PRELIMINARY PLAN FOR:

"HICKORY RIDGE" SITE CONDOMINIUMS

PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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

DESCRIPTION OF PROPERTY (COMBINED PARCELS)

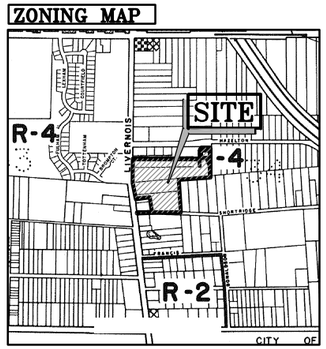
PART OF THE SW1/4 AND PART OF THE NW1/4 OF SECTION 34, T3N, R11E, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, PARTS OF "SUPERVISOR'S PLAT NO. 6", RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS; PARTS OF "SUPERVISOR'S PLAT NO. 5", RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, PARTS OF "SUPERVISOR'S PLAT NO. 5", RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, PARTS OF "SUPERVISOR'S PLAT OF AVONCROFTS SUBDIVISION NO. 1", RECORDED IN LIBER 48 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE W1/4 CORNER OF SECTION 34; THENCE N88°31'55"E 60.17 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N00°46'00"E 0.98 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) TO THE E-W1/4 LINE OF SECTION 34 FOR A POINT OF BEGINNING; THENCE CONTINUING N00°46'00"E 404.55 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N89°58'47"E 1269.11 FEET ALONG THE NORTH LINE OF LOT 2, "SUPERVISOR'S PLAT NO. 5" TO THE WEST LINE OF LOT 118, "SUPERVISOR'S PLAT OF AVONCROFT'S SUBDIVISION NO. 1"; THENCE N00°00'33"E 208.97 FEET ALONG THE SOUTH RIGHT OF WAY OF SPENCER ROAD (60 FEET WIDE); THENCE S89°59'30"E 157.60 FEET ALONG THE SOUTH RIGHT OF WAY OF SPENCER ROAD (60 FEET WIDE); THENCE S00°01'40"W 503.38 FEET ALONG THE EAST LINE OF LOT 118, "SUPERVISOR'S PLAT OF AVONCROFT'S SUBDIVISION" AND TO THE E-W1/4 LINE OF SECTION 34; THENCE S89°37'30"W 541.17 FEET ALONG THE E-W1/4 LINE OF SECTION 34 TO THE EAST LINE OF LOT 14, "SUPERVISOR'S PLAT NO. 6"; THENCE S03°47'08"E 558.43 FEET ALONG THE EAST LINE OF LOT 14, "SUPERVISOR'S PLAT NO. 6" TO THE NORTH RIGHT OF WAY OF SHORTRIDGE DRIVE (WIDTH VARIES); THENCE ALONG THE NORTH RIGHT OF WAY OF SHORTRIDGE DRIVE (WIDTH VARIES) THE FOLLOWING THREE (3) COURSES: (1) N87°24'35"W 151.85 FEET, (2) N87°10'50"W 513.02 FEET, (3) S89°17'38"W 210.32 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (53 FEET HALF WIDTH); THENCE N07°44'10"W 5.04 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N89°17'38"E 211.09 FEET; THENCE S87°10'50"E 42.63 FEET; THENCE N07°54'01"W 165.90 FEET; THENCE S82°06'28"W 250.94 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) THE FOLLOWING THREE (3) COURSES: (1) N07°44'10"W 286.42 FEET, (2) N85°37'30"E 7.01 FEET AND (3) N07°44'10"W 30.11 FEET TO THE POINT OF BEGINNING. CONTAINING 941801 SQUARE FEET OR 21.6208 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

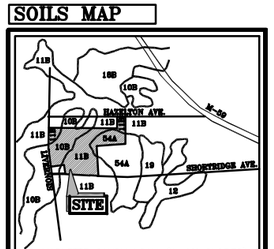
BEARING DATA ORIGINATES FROM THE E-W1/4 LINE OF SECTION 34 AS SHOWN IN "SUPERVISOR'S PLAT NO. 5, RECORDED IN LIBER 6 OF PLATS, PAGE 55 AND "SUPERVISOR'S PLAT NO. 6", RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS.

THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE C (AREA OF MINIMAL FLOODING) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260471 0020 B, DATED SEPTEMBER 02, 1994, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

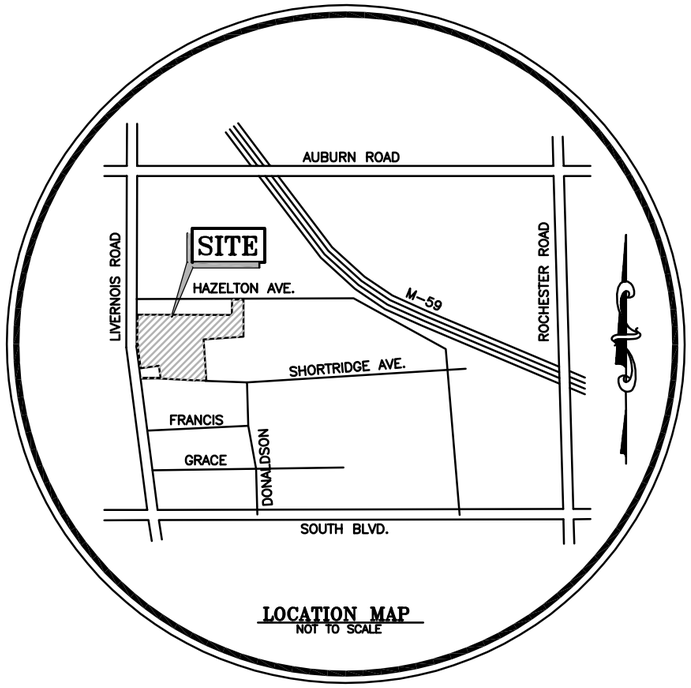
ZONING MAP



SOILS MAP



10B MARLETTE SANDY LOAM (1-6% SLOPES) – MODERATELY WELL DRAINED
11B CAPAC SANDY LOAM (0-4% SLOPES) – SOMEWHAT POORLY DRAINED
54A MATHERTON SANDY LOAM (0-3% SLOPES) – SOMEWHAT POORLY DRAINED



LOCATION MAP
NOT TO SCALE

SITE DATA

ZONED	R-4
TOTAL SITE AREA	21.62 ACRES
LIVERNOIS ROAD RIGHT-OF-WAY	0.046 ACRES
NET SITE ACREAGE	21.57 ACRES
REQUIRED UNIT SIZE	9,600 SF, 80 FT. WIDE

DENSITY CALC.

PROPOSED UNITS	42 UNITS
PERMITTED DENSITY (3.4 UNITS/ACRE):	73.6 UNITS

UNIT SIZES PROVIDED

AVERAGE AREA	11,314.90 S.F. (+9,600 SF)
MAX. AREA	32,288 S.F. (UNIT 42)
MIN. AREA	8,640 S.F.
MAX. WIDTH	157.92 FEET (UNIT 42)
MIN. WIDTH	72.00 FEET

USING LOT AVERAGING

MIN. UNIT AREA PERMITTED = 8,640 S.F.
MIN. UNIT WIDTH = 72 FEET

UNIT SETBACKS

FRONT	25.0'
SIDE MIN.	10.0'
TOTAL SIDE	20.0'
REAR	35.0'

OPEN SPACE PROVIDED

5.47 acres
0.49 acres
0.14 acres
+ 0.54 acres
6.64 acres

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

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

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

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

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

BENCHMARK

ARROW ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF LIVERNOIS AND SOUTH BOULEVARD.
ELEV.= 794.55 U.S.G.S. (NOT SHOWN)

SITE BENCHMARKS

ARROW ON FIRE HYDRANT LOCATED ON EAST SIDE LIVERNOIS AVE. APPROX. 80'± NORTH OF HOUSE #3535.
ELEV.=813.72 (SHOWN)

ARROW ON FIRE HYDRANT LOCATED ON LIVERNOIS AVE. IN FRONT OF HOUSE #3651.
ELEV.= 808.00 (NOT SHOWN)

ARROW ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF SHORTRIDGE AVENUE AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEV.= 795.27 (SHOWN)

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

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

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

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

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

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PLANS SUBMITTED TO:	DATE SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	DATE APPROVED:	ADDRESS AND PHONE #:
ROCHESTER HILLS PLANNING DEPARTMENT	JANUARY 25, 2005	MARCH 23, 2005	MAY 27, 2005	JULY 7, 2005	JULY 27, 2005		1000 ROCHESTER HILLS DRIVE, ROCHESTER HILLS, MI 48309-3033 PHONE: (248) 656-4600 FAX: (248) 656-0744
		–	AUGUST 29, 2005	SEPTEMBER 8, 2005	SEPTEMBER 16, 2005		
ROCHESTER HILLS PLANNING COMMISSION	AUGUST 31, 2005					SEPT. 6, 2005 (W/ CONDITIONS)	
ROCHESTER HILLS CITY COUNCIL	SEPT. 16, 2005						

CITY FILE #05-006

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

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

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

COVER SHEET

PROJECT NO. 03-349
DATE 01-25-05
DRAWN BY B.A.V.
CHECKED BY C.P.T.

CLIENT BLUEWOOD PROPERTIES, LLC

☐ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

G:\2003\03-349\dwg\PSP\PSP-09.dwg, 10/4/2005 4:42:05 PM, Carol

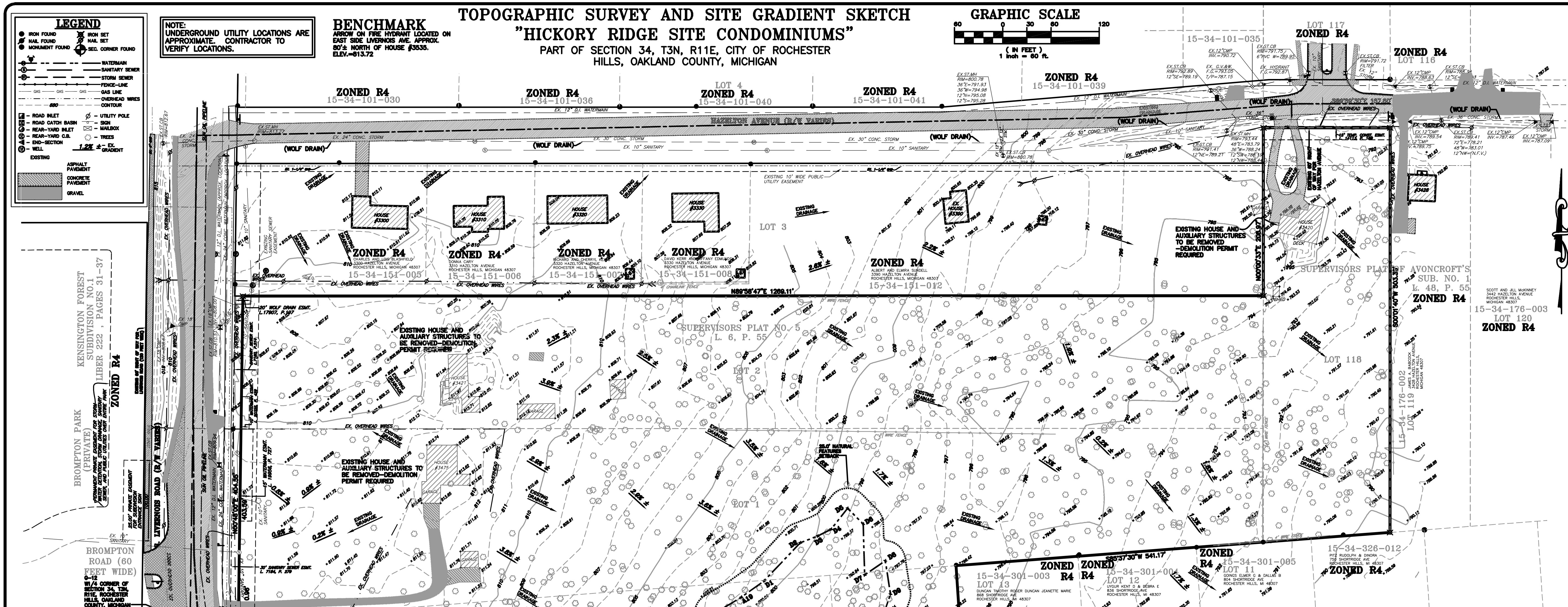
G:\2003\03-349\dwg\PSP\PSP-09.dwg, 10/4/2005 4:45:38 PM, Carol

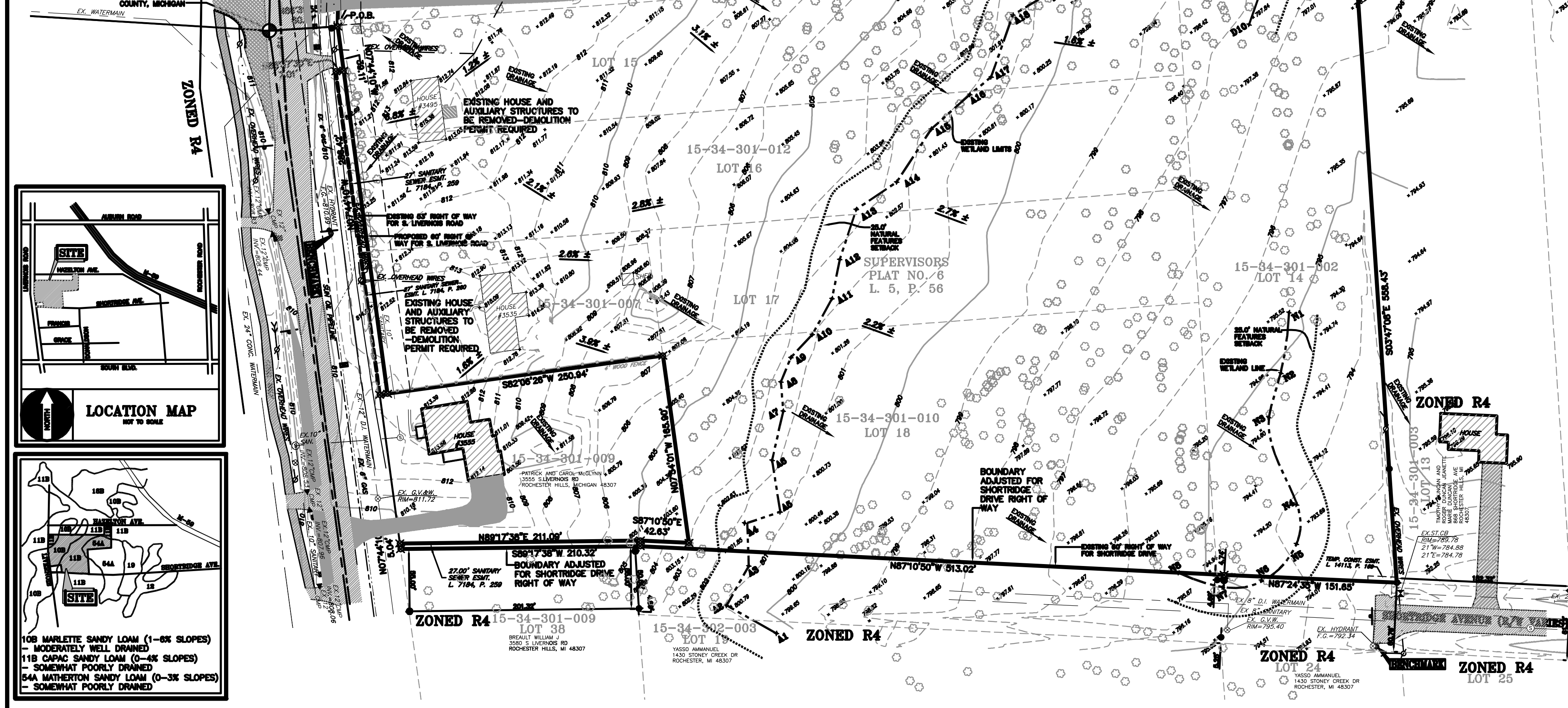
TOPOGRAPHIC SURVEY AND SITE GRADIENT SKETCH
"HICKORY RIDGE SITE CONDOMINIUMS"

PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

NOTE: UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS.

BENCHMARK
ARROW ON FIRE HYDRANT LOCATED ON EAST SIDE LIVERNOIS AVE. APPROX. 80'± NORTH OF HOUSE #3535.
ELEV.=813.72





DESCRIPTION OF PROPERTY (COMBINED PARCELS)

PART OF THE SW1/4 AND PART OF THE NW1/4 OF SECTION 34, T3N, R11E, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, PARTS OF "SUPERVISOR'S PLAT NO. 6", RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS; PARTS OF "SUPERVISOR'S PLAT NO. 5", RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, PARTS OF "SUPERVISOR'S PLAT NO. 5", RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, PARTS OF "SUPERVISOR'S PLAT OF AVONCROFTS SUBDIVISION NO. 1", RECORDED IN LIBER 48 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE W1/4 CORNER OF SECTION 34; THENCE N86°31'55"E 60.17 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N00°48'00"E 0.96 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) TO THE E-W1/4 LINE OF SECTION 34 FOR A POINT OF BEGINNING; THENCE CONTINUING N00°48'00"E 404.55 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N89°58'47"E 1269.11 FEET ALONG THE NORTH LINE OF LOT 2, "SUPERVISOR'S PLAT NO. 5" TO THE WEST LINE OF LOT 118, "SUPERVISOR'S PLAT OF AVONCROFT'S SUBDIVISION NO. 1"; THENCE N00°00'33"E 208.97 FEET ALONG THE SOUTH RIGHT OF WAY OF SPENCER ROAD (60 FEET WIDE); THENCE S89°59'30"E 157.60 FEET ALONG THE SOUTH RIGHT OF WAY OF SPENCER ROAD (60 FEET WIDE); THENCE S00°01'40"W 503.38 FEET ALONG THE EAST LINE OF LOT 118, "SUPERVISOR'S PLAT OF AVONCROFT'S SUBDIVISION" AND TO THE E-W1/4 LINE OF SECTION 34; THENCE S85°37'30"W 541.17 FEET ALONG THE E-W1/4 LINE OF SECTION 34 TO THE EAST LINE OF LOT 14, "SUPERVISOR'S PLAT NO. 6"; THENCE S03°47'08"E 558.43 FEET ALONG THE EAST LINE OF LOT 14, "SUPERVISOR'S PLAT NO. 6" TO THE NORTH RIGHT OF WAY OF SHORTRIDGE DRIVE (WIDTH VARIES); THENCE ALONG THE NORTH RIGHT OF WAY OF SHORTRIDGE DRIVE (WIDTH VARIES) THE FOLLOWING THREE (3) COURSES: (1) N87°24'35"W 151.65 FEET, (2) N87°10'50"W 513.02 FEET, (3) S89°17'38"W 210.32 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (53 FEET HALF WIDTH); THENCE N07°44'10"W 5.04 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N89°17'38"E 211.09 FEET; THENCE S87°10'50"E 42.63 FEET; THENCE N07°54'01"W 165.90 FEET; THENCE S82°06'26"W 250.94 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) THE FOLLOWING THREE (3) COURSES: (1) N07°44'10"W 286.42 FEET, (2) N85°37'30"E 7.01 FEET AND (3) N07°44'10"W 39.11 FEET TO THE POINT OF BEGINNING. CONTAINING 941801 SQUARE FEET OR 21.6208 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

CERTIFIED TO:

JOE DAMICO
BLUEWOOD PROPERTIES, LLC
1717 STUTZ
TROY, MICHIGAN 48084
PHONE: (248) 614-9780
FAX: (248) 614-9980

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY; THAT THIS DRAWING IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED; THAT SAID SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE OF 1 IN 5000; AND THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, ACT NO. 132, P.A. OF 1970, AS AMENDED.

ROBERT L. HIGGINS, P.S. 21570   DATE
FAZAL KHAN AND ASSOCIATES, INC.
43345 SCHOENHERR ROAD
STERLING HEIGHTS, MICHIGAN 48313
1-586-739-8007

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

THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE C (AREA OF MINIMAL FLOODING) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 260471 0020 B, DATED SEPTEMBER 02, 1994, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

SHEET NO.		CLIENT	PROJECT NO. 03-349		
2/8	■ PRELIMINARY	BLUEWOOD PROPERTIES, LLC	DATE 01-25-05		
	☐ CONSTRUCTION				
	☐ AS-BUILT	SCALE 1" = 60'	DRAWN BY B.A.V.	CHECKED BY C.P.T.	

