 ADA SPACES REQUIRED
- PROPOSED:**
- 9 ADA SPACES PROVIDED

SITE SOILS INFORMATION:
 ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
 OSHTEMO-BOYER LOAMY SANDS, 0 TO 6% SLOPES
 WASEPI SANDY LOAM, 0 TO 3% SLOPES
 MATHERTON SANDY LOAM, 0 TO 3% SLOPES

- GENERAL NOTES:**
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ADJACENT ROADS AND PROPERTIES.
 3. ALL PEDESTRIAN WALKWAYS AND REQUIRED EGRESS DOORS SHALL COMPLY WITH MICHIGAN BARRIER FREE DESIGN CRITERIA.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS CURRENT STANDARDS AND REGULATIONS.
 5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL THE NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 7. ALL SIGNS MUST MEET SECTION 138-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT BY THE BUILDING DEPARTMENT.
 8. ALL HEATING, VENTILATION, AND AIR CONDITIONING MECHANICAL EQUIPMENT LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE SCREENED FROM ADJACENT STREETS AND PROPERTIES.
 9. ADA DETECTABLE WARNING PLATES SHALL BE PERFORMED AND BRICK RED IN COLOR. ACCEPTABLE PRODUCTS INCLUDE ADA SOLUTIONS, INC., ARMOR-TILE, EJ OR APPROVED EQUAL. THEY ARE REQUIRED AT ALL PUBLIC AND PRIVATE ROAD PEDESTRIAN CROSSINGS, AND AT SIGNALIZED INTERSECTIONS.

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-3.0



BENCHMARKS
 (NAVD 88)

BM #300	ARROW ON HYDRANT ALONG S. ADAMS ROAD	ELEV. - 876.67
BM #301	TOP NUT OF HYDRANT ALONG S. ADAMS ROAD	ELEV. - 867.38
BM #302	ARROW ON HYDRANT ALONG W. SOUTH BLVD	ELEV. - 878.40
BM #303	ARROW ON HYDRANT ALONG W. SOUTH BLVD	ELEV. - 877.72

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-FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3

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NOTE:
 ALL WORK WITHIN THE SOUTH BOULEVARD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF OAKLAND COUNTY AND REQUIRES A PERMIT.

NOTE:
 ALL WORK WITHIN THE SOUTH ADAMS ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF OAKLAND COUNTY AND REQUIRES A PERMIT.

S:\PROJECTS\2025\25-1486 - COMMERCIAL - ROCHESTER HILLS\DWG\31_PAN(C)-3.000M-25-1486.dwg PLOT DATE: 4/7/2026 8:17:02 AM User: Wmromer

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP TYPE 'R' (Symbol)
- SIDEWALK RAMP TYPE 'P' (Symbol)
- SIDEWALK RAMP TYPE 'F' (Symbol)
- SIDEWALK RAMP TYPE 'D' (Symbol)
- CURB DROP ONLY (Symbol)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN LIGHTPOLE
- FENCE
- GUARD RAIL

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

STATE OF MICHIGAN
 EMIL SIMON BINEK
 License No. 6201058445
 PROFESSIONAL ENGINEER

NORTH

0 10 20 40
 SCALE: 1" = 20'

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

CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

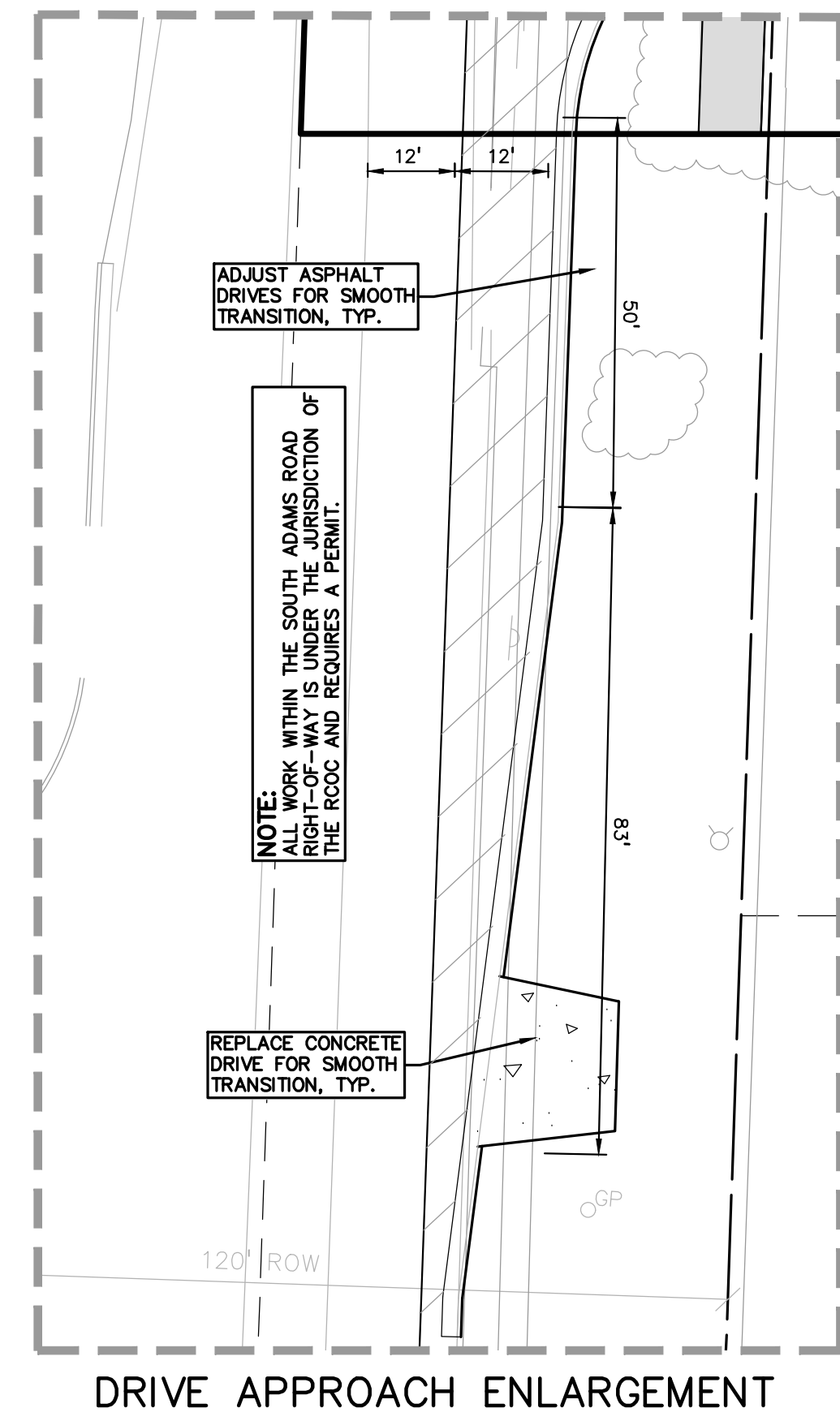
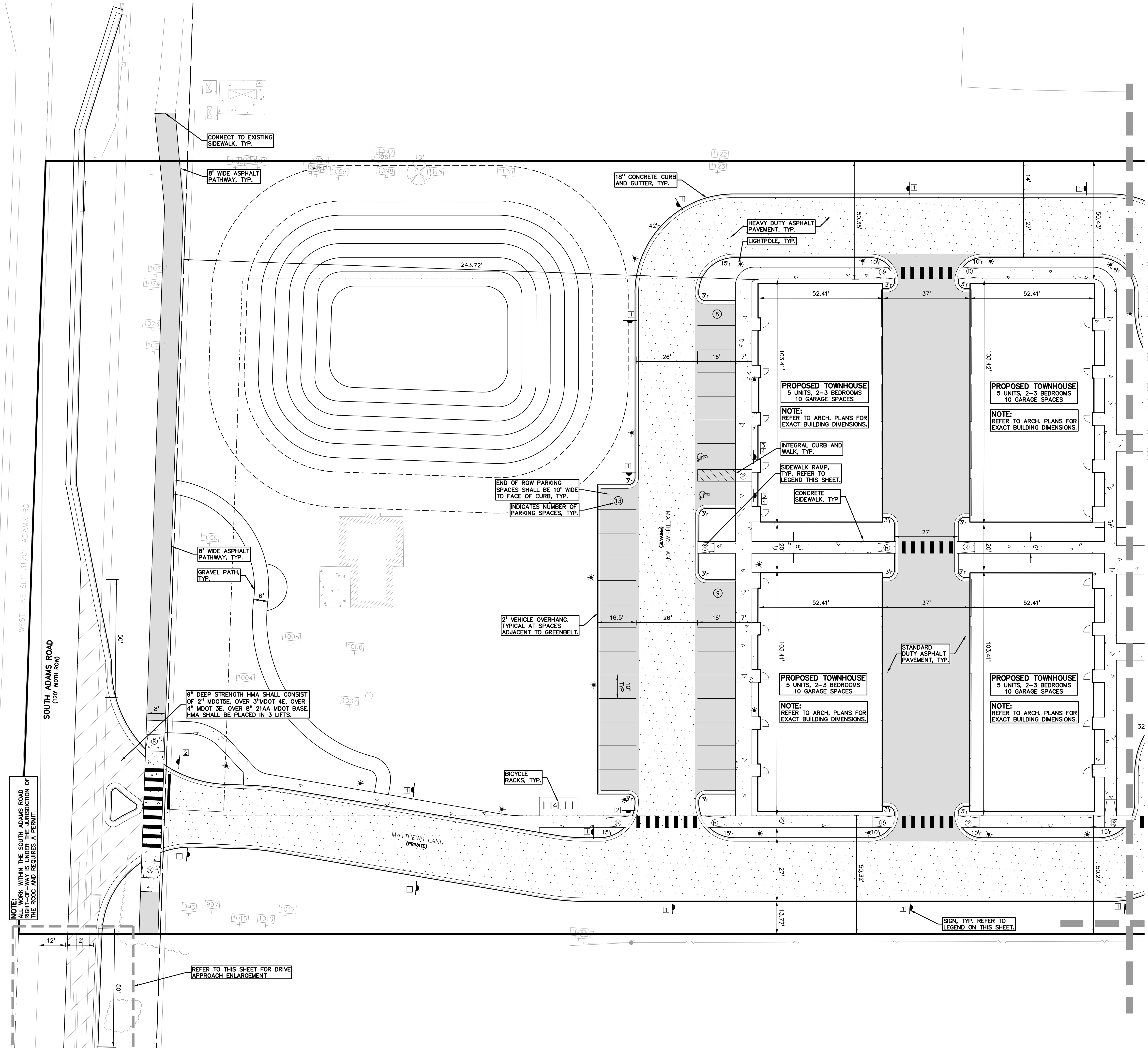
PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED PAVING AND DIMENSION PLAN 1

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

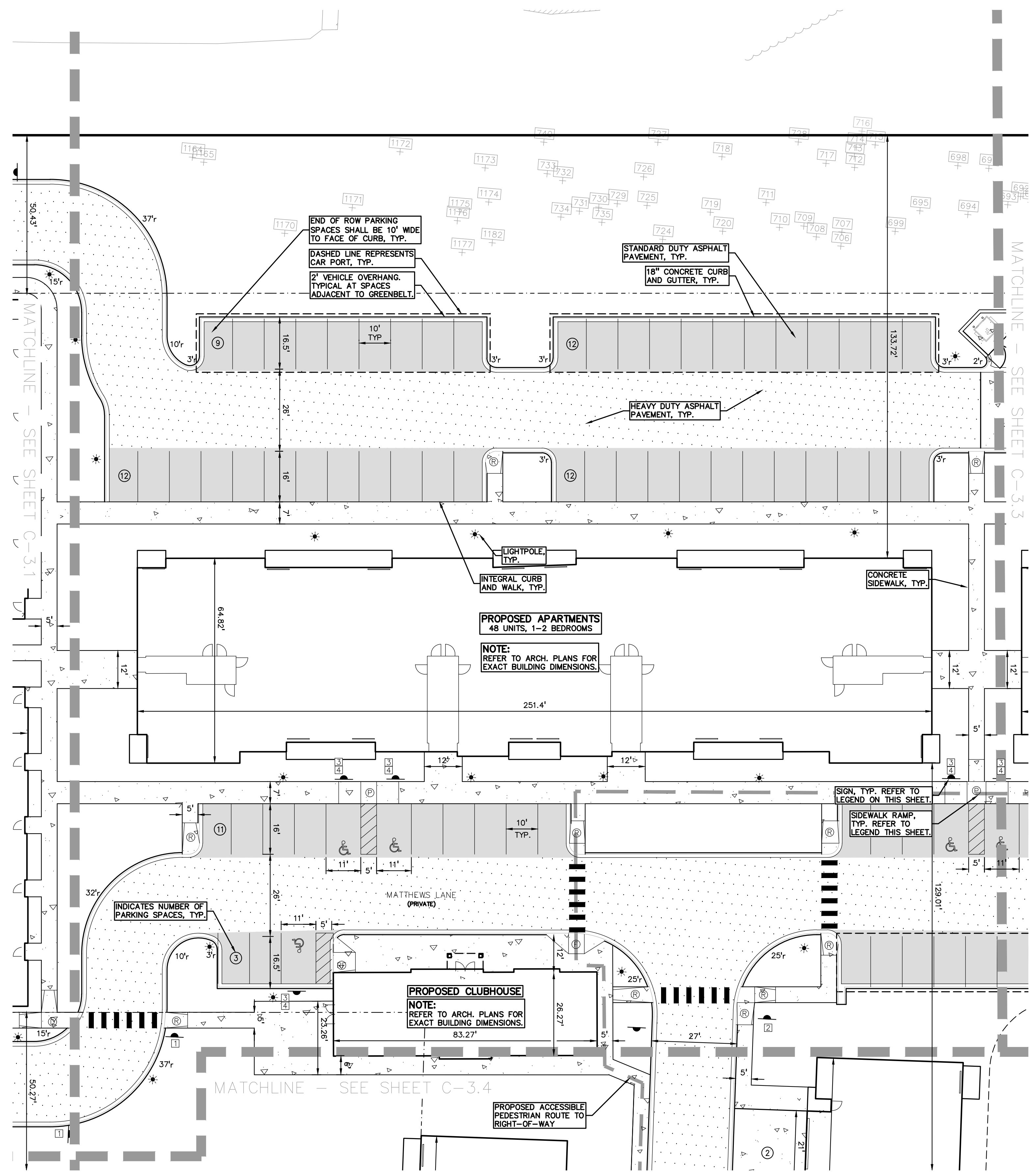


CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-3.1

S:\PROJECTS\2025\25-1486 COMMERCIAL ROCHESTER HILLS\DWG\2 SITE PLAN\C-3.1\DWG-25-1486.dwg PLOT DATE: 4/7/2026 BY: Renee Wozniak

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LEGEND:

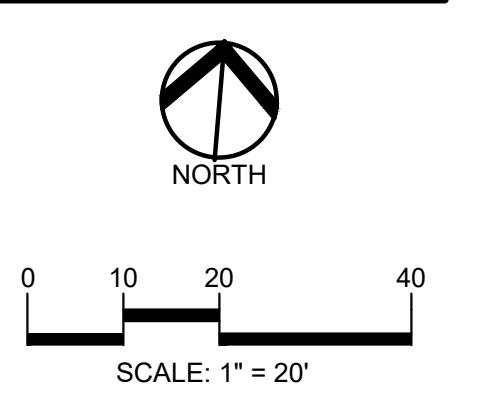
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- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE LUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIDEWALK RAMP LEGEND:

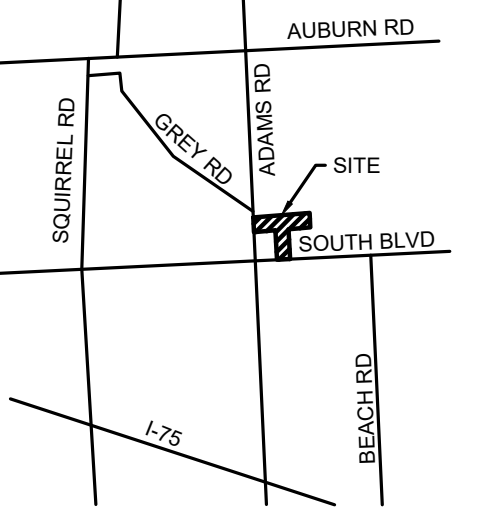
- SIDEWALK RAMP TYPE R
- SIDEWALK RAMP TYPE P
- SIDEWALK RAMP TYPE F
- SIDEWALK RAMP TYPE D
- CURB DROP ONLY

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

PEA GROUP
 t: 844.813.2949
 www.peagroup.com



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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

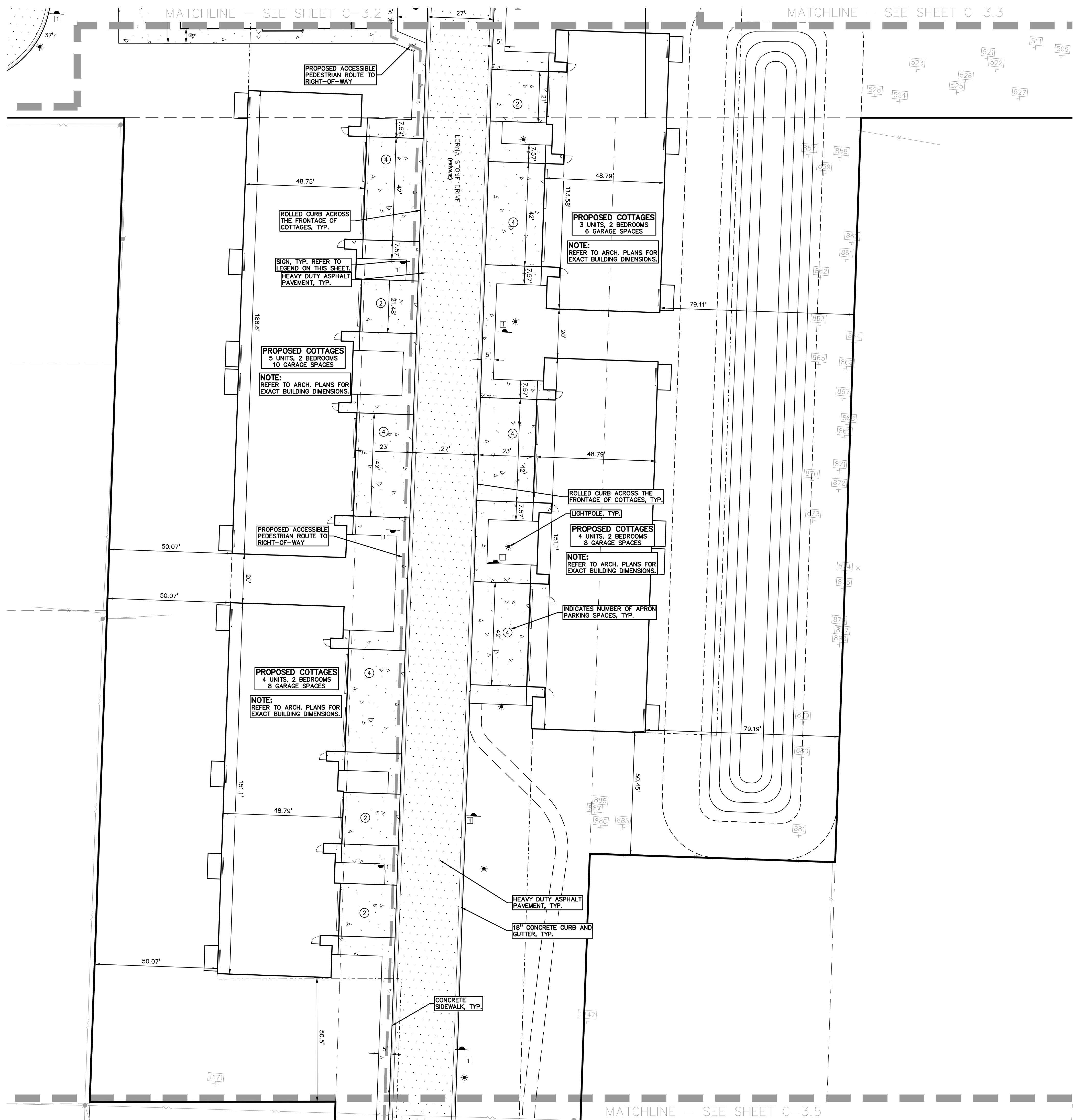
DRAWING TITLE
ENLARGED PAVING AND DIMENSION PLAN 2

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW

DRAWING NUMBER:

**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**

C-3.2



LEGEND:

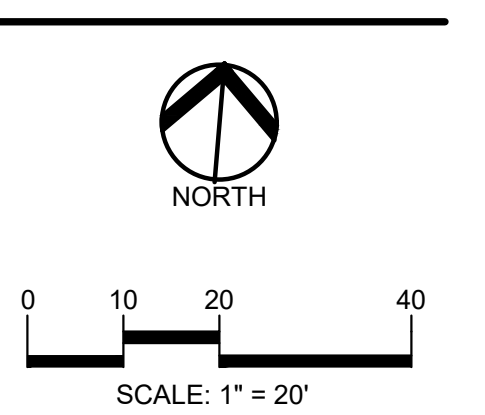
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- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIDEWALK RAMP LEGEND:

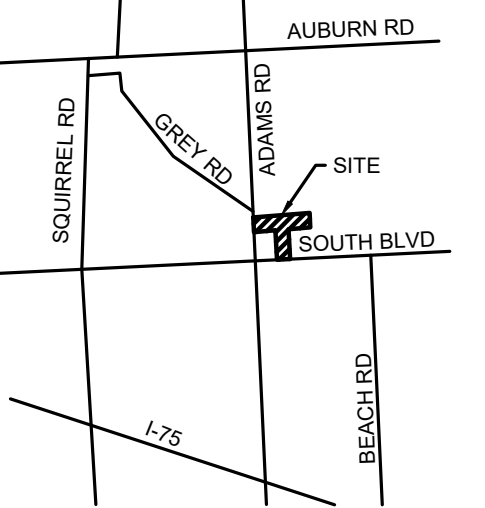
- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE P'
- SIDEWALK RAMP 'TYPE F'
- SIDEWALK RAMP 'TYPE D'
- CURB DROP ONLY

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

PEA GROUP
 t: 844.813.2949
 www.peagroup.com



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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

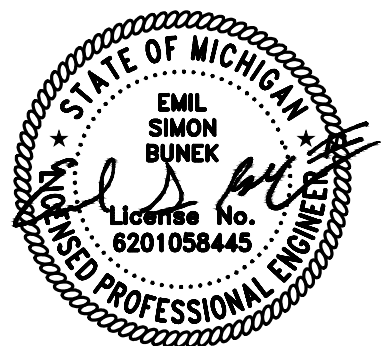
DRAWING TITLE
ENLARGED PAVING AND DIMENSION PLAN 4

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW
DRAWING NUMBER:	

**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**

C-3.4

S:\PROJECTS\2025\25-1486 - COMMERCIAL - ROCHESTER HILLS\DWG\2 SITE PLAN\C-3.1\2025-1486.dwg (PLOT DATE: 4/7/2026) BY: Renee Wernstrom



0 10 20 40
SCALE: 1" = 20'



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED PAVING AND DIMENSION PLAN 5

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW

DRAWING NUMBER:

C-3.5

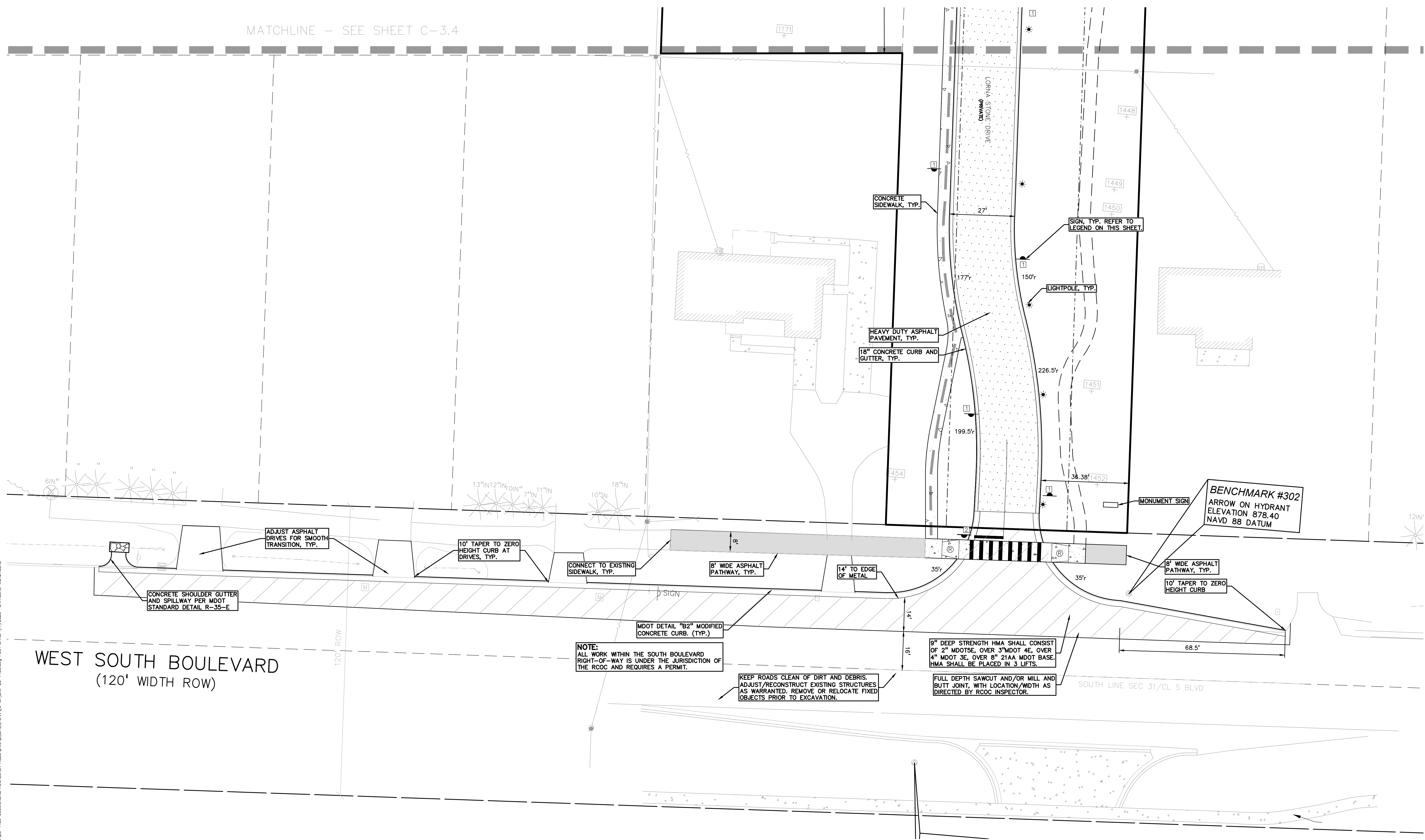
SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R' (R)
- SIDEWALK RAMP 'TYPE P' (P)
- SIDEWALK RAMP 'TYPE F' (F)
- SIDEWALK RAMP 'TYPE D' (D)
- CURB DROP ONLY (X)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL



MATCHLINE - SEE SHEET C-3.4

WEST SOUTH BOULEVARD
(120' WIDTH ROW)

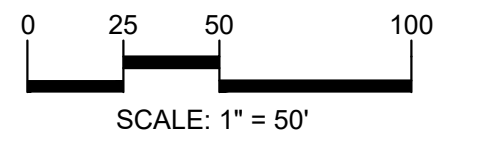
NOTE:
ALL WORK WITHIN THE SOUTH BOULEVARD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROCOC AND REQUIRES A PERMIT.

KEEP ROADS CLEAN OF DIRT AND DEBRIS. ADJUST/RECONSTRUCT EXISTING STRUCTURES AS WARRANTED. REMOVE OR RELOCATE FIXED OBJECTS PRIOR TO EXCAVATION.

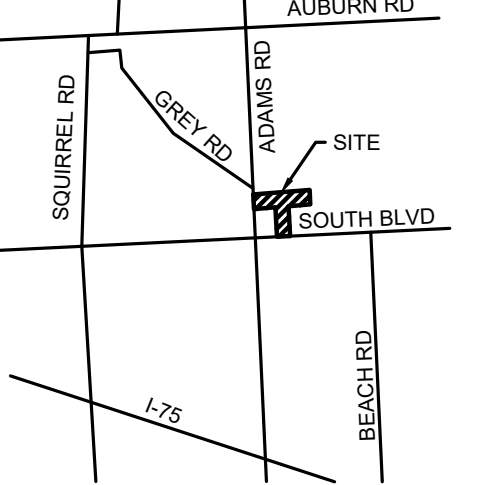
9\"/>

FULL DEPTH SAWCUT AND/OR MILL AND BUTT JOINT, WITH LOCATION/WIDTH AS DIRECTED BY ROCOC INSPECTOR.

S:\PROJECTS\2025\25-1486\COMMONAL\ROCHESTER_HILLS\DWG\STATE_PLAN\C-3.5\DWG-25-1486.dwg PLOT DATE: 4/7/2026 BY: Renee Macomber



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 38801 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
PRELIMINARY GRADING PLAN

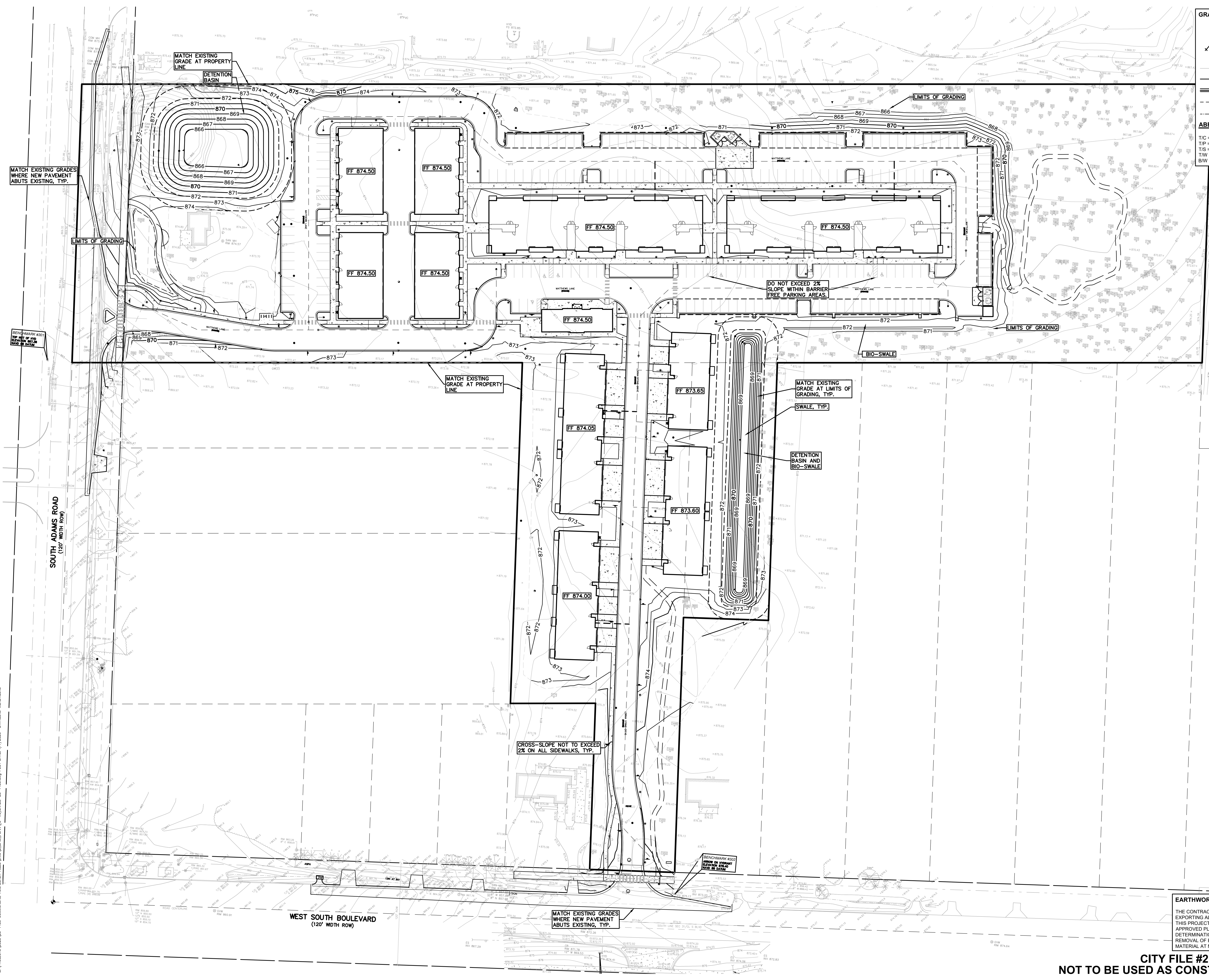
PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

- GRADING LEGEND:**
- EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED REVERSE GUTTER PAN
 - PROPOSED RIDGE LINE
 - PROPOSED SWALE/DITCH
- ABBREVIATIONS**
- T/C = TOP OF CURB
 - T/P = TOP OF PAVEMENT
 - T/S = TOP OF SIDEWALK
 - T/W = TOP OF WALL
 - B/W = BOTTOM OF WALL
 - F = FLUSH WALK
 - G = GUTTER GRADE
 - FF = FINISH FLOOR
 - FG = FINISH GRADE
 - RIM = RIM ELEVATION

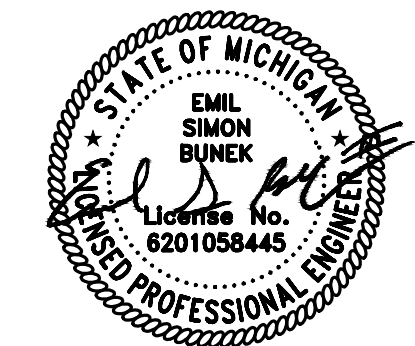
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CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-4.0



S:\PROJECTS\2025\25-1486 - COMMERCIAL - ROCHESTER HILLS\DWG\2 SITE PLAN\C-4.0\GRADE-25-1486.dwg PLOT DATE: 4/7/2026 BY: Brian W. Wadsworth



0 10 20 40
SCALE: 1" = 20'



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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED GRADING PLAN 1

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

C-4.1

- GRADING LEGEND:**
- EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED REVERSE GUTTER PAN
 - PROPOSED RIDGE LINE
 - PROPOSED SWALEDITCH
- ABBREVIATIONS**
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 - FG = FINISH GRADE
 - BW = BOTTOM OF WALL
 - RM = RIM ELEVATION
- REFER TO LATEST MDT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS.
REFER TO GRADING NOTES ON SHEET C-X-X.

- SIDEWALK RAMP LEGEND:**
- SIDEWALK RAMP TYPE 'R'
 - SIDEWALK RAMP TYPE 'F'
 - SIDEWALK RAMP TYPE 'P'
 - SIDEWALK RAMP TYPE 'C'
 - SIDEWALK RAMP TYPE 'D'
 - CURB DROP ONLY

EARTHWORK BALANCING NOTE:
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LEGAL DESCRIPTION
(Per PEA GROUP)

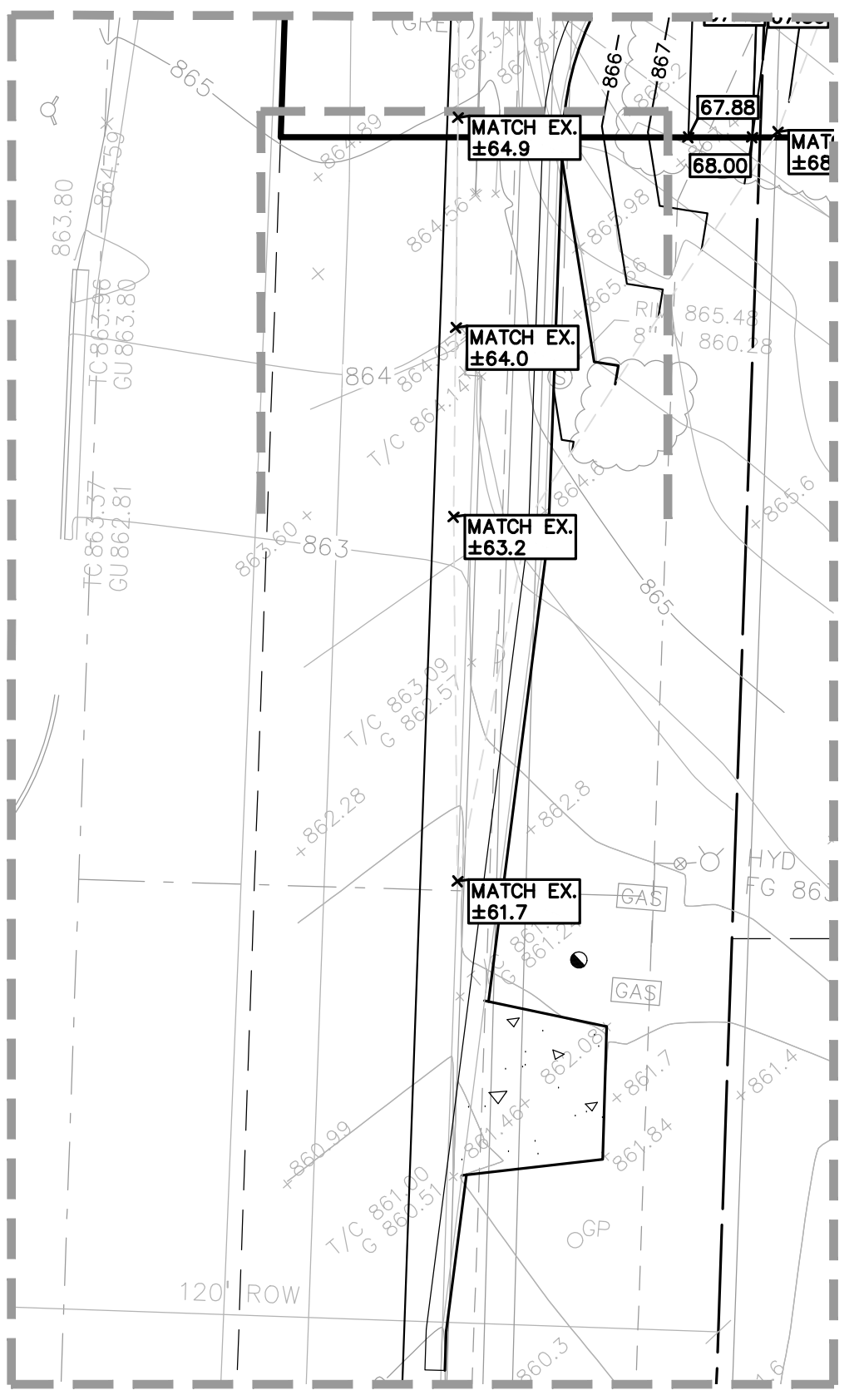
PARCEL 15-31-351-020

BEING PART OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4, SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ALSO BEING LOT 7 AND PART OF LOTS 6 AND 8 OF "PON-AVON FARMS" A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

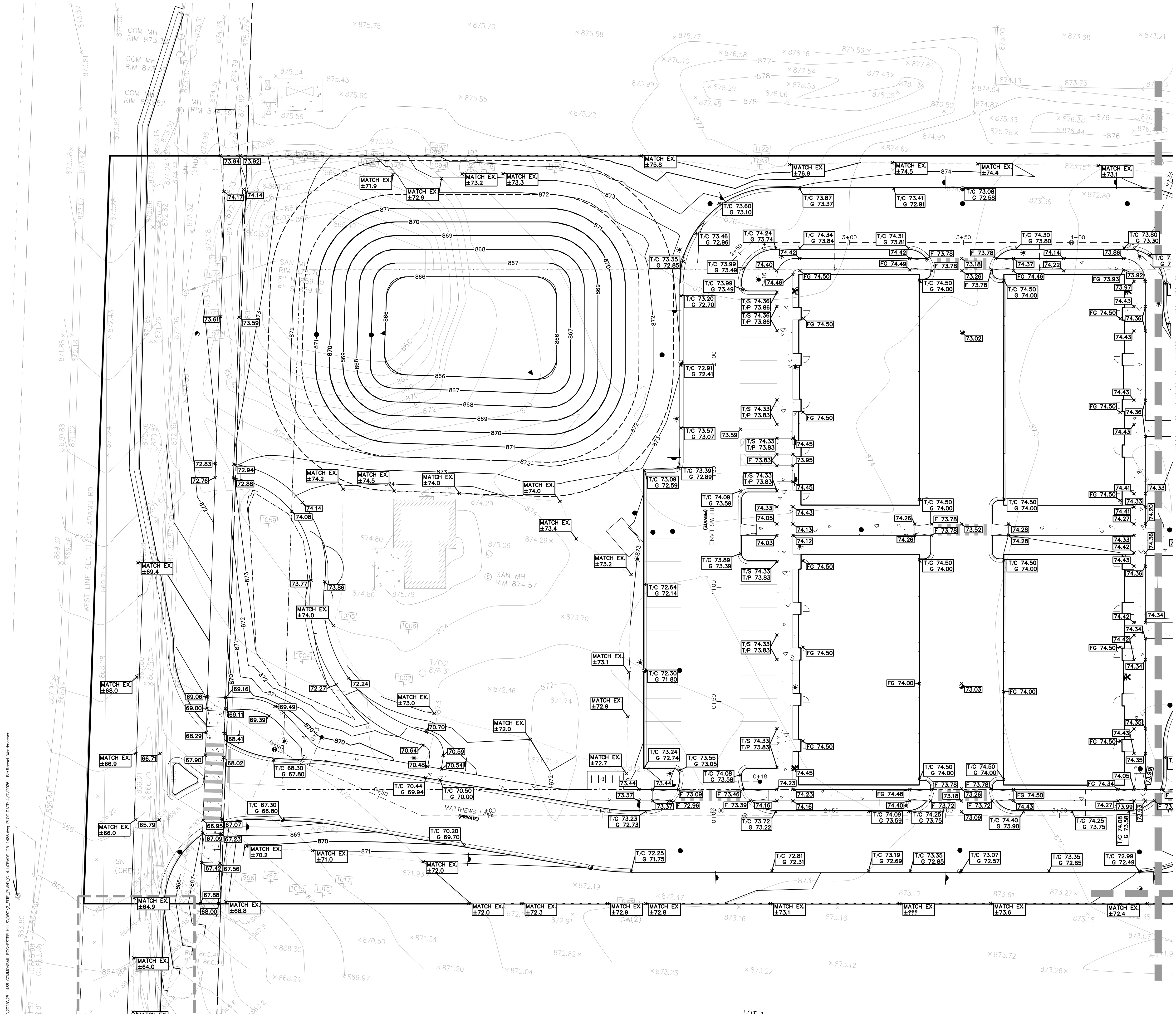
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION N87°05'45"E 629.16 FEET; THENCE N02°52'43"W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD (120 FEET WIDE) ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF LOT 6 OF PON-AVON FARMS SUBDIVISION, RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS N02°52'43"W 185.54 FEET; THENCE ACROSS SAID LOT S85°01'00"W 100.05 FEET; THENCE N02°52'22"W 409.99 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°01'18"W 529.69 FEET TO THE WEST LINE OF SECTION 31; THENCE ALONG SAID LINE N02°52'45"W 327.66 FEET; THENCE N85°06'52"E 1329.09 FEET; THENCE S02°54'42"E 327.82 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°01'18"W 499.67 FEET; THENCE ALONG THE EAST LINE OF LOT 8 OF SAID SUBDIVISION S02°53'56"E 303.23 FEET; THENCE ACROSS LOT 8 OF SAID SUBDIVISION S87°05'45"W 99.97 FEET TO THE EAST LINE OF LOT 7 OF SAID SUBDIVISION; THENCE ALONG SAID LINE S02°53'55"E 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD; THENCE ALONG SAID LINE S87°05'45"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.98 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE SOUTH LINE OF SECTION 31 IN STATE PLANE COORDINATES, ZONE 2113, GRID NORTH, WHICH BEARS N87°05'45"E.

REFERENCE SURVEY: MICHIGAN SURVEYING, INC. ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-146, DATED JULY 28, 2020.