TOPOGRAPHIC SURVEY AND SITE GRADIENT SKETCH

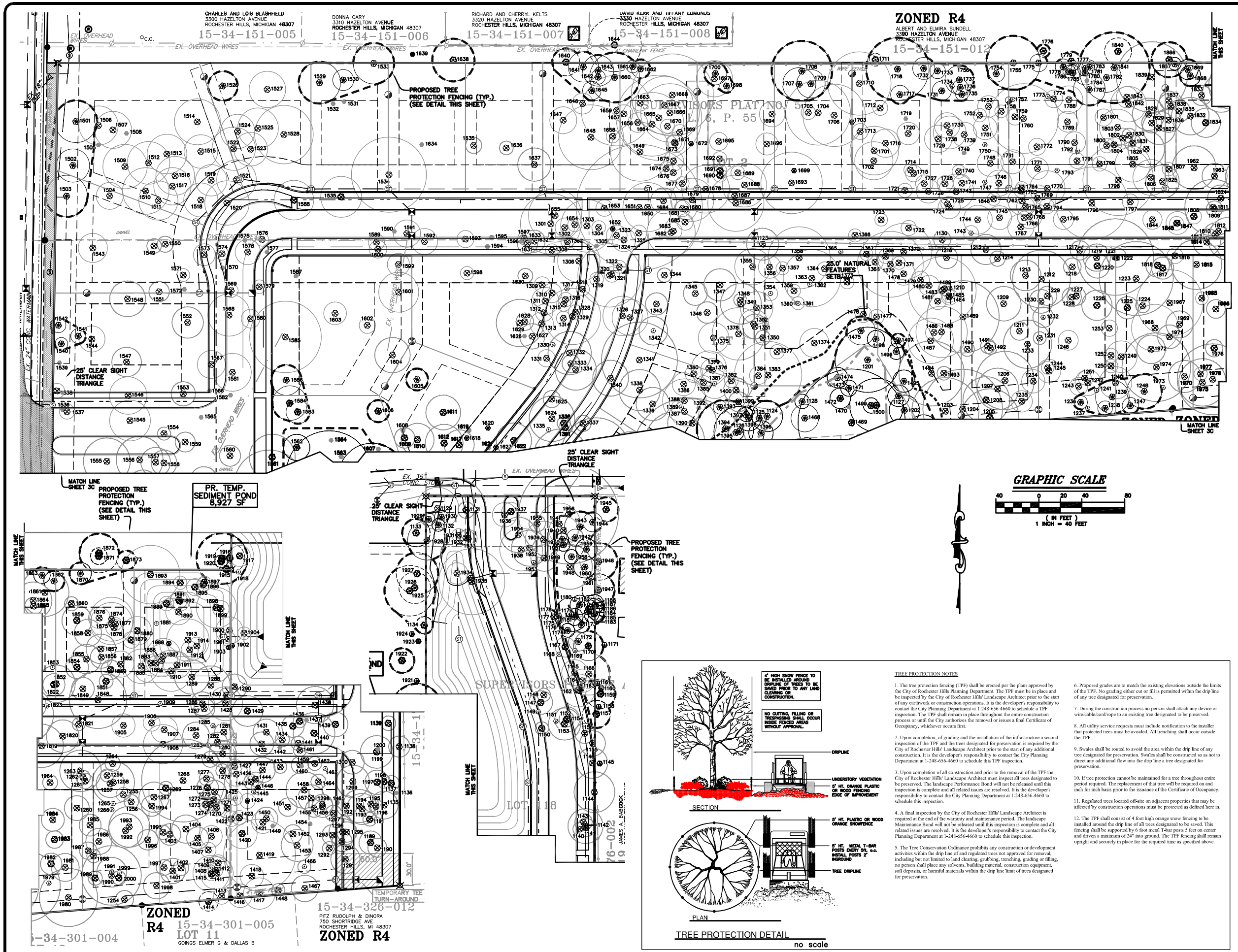
FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43345 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994

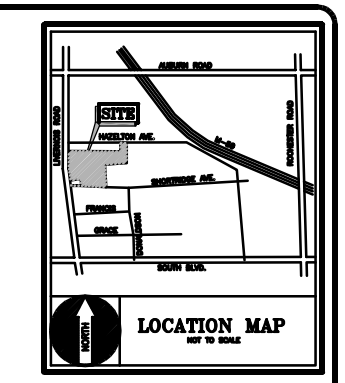
HICKORY RIDGE SITE CONDOMINIUMS
PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

DATE:	REMARKS:	BY:
05/16/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
07/27/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
08/26/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
09/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)





LEGEND

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

TREE PLAN LEGEND

- DRIPLINE — EXISTING TREE TO BE SAVED
- DRIPLINE — EXISTING TREE TO BE REMOVED
- EXISTING TREE OFF-SITE
- EXISTING TREE (DEAD)
- EXISTING ASH TREE
- EXISTING TREE – <6"ø
- TREE PROTECTION FENCING

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FEET

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

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

NOTE:
FOR OVERALL SITE TREE SUMMARY SEE SHEET 7.

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

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

TREE PROTECTION DETAIL
no scale

TREE PROTECTION NOTES

1. The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills' Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.

2. Upon completion, of grading and the installation of the infrastructure a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills' Landscape Architect prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this TPF inspection.

3. Upon completion of all construction and prior to the removal of the TPF the City of Rochester Hills' Landscape Architect must inspect all trees designated to be preserved. The landscape Performance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.

4. A final inspection by the City of Rochester Hills' Landscape Architect is required at the end of the warranty and maintenance period. The landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.

5. The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of and regulated trees not approved for removal, including but not limited to land clearing, grubbing, trenching, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits, or harmful materials within the drip line limit of trees designated for preservation.

6. Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.

7. During the construction process no person shall attach any device or wire/cable/cord/rope to an existing tree designated to be preserved.

8. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.

9. Swales shall be routed to avoid the area within the drip line of any tree designated for preservation. Swales shall be constructed so as not to direct any additional flow into the drip line a tree designated for preservation.

10. If tree protection cannot be maintained for a tree throughout entire period required. The replacement of that tree will be required on and inch for inch basis prior to the issuance of the Certificate of Occupancy.

11. Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected as defined here in.

12. The TPF shall consist of 4 foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by 6 foot metal T-bar posts 5 feet on center and driven a minimum of 24" into ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE #05-006

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

REVISIONS		
06/14/05	REVISED FOR CITY OF ROCHESTER HILLS	B.A.V.
07/27/05	REVISED FOR CITY OF ROCHESTER HILLS	B.A.V.
08/24/05	REVISED FOR CITY OF ROCHESTER HILLS	B.A.V.
09/14/05	REVISED FOR CITY OF ROCHESTER HILLS	B.A.V.

HICKORY RIDGE SITE CONDOMINIUMS

PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAUL TOMA & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
45346 SCHOENHERR STREET, NEW HUDSON, MI 48165
PHONE (586) 739-9007 FAX (586) 739-0894

TREE SURVEY NORTH

PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT ☐

CLIENT: BLUEWOOD PROPERTIES, LLC
PROJECT NO. 03-349
DATE 01-25-05
SCALE 1" = 40'
DRAWN BY B.A.V.
CHECKED BY C.P.T.

SHEET NO. 3A/8

G:\2003\03-349\dwg\PSP\PSP-09.dwg, 10/4/2005 4:47:28 PM, Carol

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes	Notes (2)
1123	Black Locust	14.9			Good	remove	
1124	Swamp White Oak	14.4			Good	save	
1125	Red Oak	6.7			Good	save	
1126	Black Willow	23.4			Poor	save	
1127	Swamp White Oak	10.1			Poor	save	
1128	Slippery Elm	6.2			Good	remove	
1129	Swamp White Oak	19.8			Good	remove	
1130	Basswood	8.0			Good	remove	
1131	Arborvitae	7.6	6.0	3.7	Good	remove	
1132	Basswood	6.0			Fair	save	
1133	Red Oak	13.0			DEAD	OFFSITE	
1134	Norway Spruce	8.0			Poor	OFFSITE	Canopy die back
1135	Basswood	6.0			Good	remove	
1136	Basswood	6.0			Good	TOO SMALL	Not regulated
1137	Basswood	7.1			Good	remove	
1138	Cottonwood	9.9			Good	remove	
1139	Basswood	6.8			Good	remove	
1140	Basswood	6.0			Good	remove	
1141	Basswood	6.5			Good	remove	
1142	Cottonwood	16.3			Good	remove	
1143	Chinquapin Oak	8.1			Good	remove	
1144	Cottonwood	19.0			Good	remove	
1145	White Ash	8.3			Poor	OFFSITE	E.A.B.
1146	Basswood	6.0			Good	remove	
1147	Basswood	11.0			Fair	remove	
1148	Sugar Maple	6.2			Fair	remove	
1149	Basswood	14.2			DEAD	DEAD	Not regulated
1150	Bitternut Hickory	6.2			Good	remove	
1151	White Ash	6.4			Very Poor	ash-remove	E.A.B.
1152	American Elm	7.1			Fair	remove	
1153	Red Oak	7.1			Good	remove	
1154	Red Oak	11.7			Good	remove	
1155	Hawthorn	7.1			Fair	remove	
1156	Basswood	9.3			Good	remove	
1157	Bitternut Hickory	12.9			Good	OFFSITE	
1158	White Ash	17.8			Very Poor	OFFSITE	E.A.B.
1159	Red Oak	13.8			Fair	OFFSITE	
1160	White Ash	13.4			Very Poor	OFFSITE	E.A.B.
1161	White Ash	6.2			DEAD	OFFSITE	Not regulated
1162	Red Oak	15.4			Good	remove	
1163	White Ash	6.4			Very Poor	ash-remove	E.A.B.
1164	Red Oak	10.9			Good	remove	
1165	Red Oak	10.0			Good	remove	
1166	Bitternut Hickory	19.6			Good	remove	
1167	Sugar Maple	9.4			Good	remove	
1168	White Ash	10.3			DEAD	ash-DEAD	Not regulated
1169	White Ash	11.0			DEAD	ash-DEAD	Not regulated
1170	Basswood	19.8	8.5		Good	remove	
1171	White Ash	15.5			Poor	OFFSITE	E.A.B.
1172	Sugar Maple	9.1			Good	save	
1173	Sugar Maple	7.5			Good	save	
1174	Sugar Maple	6.5			Good	save	
1175	Red Oak	9.0			DEAD	ash-DEAD	Not regulated
1176	Red Ash	7.3			Very Poor	ash-remove	E.A.B.
1177	Sugar Maple	7.0			Good	remove	
1178	White Ash	9.6			DEAD	ash-DEAD	Not regulated
1179	White Ash	16.0			DEAD	Keep (location)	save due to location
1180	Red Ash	10.1			Very Poor	ash-remove	
1181	Basswood	8.0			Good	save	
1182	Basswood	8.0			Good	save	
1183	Basswood	11.4			Good	save	
1184	Red Ash	12.5			Poor	OFFSITE	E.A.B.
1185	Red Oak	9.4			Good	save	
1186	Red Oak	13.2			Good	save	
1187	Basswood	7.3			Poor	save	
1188	Red Ash	8.1	10.4		DEAD	Keep (location)	save due to location
1189	Cottonwood	10.6			Good	remove	
1190	Cottonwood	8.9			Good	remove	
1191	Basswood	6.4			Good	remove	
1192	Basswood	9.6	4.0		Good	remove	
1193	Cottonwood	14.5			Good	remove	
1194	Cottonwood	15.0			Good	remove	
1195	Basswood	7.0			Good	remove	
1196	Basswood	6.6			Good	remove	
1197	Cottonwood	11.4			Good	remove	
1198	Basswood	6.2			Good	remove	
1199	Cottonwood	15.2			Good	remove	
1200	Basswood	5.3			Good	TOO SMALL	Not regulated
1201	Black Willow	20.4			Good	save	
1202	Red Oak	14.1			Good	save	
1203	Red Oak	31.3			Good	remove	
1204	Swamp White Oak	31.7			Good	remove	
1205	Swamp White Oak	27.0			Good	remove	
1206	Swamp White Oak	21.2			Good	remove	
1207	Swamp White Oak	19.4			Good	remove	
1208	Swamp White Oak	21.6			Good	remove	
1209	Shagbark Hickory	16.1			Good	remove	
1210	Red Ash	10.2			Very Poor	ash-remove	E.A.B.
1211	Basswood	8.6			Good	remove	
1212	Swamp White Oak	27.0			Good	remove	
1213	Red Maple	14.9			Good	remove	
1214	Red Oak	7.1			Good	remove	
1215	Red Maple	14.1			Good	remove	
1216	Basswood	10.3			Good	remove	
1217	Swamp White Oak	9.0			Good	remove	
1218	Swamp White Oak	8.2			Good	remove	
1219	American Elm	12.7			Good	remove	
1220	Slippery Elm	11.3			Good	remove	
1221	Cottonwood	30.7			Good	remove	
1222	Basswood	9.1			Good	remove	
1223	Swamp White Oak	34.5			Good	remove	
1224	Red Maple	6.7			Good	remove	
1225	Red Oak	10.4			Good	remove	
1226	Basswood	14.1	10.0		Good	remove	
1227	Swamp White Oak	8.7			Good	remove	
1228	Swamp White Oak	9.0			Good	remove	
1229	Swamp White Oak	8.9			Good	remove	
1230	Red Oak	11.1			Good	remove	
1231	Yellow Birch	6.0			Good	remove	
1232	Red Ash	9.6			Fair	ash-remove	no E.A.B. signs
1233	Silver Maple	22.5	6.0		Good	remove	
1234	Basswood	10.9			Good	remove	
1235	Red Oak	10.0			Good	remove	
1236	Basswood	6.3			Fair	save	
1237	Red Ash	8.4			DEAD	ash-DEAD	Not regulated
1238	Red Oak	6.9			Good	save	
1239	Red Oak	15.7			Good	save	
1240	Swamp White Oak	15.1			Good	remove	
1241	Red Ash	7.6			DEAD	ash-DEAD	Not regulated
1242	Basswood	12.1			Good	remove	
1243	Red Oak	8.4			Good	remove	
1244	Red Maple	6.0			Good	remove	
1245	Red Oak	11.0			Good	remove	
1246	Swamp White Oak	9.3			Good	remove	
1247	Shagbark Hickory	7.7			Good	save	
1248	Shagbark Hickory	16.3			Good	save	
1249	Shellbark Hickory	14.8			Good	remove	
1250	Basswood	6.4			Good	remove	
1251	Pignut Hickory	6.3			Good	remove	
1252	Basswood	6.7			Good	remove	
1253	Basswood	7.7			Good	remove	
1254	Bitternut Hickory	8.4			Good	remove	
1255	Sugar Maple	6.7			Good	remove	
1256	Sugar Maple	6.7			Good	remove	
1257	American Elm	13.1			Good	remove	
1258	Swamp White Oak	19.7			Good	remove	
1259	Sugar Maple	6.1			Fair	remove	
1260	American Elm	11.6			Good	remove	
1261	Basswood	7.3			Fair	remove	
1262	Basswood	6.6			Fair	remove	
1263	Red Oak	19.3			Good	remove	
1264	Hawthorn	7.1			Good	remove	
1265	White Ash	18.1			Very Poor	ash-remove	E.A.B.
1266	American Elm	9.5			DEAD	DEAD	Not regulated
1267	White Oak	14.1			Good	remove	
1268	White Oak	19.7			Good	remove	
1269	Basswood	6.3			Fair	remove	
1270	Basswood	7.9	6.6	4.3	Good	remove	
1271	Sugar Maple	9.2			Good	remove	
1272	American Elm	6.0			Good	remove	
1273	Bitternut Hickory	6.4			Good	remove	
1274	Sugar Maple	6.3			Good	remove	
1275	American Elm	10.6			Good	remove	
1276	Bitternut Hickory	10.2			Fair	remove	
1277	Sugar Maple	6.7			Good	remove	
1278	Swamp White Oak	6.4			Good	remove	
1279	Sugar Maple	7.4			Good	remove	
1280	Swamp White Oak	12.7			Poor	remove	
1281	Basswood	8.8			Fair	remove	
1282	Sugar Maple	9.2			Good	remove	
1283	White Ash	11.6			DEAD	ash-DEAD	Not regulated
1284	Red Oak	12.5			Good	remove	
1285	White Ash	16.7			DEAD	ash-DEAD	Not regulated
1286	Red Oak	11.1			Good	remove	
1287	Red Oak	9.8			Good	remove	
1288	Pignut Hickory	18.0	8.4		Good	remove	
1289	Sugar Maple	16.0			Good	remove	
1290	Basswood	11.7			Good	remove	
1291	Cottonwood	13.6	10.9		Good	remove	
1292	Basswood	6.3			Good	remove	
1293	Cottonwood	8.8			Good	remove	
1294	Cottonwood	9.6			Good	remove	
1295	Cottonwood	9.5			Good	remove	
1296	Cottonwood	12.7			Good	remove	
1297	Basswood	7.6			Good	remove	
1298	Basswood	9.5			Good	remove	
1299	Basswood	15.3			Good	remove	
1300	Basswood	11.1			Good	remove	
1301	Black Oak	28.3	25.8	23.0	Good	remove	
1302	Black Cherry	9.0			Fair	remove	
1303	Black Oak	24.5			Good	remove	
1304	Black Cherry	6.4			Good	remove	
1305	Black Cherry	5.7			Good	TOO SMALL	Not regulated
1306	Black Oak	18.8	15.9		Good	remove	
1307	Black Cherry	6.1			Fair	remove	
1308	Common Buckthorn	6.0			Good	remove	
1309	Black Cherry	7.5			Good	remove	