DRIVE APPROACH ENLARGEMENT



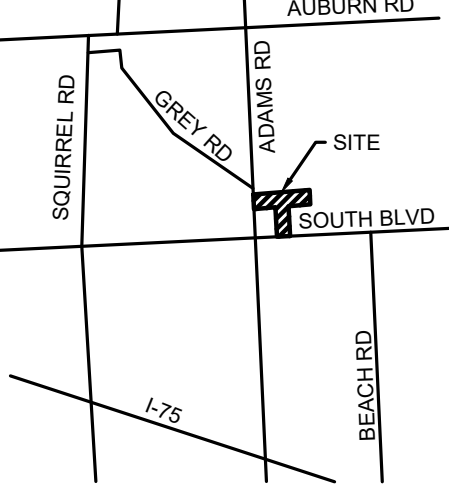
S:\PROJECTS\2025\25-1486_COMPASSION.ROCHESTER.HILLS\DWG\SITE_PLAN\C-4.1\GRADE-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rameel Wamammar



0 10 20 40
SCALE: 1" = 20'



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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3861 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED GRADING PLAN
2

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALEDITCH

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE F'
- SIDEWALK RAMP 'TYPE P'
- SIDEWALK RAMP 'TYPE C'
- SIDEWALK RAMP 'TYPE D'
- CURB DROP ONLY

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

ABBREVIATIONS

- T/C = TOP OF CURB
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- BW = BOTTOM OF WALL
- F = FLUSH WALK
- G = GUTTER GRADE
- FF = FINISH FLOOR
- FG = FINISH GRADE
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REFER TO GRADING NOTES ON SHEET C-4.3

EARTHWORK BALANCING NOTE:

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LEGAL DESCRIPTION
(Per PEA GROUP)

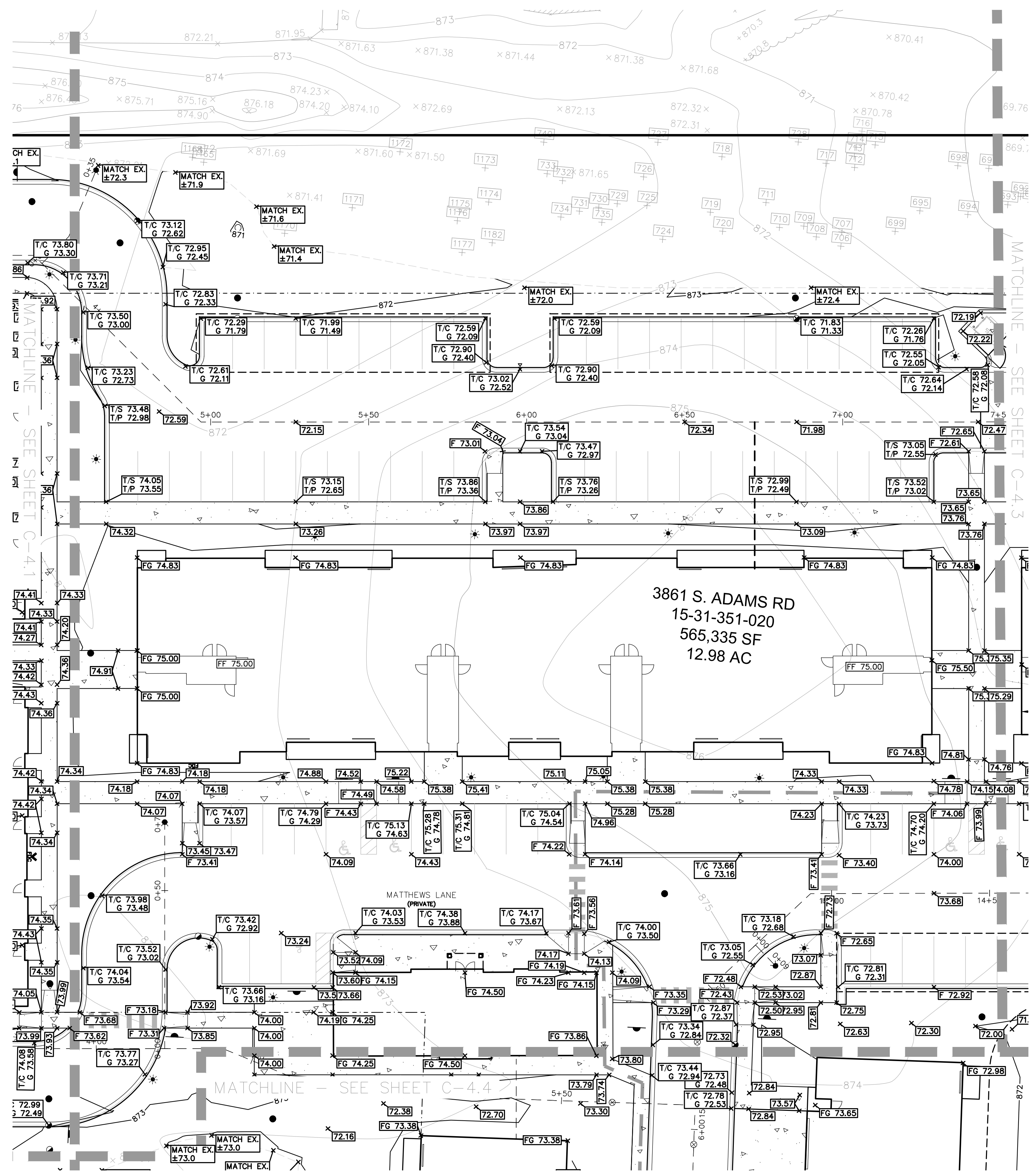
PARCEL 15-31-351-020

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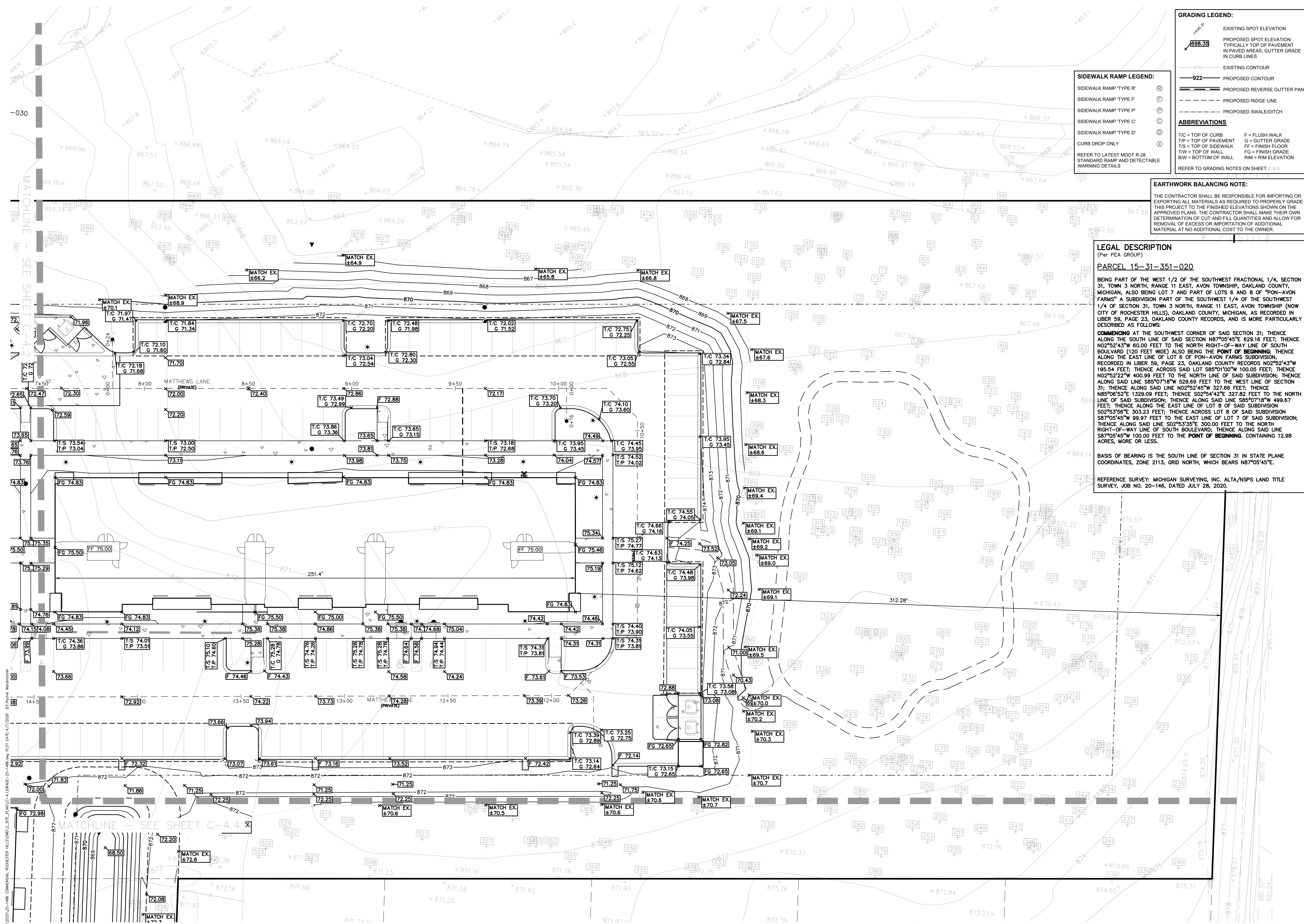
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REFERENCE SURVEY: MICHIGAN SURVEYING, INC. ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-146, DATED JULY 28, 2020.



S:\PROJECTS\2025\25-1486-COMMERCIAL-ROCHESTER-HILLS\DWG\STATE_PLAN\C-4.1\GRADE-25-1486.dwg PLOT DATE: 4/7/2026 BY: Riemal Wamamakar



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALEDITCH

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R'
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ABBREVIATIONS

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- CG = CURB GRADE
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- BM = BOTTOM OF WALL
- FL = FLUSH WALK
- G = GUTTER GRADE
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REFER TO LATEST MDT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

REFER TO GRADING NOTES ON SHEET C-4.4

EARTHWORK BALANCING NOTE:

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LEGAL DESCRIPTION
(Per PEA GROUP)

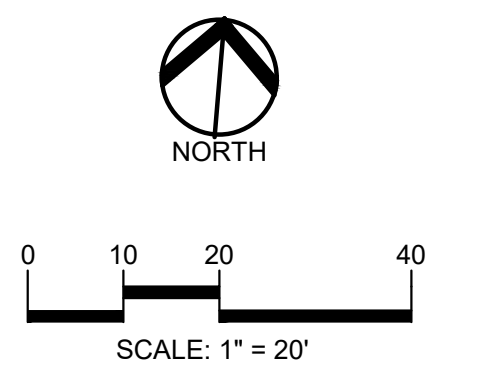
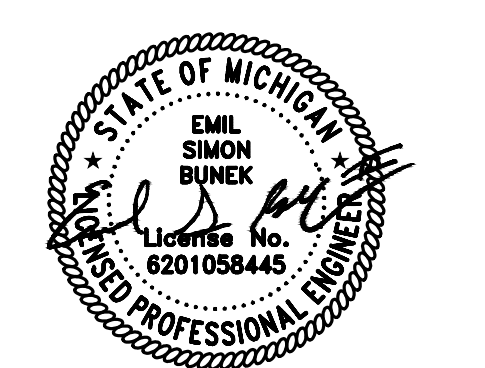
PARCEL 15-31-351-020

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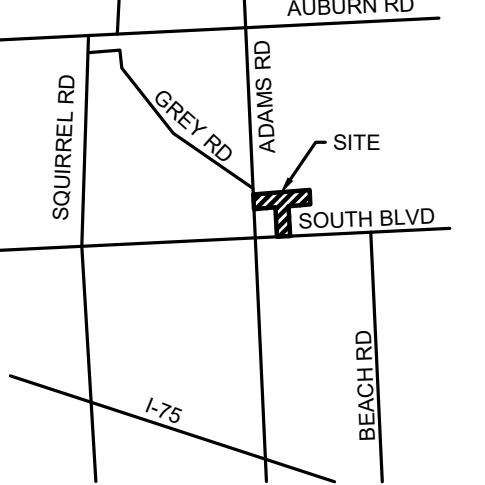
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REFERENCE SURVEY: MICHIGAN SURVEYING, INC. ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-146, DATED JULY 28, 2020.



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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

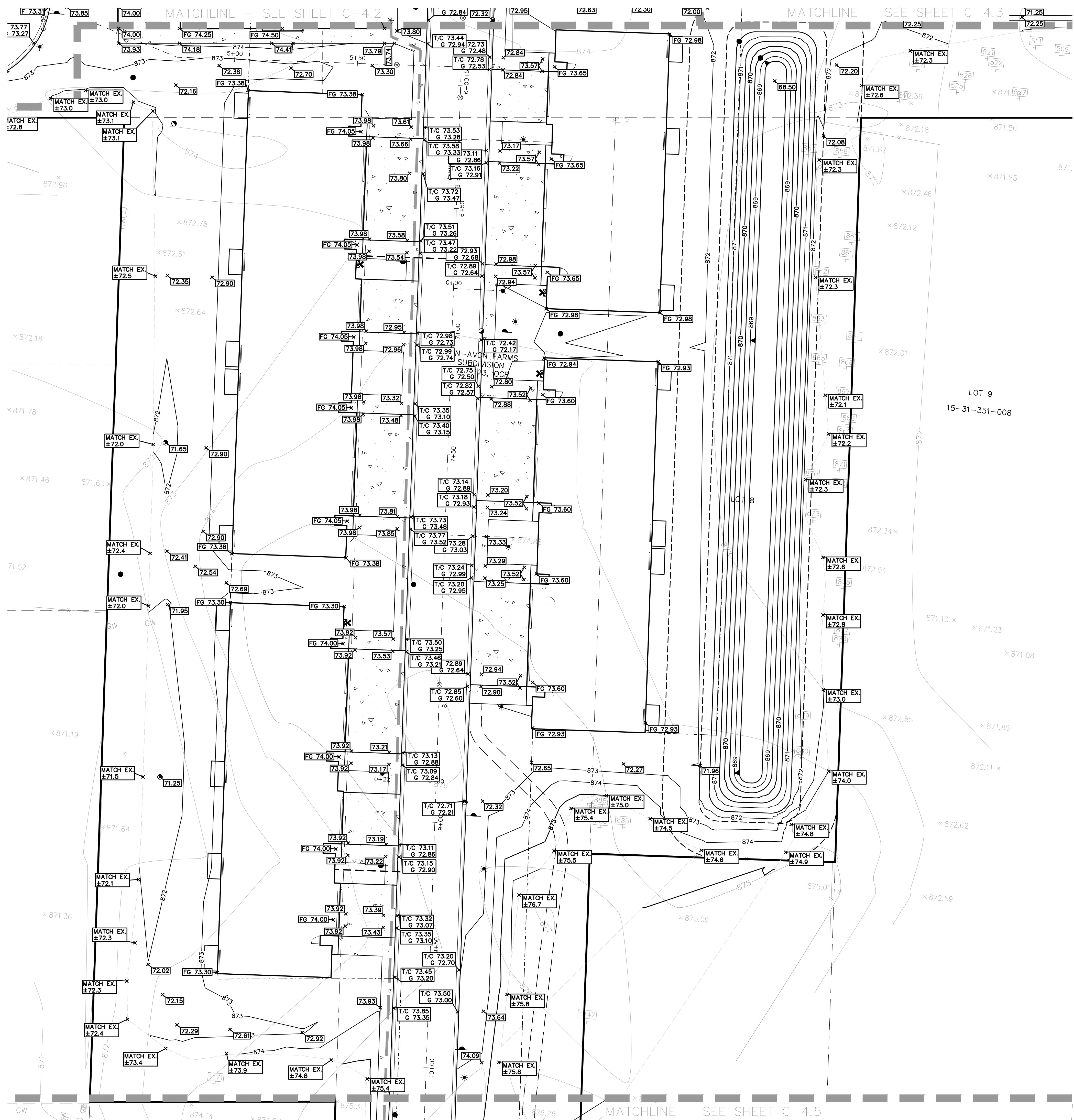
ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED GRADING PLAN
3

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

C-4.3



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALEDITCH

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP TYPE 'R'
- SIDEWALK RAMP TYPE 'F'
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REFER TO LATEST MDT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

REFER TO GRADING NOTES ON SHEET C-X-X

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LEGAL DESCRIPTION
(Per PEA GROUP)

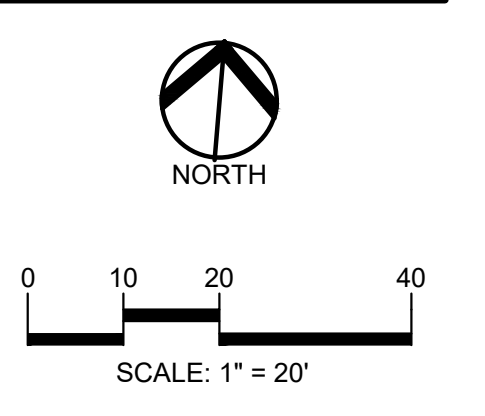
PARCEL 15-31-351-020

BEING PART OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4, SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ALSO BEING LOT 7 AND PART OF LOTS 8 AND 8 OF "PON-AVON FARMS" A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION N87°05'45"E 629.16 FEET; THENCE N02°52'43"W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD (120 FEET WIDE) ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF LOT 6 OF PON-AVON FARMS SUBDIVISION, RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS N02°52'43"W 185.54 FEET; THENCE ACROSS SAID LOT S85°01'00"W 100.05 FEET; THENCE N02°52'22"W 409.99 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°01'18"W 529.69 FEET TO THE WEST LINE OF SECTION 31; THENCE ALONG SAID LINE N02°52'45"W 327.66 FEET; THENCE N85°06'52"E 1329.09 FEET; THENCE S02°54'42"E 327.82 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°07'18"W 499.67 FEET; THENCE ALONG THE EAST LINE OF LOT 8 OF SAID SUBDIVISION S02°53'56"E 303.23 FEET; THENCE ACROSS LOT 8 OF SAID SUBDIVISION S87°05'45"W 99.97 FEET TO THE EAST LINE OF LOT 7 OF SAID SUBDIVISION; THENCE ALONG SAID LINE S02°53'55"E 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD; THENCE ALONG SAID LINE S87°05'45"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.98 ACRES, MORE OR LESS.

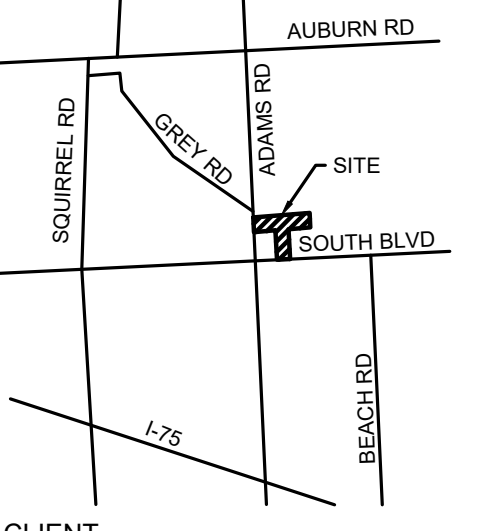
BASIS OF BEARING IS THE SOUTH LINE OF SECTION 31 IN STATE PLANE COORDINATES, ZONE 2113, GRID NORTH, WHICH BEARS N87°05'45"E.

REFERENCE SURVEY: MICHIGAN SURVEYING, INC. ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-146, DATED JULY 28, 2020.



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

CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED PAVING AND DIMENSION PLAN 4

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW

DRAWING NUMBER:
C-3.4

**CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS**

S:\PROJECTS\2025\25-1486 - COMMERCIAL - ROCHESTER HILLS\DWG\2 SITE PLAN\C-4.1\25PAVE-25-1486.dwg PLOT DATE: 4/7/2026 BY: Brian Wannamaker

LEGAL DESCRIPTION
(Per PEA GROUP)

PARCEL 15-31-351-020

BEING PART OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4, SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ALSO BEING LOT 7 AND PART OF LOTS 6 AND 8 OF "PON-AVON FARMS" A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION N87°05'45"E 629.16 FEET; THENCE N02°52'43"W 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD (120 FEET WIDE) ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF LOT 6 OF PON-AVON FARMS SUBDIVISION, RECORDED IN LIBER 59, PAGE 23, OAKLAND COUNTY RECORDS N02°52'43"W 195.54 FEET; THENCE ACROSS SAID LOT S85°01'00"W 100.05 FEET; THENCE N02°52'22"W 400.99 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°01'18"W 529.69 FEET TO THE WEST LINE OF SECTION 31; THENCE ALONG SAID LINE N02°52'40"W 327.66 FEET; THENCE N85°06'52"E 1329.09 FEET; THENCE S02°54'42"E 327.82 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE S85°01'18"W 499.87 FEET; THENCE ALONG THE EAST LINE OF LOT 8 OF SAID SUBDIVISION S02°53'56"E 303.23 FEET; THENCE ACROSS LOT 8 OF SAID SUBDIVISION S87°05'45"W 99.97 FEET TO THE EAST LINE OF LOT 7 OF SAID SUBDIVISION; THENCE ALONG SAID LINE S02°53'35"E 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD; THENCE ALONG SAID LINE S87°05'45"W 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12.98 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE SOUTH LINE OF SECTION 31 IN STATE PLANE COORDINATES, ZONE 2113, GRID NORTH, WHICH BEARS N87°05'45"E.

REFERENCE SURVEY: MICHIGAN SURVEYING, INC. ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20-146, DATED JULY 28, 2020.

GRADING LEGEND:

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES.

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED REVERSE GUTTER PAN
PROPOSED RIDGE LINE
PROPOSED SWALEDITCH

ABBREVIATIONS

T/C = TOP OF CURB F = FLUSH WALK
T/P = TOP OF PAVEMENT G = GUTTER GRADE
T/S = TOP OF SIDEWALK FF = FINISH FLOOR
T/W = TOP OF WALL FG = FINISH GRADE
BW = BOTTOM OF WALL RIM = RIM ELEVATION

REFER TO GRADING NOTES ON SHEET C-X-X

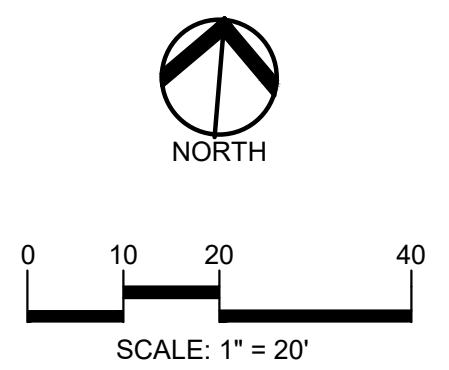
SIDEWALK RAMP LEGEND:

SIDEWALK RAMP TYPE 'R'
SIDEWALK RAMP TYPE 'F'
SIDEWALK RAMP TYPE 'P'
SIDEWALK RAMP TYPE 'C'
SIDEWALK RAMP TYPE 'D'
CURB DROP ONLY

REFER TO LATEST MDOT R-28
STANDARD RAMP AND DETECTABLE
WARNING DETAILS

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



CAUTION!!
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CLIENT
**3880 SOUTH BLVD
OWNER LLC**
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
**O'BRIEN -
ROCHESTER
HILLS**
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

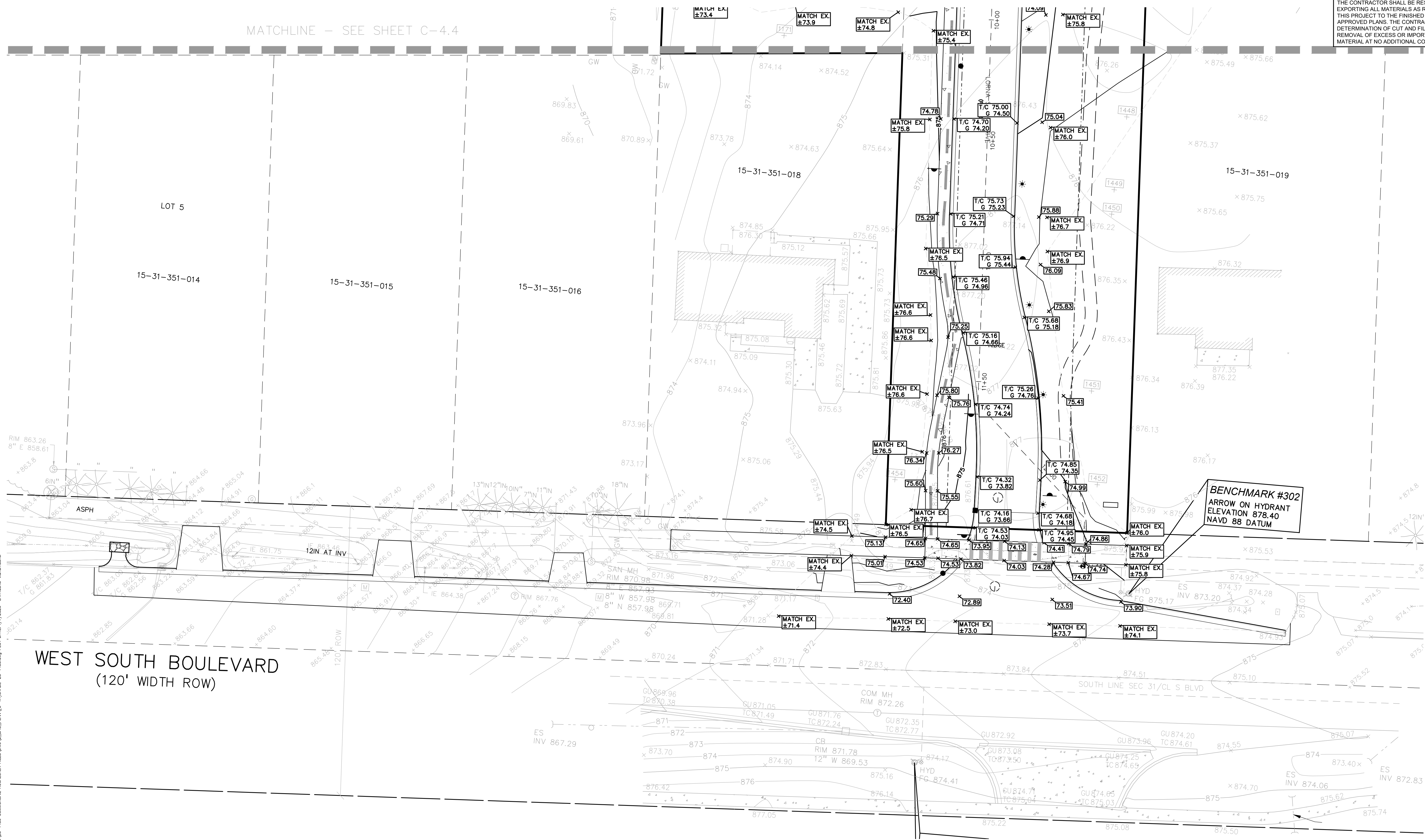
ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
**ENLARGED
GRADING PLAN
5**

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW

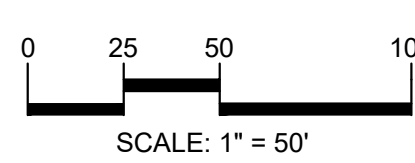
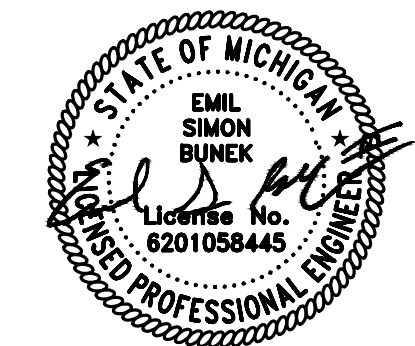
DRAWING NUMBER:

C-4.5



**CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS**

S:\PROJECTS\2025\25-1486-COMMERCIAL-ROCHESTER HILLS\DWG\STATE_PLAN\C-4.5\GRADE-5-1486.dwg PLOT DATE: 4/7/2026 BY: Renee Wainman



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION, PRIOR TO BIDDING.

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

UTILITY LEGEND:

- OH-ELEC—4"Ø— EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV— EX. U.G. CABLE TV & PEDESTAL
- UG-COMM—8"Ø— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC—Ø— EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

MULTIPLE FAMILY RESIDENCES

RESIDENCES	132
Unit Factor	0.6
REU	79.2
Population (P) (2.44 PEOPLE/EDU)	193.2 People
TOTAL	REU 79.2
	193 People
Average Flow (150 GPCPD)	28,950 G.P.D.
	0.045 C.F.S.
	0.029 M.G.D.
Design Max. Flow = (2*avg)	57900.00 G.P.D.
	0.090 C.F.S.
	0.058 M.G.D.
Building Type =	
Required Fire Flow =	

PROPOSED SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

MULTIPLE FAMILY RESIDENCES

Number of Residences	132
Unit Factor	0.6 per residence
REU	79.2
Population (P) (2.44 PEOPLE/EDU)	193.2 People
TOTAL	REU 79.2
	193 People
Average Flow (100 GPCPD)	19,300 G.P.D.
	0.030 C.F.S.
P (1000s)	0.193
Peaking Factor (PF)	4.15
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	80,165 G.P.D.
Peak Flow (C.F.S.)	0.124 C.F.S.
8" Pipe Capacity Provided	1.013 C.F.S.

Parcels #15-31-351-002 and #15-31-351-003

Area	3.23 Acres
REU 4/acre	12.92 4/Acre
Population (P) (2.44 PEOPLE/EDU)	31,5248 People
Average Flow (100 GPCPD)	3152 G.P.D.
	0.004878 C.F.S.
P (1000s)	0.031525
Peaking Factor (PF)	4.4
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	13,717 G.P.D.
Peak Flow (C.F.S.)	0.021224 C.F.S.
Total Peak Flow(C.F.S.)	0.111 C.F.S.

DETENTION NOTE:
STORM WATER IS DETAINED USING A COMBINATION OF TWO DETENTION BASINS. THE SMALLER POND STORES 12,957 CF OF THE REQUIRED 50,678 CF, LEAVING 37,763 CF OF DETENTION FOR THE LARGER POND. CALCULATIONS FOR BOTH PONDS ARE BELOW.

Design Requirements

CPRC Extended Detention: V _{ED} =	15,015 cf
CPRC Allowable Outlet Rate: Q _{VED} =	0.09 cfs
Detention Storage Volume, V _{DET} =	18,928 cf
Detention Allowable Outlet Rate: Q _{VRR} =	3.09 cfs
Detention Peak Inflow: Q _{100IN} =	16.56 cfs

Detention Basin

CPRC Storage Elevation:	870.86	15,015 cf	
Detention Storage Elevation:	871.29	18,928 cf	
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
866.50	2,619	0	0
867.50	2,619	786	786 UG
868.50	2,619	786	1,571 UG
869.50	5,065	3,842	5,413
870.50	7,680	6,373	11,786
871.50	10,423	9,052	20,837

Design Requirements

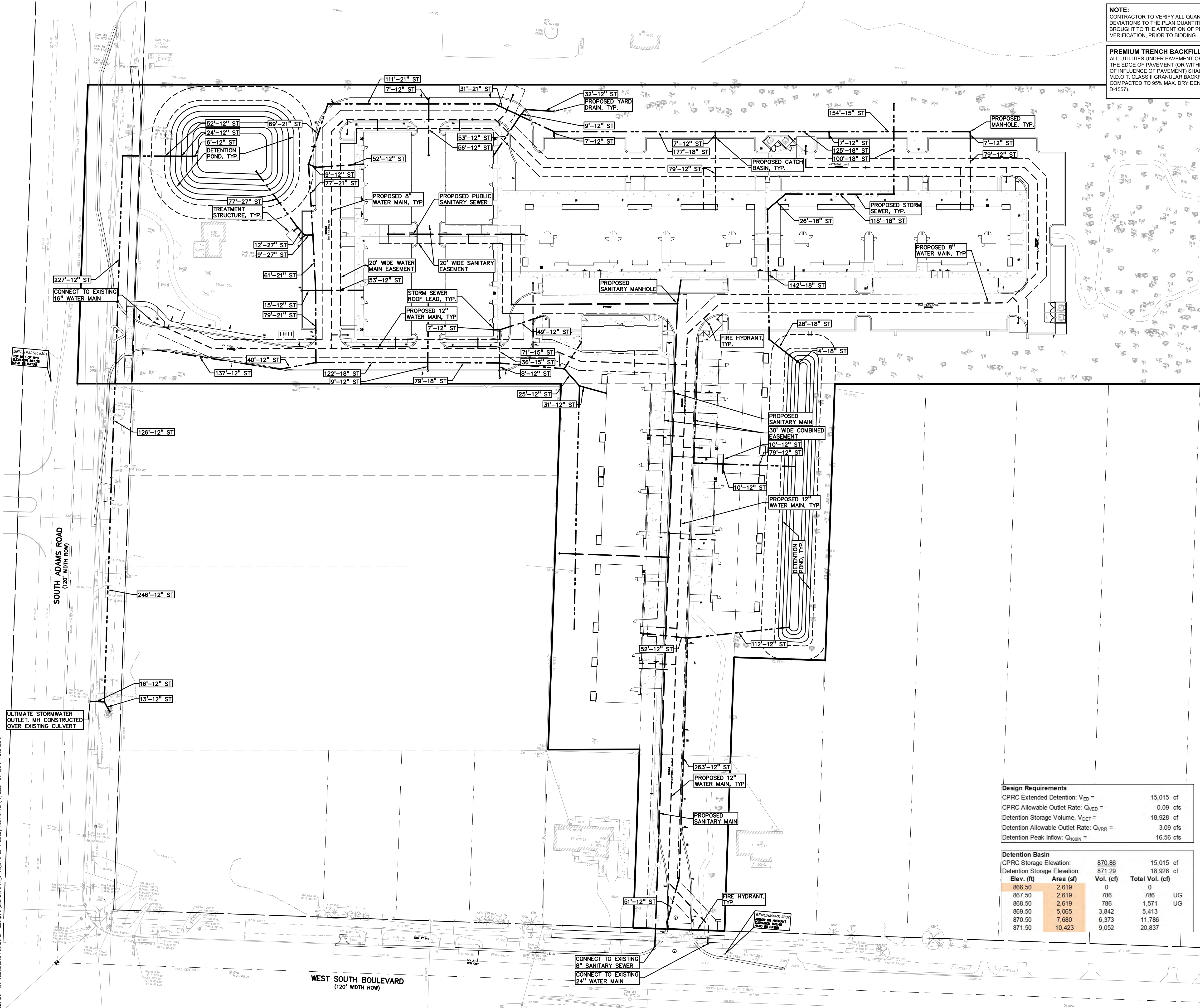
CPRC Extended Detention: V _{ED} =	31,468 cf
CPRC Allowable Outlet Rate: Q _{VED} =	0.18 cfs
Detention Storage Volume, V _{DET} =	37,763 cf
Detention Allowable Outlet Rate: Q _{VRR} =	4.55 cfs
Detention Peak Inflow: Q _{100IN} =	21.08 cfs

Detention Basin

CPRC Storage Elevation:	869.20	31,468 cf	
Detention Storage Elevation:	869.58	37,763 cf	
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
866.00	5,059	0	0
867.00	7,385	6,222	6,222
868.00	10,875	9,130	15,352
869.00	14,653	12,764	28,116
870.00	18,738	16,696	44,812

Design Requirements

CPRC Extended Detention: V _{ED} =	15,015 cf
CPRC Allowable Outlet Rate: Q _{VED} =	0.09 cfs
Detention Storage Volume, V _{DET} =	18,928 cf
Detention Allowable Outlet Rate: Q _{VRR} =	3.09 cfs
Detention Peak Inflow: Q _{100IN} =	16.56 cfs



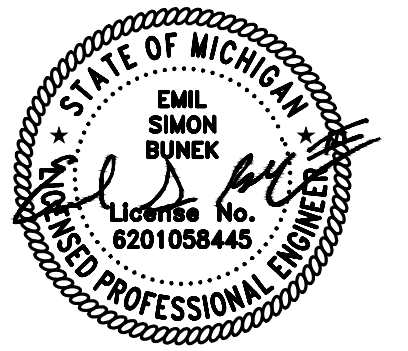
SANITARY SEWER NARRATIVE:
 AN ANALYSIS OF THE EXISTING SEWER CAPACITY WITH PROPOSED DEVELOPMENT INCLUDE AT A RATE OF 4 RESIDENTIAL EQUIVALENT UNITS PER ACRE HAS BEEN PROVIDED TO SHOW THE EXISTING SEWER HAS MORE THAN ADEQUATE CAPACITY FOR THE PROPOSED PROJECT. A FEW POINTS OF CLARIFICATION ARE INCLUDED BELOW FOR REFERENCE WHEN REVIEWING THE SANITARY DESIGN.

- WHERE PROPERTY HAS ALREADY BEEN SUBSTANTIALLY DEVELOPED ACTUAL DEVELOPED REU NUMBERS HAVE BEEN PROVIDED IN THE ANALYSIS.
- THE PLANNED CONNECTION FOR THE PROPOSED DEVELOPMENT CONNECTS TO THE EXISTING SEWER AT MH 32 SHOWN BELOW. A CUSTOM REU OF 79.2 HAS BEEN INCLUDED FOR THIS DEVELOPMENT.
- THE REU VALUES AT MH 28 HAVE BEEN CUSTOMIZED TO REPRESENT THE AS DEVELOPED REU VALUES. BASED ON THE DESIGN DRAWINGS FOR THE PEACHWOOD NURSING CENTER (ZWA PROJECT 85148) AND BOULEVARD HILLS NURSING CENTER. (CITY FILE 09-002)
- ACTUAL DEVELOPED UNIT COUNT INCLUDED AT MH 20.
- ENTIRE GOLF COURSE PROPERTY INCLUDED WETLAND AREA INCLUDED AT 4 REU PER ACRE AT MH 13. AN ADDITIONAL 16.31 REU'S ADDED FOR THE PROPOSED BANQUET CENTER PER COORDINATION WITH THE CITY.
- ACTUAL DEVELOPED UNIT COUNT INCLUDED AT MH 10.

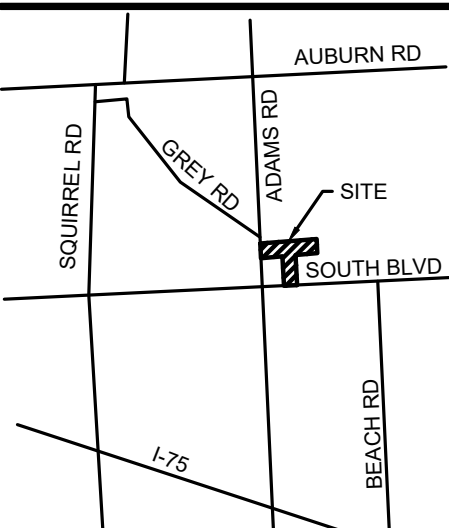
PLEASE NOTE THAT IF ALL UNDEVELOPED PROPERTY ALONG THIS SEWER WERE FULLY DEVELOPED AT A 4 REU PER ACRE RATE WITHOUT EXCLUSION OF THE APPROXIMATELY 50 ACRES OF WETLANDS IN THE GOLF COURSE THE PROPOSED PEAK FLOWS WOULD NOT EXCEED THE EXISTING SEWER CAPACITY.

**SANITARY CAPACITY CALCULATION
 POPULATION BASED ON 2.44/UNIT**

SUB	Dist	MH	MH	PIPE SIZE (IN)	PIPE SLOPE	Area (Acre)	Density /acre	REU	POP. EQUIV.	TOTAL POP.	AVG. FLOW (CFS)	PEAK FLOW (CFS)	PIPE CAP. (CFS)	EXTRA CAP. (CFS)	R	A	N	Peaking Factor	p(1000)
		34	33	8	0.45	1.9	4	8	18.544	18.544	0.003	0.01258	0.961	0.948	0.167	0.349	0.011	4.385	0.019
		33	32	8	0.4	4.4	4	18	42.944	61.488	0.01	0.04117	0.906	0.864	0.167	0.349	0.011	4.328	0.043
		32	31	8	0.4	13	4	92.1	224.72	286.212	0.044	0.18285	0.906	0.723	0.167	0.349	0.011	4.129	0.225
		31	30	8	0.4	4.34	4	17	42.358	328.57	0.051	0.22006	0.906	0.686	0.167	0.349	0.011	4.329	0.042
		30	29	8	0.4	1.4	4	6	13.664	342.234	0.053	0.23302	0.906	0.673	0.167	0.349	0.011	4.401	0.014
		29	28	8	0.4	0	4	0	0	342.234	0.053	0.23828	0.906	0.667	0.167	0.349	0.011	4.500	0.000
		28	27	8	0.4	22.2	N/A	129	314.03	656.262	0.102	0.41325	0.906	0.492	0.167	0.349	0.011	4.070	0.314
		27	26	8	1.52	0	4	0	0	656.262	0.102	0.45692	1.765	1.309	0.167	0.349	0.011	4.500	0.000
		26	25	8	0.4	0	4	0	0	656.262	0.102	0.45692	0.906	0.449	0.167	0.349	0.011	4.500	0.000
		25	24	8	0.4	0	4	0	0	656.262	0.102	0.45692	0.906	0.449	0.167	0.349	0.011	4.500	0.000
		24	23	8	0.4	8	4	32	78.08	734.342	0.114	0.48532	0.906	0.420	0.167	0.349	0.011	4.271	0.078
		23	22	8	0.4	0	4	0	0	734.342	0.114	0.51129	0.906	0.394	0.167	0.349	0.011	4.500	0.000
		22	21	8	0.4	0	4	0	0	734.342	0.114	0.51129	0.906	0.394	0.167	0.349	0.011	4.500	0.000
		21	20	8	4.06	0	4	0	0	734.342	0.114	0.51129	2.885	2.374	0.167	0.349	0.011	4.500	0.000
		20	19	8	4.06	42.16	N/A	128	312.32	1046.66	0.162	0.65926	2.885	2.226	0.167	0.349	0.011	4.071	0.312
		19	18	8	0.4	12.1	4	48	118.1	1164.76	0.18	0.76106	0.906	0.145	0.167	0.349	0.011	4.223	0.118
		18	17	8	4.7	4.2	4	17	40.992	1205.75	0.187	0.80805	3.104	2.296	0.167	0.349	0.011	4.331	0.041
		17	16	8	2.29	2.4	4	10	23.424	1229.17	0.19	0.83129	2.167	1.336	0.167	0.349	0.011	4.371	0.023
		16	15	8	0.5	10.3	4	41	100.53	1329.7	0.206	0.87292	1.013	0.140	0.167	0.349	0.011	4.243	0.101
		15	14	8	0.4	0	4	0	0	1329.7	0.206	0.92581	0.906	-0.020	0.167	0.349	0.011	4.500	0.000
		14	13	8	0.4	0	4	0	0	1329.7	0.206	0.92581	0.906	-0.020	0.167	0.349	0.011	4.500	0.000
		13	12	15	0.18	custom	4	745.3	1818.5	3148.23	0.487	1.76212	2.748	0.986	0.313	1.227	0.013	3.618	1.819
		12	11	15	0.18	0	4	0	0	3148.23	0.487	2.19197	2.748	0.556	0.313	1.227	0.013	4.500	0.000
		11	10	15	0.18	0	4	0	0	3148.23	0.487	2.19197	2.748	0.556	0.313	1.227	0.013	4.500	0.000
		10	9	15	0.18	custom	4	42	102.48	3250.71	0.503	2.13288	2.748	0.615	0.313	1.227	0.013	4.241	0.102
		9	8	15	0.18	3.4	4	14	33.184	3283.9	0.508	2.20896	2.748	0.539	0.313	1.227	0.013	4.348	0.033
		8	7	15	0.18	0	4	0	0	3283.9	0.508	2.28642	2.748	0.462	0.313	1.227	0.013	4.500	0.000
		7	6	15	0.18	28	4	112	273.28	3557.18	0.55	2.25404	2.748	0.494	0.313	1.227	0.013	4.095	0.273
		6	5	15	0.18	9.7	4	39	94.672	3651.85	0.565	2.40136	2.748	0.347	0.313	1.227	0.013	4.250	0.095
		5	4	15	0.18	0	4	0	0	3651.85	0.565	2.54261	2.748	0.205	0.313	1.227	0.013	4.500	0.000
		4	3	15	0.18	0	4	0	0	3651.85	0.565	2.54261	2.748	0.205	0.313	1.227	0.013	4.500	0.000
		3	2	15	0.18	0	4	0	0	3651.85	0.565	2.54261	2.748	0.205	0.313	1.227	0.013	4.500	0.000
		2	1	15	0.18	0	4	0	0	3651.85	0.565	2.54261	2.748	0.205	0.313	1.227	0.013	4.500	0.000



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

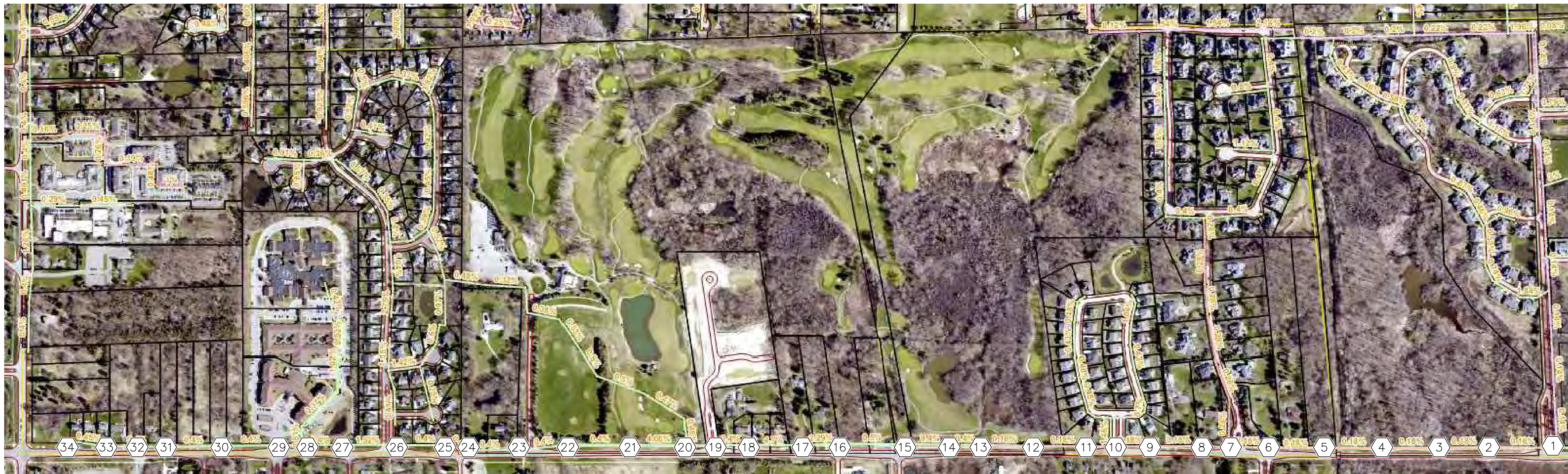
PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

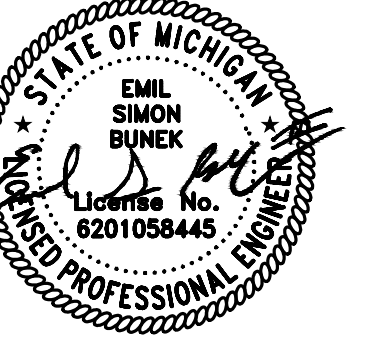
REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
SANITARY SEWER STUDY

PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW
DRAWING NUMBER:	

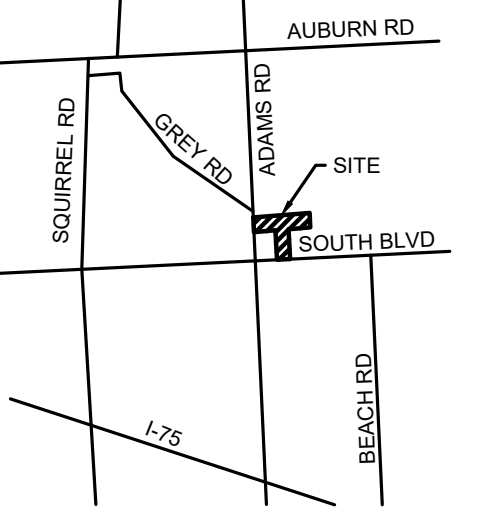




0 25 50 100
 SCALE: 1" = 50'



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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

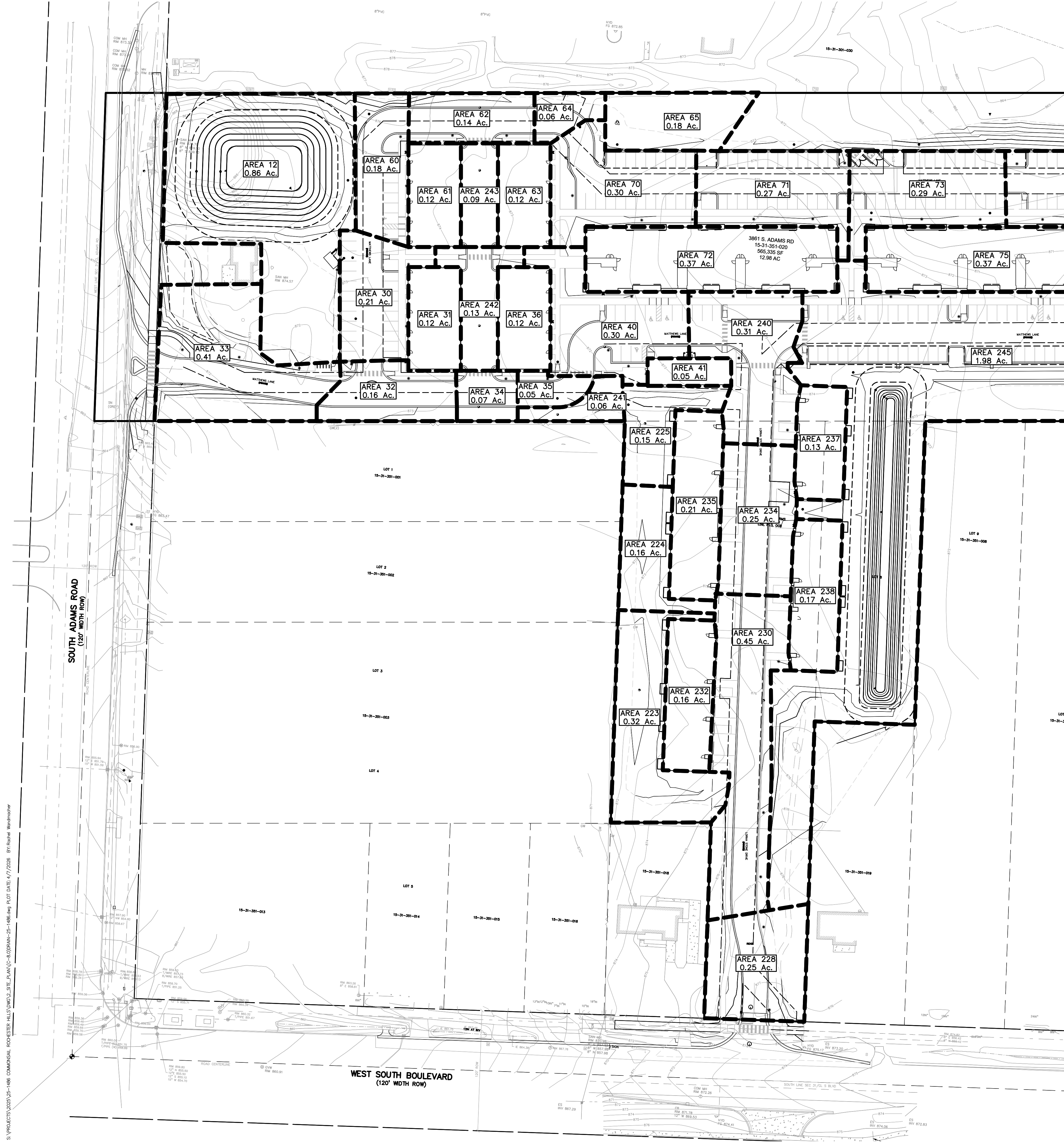
DRAWING TITLE
PRELIMINARY DRAINAGE AREA MAP AND CALCULATIONS

PEA JOB NO. 25-1486
P.M. ESB
DN CNR
DES. JRW
DRAWING NUMBER:

STORMWATER NARRATIVE
 STORMWATER IS MANAGED ON SITE USING A COMBINATION TWO DETENTION BASINS. STORMWATER FROM THE NORTHERN PORTION OF THE SITE IS CONVEYED TO LARGER DETENTION POND IN THE NORTHWEST CORNER OF THE SITE. BOTH THE CONTROLLED OUTLET AND OVERFLOW FOR THE SYSTEM DISCHARGE TO S ADAMS ROAD RIGHT OF WAY. THE SITE OUTLET CONNECTS TO PROPOSED STORM PIPES THAT CONNECT TO AN EXISTING CATCH BASIN IN S ADAMS ROAD.
 STORMWATER FROM THE SOUTHERN PORTION OF THE SITE IS CONVEYED TO THE SMALLER POND ON THE SOUTH WEST SIDE OF THE SITE, AND IS ALSO OUTLET TO S ADAMS ROAD RIGHT OF WAY.
 REFER TO THIS SHEET FOR PRELIMINARY DETENTION CALCULATIONS. THE DETENTION IS SIZED FOR A 100-YEAR STORM AND ASSUMING NO INFILTRATION IS AVAILABLE ON SITE. INFILTRATION TESTING WILL BE COMPLETED AT THE TIME OF TREE CLEARING. REFER TO DETENTION POND SIZING ON SHEET C-8.0.