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes	Notes (2)
1310	Basswood	9.1			Good	remove	
1311	Shagbark Hickory	12.7			Good	remove	
1312	Basswood	8.1	4.7		Good	remove	
1313	Black Cherry	11.0			Good	remove	
1314	Basswood	8.0	5.3		Good	remove	
1315	Basswood	6.0			Good	remove	
1316	Red Oak	6.7			Good	remove	
1317	Red Oak	16.7			DEAD	DEAD	Not regulated
1318	Basswood	6.2	4.1		Poor	remove	Leaning
1319	Black Cherry	6.4			Good	remove	
1320	Black Oak	29.6			Good	remove	
1321	Black Cherry	7.2			Good	remove	
1322	Slippery Elm	6.0			Good	remove	
1323	Black Cherry	5.5			Fair	remove	
1324	Black Cherry	11.1			Poor	remove	Leaning
1325	Black Cherry	14.0			Poor	remove	Leaning
1326	Swamp White Oak	18.4			Good	remove	
1327	Pignut Hickory	16.8			Good	remove	
1328	Basswood	6.2	4.0		Good	remove	
1329	Black Walnut	26.3			Good	remove	
1330	White Ash	11.8			DEAD	ash-DEAD	Not regulated
1331	Slippery Elm	8.1			Good	remove	
1332	Black Walnut	20.2			Good	remove	
1333	Black Cherry	8.4			Good	remove	
1334	Black Cherry	19.1			Good	remove	
1335	White Ash	25.5	23.5	22.4	Very Poor	ash-remove	E.A.B.
1336	Black Cherry	6.2			Good	remove	
1337	Black Cherry	7.5			Fair	remove	
1338	Red Oak	19.2			Good	remove	
1339	Black Cherry	15.5			Good	remove	
1340	Black Oak	16.0			Good	remove	
1341	Black Oak	35.4			Poor	remove	Bark sloughing off
1342	White Ash	13.3			Fair	ash-remove	no E.A.B. signs
1343	Basswood	5.3			Good	remove	
1344	Basswood	6.0			Poor	remove	Thin
1345	Black Cherry	11.1			Good	remove	
1346	American Elm	10.0			Good	remove	
1347	American Elm	16.0			Good	remove	
1348	American Elm	8.0			Good	remove	
1349	Black Locust	19.0			Good	remove	
1350	American Elm	6.9			Good	remove	
1351	Butternut	11.6			Fair	remove	
1352	Swamp White Oak	13.9			Good	remove	
1353	Bitternut Hickory	15.2	11.6		Good	remove	
1354	White Ash	6.7			Fair	ash-remove	
1355	Red Oak	16.9			Good	remove	
1356	Pignut Hickory	10.6			Good	remove	
1357	Red Oak	9.4			Good	remove	
1358	Bur Oak	29.0			Good	remove	
1359	American Elm	6.1			Fair	remove	
1360	American Elm	5.8			Fair	TOO SMALL	Not regulated
1361	Red Ash	6.1			Poor	ash-remove	
1362	White Ash	14.7			Very Poor	ash-remove	E.A.B.
1363	Bur Oak	26.7			Good	remove	
1364	American Elm	8.5			Good	remove	
1365	Red Ash	6.6			Very Poor	ash-remove	E.A.B.
1366	Sugar Maple	6.2			Good	remove	
1367	Sugar Maple	8.0			Good	remove	
1368	Red Oak	7.5			Good	remove	
1369	American Elm	6.9			Fair	remove	
1370	Swamp White Oak	30.7			Good	remove	
1371	Sugar Maple	6.1			Poor	remove	
1372	Swamp White Oak	26.2			Good	remove	
1373	Basswood	6.4			Fair	remove	
1374	Sweet Cherry	7.3	6.3		Fair	remove	
1375	Butternut	14.3			Fair	remove	
1376	Black Cherry	5.0			Fair	remove	Leaning
1377	Slippery Elm	6.7			Poor	remove	
1378	Black Walnut	24.5			Good	remove	
1379	Black Locust	16.4			Good	remove	
1380	Red Oak	8.2			Good	remove	
1381	White Ash	13.6			Poor	ash-remove	Thin
1382	Black Cherry	6.5			Poor	remove	
1383	Red Oak	31.4	38.0		Fair	remove	
1384	Basswood	8.4			Good	remove	
1385	Black Locust	6.5			Poor	remove	Heart rot
1386	Red Oak	15.3			Good	remove	
1387	Shagbark Hickory	13.5			Good	remove	
1388	Bur Oak	20.3			Good	save	
1389	White Ash	11.0			Very Poor	ash-remove	E.A.B.
1390	White Oak	22.8			Good	remove	
1391	Black Cherry	9.8			Good	remove	
1392	Red Oak	5.9			Good	TOO SMALL	Not regulated
1393	Red Oak	8.4			Good	save	
1394	Black Willow	26.5			Poor	save	Leaning
1395	American Elm	7.3			Good	save	
1396	Red Oak	9.0			Good	save	
1397	Black Cherry	6.6			Fair	save	Leaning
1398	Black Locust	31.7			Fair	save	Leaning
1399	Black Cherry	9.4			Fair	remove	
1400	White Oak	11.8			Good	remove	
1401	Basswood	6.8			Good	remove	
1402	Sugar Maple	7.2			Good	remove	
1403	Sugar Maple	10.1			Good	remove	
1404	Basswood	13.2			Good	remove	
1405	Sugar Maple	10.4			Good	remove	
1406	Red Oak	8.0			Good	remove	
1407	Sugar Maple	7.2			Good	remove	
1408	Red Oak	17.0			Good	remove	
1409	White Ash	16.6			DEAD	ash-DEAD	Not regulated
1410	Basswood	7.5			Good	remove	
1411	Chinquapin Oak	15.4			Good	remove	
1412	Sugar Maple	8.6			Good	remove	
1413	Sugar Maple	7.5			Good	remove	
1414	Bitternut Hickory	9.1			DEAD	OFFSITE	
1415	Sugar Maple	6.1			Good	remove	
1416	Shagbark Hickory	11.0			Good	remove	
1417	Sugar Maple	14.7			Good	remove	
1418	Basswood	11.0			Good	remove	
1419	Swamp White Oak	14.4			Good	remove	
1420	Red Maple	14.0			Good	remove	
1421	Cottonwood	10.5			Good	remove	
1422	Cottonwood	7.3			Good	remove	
1423	Cottonwood	6.3			Fair	remove	
1424	White Ash	7.0			Fair	ash-remove	
1425	White Ash	6.8			Fair	ash-remove	
1426	Basswood	11.2			Fair	remove	
1427	Basswood	6.9			Good	remove	
1428	Red Oak	15.9			Good	remove	
1429	Red Oak	14.3			Good	remove	
1430	Red Oak	8.8			Good	remove	
1431	Cottonwood	10.2			Good	remove	
1432	Cottonwood	11.1			Good	remove	
1433	Basswood	6.0			Good	remove	
1434	Basswood	6.6			Good	remove	
1435	Cottonwood	10.4			Good	remove	
1436	Basswood	6.0			Good	remove	
1437	Basswood	5.7			Good	TOO SMALL	Not regulated
1438	Cottonwood	17.3			Fair	remove	
1439	Cottonwood	11.6			Good	remove	
1440	Black Willow	18.4	18.5		Good	remove	
1441	Cottonwood	6.6			Good	remove	
1442	Basswood	5.7	3.0		Good	TOO SMALL	Not regulated
1443	Cottonwood	6.8			Good	remove	
1444	Cottonwood	6.7			Good	remove	
1445	White Ash	6.9			Poor	ash-remove	E.A.B.
1446	White Ash	4.6			Good	ash-remove	
1447	Cottonwood	11.8			Good	remove	
1448	Basswood	6.2			Good	remove	
1449	Basswood	5.6			Good	TOO SMALL	Not regulated
1450	Cottonwood	10.6			Good	remove	
1451	Cottonwood	8.6			Good	remove	
1452	Basswood	8.8			Good	remove	
1453	Cottonwood	6.0			Good	remove	
1454	Slippery Elm	5.6			DEAD	TOO SMALL	Not regulated
1455	Cottonwood	8.2			Good	remove	
1456	Shagbark Hickory	9.9			Good	remove	
1457	Cottonwood	12.3			Good	remove	
1458	Cottonwood	17.0			Good	remove	
1459	Basswood	8.1	7.9		Good	remove	
1460	Basswood	5.8	3.3		Good	TOO SMALL	Not regulated
1461	Basswood	6.0			Good	remove	
1462	Slippery Elm	6.5			Good	remove	
1463	White Ash	6.2			Very Poor	ash-remove	E.A.B.
1464	Red Oak	7.0			Good	remove	
1465	Basswood	5.8			Good	TOO SMALL	Not regulated
1466	White Ash	6.1	4.2		Fair	ash-remove	
1467	American Elm	12.4			Good	remove	
1468	Slippery Elm	12.9			Good	save	
1469	Black Willow	50.0			Fair	save	
1470	Basswood	5.8			Fair	TOO SMALL	Not regulated
1471	Slippery Elm	7.6			Good	save	
1472	Basswood	9.6			Good	save	
1473	Red Ash	7.4			Very Poor	ash-remove	REMOVE
1474	Basswood	7.1			Poor	save	Leaning
1475	Yellow Birch	13.3			Good	save	
1476	Yellow Birch	7.8	7.3		Fair	remove	Leaning
1477	Yellow Birch	6.9			Good	remove	
1478	American Elm	10.7			Good	remove	
1479	American Elm	8.3			Good	remove	
1480	Shellbark Hickory	9.6			Good	remove	
1481	American Elm	7.8			Good	remove	
1482	Red Maple	6.2			Good	remove	
1483	Swamp White Oak	31.5			Good	remove	
1484	Red Oak	7.0			Good	remove	
1485	American Elm	6.3			Good	remove	
1486	American Elm	8.0			Good	remove	
1487	Swamp White Oak	31.2			Good	remove	
1488	Swamp White Oak	24.0			Good	remove	
1489	Swamp White Oak	33.7			Good	remove	
1490	Yellow Birch	6.7			Good	remove	
1491	Basswood	6.0			Good	remove	
1492	Basswood	6.0			Good	remove	
1493	Red Oak	6.4			Good	remove	
1494	Red Oak	30.4			Good	remove	
1495	Shellbark Hickory	10.4			Good	save	
1496	Black Locust	7.6			Good	save	

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes	Notes (2)
1497	American Elm	12.0			Good	save	
1498	Yellow Birch	8.0			Good	save	
1499	Swamp White Oak	7.2			Good	save	
1500	Black Willow	25.2			Good	save	
1501	Scots Pine	19.7			Good	save	
1502	Scots Pine	15.5			Good	save	
1503	Scots Pine	19.4			Good	save	
1504	Norway Spruce	12.6			Good	remove	
1505	Apple	5.0			Good	TOO SMALL	Not regulated
1506	Scots Pine	18.3			Good	remove	
1507	Scots Pine	19.6			Good	remove	
1508	Apple	5.0			Good	TOO SMALL	Not regulated
1509	Scots Pine	20.7			Fair	remove	
1510	Scots Pine	21.7			Good	remove	
1511	Scots Pine	18.3			Good	remove	
1512	Scots Pine	19.3			Good	remove	
1513	Scots Pine	18.5			Good	remove	
1514	Scots Pine	21.2			Good	remove	
1515	Scots Pine	15.7			Good	remove	
1516	Scots Pine	18.1			Fair	remove	
1517	Scots Pine	17.4			Fair	remove	
1518	Norway Spruce	15.0			Fair	remove	
1519	Scots Pine	14.2			Good	remove	
1520	Colorado Blue Spruce	20.7			Good	remove	
1521	Scots Pine	18.5			Good	remove	
1522	Scots Pine	20.2			Good	remove	
1523	Norway Spruce	15.7			Good	remove	
1524	Scots Pine	16.0			Fair	remove	
1525	Scots Pine	19.0			Fair	remove	
1526	English Walnut	13.8			Good	save	
1527	Apple	16.0			Good	remove	
1528	Silver Maple	27.3			Fair	remove	
1529	Silver Maple	19.3			Fair	remove	
1530	Norway Maple	9.8			Good	save	
1531	Balsam Fir	29.8			Good	TOO SMALL	Not regulated
1532	White Pine	4.3			Good	TOO SMALL	Not regulated
1533	Scots Pine	19.1			Good	save	
1534	Silver Maple	15.0			Good	remove	
1535	Norway Spruce	19.1			Good	remove	
1536	White Pine	6.0			Good	TOO SMALL	Not regulated
1537	Colorado Blue Spruce	7.1			Good	remove	
1538	Colorado Blue Spruce	7.0			Good	remove	
1539	Colorado Blue Spruce	13.9			Good	TOO SMALL	Not regulated
1540	Colorado Blue Spruce	8.0			Good	save	
1541	Colorado Blue Spruce	7.0			Good	save	
1542	Colorado Blue Spruce	7.0			Good	save	
1543	Black Walnut	13.6			Good	remove	
1544	Black Walnut	20.0			Good	remove	
1545	Chinquapin Oak	19.0			Good	remove	
1546	Chinquapin Oak	8.1			Fair	remove	
1547	Pignut Hickory	13.8			Good	remove	
1548	Apple	16.0			Good	remove	
1549	Scots Pine	9.8			Good	remove	
1550	Scots Pine	7.5			Good	remove	
1551	Apple	8.5	7.5	5.4	Good	remove	
1552	Apple	14.6			Good	remove	
1553	Apple	6.3			Good	remove	
1554	Shagbark Hickory	6.1			Good	remove	
1555	Norway Maple	21.8			Good	remove	
1556	Norway Maple	7.1			Fair	remove	
1557	Norway Maple	13.8			Good	remove	
1558	Norway Maple	7.0			Good	remove	
1559	Shagbark Hickory	9.3			Good	remove	
1560	Norway Maple	9.8			Good	remove	
1561	Black Walnut	7.3			Good	remove	
1562	Pignut Hickory	12.3	9.8	5.8	Good	save	
1563	Black Cherry	5.5			Good	TOO SMALL	Not regulated
1564	Black Cherry	3.5			Good	TOO SMALL	Not regulated
1565	Black Cherry	5.5			Good	TOO SMALL	Not regulated
1566	Black Cherry	3.5			Good	TOO SMALL	Not regulated
1567	Pear	13.1			Good	remove	
1568	Black Cherry	10.7			Good	remove	
1569	Pear	6.5			Good	remove	
1570	Pear	4.2	3.5		Good	TOO SMALL	Not regulated
1571	Pear	6.0	4.9	4.4	Good	TOO SMALL	Not regulated
1572	Pear	3.0			Good	TOO SMALL	Not regulated
1573	Pear	10.2			Good	remove	
1574	Pear	6.1			Good	remove	
1575	Pear	4.0			Good	TOO SMALL	Not regulated
1576	Pear	6.2			Good	remove	
1577	Pear	5.0			Good	TOO SMALL	Not regulated
1578	Pear	10.8			Good	remove	
1579	Pear	6.4			Poor	remove	Canopy die back
1580	Norway Maple	6.0			Good	remove	
1581	Black Cherry	17.7			Good	remove	
1582	Pear	5.0	5.0		Good	TOO SMALL	Not regulated
1583	Red Oak	11.0			Good	save	
1584	White Mulberry	18.2			Good	save	
1585	White Mulberry	31.7			Fair	remove	Heart rot
1586	Black Walnut	14.2			Good	save	
1587	Japanese Maple	5.0			Good	TOO SMALL	Not regulated
1588	Norway Spruce	18.5			Good	remove	
1589	Pear	7.6			Good	remove	
1590	Pear	5.6			Good	TOO SMALL	Not regulated
1591	Scots Pine	12.7			Good	remove	
1592	Scots Pine	7.2			Good	remove	
1593	Colorado Blue Spruce	8.0			Good	remove	
1594	White Pine	5.0			Good	TOO SMALL	Not regulated
1595	Pignut Hickory	4.0			Good	TOO SMALL	Not regulated
1596	Scots Pine	3.5			Fair	TOO SMALL	Not regulated
1597	White Mulberry	8.2	5.7		Fair	remove	
1598	Ornamental Cherry	6.2	4.0	3.4	Good	remove	
1599	Ornamental Cherry	10.4			Good	remove	
1600	Pear	6.3			Good	remove	
1601	Silver Maple	18.7			Good	remove	
1602	Apple	7.6	7.2	5.0	Good	remove	
1603	Black Cherry	10.6			Good	remove	
1604	Norway Spruce	16.5			Good	remove	
1605	Scots Pine	10.2			Good	save	
1606	Black Cherry	10.3			Good	save	
1607	Pignut Hickory	5.2			Good	TOO SMALL	Not regulated
1608	Black Locust	5.0			Good	TOO SMALL	Not regulated
1609	Black Walnut	9.5			Good	remove	
1610	Shagbark Hickory	6.3			Fair	remove	
1611	Red Oak	16.2			Good	remove	
1612	Black Walnut	17.6			Good	remove	
1613							Tag lost
1614							Tag lost
1615							Tag lost
1616							Tag lost
1617	Butternut	14.0			Good	remove	
1618	White Ash	6.8			DEAD	ash-DEAD	Not regulated
1619	Black Cherry	5.8			Fair	TOO SMALL	Not regulated
1620	White Ash	10.2			DEAD	ash-DEAD	Not regulated
1621	Slippery Elm	5.5			Fair	TOO SMALL	Not regulated
1622	Black Cherry	10.4			Very Poor	remove	
1623	White Ash	6.3			DEAD	ash-DEAD	Not regulated
1624	Black Walnut	21.2			Good	remove	
1625	Black Cherry	8.0			Fair	remove	
1626	American Elm	5.3			Good	TOO SMALL	Not regulated
1627	Black Cherry	11.8			Good	remove	
1628	Black Cherry	8.2			Good	remove	
1629	Black Cherry	22.1			Good	remove	
1630	Black Oak	8.9			Good	remove	
1631	Basswood	9.5			Good	remove	
1632	Basswood	10.3			Good	remove	
1633	Slippery Elm	4.6			Good	TOO SMALL	Not regulated
1634	Ornamental Cherry

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SOUTH PARCEL TREE SUMMARY

		NOTES	SAVE	REMOVE
DEAD	1	not including ash trees		1
ASH	205		184	23
OFF SITE	5			
<6" DIAMETER	0			
REGULATED TREES	347		211	136

TOTAL NUMBER OF TREES LOCATED ON THE SOUTH PORTION OF THE SUBJECT PARCEL = 558

Tag No.	Botanical Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
849	Blue Spruce	7.0			Good	remove
850	Blue Spruce	8.3			Good	remove
851	Blue Spruce	7.4			Good	remove
852	Blue Spruce	7.5			Good	remove
853	Blue Spruce	7.9			Good	remove
854	Blue Spruce	12.8			Good	remove
855	Pear	9.7	9.0		Good	remove
856	Black Walnut	9.1			Good	remove
857	Honey Locust	16.5			Good	remove
858	Black Walnut	11.1			Good	remove
859	Black Walnut	21.5			Good	remove
860	Black Walnut	28.0			Good	remove
861	Sugar Maple	19.9			Good	remove
862	Black Cherry	12.4			Fair	remove
863	Black Walnut	11.1			Good	remove
864	Black Cherry	11.8			Very Poor	remove
865	White Ash	9.8			Very Poor	ash-remove
866	Black Walnut	7.9			Good	remove
867	Black Cherry	12.9	11.1		Fair	remove
868	Box-elder	17.0			Good	remove
869	Sugar Maple	10.0			Good	remove
870	Box-elder	10.7			Fair	save
871	Apple	12.0	7.0		Fair	save
872	Pear	6.5			Poor	save
873	Box-elder	10.7			Fair	remove
874	Box-elder	9.6			Fair	remove
875	Pear	8.2			Poor	save
876	Box-elder	23.5			Fair	save
877	Red Ash	7.6			Fair	Keep (location)
878	American Elm	9.1			Good	save
879	American Elm	9.4			Fair	save
880	Sugar Maple	8.0			Good	save
881	Black Walnut	21.6			Good	save
882	Black Walnut	18.8			Good	save
883	Silver Maple	7.2	7.0	6.1	Good	remove
884	White Birch	7.5			Very Poor	remove
885	Silver Maple	19.0			Good	remove
886	Blue Spruce	6.9			Good	save
887	Blue Spruce	6.3			Good	save
888	Blue Spruce	7.7			Good	save
889	Blue Spruce	6.0			Good	save
891	Blue Spruce	6.4			Good	OFFSITE
892	Blue Spruce	7.2			Good	OFFSITE
1002	Red Ash	8.0			Poor	ash-remove
1004	American Elm	7.0	5.0		Fair	save
1005	American Elm	7.5	6.3	4.5	Fair	save
1006	Red Ash	11.0	8.7	8.0	Very Poor	Keep (location)
1007	American Elm	7.7			Fair	save
1008	Red Ash	8.8	7.2		Very Poor	Keep (location)
1009	Red Ash	8.1	5.7		Very Poor	Keep (location)
1010	American Elm	7.0			Fair	save
1011	American Elm	6.3			Good	save
1012	American Elm	8.7	4.6		Fair	save
1013	Red Ash	12.0	5.2		Very Poor	Keep (location)
1014	American Elm	8.0			Good	save
1015	Red Ash	14.7			Good	Keep (location)
1016	American Elm	6.0			Good	save
1017	American Elm	9.5	6.2		Fair	save
1018	American Elm	6.1			Fair	save
1019	Red Ash	10.0	8.9	8.6	DEAD	Keep (location)
1020	Red Ash	6.4			Fair	Keep (location)
1021	Red Ash	11.2			Very Poor	Keep (location)
1022	Red Ash	8.5			DEAD	Keep (location)
1023	American Elm	6.0			Good	save
1024	American Elm	6.0"			Fair	save
1025	American Elm	7.5	5.0		DEAD	DEAD
1026	American Elm	8.3			Good	save
1027	Red Ash	7.7			Very Poor	ash-remove
1028	Silver Maple	17.5			Good	save
1029	American Elm	8.9			Fair	save
1030	Red Ash	8.1			DEAD	Keep (location)
1031	Red Ash	28.2			DEAD	Keep (location)
1032	Red Ash	9.2			Very Poor	Keep (location)
1033	Red Ash	9.2			Very Poor	Keep (location)
1034	Red Ash	7.5			Very Poor	Keep (location)
1035	American Elm	7.5			Good	save
1036	Red Ash	8.0			Fair	ash-remove
1037	Cottonwood	22.7			Good	remove
1038	Cottonwood	22.7			Good	remove
1039	Red Ash	7.3			DEAD	Keep (location)
1040	Red Ash	6.8			DEAD	Keep (location)
1041	Red Ash	8.1			Good	Keep (location)
1042	American Elm	7.0			Fair	save
1043	Cottonwood	16.9			Good	save
1044	Red Ash	7.7			DEAD	Keep (location)
1045	Red Ash	6.1			Fair	Keep (location)
1046	American Elm	6.1			Fair	save
1047	Red Ash	8.4			Very Poor	Keep (location)
1048	Red Ash	10.3			Fair	Keep (location)
1049	Bur Oak	13.3			Good	save
1050	Red Ash	6.1			DEAD	Keep (location)
1051	Red Ash	7.3			Fair	Keep (location)
1052	Red Ash	7.5			Good	Keep (location)
1053	Red Ash	6.2			Good	Keep (location)
1054	Red Ash	6.3			Fair	Keep (location)
1055	Red Ash	6.5			Fair	Keep (location)
1056	Red Ash	6.5			Very Poor	Keep (location)
1057	American Elm	6.3			Good	save
1058	Red Ash	6.0			Good	Keep (location)
1059	Red Ash	6.5			Good	Keep (location)
1060	Cottonwood	23.3			Good	save
1061	American Elm	7.5			Fair	save
1062	Red Ash	7.6			Good	Keep (location)
1063	American Elm	7.3			Fair	save
1064	American Elm	6.2			Fair	save
1065	Cottonwood	29.8			Good	save
1066	Red Ash	6.4			DEAD	Keep (location)
1067	American Elm	8.7			Good	save
1068	Cottonwood	21.2	6.4		Good	save
1069	American Elm	8.4	4.1		Good	save
1070	Red Ash	10.5			Good	Keep (location)
1071	American Elm	6.7			Fair	save
1072	American Elm	8.1			Good	save
1073	Red Ash	7.8			Fair	Keep (location)
1074	Red Ash	10.4			Very Poor	Keep (location)
1075	American Elm	6.0			Good	save
1076	Red Ash	6.5			Good	Keep (location)
1077	Red Ash	6.2			Very Poor	Keep (location)
1078	American Elm	9.1			Fair	save
1079	Red Ash	8.0			Very Poor	Keep (location)
1080	Red Ash	6.5			DEAD	Keep (location)
1081	Red Ash	15.2			Good	Keep (location)
1082	Red Ash	9.5			Good	Keep (location)
1083	Red Ash	7.2			Good	Keep (location)
1084	Red Ash	7.7			Fair	Keep (location)
1085	Red Ash	6.0			Good	Keep (location)
1086	Red Ash	8.4			Good	Keep (location)
1087	Red Ash	9.4			DEAD	Keep (location)
1088	Red Ash	7.0			DEAD	Keep (location)
1089	Red Ash	7.1			Fair	Keep (location)
1090	Red Ash	12.8			DEAD	Keep (location)
1091	Red Ash	8.5			Fair	Keep (location)
1092	Red Ash	7.3			Fair	Keep (location)
1093	American Elm	7.0			Good	save
1094	American Elm	6.2			Fair	save
1095	American Elm	13.9			Good	save
1096	American Elm	8.2			Fair	save
1097	American Elm	8.8			Good	save
1098	American Elm	6.4			Fair	save
1099	Red Ash	11.0			DEAD	Keep (location)
1100	Red Ash	12.0	11.7		Fair	Keep (location)
1101	American Elm	6.1			Good	save
1102	Red Ash	11.7	11.7		Fair	Keep (location)
1103	Unused Tag No.					
1104	Unused Tag No.					
1105	American Elm	7.3			Fair	save
1106	American Elm	7.1			Fair	save
1107	American Elm	6.3			Fair	save
1108	Red Ash	7.6			Fair	Keep (location)
1109	Red Ash	7.0	6.1		Fair	Keep (location)
1110	Silver Maple	15.1	9.2	6.7	Good	save
1111	American Elm	8.8			Poor	save
1112	American Elm	6.0			Fair	save
1113	American Elm	6.2			Fair	save
1114	Red Ash	6.6			DEAD	Keep (location)
1115	Red Ash	10.7			Fair	Keep (location)
1116	Red Ash	6.4			DEAD	Keep (location)
1117	Red Ash	6.4			Fair	Keep (location)
1118	Red Ash	10.0			Fair	Keep (location)
1119	Red Ash	10.4			Very Poor	Keep (location)
1120	American Elm	6.3			Fair	save
1121	Red Ash	6.8			Fair	Keep (location)
1122	Red Ash	10.1			Fair	Keep (location)
1123	Red Ash	9.7			DEAD	Keep (location)
1124	American Elm	7.7			Fair	save
1125	Red Ash	12.0			Very Poor	Keep (location)
1126	Red Ash	7.9			Fair	Keep (location)
1127	American Elm	6.7			Fair	save
1128	American Elm	7.2			Fair	save
1129	Red Ash	7.6			DEAD	Keep (location)
1130	Red Ash	14.9			DEAD	Keep (location)
1131	Red Ash	9.9			DEAD	Keep (location)