NOTE: DRAINAGE AREA NUMBERS CORRESPOND TO STORM STRUCTURE NUMBERS

Time of Concentration (T_c)	10.00 min	Time of Concentration (T_c)	26.30 min
Site Area (A)	3.69 acres	Site Area (A)	6.25 acres
Runoff Coefficient (C)	0.59	Runoff Coefficient (C)	0.73
Rainfall Intensity $I = 30.2p^{0.22} / (T_c + 9.17)^{0.81}$ p is the design storm intensity, in years		Rainfall Intensity $I = 30.2p^{0.22} / (T_c + 9.17)^{0.81}$ p is the design storm intensity, in years	
I₁	2.76 in/hr	I₁	1.68 in/hr
I₁₀	4.58 in/hr	I₁₀	2.78 in/hr
I₁₀₀	7.60 in/hr	I₁₀₀	4.62 in/hr
Water Quality Volume V _{WQ} = 3630PCA Precipitation Depth, P:	7,903 cf 1.00 inch	Water Quality Volume V _{WQ} = 3630PCA Precipitation Depth, P:	16,562 cf 1.00 inch
Water Quality Rate Q _{WQ} = 30.2CA / (T _c + 9.17) ^{0.81}	6.01 cfs	Water Quality Rate Q _{WQ} = 30.2CA / (T _c + 9.17) ^{0.81}	7.65 cfs
CPVC: Channel Protection Volume Control Volume V _{CPVC} = 3630PCA Precipitation Depth, P:	10,274 cf 1.30 inch	CPVC: Channel Protection Volume Control Volume V _{CPVC} = 3630PCA Precipitation Depth, P:	21,530 cf 1.30 inch
CPRC: Channel Protection Rate Control Volume: Extended Detention V _{ED} = 6897CA	15,015 cf	CPRC: Channel Protection Rate Control Volume: Extended Detention V _{ED} = 6897CA	31,468 cf
Target Dewatering Rate Q _{VED} = V _{ED} / (48"60"60) Q _{VRR} = 1.1055-0.206ln(A) Maximum Q _{VRR} = 1.0 cfs/acre	0.09 cfs 0.84 cfs/acre 1.0 cfs/acre	Target Dewatering Rate Q _{VED} = V _{ED} / (48"60"60) Q _{VRR} = 1.1055-0.206ln(A) Maximum Q _{VRR} = 1.0 cfs/acre	0.18 cfs 0.73 cfs/acre 1.0 cfs/acre
Mandated Outflow Rate: Q _{100P} is the lesser of the two rates multiplied by A. Q _{100P} =	N/A cfs/acre 3.09 cfs	Mandated Outflow Rate: Q _{100P} is the lesser of the two rates multiplied by A. Q _{100P} =	N/A cfs/acre 4.55 cfs
100-Year Runoff Volume V _{100R} = 18985CA	41,332 cf	100-Year Runoff Volume V _{100R} = 18985CA	86,619 cf
Storage Curve Factor for the 100-year Detention Volume Q _{100N} = C ₁₀₀ 100A R = [0.206 - 0.15ln(Q _{100P} /Q _{100N})]	16.56 cfs 0.46	Storage Curve Factor for the 100-year Detention Volume Q _{100N} = C ₁₀₀ 100A R = [0.206 - 0.15ln(Q _{100P} /Q _{100N})]	21.08 cfs 0.44
100-Year Runoff Volume V _{100R} = 18985CA	41,332 cf	100-Year Runoff Volume V _{100R} = 18985CA	86,619 cf
Channel Protection Volume Credit V _{VC-CREDIT} is the volume infiltrated (cannot exceed V _{VC}) Infiltration Volume Provided: V _{VC-CREDIT} = V _{1000P} = (V _{100R}) - V _{VC-CREDIT}	0 cf 0 cf 18,928 cf	Channel Protection Volume Credit V _{VC-CREDIT} is the volume infiltrated (cannot exceed V _{VC}) Infiltration Volume Provided: V _{VC-CREDIT} = V _{1000P} = (V _{100R}) - V _{VC-CREDIT}	0 cf 0 cf 37,763 cf
Storage System Volume The larger of V _{1000P} and V _{ED} controls: Dewater at Q _{100P} rate:	18,928 cf 3.09 cfs	Storage System Volume The larger of V _{1000P} and V _{ED} controls: Dewater at Q _{100P} rate:	37,763 cf 4.55 cfs



S:\PROJECTS\2025\25-1486 COMMERCIAL ROCHESTER HILLS\DWG\2_SITE_PLAN\C-8.0\DRN-C-8.0\DRN-C-8.0.dwg PLOT DATE: 4/7/2026 BY: Brian Wasmuth



0 25 50 100
 SCALE: 1" = 50'



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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

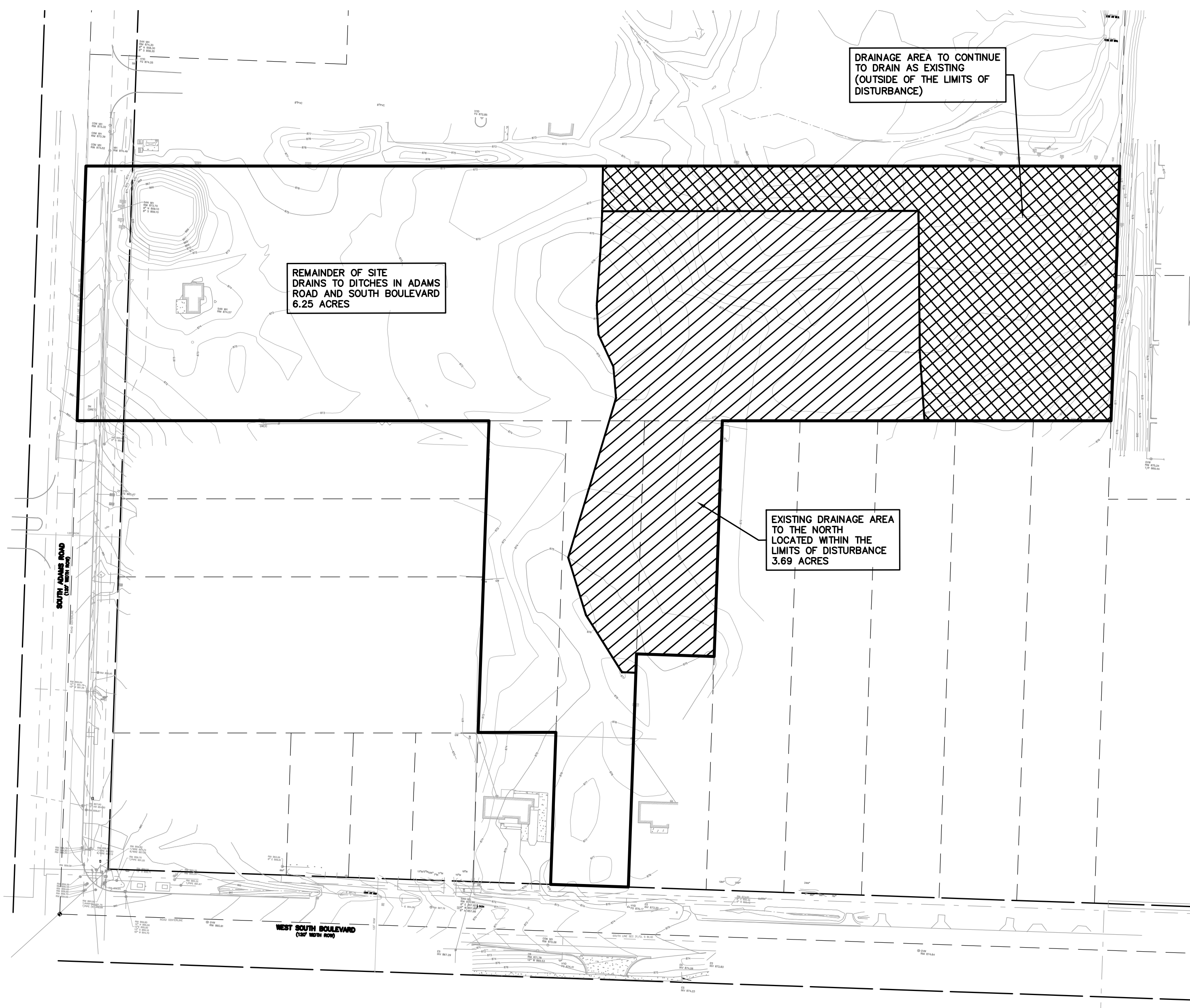
ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
NORTH DRAINAGE PATTERN

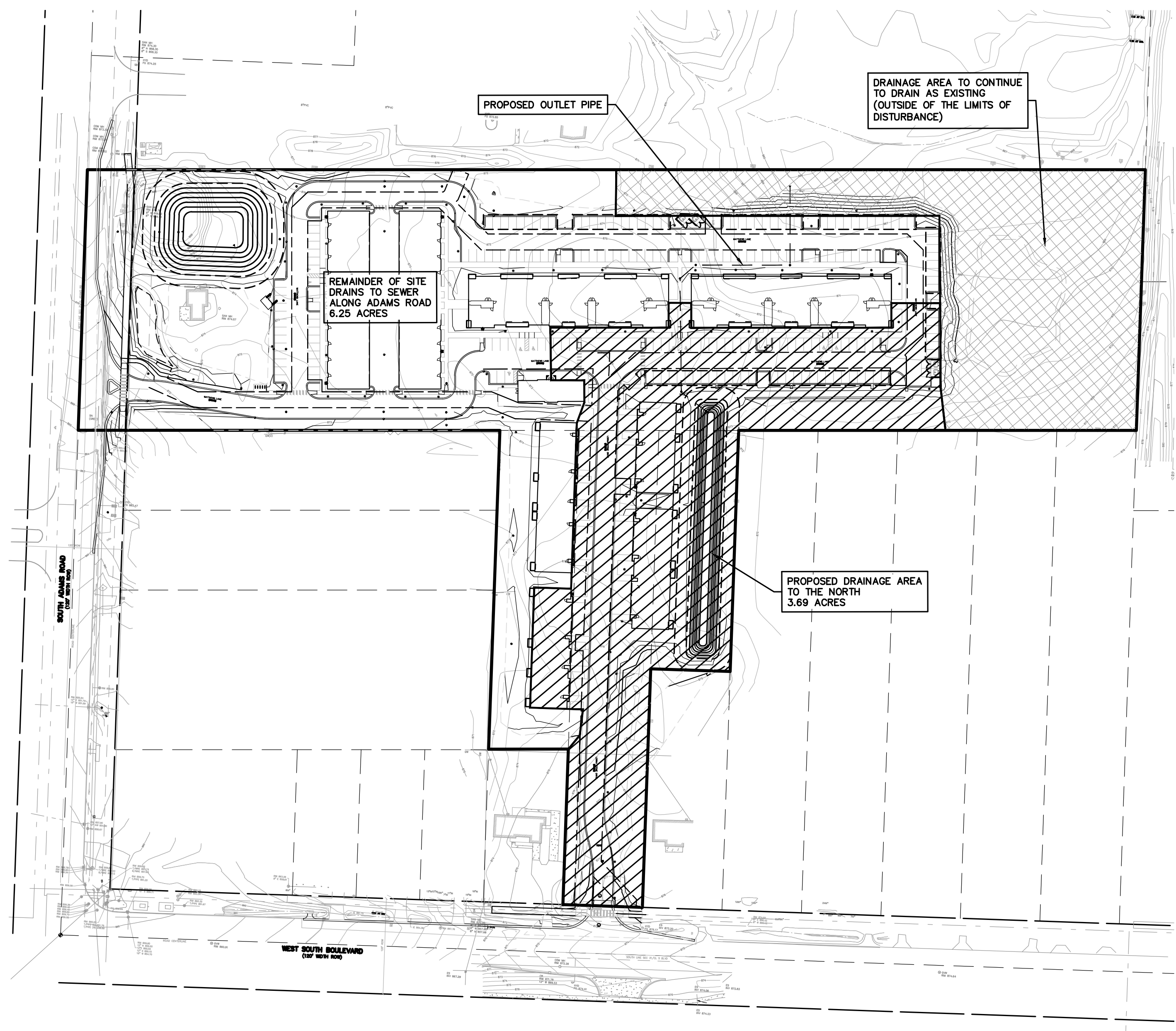
PEA JOB NO.	25-1486
P.M.	ESB
DN.	CNR
DES.	JRW

DRAWING NUMBER:

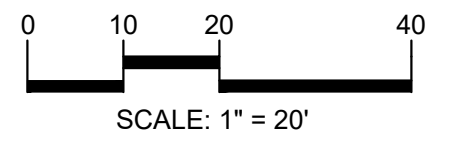
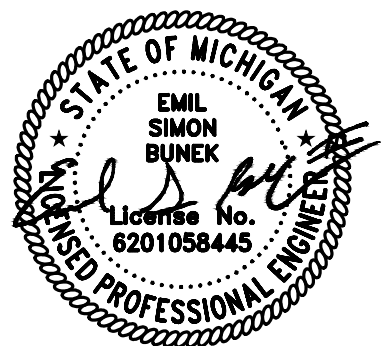
C-8.1



EXISTING CONDITIONS



PROPOSED CONDITIONS



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUNDS UTILIZED AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UNDERGROUNDS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

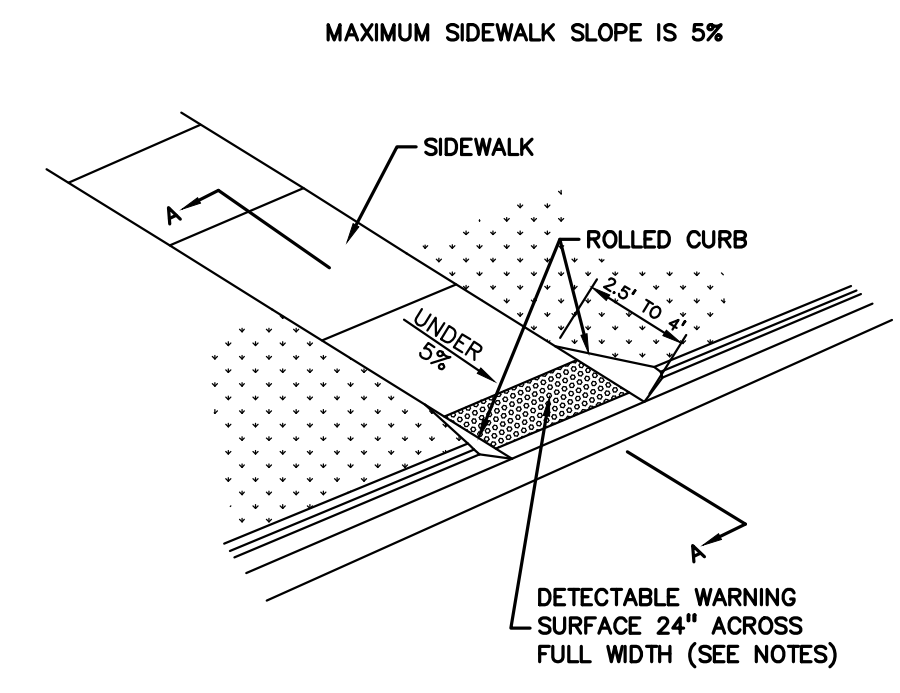
REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

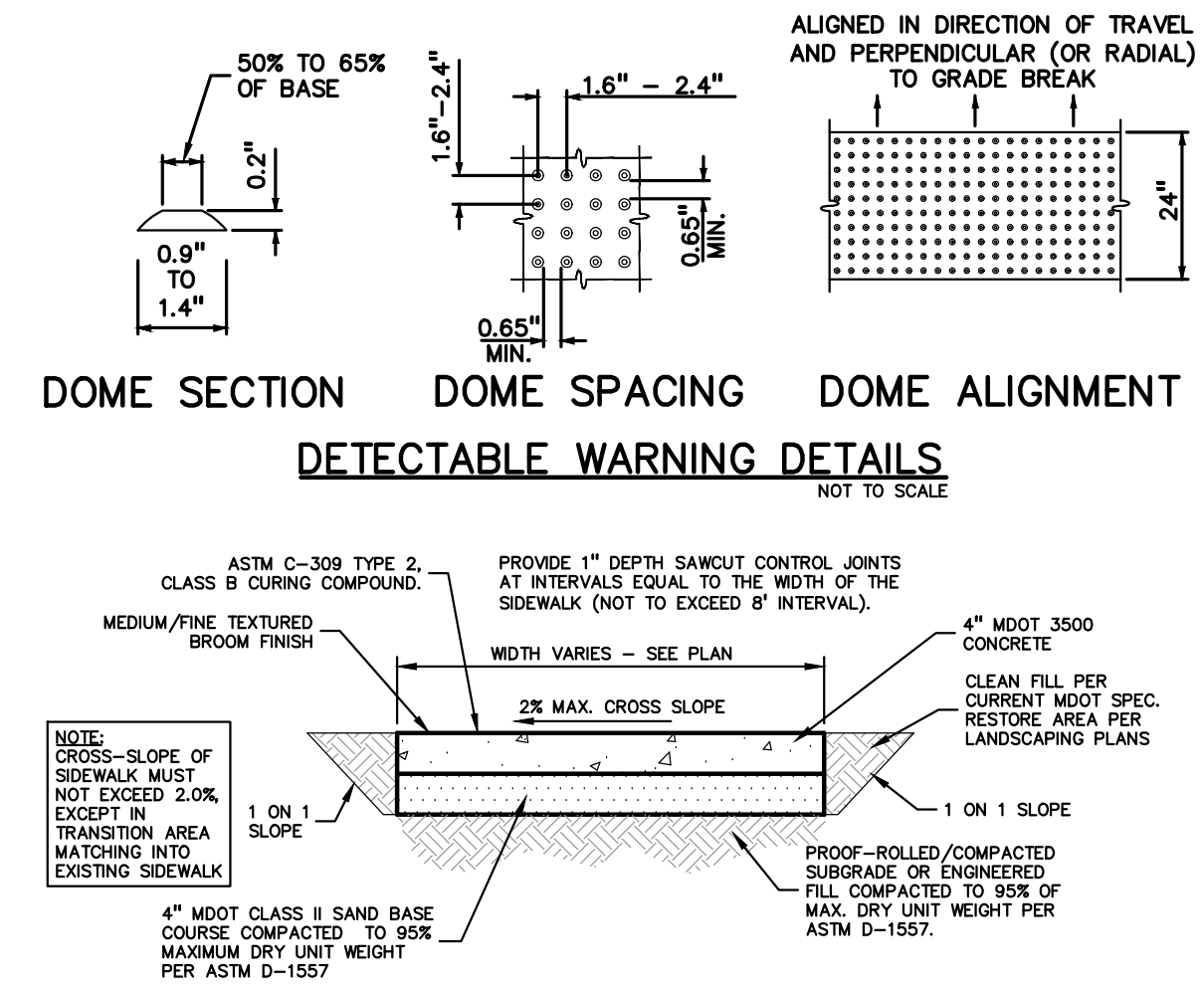
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW

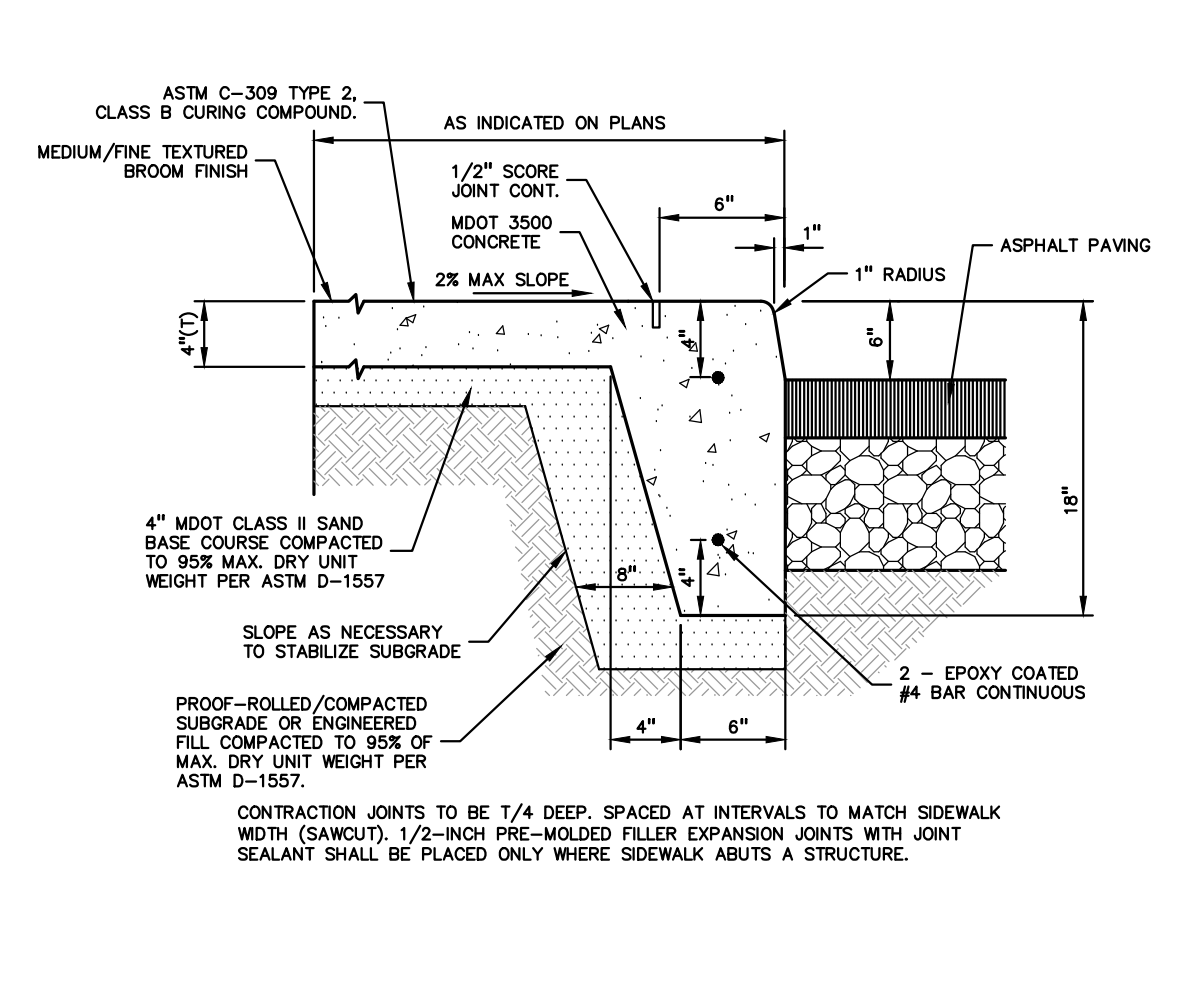
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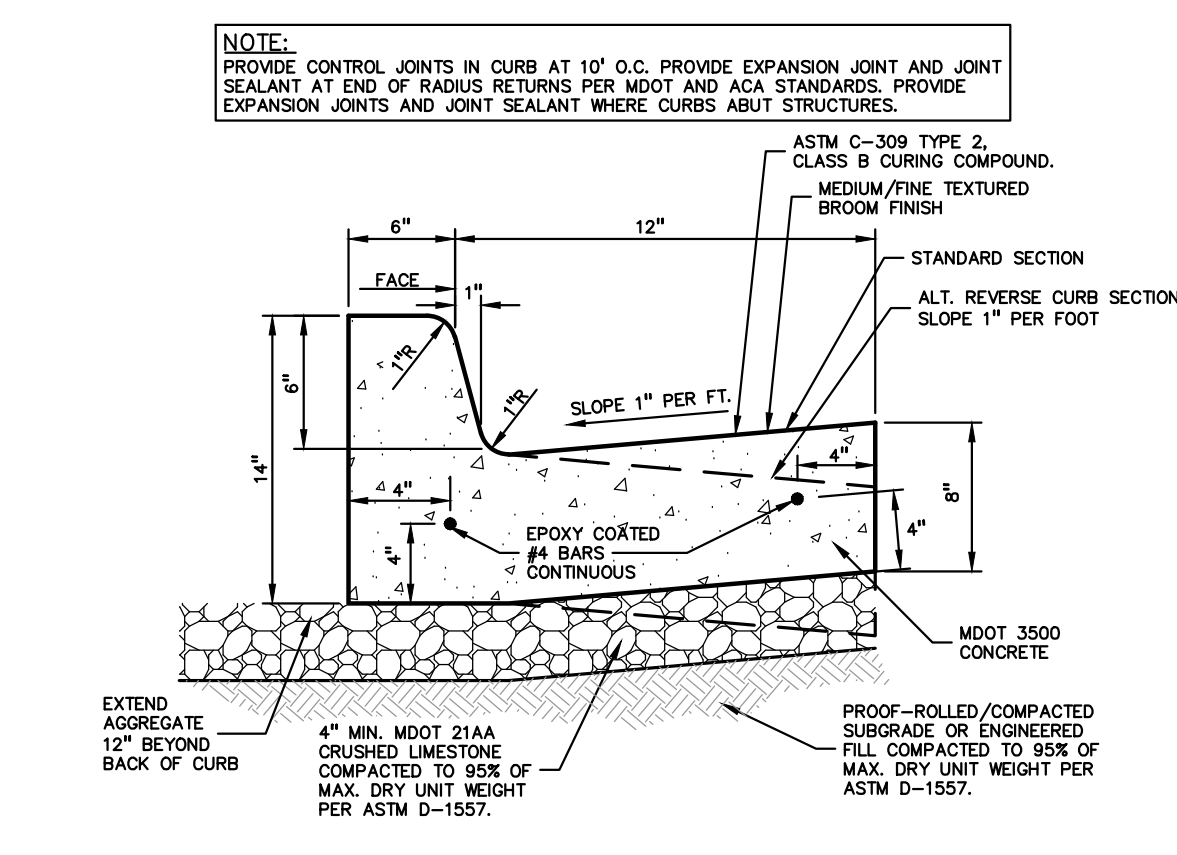
CURB RAMP TYPE X
(CURB CUT)
NOT TO SCALE



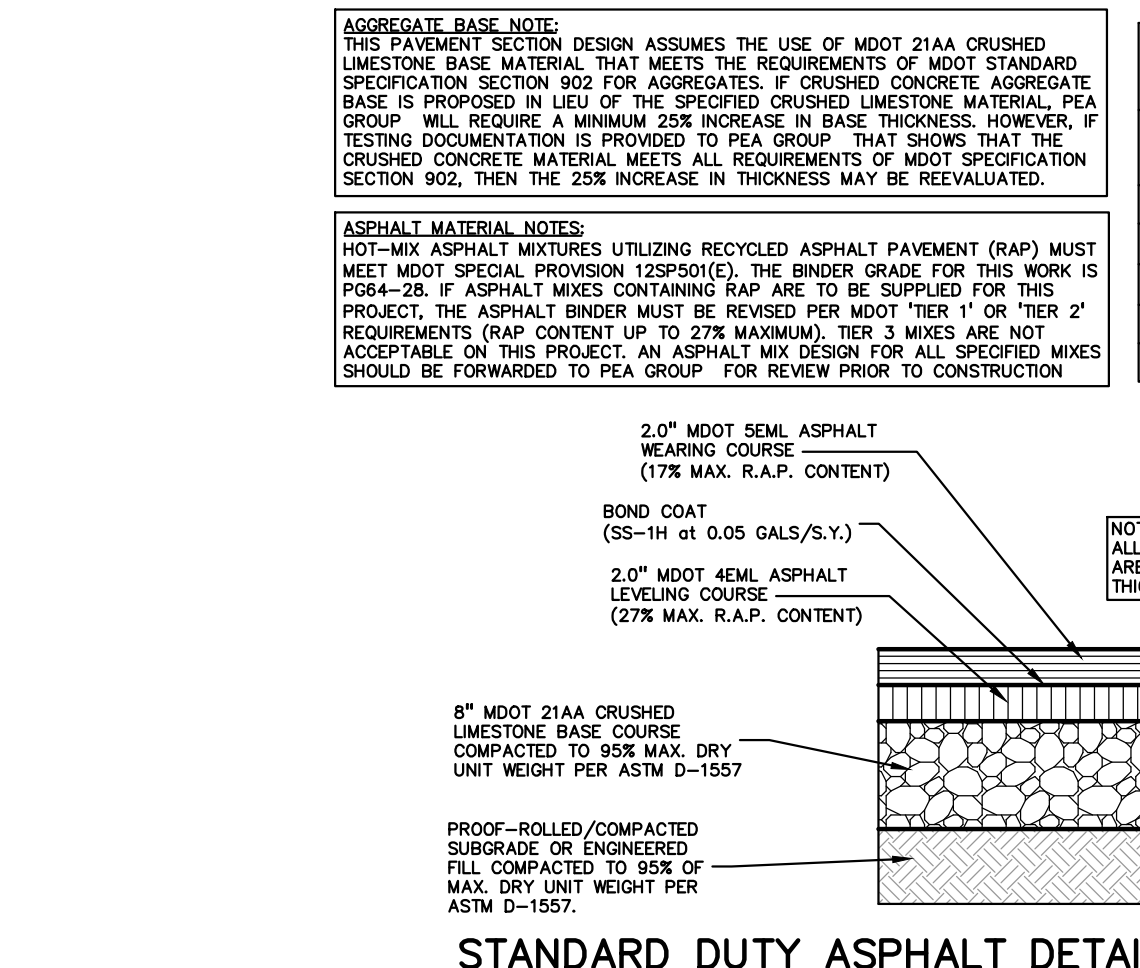
CONCRETE SIDEWALK
NOT TO SCALE



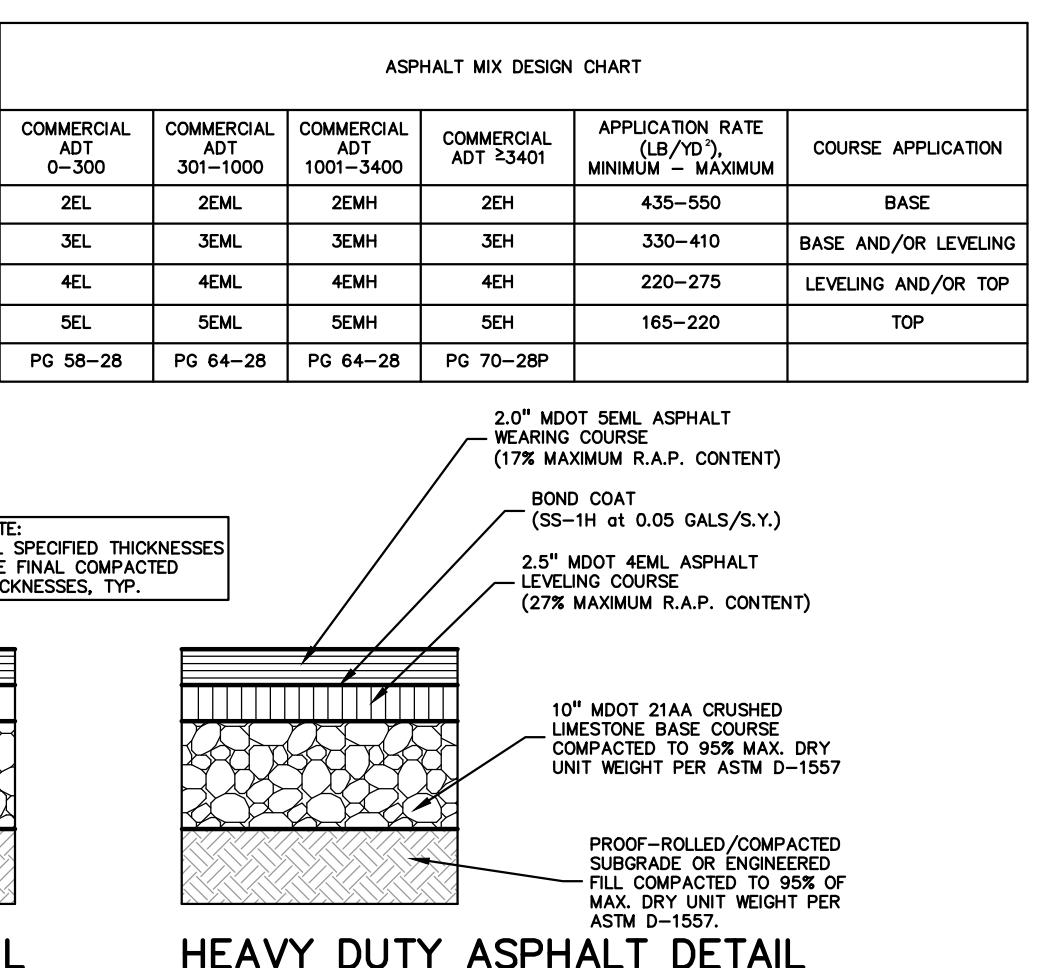
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



18\"/>

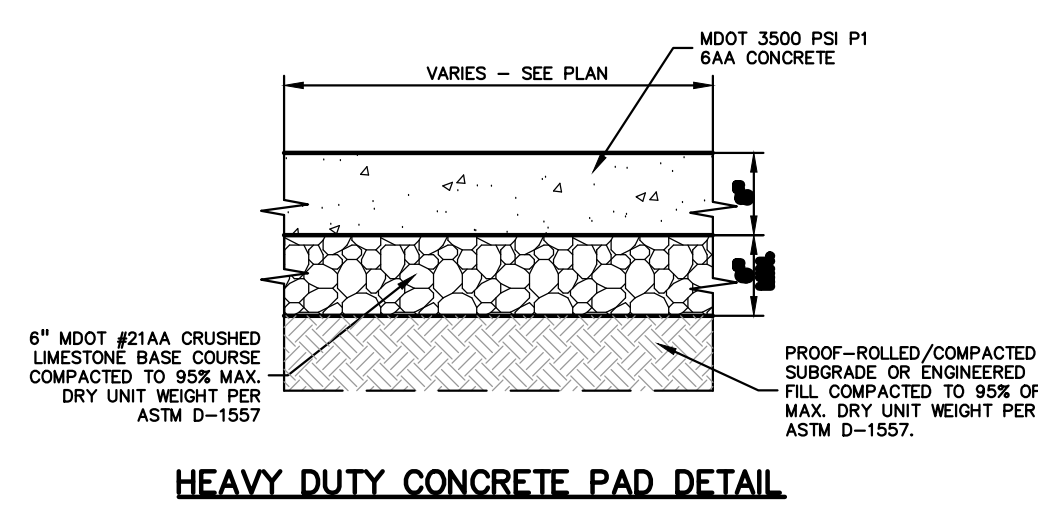


STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

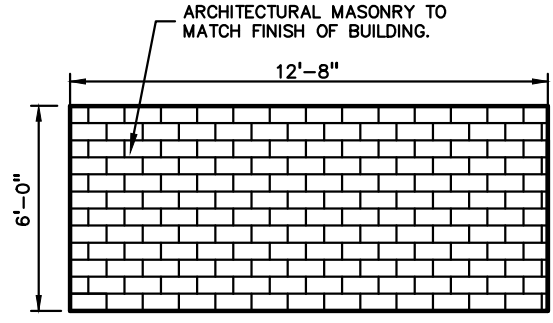


HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

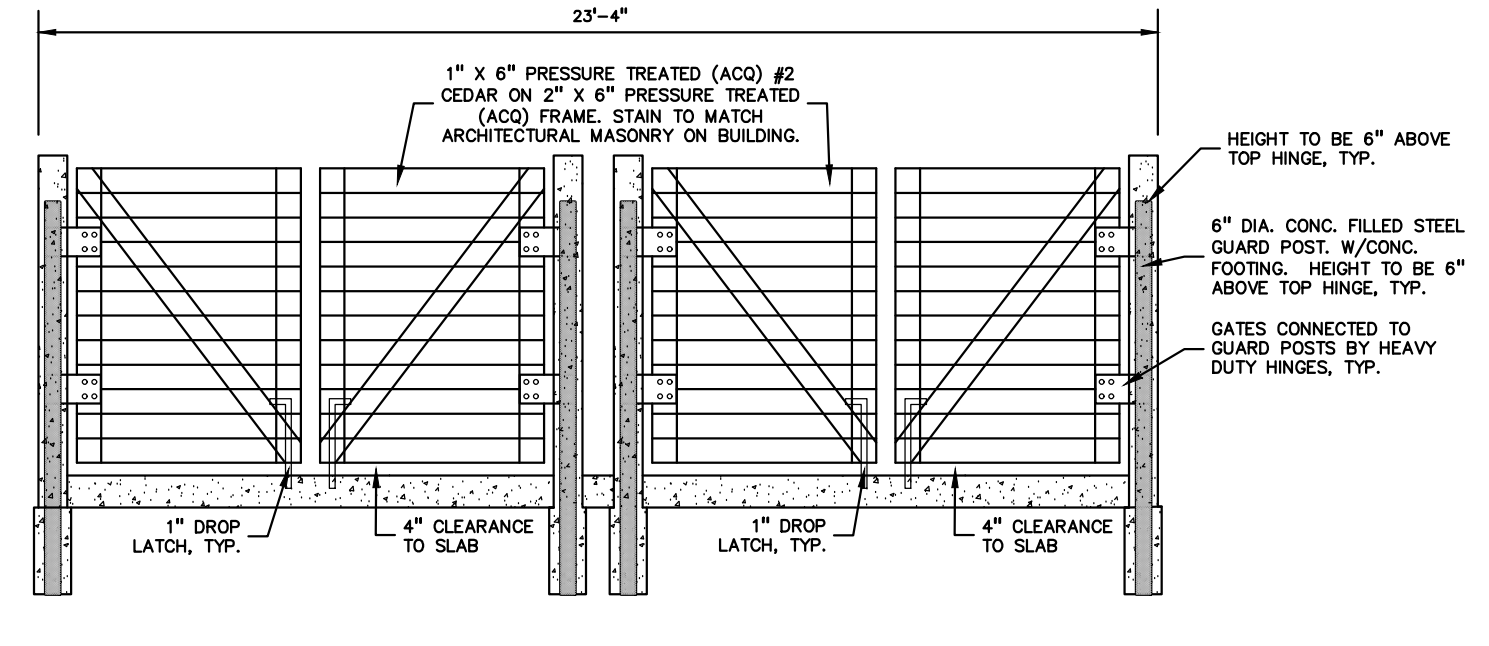
CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS



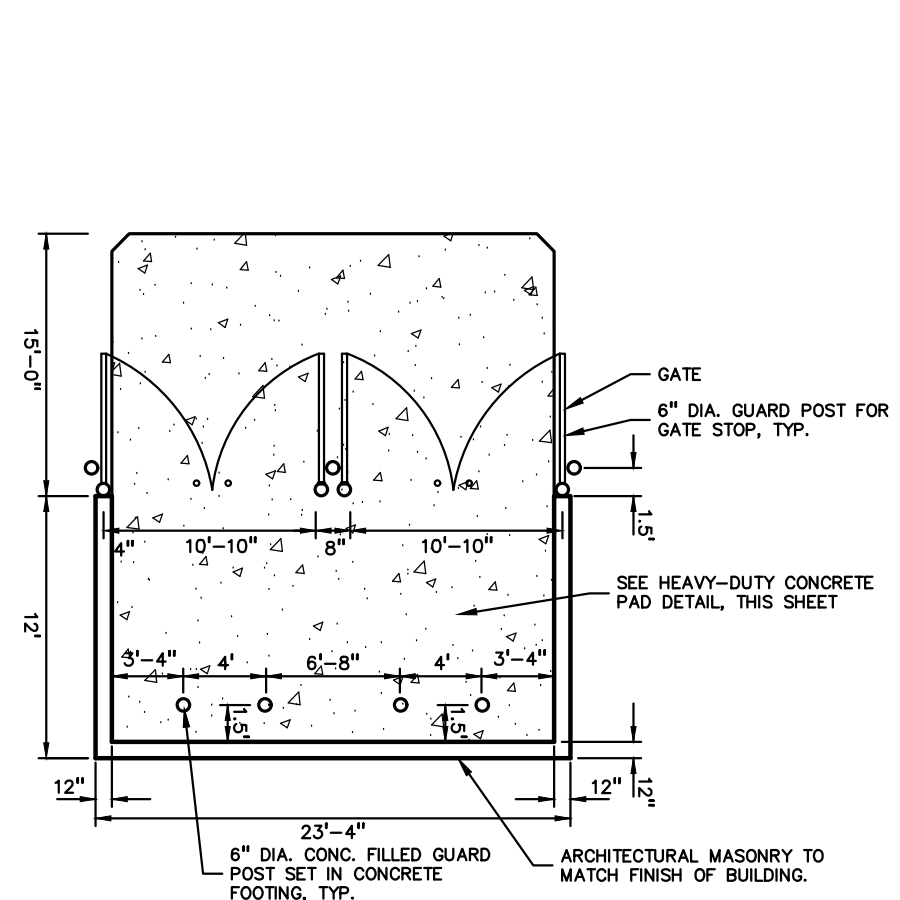
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NOT TO SCALE



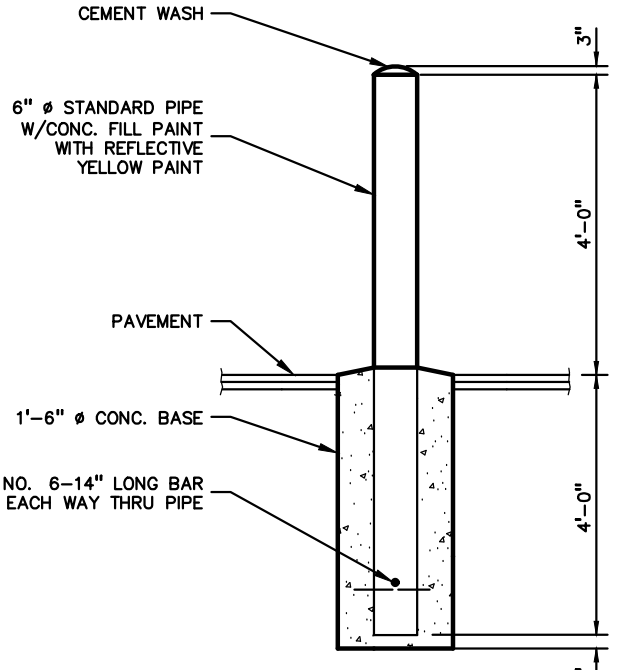
SIDE ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

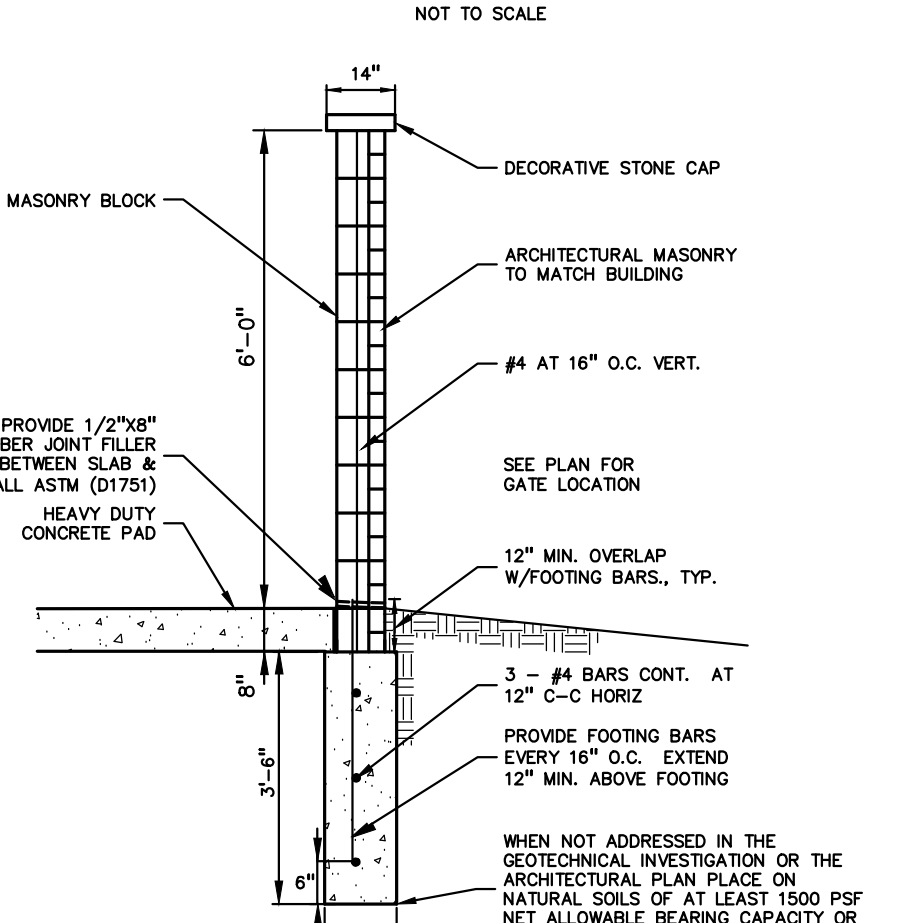


DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



6\"/>

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE

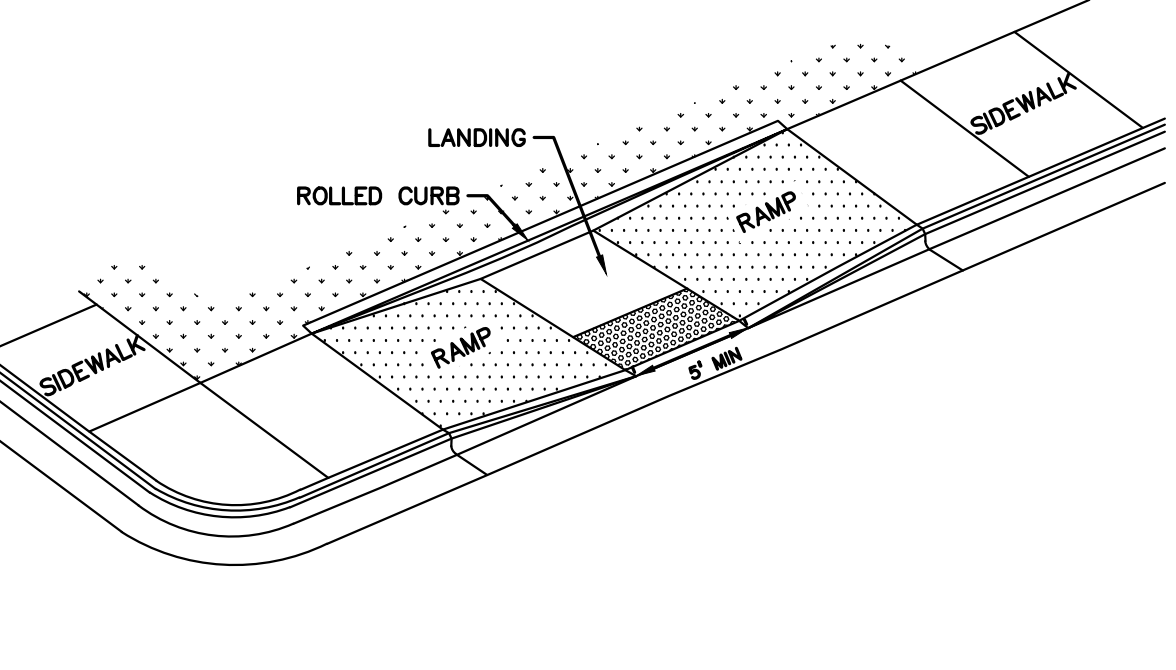
RAMP NOTES:

- SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.
- SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.
- CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.
- RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.
- WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' X 4'.
- CURB RAMPS WITH A RUNNING SLOPE LESS THAN 5% DO NOT REQUIRE A TOP LANDING, HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS-SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.
- DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADII.
- FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS-SLOPE MAY NOT EXCEED 2.0% FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS-SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS-SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.
- DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2", ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
- THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.
- CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS, WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.
- DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

GENERAL ADA ACCESSIBILITY NOTES:

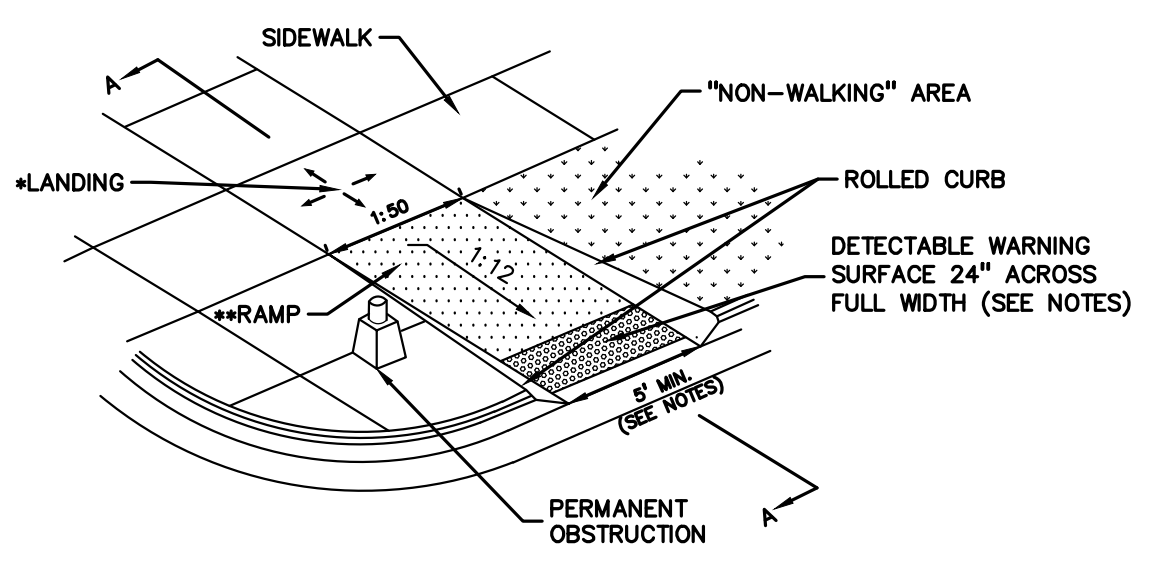
- THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN - AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES", ICC/ANSI A117.1-2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.
- AN ACCESSIBLE ROUTE CONSISTS OF WALK SURFACES, CURB RAMPS AND RAMPS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE BUILDING OR FACILITY ENTRANCE THEY SERVE.
 - THE RUNNING SLOPE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS-SLOPE SHALL NOT EXCEED 2% (1:48).
 - WALKING SURFACES MUST BE LEVEL WITH PERMITTED VERTICAL CHANGES IN LEVEL NOT TO EXCEED 1/4" OR BEVELED CHANGES IN LEVEL NOT TO EXCEED 1/2". REFER TO DETAIL DET-8 THIS SHEET. ANY CHANGE IN LEVEL GREATER THAN 1/2" MUST BE RAMPED.
 - TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
 - ACCESSIBLE ROUTES WILL BE DESIGNED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
 - RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
 - THE CROSS-SLOPE OF RAMP RUNS SHALL NOT EXCEED 2% (1:48) AND THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
 - THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS-SLOPE NOT EXCEEDING 2% (1:48), SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
 - HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADJOINING ANOTHER ACCESS POINT OR IF THE VERTICAL DROP-OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" MIN. CURB OR BARRIER.
 - CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 8.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5%, WHICH INCLUDES SIDEWALKS, PAVEMENT, GUTTERS ETC.
 - IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
 - LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE A MINIMUM OF 36" AND WILL BE AS WIDE AS THE CURB RAMP.
 - CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
 - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
 - WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST IN THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
 - ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE ADA IF THE SITE HAS MORE THAN ONE PARKING FACILITY. EACH FACILITY IS REQUIRED TO MEET THESE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
 - FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
 - ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE DISPERSED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
 - ADA ACCESSIBLE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESS AISLE 5 FEET WIDE MINIMUM. VAN ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCEPTABLE WITH AN 8 FOOT WIDTH AND 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
 - SURFACE SLOPES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48).
 - ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 98 INCHES.
 - ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE". REFER TO DETAILS ON THIS SHEET.

- MAXIMUM LANDING SLOPE IS 1:48 (2.08%) IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.
- MAXIMUM RAMP CROSSING SLOPE IS 1:48 (2.08%), RUNNING SLOPE 5%-7% (8.33% MAXIMUM). SEE NOTES.



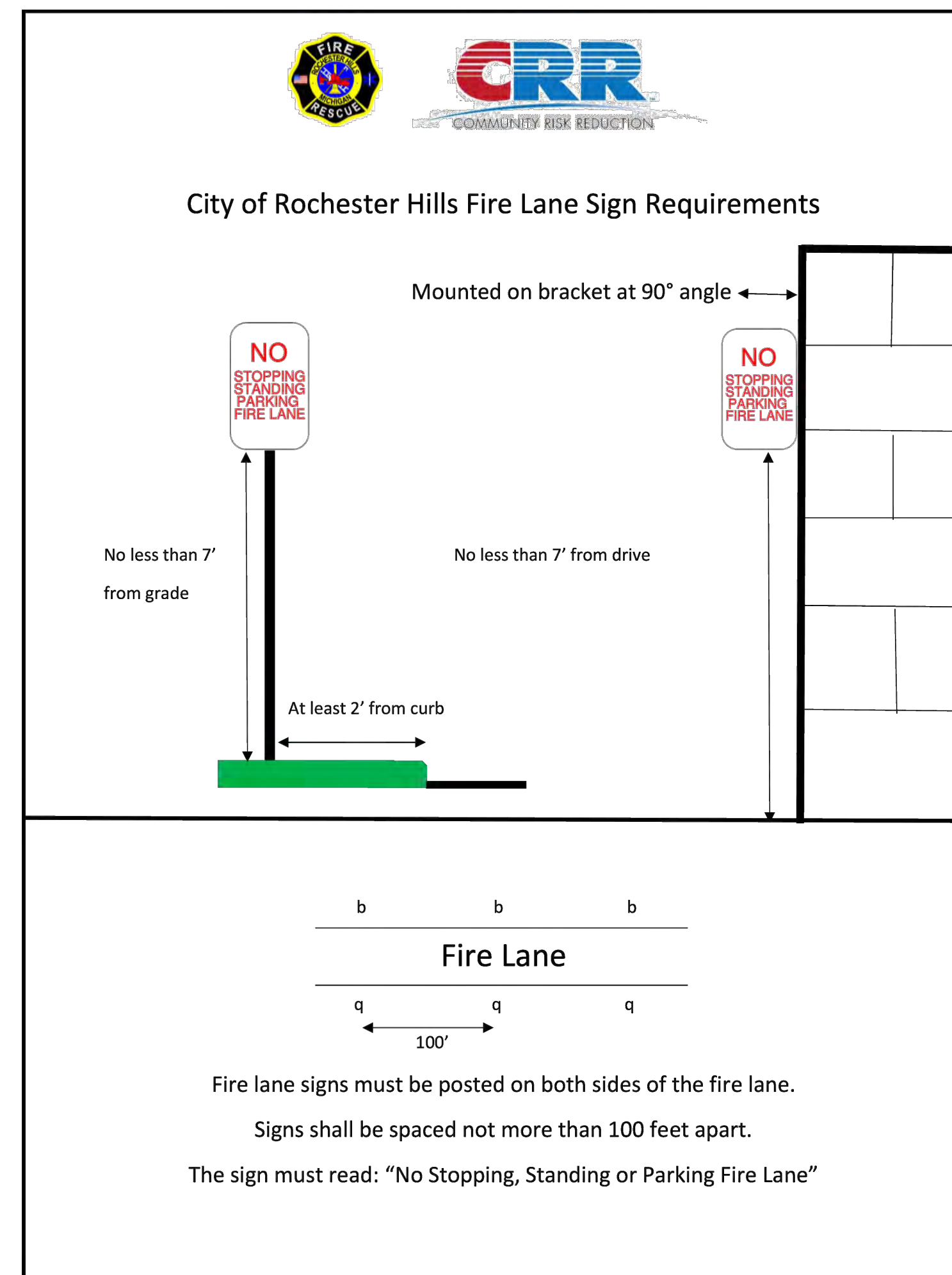
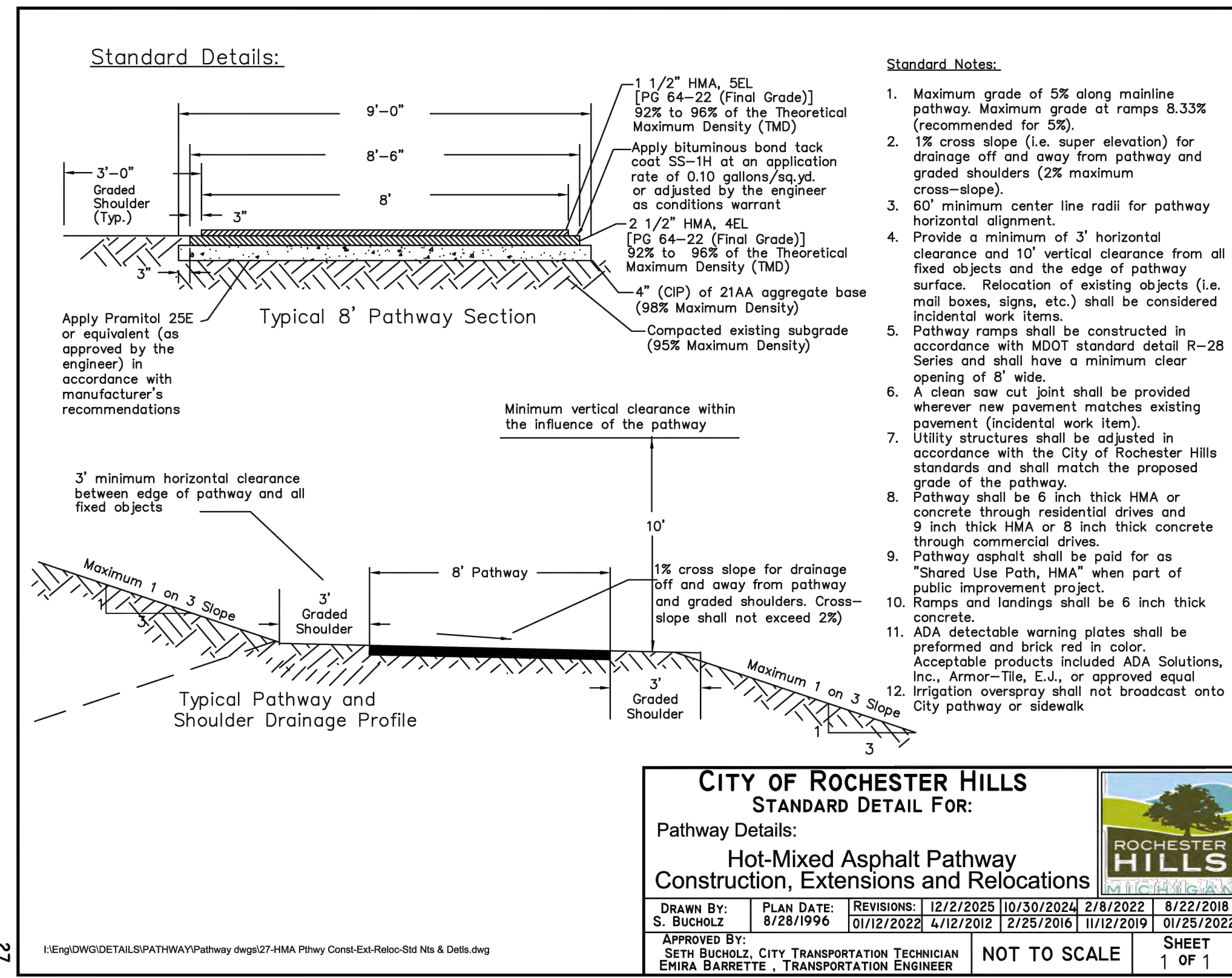
CURB RAMP TYPE P1
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR
NOT TO SCALE

- MAXIMUM LANDING SLOPE IS 1:48 (2.08%) IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' X 5'. SEE NOTES.
- MAXIMUM RAMP CROSSING SLOPE IS 1:48 (2.08%), RUNNING SLOPE 5%-7% (8.33% MAXIMUM). SEE NOTES.



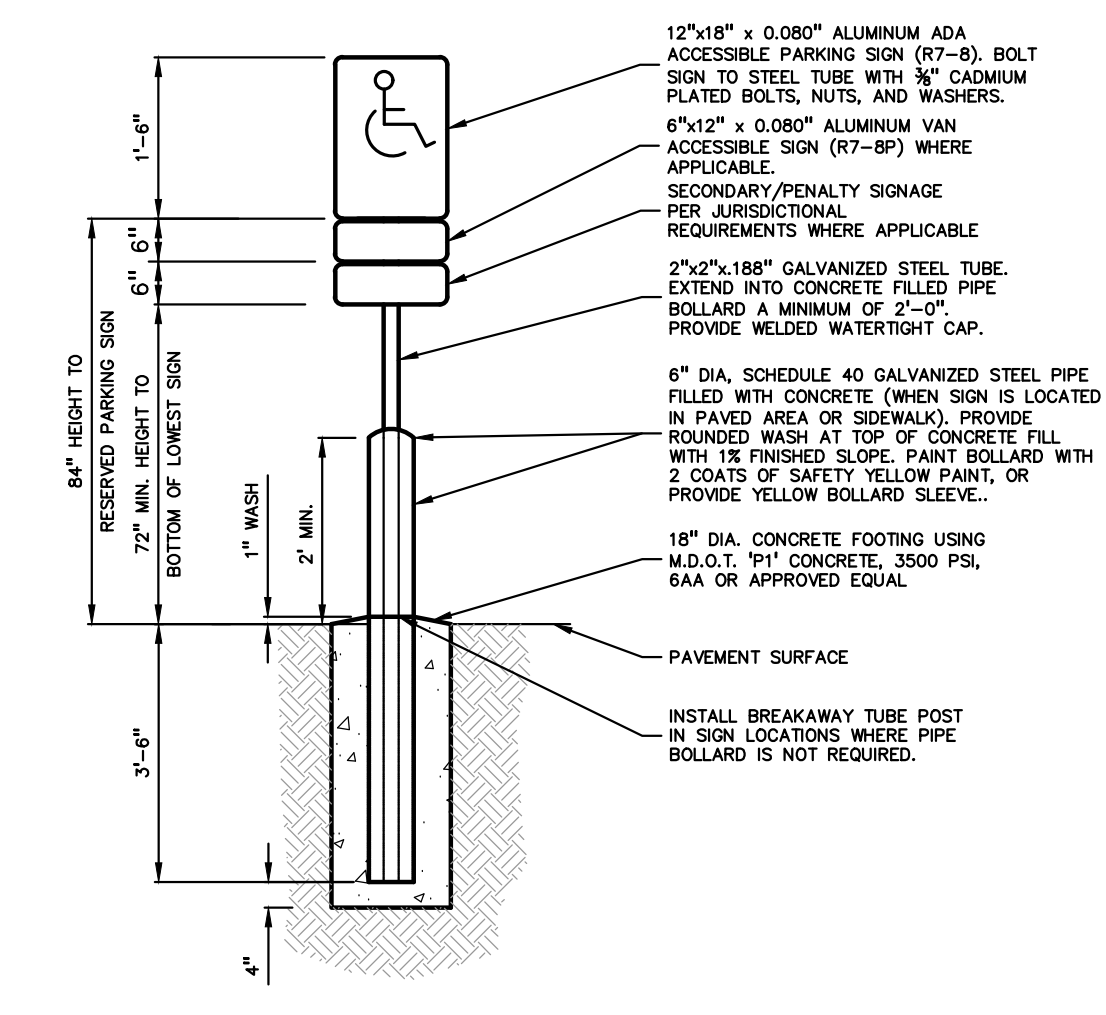
CURB RAMP TYPE R
(ROLLED SIDES)
NOT TO SCALE

S:\PROJECTS\2025\25-1486-COMMERCIAL-ROCHESTER-HILLS\DWG\25-1486-COMMERCIAL-ROCHESTER-HILLS\DWG\25-1486-002\TAL-C-9.002\TAL-C-9.002.dwg PLOT DATE: 4/7/2026 BY: jrc/mw/whs



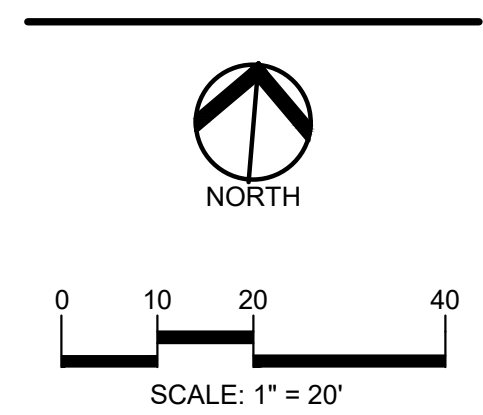
ADA ACCESSIBLE SIGN NOTES:

- ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
- SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
- ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
- IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
- ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



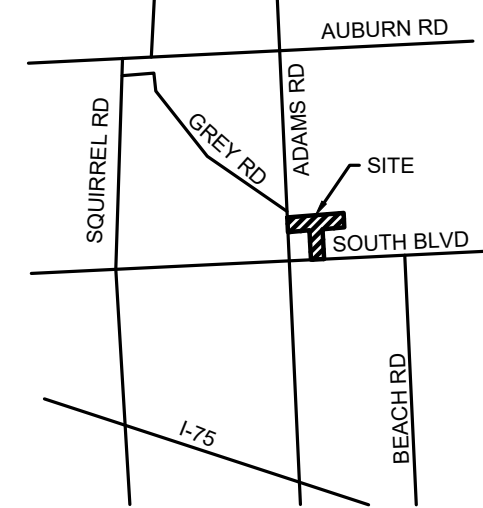
PEA GROUP

t: 844.813.2949
 www.peagroup.com



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

CAUTION!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

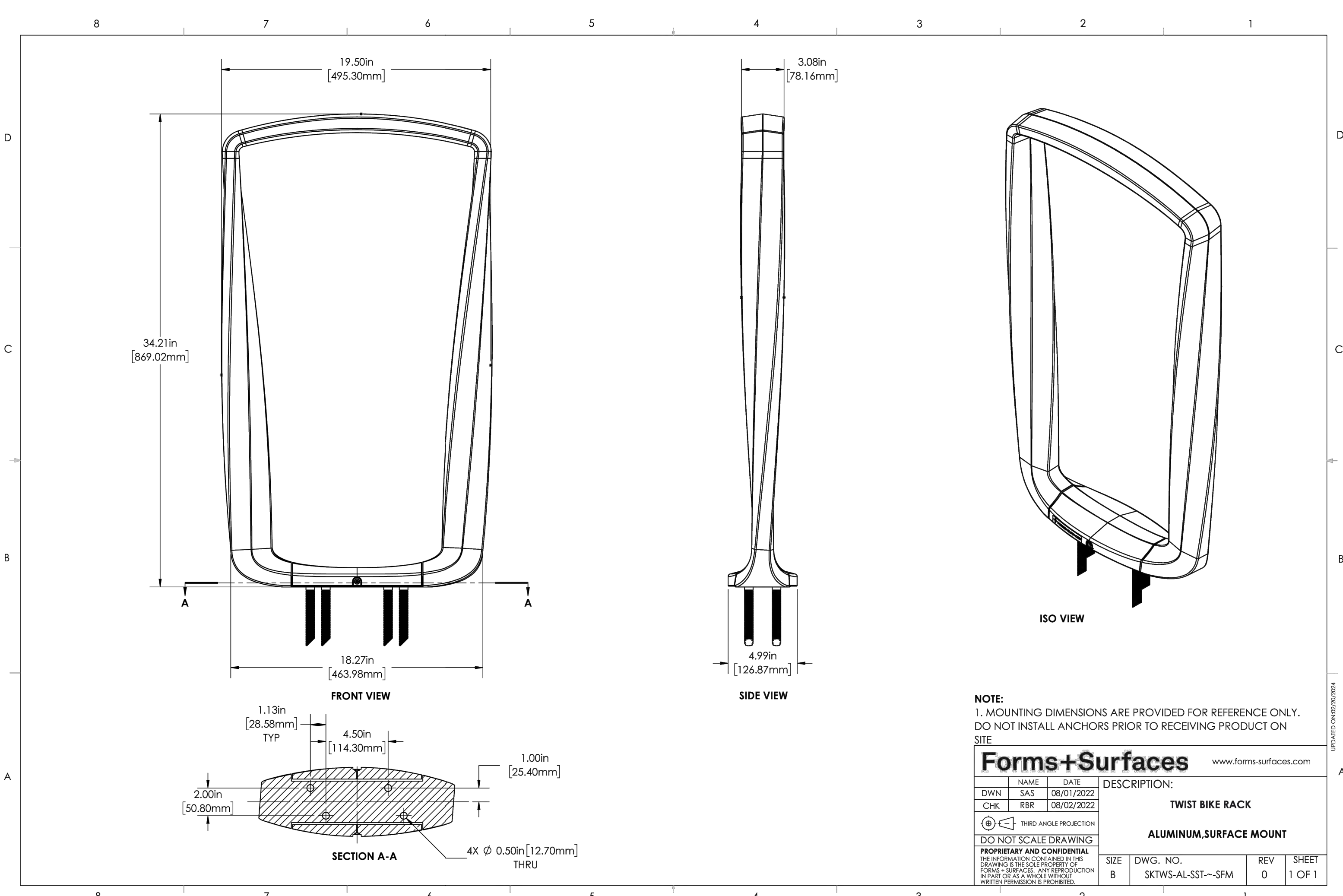
REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

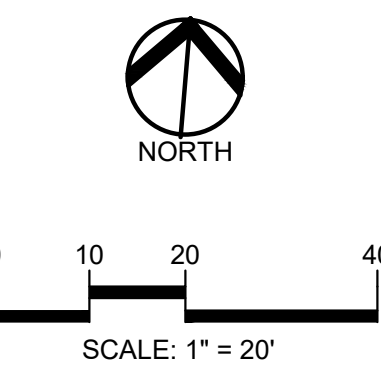
ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
NOTES AND DETAILS

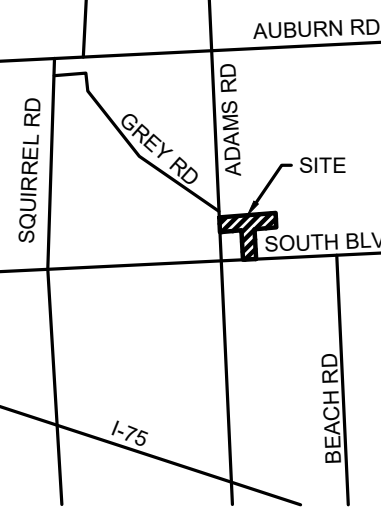
PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW
DRAWING NUMBER:	



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CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	25-1486
P.M.	ESB
DN	CNR
DES.	JRW
DRAWING NUMBER:	

MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 8' x 8'. SEE NOTES.
MAXIMUM RAMP CROSS SLOPE IS 2.1%. RUNNING SLOPE 5% - 7% (0.3% MAXIMUM). SEE NOTES.

CURB RAMP TYPE R (PARALLEL RAMP)

CURB RAMP TYPE F (FLARED SIDES, TWO RAMPS SHOWN)

APPROVED BY: [Signature]
DIRECTOR, BUREAU OF PUBLIC SAFETY

APPROVED BY: [Signature]
DIRECTOR, BUREAU OF DEVELOPMENT

MDOT
Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 1 OF 7

MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 8' x 8'. SEE NOTES.
MAXIMUM RAMP CROSS SLOPE IS 2.1%. RUNNING SLOPE 5% - 7% (0.3% MAXIMUM). SEE NOTES.

CURB RAMP TYPE RF (ROLLED / FLARED SIDES)

SECTION A-A

CURB TYPE	MAXIMUM RISE (INCHES)	A	B
B1	1/2	1	1
B2	3/4	1	1
B3	1	1	1
D1	1/2	1	1
D2	3/4	1	1
D3	1	1	1
C1	1/2	1/2	1/2
C2	3/4	1/2	1/2
C3	1	1/2	1/2
C4	1/2	1/2	1/2
C5	1	1/2	1/2
F1	1/2	1	1
F2	3/4	1	1
F3	1	1	1
F4	1/2	1	1
F5	1	1	1
F6	1	1	1

FOR CURB TYPES SEE STANDARD PLAN R-33-SERIES

MDOT
Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 2 OF 7

MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 8' x 8'. SEE NOTES.
MAXIMUM RAMP CROSS SLOPE IS 2.1%. RUNNING SLOPE 5% - 7% (0.3% MAXIMUM). SEE NOTES.

CURB RAMP TYPE P (PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONING MAY OCCUR

CURB RAMP TYPE C (COMBINATION RAMP)

CURB RAMP TYPE M (MEDIAN ISLAND)

MDOT
Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 3 OF 7

MAXIMUM LANDING SLOPE IS 2.1% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 8' x 8'. SEE NOTES.
MAXIMUM RAMP CROSS SLOPE IS 2.1%. RUNNING SLOPE 5% - 7% (0.3% MAXIMUM). SEE NOTES.

CURB RAMP TYPE D (DEPRESSED CORNER)
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

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Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 4 OF 7

LOCATE THE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE RAIL CROSSING IS 2' MINIMUM AND 10' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. DO NOT PLACE DETECTABLE WARNING ON RAILROAD CROSSING MATERIAL.

DETECTABLE WARNING AT RAILROAD CROSSING

LOCATE THE DETECTABLE WARNING SURFACE 2' FROM THE NEAREST EDGE OF THE SHOULDER.

DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY

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Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 5 OF 7

5.0% MAX RUNNING SLOPE BEYOND BOTTOM GRADE BREAK. SEE SECTION B-B.

CURB RAMP ORIENTATION

WHERE EITHER END OF THE BOTTOM GRADE BREAK IS MORE THAN 5' FROM THE BACK OF CURB, LOCATE THE DETECTABLE WARNING AT THE BACK OF CURB. (DOOR ORIENTATION IS NOT SIGNIFICANT ON RADIUS).

WHERE BOTH ENDS OF THE BOTTOM GRADE BREAK ARE WITHIN 5' OF THE BACK OF CURB, LOCATE THE DETECTABLE WARNING ON THE RAMP SURFACE AT THE BOTTOM GRADE BREAK.

SECTION B-B CURB RAMP ORIENTATION

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Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 6 OF 7

50% TO 60% OF BASE

DETECTABLE WARNING DETAILS

LEGEND:
- SLOPED SURFACE
- DETECTABLE WARNING
- NON-WALKING AREA
- CROSSWALK MARKING
- PREFERRED LOCATION OF DRAINAGE INLET (TYP)
- ALTERNATE LOCATION OF DRAINAGE INLET (TYP)

DO NOT EXCEED A RAMP CROSS SLOPE OF 2.1% FOR NEW ROADWAY CONSTRUCTION. FOR ALTERATIONS TO EXISTING ROADWAYS, TRANSITION THE CROSS SLOPE TO MEET AN EXISTING ROADWAY GRADE. APPLY THE CROSS SLOPE TRANSITION UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 0.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, NO RAMP OR SERIES OF RAMPS IS REQUIRED TO EXCEED 15 FEET IN LENGTH, NOT INCLUDING LANDINGS OR TRANSITIONS.

DO NOT PLACE DRAINAGE STRUCTURES IN LINE WITH RAMPS. GIVE PREFERENCE TO THE LOCATION OF THE RAMP OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURED, ADA COMPLIANT GRATE. LIMIT OPENINGS TO 3/8" OR LESS. PLACE ELONGATED OPENINGS SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

ENSURE THE TOP OF THE JOINT FILLER (FOR ALL RAMP TYPES) IS FLUSH WITH THE ADJACENT CONCRETE.

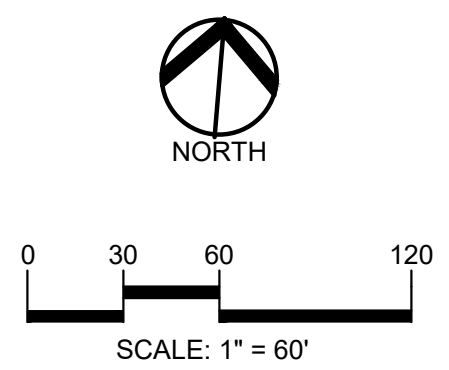
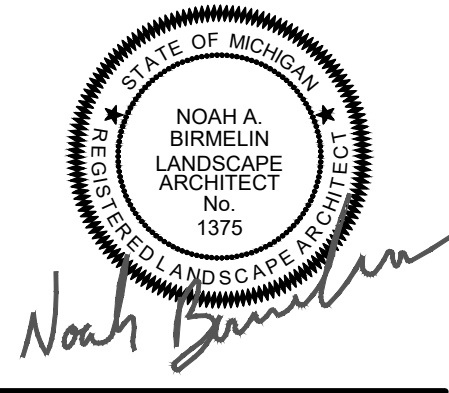
LOCATE CROSSWALK AND STOP LINE MARKINGS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SEE THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR SPECIFIC DETAILS FOR MARKING APPLICATIONS.

PROVIDE FLARED SIDES WITH A MAXIMUM SLOPE OF 10% MEASURED ALONG THE ROADSIDE CURB LINE. WHERE AN UNSTRUCTURED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP, FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERS BY LANDSCAPING, MARKED SURFACE OR PERMANENT FIXED OBJECTS WHERE NOT REQUIRED, CONSIDER FLARED SIDES IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

INSTALL DETECTABLE WARNING PLATES USING FABRICATED OR FIELD CUT TINS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

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Michigan Department of Transportation

STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
R-28-K
SHEET 7 OF 7



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	25-1486
P.M.	ESB
DN	JRG
DES.	NAB

DRAWING NUMBER:

KEY:

	= INTERIOR PARKING LOT TREES
	= REPLACEMENT TREES
	= RIGHT-OF-WAY LANDSCAPE TREES
	= FRONT YARD OVERLAY TREES
	= BUFFER TREES
	= MINOR STREET TREES
	= STORMWATER MANAGEMENT
	= SHRUBS
	= LOW PROFILE PRAIRIE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
	= SWALE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
	= STORMWATER SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
	= IRRIGATED SOD LAWN
	= IRRIGATED SEED LAWN
	= PERENNIALS
	= CRUSHED STONE PATHWAY
	= MULCH PATHWAY
	= FOUNDATION PLANTINGS TO BE DETAILED DURING CONSTRUCTION DRAWINGS
	= EXISTING TREES TO REMAIN

LANDSCAPE CALCULATIONS:
 PER CITY OF ROCHESTER HILLS ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE (SECTION 138-12.301 A.)
 REQUIRED: 5% OF THE TOTAL VEHICULAR AREA, 136,425 SF = 6,822 SF/150 SF= 45 TREES
 PROVIDED: 45 TREES PROVIDED. 12,807 SF OF INTERIOR LANDSCAPE AREA.

PERIMETER PARKING LOT LANDSCAPE (SECTION 138-12.301 B.)
 REQUIRED: PERIMETER LANDSCAPING SHALL BE PROVIDED ALONG THE EDGE OF ANY PARKING LOT FACING AND LOCATED 100 FEET OF A PUBLIC RIGHT-OF-WAY
 PARKING FROM ADAMS ROAD IS 140 LF FROM THE R.O.W. AND PERIMETER PARKING IS NOT REQUIRED.
 PARKING FROM SOUTH BOULEVARD IS 660 LF FROM THE R.O.W. AND PERIMETER PARKING IS NOT REQUIRED.

REPLACEMENT TREES (SECTION 126-397)
 REQUIRED: 1,129 REQUIRED TREES SEE SHEET T-1.0 FOR REPLACEMENT CALCS.
 PROVIDED: 87, 2" DEC., ORN. AND EVG. TREES PROVIDED. REMAINING 1,042 TREES TO BE PAID INTO THE TREE FUND. 1,042 * \$454/TREE = \$473,068

RIGHT OF WAY LANDSCAPE (SECTION 138-12.304)
 REQUIRED: 1 DEC./ 35 LF, 1 ORN / 60 LF
 ADAMS: 328/ 35 = 9 DEC. 328/ 60 = 5 ORN.
 S. BOULEVARD: 100/ 35 = 3 DEC. 100/ 60 = 2 ORN.
 PROVIDED: 9 EXISTING TREES AND 5 PROPOSED ORN. TREES ALONG ADAMS AND 2 EXISTING TREES, 1 DEC., 2 ORN. TREES ALONG S BOULEVARD.

FRONT YARD IN FB OVERLAY DISTRICT (SECTION 138-8.602)
 REQUIRED:
 ARTERIAL STREET - 2 DEC., 4 ORN., 12 SHRUBS/ 100 FT.
 ADAMS: 328 LF = 7 DEC., 13 ORN., 39 SHRUBS
 MINOR STREET - 3 ORN., 8 SHRUBS/ 100 FT.
 NORTH-SOUTH 672 LF: 20 ORN. AND 54 SHRUBS
 PROVIDED:
 ADAMS: 7 DEC., 13 ORN., 44 SHRUBS
 NORTH-SOUTH: 20 ORN. AND 54 SHRUBS

BUFFER LANDSCAPE (SECTION 138-12.300)
 REQUIRED:
 BUFFER C- 2 DEC., 1.5 ORN., 4 EVG. AND 6 SHRUBS/ 100 FT.
 NORTH-1,269 FT./ 100 = 25 DEC., 19 ORN., AND GREEN WALL OF EVGS, AS AN OPAQUE SCREEN 6' HT. WITHIN 3 YEARS OF PLANTING.
 EAST: 930 FT./ 100 = 9 DEC., 14 ORN., 37 EVG. AND 56 SHRUBS
 SOUTH-1,169 LF/ 100 = 24 DEC. 18 ORN., AND A GREEN WALL OF EVGS, AS AN OPAQUE SCREEN 6' HT. WITHIN 3 YEARS OF PLANTING.
 WEST: 597 FT./ 100 = 12 DEC., 9 ORN., 24 EVG. AND 36 SHRUBS

PROVIDED:
 NORTH: 158 EXISTING TREES, AND A GREEN WALL OF 76 EVG. TREES AS AN OPAQUE SCREEN 6' HT. WITHIN 3 YEARS OF PLANTING.
 EAST: 40 EXISTING TREES, 37 EVG. AND 57 SHRUBS
 SOUTH: 33 EXISTING TREES, 9 ORN., AND A GREEN WALL OF 80 EVGS. TREES AS AN OPAQUE WALL SCREEN 6' HT. WITHIN 3 YEARS OF PLANTING
 WEST: 12 DEC., 9 ORN., 24 EVG. AND 36 SHRUBS

MINOR STREET LANDSCAPE
 REQUIRED: 1 DEC./ 35 LF.
 NORTH-SOUTH: 672 LF/ 35 = 19 TREES ON EACH SIDE.
 PROVIDED: 38 DEC. TREES

STORMWATER MANAGEMENT POND LANDSCAPING (SECTION 138-12.304)
 REQUIRED:
 TYPE A PERIMETER GREENBELT BUFFER - 1.5 DEC., 0 ORN., 1 EVG. AND 4 SHRUBS/ 100 FT.
 NORTH BASIN: 460 LF / 100 = 7 DEC., 0 ORN., 5 EVG., AND 19 SHRUBS
 SOUTH BASIN: 720 LF / 100 = 11 DEC., 0 ORN., 7 EVG., AND 29 SHRUBS
 PROVIDED:
 NORTH BASIN: 7 DEC., 0 ORN., 5 EVG., AND 19 SHRUBS
 SOUTH BASIN: 11 DEC., 0 ORN., 7 EVG., AND 29 SHRUBS

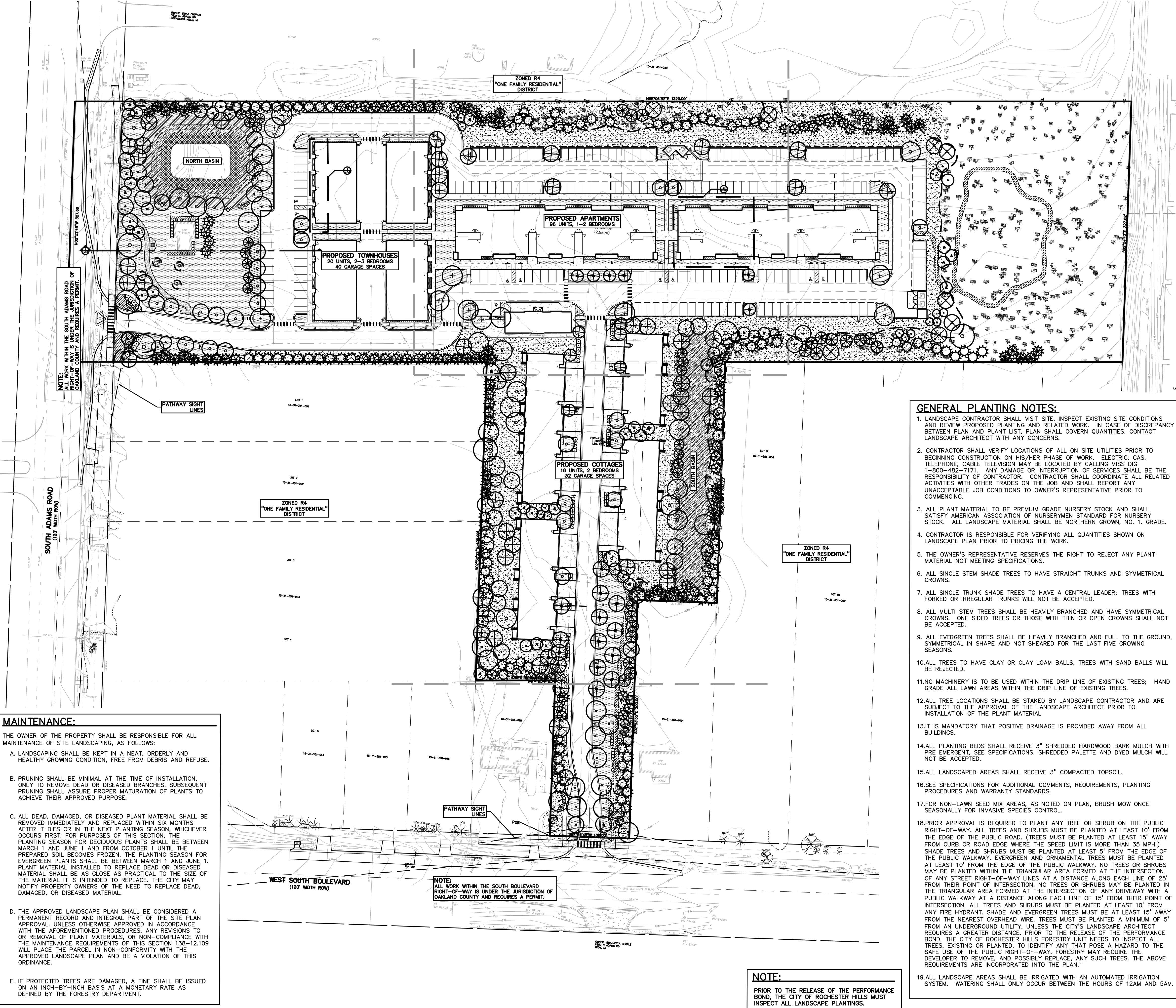
GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM. WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.