LEGEND

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

TREE PLAN LEGEND

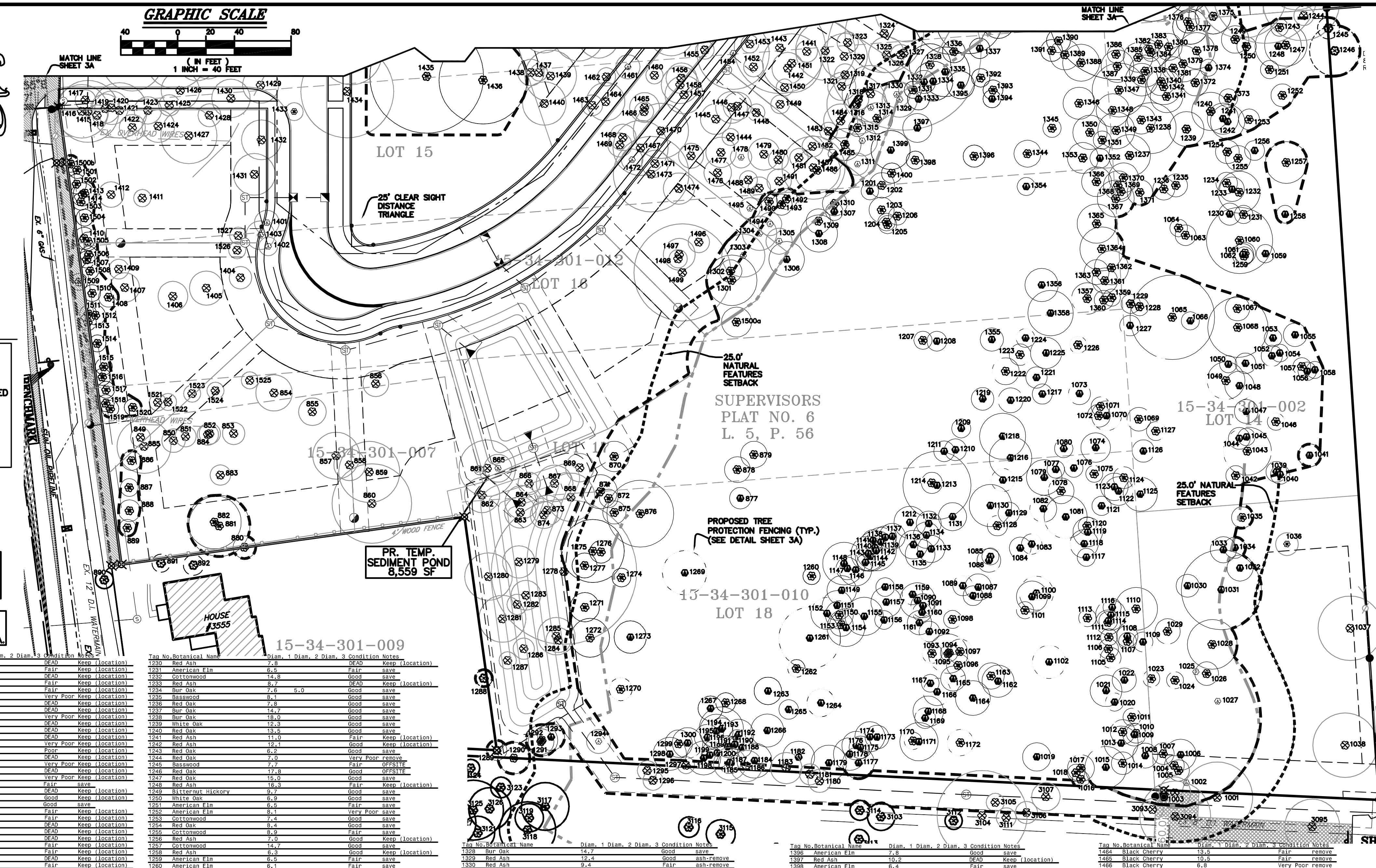
- DRIPLINE — EXISTING TREE TO BE SAVED
- DRIPLINE — EXISTING TREE TO BE REMOVED
- EXISTING TREE OFF-SITE
- EXISTING TREE (DEAD)
- EXISTING ASH TREE
- EXISTING TREE - <6"ø
- TREE PROTECTION FENCING

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

SEE SHEET 7 FOR OVERALL TREE INVENTORY CALCULATIONS

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

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



Tag No.	Botanical Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
1132	Red Ash	8.8			DEAD	Keep (location)
1133	Red Ash	9.6			Fair	Keep (location)
1134	Red Ash	9.3			DEAD	Keep (location)
1135	Red Ash	10.5			Fair	Keep (location)
1136	Red Ash	10.1			Fair	Keep (location)
1137	Red Ash	9.2			Very Poor	Keep (location)
1138	Red Ash	8.1	6.8		DEAD	Keep (location)
1139	Red Ash	10.4			DEAD	Keep (location)
1140	Red Ash	8.8			Very Poor	Keep (location)
1141	Red Ash	7.6			DEAD	Keep (location)
1142	Red Ash	14.1			DEAD	Keep (location)
1143	Red Ash	12.2			DEAD	Keep (location)
1144	Red Ash	10.6			Very Poor	Keep (location)
1145	Red Ash	6.0			Poor	Keep (location)
1146	Red Ash	11.3			DEAD	Keep (location)
1147	Red Ash	8.0			Very Poor	Keep (location)
1148	Red Ash	15.0			DEAD	Keep (location)
1149	Red Ash	10.4	9.4		Very Poor	Keep (location)
1150	American Elm	9.9			Fair	save
1151	Red Ash	10.5			DEAD	Keep (location)
1152	Red Ash	11.3			Good	Keep (location)
1153	American Elm	8.3			Good	save
1154	Red Ash	13.3			Fair	Keep (location)
1155	Red Ash	13.5			Fair	Keep (location)
1156	Red Ash	6.6			DEAD	Keep (location)
1157	Red Ash	10.8			DEAD	Keep (location)
1158	Red Ash	6.6			DEAD	Keep (location)
1159	Red Ash	7.3			Fair	Keep (location)
1160	Red Ash	6.7			Fair	Keep (location)
1161	Red Ash	8.6			DEAD	Keep (location)
1162	Red Ash	11.3	8.6		Fair	Keep (location)
1163	American Elm	9.3			Fair	save
1164	Red Ash	12.3			Very Poor	Keep (location)
1165	Red Ash	8.8			DEAD	Keep (location)
1166	Red Ash	9.7			Fair	Keep (location)
1167	Red Ash	6.3			DEAD	Keep (location)
1168	Red Ash	10.8	7.8		DEAD	Keep (location)
1169	Red Ash	7.3			Fair	Keep (location)
1170	American Elm	6.2			Fair	save
1171	Red Ash	13.5			DEAD	Keep (location)
1172	American Elm	9.3			Very Poor	save
1173	Red Ash	8.4			DEAD	Keep (location)
1174	Red Ash	10.6			DEAD	Keep (location)
1175	Red Ash	8.0			DEAD	Keep (location)
1176	Red Ash	10.1			DEAD	Keep (location)
1177	Red Ash	11.2			Fair	Keep (location)
1178	Red Ash	11.5			DEAD	Keep (location)
1179	Red Ash	12.5	6.0		DEAD	Keep (location)
1182	Red Ash	11.3			DEAD	Keep (location)
1184	Red Ash	12.3			DEAD	Keep (location)
1186	Red Ash	11.2			Very Poor	Keep (location)
1187	Red Ash	8.0			DEAD	Keep (location)
1188	Red Ash	6.9			DEAD	Keep (location)
1189	Red Ash	7.7			Very Poor	Keep (location)
1190	Red Ash	13.6			DEAD	Keep (location)
1191	American Elm	6.0			Fair	save
1192	Red Ash	10.7			DEAD	Keep (location)
1193	Red Ash	7.3			DEAD	Keep (location)
1194	Red Ash	15.6			Fair	Keep (location)
1195	Red Ash	11.8			DEAD	Keep (location)
1196	Red Ash	9.1			Very Poor	Keep (location)
1197	Unused Tag No.					
1198	Red Ash	12.0			Fair	Keep (location)
1199	Red Ash	6.0			DEAD	Keep (location)
1200	Red Ash	10.5			Very Poor	Keep (location)
1201	Red Ash	6.1			Fair	Keep (location)
1202	Black Walnut	9.0			Good	save
1203	American Elm	8.9			Good	save
1204	American Elm	6.2			Fair	save
1205	American Elm	6.4	4.1		Good	save
1206	American Elm	6.4			Good	save
1207	American Elm	6.4			Fair	save
1208	Red Ash	7.0			DEAD	Keep (location)
1209	Red Ash	6.7			DEAD	Keep (location)
1210	Red Ash	7.7			Fair	Keep (location)
1211	Red Ash	7.3			Fair	Keep (location)
1212	Red Ash	11.3			Fair	Keep (location)
1213	Red Ash	24.0			Good	Keep (location)
1214	American Elm	7.5			Fair	save
1215	Red Ash	8.2			Fair	Keep (location)
1216	Red Ash	15.0			Very Poor	Keep (location)
1217	Red Ash	7.1			Very Poor	Keep (location)
1218	Red Ash	16.2	12.4		Very Poor	Keep (location)
1219	Red Ash	8.0			Very Poor	Keep (location)
1220	Red Ash	8.8			Good	Keep (location)
1221	Red Ash	7.5			Very Poor	Keep (location)
1222	American Elm	9.5			Good	save
1223	American Elm	7.6			Good	save
1224	Red Ash	6.6			Good	Keep (location)
1225	Red Ash	11.0			DEAD	Keep (location)
1226	Common Buckthorn	6.0	4.8	3.8	Poor	save
1227	Red Ash	7.3			Good	Keep (location)
1228	Bitternut Hickory	6.4			Good	save
1229	American Elm	6.8			Good	save

Tag No.	Botanical Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
1230	Red Ash	7.8			DEAD	Keep (location)
1231	American Elm	6.5			Fair	save
1232	Cottonwood	14.8			Good	save
1233	Red Ash	8.7			DEAD	Keep (location)
1234	Bur Oak	7.6	5.0		Good	save
1235	Basswood	8.1			Good	save
1236	Red Oak	7.8			Good	save
1237	Bur Oak	14.7			Good	save
1238	Bur Oak	18.0			Good	save
1239	White Oak	12.3			Good	save
1240	Red Oak	13.5			Good	save
1241	Red Ash	11.0			Fair	Keep (location)
1242	Red Ash	12.1			Good	Keep (location)
1243	Red Oak	6.2			Good	save
1244	Red Oak	7.0			Very Poor	remove
1245	Basswood	7.7			Fair	OFFSITE
1246	Red Oak	17.8			Good	OFFSITE
1247	Red Oak	15.0			Good	save
1248	Red Ash	16.3			Fair	Keep (location)
1249	Bitternut Hickory	9.7			Good	save
1250	White Oak	6.9			Good	save
1251	American Elm	6.5			Fair	save
1252	American Elm	8.1			Very Poor	save
1253	Cottonwood	7.4			Good	save
1254	Red Oak	8.4			Good	save
1255	Cottonwood	8.9			Fair	save
1256	Red Ash	7.0			Good	Keep (location)
1257	Cottonwood	14.7			Good	save
1258	Red Ash	6.3			Good	Keep (location)
1259	American Elm	6.5			Fair	save
1260	American Elm	6.1			Fair	save
1261	Red Ash	21.7			Good	Keep (location)
1262	Boxelder	6.2			Fair	save
1263	Red Ash	9.7			Fair	Keep (location)
1264	Red Ash	9.8			Poor	Keep (location)
1265	Red Ash	6.9			DEAD	Keep (location)
1266	Red Ash	11.7			DEAD	Keep (location)
1267	Red Ash	8.7	7.0		Fair	Keep (location)
1268	American Elm	7.0			Good	save
1269	Red Ash	15.6	12.4		Fair	Keep (location)
1270	Silver Maple	8.1	7.8		Good	save
1271	Boxelder	10.3			Fair	save
1272	Boxelder	13.7			Poor	save
1273	Red Ash	11.4			Fair	Keep (location)
1274	Boxelder	6.6			Fair	save
1275	Boxelder	22.2			Poor	save
1276	Boxelder	8.0			Poor	save
1277	Boxelder	8.8			Fair	save
1278	Cottonwood	51.1			Good	remove
1279	Apple Species	11.4			Very Poor	remove
1280	Sugar Maple	16.7			Good	remove
1281	Black Walnut	16.5			Good	remove
1282	Boxelder	7.2			Very Poor	remove
1283	Boxelder	10.5			Poor	remove
1284	White Mulberry	8.8	8.7	5.7	Fair	remove
1285	Pear	13.2	10.8		Fair	remove
1286	Sugar Maple	7.5			Good	remove
1287	Boxelder	6.1			Fair	remove
1288	Boxelder	6.0			Poor	OFFSITE
1289	Boxelder	7.1			Fair	save
1291	Black Walnut	9.1			Fair	save
1292	Boxelder	11.1			Poor	save
1293	Red Ash	9.5			Fair	Keep (location)
1294	Red Ash	8.5			Fair	ash-remove
1297	American Elm	6.0			Fair	remove
1298	Red Ash	11.7			DEAD	Keep (location)
1299	American Elm	9.7			Fair	save
1300	Red Ash	10.8			Fair	Keep (location)
1301	Black Cherry	17.8	17.2	11.7	Fair	save
1302	Black Cherry	8.0			Fair	save
1303	Red Ash	15.2			Good	ash-remove
1304	Red Ash	12.1			Good	ash-remove
1305	Red Ash	9.2			Fair	ash-remove
1306	Red Ash	12.5			Fair	Keep (location)
1307	Red Ash	6.2			DEAD	Keep (location)
1308	Red Ash	13.1			DEAD	Keep (location)
1309	Black Cherry	8.7			Fair	save
1310	Black Walnut	8.7			Fair	save
1311	Red Ash	7.8			Fair	ash-remove
1312	Red Ash	10.7			Fair	ash-remove
1313	Red Ash	12.3			Fair	ash-remove
1314	Bitternut Hickory	11.0			Poor	save
1315	Red Oak	6.3			Fair	save
1316	Red Oak	21.0			Good	remove
1317	Black Walnut	20.0			Fair	remove
1318	Red Oak	7.4			Good	remove
1319	Bitternut Hickory	7.7			Good	remove
1320	Cottonwood	16.2			Good	remove
1321	Bitternut Hickory	9.9			Good	remove
1322	Cottonwood	21.0			Fair	remove
1323	Basswood	7.5			Good	remove
1324	Cottonwood	27.6	15.8		Fair	remove
1325	Bur Oak	12.6			Fair	remove
1326	American Elm	7.3			Fair	remove
1327	Cottonwood	54.3	18.4		Good	remove

Tag No.	Botanical Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
1328	Bur Oak	14.7			Good	save
1329	Red Ash	12.4			Good	ash-remove
1330	Red Ash	9.4			Fair	ash-remove
1331	American Elm	6.1			Fair	save
1332	Red Ash	8.2			DEAD	Keep (location)
1333	Red Ash	7.7			Fair	Keep (location)
1334	Red Ash	14.0			Good	Keep (location)
1335	Red Ash	11.3			Good	Keep (location)
1336	Bur Oak	8.0			Good	save
1337	Red Ash	7.2			Fair	Keep (location)
1338	Bur Oak	11.3			Good	save
1339	Bur Oak	11.5			Good	save
1340	Bur Oak	10.0			Good	save
1341	Bur Oak	11.5			Good	save
1342	Bur Oak	12.6			Good	save
1343	Bur Oak	9.9			Good	save
1344	American Elm	9.5			Good	save
1345	Bur Oak	6.5			Good	save
1346	American Elm	11.3			Good	save
1347	Silver Maple	11.7			Good	save
1348	Bur Oak	19.0			Good	save
1349	Bur Oak	13.0			Good	save
1350	American Elm	12.1	11.9	9.0	Good	save
1351	Red Ash	6.4			Good	Keep (location)
1352	Red Ash	7.0			Good	Keep (location)
1353	Bur Oak	10.9			Fair	save
1354	Red Ash	6.4			Good	Keep (location)
1355	Red Ash	8.2			DEAD	Keep (location)
1356	Red Ash	11.7			Very Poor	Keep (location)
1357	Bur Oak	11.1			Good	save
1358	Red Ash	16.0			DEAD	Keep (location)
1359	American Elm	6.1			Fair	save
1360	Bur Oak	6.8			Good	save
1361	Bur Oak	9.0			Good	save
1362	Bur Oak	12.0			Good	save
1363	American Elm	8.8			Fair	save
1364	Bur Oak	15.5			Good	save
1365	Bur Oak	13.8			Good	save
1366	Bur Oak	10.5			Good	save
1367	Bur Oak	13.0	10.3		Good	save
1368	Red Ash	7.0			Good	Keep (location)
1369	Bur Oak	10.2			Good	save
1370	Bur Oak	10.5			Poor	save
1371	Bur Oak	12.1			Poor	save
1372	Basswood	9.3			Poor	save
1373	Bur Oak	6.6			Poor	save
1374	Red Ash	6.0			DEAD	Keep (location)
1375	Black Walnut	12.6			Fair	save
1376	Bur Oak	8.0			Fair	save
1377	Basswood	12.4			Poor	save
1378	Bur Oak	12.8			Good	save
1379	Bur Oak	12.8			Good	save
1380	Bur Oak	9.5			Good	save
1381	Bur Oak	6.7			Fair	save
1382	Bur Oak	8.0			Good	save
1383	Bur Oak	7.0			Fair	save
1384	Bur Oak	6.4			Fair	save
1385	Red Oak	10.4			Fair	save
1386	American Elm	6.2			Good	save
1387	American Elm	11.5			Good	save
1388	American Elm	13.0			Fair	save
1389	American Elm	10.7	9.7		Fair	save
1390	American Elm	8.4	7.6		Fair	save
1391	American Elm	7.7			Fair	save
1392	American Elm	6.5			Fair	save
1393	American Elm	7.0			Poor	save
1394	Red Ash	6.3			Good	save
1395	Red Ash	9.7			Fair	Keep (location)