NOTE:
 PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

MAINTENANCE:
 THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:

- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION. ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR WITHIN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE FOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

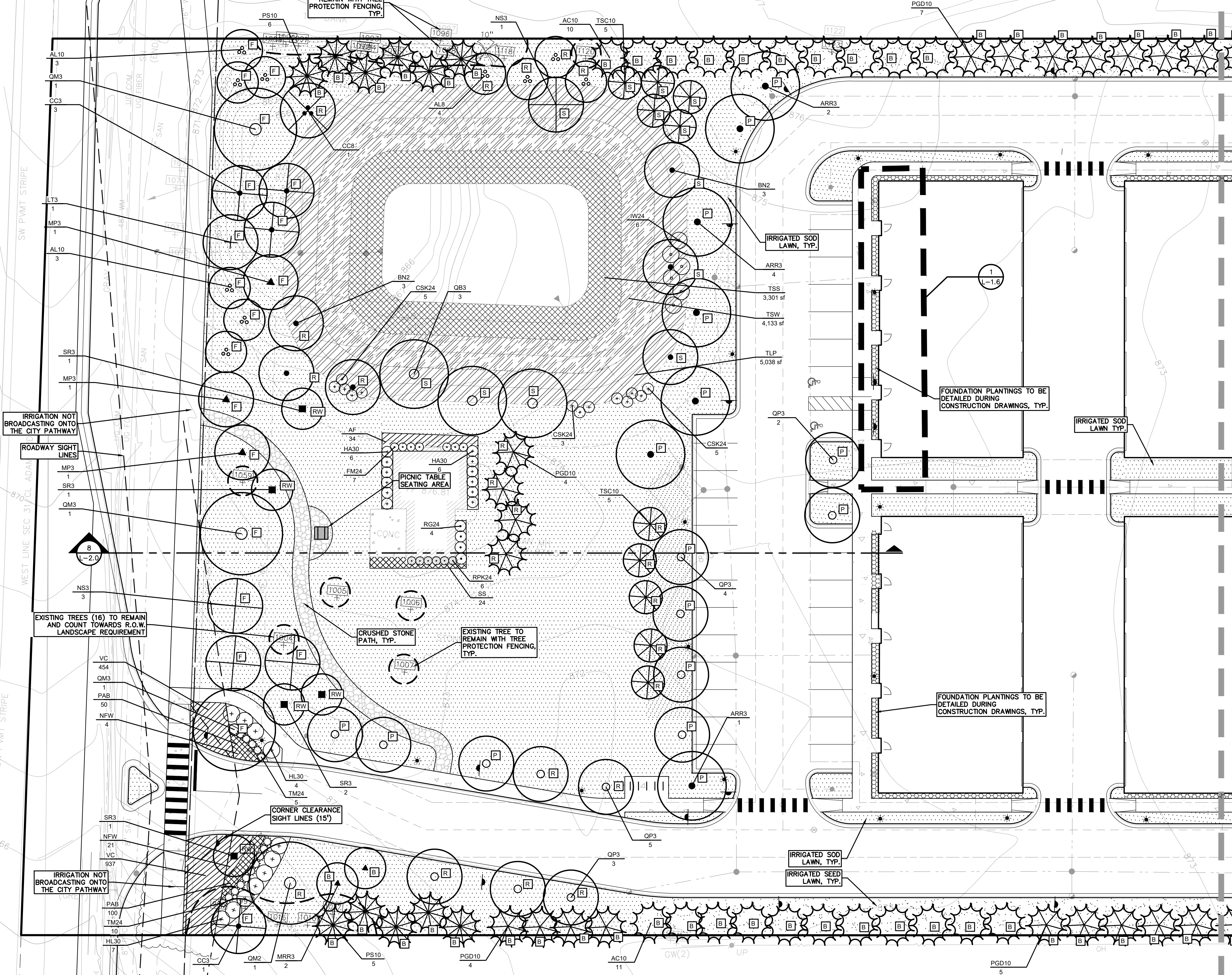


S:\PROJECTS\2025\25-1486_COMMERCIAL_ROCHESTER_HILLS\DWG\25_SITE_PLAN\L-00_LANDSCAPE_PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY:Rachel Monastrom

PLANT SCHEDULE L-1.1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARR3	7	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
BN2	6	BETULA NIGRA	RIVER BIRCH	2" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
LT3	1	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	4	NYSSA SYLVATICA	TURBLO	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	3	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QM2	1	QUERCUS MACROCARPA	BURR OAK	2" CAL.	B&B	PER PLAN	NATIVE	
QM3	3	QUERCUS MACROCARPA	BURR OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QP3	14	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
	39	SUBTOTAL:						
EVERGREEN TREES								
AC10	21	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PGD10	20	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PS10	11	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B	PER PLAN	NATIVE	
TSC10	10	TSUGA CANADENSIS	EASTERN HEMLOCK	10' HT.	B&B	PER PLAN	NATIVE	
	62	SUBTOTAL:						
ORNAMENTAL TREES								
AL10	6	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
AL8	4	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CC3	4	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	PER PLAN	NATIVE	
CC8	1	CERCIS CANADENSIS	EASTERN REDBUD	8' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
MP3	3	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
MRR3	2	MALUS X ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
SR3	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	25	SUBTOTAL:						

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
SHRUBS								
CSK24	13	CORNUS STOLONIFERA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	24" HT.	B&B OR CONT.	4' O.C.	NATIVE	
FM24	7	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24" HT.	B&B OR CONT.	36" O.C.	NATIVE	
HA30	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	30" HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
HL30	11	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	30" HT.	B&B OR CONT.	6' O.C.	NON-NATIVE	
IW24	6	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	24" HT.	B&B OR CONT.	6' O.C.	NATIVE	
RG24	4	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	B&B OR CONT.	4' O.C.	NATIVE	
RPK24	6	ROSA X 'RADCON'	PINK KNOCK OUT® ROSE	24" HT.	B&B OR CONT.	36" O.C.	NON-NATIVE	
TM24	15	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24" HT.	B&B OR CONT.	42" O.C.	NON-NATIVE	
	74	SUBTOTAL:						
PERENNIALS								
AF	34	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	1 GAL.	POT	24" O.C.	NON-NATIVE	
NFW	25	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	POT	24" O.C.	NON-NATIVE	
PAB	150	PENNETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	POT	12" O.C.	NON-NATIVE	
SS	24	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.	POT	24" O.C.	NATIVE	
VC	1,391	VINCA MINOR	COMMON PERIWINKLE	1 GAL.	POT	9" O.C.	NON-NATIVE	
	1,624	SUBTOTAL:						
SOD/SEED								
TLP	5,038 SF	TURF SEED LOW-PROFILE PRAIRIE SEED MIX			SEED			
TSS	3,301 SF	TURF SEED STORMWATER SEED MIX			SEED			
TSW	4,133 SF	TURF SEED SWALE SEED MIX			SEED			
TS2	14,156 SF	TURF SOD			SOD			
		SUBTOTAL:						



KEY:

- = INTERIOR PARKING LOT TREES
- = REPLACEMENT TREES
- = RIGHT-OF-WAY LANDSCAPE TREES
- = FRONT YARD OVERLAY TREES
- = BUFFER TREES
- = MINOR STREET TREES
- = STORMWATER MANAGEMENT
- = SHRUBS
- = LOW PROFILE PRAIRIE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = SWALE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = STORMWATER SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = IRRIGATED SOD LAWN
- = IRRIGATED SEED LAWN
- = PERENNIALS
- = MULCH PATHWAY
- = CRUSHED STONE PATHWAY
- = FOUNDATION PLANTINGS TO BE DETAILED DURING CONSTRUCTION DRAWINGS
- = EXISTING TREES TO REMAIN

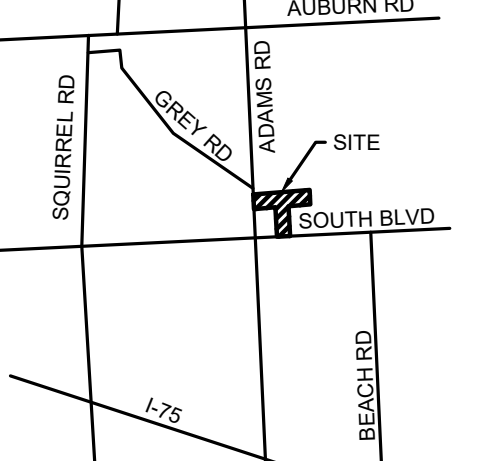
PEA GROUP
t: 844.813.2949
www.peagroup.com

NOAH A. BIRMELEN
LANDSCAPE ARCHITECT
No. 1375
Noah BirmeLEN

NORTH
SCALE: 1" = 20'

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

CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

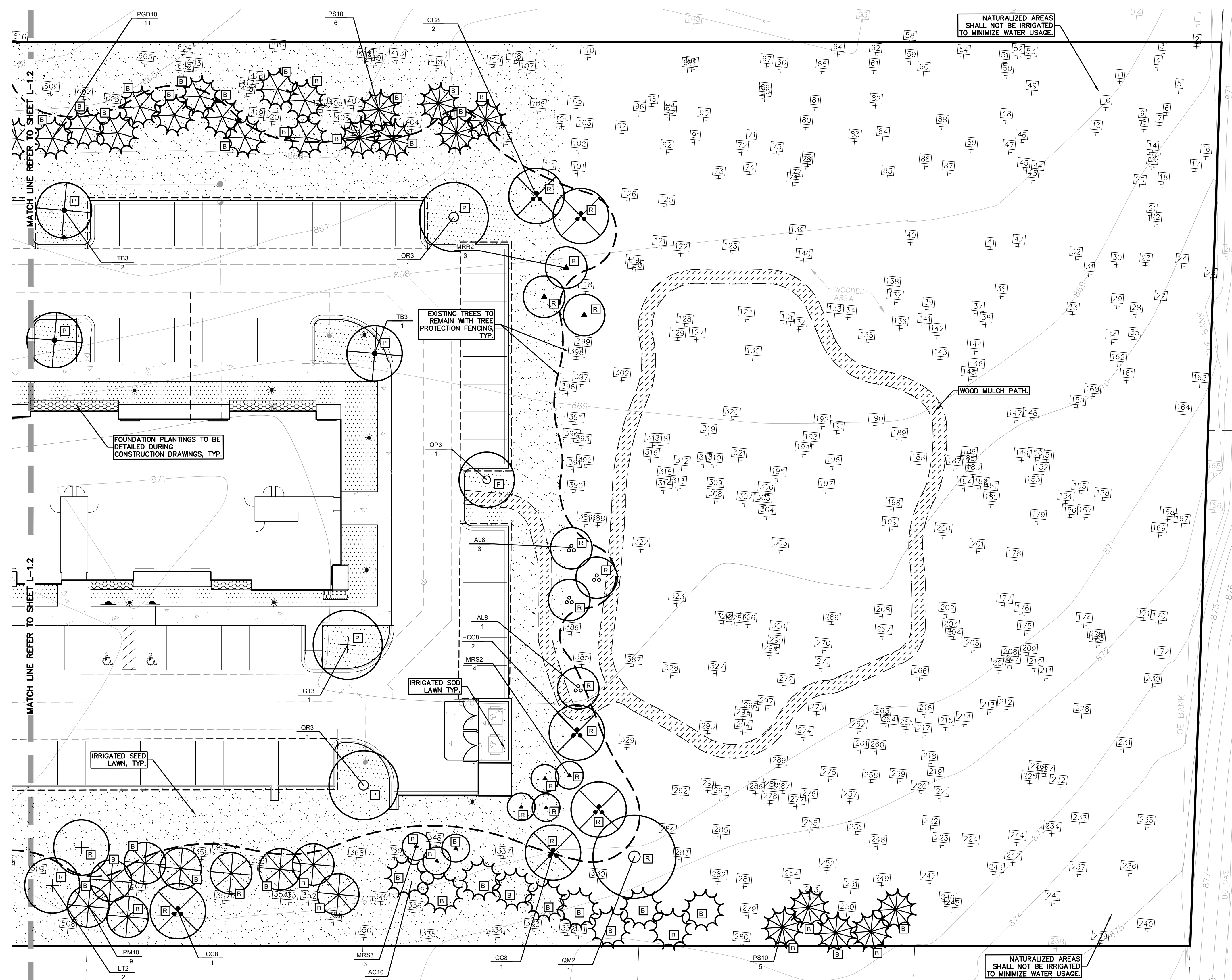
ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED LANDSCAPE PLAN - SHEET 1

PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB
DRAWING NUMBER:	

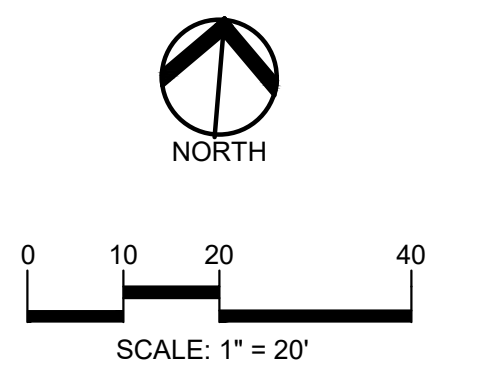
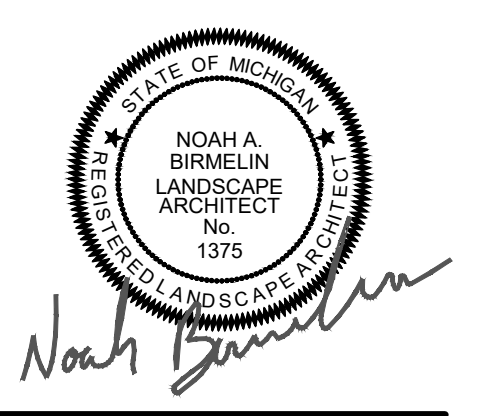
PLANT SCHEDULE L-1.3

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
GT3	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT2	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	PER PLAN	NATIVE	
QM2	1	QUERCUS MACROCARPA	BURR OAK	2" CAL.	B&B	PER PLAN	NATIVE	
QR3	1	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QR3	2	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TB3	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
	10	SUBTOTAL:						
EVERGREEN TREES								
ACT10	10	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PGD10	11	PICEA GLAUCUA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PS10	11	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B	PER PLAN	NATIVE	
PM10	9	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' HT.	B&B	PER PLAN	NATIVE	
	41	SUBTOTAL:						
ORNAMENTAL TREES								
AL8	4	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CC8	6	CERCIS CANADENSIS	EASTERN REDBUD	8' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
MRS2	4	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2" CAL.	B&B	PER PLAN	NON-NATIVE	
MRS3	3	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3" CAL.	B&B	PER PLAN	NON-NATIVE	
MRR2	3	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	NON-NATIVE	
	20	SUBTOTAL:						
SOD/SEED								
TS2	2,915 SF	TURF SOD	SOD					
	2,915 SF	SUBTOTAL:						

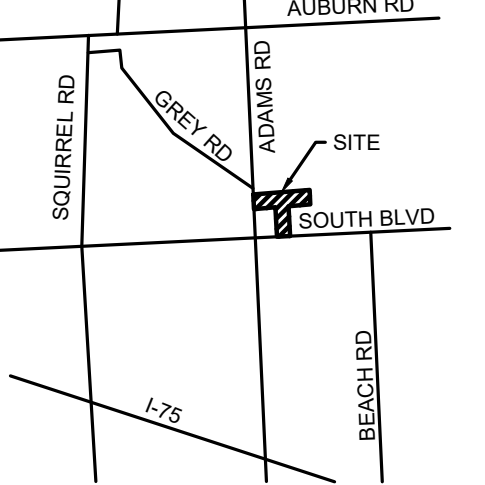


KEY:

- = INTERIOR PARKING LOT TREES
- = REPLACEMENT TREES
- = RIGHT-OF-WAY LANDSCAPE TREES
- = FRONT YARD OVERLAY TREES
- = BUFFER TREES
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- = SHRUBS
- = LOW PROFILE PRAIRIE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = SWALE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = STORMWATER SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = IRRIGATED SOD LAWN
- = IRRIGATED SEED LAWN
- = PERENNIALS
- = MULCH PATHWAY
- = CRUSHED STONE PATHWAY
- = FOUNDATION PLANTINGS TO BE DETAILED DURING CONSTRUCTION DRAWINGS
- = EXISTING TREES TO REMAIN



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

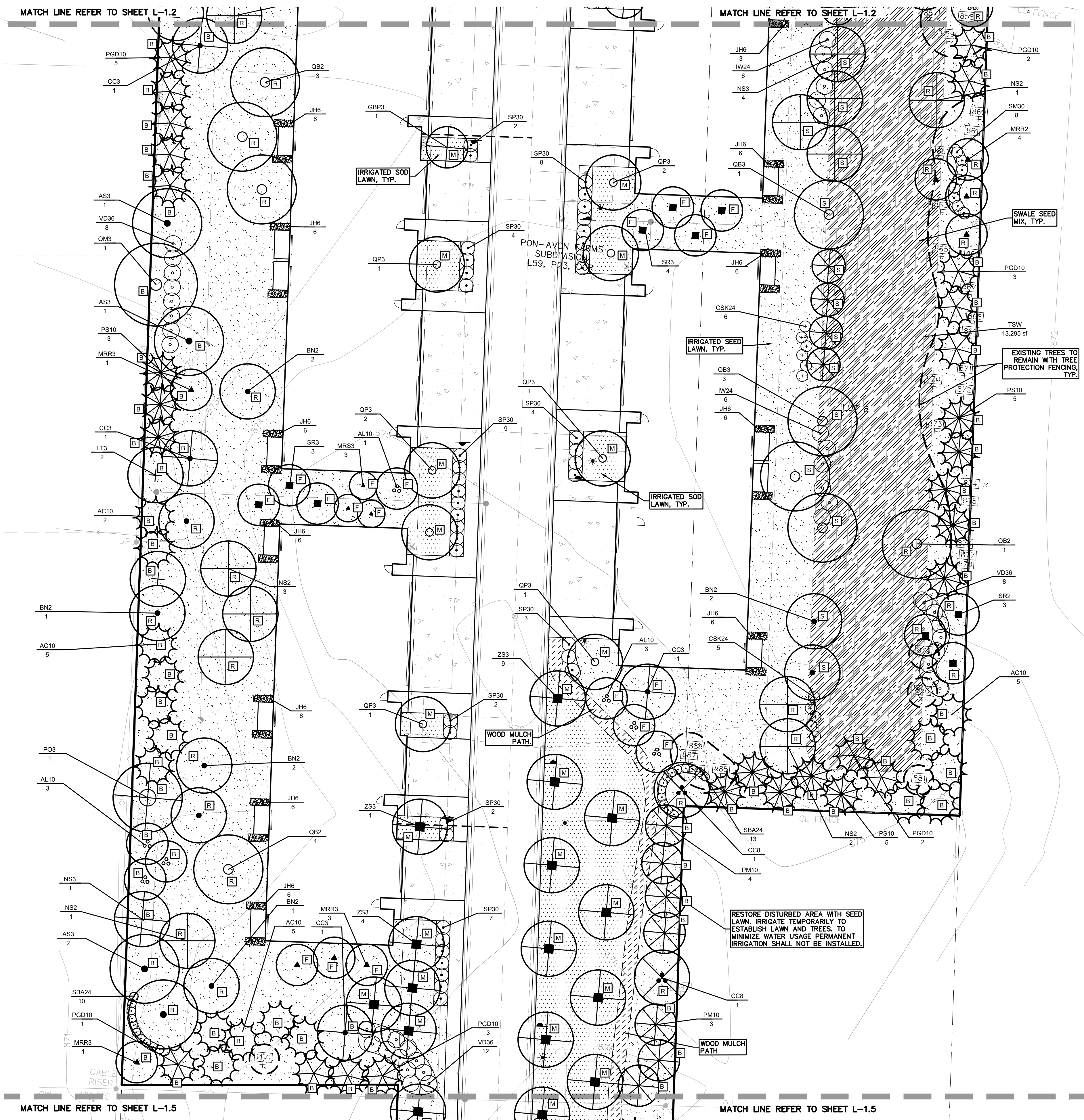
DRAWING TITLE
ENLARGED LANDSCAPE PLAN - SHEET 3

PEA JOB NO.	25-1486
P.M.	ESB
DN	JRG
DES.	NAB
DRAWING NUMBER:	

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

L-1.3

S:\PROJECTS\2025\25-1486 - COMMERCIAL - ROCHESTER HILLS\DWG\25_SITE_PLAN\L-03_LANDSCAPE_PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rachel Wernsmoener

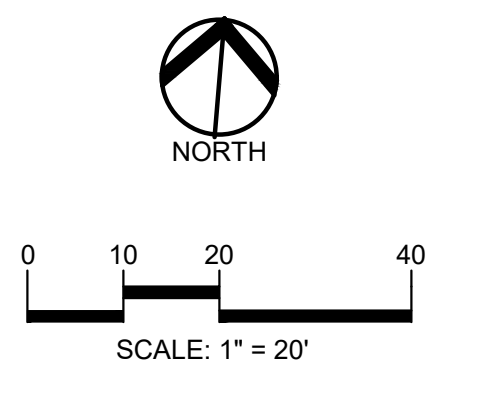
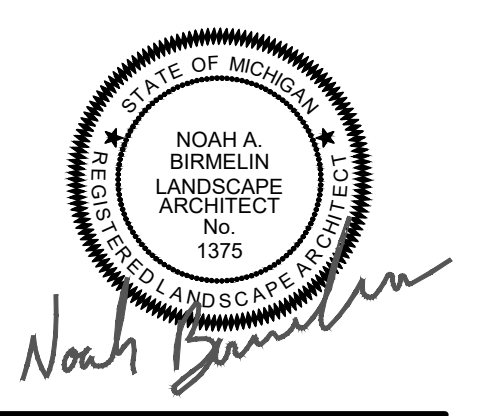


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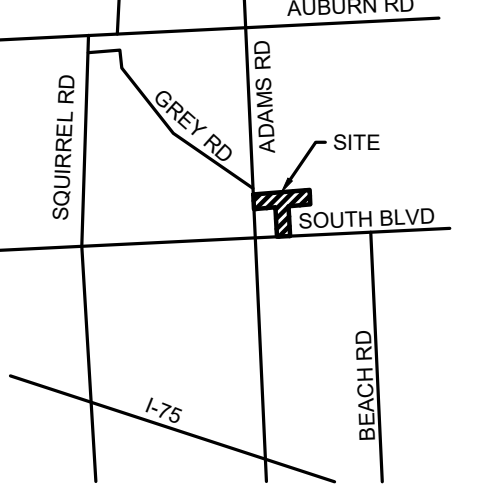
- = INTERIOR PARKING LOT TREES
- = REPLACEMENT TREES
- = RIGHT-OF-WAY LANDSCAPE TREES
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- = LOW PROFILE PRAIRIE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = SWALE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = STORMWATER SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = IRRIGATED SOD LAWN
- = IRRIGATED SEED LAWN
- = PERENNIALS
- = MULCH PATHWAY
- = CRUSHED STONE PATHWAY
- = FOUNDATION PLANTINGS TO BE DETAILED DURING CONSTRUCTION DRAWINGS
- = EXISTING TREES TO REMAIN

PLANT SCHEDULE L-1.4

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AS3	4	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
BN2	8	BETULA NIGRA	RIVER BIRCH	2" CAL.	B&B	PER PLAN	NATIVE	SINGLE-STEM
GBP3	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
LT3	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
NS2	7	NYSSA SYLVATICA	TUPELO	2" CAL.	B&B	PER PLAN	NATIVE	
NS3	5	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	1	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
QB2	5	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	PER PLAN	NATIVE	
QB3	4	QUERCUS BICOLOR	QUERCUS BICOLOR	3" CAL.	B&B	PER PLAN	NATIVE	
QM3	1	QUERCUS MACROCARPA	BURR OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QP3	8	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCEP OAK	3" CAL.	B&B	PER PLAN	NATIVE	
ZS3	14	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	60		SUBTOTAL:					
EVERGREEN TREES								
AC10	17	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PGD10	16	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PS10	13	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B	PER PLAN	NATIVE	
PM10	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' HT.	B&B	PER PLAN	NATIVE	
TSC10	4	TSUGA CANADENSIS	EASTERN HEMLOCK	10' HT.	B&B	PER PLAN	NATIVE	
	57		SUBTOTAL:					
ORNAMENTAL TREES								
AL10	7	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CC3	4	CERCIS CANADENSIS	EASTERN REDBUDD	3" CAL.	B&B	PER PLAN	NATIVE	
CC8	2	CERCIS CANADENSIS	EASTERN REDBUDD	8" HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
MRS3	3	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3" CAL.	B&B	PER PLAN	NON-NATIVE	
MRR2	4	MALLUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	NON-NATIVE	
MRR3	5	MALLUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
SR2	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	PER PLAN	NON-NATIVE	
SR3	7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	35		SUBTOTAL:					
SHRUBS								
CSK24	11	CORNUS STOLONIFERA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	24" HT.	B&B OR CONT.	4' O.C.	NATIVE	
HW24	12	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	24" HT.	B&B OR CONT.	6' O.C.	NATIVE	
JH6	66	JUNIPERUS CHINENSIS 'HETZLI COLUMNARIS'	HETZLI COLUMN JUNIPER	6' HT.	B&B	36" O.C.	NON-NATIVE	
SBA24	23	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24" HT.	B&B OR CONT.	36" O.C.	NON-NATIVE	
SM30	8	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2.5' HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
SP30	41	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	2.5' HT.	B&B OR CONT.	5' O.C.	NON-NATIVE	
VD36	189	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	B&B OR CONT.	6' O.C.	NATIVE	
			SUBTOTAL:					
SOD/SEED								
TS	19,172 SF	TURF SEED						
TSW	13,295 SF	TURF SEED SWALE SEED MIX						
	32,467 SF	SUBTOTAL:						



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CLIENT
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281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

NO.	DATE	DESCRIPTION
SPA	02/03/2026	
SPA	04/07/2026	

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED LANDSCAPE PLAN - SHEET 4

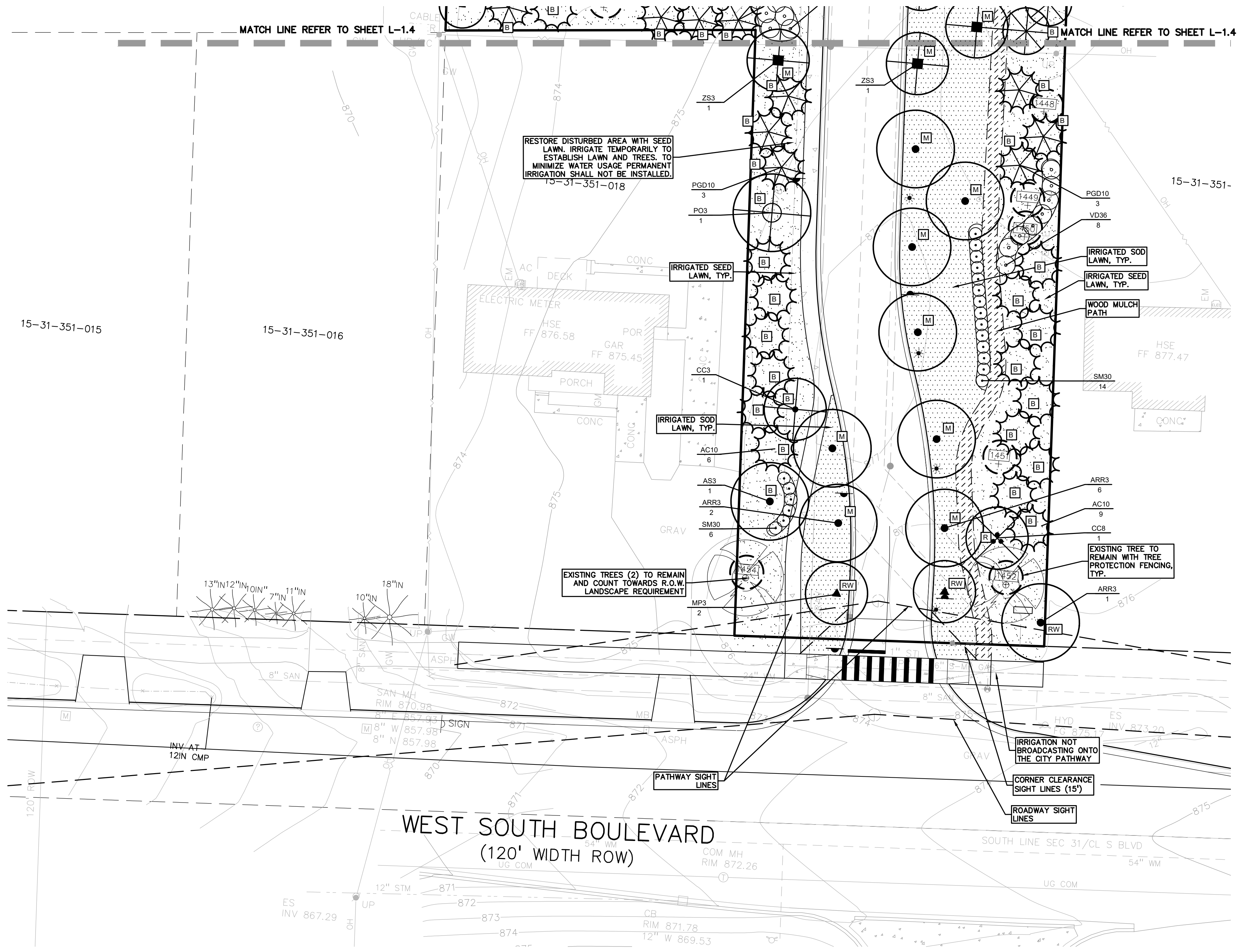
PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB

DRAWING NUMBER:

S:\PROJECTS\2025-05-1486 - COMMERCIAL - ROCHESTER HILLS\DWG\25_SITE_PLAN\L-01_LANDSCAPE_PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rachel Monaghan

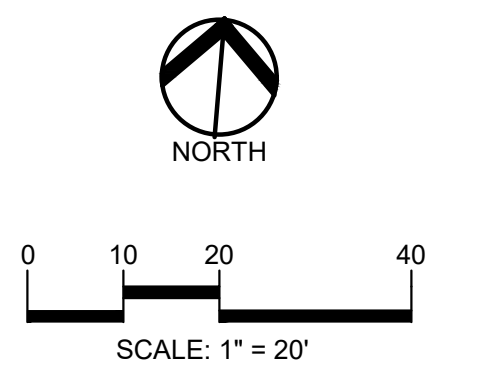
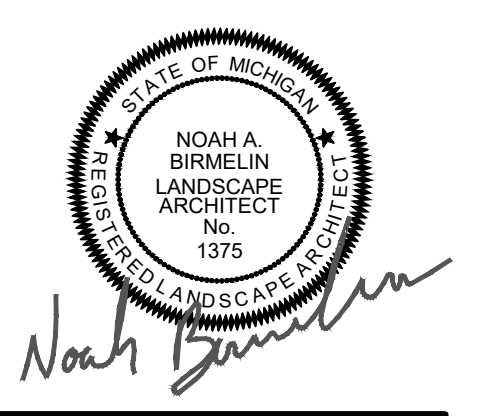
PLANT SCHEDULE L-1.5

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARR3	8	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
AS3	1	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	1	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
ZS3	2	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	12	SUBTOTAL:						
EVERGREEN TREES								
ACT10	15	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PGD10	6	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
	21	SUBTOTAL:						
ORNAMENTAL TREES								
CC3	1	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CC8	1	CERCIS CANADENSIS	EASTERN REDBUD	8" HT.	B&B	PER PLAN	NATIVE	
MP3	2	MALLUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	4	SUBTOTAL:						
SHRUBS								
SM30	20	SYRINGA MEYERI 'ALBIB'	DWARF KOREAN LILAC	2.5' HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
VD36	8	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	B&B OR CONT.	6' O.C.	NATIVE	
	28	SUBTOTAL:						

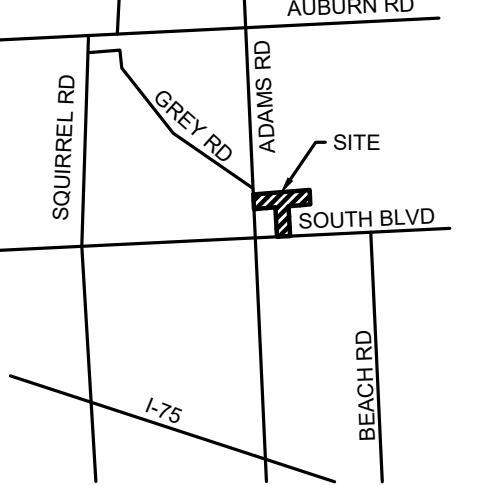


KEY:

- = INTERIOR PARKING LOT TREES
- = REPLACEMENT TREES
- = RIGHT-OF-WAY LANDSCAPE TREES
- = FRONT YARD OVERLAY TREES
- = BUFFER TREES
- = MINOR STREET TREES
- = STORMWATER MANAGEMENT
- = SHRUBS
- = LOW PROFILE PRAIRIE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = SWALE SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = STORMWATER SEED MIX REFER TO SHEET L-2.0 FOR PLANT LIST
- = IRRIGATED SOD LAWN
- = IRRIGATED SEED LAWN
- = PERENNIALS
- = MULCH PATHWAY
- = CRUSHED STONE PATHWAY
- = FOUNDATION PLANTINGS TO BE DETAILED DURING CONSTRUCTION DRAWINGS
- = EXISTING TREES TO REMAIN



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

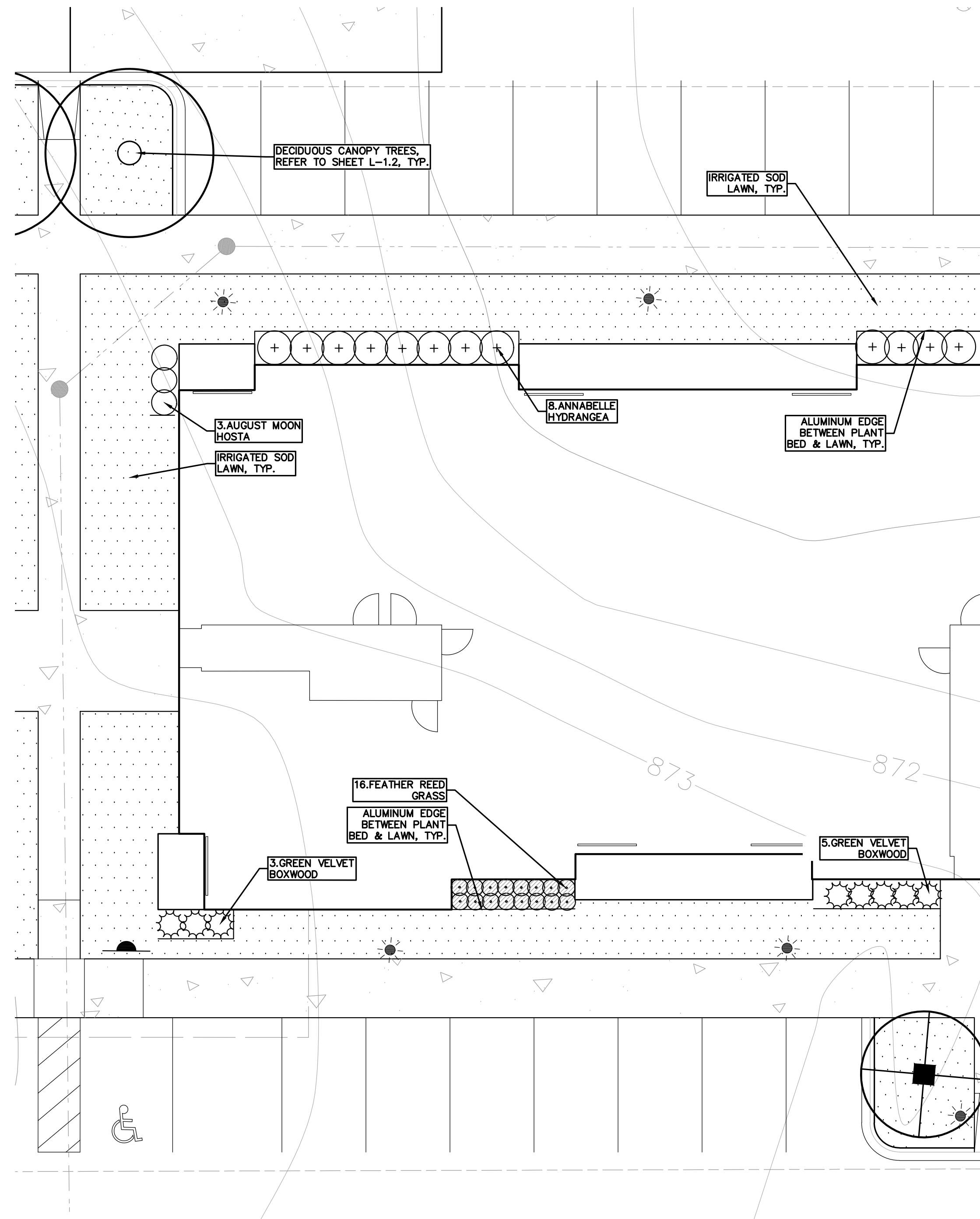
ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
ENLARGED LANDSCAPE PLAN - SHEET 5

PEA JOB NO.	25-1486
P.M.	ESB
DN	JRG
DES.	NAB
DRAWING NUMBER:	

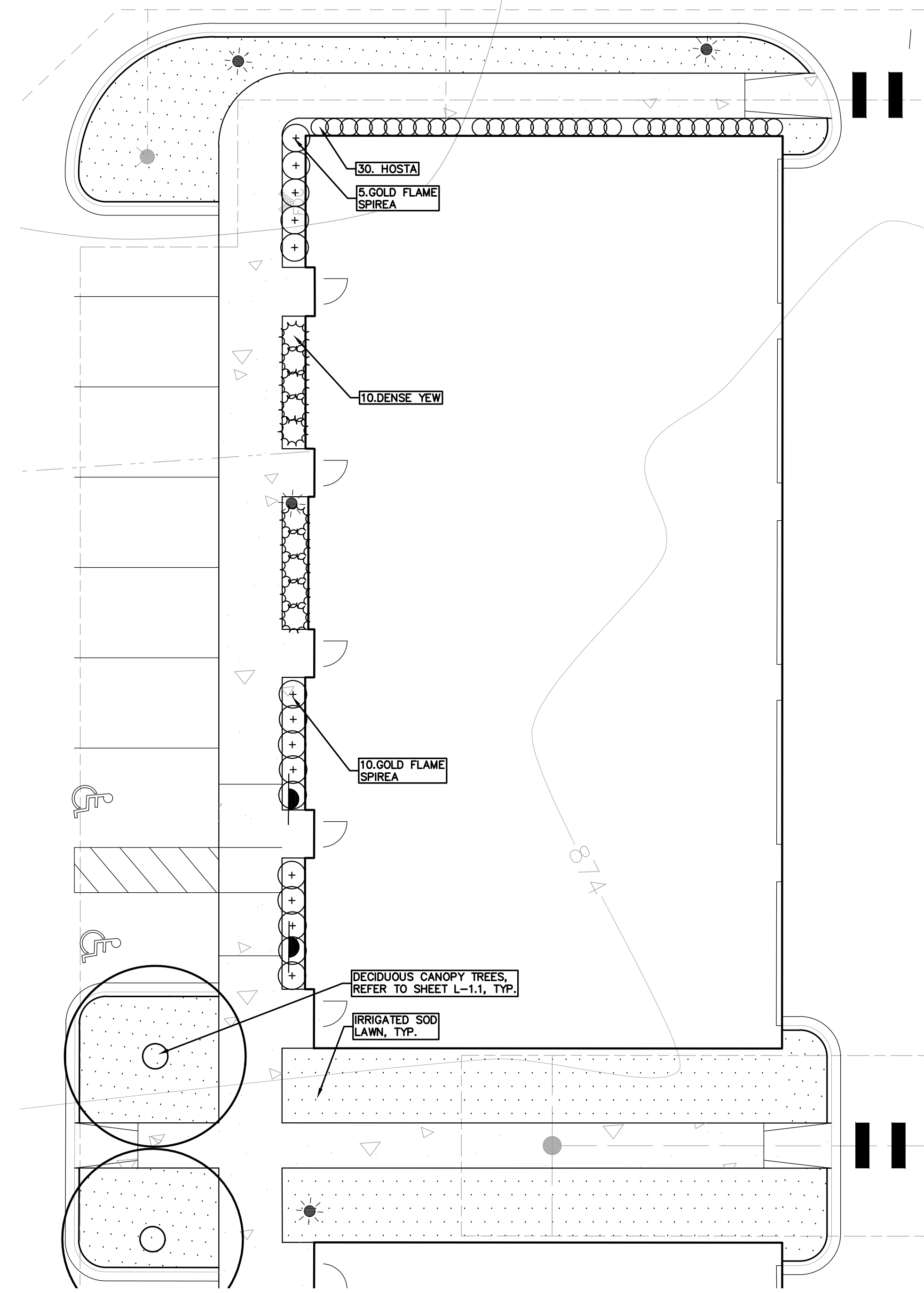
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S:\PROJECTS\2025\25-1486 COMMERCIAL - ROCHESTER HILLS\DWG\2 SITE PLAN\1-00 LANDSCAPE PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY:Ricard Morimoto



2 FOUNDATION PLANTING PLAN ENLARGEMENT EXHIBIT

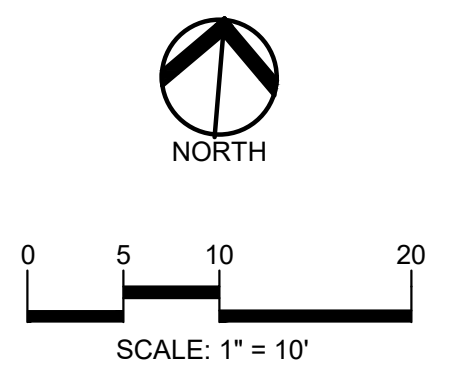
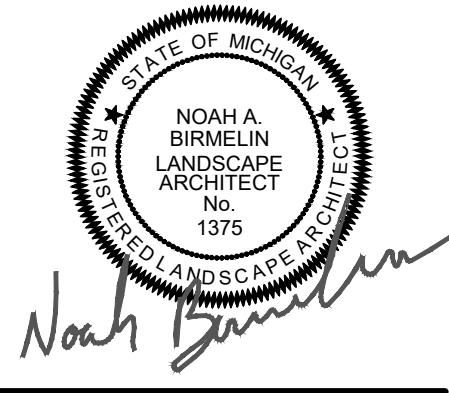
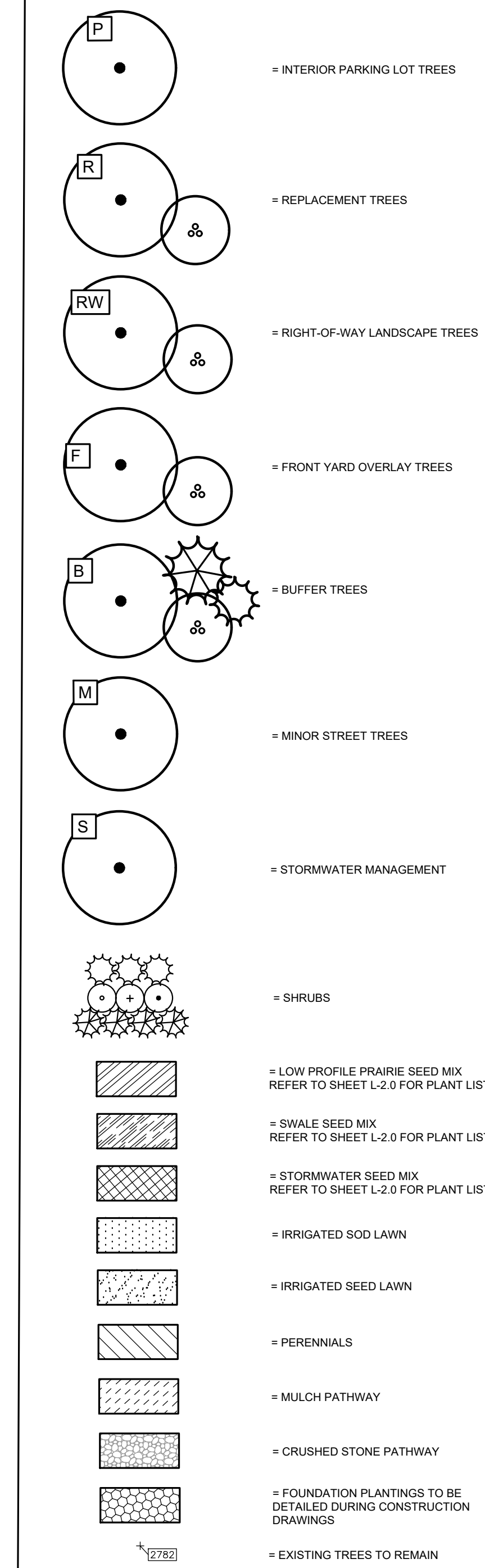
SCALE: 1" = 10'-0"



1 FOUNDATION PLANTING PLAN ENLARGEMENT EXHIBIT

SCALE: 1" = 10'-0"

KEY:



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
FOUNDATION PLANTING ENLARGEMENT EXHIBITS - SHEET 6

PEA JOB NO.	25-1486
P.M.	ESB
DN	JRG
DES.	NAB
DRAWING NUMBER:	

Swale Seed Mix
STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges:	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Carex comosa</i>	Bristly Sedge
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
<i>Spartina pectinata</i>	Prairie Cord Grass

Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

Forbs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Coreopsis tripteris</i>	Tall Coreopsis
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed
<i>Iris virginica</i>	Blue Flag
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Lycopus americanus</i>	Common Water Horehound
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Siphium terebinthaceum</i>	Prairie Dock
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Verbena hastata</i>	Blue Vervain
<i>Zizia aurea</i>	Golden Alexanders

Low-profile Prairie Seed Mix
STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses:	
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Carex Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Koeleria pyramidata</i>	June Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem

Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

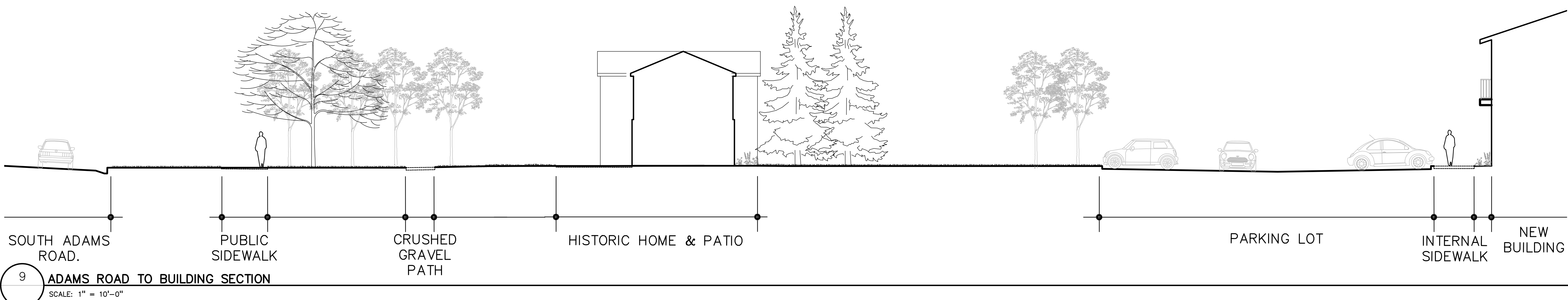
Forbs:	
<i>Amorpha canescens</i>	Lead Plant
<i>Anemone cylindrica</i>	Thimbleweed
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Milkweed
<i>Baptisia alba</i>	White Wild Indigo
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Coreopsis palmata</i>	Prairie Coreopsis
<i>Dalea candida</i>	White Prairie Clover
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower
<i>Eryngium yuccifolium</i>	Rattlesnake Master
<i>Lespedeza capitata</i>	Round-Head Bush Clover
<i>Liatris aspera</i>	Rough Blazing Star
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Oligoneuron rigidum</i>	Stiff Goldenrod
<i>Parthenium integrifolium</i>	White Quinine
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Penstemon hirsutus</i>	Hairy Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ranibis pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Siphium terebinthaceum</i>	Prairie Dock
<i>Solidago speciosa</i>	Showy Goldenrod
<i>Symphoricarpon tomentosum</i>	Heath Aster
<i>Symphoricarpon laeve</i>	Smooth Blue Aster
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Tradescantia ohiensis</i>	Common Spiderwort
<i>Verbena stricta</i>	Hoary Vervain
<i>Veronica spp.</i>	Ironweed (Various Mix)
<i>Veronicastrum virginicum</i>	Culvers Root

Stormwater Seed Mix
STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery

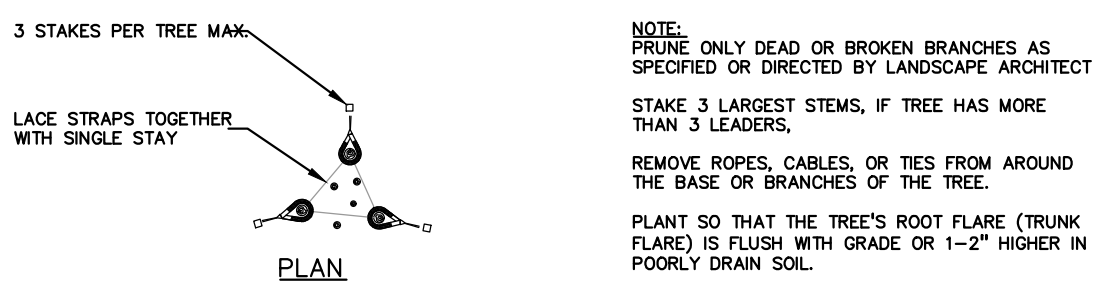
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Bolboschoenus fluviatilis</i>	River Bulrush
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium tobemaemontani</i>	Southern Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass

Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

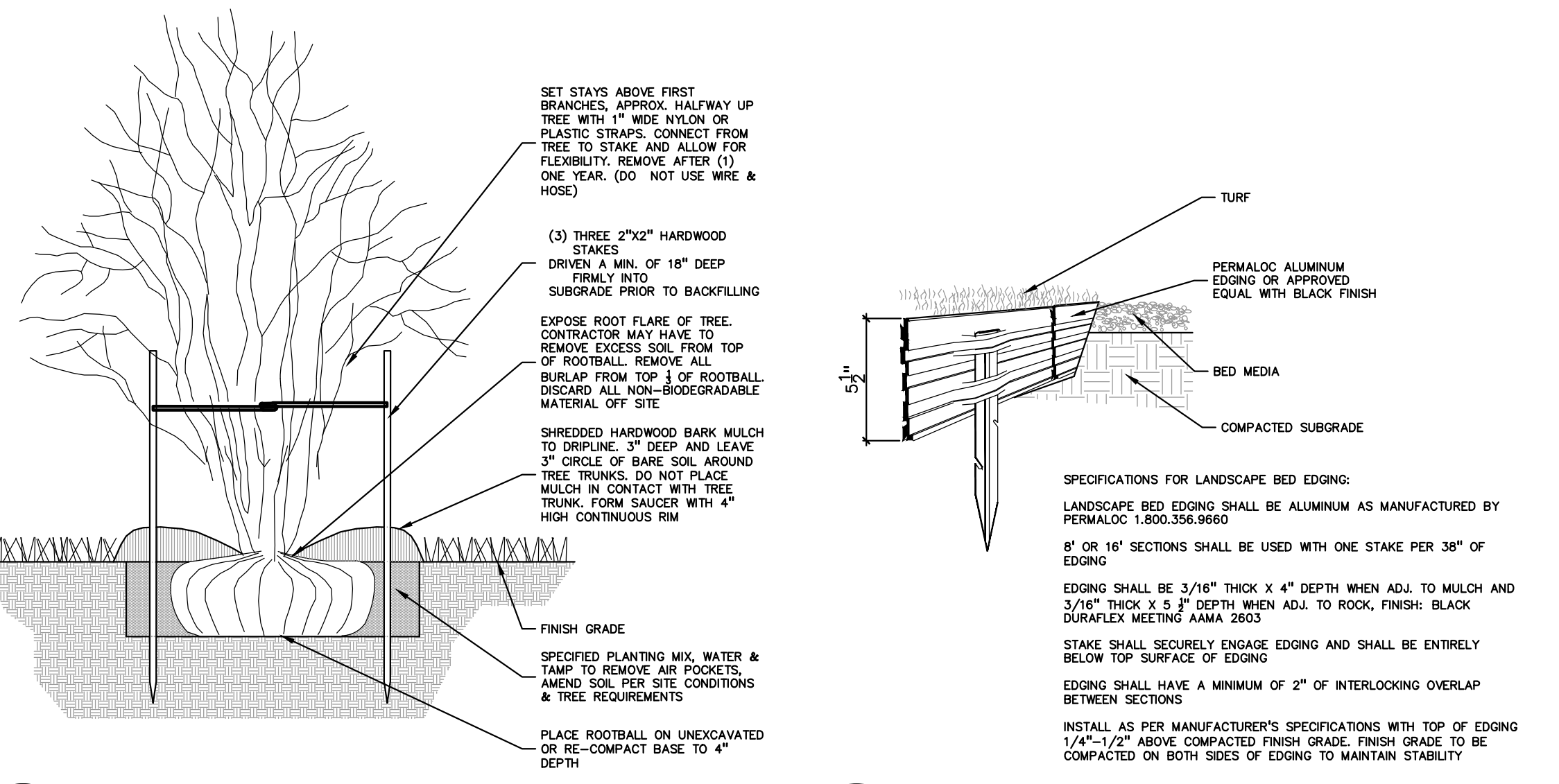
Forbs & Shrubs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helianthus autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus rmgens</i>	Monkey Flower
<i>Oligoneuron rtdellii</i>	Riddle's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue



9 ADAMS ROAD TO BUILDING SECTION SCALE: 1" = 10'-0"

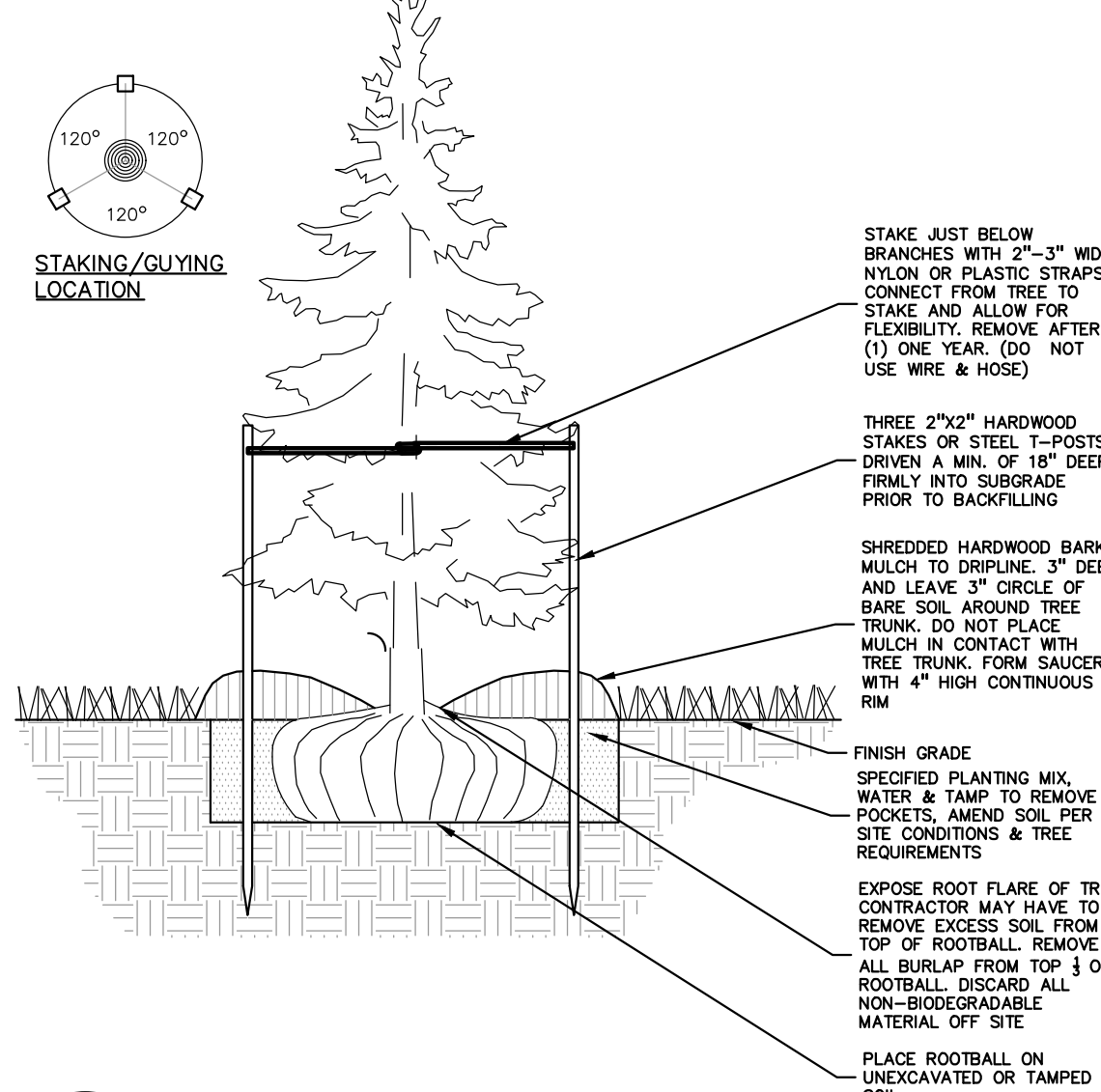


NOTE:
PRUNE ONLY DEAD OR BROKEN BRANCHES AS SPECIFIED OR DIRECTED BY LANDSCAPE ARCHITECT
STAKE 3 LARGEST STEMS, IF TREE HAS MORE THAN 3 LEADERS.
REMOVE ROPES, CABLES, OR TIES FROM AROUND THE BASE OR BRANCHES OF THE TREE.
PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER IN POORLY DRAIN SOIL.

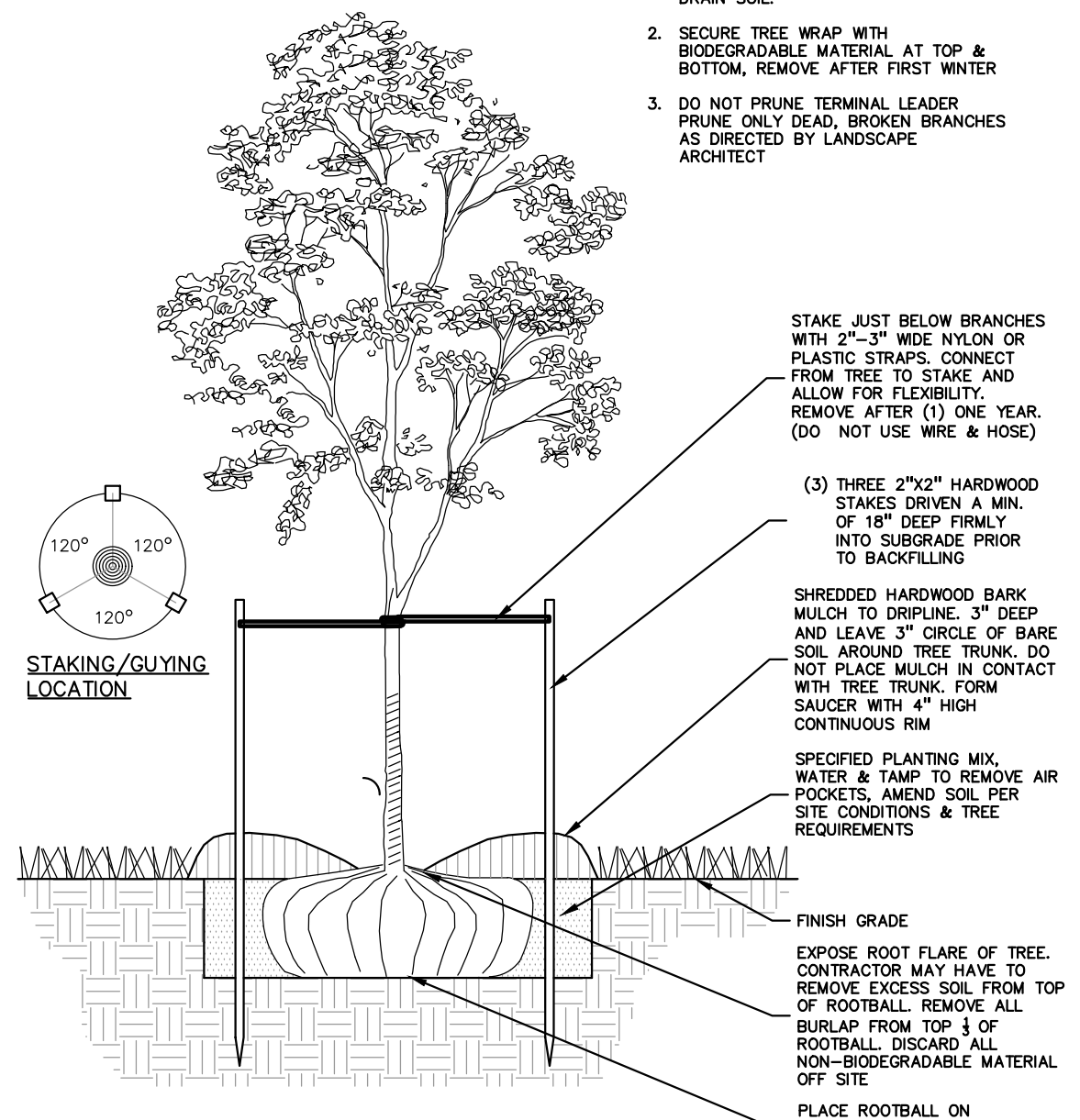


8 MULTI-STEM TREE PLANTING DETAIL SCALE: 1" = 1'-0"

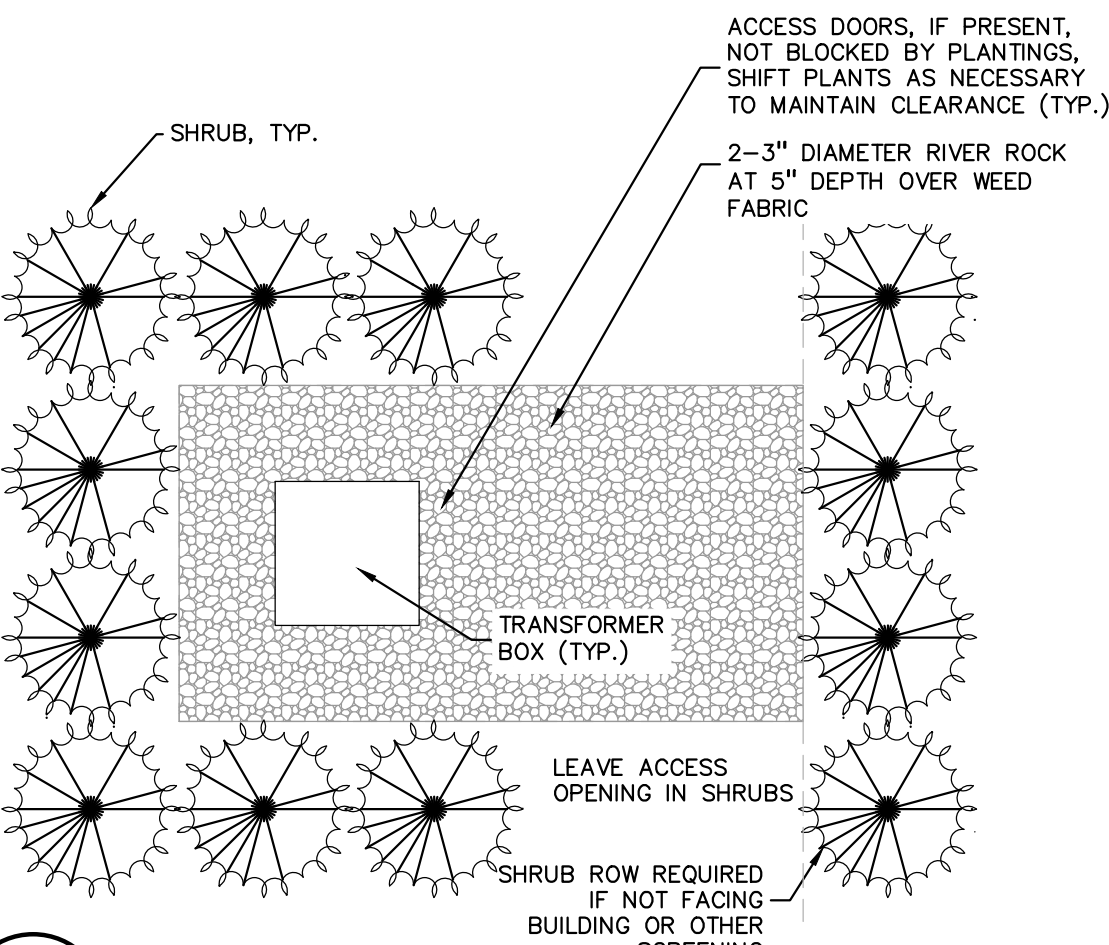
6 ALUMINUM EDGE DETAIL NOT TO SCALE



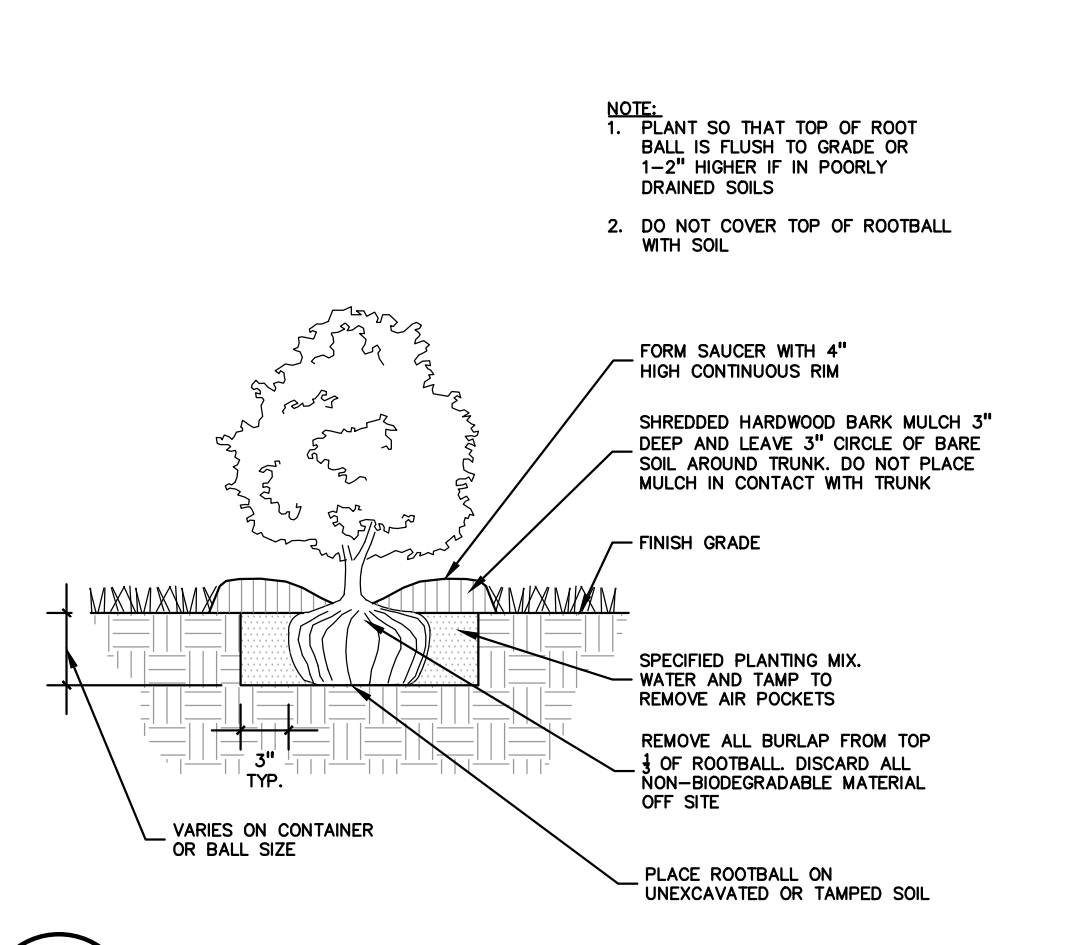
4 EVERGREEN TREE PLANTING DETAIL SCALE: 1" = 3'-0"



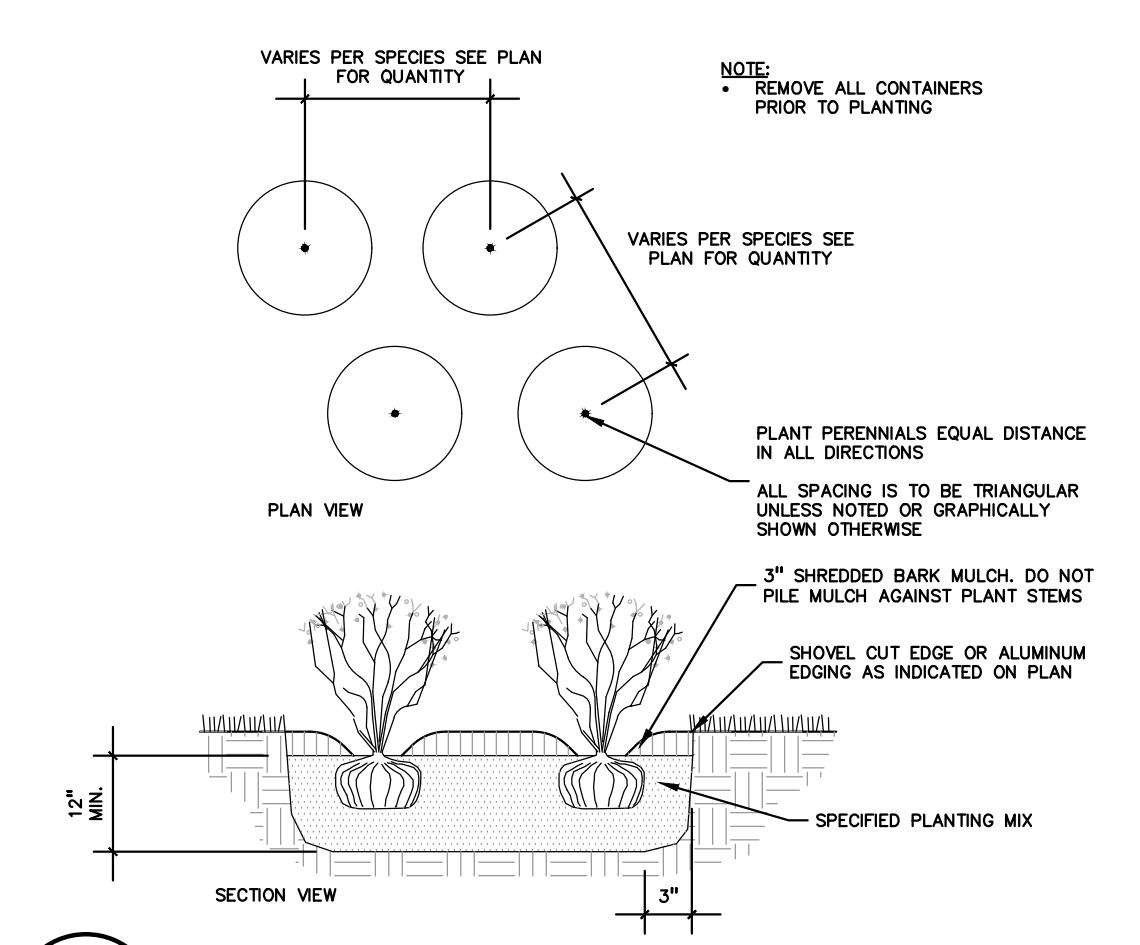
2 DECIDUOUS TREE PLANTING DETAIL SCALE: 1" = 3'-0"



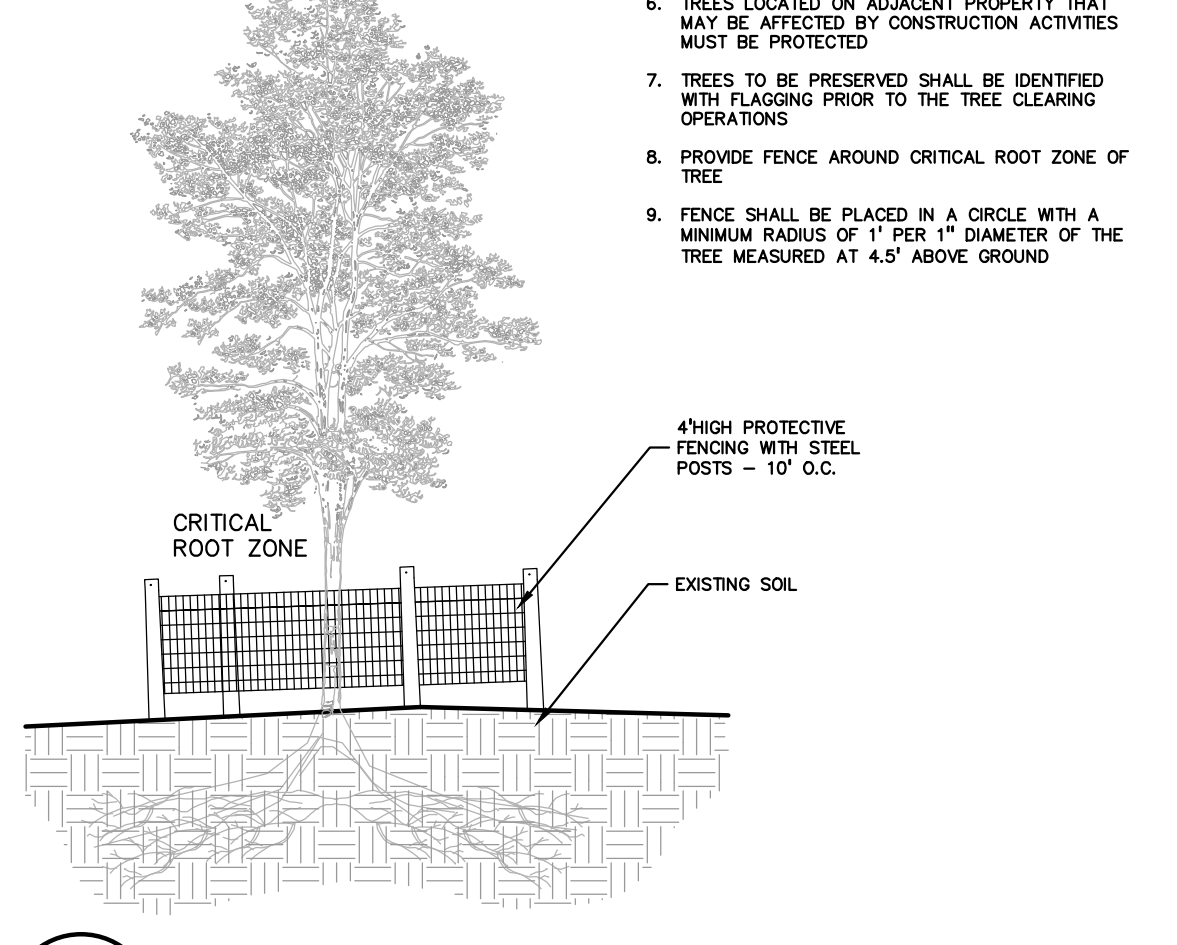
7 TRANSFORMER SCREENING DETAIL SCALE: 1" = 4'-0"



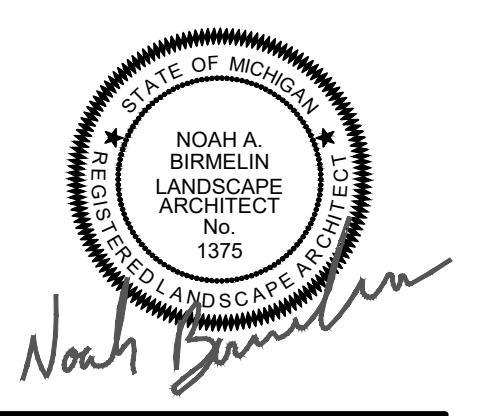
5 SHRUB PLANTING DETAIL SCALE: 1" = 1'-0"



3 PERENNIAL PLANTING DETAIL NOT TO SCALE

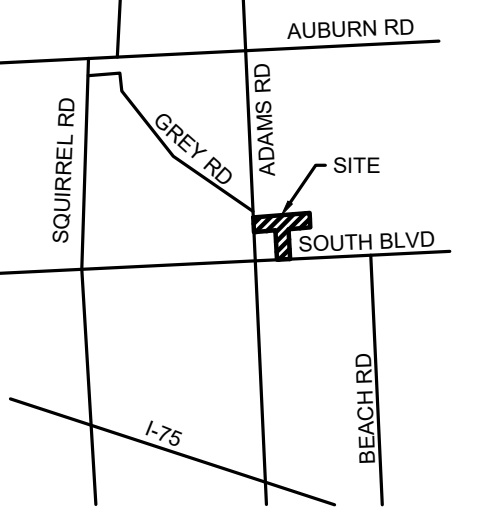


1 TREE PROTECTION DETAIL NOT TO SCALE



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

CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026




ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	25-1486
P.M.	ESB
D.N.	JRG
DES.	NAB
DRAWING NUMBER:	


S:\PROJECTS\2025\25-1486-COMPASSION-ROCHESTER-HILLS\DWG\25-1486-01-01-TREE-PRESERVATION-PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rachel Wronoski

KEY:

-  = EXISTING TREE / TAG TO BE REMOVED
-  = OFF SITE TREE NOT COUNTED TOWARDS CALCULATIONS
-  = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

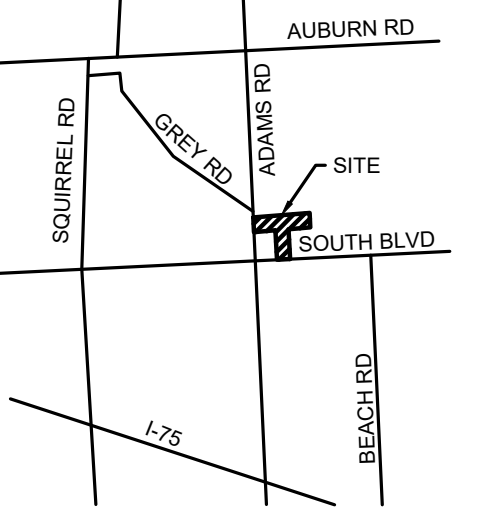
STATE OF MICHIGAN
 NOAH A. BIRNLIEN
 LANDSCAPE ARCHITECT
 No. 13175
Noah Birnliien


 NORTH

0 25 50 100
 SCALE: 1" = 50'

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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

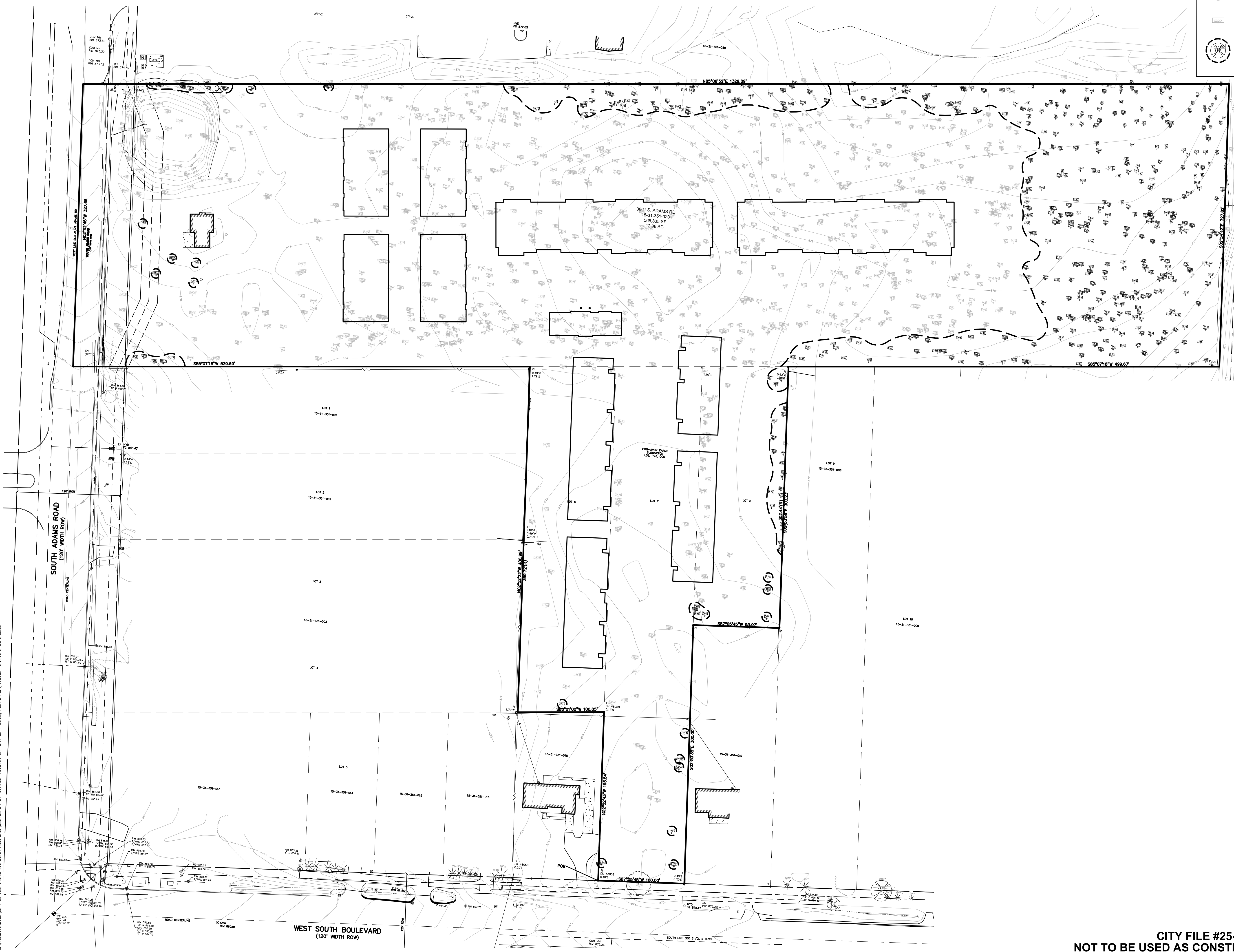
ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
OVERALL TREE PRESERVATION PLAN

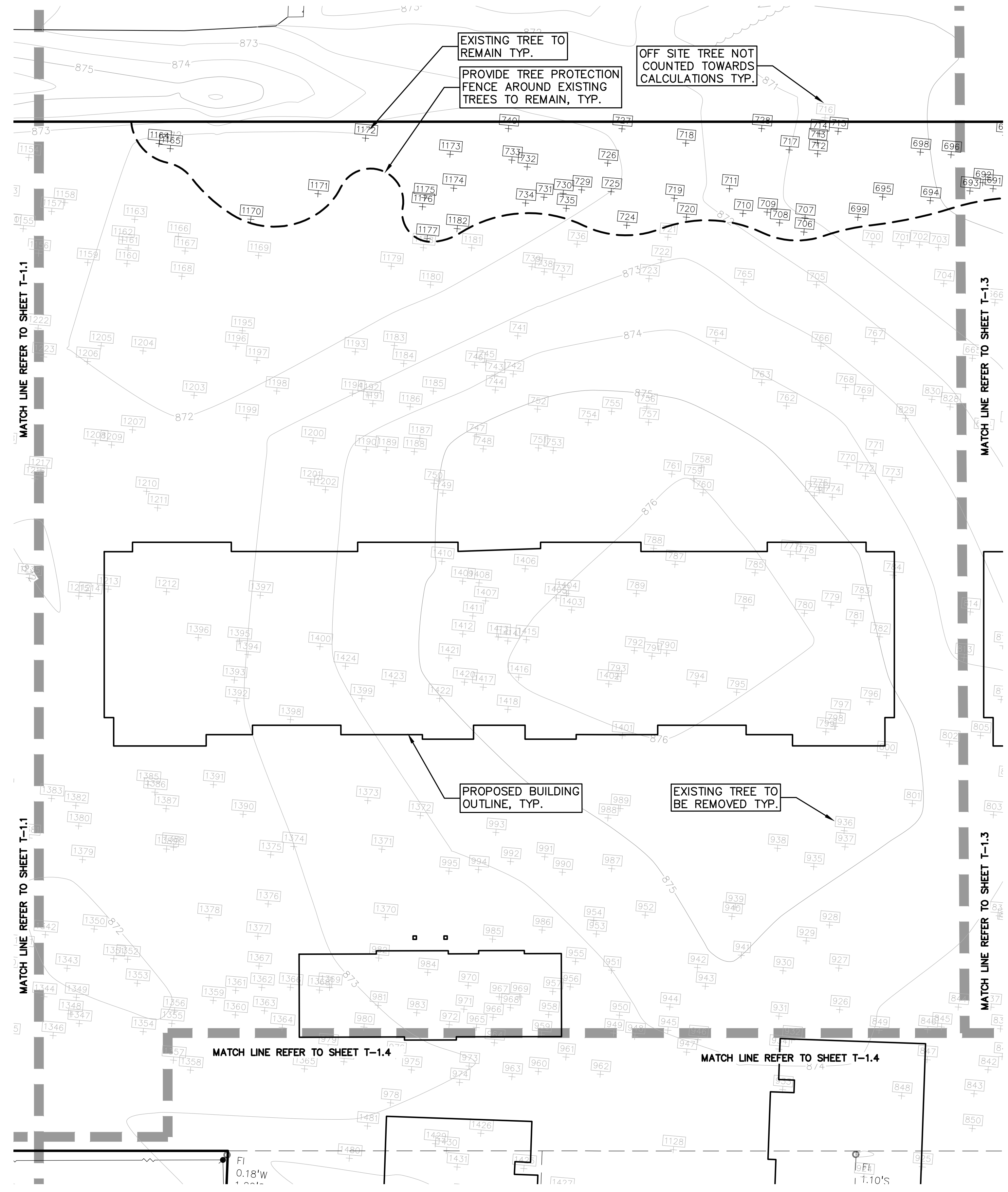
PEA JOB NO.	25-1486
P.M.	ESB
DN	JRG
DES.	NAB
DRAWING NUMBER:	

**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**

T-1.0



S:\PROJECTS\2025\25-1486 COMMERCIAL ROCHESTER HILLS\DC\SITE_PLAN\T-1.0 TREE PRESERVATION PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rscd Wmrmz



KEY:

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- = OFF SITE TREE NOT COUNTED TOWARDS CALCULATIONS
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

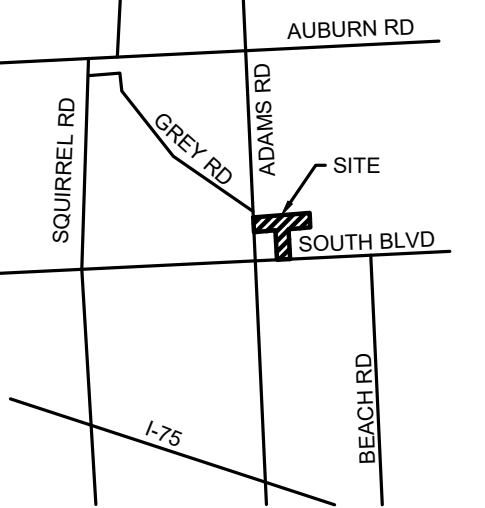
STATE OF MICHIGAN
 NOAH A. BIRNBAUM
 LANDSCAPE ARCHITECT
 No. 1375
Noah Birnbaum

NORTH

0 10 20 40
 SCALE: 1" = 20'

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

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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
TREE PRESERVATION PLAN - SHEET 2

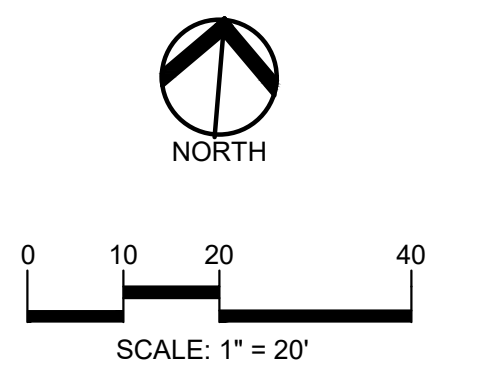
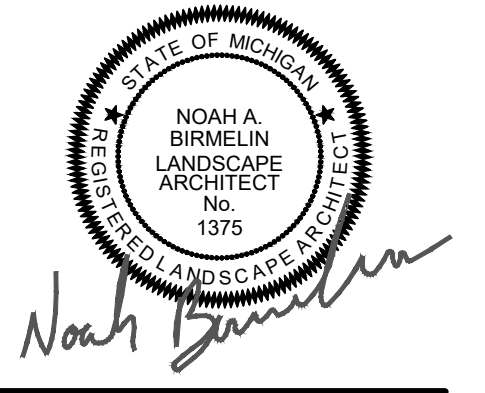
PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB
DRAWING NUMBER:	

CITY FILE #25-0001, SECTION #31
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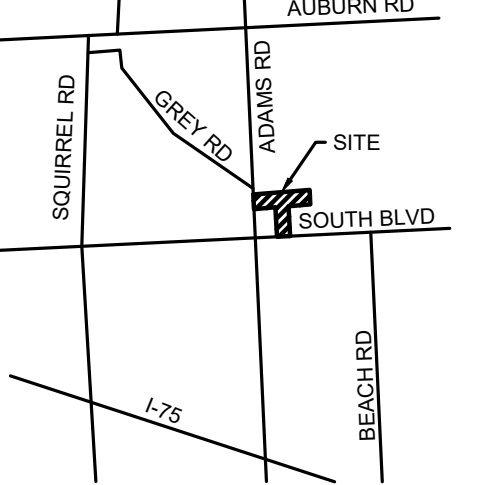
T-1.2

KEY:

- = EXISTING TREE / TAG TO BE REMOVED
- = OFF SITE TREE NOT COUNTED TOWARDS CALCULATIONS
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



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CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