Tag No.	Botanical Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
1396	American Elm	7.8			Good	save
1397	Red Ash	10.2			DEAD	Keep (location)
1398	American Elm	6.4			Fair	save
1399	Red Ash	13.8			Fair	Keep (location)
1400	American Elm	7.2			Fair	save
1401	Red Ash	8.7			Good	ash-remove
1402	Red Ash	6.6			Good	ash-remove
1403	Red Ash	10.1			Good	ash-remove
1404	Black Walnut	7.9			Good	remove
1405	Red Maple	12.0	10.4		Good	remove
1406	Red Maple	10.5	7.2		Good	remove
1407	Red Maple	10.4	9.3	8.2	Good	remove
1408	Black Cherry	7.0	6.7	5.4	Good	save
1409	Ornamental Cherry	7.0	6.0	4.6	Good	remove
1410	Apple Species	7.8	6.5		Good	save
1411	Red Maple	6.1	5.4		Good	remove
1412	Apple Species	9.0			Good	remove
1413	Apple Species	7.9			Good	save
1414	Blue Spruce	8.2			Good	save
1415	Black Locust	24.8			Poor	remove
1416	Black Locust	18.8			Poor	remove
1417	Black Cherry	7.2			Very Poor	remove
1418	Black Cherry	7.3			Poor	remove
1419	Black Cherry	10.3			Very Poor	remove
1420	Black Cherry	11.8			Fair	remove
1421	American Elm	19.5			Good	remove
1422	American Elm	9.2			Fair	remove
1423	Black Cherry	9.6			Fair	remove
1424	American Elm	11.5	6.6		Fair	remove
1425	Black Cherry	7.5			Poor	remove
1426	Black Locust	13.4			Poor	remove
1427	Black Walnut	19.8			Good	remove
1428	Black Walnut	8.1			Fair	remove
1429	Shagbark Hickory	12.7			Good	remove
1430	Black Walnut	13.5			Good	remove
1431	White Mulberry	14.7			Good	remove
1432	White Mulberry	14.0	7.7	7.3	Good	remove
1433	Red Ash	6.3			Fair	ash-remove
1434	Black Walnut	32.7			Poor	remove
1435	Bur Oak	63.4			Good	save
1436	Black Walnut	31.0			Good	save
1437	Bur Oak	6.0			Fair	remove
1438	Bur Oak	9.3			Fair	remove
1439	Black Walnut	18.2			Good	remove
1440	Black Walnut	15.3			Fair	remove
1441	Black Cherry	7.6			Poor	remove
1442	Black Cherry	11.2			Fair	remove
1443	Black Walnut	32.1			Fair	remove
1444	Black Cherry	6.0			Good	remove
1445	Black Cherry	10.8			Good	remove
1446	Black Cherry	11.2			Good	remove
1447	Black Cherry	9.9			Good	remove
1448	Black Cherry	6.1			Fair	remove
1449	Black Cherry	6.6			Fair	remove
1450	Black Cherry	6.0			Fair	remove
1451	Red Oak	20.7			Good	remove
1452	Black Cherry	7.0			Fair	remove
1453	Black Cherry	6.3			Fair	remove
1454	Red Ash	25.4	24.0	23.0	Poor	ash-remove
1455	Black Cherry	6.5			Fair	remove
1456	Black Cherry	10.8			Poor	remove
1457	Black Cherry	13.4			Fair	remove
1458	Black Cherry	13.2			Fair	remove
1459	Unused Tag No.					
1460	Black Cherry	6.1			Poor	remove
1461	Red Ash	8.5			Good	ash-remove
1462	Black Cherry	6.5			Fair	remove
1463	Bur Oak	7.3			Fair	remove

Tag No.	Botanical Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
1464	Black Cherry	13.5			Fair	remove
1465	Black Cherry	10.5			Fair	remove
1466	Black Cherry	6.8			Very Poor	remove
1467	Black Walnut	19.4			Good	remove
1468	American Elm	9.3			Fair	remove
1469	American Elm	8.5			Fair	remove
1470	Black Walnut	19.4			Good	remove
1471	Cottonwood	9.5			Fair	remove
1472	Red Ash	7.6			Good	ash-remove
1473	Cottonwood	26.6			Good	remove
1474	American Elm	11.0			Good	remove
1475	American Elm	8.8			Poor	remove
1476	Black Cherry	9.7			Good	remove
1477	Black Cherry	10.7			Fair	remove
1478	Red Ash	7.5			Good	ash-remove
1479	Black Cherry	11.2			Good	remove
1480	Black Cherry	7.0			Good	remove
1481	Red Maple	6.5			Good	remove
1482	Sugar Maple	7.4			Good	remove
1483	American Elm	6.3			Good	remove
1484	Red Oak	12.0			Good	remove
1485	Red Oak	11.3			Good	save
1486	Red Oak	16.1			Fair	remove
1487	Black Cherry	22.2			Poor	remove
1488	American Elm	6.4			Good	remove
1489	Black Cherry	7.9			Good	remove
1490	Black Cherry	6.0			Fair	save
1491	Black Cherry	8.6			Fair	remove
1492	Black Cherry	7.4			Fair	save
1493	Sugar Maple	7.5			Good	save
1494	Red Ash	8.2			Fair	ash-remove
1495	Red Ash	7.5			Good	ash-remove
1496	Black Cherry	7.5			Good	remove
1497	Black Cherry	11.2			Fair	remove
1498	Black Cherry	6.5			Poor	remove
1499	Cottonwood	34.2			Good	remove
1501	Blue Spruce	6.0			Good	save
1502	Blue Spruce	7.0			Good	save
1503	Blue Spruce	6.0			Good	save
1504	Blue Spruce	6.0			Good	save
1505	Blue Spruce	6.5			Good	save
1506	Blue Spruce	6.0			Good	save
1507	Blue Spruce	6.0			Good	save
1508	Blue Spruce	6.0			Good	save
1509	Blue Spruce	6.0			Good	save
1510	Blue Spruce	6.0			Good	save
1511	Blue Spruce	6.0			Good	save
1512	Blue Spruce	7.0			Good	save
1513	Blue Spruce	6.0			Good	save
1514	Blue Spruce	6.0			Good	save
1515	Blue Spruce	6.0			Good	save
1516	Blue Spruce	6.0			Good	save
1517	Blue Spruce	6.0			Good	save
1518	Blue Spruce	6.0			Good	save
1519	Blue Spruce	6.0			Good	save
1520	Blue Spruce	6.0			Good	save
1521	Blue Spruce	6.0			Good	remove
1522	Blue Spruce	6.0			Good	remove
1523	Blue Spruce	6.0			Good	remove
1524	Blue Spruce	6.0			Good	remove
1525	Blue Spruce	6.0			Good	remove
1526	Blue Spruce	6.0			Good	remove
1527	Blue Spruce	6.0			Good	remove
1500A	American Elm	10.6			Good	save
1500B	Blue Spruce	6.0			Good	save

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

SHEET NO.		CLIENT	PROJECT NO.		
3C/8	■ PRELIMINARY	BLUEWOOD PROPERTIES, LLC	03-349		
	☐ CONSTRUCTION		DATE 01-25-05		
	☐ AS-BUILT	SCALE 1" = 40'	DRAWN BY B.A.V.	CHECKED BY C.P.T.	

TREE SURVEY SOUTH

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

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

REVISIONS

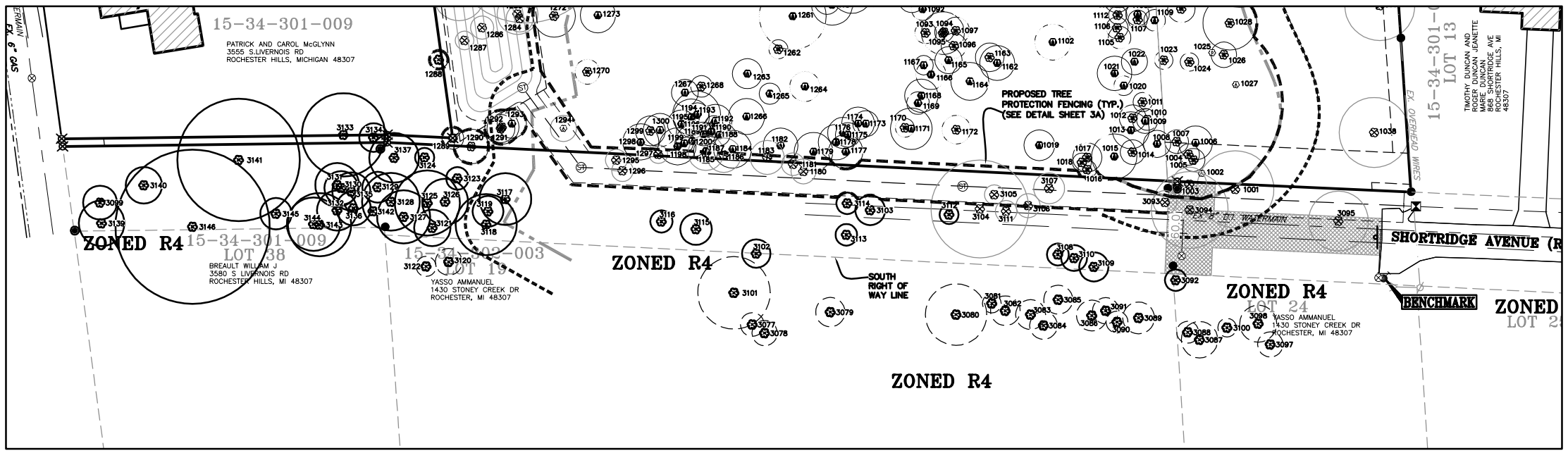
DATE:	REMARKS:	BY:
05/16/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
07/27/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
08/26/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
09/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FEET



Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
890	Blue Spruce	8.3			Good	save
1001	Cottonwood	25.0			Good	remove
1003	Cottonwood	11.2			Fair	remove
1003	Cottonwood	11.2			Fair	remove
1180	Red Ash	8.1			DEAD	remove
1181	American Elm	7.4			Poor	remove
1183	Red Ash	11.0			DEAD	remove
1185	Red Ash	11.5			DEAD	remove
1186	Red Ash	11.2			Very Poor	remove
1290	Boxelder	11.2			Fair	save
1295	American Elm	7.0			Fair	remove
1295	American Elm	7.0			Fair	remove
1296	American Elm	7.0			Very Poor	remove
1296	American Elm	7.0			Very Poor	remove
3077	Box-elder	7.7			Fair	OFFSITE
3078	Hawthorn	8.2			Good	OFFSITE
3079	American Elm	9.9			Good	OFFSITE
3080	Black Walnut	19.9			Poor	OFFSITE
3081	Black Walnut	6.1			Fair	OFFSITE
3082	Black Walnut	9.6			Good	OFFSITE
3083	Hawthorn	9.7			Fair	OFFSITE
3084	Hawthorn	9.0			Good	OFFSITE
3085	Swamp White Oak	9.4			Good	OFFSITE
3086	Sweet Cherry	10.0			Poor	OFFSITE
3087	Black Walnut	11.8			Good	OFFSITE
3088	Black Walnut	7.1			Good	OFFSITE
3089	Black Walnut	10.3			Good	OFFSITE
3090	Sweet Cherry	7.1			Poor	OFFSITE
3091	Sweet Cherry	8.5			Poor	OFFSITE
3092	Red Ash	7.0			Very Poor	save
3093	American Elm	7.7			Good	remove
3094	Cottonwood	24.9			Good	remove
3095	Cottonwood	19.4			Good	remove
3096	tag not used					
3097	Scotch Pine	8.2			Fair	OFFSITE
3098	Sweet Cherry	12.0			Fair	OFFSITE
3099	Black Walnut	11.0			Good	save
3100	Red Ash	6.0			Good	OFFSITE
3101	Red Ash	23.5			Very Poor	OFFSITE
3102	American Elm	9.2			Good	save
3103	American Elm	9.7			Good	save
3104	Cottonwood	31.7			Good	remove
3105	Sugar Maple	8.4			Fair	remove
3106	Black Walnut	7.8			Fair	remove
3107	American Elm	10.0			Good	remove
3108	Swamp White Oak	7.1			Good	save
3109	Black Walnut	9.5			Good	save
3110	Sweet Cherry	8.4			Fair	save
3111	Black Walnut	7.0			Good	remove
3112	American Elm	6.1			Good	save
3113	Hawthorn	7.0			Good	save
3114	American Elm	7.0			Good	save
3115	American Elm	10.2			Good	save
3116	American Elm	7.2			Good	save
3117	Red Ash	16.8			Very Poor	save
3118	Box-elder	19.8			Good	save
3119	Box-elder	10.0			Good	save
3120	Box-elder	8.7			Good	OFFSITE
3121	Box-elder	11.8			Good	save
3122	Box-elder	6.5			Good	OFFSITE
3123	Hawthorn	7.3			Good	save
3124	Box-elder	6.2			Fair	save
3125	Box-elder	21.1			Good	save
3126	Box-elder	14.9			Good	save
3127	Black Walnut	17.2			Good	save
3128	Box-elder	18.7			Good	save
3129	Box-elder	10.0			Good	save
3130	Box-elder	10.9			Fair	save
3131	Box-elder	14.2	10.7		Good	save
3132	Box-elder	13.0			Good	save
3133	Red Mulberry	27.0			Fair	save
3134	Box-elder	9.3			Fair	save
3135	Box-elder	12.4			Good	save
3136	Box-elder	11.2			Very Poor	save
3137	Box-elder	16.1			Good	save
3138	tag not used					
3139	Black Walnut	14.8			Good	SAVE
3140	Sweet Cherry	11.8	7.8		Good	SAVE
3141	Box-elder	39.7			Good	SAVE
3142	Box-elder	20.5			Good	SAVE
3143	White Pine	28.5			Good	SAVE
3144	White Pine	17.3			Good	SAVE
3145	Sweet Cherry	10.2	8.9	8.8	Good	SAVE
3146	Box-elder	50.0			Good	SAVE

SHORTRIDGE RIGHT OF WAY TREE SUMMARY		SAVE	REMOVE
ASH	8	4	4
OFFSITE	21		
REGULATED TREES	53	37	16

TOTAL NUMBER OF TREES
SURVEYED 82

TREE PLAN LEGEND

- DRIPLINE — EXISTING TREE TO BE SAVED
- DRIPLINE — EXISTING TREE TO BE REMOVED
- EXISTING TREE OFF-SITE
- EXISTING TREE (DEAD)
- EXISTING ASH TREE
- EXISTING TREE – <6"ø
- TREE PROTECTION FENCING

LEGEND

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

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

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

NOTE:
SEE SHEET 7 FOR OVERALL SITE TREE SUMMARY.

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

NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE #05-006

72 HOURS
NOTIFICATION
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

DATE	REMARKS	BY
09/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.
07/21/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.
06/28/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.
06/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.

REVISIONS

HICKORY RIDGE SITE CONDOMINIUMS
PART OF SECTION 34, T2N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAUL LEAK & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
45345 SCHOONER STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994

TREE SURVEY FOR SHORTRIDGE RIGHT OF WAY

PRELIMINARY ■ CONSTRUCTION ☐ AS-BUILT ☐
CLIENT: BLUEWOOD PROPERTIES, LLC
SCALE: 1" = 40'
PROJECT NO. 03-349
DATE: 01-25-05
DRAWN BY: B.A.K.
CHECKED BY: C.P.T.

SHEET NO. 3D/8

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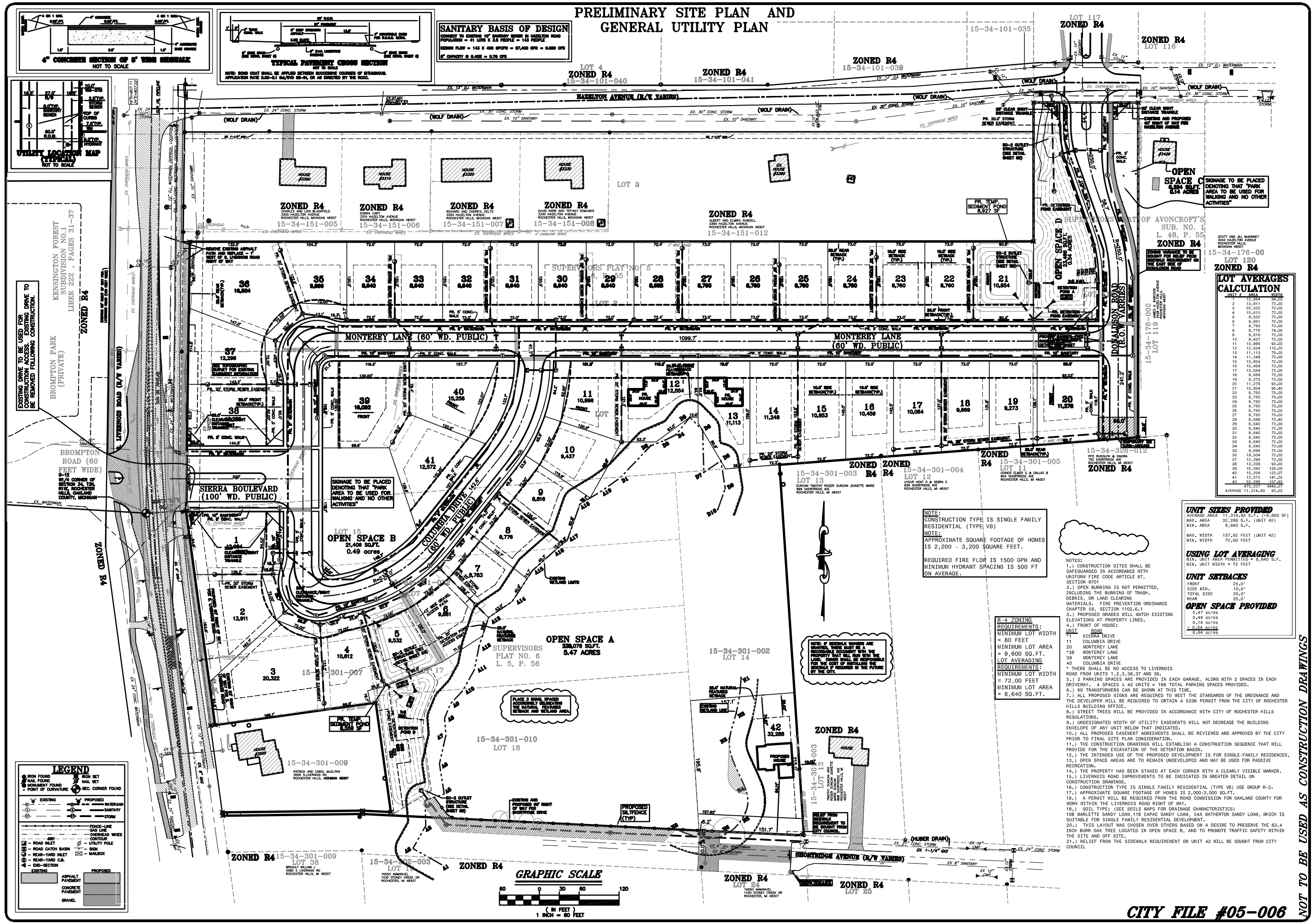
PRELIMINARY SITE PLAN AND GENERAL UTILITY PLAN

SANITARY BASIS OF DESIGN

CONNECT TO EXISTING 10" SANITARY SEWER IN HAZELTON ROAD
POPULATION = 41 LOTS X 3.0 PEOPLE = 123 PEOPLE

DESIGN FLOW = 143 X 400 GPCPD = 57,400 GPD = 0.089 CFS

8" CAPACITY @ 0.40% = 0.76 CFS



NOTE:
CONSTRUCTION TYPE IS SINGLE FAMILY RESIDENTIAL (TYPE VB)
NOTE:
APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,200 - 3,200 SQUARE FEET.

REQUIRED FIRE FLOW IS 1500 GPM AND MINIMUM HYDRANT SPACING IS 500 FT ON AVERAGE.

R-4 ZONING REQUIREMENTS:
MINIMUM LOT WIDTH = 80 FEET
MINIMUM LOT AREA = 9,600 SQ.FT.
LOT AVERAGING REQUIREMENTS:
MINIMUM LOT WIDTH = 72.00 FEET
MINIMUM LOT AREA = 8,640 SQ.FT.

LOT AVERAGES CALCULATION

UNIT #	AREA	WIDTH
1	12,984	94.00
2	13,911	72.00
3	20,322	72.00
4	10,612	72.00
5	9,532	72.00
6	9,661	72.00
7	8,783	72.00
8	8,776	74.00
9	8,816	72.00
10	9,437	72.00
11	10,996	92.00
12	12,554	115.20
13	11,113	78.00
14	11,248	72.00
15	10,853	72.00
16	10,459	72.00
17	10,064	72.00
18	9,669	72.00
19	9,273	72.00
20	11,278	92.00
21	10,854	90.40
22	8,760	73.00
23	8,760	73.00
24	8,760	73.00
25	8,760	73.00
26	8,760	73.00
27	8,760	73.00
28	8,688	72.40
29	8,640	72.00
30	8,640	72.00
31	8,640	72.00
32	8,640	72.00
33	8,640	72.00
34	8,640	72.00
35	9,696	72.00
36	19,504	72.00
37	12,296	72.00
38	13,238	92.00
39	16,092	130.00
40	15,258	122.07
41	12,572	141.25
42	32,288	157.92
	476,227	3445.27
AVERAGE	11,314.93	82.03

UNIT SIZES PROVIDED
AVERAGE AREA 11,314.93 S.F. (>9,600 SF)
MAX. AREA 32,288 S.F. (UNIT 42)
MIN. AREA 8,640 S.F.

MAX. WIDTH 157.92 FEET (UNIT 42)
MIN. WIDTH 72.00 FEET

USING LOT AVERAGING
MIN. UNIT AREA PERMITTED = 8,640 S.F.
MIN. UNIT WIDTH = 72 FEET

UNIT SETBACKS
FRONT 25.0'
SIDE MIN. 10.0'
TOTAL SIDE 20.0'
REAR 35.0'

OPEN SPACE PROVIDED
5.47 acres
0.49 acres
0.14 acres
+ 0.54 acres
6.64 acres

NOTES:
1.) CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701
2.) OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 1102.6.1
3.) PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT PROPERTY LINES.
4.) FRONT OF HOUSE:

UNIT	ROAD
*1	SIERRA DRIVE
11	COLUMBIA DRIVE
20	WONTEREY LANE
*38	WONTEREY LANE
39	WONTEREY LANE
40	COLUMBIA DRIVE

* THERE SHALL BE NO ACCESS TO LIVERNOIS ROAD FROM UNITS 1,2,3,36,37 AND 38.
5.) 2 PARKING SPACES ARE PROVIDED IN EACH GARAGE, ALONG WITH 2 SPACES IN EACH DRIVEWAY. 4 SPACES x 42 UNITS = 168 TOTAL PARKING SPACES PROVIDED.
6.) NO TRANSFORVERS CAN BE SHOWN AT THIS TIME.
7.) ALL PROPOSED SIGNS ARE REQUIRED TO MEET THE STANDARDS OF THE ORDINANCE AND THE DEVELOPER WILL BE REQUIRED TO OBTAIN A SIGN PERMIT FROM THE CITY OF ROCHESTER HILLS BUILDING OFFICE.
8.) STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS REGULATIONS.
9.) UNDESIGNATED WIDTH OF UTILITY EASEMENTS WILL NOT DECREASE THE BUILDING ENVELOPE OF ANY UNIT BELOW THAT INDICATED.
10.) ALL PROPOSED EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FINAL SITE PLAN CONSIDERATION.
11.) THE CONSTRUCTION DRAWINGS WILL ESTABLISH A CONSTRUCTION SEQUENCE THAT WILL PROVIDE FOR THE EXCAVATION OF THE DETENTION BASIN.
12.) THE INTENDED USE OF THE PROPOSED DEVELOPMENT IS FOR SINGLE-FAMILY RESIDENCES.
13.) OPEN SPACE AREAS ARE TO REMAIN UNDEVELOPED AND MAY BE USED FOR PASSIVE RECREATION.
14.) THE PROPERTY HAS BEEN STAKED AT EACH CORNER WITH A CLEARLY VISIBLE MARKER.
15.) LIVERNOIS ROAD IMPROVEMENTS TO BE INDICATED IN GREATER DETAIL ON CONSTRUCTION DRAWINGS.
16.) CONSTRUCTION TYPE IS SINGLE FAMILY RESIDENTIAL (TYPE VB) USE GROUP R-3.
17.) APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,000-3,000 SQ.FT.
18.) A PERMIT WILL BE REQUIRED FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR WORK WITHIN THE LIVERNOIS ROAD RIGHT OF WAY.
19.) SOIL TYPE: (SEE SOILS MAPS FOR DRAINAGE CHARACTERISTICS)
10B MARLETTE SANDY LOAM,11B CAPAC SANDY LOAM, 54A WATHERTON SANDY LOAM, WHICH IS SUITABLE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
20.) THIS LAYOUT WAS CHOSEN OVER OTHERS BASED ON A DESIRE TO PRESERVE THE 63.4 INCH BURR OAK TREE LOCATED IN OPEN SPACE B, AND TO PROMOTE TRAFFIC SAFETY WITHIN THE SITE AND OFF SITE.
21.) RELIEF FROM THE SIDEWALK REQUIREMENT ON UNIT 42 WILL BE SOUGHT FROM CITY COUNCIL

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

72 HOURS
(Excepting SAT/SUN)
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

DATE	REVISIONS	BY
06/14/06	REVISED PER CITY OF ROCHESTER HILLS	B.A.W.
07/07/06	REVISED PER CITY OF ROCHESTER HILLS	B.A.W.
09/26/06	REVISED PER CITY OF ROCHESTER HILLS	B.A.W.
09/14/06	REVISED PER CITY OF ROCHESTER HILLS	B.A.W.

HICKORY RIDGE SITE CONDOMINIUMS
PART OF SECTION 34, T2N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PASAL TOLAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43845 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-0007 FAX (586) 739-0994

PRELIMINARY PLAN AND GENERAL UTILITY PLAN

PROJECT NO.	03-349
DATE	01-25-05
DRAWN BY	B.A.W.
CHECKED BY	C.P.T.
CLIENT	BLUEWOOD PROPERTIES, LLC
SCALE	1" = 60'

☐ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

SHEET NO. 4/8

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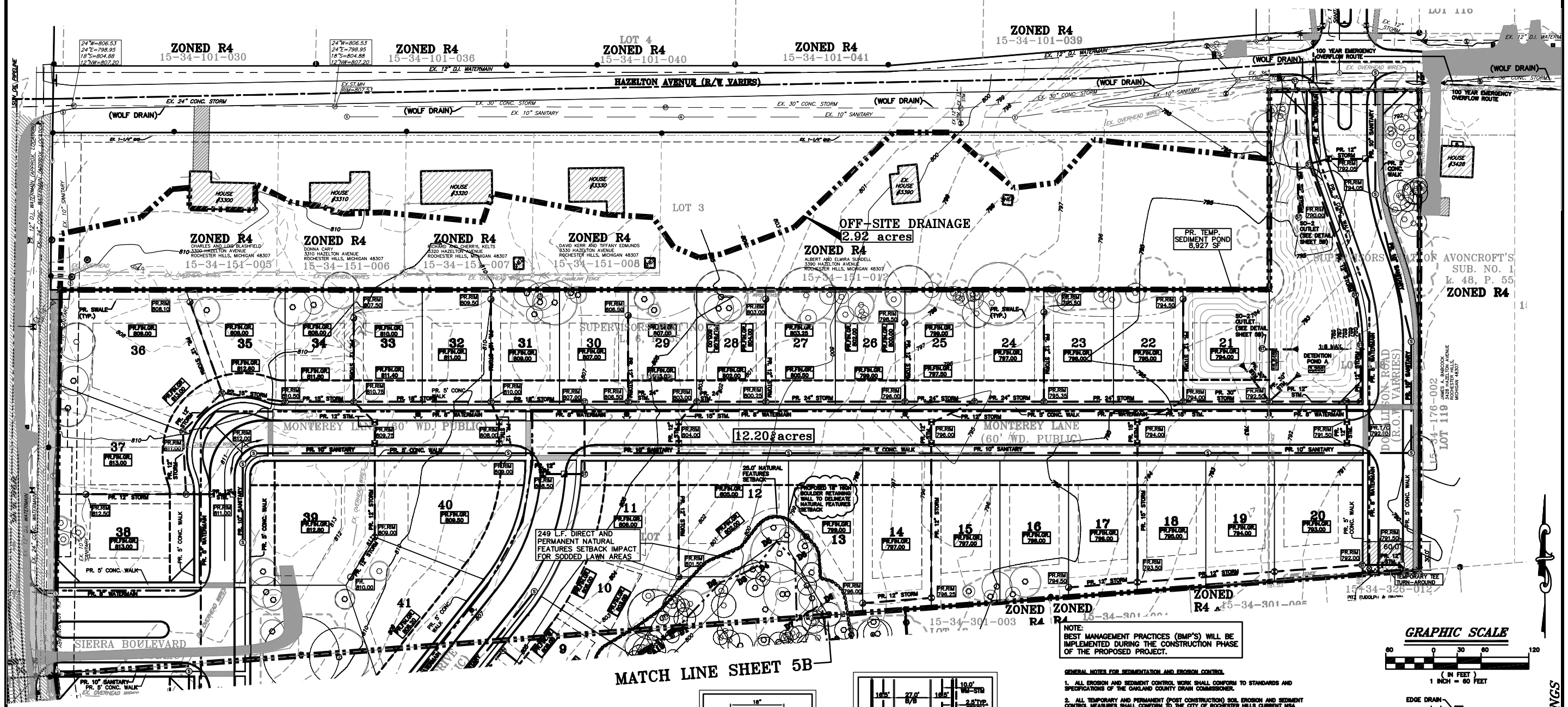
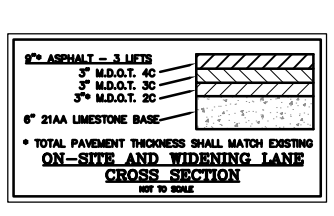
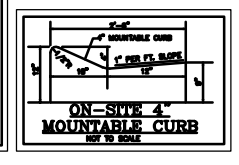
GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP

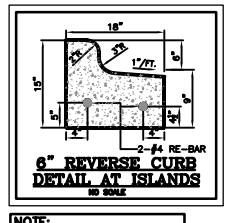
NOTE:
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN ZONE PER FIRM MAP COMMUNITY PANEL No. 260471 0020 B DATED SEPTEMBER 2, 1994.

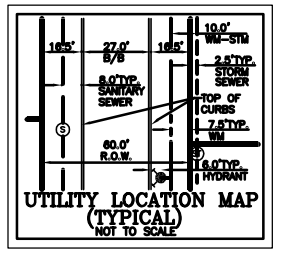


NOTE:
BEST MANAGEMENT PRACTICES (BMP'S) WILL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROPOSED PROJECT.

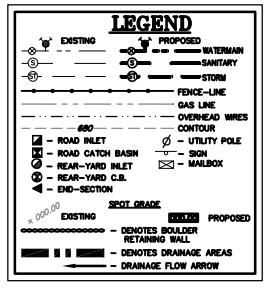


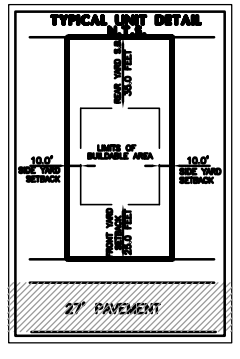






NOTE:
PROPOSED FINISHED FLOOR ELEVATION TO BE 1.0 FEET ABOVE FINISHED GRADE ELEVATION.





C-FACTOR
NUMBER OF UNIT 42

IMPERVIOUS AREA	
ROADWAY PAVEMENT	84,580 SQ.FT.
WALKS	27,436 SQ.FT.
ROOF AREA	= 82,000 SQ.FT.
DRIVEWAY AREA	= 34,850 SQ.FT.
	=228,866 SQ.FT.
TOTAL =	5.25 ACRES
IMPERVIOUS AREA	5.25 ACRES @ 0.9 = 4.73
PERVIOUS AREA	16.32 ACRES @ 0.2 = 3.26
TOTAL ACREAGE OF SITE	21.57 ACRES

(IMPERVIOUS AREA x c) + (PERVIOUS AREA x c) = 8.0
TOTAL AREA 21.57

C FACTOR = 0.37

DETENTION CALCULATION 1 YEAR STORM PER ROCHESTER HILLS
SEDIMENTATION POND
1-275/T+25

ALLOWABLE DISCHARGE CFS/ACRE	Cl = 0.20	CFS
TIME INITIAL	t = 20	MINUTES
ACRES	A = 15.12	ACRES
RUNOFF COEFF	C = 0.37	

Vr= 4320 x c x t = 24167.81 CU.FT.

Am = Vr / Depth 2.71 DEPTH REQUIRED

SURFACE AREA REQUIRED 8055.94 SQ. FT.

STORAGE HEIGHT PROVIDED H = 3 FEET

TOP AREA OF BASIN A1 = 8927 SQ.FT.

ORIFICE AREA REQUIRED (0.3988 x SURFACE AREA REQ'D) x SQRT 3 / 172800

(0.3988 x 8129) x SQRT 5 / 172800 = 0.0416

1" HOLE = 0.00545 SQ.FT. NUMBER OF 1" HOLES REQUIRED 7.63

10 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 15.12 acres (onsite)
2.92 acres (offsite), c = 0Q = 4.20
T = 20, I=3.89

Allowable Discharge (Qa) 3.02 cfs , plus flow through 4.20 = 7.23cfs
Coefficient of Runoff (C 0.37

Calculation of Required Discharge/Acre:

Qo = ((Qa)/(A)(Cr): 1.08 cfs/acre imperv.

T = -25 + ((6562.5/Qo))0.5 = 52.85 min.

Storage Volume Required:

Vs = (10500(T)/(T+25))-400o(T): 4839.32 cubic ft./ acre imperv.

Vt = (Vs)(A)(Cr): 32,301 cubic feet

Outflow Calculation for Orifice:

h= Head, defined as the Distance from the 4.00 feet
water surface to the Centerline of the Pipe

a= (Qa)(144)/(0.62)((2gh))0.5: 104.578 sq. in.

diameter= (4a/PI)0.5: 11.5 in

GENERAL NOTES FOR SEDIMENTATION AND EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSIONER.

2. ALL TEMPORARY AND PERMANENT (POST CONSTRUCTION) SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF ROCHESTER HILLS CURRENT MS4 PERMIT. ANY CONFLICT BETWEEN THESE STANDARDS AND THE MS4 PERMIT, THE PERMIT'S CONDITIONS SHALL TAKE PRECEDENCE.

3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.

4. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.

5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. THIS WOULD INCLUDE TEMPORARY SEDIMENTATION PONDS AND TEMPORARY SO2 FILTERS.

6. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.

7. SOIL EROSION CONTROL PRACTICES SHALL BE ESTABLISHED IN THE EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.

CONSTRUCTION EROSION AND SEDIMENTATION CONTROL SEQUENCE NOTES:

1. INSTALL SILT FENCE AND SNOW FENCE AROUND FOR TREE PROTECTION.

2. STRIP ROAD RIGHT-OF-WAY AND SELECT HIGH AND LOW AREAS, STOCK PILING TOPSOIL; MAINTAIN EXISTING VEGETATIVE BUFFER ZONE AROUND PERIMETER OF SITE AND ON LOTS.

3. EXCAVATE SEDIMENTATION AND DETENTION BASINS, ROUGH GRADE SITE AND STABILIZE DISTURBED AREAS.

4. INSTALL STORM SEWER. IMMEDIATELY PLACE STONE INLET FILTERS ON ALL STRUCTURES ACCEPTING DRAINAGE.

5. INSTALL SANITARY SEWER AND WATER MAIN.

6. INSTALL PAVEMENT, REPAIR AND/OR REPLACE STONE INLET FILTERS AS REQUIRED.

7. BACKFILL CURBS AND INSTALL DRAIN TILE.

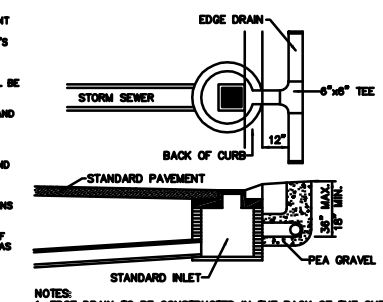
8. INSTALL MICHIGAN BELL TELEPHONE, DETROIT EDISON AND CONSUMERS POWER UNDERGROUND UTILITIES.

9. FINISH GRADES, SPREAD TOPSOIL AND ESTABLISH VEGETATION AS FOLLOWS:
A. 30 ft. wd. AREA ALONG ALL PAVEMENT.
B. 10 ft. wd. AREA CENTERED ON ALL REAR YARD SWALE AREAS IF DISTURBED.

10. CLEAN STREETS, STORM SEWERS AND SEDIMENTATION BASIN OF ALL ACCUMMULATED SEDIMENT.

11. FILL SEDIMENTATION BASIN AND REMOVE PIPES WHEN 70% OF LOTS ARE BUILT.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FEET



NOTES:
1. EDGE DRAIN TO BE CONSTRUCTED IN THE BACK OF THE CURB LINE FOR THE FULL LENGTH OF CURB, BACKFILLED WITH 2NS SAND.
2. PIPE SHALL BE INSTALLED WITHOUT PROTECTIVE SOCK.
3. EDGE DRAIN MAY BE PERFORATED OR SLOTTED AS FOLLOWS:
PERFORATED: SMOOTH-WALL PVC PLASTIC UNDERDRAIN WITH 3/16" TO 3/8" PERFORATIONS.
SLOTTED: A-2000 (CONTECH OR EQUIVALENT) WITH SLOTTED PERFORATIONS OF 1.90 SQUARE INCHES PER FOOT OF PIPE LENGTH.

EDGE DRAIN DETAIL
(N.T.S.)

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

DATE:	REVISIONS	BY:
00/00/00	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
00/00/00	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
00/00/00	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
00/00/00	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
00/00/00	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.

HICKORY RIDGE SITE CONDOMINIUMS
PART OF SECTION 34, T2N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAVAL, KOHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
45345 DETROIT ROAD, STERLING HEIGHTS, MI 48313
PHONE (586) 739-0007 FAX (586) 739-0994

GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP

CLIENT	BLUEWOOD PROPERTIES, LLC
PROJECT NO.	03-349
DATE	01-25-05
SCALE	1" = 50'
DRAWN BY	B.A.V.
CHECKED BY	C.P.T.

PRELIMINARY ■ CONSTRUCTION ☐ AS-BUILT ☐

SHEET NO. 5A/8

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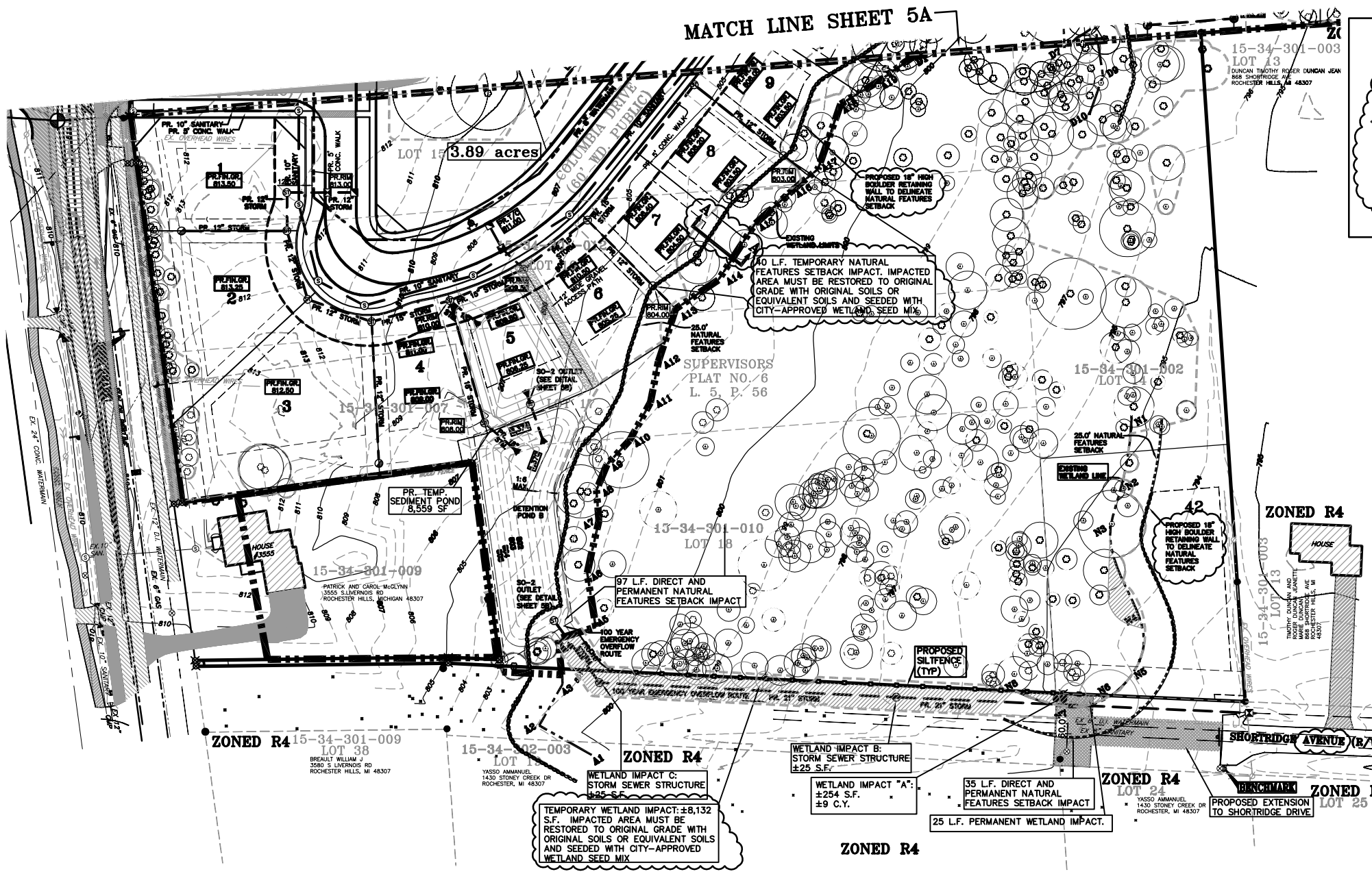
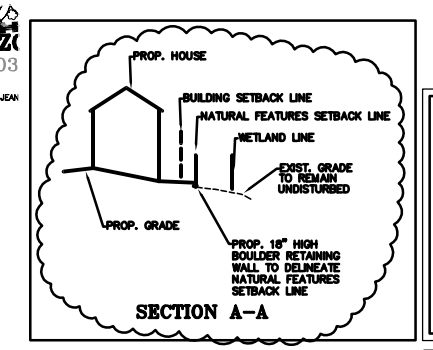
GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP



NOTE:
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN ZONE PER FIRM MAP COMMUNITY PANEL No. 260471 0020 B DATED SEPTEMBER 2, 1994.



SECTION A-A

C-FACTOR
NUMBER OF UNIT 42

IMPERVIOUS AREA	
ROADWAY PAVEMENT	84,580 SQ.FT.
WALKS	27,436 SQ.FT.
ROOF AREA	= 82,000 SQ.FT.
DRIVEWAY AREA	= 34,850 SQ.FT.
	=228,866 SQ.FT.
TOTAL =	5.25 ACRES

IMPERVIOUS AREA 5.25 ACRES @ 0.9 = 4.73
PERVIOUS AREA 16.32 ACRES @ 0.2 = 3.26
TOTAL ACREAGE OF SITE 21.57 ACRES

$$\frac{(\text{IMPERVIOUS AREA} \times c) + (\text{PERVIOUS AREA} \times c)}{\text{TOTAL AREA}} = \frac{8.0}{21.57}$$

C FACTOR = 0.37

YEAR STORM OVER ROCHESTER HILLS
SEDIMENTATION POND
I=275/T+25

ALLOWABLE DISCHARGE CFS/ACRE C1 = 0.20 CFS
TIME INITIAL t = 20 MINUTES
ACRES A = 3.89 ACRES
RUNOFF COEFF C = 0.37

Vr= 4320 x c x t = 6217.77 CU.FT.
0.73 DEPTH REQUIRED

As = Vr / Depth
SURFACE AREA REQUIRED 3108.89 SQ. FT.

STORAGE HEIGHT PROVIDED H = 2 FEET
TOP AREA OF BASIN A1 = 8559 SQ.FT.

ORIFICS AREA REQUIRED $\frac{(0.3988 \times \text{SURFACE AREA REQ'D}) \times \text{SQRT } 5}{17280}$

$\frac{(0.3988 \times 8139) \times \text{SQRT } 5}{17280}$ = 0.0160

1" HOLE = 0.00545 SQ.FT. NUMBER OF 1" HOLES REQUIRED 2.94

10 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 3.89 acres (onsite)
0.67 (offsite), c = OQ = 0.97
T = 20, I=3.89

Allowable Discharge (Qa) 0.78 cfs, plus flow thro 0.97 = 1.75cfs
Coefficient of Runoff (C) 0.37

Calculation of Required Discharge/Acre

Qo = ((Qa)/(A)(Cr): 1.03 cfs/acre imperv.

T = -25 + ((6562.5/Oo))0.5 = 54.67 min.

Storage Volume Required:

Vs = (10500(T)/(T+25)) - 4000(T): 4944.16 cubic ft./ acre imperv.

Vt = (Vs)(A)(Cr): 8345 cubic feet

Outflow Calculation for Orifice

h= Head, defined as the Distance from the water surface to the Centerline of the Pipe 4.00 feet

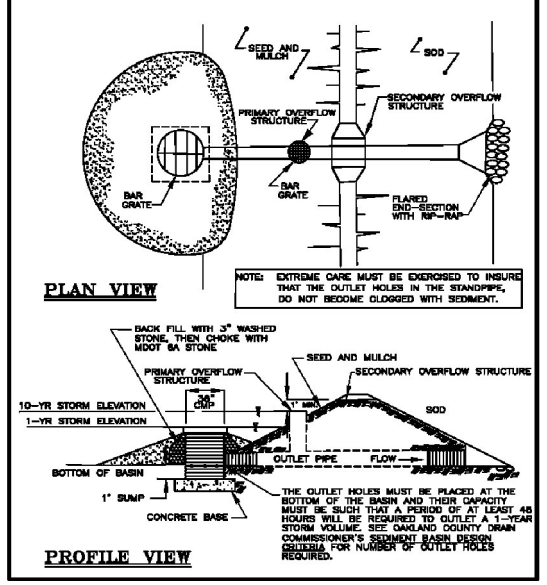
a= (Qa)(144)/(0.62)((2gh))0.5: 11.258 sq. in.

diameter= (4a/PI)0.5: 3.8 in

LEGEND

EXISTING / PROPOSED
WATERMAIN
SANITARY
STORM
FENCE-LINE
GAS LINE
OVERHEAD WIRES
680 CONTOUR
ROAD INLET
ROAD CATCH BASIN
REAR-YARD INLET
REAR-YARD C.B.
END-SECTION
UTILITY POLE
SIGN
MAILBOX
SPOT GRADE
EXISTING 680.00 PROPOSED
DENOTES BOULDER RETAINING WALL
DENOTES DRAINAGE AREAS
DRAINAGE FLOW ARROW

DETENTION BASIN OUTLET FILTER(CMP) (SO-2)



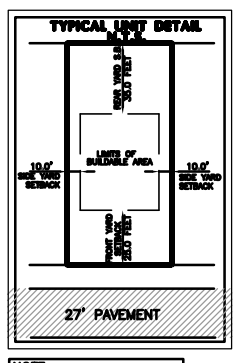
NOTE: EXTREME CARE MUST BE EXERCISED TO INSURE THAT THE OUTLET HOLES IN THE STANDPIPE, DO NOT BECOME CLOGGED WITH SEDIMENT.

PLAN VIEW

THE OUTLET HOLES MUST BE PLACED AT THE BOTTOM OF THE BASIN AND THEIR CAPACITY MUST BE SUCH THAT A PERIOD OF AT LEAST 48 HOURS WILL BE REQUIRED TO OUTLET A 1-YEAR STORM VOLUME. SEE OAKLAND COUNTY DRAIN COMMISSIONER'S SEDIMENT BASIN DESIGN CRITERIA FOR NUMBER OF OUTLET HOLES REQUIRED.

PROFILE VIEW

TYPICAL UNIT DETAIL



NOTE:
PROPOSED FINISHED FLOOR ELEVATION TO BE 1.0 FEET ABOVE FINISHED GRADE ELEVATION.

GENERAL NOTES FOR SEDIMENTATION AND EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSIONER.

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3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.

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5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. THIS WOULD INCLUDE TEMPORARY SEDIMENTATION PONDS AND TEMPORARY SO2 FILTERS.

6. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.

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CONSTRUCTION EROSION AND SEDIMENTATION CONTROL SEQUENCE NOTES:

1. INSTALL SILT FENCE AND SNOW FENCING FOR TREE PROTECTION.

2. STRIP ROAD RIGHT-OF-WAY AND SELECT HIGH AND LOW AREAS. STOCK PILING TOPSOIL; MAINTAIN EXISTING VEGETATIVE BUFFER ZONE AROUND PERIMETER OF SITE AND ON LOTS.

3. EXCAVATE SEDIMENTATION AND DETENTION BASINS, ROUGH GRADE SITE AND STABILIZE DISTURBED AREAS.

4. INSTALL STORM SEWER. IMMEDIATELY PLACE STONE INLET FILTERS ON ALL STRUCTURES ACCEPTING DRAINAGE.

5. INSTALL SANITARY SEWER AND WATER MAIN.

6. INSTALL PAVEMENT, REPAIR AND/OR REPLACE STONE INLET FILTERS AS REQUIRED.

7. BACKFILL CURBS AND INSTALL DRAIN TILE.

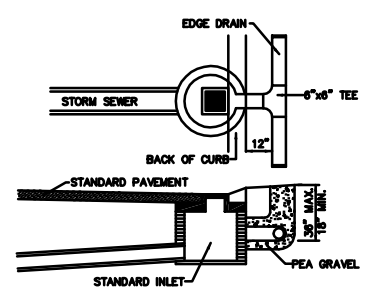
8. INSTALL MICHIGAN BELL TELEPHONE, DETROIT EDISON AND CONSUMERS POWER UNDERGROUND UTILITIES.

9. FINISH GRADES, SPREAD TOPSOIL AND ESTABLISH VEGETATION AS FOLLOWS:
   A. 30 ft. wd. AREA ALONG ALL PAVEMENT.
   B. 10 ft. wd. AREA CENTERED ON ALL REAR YARD SWALE AREAS IF DISTURBED.

10. CLEAN STREETS, STORM SEWERS AND SEDIMENTATION BASIN OF ALL ACCUMMULATED SEDIMENT.

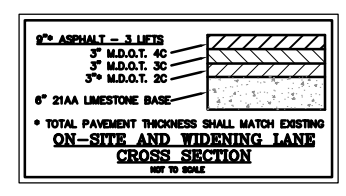
11. FILL SEDIMENTATION BASIN AND REMOVE PIPES WHEN 70% OF LOTS ARE BUILT.

NOTES:
1. EDGE DRAIN TO BE CONSTRUCTED IN THE BACK OF THE CURB LINE FOR THE FULL LENGTH OF CURB, BACKFILLED WITH 2NS SAND.
2. PIPE SHALL BE INSTALLED WITHOUT PROTECTIVE SOCK.
3. EDGE DRAIN MAY BE PERFORATED OR SLOTTED AS FOLLOWS:
   PERFORATED: SMOOTH-WALL PVC PLASTIC UNDERDRAIN WITH 3/16" TO 3/8" PERFORATIONS.
   SLOTTED: A-2000 (CONTECH OR EQUIVALENT) WITH SLOTTED PERFORATIONS OF 1.90 SQUARE INCHES PER FOOT OF PIPE LENGTH.

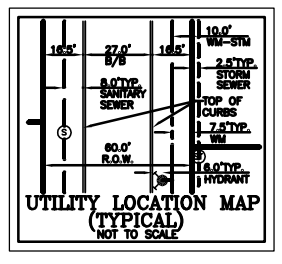


EDGE DRAIN DETAIL
(N.T.S.)

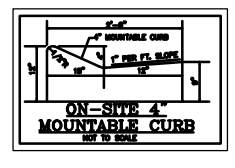
NOTE:
BEST MANAGEMENT PRACTICES (BMP'S) WILL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROPOSED PROJECT.



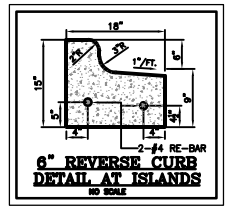
ON-SITE AND WIDENING LANE CROSS SECTION
NOT TO SCALE



UTILITY LOCATION MAP (TYPICAL)
NOT TO SCALE



ON-SITE 4" MOUNTABLE CURB
NOT TO SCALE



6" REVERSE CURB DETAIL AT ISLANDS
NO SCALE

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FEET

NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE #05-006

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

REVISIONS		
08/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
07/27/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
06/06/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.
06/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.V.

PAUL KUHN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
48345 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-6007 FAX (586) 739-6994

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

GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP

PROJECT NO.	03-349
DATE	01-25-05
DRAWN BY	B.A.V.
CHECKED BY	C.P.T.
CLIENT	BLUEWOOD PROPERTIES, LLC
SCALE	1" = 50'
■ PRELIMINARY	
☐ CONSTRUCTION	
☐ AS-BUILT	
SHEET NO.	5B/8

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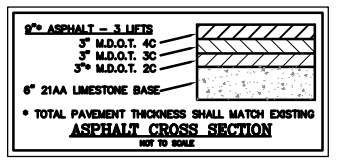
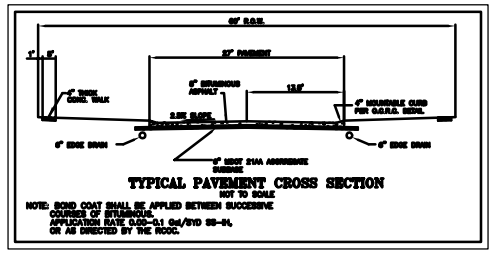
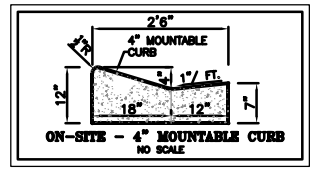
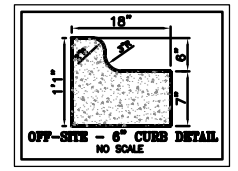
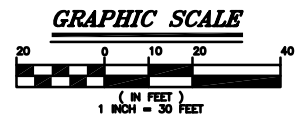
APPROACH PLAN

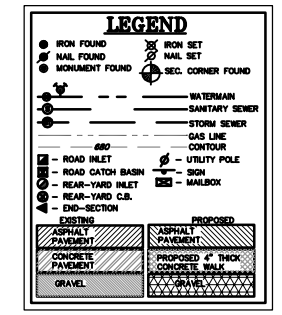


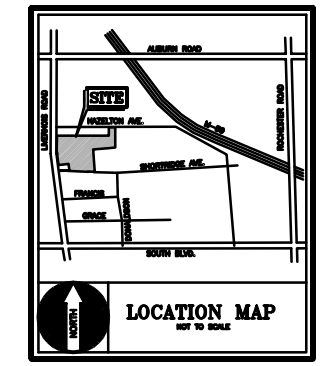


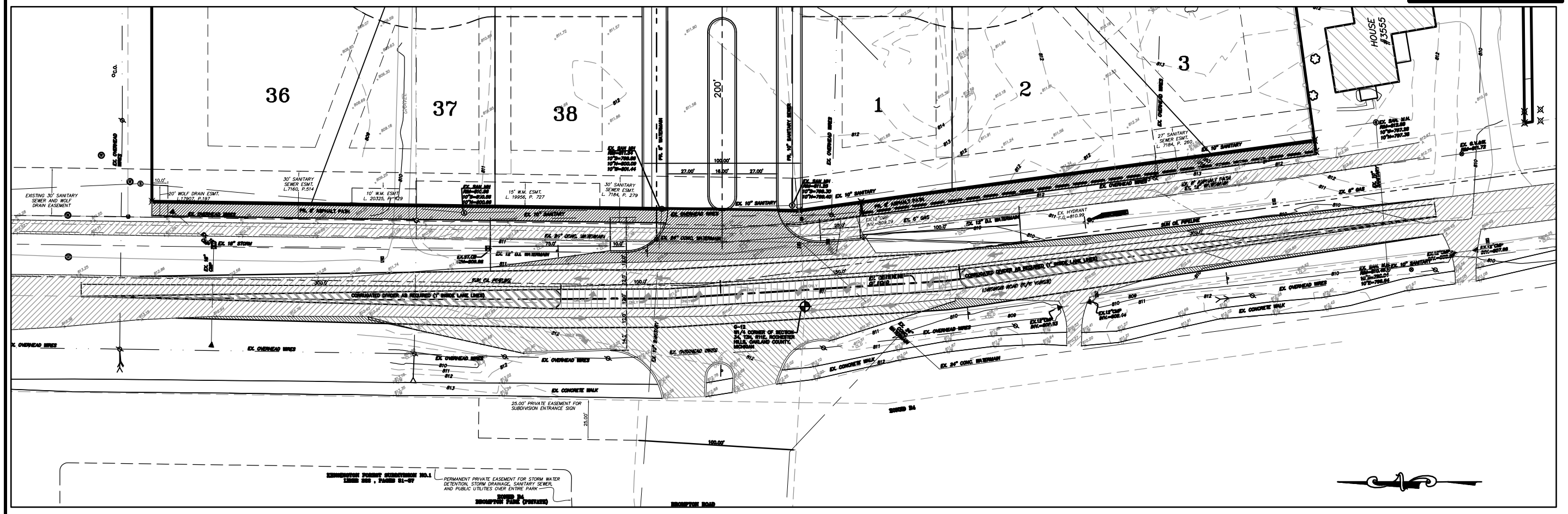












NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE #05-006

72 HOURS (Excluding S.S.D.) BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

NO.	DATE	REVISED
1	06/14/05	REVISED PER CITY OF ROCHESTER HILLS
2	07/27/05	REVISED PER CITY OF ROCHESTER HILLS
3	08/26/05	REVISED PER CITY OF ROCHESTER HILLS
4	09/14/05	REVISED PER CITY OF ROCHESTER HILLS

REVISIONS

HICKORY RIDGE SITE CONDOMINIUMS

PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAUL TOM & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43545 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-8094

APPROACH PLAN

■ PRELIMINARY	CLIENT: BLUEWOOD PROPERTIES, LLC	PROJECT NO. 03-349	
☐ CONSTRUCTION		DATE 01-25-05	
☐ AS-BUILT	SCALE 1"=20'	DRAWN BY B.A.V.	CHECKED BY C.P.T.

SHEET NO. 6/8

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

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

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

LANDSCAPE PLAN

NOTES:

1. PLANT QUANTITIES ARE ESTIMATES ONLY. LANDSCAPE CONTRACTOR TO VERIFY AND PROVIDE ALL PLANT MATERIALS AS SHOWN ON THE DRAWINGS.

2. STREET TREES:
STREET TREES TO BE PLANTED BY CITY
$200.00 PER LOT TO BE PAID TO THE CITY FOR THE INSTALLATION OF STREET TREES.
TOTAL VALUE = $8,200.00

3. PLACEMENT OF STREET TREES TO BE ADJUSTED FOR UNDERGROUND UTILITIES AND DRIVEWAY PLACEMENTS.

4. ALL TREES BEING RETAINED WILL BE IDENTIFIED BY PAINTING, FLAGGING OR SOME OTHE APPROVED METHOD.

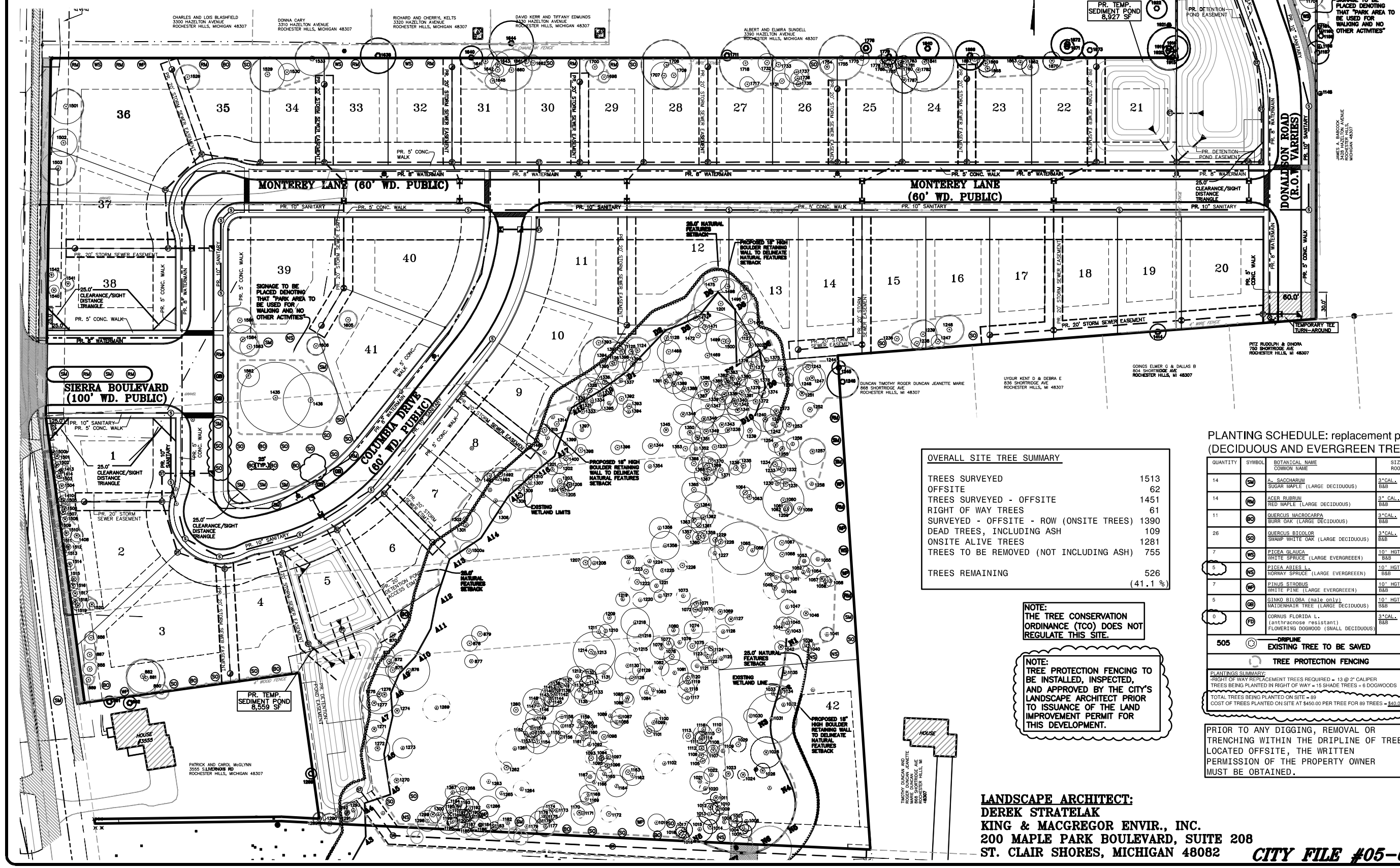
5. TREES TO BE LOCATED A MINIMUM OF (TEN) 10 FEET FROM UNDERGROUND UTILITIES.

6. WHEN PROTECTIVE BARRIERS ARE REQUIRED, THEY WILL BE ERECTED PRIOR TO COMMENCEMENT OF WORK.

7. AN EASEMENT AND AGREEMENT WILL BE OBTAINED BY THE OWNER FROM THE ADJACENT PROPERTY OWNER FOR PLACEMENT OF REPLACEMENT TREES ON ADJACENT PROPERTY.

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

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FEET



OVERALL SITE TREE SUMMARY	
TREES SURVEYED	1513
OFFSITE	62
TREES SURVEYED - OFFSITE	1451
RIGHT OF WAY TREES	61
SURVEYED - OFFSITE - ROW (ONSITE TREES)	1390
DEAD TREES, INCLUDING ASH	109
ONSITE ALIVE TREES	1281
TREES TO BE REMOVED (NOT INCLUDING ASH)	755
TREES REMAINING	526
	(41.1 %)

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

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

PLANTING SCHEDULE: replacement plantings
(DECIDUOUS AND EVERGREEN TREES)

QUANTITY	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE ROOT
14	SM	A. SACCHARUM SUGAR MAPLE (LARGE DECIDUOUS)	3"CAL. B&B
14	RM	ACER RUBRUM RED MAPLE (LARGE DECIDUOUS)	3" CAL. B&B
11	BO	QUERCUS MACROCARPA BURR OAK (LARGE DECIDUOUS)	3"CAL. B&B
26	SO	QUERCUS BICOLOR SWAMP WHITE OAK (LARGE DECIDUOUS)	3"CAL. B&B
7	WS	PICEA GLAUCA WHITE SPRUCE (LARGE EVERGREEEN)	10' HGT. B&B
5	NS	PICEA ABIES L. NORWAY SPRUCE (LARGE EVERGREEEN)	10' HGT. B&B
7	WP	PINUS STROBUS WHITE PINE (LARGE EVERGREEEN)	10' HGT. B&B
5	MR	GINKO BILOBA (male only) MAIDENHAIR TREE (LARGE DECIDUOUS)	10' HGT. B&B
0	FD	CORNUS FLORIDA L. (anthracnose resistant) FLOWERING DOGWOOD (SMALL DECIDUOUS)	3"CAL. B&B
505	DRIPLINE	EXISTING TREE TO BE SAVED	
		TREE PROTECTION FENCING	

PLANTINGS SUMMARY:
-RIGHT OF WAY REPLACEMENT TREES REQUIRED = 13 @ 2" CALIPER
TREES BEING PLANTED IN RIGHT OF WAY = 15 SHADE TREES + 6 DOGWOODS
TOTAL TREES BEING PLANTED ON SITE = 89
COST OF TREES PLANTED ON SITE AT $450.00 PER TREE FOR 89 TREES = $40,050

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

LANDSCAPE ARCHITECT:
DEREK STRATELAK
KING & MACGREGOR ENVIR., INC.
200 MAPLE PARK BOULEVARD, SUITE 208
ST. CLAIR SHORES, MICHIGAN 48082

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

DATE	REVISIONS	BY
06/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.
07/27/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.
08/30/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.
09/14/05	REVISED PER CITY OF ROCHESTER HILLS	B.A.K.

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

PAKAL KRAY & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4834S SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-8994

LANDSCAPE PLAN

PROJECT NO. 03-349
DATE 01-25-05
CHECKED BY C.P.T.
DRAWN BY B.A.V.
CLIENT BLUEWOOD PROPERTIES, LLC
SCALE 1" = 50'
☐ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

SHEET NO. 7/8

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LANDSCAPE GENERAL NOTES

GENERAL:

1. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWINGS.

SITE EXAMINATION:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS IN THE FIELD BEFORE STARTING WORK, AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, BETWEEN DRAWINGS AND FIELD CONDITIONS IF ENCOUNTERED.

SAFETY:

1. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

2. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT MUST INSPECT ALL LANDSCAPE PLANTINGS INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, AND BUFFER PLANTINGS; AND THE FORESTRY DIVISION MUST INSPECT ALL RIGHT-OF-WAYS TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.

3. NO TREE OR SHRUB MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREE OR SHRUB MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC SIDEWALK AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.

UTILITIES:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED. IN NO CASE SHALL LANDSCAPE MATERIAL BE PLANTED IN A WAY WHICH WILL INTERFERE WITH OR CAUSE DAMAGE TO OVERHEAD OR UNDERGROUND UTILITIES

2.
-ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC ROADWAY.
-SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF A PUBLIC WALKWAY.
-EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC WALKWAY OR ROADWAY.
-ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT.
-SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.

REQUIREMENTS:

1. ALL WORK SHALL CONFORM TO ALL FEDERAL STATE AND LOCAL REQUIREMENTS FOR INSTALLATION AND MAINTENANCE.

CLEARZONE:

1. THE CLEARZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.

2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH A.D.A. GUIDELINES.

3. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.

CONFLICTS:

1. SHOULD A CONFLICT ARISE BETWEEN SPECIFICATIONS, CODES, STANDARDS, ORDINANCES AND PLANS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWING AND MEET WITH MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS:

1. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

2. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.

3. ANY CHANGES OR DEVIATIONS FROM THESE PLANS MUST BE APPROVED IN WRITING BY THE OWNER AND THE CITY OF ROCHESTER HILLS. THEY SHALL POSSESS THE SAME CHARACTERISTICS AS INDICATED ON THE PLANS AND SPECIFICATIONS.

MEASUREMENTS:

1. BEFORE COMMENCING WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEM BEING CORRECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED.

2. WRITTEN DIMENSIONS SHALL PREVAIL IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWING.

TOPSOIL:

1. TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5 x BUT NOT MORE THAN 20 x BY WEIGHT OF ORGANIC MATTER WITH A Ph RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.

MULCH:

1. PLANTING BEDS TO BE MULCHED AND DRESSED WITH A MINIMUM OF SIX (6) INCHES OF SHREDDED HARDBARK (NO ARTIFICIAL COLORS). ALL MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND PLANNING CONSULTANT WITHIN TWENTY-FOUR (24) HOURS OF PLANTING.

QUANTITIES:

1. CONTRACTOR SHALL SUPPLY THE QUANTITIES NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. QUANTITIES LISTED ON THE PLANT LIST ARE APPROXIMATE ONLY

QUALITY AND SIZE:

1. REQUIRED PLANT MATERIALS SHALL CONFORM TO TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL INSTALLATION AND MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "A.A.N. STANDARDS FOR NURSERY STOCK" AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE LOCAL MUNICIPAL AGENCIES LANDSCAPE ORDINANCE.

2. REQUIRED LANDSCAPE PLANT MATERIAL SHALL SATISFY A.A.N. STANDARDS, BE STATE DEPARTMENT OF AGRICULTURE INSPECTED AND NO. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNK AND WELL-DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED).

3. THE PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. THE OWNER'S REPRESENTATIVE AND THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

4. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED, WITH FIRM BALLS OF EARTH.

5. ALL INSTALLED PLANT MATERIALS WILL BE CERTIFIED BY THE STATE OF MICHIGAN DEPARTMENT OF AGRICULTURE TO BE DISEASE-FREE AND PEST-FREE AND NOT OF A SPECIES KNOWN TO CARRY OR BE HOST TO DESTRUCTIVE PATHOGENS OR PESTS.

6. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL SHALL BE BALLED AND BURLAPPED (B&B).

PLANTING:

1. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE. DO NOT PLANT CLOSER THAN FOUR (4) FEET FROM PROPERTY LINES.

2. DIG SHRUB PITS ONE (1) FOOT LARGER THAN SHRUB ROOT BALLS. THE PLANTING PITS OF ALL TREES ARE TO BE TWICE THE SIZE OF THE ROOT BALL. WHEN THE PLANTING HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH ONE (1) PART TOPSOIL AND ONE (1) PART SOIL FROM EXCAVATED PLANTING HOLE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.

3. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP ONE THIRD OF THE ROOT BALL. REFER TO DETAILS.

4. ALL LANDSCAPE AREAS, SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, DEBRIS AND POOR SOILS TO A DEPTH OF EIGHTEEN (18) INCHES AND BACKFILLED WITH A GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ALL LANDSCAPE AREAS TO HAVE SIX (6) INCHES OF TOPSOIL, AND AREA TO BE CROWNED A MINIMUM OF SIX (6) INCHES HIGHER OR AS SPECIFIED ON PLANS AND DETAILS THAN ADJACENT CURBS OR WALKS AFTER EARTH SETTLING.

5. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED. TREES TO BE MULCHED WITH A FOUR (4) FOOT WIDE BY MINIMUM OF SIX (6) INCH DEEP SHREDDED BARK RING.

6. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPERABSORBENT POLYMER, FOLLOW MANUFACTURER'S SPECIFICATIONS.

PRUNING:

1. ALL PLANT MATERIAL SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.

NEW LAWN AREAS:

1. ALL NEW LAWN AREAS TO BE SOD OVER 6" TOPSOIL

TREE PROTECTION:

1. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.

2. EXISTING TREES TO REMAIN SHALL BE PROTECTED.

3. FOR EXISTING TREE PROTECTION. A FOUR (4) FOOT HIGH WOODEN SNOW FENCE OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE TREE DRIPLINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION. IT SHALL BE MAINTAINED THROUGHOUT THE SITE DEVELOPMENT PERIOD. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE TREE PROTECTION FENCING.

GUARANTEE:

1. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS. AT THAT TIME THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25X DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF TWO (2) YEARS.

2. ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED AS REQUIRED IN ORDER TO MAINTAIN AN ATTRACTIVE LANDSCAPE AT ALL TIMES.

MAINTENANCE:

1. ALL LANDSCAPED AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LOCAL MUNICIPAL AGENCIES STANDARDS AND REQUIREMENTS, IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE AND FREE OF REFUSE AND DEBRIS.

ADDITIONAL NOTES:

1. LAWN TREES TO BE MULCHED WITH A FOUR (4) FOOT WIDE BY MINIMUM OF SIX (6) INCH DEEP SHREDDED BARK RING OR APPROVED ALTERNATIVE DESIGN FOR TRUNK PROTECTION.

2. BACKFILL BEHIND ALL CURBS AND ALONG SIDEWALKS, AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.

3. PROVIDE POSITIVE DRAINAGE FOR ALL LANDSCAPE AREAS.

4. THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE AND PROVIDE AN OPPORTUNITY FOR INSPECTION ON SITE BEFORE PLANTS ARE PURCHASED.

5. THE FINAL APPROVED LANDSCAPE PLAN MUST BE AVAILABLE FOR ON SITE INSPECTION AT ALL TIMES.

6. PREVENT DAMAGE TO ANY UTILITIES OR THE INTERRUPTION OF UTILITY SERVICES, AND PREVENT DAMAGE OR LITTERING ONTO ADJACENT PROPERTY OR PUBLIC STREETS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES WITH DIRT, SEDIMENT, WATER, PLANT MATERIAL OR OTHER MISCELLANEOUS DEBRIS WHICH CONSTITUTES A PUBLIC NUISANCE OR HAZARD. All SUCH DEBRIS SHALL BE PROMPTLY REMOVED.

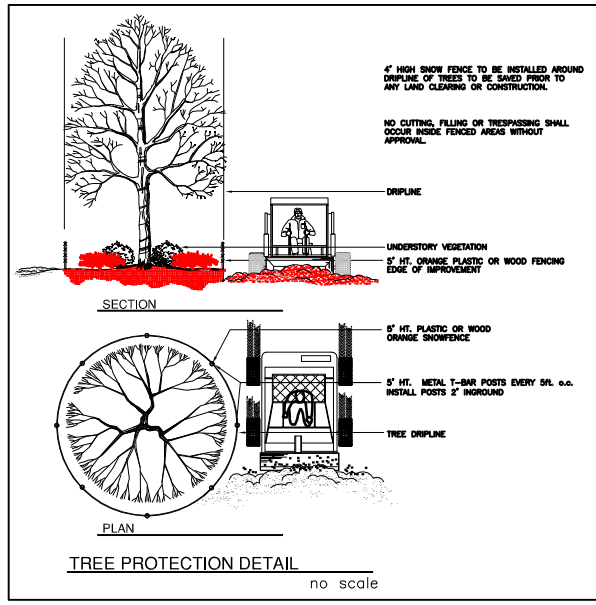
7. PARK GRADE TREES ARE NOT ACCEPTABLE.

8. SPECIES OF PROPOSED PLANT MATERIALS MAY BE ALTERED UPON NOTIFICATION AND APPROVAL BY THE CITY.

9. PLANT MATERIALS, EXCEPT CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.

10. TREE WRAP FOR DECIDUOUS AND ORNAMENTAL TREES TO BE REMOVED AFTER ONE YEAR.

11. PROTECTIVE FENCE WRAP TO BE STAKED WITH "T-POSTS".



TREE PROTECTION DETAIL

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TREE PROTECTION NOTES

1. The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills' Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.

2. Upon completion, of grading and the installation of the infrastructure a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills' Landscape Architect prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this TPF inspection.

3. Upon completion of all construction and prior to the removal of the TPF the City of Rochester Hills' Landscape Architect must inspect all trees designated to be preserved. The landscape Performance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.

4. A final inspection by the City of Rochester Hills' Landscape Architect is required at the end of the warranty and maintenance period. The landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.

5. The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of and regulated trees not approved for removal, including but not limited to hand clearing, grubbing, trenching, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits, or harmful materials within the drip line limit of trees designated for preservation.

6. Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.

7. During the construction process no person shall attach any device or wire/cable/cord/rope to an existing tree designated to be preserved.

8. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.

9. Swales shall be routed to avoid the area within the drip line of any tree designated for preservation. Swales shall be constructed so as not to direct any additional flow into the drip line a tree designated for preservation.

10. If tree protection cannot be maintained for a tree throughout entire period required. The replacement of that tree will be required on and inch for inch basis prior to the issuance of the Certificate of Occupancy.

11. Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected as defined here in.

12. The TPF shall consist of 4 foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by 6 foot metal T-bar posts 5 feet on center and driven a minimum of 24" into ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.

NOTES:

STAKE TREES 3" CALIPER AND UNDER.

GUY TREES OVER 3" CALIPER.

TREE SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.

REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY

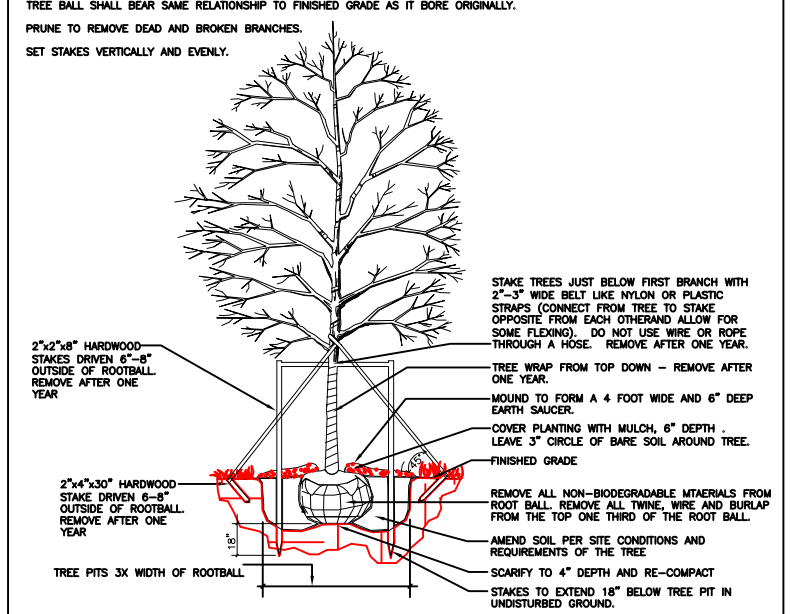
EACH TREE TO RECEIVE TERRA-SORB SUPERABSORBENT POLYMER, MIX IN BACKFILL PER MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR TO VERIFY PERCOLATION OF PLANT PIT PRIOR TO INSTALLATION.

TREE BALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE ORIGINALLY.

PRUNE TO REMOVE DEAD AND BROKEN BRANCHES.

SET STAKES VERTICALLY AND EVENLY.



DECIDUOUS TREE PLANTING DETAIL

no scale

NOTE: STAKE TREES OVER 2" CALIPER. GUY TREES OVER 3" CALIPER. TREE SHALL HAVE SAME RELATIOSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.

REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY

EACH TREE TO RECEIVE TERRA-SORB SUPERABSORBENT POLYMER, MIX IN BACKFILL PER MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR TO VERIFY PERCOLATION OF PLANT PIT PRIOR TO INSTALLATION.

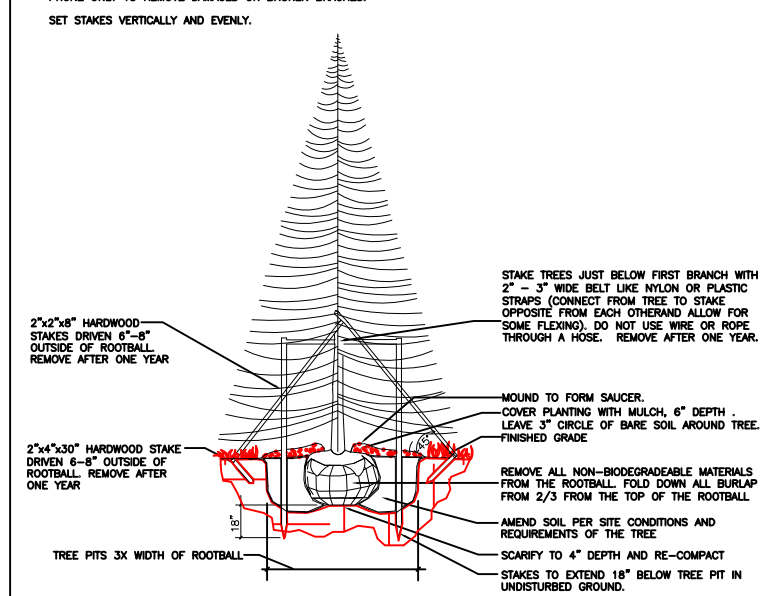
STAKE ALL EVERGREEN TREES UNDER 12' HIGH.

TREE BALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE ORIGINALLY.

NEVER CUT CENTRAL LEADER.

PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRACHES.

SET STAKES VERTICALLY AND EVENLY.



EVERGREEN TREE PLANTING DETAIL

no scale

MAINTENANCE, INSTALLATION, AND IRRIGATION

Landscape plantings shall be installed between April 1 and November 15, in a sound, workman like manner and according to accepted good planting procedures. (See City Planting Detail.) Maintenace of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris and according to city of Rochester Hills ordinance requirements. All unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with an underground irrigation system. Tree stakes and guy wires to be removed after one year, tree wrap is to be removed after one winter season. Trees shall be guaranteed for two growing seasons after installation.

IRRIGATION

All landscape areas shall be automatically irrigated with an underground irrigation system.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE #05-006

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

DATE:	REVISIONS:	BY:
09/14/05	ISSUED PER CITY OF ROCHESTER HILLS	B.A.V.
07/27/05	ISSUED PER CITY OF ROCHESTER HILLS	B.A.V.
06/28/05	ISSUED PER CITY OF ROCHESTER HILLS	B.A.V.
05/24/05	ISSUED PER CITY OF ROCHESTER HILLS	B.A.V.
09/14/05	ISSUED PER CITY OF ROCHESTER HILLS	B.A.V.

HICKORY RIDGE SITE CONDOMINIUMS

PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DAKAL TOLM & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
48346 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6944

LANDSCAPE NOTES AND DETAILS

PRELIMINARY / CONSTRUCTION / AS-BUILT

CLIENT: BLUEWOOD PROPERTIES, LLC

SCALE: 1" = 60'

PROJECT NO. 03-349

DATE: 01-25-05

DRAWN BY: B.A.V.

CHECKED BY: C.P.T.

SHEET NO. 8/8

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