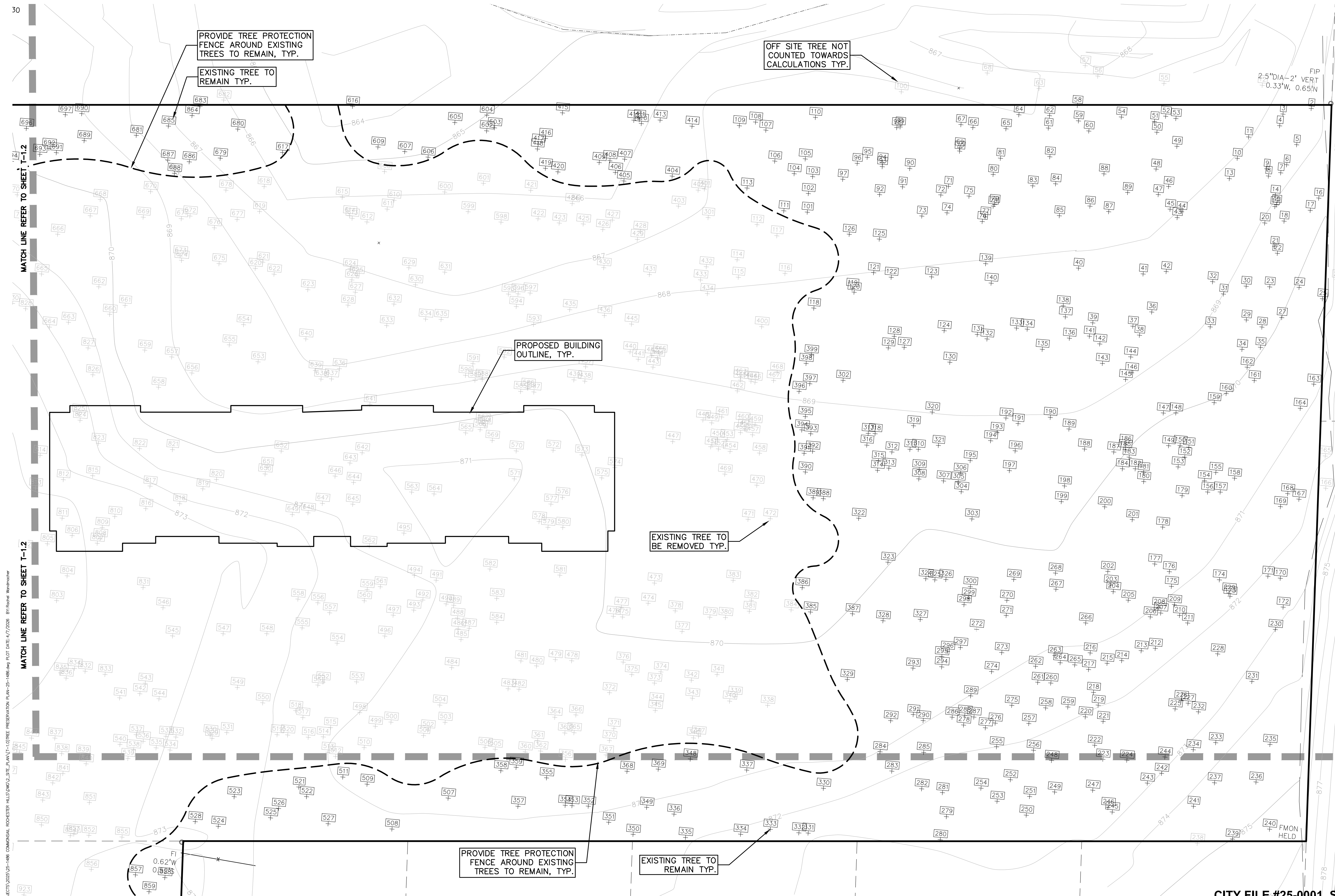
REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

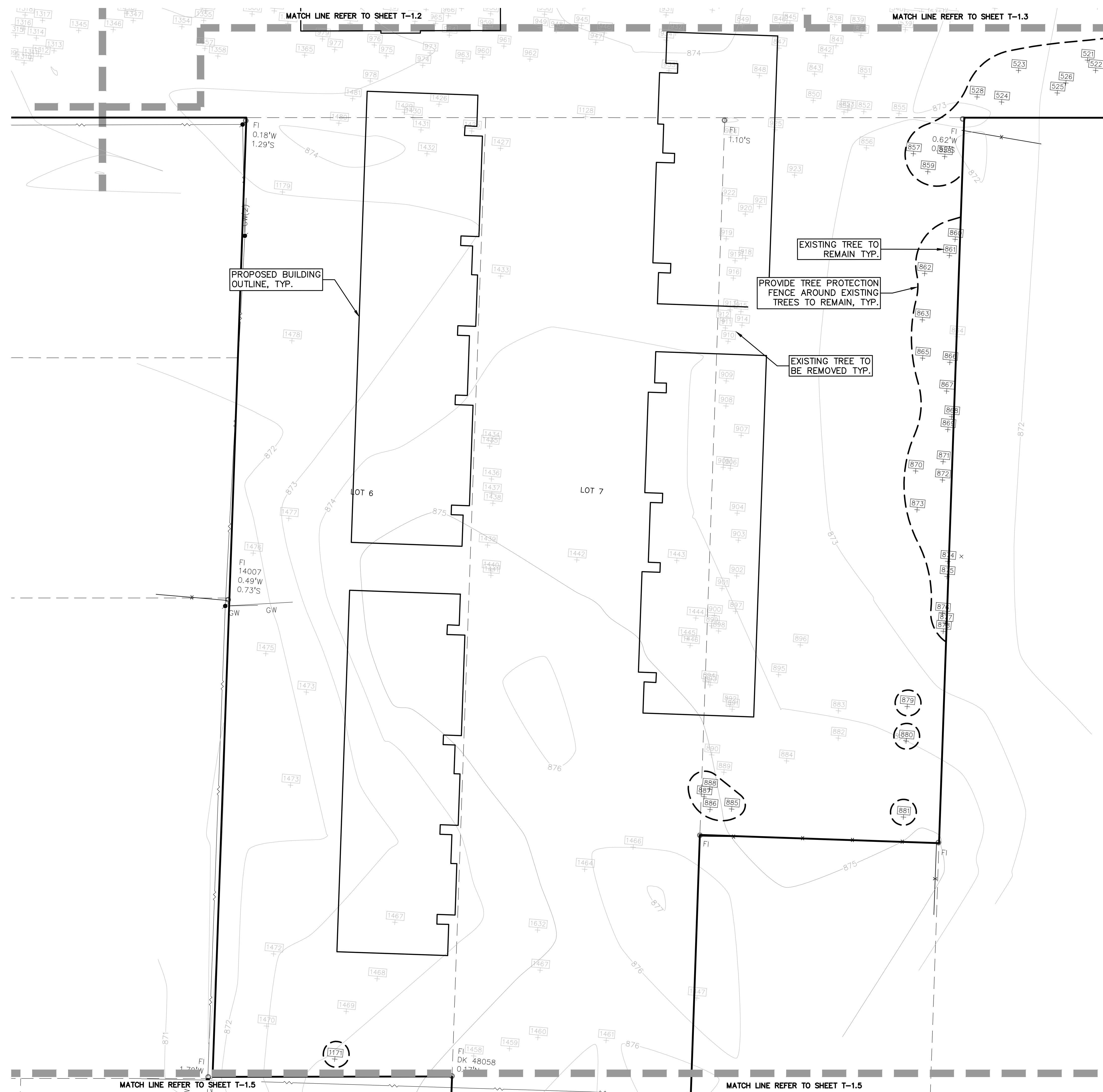
DRAWING TITLE
TREE PRESERVATION PLAN - SHEET 3

PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB
DRAWING NUMBER:	

CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS



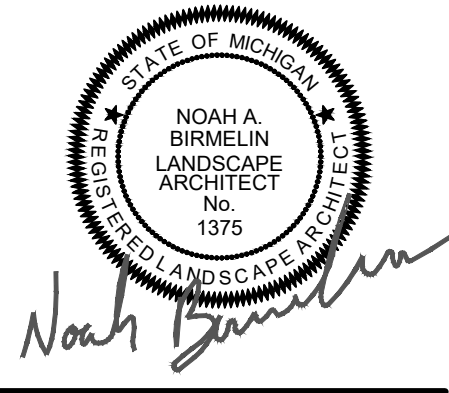
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 MATCH LINE REFER TO SHEET T-1.2
 S:\PROJECTS\2025\25-1486-COMMERCIAL-ROCHESTER-HILLS\DWG\SITE_PLAN\T-1.03-TREE-PRESERVATION-PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BPL:RocHeR M:rommose



KEY:

- = EXISTING TREE / TAG TO BE REMOVED
- = OFF SITE TREE NOT COUNTED TOWARDS CALCULATIONS
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

PEA GROUP
 t: 844.813.2949
 www.peagroup.com



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026
 DRAWING TITLE
TREE PRESERVATION PLAN - SHEET 4




PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB
DRAWING NUMBER:	

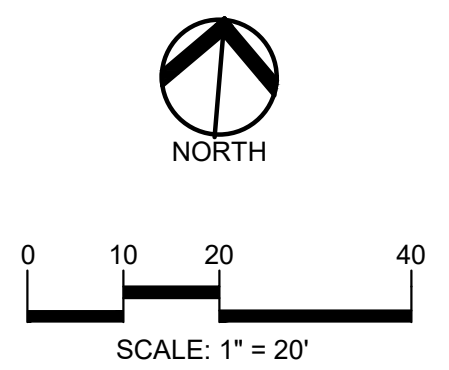
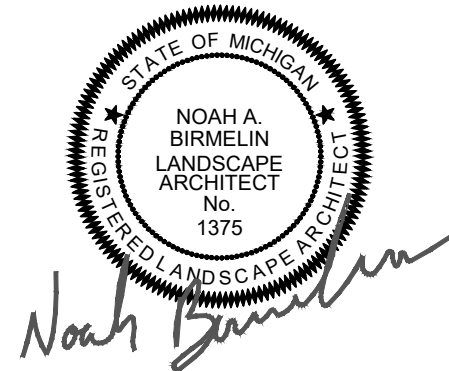
**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**

T-1.4

S:\PROJECTS\2025\25-1486-COMMERCIAL-ROCHESTER-HILLS\DWG\SITE_PLAN\T-1.0-TREE-PRESERVATION-PLAN-25-HR-1.dwg PLOT DATE: 4/7/2026 BY: Riscald Warramster

KEY:

-  = EXISTING TREE / TAG TO BE REMOVED
-  = OFF SITE TREE NOT COUNTED TOWARDS CALCULATIONS
-  = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



CAUTION!!
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CLIENT
3880 SOUTH BLVD OWNER LLC
 281 ENTERPRISE COURT, SUITE 100
 BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
 3881 S ADAMS RD
 ROCHESTER HILLS, MI

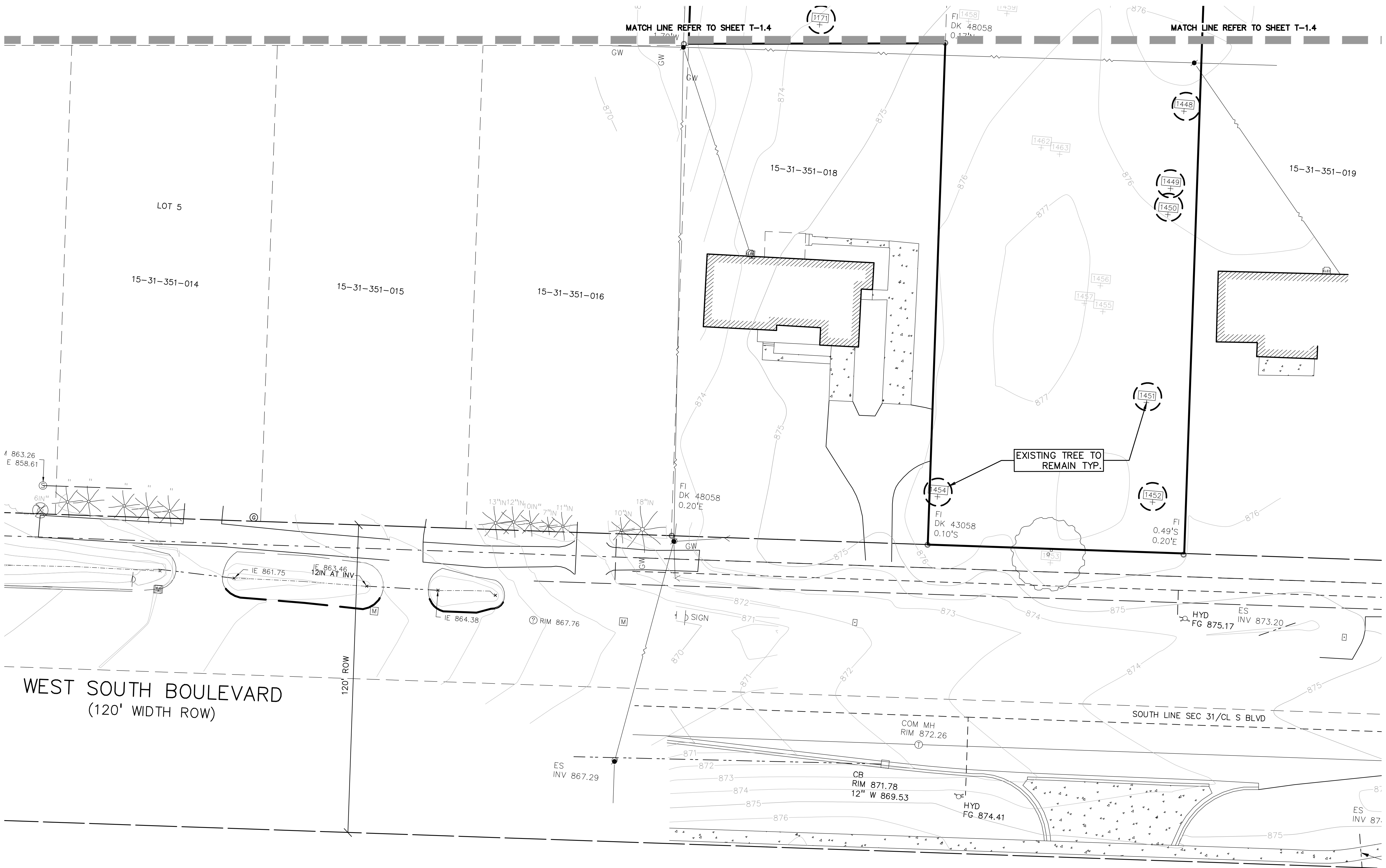
REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2026

DRAWING TITLE
TREE PRESERVATION PLAN - SHEET 5

PEA JOB NO.	25-1486
P.M.	ESB
DN	JRG
DES.	NAB
DRAWING NUMBER:	

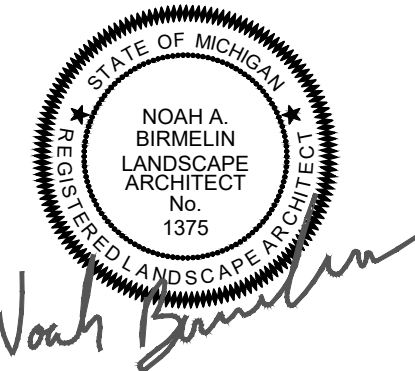
T-1.5



OWNER: BHARATIYA TEMPLE
 6850 N ADAMS RD
 TROY, MI

**CITY FILE #25-0001, SECTION #31
 NOT TO BE USED AS CONSTRUCTION DRAWINGS**

S:\PROJECTS\2025\25-1486 - COMMONSAL - ROCHESTER HILLS\DWG\25-1486-05-10-TREE PRESERVATION PLAN-05-1486.dwg PLOT DATE: 4/7/2026 BY: Rachel Wasmose



Noah Birmelin



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OF EXACTNESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD
OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
EXISTING TREE LIST - SHEET 6

PEA JOB NO. 25-1486

P.M. ESB
DN. JRG
DES. NAB

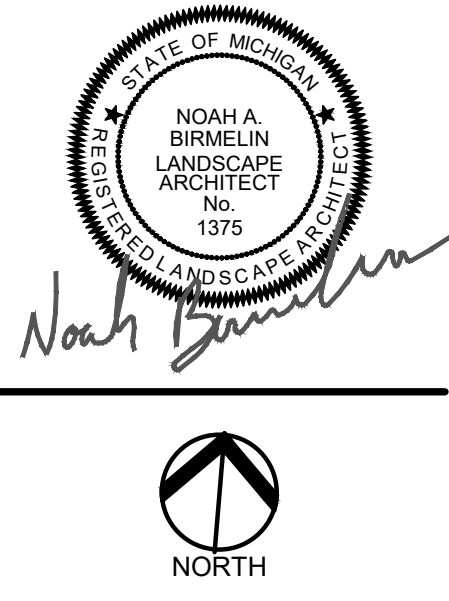
DRAWING NUMBER:

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULding
1	NM	12	Norway Maple	Acer platanoides	Good			Y	S	Y	N
2	BC	20	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
3	BO	15	Black Oak	Quercus velutina	Fair	Dead branches		N	S	N	N
4	BO	6	Black Oak	Quercus velutina	Good			N	S	N	N
5	BX	8	Box elder	Acer negundo	Fair	Dead branches		N	S	N	N
6	BO	15	Black Oak	Quercus velutina	Good			N	S	N	N
7	BO	12	Black Oak	Quercus velutina	Good			N	S	N	N
8	BO	14	Black Oak	Quercus velutina	Good			N	S	N	N
9	BO	14	Black Oak	Quercus velutina	Good			N	S	N	N
10	BO	7	Black Oak	Quercus velutina	Good			N	S	N	N
11	BO	11	Black Oak	Quercus velutina	Good			N	S	N	N
12	BO	11	Black Oak	Quercus velutina	Fair	Dead branches		N	S	Y	N
13	RP	9	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
14	BO	8	Black Oak	Quercus velutina	Fair	Dead branches		N	S	N	N
15	BO	9	Black Oak	Quercus velutina	Fair	Dead branches		N	S	N	N
16	NM	22	Norway Maple	Acer platanoides	Good			Y	S	N	N
17	BC	8	Wild Black Cherry	Prunus serotina	Dead		Y	N	S	N	N
18	BO	9	Black Oak	Quercus velutina	Fair	Dead branches		N	S	N	N
19	BO	9	Black Oak	Quercus velutina	Good			N	S	N	N
20	BO	8	Black Oak	Quercus velutina	Fair	Dead branches		N	S	N	N
21	BO	14	Black Oak	Quercus velutina	Fair	Dead branches		N	S	N	N
22	BO	7	Black Oak	Quercus velutina	Good			N	S	N	N
23	BO	12	Black Oak	Quercus velutina	Good			N	S	N	N
24	BR	15	Bur oak	Quercus macrocarpa	Good			Y	S	N	N
25	BR	20	Bur oak	Quercus macrocarpa	Good			N	S	N	N
26	BR	18	Bur oak	Quercus macrocarpa	Good			Y	S	Y	N
27	BO	11	Black Oak	Quercus velutina	Good			N	S	N	N
28	BO	9	Black Oak	Quercus velutina	Good			N	S	N	N
29	BO	11	Black Oak	Quercus velutina	Fair	Minor lean		N	S	N	N
30	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
31	E	7	American Elm	Ulmus americana	Good			N	S	N	N
32	SC	9	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
33	SC	8	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
34	BO	15	Black Oak	Quercus velutina	Good			N	S	N	N
35	BO	6	Black Oak	Quercus velutina	Good			N	S	N	N
36	SC	8	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
37	SC	8	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
38	WS	9	White Spruce	Picea glauca	Dead		Y	N	S	N	N
39	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
40	SC	12	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
41	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
42	BW	15	Black Walnut	Juglans nigra	Good			N	S	N	N
43	BW	9	Black Walnut	Juglans nigra	Good			N	S	N	N
44	WP	13	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		N	S	N	N
45	WP	9	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		N	S	N	N
46	WP	8	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
47	WP	11	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		N	S	N	N
48	RP	12	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
49	BO	7	Black Oak	Quercus velutina	Good			N	S	N	N
50	WP	7	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
51	WP	14	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
52	WP	12	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
53	E	7	American Elm	Ulmus americana	Good			N	S	N	N
54	WP	13	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
55	BW	10	Black Walnut	Juglans nigra	Good			N	S	Y	N
56	BW	16	Black Walnut	Juglans nigra	Good			N	S	Y	N
57	RP	13	Red Pine	Pinus resinosa	Dead		Y	N	S	Y	N
58	CT	15	Cottonwood	Populus deltoides	Good			N	S	N	N
59	WP	8	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
60	WP	12	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
61	WP	10	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
62	WP	15	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
63	E	6	American Elm	Ulmus americana	Fair	Leaner		N	S	Y	N
64	WP	12	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
65	WP	14	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
66	WP	7	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
67	WP	19	(Eastern) White Pine	Pinus strobus	Good		Y	S	S	N	N
68	BW	17	Black Walnut	Juglans nigra	Good			N	S	Y	N
69	AS	12	Quaking Aspen	Populus tremuloides	Good			N	S	N	N
70	AS	12	Quaking Aspen	Populus tremuloides	Good			N	S	N	N
71	RP	12	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
72	SC	9	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
73	BC	13	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
74	SC		Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
75	RP	14	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
76	BC	12	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
77	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
78	RM	7	Red Maple	Acer rubrum	Good			N	S	N	N
79	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
80	BC	8	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
81	AS	10	Quaking Aspen	Populus tremuloides	Good			N	S	N	N
82	BC	13	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
83	RM	7	Red Maple	Acer rubrum	Good			N	S	N	N
84	RP	13	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
85	BO	16	Black Oak	Quercus velutina	Good			N	S	N	N
86	WP	7	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
87	BO	21	Black Oak	Quercus velutina	Good			Y	S	N	N
88	BO	19	Black Oak	Quercus velutina	Good	Trunk damage		Y	S	N	N
89	WP	6	(Eastern) White Pine	Pinus strobus	Fair	Trunk damage		N	S	N	N
90	WP	17	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		N	S	N	N
91	SM	9	Silver Maple	Acer saccharinum	Good			N	S	N	N
92	BC	8	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
93	E	11	American Elm	Ulmus americana	Good			N	S	N	N
94	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
95	BO	7	Black Oak	Quercus velutina	Good			N	S	N	N
96	RP	14	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
97	SM	12	Silver Maple	Acer saccharinum	Good			N	S	N	N
98	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
99	WP	13	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		N	S	N	N
100	BC	17	Wild Black Cherry	Prunus serotina	Good			N	S	Y	N
101	RP	12	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
102	SM	13	Silver Maple	Acer saccharinum	Good			N	S	N	N
103	BC	14	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
104	SM	18	Silver Maple	Acer saccharinum	Good			Y	S	N	N

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULding
105	BC	7	Wild Black Cherry	Prunus serotina	Fair	Dead branches		N	S	N	N
106	BO	14	Black Oak	Quercus velutina	Good			N	S	N	N
107	RP	16	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
108	BC	7	Wild Black Cherry	Prunus serotina	Dead		Y	N	S	N	N
109	RP	16	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
110	WP	22	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		Y	S	N	N
111	RP	13	Red Pine	Pinus resinosa	Good			N	S	N	N
112	SM	9	Silver Maple	Acer saccharinum	Good			N	X	N	N
113	RP	16	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
114	SS	7	Sassafras	Sassafras albidum	Fair	Trunk rot		N	X	N	N
115	RP	15	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
116	BO	20	Black Oak	Quercus velutina	Good			Y	X	N	N
117	BC	14	Wild Black Cherry	Prunus serotina	Dead		Y	N	X	N	N
118	SS	12	Sassafras	Sassafras albidum	Good			N	S	N	N
119	WS	7	White Spruce	Picea glauca	Dead		Y	N	S	N	N
120	WS	9	White Spruce	Picea glauca	Dead		Y	N	S	N	N
121	WS	10	White Spruce	Picea glauca	Poor	Extensive dead branches		N	S	N	N
122	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
123	SC	21	Scotch Pine	Pinus sylvestris	Dead		Y	Y	S	N	N
124	AS	16	Quaking Aspen	Populus tremuloides	Fair	Dead branches		N	S	N	N
125	RO	14	Red Oak	Quercus rubra	Good			N	S	N	N
126	BC	13	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
127	WS	8	White Spruce	Picea glauca	Dead		Y	N	S	N	N
128	WS	9	White Spruce	Picea glauca	Fair	Dead branches		N	S	N	N
129	WS	6	White Spruce	Picea glauca	Dead		Y	N	S	N	N
130	SM	15	Silver Maple	Acer saccharinum	Good			N	S	N	N
131	BC	12	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
132	SM	7	Silver Maple	Acer saccharinum	Good			N	S	N	N
133	SC	13	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
134	SC	16	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
135	BC	10	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
136	WS	10	White Spruce	Picea glauca	Fair	Dead branches		N	S	N	N
137	SC	9	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
138	SC	12	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
139	AS	20	Quaking Aspen	Populus tremuloides	Good			N	S	N	N
140	SC	19	Scotch Pine	Pinus sylvestris	Dead		Y	Y	S	N	N
141	WS	10	White Spruce	Picea glauca	Poor	Extensive dead branches		N	S	N	N
142	WS	10	White Spruce	Picea glauca	Fair	Dead branches		N	S	N	N
143											

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULDING
210	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
211	BC	14	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
212	BC	6	Wild Black Cherry	Prunus serotina	Fair	Crooked trunk		N	S	N	N
213	SC	17	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
214	SC	12	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
215	SC	13	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
216	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
217	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
218	BC	7	Wild Black Cherry	Prunus serotina	Fair	Leaner		N	S	N	N
219	BC	8	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
220	SC	13	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
221	AU	7	Austrian Pine	Pinus nigra	Good			N	S	N	N
222	RP	13	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
223	SC	13	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
224	SC	14	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
225	RP	12	Red Pine	Pinus resinosa	Good			N	S	N	N
226	SC	10	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
227	SC	16	Scotch Pine	Pinus sylvestris	Fair	Trunk rot		N	S	N	N
228	NM	19	Norway Maple	Acer platanoides	Good		Y	N	S	N	N
229	BS	14	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
230	BC	7	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk		N	S	N	N
231	SC	20	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
232	RP	17	Red Pine	Pinus resinosa	Good			N	S	N	N
233	RP	15	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
234	BC	13	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
235	E	8	American Elm	Ulmus americana	Fair	Vines		N	S	N	N
236	NM	21	Norway Maple	Acer platanoides	Good		Y	N	S	N	N
237	BO	12	Black Oak	Quercus velutina	Good			N	S	N	N
238	CH	16	Domestic Cherry	Prunus avium	Dead		Y	N	S	Y	N
239	BC	39	Wild Black Cherry	Prunus serotina	Fair	Dead branches		Y	S	N	N
240	BW	21	Black Walnut	Juglans nigra	Good			Y	S	N	N
241	BW	21	Black Walnut	Juglans nigra	Fair	Vines on trunk		Y	S	N	N
242	BC	8	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk and crown		N	S	N	N
243	BC	11	Wild Black Cherry	Prunus serotina	Fair	Vines on crown		N	S	N	N
244	RP	16	Red Pine	Pinus resinosa	Good			N	S	N	N
245	BC	9	Wild Black Cherry	Prunus serotina	Fair	Vines on crown		N	S	N	N
246	BC	13	Wild Black Cherry	Prunus serotina	Poor	Extensive deadwood in trunk		N	S	N	N
247	SC	10	Scotch Pine	Pinus sylvestris	Fair	Leaner		N	S	N	N
248	RP	10	Red Pine	Pinus resinosa	Good			N	S	N	N
249	SC	12	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
250	BC	19	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
251	SC	15	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
252	SC	8	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
253	BW	6	Black Walnut	Juglans nigra	Fair	Vines on trunk and crown		N	S	N	N
254	SC	12	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
255	RP	10	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
256	RP	9	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
257	BC	12	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
258	RP	15	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
259	RP	9	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
260	SC	14	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
261	SC	8	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
262	BC	16	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
263	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
264	SC	11	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
265	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
266	BC	9	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
267	BC	19	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
268	BS	9	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
269	BS	12	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
270	BS	9	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
271	BS	13	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
272	BS	7	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
273	SC	12	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
274	E	8	American Elm	Ulmus americana	Good			N	S	N	N
275	NM	10	Norway Maple	Acer platanoides	Good			N	S	N	N
276	RP	7	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
277	RP	11	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
278	RP	8	Red Pine	Pinus resinosa	Good			N	S	N	N
279	BC	20	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
280	MW	16	White Mulberry	Morus alba	Good			N	S	N	N
281	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
282	BC	19	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
283	SC	16	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
284	RP	7	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
285	BC	15	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
286	RP	12	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
287	NM	7	Norway Maple	Acer platanoides	Good			N	S	N	N
288	NM	8	Norway Maple	Acer platanoides	Good			N	S	N	N
289	BC	15	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
290	RP	9	Red Pine	Pinus resinosa	Good			N	S	N	N
291	CH	7	Domestic Cherry	Prunus avium	Good			N	S	N	N
292	RP	13	Red Pine	Pinus resinosa	Good			N	S	N	N
293	CH	12	Domestic Cherry	Prunus avium	Dead		Y	N	S	N	N
294	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
295	SC	13	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
296	E	9	American Elm	Ulmus americana	Good			N	S	N	N
297	BC	17	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
298	BS	10	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
299	BS	7	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
300	BS	14	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
301	BO	17	Black Oak	Quercus velutina	Good			N	X	N	N
302	BC	8	Wild Black Cherry	Prunus serotina	Poor	Dead leader		N	S	N	N
303	NM	13	Norway Maple	Acer platanoides	Good			N	S	N	N
304	BS	8	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
305	BS	8	Blue Spruce	Picea pungens	Poor	Extensive dead branches		N	S	N	N
306	BS	9	Blue Spruce	Picea pungens	Poor	Extensive dead branches		N	S	N	N
307	E	9	American Elm	Ulmus americana	Good			N	S	N	N
308	BS	7	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
309	BS	7	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
310	BS	9	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
311	BS	6	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
312	BS	8	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
313	BS	8	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
314	BS	10	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULDING
315	BS	7	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
316	BS	14	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
317	BS	7	Blue Spruce	Picea pungens	Poor	Extensive dead branches		N	S	N	N
318	BS	9	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
319	BS	13	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
320	BO	21	Black Oak	Quercus velutina	Good			Y	S	N	N
321	BS	7	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
322	AS	15	Quaking Aspen	Populus tremuloides	Good			N	S	N	N
323	CH	10	Domestic Cherry	Prunus avium	Good			N	S	N	N
324	BS	8	Blue Spruce	Picea pungens	Dead		Y	N	S	N	N
325	BS	8	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
326	BS	11	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
327	BS	11	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	N	N
328	E	15	American Elm	Ulmus americana	Good			N	S	N	N
329	NM	7	Norway Maple	Acer platanoides	Good			N	S	N	N
330	NM	24	Norway Maple	Acer platanoides	Good			Y	S	N	N
331	BC	39	Wild Black Cherry	Prunus serotina	Fair	Trunk rot		Y	S	N	N
332	BX	8,7	Box elder	Acer negundo	Fair	Trunk rot		Y	S	N	N
333	BC	21	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
334	NM	21	Norway Maple	Acer platanoides	Good			Y	S	N	N
335	NM	12	Norway Maple	Acer platanoides	Good			N	S	N	N
336	BC	15	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
337	NM	6	Norway Maple	Acer platanoides	Good			N	S	N	N
338	NM	11	Norway Maple	Acer platanoides	Good			N	X	N	N
339	CH	10	Domestic Cherry	Prunus avium	Good			N	X	N	Y
340	SC	11	Scotch Pine	Pinus sylvestris	Good			N	X	N	Y
341	SC	8	Scotch Pine	Pinus sylvestris	Dead			Y	N	X	N
342	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
343	SC	9	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
344	NM	9,6	Norway Maple	Acer platanoides	Good			Y	X	N	N
345	BC	20	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
346	RP	14	Red Pine	Pinus resinosa	Fair	Vines on trunk		N	X	N	N
347	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
348	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	N
349	SC	9	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
350	BW	14	Black Walnut	Juglans nigra	Good			N	S	N	N
351	BC	22	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
352	SC	9	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
353	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	S	N	N
354	SC	12	Scotch Pine	Pinus sylvestris	Fair	Leaner		N	S	N	N
355	SC	9	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
356	RP	17	Red Pine	Pinus resinosa	Good			N	X	N	N
357	BC	6	Wild Black Cherry	Prunus serotina	Fair	Leaner		N	S	N	N
358	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
359	RP	9	Red Pine	Pinus resinosa	Good			N	S	N	N
360	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
361	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
362	RP	15	Red Pine	Pinus resinosa	Good			N	X	N	N
363	RP										



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
EXISTING TREE LIST - SHEET 8

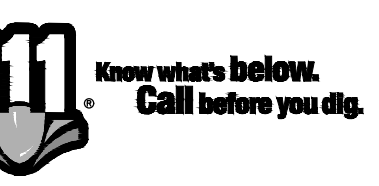
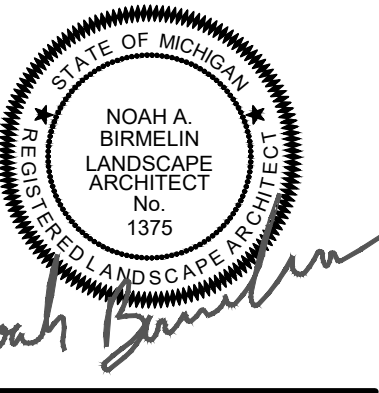
PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB
DRAWING NUMBER:	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BUILDING
420	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
421	E	7	American Elm	Ulmus americana	Good			Y	X	N	N
422	SM	13.12	Silver Maple	Acer saccharinum	Good			Y	X	N	N
423	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
424	RM	8	Red Maple	Acer rubrum	Good			N	X	N	N
425	BC	13	Wild Black Cherry	Prunus serotina	Fair	Dead branches		N	X	N	N
426	BC	11	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
427	SM	6	Silver Maple	Acer saccharinum	Good			N	X	N	N
428	BO	13.10	Black Oak	Quercus velutina	Good			Y	X	N	N
429	BO	16	Black Oak	Quercus velutina	Good			N	X	N	N
430	NM	9	Norway Maple	Acer platanoides	Good			N	X	N	N
431	SM	9	Silver Maple	Acer saccharinum	Good			N	X	N	N
432	CH	9	Domestic Cherry	Prunus avium	Good			N	X	N	N
433	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
434	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
435	BO	21	Black Oak	Quercus velutina	Fair	Dead branches		Y	X	N	N
436	BO	13	Black Oak	Quercus velutina	Fair	Dead branches		N	X	N	N
437	BS	13	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
438	BS	13	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
439	BS	12	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
440	AS	7	Quaking Aspen	Populus tremuloides	Fair	Dead branches		N	X	N	N
441	AS	12.10.7	Quaking Aspen	Populus tremuloides	Good			Y	X	N	N
442	AS	10	Quaking Aspen	Populus tremuloides	Fair			N	X	N	N
443	AS	8	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
444	AS	8	Quaking Aspen	Populus tremuloides	Dead		Y	N	X	N	N
445	BC	9	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
446	AS	11	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
447	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
448	AS	14	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
449	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
450	BC	13	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
451	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
452	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
453	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
454	AS	16	Quaking Aspen	Populus tremuloides	Fair	Dead branches		N	X	N	N
455	AS	11	Quaking Aspen	Populus tremuloides	Fair	Dead branches		N	X	N	N
456	AS	11	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
457	AS	12	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
458	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
459	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
460	AS	11	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
461	AS	7	Quaking Aspen	Populus tremuloides	Fair	Leaner		N	X	N	N
462	AS	11	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
463	AS	11	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
464	AS	12	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
465	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
466	AS	13.11	Quaking Aspen	Populus tremuloides	Good			Y	X	N	N
467	AS	9	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
468	AS	14	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
469	E	6	American Elm	Ulmus americana	Good			N	X	N	N
470	E	11	American Elm	Ulmus americana	Good			N	X	N	N
471	BS	13	Blue Spruce	Picea pungens	Fair	Dead branches		N	X	N	N
472	BS	10	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
473	BC	10	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
474	NM	19	Norway Maple	Acer platanoides	Good			Y	X	N	N
475	BS	12	Blue Spruce	Picea pungens	Poor	Extensive dead branches		N	X	N	N
476	BS	9	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
477	BS	10	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
478	BC	15	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
479	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
480	E	6	American Elm	Ulmus americana	Good			N	X	N	N
481	BC	21	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
482	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
483	SC	13	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
484	BC	12	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
485	WS	7	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
486	WS	8	White Spruce	Picea glauca	Dead		Y	N	X	N	N
487	WS	8	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
488	WS	8	White Spruce	Picea glauca	Dead		Y	N	X	N	N
489	WS	11	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
490	WS	10	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
491	WB	7	White birch	Betula papyrifera	Good	White birch		N	X	N	N
492	BS	7	Blue Spruce	Picea pungens	Fair	Dead branches		N	X	N	N
493	BS	8	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
494	BR	6	Bur oak	Quercus macrocarpa	Good			N	X	N	N
495	BO	8	Black Oak	Quercus velutina	Good			N	X	N	N
496	C	7	Catalpa	Catalpa speciosa	Good			N	X	N	N
497	BS	7	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
498	SC	10	Scotch Pine	Pinus sylvestris	Fair	Vines on trunk		N	X	N	N
499	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
500	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
501	BC	21	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
502	RP	11	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
503	RP	12	Red Pine	Pinus resinosa	Fair	Vines on trunk		N	X	N	N
504	BX	8	Box elder	Acer negundo	Fair	Dead branches		N	X	N	N
505	RP	8	Red Pine	Pinus resinosa	Good			N	X	N	N
506	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
507	RP	8	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
508	BC	20	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
509	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
510	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
511	SC	12	Scotch Pine	Pinus sylvestris	Good			N	S	N	N
512	RP	7	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
513	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
514	RP	8	Red Pine	Pinus resinosa	Good			N	X	N	N
515	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
516	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	N
517	SC	9	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
518	BC	8	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
519	RP	12	Red Pine	Pinus resinosa	Fair	Vines on trunk and crown		N	X	N	N
520	RP	8	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
521	BC	16	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
522	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
523	RP	8	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
524	BC	26	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N

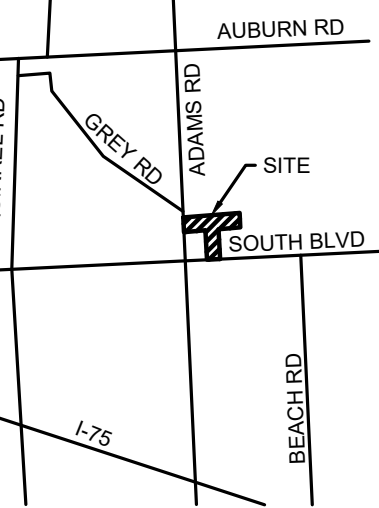
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BUILDING
525	BC	10	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
526	BC	11	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk and crown		N	S	N	N
527	EE	28	Siberian Elm	Ulmus pumila	Fair			N	S	N	N
528	E	15	American Elm	Ulmus americana	Good	Dead branches		N	S	N	N
529	CH	8	Domestic Cherry	Prunus avium	Good			N	X	N	N
530	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
531	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
532	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
533	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
534	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
535	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
536	CH	6	Domestic Cherry	Prunus avium	Good			N	X	N	N
537	RP	10	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
538	RP	14	Red Pine	Pinus resinosa	Good			N	X	N	N
539	CH	7	Domestic Cherry	Prunus avium	Good			N	X	N	N
540	RP	9	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
541	SC	13	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
542	SC	12	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
543	BC	8	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
544	BX	9	Box elder	Acer negundo	Fair	Crooked trunk		N	X	N	N
545	WS	9	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
546	BC	18	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
547	BC	18.17	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
548	BC	11	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
549	BC	9	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
550	SC	12	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
551	SC	9	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
552	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
553	BC	10	Wild Black Cherry	Prunus serotina	Fair	Leaner		N	X	N	N
554	BC	16	Wild Black Cherry	Prunus serotina	Fair	Trunk rot		N	X	N	N
555	BS	9	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
556	BS	14	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
557	BS	8	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
558	BS	8	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
559	WS	8	White Spruce	Picea glauca	Dead		Y	N	X	N	N
560											

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULding
630	BC	8	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
631	SC	14	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
632	NM	8	Norway Maple	Acer platanoides	Good			N	X	N	N
633	BC	22	Wild Black Cherry	Prunus serotina	Fair	Trunk rot		Y	X	N	N
634	SC	14	Scotch Pine	Pinus sylvestris	Poor	Extensive dead branches		N	X	N	N
635	SC	9.9	Scotch Pine	Pinus sylvestris	Dead		Y	Y	X	N	N
636	WS	13	White Spruce	Picea glauca	Dead		Y	N	X	N	N
637	WS	13	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
638	WS	11	White Spruce	Picea glauca	Dead		Y	N	X	N	N
639	WS	15	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
640	BW	17	Black Walnut	Juglans nigra	Good			N	X	N	N
641	CT	22	Cottonwood	Populus deltoides	Fair	Vines on trunk and crown		N	X	N	Y
642	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
643	AS	13	Quaking Aspen	Populus tremuloides	Good			N	X	N	Y
644	BC	14	Wild Black Cherry	Prunus serotina	Fair	Vines on crown and trunk		N	X	N	Y
645	E	8	American Elm	Ulmus americana	Good			N	X	N	Y
646	WS	6	White Spruce	Picea glauca	Dead		Y	N	X	N	Y
647	WS	11	White Spruce	Picea glauca	Good			N	X	N	Y
648	BC	11	Wild Black Cherry	Prunus serotina	Fair	Leaner		N	X	N	Y
649	SM	9	Silver Maple	Acer saccharinum	Good			N	X	N	Y
650	BO	17	Black Oak	Quercus velutina	Fair	Vines on trunk and crown		N	X	N	Y
651	BO	11	Black Oak	Quercus velutina	Fair	Vines on crown and trunk		N	X	N	Y
652	BC	16	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk and crown		N	X	N	Y
653	WS	9	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
654	SC	12	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
655	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	N
656	BW	17	Black Walnut	Juglans nigra	Good			N	X	N	N
657	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
658	SU	8	Sugar Maple	Acer saccharum	Good			N	X	N	N
659	BC	17.6	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
660	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
661	BC	19	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
662	NM	17.6	Norway Maple	Acer platanoides	Good			Y	X	N	N
663	SC	12.12	Scotch Pine	Pinus sylvestris	Dead		Y	Y	X	N	N
664	SC	14	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
665	BC	15	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
666	WP	18	(Eastern) White Pine	Pinus strobus	Good			Y	X	N	N
667	WP	20	(Eastern) White Pine	Pinus strobus	Good			Y	X	N	N
668	WP	23	(Eastern) White Pine	Pinus strobus	Good			Y	X	N	N
669	RP	11	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
670	BC	10	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
671	BC	12	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
672	BC	9	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
673	BC	8	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
674	NM	9	Norway Maple	Acer platanoides	Good			N	X	N	N
675	SS	7	Sassafras	Sassafras albidum	Good			N	X	N	N
676	BO	18	Black Oak	Quercus velutina	Good			N	X	N	N
677	RP	8	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
678	RP	14	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
679	BC	8	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
680	BC	10	Wild Black Cherry	Prunus serotina	Fair	Vines on crown and trunk		N	S	N	N
681	WP	11	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
682	BO	11	Black Oak	Quercus velutina	Good			N	S	Y	N
683	BO	12	Black Oak	Quercus velutina	Good			N	S	N	N
684	BC	12	Wild Black Cherry	Prunus serotina	Good			N	S	Y	N
685	BC	9	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
686	BC	9	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
687	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
688	SS	6	Sassafras	Sassafras albidum	Good			N	S	N	N
689	BC	9	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
690	BC	12	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
691	RP	11	Red Pine	Pinus resinosa	Poor	Extensive dead branches		N	S	N	N
692	RM	6	Red Maple	Acer rubrum	Good			N	S	N	N
693	SM	7.6	Silver Maple	Acer saccharinum	Good			Y	S	N	N
694	BC	13	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
695	SM	9	Silver Maple	Acer saccharinum	Good			N	S	N	N
696	WP	7	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
697	BC	31	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
698	BO	15	Black Oak	Quercus velutina	Good			N	S	N	N
699	RP	10	Red Pine	Pinus resinosa	Dead		Y	N	S	N	N
700	WP	17	(Eastern) White Pine	Pinus strobus	Good			N	X	N	N
701	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
702	BC	8	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
703	WP	16	(Eastern) White Pine	Pinus strobus	Good			N	X	N	N
704	WP	17	(Eastern) White Pine	Pinus strobus	Good			N	X	N	N
705	BO	20	Black Oak	Quercus velutina	Good			Y	X	N	N
706	SM	8	Silver Maple	Acer saccharinum	Good			N	S	N	N
707	BO	9	Black Oak	Quercus velutina	Good			N	S	N	N
708	SS	11	Sassafras	Sassafras albidum	Good			N	S	N	N
709	SS	9	Sassafras	Sassafras albidum	Good			N	S	N	N
710	SM	7	Silver Maple	Acer saccharinum	Good			N	S	N	N
711	SM	6	Silver Maple	Acer saccharinum	Good			N	S	N	N
712	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
713	SS	8	Sassafras	Sassafras albidum	Good			N	S	N	N
714	SS	6	Sassafras	Sassafras albidum	Good			N	S	N	N
715	BC	14	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
716	BC	13	Wild Black Cherry	Prunus serotina	Good			Y	S	Y	N
717	RP	14	Red Pine	Pinus resinosa	Poor	Extensive dead branches		N	S	N	N
718	BC	17.15	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk and crown		Y	S	N	N
719	BC	14	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
720	RP	10	Red Pine	Pinus resinosa	Good			N	S	N	N
721	BC	8.8.7	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
722	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	N
723	BC	20	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
724	RP	12	Red Pine	Pinus resinosa	Good			N	S	N	N
725	BC	8	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
726	BC	7	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
727	BC	18	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
728	BC	8	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
729	WP	12	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
730	WP	9	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
731	WP	8	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		N	S	N	N
732	E	15	American Elm	Ulmus americana	Good			N	S	N	N
733	BC	6	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
734	RM	9	Red Maple	Acer rubrum	Good			N	S	N	N

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULding
735	WP	6	(Eastern) White Pine	Pinus strobus	Good			N	S	N	N
736	BC	14	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
737	WP	6	(Eastern) White Pine	Pinus strobus	Good			N	X	N	N
738	BO	16	Black Oak	Quercus velutina	Good			N	X	N	N
739	BC	9	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
740	NM	14.11	Norway Maple	Acer platanoides	Good			Y	S	N	N
741	B	12	Basswood	Tilia americana	Good			N	X	N	N
742	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
743	SC	15	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
744	SC	12	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
745	B	7	Basswood	Tilia americana	Good			N	X	N	N
746	BC	14	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
747	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	N
748	WS	6	White Spruce	Picea glauca	Dead		Y	N	X	N	N
749	WS	12	White Spruce	Picea glauca	Dead		Y	N	X	N	N
750	NM	20	Norway Maple	Acer platanoides	Good			Y	X	N	N
751	WS	8	White Spruce	Picea glauca	Dead		Y	N	X	N	N
752	WP	9	(Eastern) White Pine	Pinus strobus	Dead		Y	N	X	N	N
753	WS	8	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
754	SC	10	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
755	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
756	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
757	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
758	BO	14	Black Oak	Quercus velutina	Good			N	X	N	N
759	BO	17	Black Oak	Quercus velutina	Good			N	X	N	N
760	BC	15	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
761	WS	7	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
762	SU	11	Sugar Maple	Acer saccharum	Good			N	X	N	N
763	NM	17	Norway Maple	Acer platanoides	Good			N	X	N	N
764	NM	16	Norway Maple	Acer platanoides	Good			N	X	N	N
765	RP	14	Red Pine	Pinus resinosa	Good			N	X	N	N
766	CH	10	Domestic Cherry	Prunus avium	Good			N	X	N	N
767	RP	18	Red Pine	Pinus resinosa	Dead		Y	Y	X	N	N
768	SC	14	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
769	RP	8	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
770	WS	9	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
771	WS	8	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	N
772	WS	10	White Spruce	Picea glauca	Dead		Y	N	X	N	N
773	WS	10	White Spruce	Picea glauca	Dead		Y	N	X	N	N
774	AS	8	Quaking Aspen	Populus tremuloides	Good			N	X	N	N
775	AS	8	Quaking Aspen	Populus tremuloides	Fair	Leaner		N	X	N	N
776	B	8	Basswood	Tilia americana	Good			N	X	N	N
777	CH	14.10	Domestic Cherry	Prunus avium	Fair	Dead branches		Y	X	N	Y
778	BO	22	Black Oak	Quercus velutina	Good			Y	X	N	Y
779	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	Y
780	NM	18.16	Norway Maple	Acer platanoides	Good			Y	X	N	Y
781	WS	8	White Spruce	Picea glauca	Dead		Y	N	X	N	Y
782	WS	8	White Spruce	Picea glauca	Dead		Y	N	X	N	Y</



CAUTION!!
THE LOCATION 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 EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS

SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
EXISTING TREE LIST - SHEET 10

PEA JOB NO. 25-1486

P.M. ESB
DN. JRG
DES. NAB

DRAWING NUMBER:

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULding
840	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
841	SC	8	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	X	N	N
842	SC	8	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
843	BC	13	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
844	RP	13	Red Pine	Pinus resinosa	Good			N	X	N	N
845	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
846	NM	17	Norway Maple	Acer platanoides	Good			N	X	N	N
847	BC	10	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
848	MW	6	White Mulberry	Morus alba	Good			N	X	N	Y
849	RP	12	Red Pine	Pinus resinosa	Poor	Extensive dead branches		N	X	N	N
850	MW	8	White Mulberry	Morus alba	Good			N	X	N	N
851	SC	11	Scotch Pine	Pinus sylvestris	Fair	Vines on trunk and crown		N	X	N	N
852	BC	7	Wild Black Cherry	Prunus serotina	Poor	Broken leader		N	X	N	N
853	BC	13	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
854	BC	20	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
855	BC	8	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk and crown		N	X	N	N
856	BW	12	Black Walnut	Juglans nigra	Good			N	X	N	N
857	BC	14	Wild Black Cherry	Prunus serotina	Fair	Leaner/basal rot		N	S	N	N
858	BC	11	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
859	NM	17	Norway Maple	Acer platanoides	Good			N	S	N	N
860	AP	10	Domestic Apple	Malus sylvestris	Dead		Y	N	S	N	N
861	BC	15	Wild Black Cherry	Prunus serotina	Dead		Y	N	S	N	N
862	NM	18	Norway Maple	Acer platanoides	Good			Y	S	N	N
863	SM	25	Silver Maple	Acer saccharinum	Good			Y	S	N	N
864	BC	18	Wild Black Cherry	Prunus serotina	Good			Y	S	Y	N
865	NM	17	Norway Maple	Acer platanoides	Good			N	S	N	N
866	BC	25	Wild Black Cherry	Prunus serotina	Poor	Extensive trunk rot		Y	S	N	N
867	BC	9	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
868	BC	26	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
869	BC	13	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
870	SM	17	Silver Maple	Acer saccharinum	Poor	Extensive dead branches		N	S	N	N
871	SM	15,10	Silver Maple	Acer saccharinum	Good			Y	S	N	N
872	SM	16,13	Silver Maple	Acer saccharinum	Fair	Dead branches		Y	S	N	N
873	SM	21,15	Silver Maple	Acer saccharinum	Fair	Deadwood in trunk		Y	S	N	N
874	BC	19	Wild Black Cherry	Prunus serotina	Fair	Vines on crown		Y	S	N	N
875	BC	28	Wild Black Cherry	Prunus serotina	Fair	Vines on trunk and crown		Y	S	N	N
876	NM	15	Norway Maple	Acer platanoides	Good			N	S	N	N
877	BC	18,9	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
878	NM	6	Norway Maple	Acer platanoides	Good			N	S	N	N
879	SM	27	Silver Maple	Acer saccharinum	Good			Y	S	N	N
880	SM	32	Silver Maple	Acer saccharinum	Fair	Dead branches		Y	S	N	N
881	SM	15,14	Silver Maple	Acer saccharinum	Good			Y	S	N	N
882	MW	9	White Mulberry	Morus alba	Good			N	X	N	N
883	MW	9	White Mulberry	Morus alba	Good			N	X	N	N
884	CH	10	Domestic Cherry	Prunus avium	Good			N	X	N	N
885	SM	32,10	Silver Maple	Acer saccharinum	Good			Y	S	N	N
886	BC	10	Wild Black Cherry	Prunus serotina	Good			N	S	N	N
887	MW	6	White Mulberry	Morus alba	Good			N	S	N	N
888	NM	11	Norway Maple	Acer platanoides	Good			N	S	N	N
889	SM	18	Silver Maple	Acer saccharinum	Good			Y	X	N	N
890	NM	6	Norway Maple	Acer platanoides	Good			N	X	N	N
891	MW	6	White Mulberry	Morus alba	Good			N	X	N	Y
892	SC	10	Scotch Pine	Pinus sylvestris	Fair	Dead branches /vines in crown		N	X	N	Y
893	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
894	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
895	BW	9	Black Walnut	Juglans nigra	Good			N	X	N	N
896	BW	6	Black Walnut	Juglans nigra	Good			N	X	N	N
897	SM	12	Silver Maple	Acer saccharinum	Dead		Y	N	X	N	Y
898	BC	14	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
899	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
900	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
901	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
902	SM	21	Silver Maple	Acer saccharinum	Good			Y	X	N	Y
903	SM	29	Silver Maple	Acer saccharinum	Good			Y	X	N	Y
904	SM	45	Silver Maple	Acer saccharinum	Good			Y	X	N	Y
905	BC	12	Wild Black Cherry	Prunus serotina	Fair	Vines on crown		N	X	N	Y
906	SM	43	Silver Maple	Acer saccharinum	Good			Y	X	N	Y
907	SM	20	Silver Maple	Acer saccharinum	Good			Y	X	N	Y
908	MW	10,9	White Mulberry	Morus alba	Fair	Vines on crown		Y	X	N	Y
909	NM	15	Norway Maple	Acer platanoides	Good			N	X	N	Y
910	NM	9	Norway Maple	Acer platanoides	Good			N	X	N	N
911	BC	17	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
912	BC	13	Wild Black Cherry	Prunus serotina	Fair	Vines on crown		N	X	N	Y
913	BC	16	Wild Black Cherry	Prunus serotina	Fair	Vines on crown		N	X	N	Y
914	NM	11	Norway Maple	Acer platanoides	Good			N	X	N	N
915	NM	14	Norway Maple	Acer platanoides	Good			N	X	N	Y
916	SS	10	Sassafras	Sassafras albidum	Good			N	X	N	Y
917	BC	8	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
918	NM	12	Norway Maple	Acer platanoides	Good			N	X	N	Y
919	SS	7	Sassafras	Sassafras albidum	Good			N	X	N	Y
920	NM	8	Norway Maple	Acer platanoides	Good			N	X	N	Y
921	NM	11	Norway Maple	Acer platanoides	Good			N	X	N	Y
922	BC	44	Wild Black Cherry	Prunus serotina	Good			Y	X	N	Y
923	SM	16	Silver Maple	Acer saccharinum	Good			N	X	N	N
924	BX	9,6	Box elder	Acer negundo	Fair	Trunk rot		Y	X	N	Y
925	BC	11,10	Wild Black Cherry	Prunus serotina	Good			Y	X	N	Y
926	RP	12	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
927	BC	23	Wild Black Cherry	Prunus serotina	Fair	Basal rot		Y	X	N	N
928	SC	15	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	X	N	N
929	NM	9	Norway Maple	Acer platanoides	Good			N	X	N	N
930	BC	14	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
931	RP	13	Red Pine	Pinus resinosa	Fair			N	X	N	N
932	RP	15	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
933	SC	9	Scotch Pine	Pinus sylvestris	Fair	Vines on crown and trunk		N	X	N	Y
934	BX	8	Box elder	Acer negundo	Poor	Uproot/leaner		N	X	N	Y
935	WS	9	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
936	WS	10	White Spruce	Picea glauca	Dead		Y	N	X	N	N
937	WS	11	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
938	WS	7	White Spruce	Picea glauca	Dead		Y	N	X	N	N
939	BC	22	Wild Black Cherry	Prunus serotina	Fair	Basal rot		Y	X	N	N
940	SC	14	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
941	SC	11	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
942	SC	10	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	X	N	N
943	RP	9	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
944	RP	16	Red Pine	Pinus resinosa	Good			N	X	N	N

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULding
945	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
946	RP	13	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
947	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
948	RP	13	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
949	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
950	RP	10,9	Red Pine	Pinus resinosa	Good			Y	X	N	N
951	SC	9	Scotch Pine	Pinus sylvestris	Fair	Sparse canopy		N	X	N	N
952	NM	17	Norway Maple	Acer platanoides	Good			N	X	N	N
953	SC	16	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
954	SC	15	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
955	SC	10	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	X	N	N
956	RP	14	Red Pine	Pinus resinosa	Good			N	X	N	Y
957	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	Y
958	RP	11	Red Pine	Pinus resinosa	Dead		Y	N	X	N	Y
959	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
960	RP	11	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
961	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
962	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
963	SC	10	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
964	BX	6	Box elder	Acer negundo	Good			N	X	N	Y
965	RP	13	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	Y
966	RP	8	Red Pine	Pinus resinosa	Dead		Y	N	X	N	Y
967	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	Y
968	RP	10	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	Y
969	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	Y
970	RP	15	Red Pine	Pinus resinosa	Good			N	X	N	Y
971	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	Y
972	NM	7	Norway Maple	Acer platanoides	Good			N	X	N	Y
973	RP	12	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
974	BC	10	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
975	RP	12	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
976	RP	13	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
977	MW	9	White Mulberry	Morus alba	Good			N	X	N	N
978	BC	17	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
979	NM	7	Norway Maple	Acer platanoides	Good			N	X	N	N
980	RP	11	Red Pine								

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BUILDING
1050	BW	12	Black Walnut	Juglans nigra	Good			N	X	N	N
1051	Y	8	Yew	Taxus sp.	Good			N	X	N	N
1052	BW	13	Black Walnut	Juglans nigra	Good			N	X	N	N
1053	RM	7	Red Maple	Acer rubrum	Fair	Vines found on trunk and crown		N	X	N	N
1054	SU	16,10	Sugar Maple	Acer saccharum	Good			Y	X	N	N
1055	WS		White Spruce	Picea glauca	Poor	ad branches/vines found on trunk		N	X	N	N
1056	BX	9	Box elder	Acer negundo	Good			N	X	N	N
1057	WP	20	(Eastern) White Pine	Pinus strobus	Good			Y	X	N	N
1058	WP	16	(Eastern) White Pine	Pinus strobus	Good			N	X	N	N
1059	SU	44	Sugar Maple	Acer saccharum	Good			Y	S	N	N
1060	RP	17	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	Y	N
1061	BS	16	Blue Spruce	Picea pungens	Fair	Dead branches		N	S	Y	N
1062	SU	63	Sugar Maple	Acer saccharum	Good			Y	X	N	N
1063	SU	26	Sugar Maple	Acer saccharum	Good			Y	X	N	N
1064	CD	15	American chestnut	Castanea dentata	Good	American chestnut		Y	X	N	N
1065	CH	14	Domestic Cherry	Prunus avium	Fair	Dead branches		N	X	N	N
1066	BO	10	Black Oak	Quercus velutina	Good			N	X	N	N
1067	B	11,8	Basswood	Tilia americana	Good			Y	X	N	N
1068	B	14	Basswood	Tilia americana	Good			N	X	N	N
1069	BS	11	Blue Spruce	Picea pungens	Fair	Dead branches		N	X	N	N
1070	PR	13	Pear	Pyrus communis	Fair	on trunk and crown/dead bra		N	S	Y	N
1071	SC	18	Scotch Pine	Pinus sylvestris	Dead		Y	Y	S	Y	N
1072	BS	11	Blue Spruce	Picea pungens	Dead		Y	N	S	Y	N
1073	CI	13	Pecan	Carya illinoensis	Good	Pecan/ Carya illinoensis		N	S	Y	N
1074	BW	7	Black Walnut	Juglans nigra	Good			N	S	Y	N
1075	PR	15	Pear	Pyrus communis	Fair	Dead branches		N	S	Y	N
1076	NM	6	Norway Maple	Acer platanoides	Good			N	S	Y	N
1077	SC	13	Scotch Pine	Pinus sylvestris	Good			N	S	Y	N
1078	SU	25	Sugar Maple	Acer saccharum	Good			Y	S	Y	N
1079	BO	16	Black Oak	Quercus velutina	Good			N	X	N	N
1080	BO	21	Black Oak	Quercus velutina	Good			Y	X	N	N
1081	RP	11	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
1082	RP	9	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
1083	NM	7	Norway Maple	Acer platanoides	Fair	Trunk rot		N	X	N	N
1084	BX	7	Box elder	Acer negundo	Good			N	X	N	N
1085	NM	20	Norway Maple	Acer platanoides	Fair	Epicormic sprout		Y	X	N	N
1086	SU	16	Sugar Maple	Acer saccharum	Good			N	X	N	N
1087	NM	19	Norway Maple	Acer platanoides	Good			Y	X	N	N
1088	E	6	American Elm	Ulmus americana	Fair	Leaner		N	X	N	N
1089	BX	11	Box elder	Acer negundo	Fair	Leaner		N	S	N	N
1090	BX	12	Box elder	Acer negundo	Poor	Extensive deadwood in trunk		N	S	N	N
1091	BX	6	Box elder	Acer negundo	Fair	Crooked trunk		N	S	N	N
1092	BX	18,17	Box elder	Acer negundo	Poor	ensive deadwood in trunk/lea		Y	S	N	N
1093	EE	20	Siberian Elm	Ulmus pumila	Good			N	S	N	N
1094	BX	7	Box elder	Acer negundo	Good			N	S	N	N
1095	BX	9	Box elder	Acer negundo	Good			N	S	N	N
1096	CH	10	Domestic Cherry	Prunus avium	Fair	Dead branches		N	S	N	N
1097	CH	6	Domestic Cherry	Prunus avium	Fair	Leaner		N	S	Y	N
1098	CH	22	Domestic Cherry	Prunus avium	Good			N	S	N	N
1099	BX	10	Box elder	Acer negundo	Good			N	X	N	N
1100	BS	9	Blue Spruce	Picea pungens	Fair	Dead branches		N	X	N	N
1101	BX	11	Box elder	Acer negundo	Good			N	X	N	N
1102	BX	10	Box elder	Acer negundo	Poor	Broken leader/leaner		N	X	N	N
1103	NM	6	Norway Maple	Acer platanoides	Good			N	X	N	N
1104	CH	7	Domestic Cherry	Prunus avium	Good			N	X	N	N
1105	BX	12	Box elder	Acer negundo	Good			N	X	N	N
1106	E	12	American Elm	Ulmus americana	Good			N	X	N	N
1107	SU	22	Sugar Maple	Acer saccharum	Good			Y	X	N	N
1108	WP	22	(Eastern) White Pine	Pinus strobus	Fair	anches/ vines found on trunk an		Y	X	N	N
1109	BW	14	Black Walnut	Juglans nigra	Fair	Vines found on trunk and crown		N	X	N	N
1110	BW	7	Black Walnut	Juglans nigra	Good			N	X	N	N
1111	BX	8	Box elder	Acer negundo	Fair	Broken leader		N	X	N	N
1112	B	20	Basswood	Tilia americana	Good			Y	X	N	N
1113	Y	18	Yew	Taxus sp.	Good			N	X	N	N
1114	WF	24	White fir	Abies concolor	Good			Y	X	N	N
1115	BW	6	Black Walnut	Juglans nigra	Good			N	X	N	N
1116	AP	7	Domestic Apple	Malus sylvestris	Dead		Y	N	X	N	N
1117	NM	7	Norway Maple	Acer platanoides	Good			N	X	N	N
1118	RP	18	Red Pine	Pinus resinosa	Fair	Dead branches		Y	S	N	N
1119	BX	10	Box elder	Acer negundo	Good			N	X	N	N
1120	RP	10	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
1121	SM	29	Silver Maple	Acer saccharinum	Good			Y	X	N	N
1122	BW	9	Black Walnut	Juglans nigra	Fair	Vines on trunk and crown		N	S	Y	N
1123	ER	6	Eastern Redubd	Cercis canadensis	Fair	nes found on trunk and crow		N	S	N	N
1124	BW	28	Black Walnut	Juglans nigra	Good			Y	X	N	N
1125	BW	16	Black Walnut	Juglans nigra	Fair	Vines found on trunk and crown		N	X	N	N
1126	SU	8	Sugar Maple	Acer saccharum	Fair	Vine growing into stem		N	X	N	N
1127	BS	11	Blue Spruce	Picea pungens	Dead		Y	N	X	N	N
1128	E	8	American Elm	Ulmus americana	Fair	Vines found on trunk and canopy		N	X	N	N
1129	E	7	American Elm	Ulmus americana	Fair	Vines found on trunk and canopy		N	X	N	N
1130	BW	12	Black Walnut	Juglans nigra	Good			N	X	N	Y
1131	BC	12	Wild Black Cherry	Prunus serotina	Poor	ensive deadwood in trunk/branc		N	X	N	N
1132	BW	16	Black Walnut	Juglans nigra	Fair	Vines found on trunk and canopy		N	X	N	Y
1133	BC	12	Wild Black Cherry	Prunus serotina	Dead		Y	N	X	N	N
1134	BW	14	Black Walnut	Juglans nigra	Good			N	X	N	N
1135	BO	14	Black Oak	Quercus velutina	Fair	Vines found on trunk and canopy		N	X	N	N
1136	BC	6	Wild Black Cherry	Prunus serotina	Dead		Y	N	X	N	N
1137	ER	8	Eastern Redubd	Cercis canadensis	Fair	Dead branches		Y	X	N	N
1138	SU	11	Sugar Maple	Acer saccharum	Good			N	X	N	N
1139	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
1140	BO	17	Black Oak	Quercus velutina	Good			N	X	N	N
1141	RP	14	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
1142	SC	7	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1143	SC	10	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1144	SC	8	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1145	SC	10	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1146	BX	7	Box elder	Acer negundo	Good			N	X	N	N
1147	SC	9	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1148	RP	15	Red Pine	Pinus resinosa	Good			N	X	N	N
1149	SM	8	Silver Maple	Acer saccharinum	Good			N	X	N	N
1150	BO	12	Black Oak	Quercus velutina	Good			N	X	N	N
1151	AA	8	Tree-of-Heaven	Ailanthus Altissima	Fair	Vines found on trunk and canopy		N	X	N	N
1152	WO	9	White Oak	Quercus alba	Fair	Vines found on trunk and canopy		N	X	N	N
1153	BO	15	Black Oak	Quercus velutina	Fair	Vines found on trunk and canopy		N	X	N	N
1154	BO	6	Black Oak	Quercus velutina	Dead		Y	N	X	N	N

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BUILDING
1155	BO	15	Black Oak	Quercus velutina	Good			N	X	N	N
1156	NM	15	Norway Maple	Acer platanoides	Good			N	X	N	N
1157	BO	11	Black Oak	Quercus velutina	Good			N	X	N	N
1158	BO	14,12	Black Oak	Quercus velutina	Good			Y	X	N	N
1159	SC	7	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1160	E	6	American Elm	Ulmus americana	Fair	Leaner		N	X	N	N
1161	RP	12	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
1162	SU	6	Sugar Maple	Acer saccharum	Good			N	X	N	N
1163	BC	13,12	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1164	SU	8	Sugar Maple	Acer saccharum	Good			N	S	N	N
1165	BC	23,14	Wild Black Cherry	Prunus serotina	Fair	nes found on trunk and crow		Y	S	N	N
1166	BO	22	Black Oak	Quercus velutina	Good			Y	X	N	N
1167	RM	9	Red Maple	Acer rubrum	Good			N	X	N	N
1168	RM	7	Red Maple	Acer rubrum	Good			N	X	N	N
1169	NM	21	Norway Maple	Acer platanoides	Good			Y	X	N	N
1170	SC	9	Scotch Pine	Pinus sylvestris	Fair	Dead branches		N	S	N	N
1171	RM	6	Red Maple	Acer rubrum	Good			N	S	N	N
1172	NM	13	Norway Maple	Acer platanoides	Good			N	S	N	N
1173	RP	10	Red Pine	Pinus resinosa	Fair	Dead branches		N	S	N	N
1174	SM	18	Silver Maple	Acer saccharinum	Good			Y	S	N	N
1175	SM	8	Silver Maple	Acer saccharinum	Good			N	S	N	N
1176	BC	11,11	Wild Black Cherry	Prunus serotina	Good			Y	S	N	N
1177	SS	7	Sassafras	Sassafras albidum	Fair	Abnormal growth		Y	S	N	N
1178	RP	10	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
1179	SM	26	Silver Maple	Acer saccharinum	Good			Y	X	N	N
1180	WP	19	(Eastern) White Pine	Pinus strobus	Fair	Dead branches		Y	X	N	N
1181	RM	8	Red Maple	Acer rubrum	Good			N	X	N	N
1182	RP	12	Red Pine	Pinus resinosa	Good			N	S	N	N
1183	SC	17	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
1184	SC	14	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
1185	SC	17	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
1186	SC	14	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
1187	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	N
1188	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	N
1189	WS	10	White Spruce	Picea glauca	Dead		Y	N	X	N	N
1190	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	N
1191	B	8	Basswood	Tilia americana	Good			N	X	N	N
1192	AS	13	Quaking Aspen	Populus tremuloides	Fair	Dead branches		N	X	N	N
1193	B	17	Basswood	Tilia americana	Good			N	X	N	N
1194	B	10	Basswood	Tilia americana	Fair	Leaner		N	X	N	N
1195	SU	6	Sugar Maple	Acer saccharum	Good			N	X	N	N
1196	CH	10	Domestic Cherry	Prunus avium	Good			N	X	N	N
1197	CH	17	Domestic Cherry	Prunus avium	Good			N	X	N	N
1198	B	8	Basswood	Tilia americana	Poor	Broken leader		N	X	N	N
1199	SC	11	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
1200	WS	11	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
1201	BC	15	Wild Black Cherry								

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULDING
1259	BO	24	Black Oak	Quercus velutina	Good			Y	X	N	Y
1260	BO	22	Black Oak	Quercus velutina	Good			Y	X	N	Y
1261	BX	9.7	Box elder	Acer negundo	Fair	Leaner		Y	X	N	Y
1262	BW	14	Black Walnut	Juglans nigra	Good			N	X	N	Y
1263	E	13	American Elm	Ulmus americana	Fair	Vines found on trunk and crown		N	X	N	Y
1264	BC	6	Wild Black Cherry	Prunus serotina	Dead		Y	N	X	N	N
1265	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1266	BC	7	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1267	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1268	RM	7	Red Maple	Acer rubrum	Good			N	X	N	N
1269	SU	10	Sugar Maple	Acer saccharum	Good			N	X	N	N
1270	BW	6	Black Walnut	Juglans nigra	Good			N	X	N	N
1271	BW	8	Black Walnut	Juglans nigra	Good			N	X	N	N
1272	BX	6	Box elder	Acer negundo	Good			N	X	N	Y
1273	E	6	American Elm	Ulmus americana	Good			N	X	N	Y
1274	E	7	American Elm	Ulmus americana	Poor	Broken leader		N	X	N	Y
1275	NM	25	Norway Maple	Acer platanoides	Fair	Trunk rot		Y	X	N	Y
1276	BC	16.6	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1277	SU	23	Sugar Maple	Acer saccharum	Good			Y	X	N	N
1279	B	6	Basswood	Tilia americana	Good			N	X	N	Y
1278	B	10	Basswood	Tilia americana	Good			N	X	N	Y
1280	E	6	American Elm	Ulmus americana	Good			N	X	N	Y
1281	NS	20	Norway Spruce	Picea Abies	Good			Y	X	N	Y
1282	E	9	American Elm	Ulmus americana	Good			N	X	N	N
1283	B	9	Basswood	Tilia americana	Good			N	X	N	N
1284	SM	12	Silver Maple	Acer saccharinum	Good			N	X	N	Y
1285	BX	6	Box elder	Acer negundo	Poor	Dear leader		N	X	N	N
1286	E	10	American Elm	Ulmus americana	Good			N	X	N	Y
1287	BX	6	Box elder	Acer negundo	Good			N	X	N	Y
1288	BX	6	Box elder	Acer negundo	Good			N	X	N	Y
1289	BC	21	Wild Black Cherry	Prunus serotina	Good			Y	X	N	Y
1290	BX	6	Box elder	Acer negundo	Good			N	X	N	N
1291	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	Y
1292	SC	12	Scotch Pine	Pinus sylvestris	Good			N	X	N	Y
1293	RP	8	Red Pine	Pinus resinosa	Good			N	X	N	Y
1294	RP	13	Red Pine	Pinus resinosa	Good			N	X	N	N
1295	RP	12	Red Pine	Pinus resinosa	Fair	Dead branches		N	X	N	N
1296	BC	15	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1297	BX	6	Box elder	Acer negundo	Fair	Vines found on trunk and crown		N	X	N	N
1298	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
1299	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
1300	CH	9	Domestic Cherry	Prunus avium	Good			N	X	N	N
1301	BX	6	Box elder	Acer negundo	Good			N	X	N	N
1302	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	N
1303	SC	6	Scotch Pine	Pinus sylvestris	Dead		Y	N	X	N	N
1304	NM	21	Norway Maple	Acer platanoides	Good			Y	X	N	N
1305	RP	14	Red Pine	Pinus resinosa	Good			N	X	N	N
1306	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
1307	BX	6	Box elder	Acer negundo	Good			N	X	N	N
1308	CH	7	Domestic Cherry	Prunus avium	Good			N	X	N	N
1309	RP	12	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
1310	NM	7	Norway Maple	Acer platanoides	Good			N	X	N	N
1311	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
1312	RP	8	Red Pine	Pinus resinosa	Good			N	X	N	N
1313	BC	9	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1314	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
1315	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
1316	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
1317	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	N
1318	BX	8	Box elder	Acer negundo	Good			N	X	N	N
1319	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	Y
1320	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
1321	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	Y
1322	RP	11	Red Pine	Pinus resinosa	Good			N	X	N	N
1323	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	Y
1324	NM	10	Norway Maple	Acer platanoides	Good			N	X	N	N
1325	SC	7	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1326	BX	9	Box elder	Acer negundo	Good			N	X	N	N
1327	SC	10	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1328	BX	9	Box elder	Acer negundo	Good			N	X	N	Y
1329	BX	6	Box elder	Acer negundo	Good			N	X	N	Y
1330	BX	9	Box elder	Acer negundo	Fair	Leaner		N	X	N	Y
1331	BC	21	Wild Black Cherry	Prunus serotina	Good			Y	X	N	Y
1332	NM	17	Norway Maple	Acer platanoides	Good			N	X	N	Y
1333	WS	11	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	Y
1334	WS	9	White Spruce	Picea glauca	Dead		Y	N	X	N	Y
1335	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
1336	WS	7	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	Y
1337	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	Y
1338	RP	7	Red Pine	Pinus resinosa	Good			N	X	N	Y
1339	E	10	American Elm	Ulmus americana	Good			N	X	N	Y
1340	RP	7	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
1341	E	7	American Elm	Ulmus americana	Fair	Leaner		N	X	N	N
1342	SC	15	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1343	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1344	BC	21	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1345	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
1346	RP	12	Red Pine	Pinus resinosa	Good			N	X	N	N
1347	RP	9	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
1348	RP	8	Red Pine	Pinus resinosa	Good			N	X	N	N
1349	CH	7	Domestic Cherry	Prunus avium	Good			N	X	N	N
1350	BC	23	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1351	NM	13	Norway Maple	Acer platanoides	Good			N	X	N	N
1352	SC	11	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1353	BC	17	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1354	RP	7	Red Pine	Pinus resinosa	Good			N	X	N	N
1355	RP	13	Red Pine	Pinus resinosa	Good			N	X	N	N
1356	RP	15	Red Pine	Pinus resinosa	Dead		Y	N	X	N	N
1357	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1358	RP	18	Red Pine	Pinus resinosa	Dead		Y	Y	X	N	N
1359	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
1360	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1361	RP	13	Red Pine	Pinus resinosa	Good			N	X	N	N
1362	RP	10	Red Pine	Pinus resinosa	Good			N	X	N	N
1363	BX	7	Box elder	Acer negundo	Good			N	X	N	N

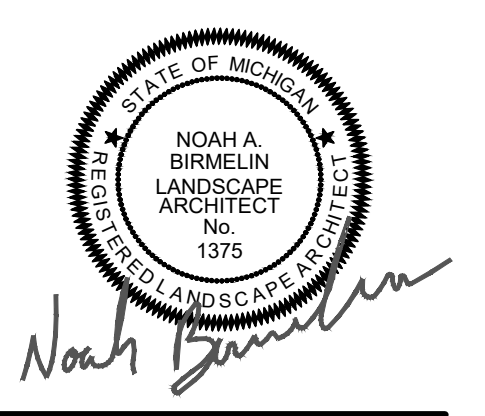
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	Exempt	SPECIMEN	SAVE / REMOVE	OFFSITE/ NIC	IN BULDING
1364	BC	22	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1365	BC	14	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1366	RP	9	Red Pine	Pinus resinosa	Good			N	X	N	Y
1367	SC	9	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1368	RP	13	Red Pine	Pinus resinosa	Good			N	X	N	Y
1369	RP	13	Red Pine	Pinus resinosa	Good			N	X	N	Y
1370	BC	12	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1371	BC	15.10	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1372	NM	7	Norway Maple	Acer platanoides	Good			N	X	N	N
1373	E	14.10	American Elm	Ulmus americana	Good			Y	X	N	N
1374	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1375	NM	15	Norway Maple	Acer platanoides	Good			N	X	N	N
1376	BC	12	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1377	SC	14	Scotch Pine	Pinus sylvestris	Good			N	X	N	N
1378	SM	12	Silver Maple	Acer saccharinum	Good			N	X	N	N
1379	E	9	American Elm	Ulmus americana	Good			N	X	N	N
1380	BC	15	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1382	SM	11	Silver Maple	Acer saccharinum	Good			N	X	N	N
1383	E	7	American Elm	Ulmus americana	Good			N	X	N	N
1381	BC	18	Wild Black Cherry	Prunus serotina	Good			Y	X	N	N
1384	E	16	American Elm	Ulmus americana	Fair	Vines found on crown and trunk		N	X	N	Y
1385	E	14.9	American Elm	Ulmus americana	Good			Y	X	N	N
1386	NM	6	Norway Maple	Acer platanoides	Good			N	X	N	N
1387	BC	16	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1388	BC	14	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1389	BC	13	Wild Black Cherry	Prunus serotina	Good			N	X	N	N
1390	WS	14	White Spruce	Picea glauca	Poor	Extensive dead branches		N	X	N	N
1391	BX	10	Box elder	Acer negundo	Good			N	X	N	N
1392	AS	11	Quaking Aspen	Populus tremuloides	Good			N	X	N	Y
1393	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
1394	WS	13	White Spruce	Picea glauca	Fair	Dead branches		N	X	N	Y
1395	WS	10	White Spruce	Picea glauca	Dead		Y	N	X	N	Y
1396	BC	6	Wild Black Cherry	Prunus serotina	Good			N	X	N	Y
1397	SM	11	Silver Maple	Acer saccharinum	Good			N	X	N	Y
1398	BC	21,16,16	Wild Black Cherry	Prunus serotina	Good			Y	X	N	Y
1399	NM	19	Norway Maple	Acer platanoides	Good			Y	X	N	Y
1400	WS	10	White Spruce	Picea glauca	Poor	Extensive dead branches		Y	X	N	Y
1401	BC	5,13,11	Wild Black Cherry	Prunus serotina	Fair			Y	X	N	Y
1402	BC	15	Wild Black Cherry	Prunus serotina	Fair	Lean, dead branches		N	X	N	Y
1403	BC	12	Wild Black Cherry	Prunus serotina	Fair	Trunk bark, dead limb		N	X	N	Y
1404	RP	10	Red Pine	Pinus resinosa	Dead		Y	N	X	N	Y
1405	RP	10	Red Pine	Pinus resinosa	Dead		Y	N	X	N	Y
1406	CT	15.10	Cottonwood	Populus deltoides	Fair	Dead branching		Y	X	N	Y
1407	RP	10	Red Pine	Pinus resinosa	Fair	Small canopy		N	X	N	Y
1408	RP	11	Red Pine	Pinus resinosa	Fair	Small canopy		N	X	N	Y
1409	RP	10	Red Pine	Pinus resinosa	Fair	Not full canopy		N	X	N	Y
1410	BC	7	Wild Black Cherry	Prunus serotina	Fair			N	X	N	Y
1411	RP	7	Red Pine	Pinus resinosa	Dead		Y	N	X	N	

S:\PROJECTS\2025\25-1486 COMMERCIAL ROCHESTER HILLS\DWG\2 SITE PLAN\1-10\TREE PRESERVATION PLAN-25-1486.dwg PLOT DATE: 4/7/2026 BY: Rscade Warrasnocher

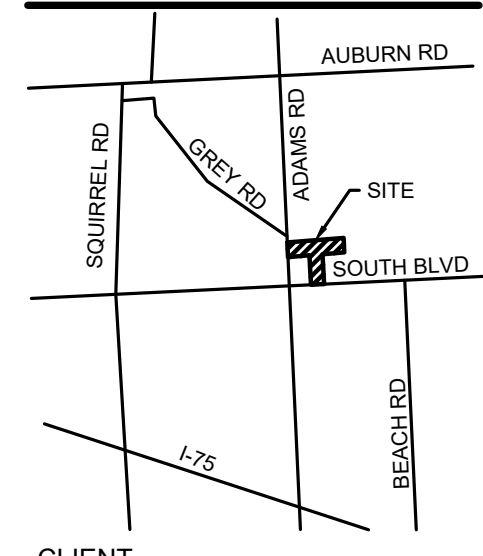
REGULATED ON SITE TREES	
REGULATED TREES REMOVED:	650
SPECIMEN TREES REMOVED:	156
DBH OF SPECIMEN TREES REMOVED:	2178 INCHES = 1089 REPLACEMENT INCHES
2" SPECIMEN REPLACEMENT TREES:	545 TREES (2" DECIDUOUS OR 8" EVERGREEN)
SPECIMEN TREES TO REMAIN ON-SITE:	66 TREES
REPLACEMENT REQUIRED:	650+545-66=1129 TREES (2" DECIDUOUS OR 8" EVERGREEN)

TOTAL TREES ON SITE:	1,234
TREES IN BUILDING ENVELOPE:	218
TREES TO REMAIN ON SITE:	428
% TREES TO REMAIN:	(428)/(1234-218)
	= 42.1%

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
3880 SOUTH BLVD OWNER LLC
281 ENTERPRISE COURT, SUITE 100
BLOOMFIELD TOWNSHIP, MI

PROJECT TITLE
O'BRIEN - ROCHESTER HILLS
3881 S ADAMS RD
ROCHESTER HILLS, MI

REVISIONS	
SPA	02/03/2026
SPA RESUBMITTAL	04/07/2026

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2026

DRAWING TITLE
EXISTING TREE LIST - SHEET 13

PEA JOB NO.	25-1486
P.M.	ESB
DN.	JRG
DES.	NAB
DRAWING NUMBER:	

**CITY FILE #25-0001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS**

T-1.13

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	P1	33	SELUX Corporation	SAC2L-R2-X-5G700-30-XX-XX-UNV-HS	Formed gray aluminum housing, clear optics with house shie lds, patterned enclosure	5107	0.9	62
	P2	14	SELUX Corporation	SAC2L-R4-X-5G700-30-XX-XX-UNV-HS	Formed gray aluminum housing, clear optics with house shie lds, patterned enclosure	4724	0.9	62
	P3	16	SELUX Corporation	SAC2L-R3-X-5G700-30-XX-XX-UNV-HS	Formed gray aluminum housing, clear optics with house shie lds, patterned enclosure	5261	0.9	62
	P4	1	SELUX Corporation	SAC2L-R5S-X-5G700-30-XX-XX-UNV	Formed gray aluminum housing, clear optics, patterned enclosure	6821	0.9	62
	W1	13	SELUX Corporation	SAC2L-R3-W-5G450-30-XX-XX-UNV-HS	Formed gray aluminum housing, clear optics with house shie lds, patterned enclosure	3501	0.9	39
	W2	33	Lithonia Lighting	WPX0 LED ALO-1 40K MVOLT	WPX0 LED, 850 Lumen setting, 4000K Setting, 120-277V	828.8919	0.9	6.0096
	C1	43	Lithonia Lighting	FEM L24 2000LM IMACD PGD 80CRI 40K	FEM LED 24", 2,000 lumens, acrylic, clear deep lens, parking garage distribuion, 80 CRI, 4000 K	2137.76	0.9	13.36

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade		0.6 fc	6.6 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes		2.3 fc	6.6 fc	0.6 fc	11.0:1	3.8:1
Property Line		0.0 fc	0.1 fc	0.0 fc	N/A	N/A

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT 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. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

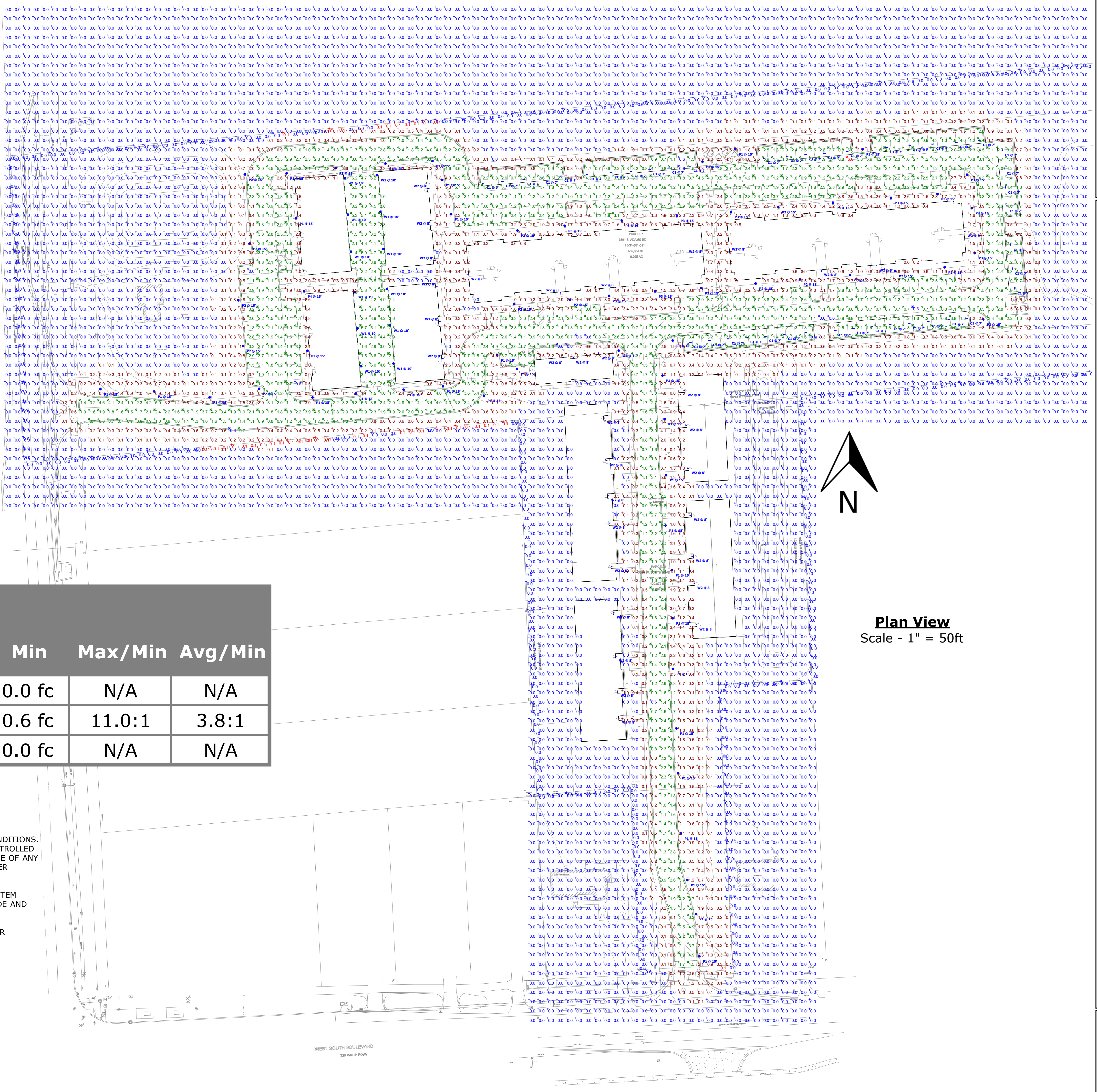
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Date: _____ Customer: _____
 Project: _____
 Type: _____ Qty: _____

selux

Saturn Cutoff 2 LED



Order Code: **SAC2L**
 Pole Order Code: _____

Series	Height	Finish	Options
SAC2L			
Series	SAC2L Saturn Cutoff 2 LED		
Optics	R1 Type I	R2 Type II	R3 Type III Type III (Wide)
Mounting	1 Single Arm Mount	2 Double Arm Mount	W Wall Mount
Light Engine	5G450 39W/432lm	5G700 42W/453lm	5G105 54W/590lm
CCT	27* 2700K	30* 3000K	35* 3500K
Power Cord Length	08 8'	10 10'	12 12'
Finish	WH White	BK Black	BL Semi-Matte Black
Voltage	120 120V	240 240V	277 277V
Options	DM* Dimming (0-10V)	HS* Phase-Shift (180°)	HL50* 50-50 Switching Low Output 50%

Product Modifications
 Please list modifications to www.selux.us

Approvals



FEATURES & SPECIFICATIONS

INTENDED USE — A general purpose and energy-efficient surface-mounted or suspended LED fixture, suitable for wet, damp and/or cold locations. For vapor-tight demanding environments where moisture or dust is a concern and where relatively low fixture mounting heights and wide fixture spacing are common. Not for use or installation in direct outdoor sunlight. Must be installed under canopy or covered ceiling. For direct sunlight installations, please refer to the [LED product family](#). Typical applications include industrial facilities, parking garages, retail malls, multi-purpose rooms, garden centers, and food processing. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.](#)
Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.
CONSTRUCTION — One-piece SVA fiberglass housing with integral perimeter channel utilizing continuous poured-in-place NEMA 4X gasket. Approved for through wiring. Captive polymer latches are standard. Stainless steel latches (316SS) available as an option for food processing or more demanding applications. Power connection is easily accomplished through pre-drilled holes.
OPTICS — Injection molded, acrylic lens (.080" thick) provides high impact-resistance comparable to 100% DR. A UV-stabilized polycarbonate diffuser is available (.080" thick) in clear or frosted for additional impact strength where vandal protection is desired.
ELECTRICAL — Utilizes high-efficiency LEDs mounted to core circuit boards. High-efficiency drivers operate 120-277 (MVOLT) and 347-480 (HVOLT) offered with 0-10 volt dimming, dims to 10%. Standard Luminaire Surge Protection Level: 6kV/3kA Surge Rated per ANSI C82.77-5-2015.
INSTALLATION — A pair of stainless steel (316SS) surface mount brackets (SMB) are included (unless another mounting option is chosen) allowing for surface (ceiling) or suspension mount applications using included ball with aircraft cable or chain. Optional pair of dual pendant mount brackets (DPMB) (316SS) are available for surface (ceiling) or suspension mount applications using either 3/8" threaded rod or included ball with aircraft cable or chain. Optional pair of angle mounting brackets (AMGBKT) (316SS) for horizontal wall mount applications.
LISTINGS — CSA Certified to UL and C-UL Standards. Suitable for wet location, IP65, IP66, IP67 and IP69K (optional) rated. NSF Splash Zone 2 and Non-Food Zone rated. NEMA Type 4X rated. Sensors maintain IP65 and IP66 only. See chart on page 5 for Ambient Temperatures.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at: [www.designlights.org/DPL](#) to confirm which versions are qualified.
GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA — Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Buy America, Buy America Act.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.seluxbrands.com/support/warranty-terms-and-conditions](#).
NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Catalog Number: _____
 Notes: _____
 Type: _____

Low-Profile Enclosed and Gasketed Industrial



FEM LED
 SURFACE/SUSPENDED/WALL MOUNT



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks marked by a shaded background*

To learn more about A+, visit [www.acuitybrands.com/aaplus](#).
 *See ordering tree for details



Contractor Select™
WPX LED
 Wall packs



The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing full-cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

- FEATURES:**
- Architectural design at very economical prices
 - Energy efficient - payback in less than two years
 - Wide range of configuration options available

Note: WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit [WPX LED](#).



Luminaire	CCT	Lumens	Input Watts	Photocell	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet Qty.	Replaces Up To
WPX0	5000K/4000K/3000K	1500-1650	6.4-13W	Switchable On/Off	DARK BRONZE	120-277V	WPX0 LED AL0 SWWV2 MVOLT PE DDBKD M2	*278040	191182511806	280	70W Metal Halide
WPX1	4000K	2,900	24W	N/A	DARK BRONZE	120-277V	WPX1 LED P2 40R MVOLT DDBKD M4	*265596	193048870589	160	150W Metal Halide
WPX2	4000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBKD M2	*265583	193048870756	120	250W Metal Halide
	5000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 50K MVOLT DDBKD M2	*265586	193048870770	120	250W Metal Halide

More configurations are available. [Click here](#) or visit [www.seluxbrands.com](#) and search for [WPX LED](#).



STORYPOINT KALAMAZOO COTTAGES
 EXTERIOR PHOTOMETRIC PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM