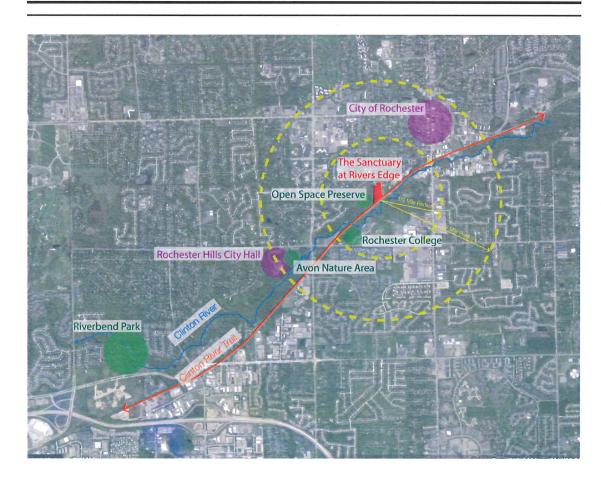
The Sanctuary at River's Edge

Planned Unit Development Submitted for PUD Final Review

Rochester Hills. Oakland County. Michigan

LOCAL ASSET MAP

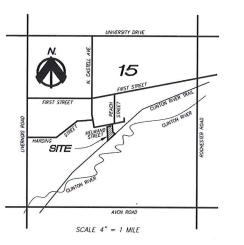


SHEET INDEX



COVER SHEET SP 1.1 SP 1.2 SITE PLAN OPEN SPACE PLAN SP 1.3 SP 1.4 TREE SURVEY TREE LIST WOODLAND ANALYSIS SP 1.7 LA 1.0 STEEP SLOPES ANALYSIS LANDSCAPE CONCEPT PLAN LANDSCAPING DETAILS LANDSCAPING DETAILS SITE SECTION ENTRANCE AMENITIES ENTRANCE LANDSCAPING PLAN
ENTRANCE SECTION AND AMENITY DETAILS SPECIFICATIONS & DETAILS LANDSCAPE COST ESTIMATES
PRELIMINARY GRADING PLAN OVERALL UTILITY PLAN IRRIGATION PLAN ARCHITECTURAL CONCEPT ELEVATIONS
ARCHITECTURAL CONCEPT PLANS

LOCATION MAP



LEGAL DESCRIPTION

THE EASTERLY 1/2 OF BLOCK 10 OF "C.O. RENSHAW ADDITION TO THE VILLAGE OF ROCHESTER" AS RECORDED IN LIBER 4 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, ALSO PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 15; THENCE S.02*4656"W, 272.68 FT. ALONG THE CONTRIBUTION 14/1 LINE TO THE POINT OF BEGINNING; THENCE N.97*1643"E., 187.47 FT. ALONG THE SOUTH LINE OF SAID C.O. RENSHAW ADDITION; THENCE N.01*4102"E., 91.49 FT. TO THE SOUTHERLY RIGHT OF WAY OF HELMAND STREET (50 FT, WIDE), THENCE N.84*1310"E., 160.3 FT. ALONG THE SOUTHERLY LINE OF SAID HELMAND STREET; THENCE S.01*045*W., 471.29 FT; THENCE S.39*45*TT. 17E. 122.37 FT. TO A POINT ON THE NORTHWESTERLY LINE OF THE CLINTON RIVER TRAIL (FORMERLY THE GRAND TRUNK RIVEN TRAIL) RIVER TRAIL (FORMERLY THE GRAND TRUNK RAILROAD RIGHT OF WAY); THENCE S.50°14'43"W. 602.80 FT. ALONG THE CLINTON RIVER TRAIL. THENCE N.02'4565E*, 839.87 FT. ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINING 8.163 ACRES OF LAND.

NOTES

THE PROPOSED PRIVATE ROADS ARE NOT BEING CONSTRUCTED TO THE CITY'S PUBLIC ROAD STANDARDS, AND THEREFORE, CANNOT BE TRANSFERRED AS PUBLIC ROADS IN FUTURE.

PROJECT

THE SANCTUARY AT RIVERS EDGE, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CLIENT / APPLICANT MJ RIDGEPOINTE, LLC. JIM POLYZOIS 64155 VAN DYKE STE. 269 WASHINGTON, MICHIGAN 48095 PHONE: (586) 944-8660

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

PROJECT ARCHITECT TR DESIGN GROUP, LLC. JEFF ZIEGELBAUR, PRINCIPAL 6001 N. ADAMS, SUITE 202 PHONE: (248) 792-3256

DesignTeam +

P: 248. 559. 1000

MJ Rldgepointe, LLC, 49587 Compass Pointe Chesterfield Township, MI, 48047 FAX: 586-421-5742

The Sanctuary at River's Edge

Rochester Hills Oakland County Michigan

Designed/Drawn: RLN/ BC PUD CONCEPT PRELIMINARY REVIEW

PUD FINAL REVIEW

5-15-2014 PUD CONCEPT REVIEW 10-09-2014 PUD FINAL REVIEW 11-20-2014 PUD FINAL REVISION

CITY REFERENCE NUMBER

NUMBER: 2014-008

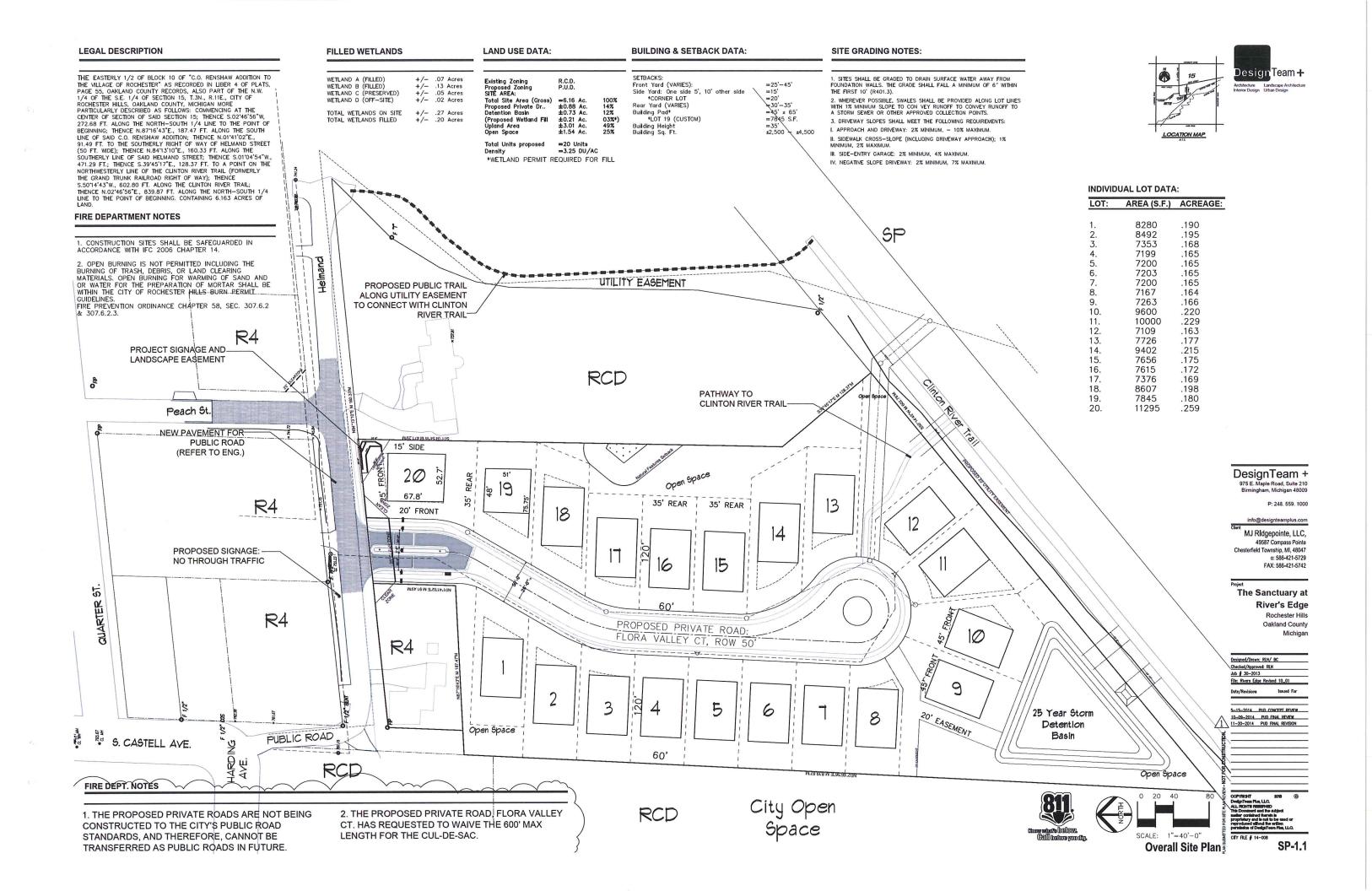
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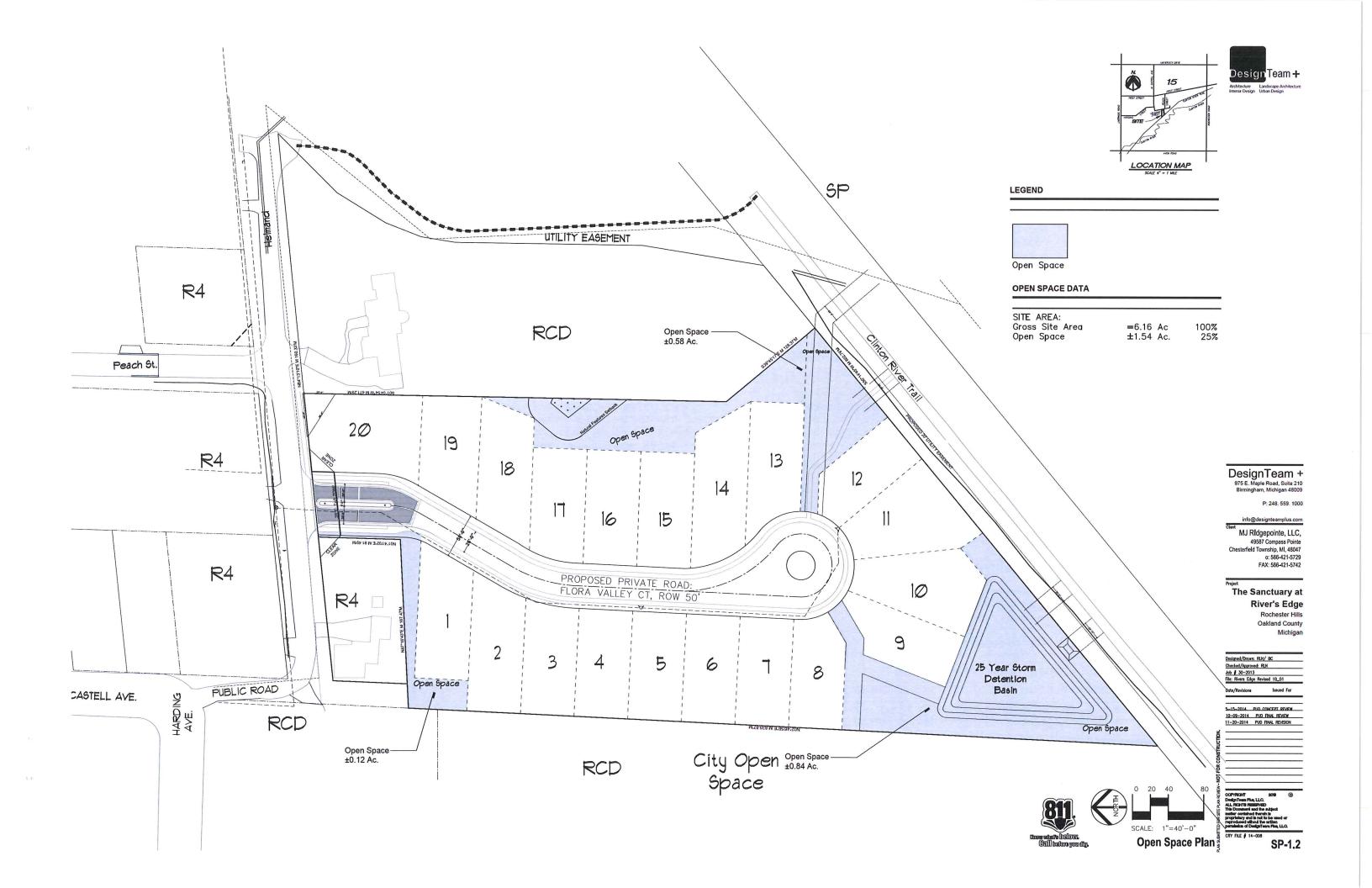
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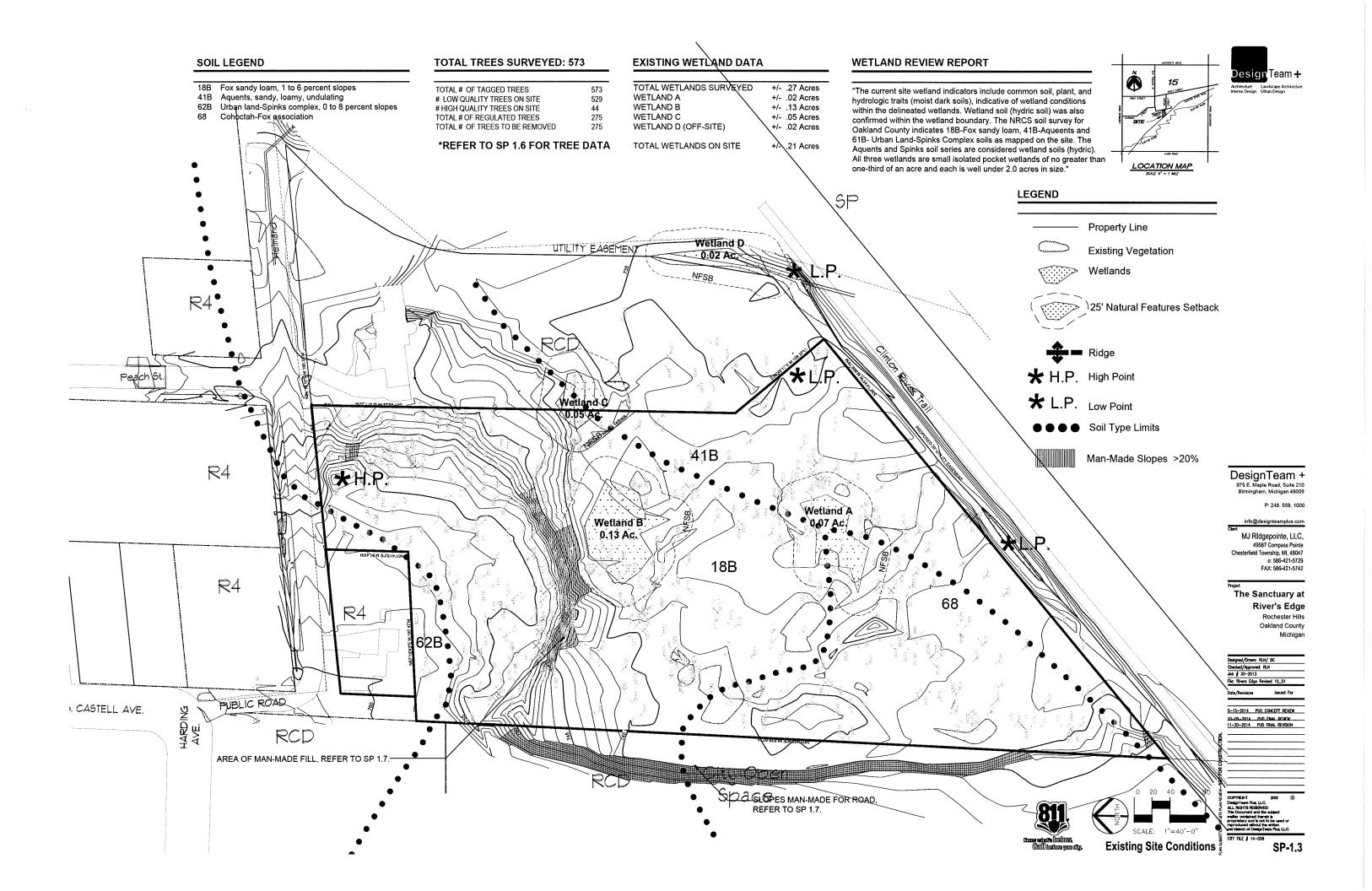
DATE: 10/09/14



SP-1.0













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

P: 248. 559. 1000

MJ RIdgepointe, LLC, 49587 Compass Pointe Chesterfield Township, MI, 48047 0: 586-421-5729 FAX: 586-421-5742

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The Sanctuary at River's Edge

Rochester Hills Oakland County Michigan

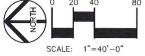
Designed/Drawn: RLN/ BC

5-15-2014 PUD CONCEPT REVIEW
10-09-2014 PUD FINAL REVISION
11-20-2014 PUD FINAL REVISION

SP-1.4

Tree Survey







		Crown spread a visually estimated at plus or nor	cap five (5) feet in	Sarrache	
	ROW.	Tree is located in the Right Of Way a	rea		
ee Isq	DBX in Inches	Species Name (Common - Scientific)	Health Condition*	Crown Spread*	N
313	18	Siberian Elea - Ulma pomila	Poor	20	
315	29	Sibenia Elm - Ulrius poreila	Fair	20	В
316	15	Siberum Elm - Ulmus pumila	Fair	15	B
389	21,14	Contagnood - Popular delivides	Good	30	
390	32	Connewood - Propidia delivida	Poor	15	
395	13	Scheries Flow - Chest promite	Fare	15	В
***	10	0 - 1 0 1 16 1		7,7	

	ROW.	Crown spread a viscarly extrained at just or new Tree is located in the Right Of Way a	a five (5) feel in o rea	Lamedor	
Tress Targ	D.B.H. in Inches	Species Hame (Common - Scientific)	Health Condition*	Crown Spread*	Notes
313	18	Siberian Elso - Urean poreida	Peer	20	
315 316	29 15	Siberian Elm - Ulwas powila Siberian Elm - Ulwas powila Communed - Popular (Elm) Es	Fair Fair	29	8 P.
389	21,14	Consessed - Popular delivides Consessed - Popular delivides	Good Poor	30 15	
395 401	13	Conressood - Provides delivides Schemin Firm - Urean provides Cotherwood - Populus delivides	Good	15 25	BP.
408	29 15,15	Cottogwood - Payadia Admidet	Good	25 25	ROW
411	γ 6	Cottonwood - Prytulus Jeltindes Cottonwood - Prytulus Jeltindes Cottonwood - Prytulus Jeltindes	Very Pore Fair	15 20	Ex
413	20 24	Command - Popular deloider	Good	25 35	ROW.
416	19	Cottonwood - Populas delfolder	Good	20	ROW
421	14 14	Cottenwood - Pryradus deltrides	Fia Fia	20 15	ROW ROW ROW
422 423	18 13	Cottonwood - Popular deltrider Cottonwood - Popular deltrider	Far Good	20 15	RO.W
424 425	13	Cottonwood - Popular Activides Cottonwood - Popular Activides	Poor Poor	15	ROW.
427 428	15 13	Certanwood - Populas deltoides	Fair Fair	25 15	R.O.W
431 432	16 15	Cottors and - Propular delivides Cottors and - Propular delivides	Fan Fan	15 20	8 P
434	17 8	Cottorwood - Populas delecido Siberum Elma - Ulmas pomila	Fair Poor	20	
436	19	Contouwood - Populus deltoides	Good	20	
437 438	21 15	Centenwood - Popular deltoider Centenwood - Popular deltoides	Good Good	20 15	B.P.
441	15	Concern och - Popular deltolder Concernoed - Popular deltolder Scherier Clin - Ulner provila	Good Poor	15	
444	9 [4	Cottoerwood - Presides delection	Fair Fair	15 20	BP
451 454	9	Cottorpared - Popular deleritor	Very Poor Poor	15 20	EX
458 459	10 11	Boxelder - Acer tergendo Cottonwood - Populus deltrides Cottonwood - Populus deltrides	Post Very Post	10	EX
460	15	Cottonwood - Popular dehelder Cottonwood - Popular dehelder	fair Greed	15	BP.
462 463	9 7	Cottonwood - Propular delivides Cottonwood - Propular delivides Scherian Elm - Ulmar pumila Cottonwood - Propular delivides	Very Poor Very Poor	10	EX CX
464	14	Cottonwood - Popular deltoides Charita Fla. 12	East	.10	8 P.
467	9 13	Siberium Elea - Ulman pumila Contentwood - Popular deboldes	Pox Pox	15 13	BP
474	22 17	Cottonwood - Prysider deltoides Cottonwood - Popular deltoides Cottonwood - Popular deltoides	fizir fizi	39 20	8P.
450 452	26 20,12	Coffeen and Popular debolder	Good Fair	25 29	
488 489	16 14	Cottonwood - Populus delteides Cottonwood - Populus delteides	Fait Vay Peer	29 25	EX
490 491	30 17		Good Poor	25	
493 495	22 23.15	Cottospecod - Populas deltoldas Cottospecod - Populas deltoldas Cottospecod - Populas deltoldas	Fact Poor	39	
497 502	32 18	Cottonwood - Popular deltoides Cottonwood - Popular deltoides	Very Aver	15	EX
503	16	Cottogwood - Populus deltoides	Very Poor Faor	26	EX
505	28 17,10 27,23	Cottonwood - Popular Jelicides Cottonwood - Popular delicides	Post	25 25 35	
509	. 18	Contenued - Populas deloida Contenued - Populas deloidas	Good Fair	29	
510 514	17 14	Cotton word - Popular deltordes Cottonwood - Popular deltordes	Fær Poor	15 15	B P
519 520	15	Concess and - Psyadus delectes Concessand - Psyadus delectes	Poor Poor	15 10	
522 527	18 29	Cottentwood - Populus delicides Cottenwood - Populus delicides	Fax	20	BP. ROW.
529 531	18 29	Contornwood - Projection deliterates Contornwood - Projection deliterates	Fair Good	15 20	ROW
535 536	12 25	Concerned - Popular delender Concerned - Popular delecider Benelder - Leer negondo	Vary Poor Good	15 25 No	EX
537 547	13 15	Benelder - Ever negando Contentació - Psyndia dellectica	Very Poor Fau	No 13	62 6.P
560 564	23	American Elm - Ulrius americana Cottorwood - Populus deltrider	Dead Fari	25 55	EX
548 569	13	Cottonwood - Populus debrides Cottonwood - Populus debrides	Very Poor Very Poor	15 10	EX
570 574	23	Contravend - Benisha debaides	Good	25 20	
576	19,15 12 22	Cottonwood - Papalan deholden Cottonwood - Papalan deholden Cottonwood - Papalan deholden	Very Poor	10	Ð
577 580	18	Codiamental - Property Actions	Fast Fza	25 20	
581 586	16 21	Cottonwood - Populas delicides Cottonwood - Populas delicides	Poor Fair	20	8 P.
587 588	13 23	Contracted - Popular debuiles Contracted - Popular debuiles	Very Poor Good	20	EX B.P.
589 590	13	Scheman Elm - Ulmos pamola	Very Poor Good	10 25	B.P.
603 607	18 12	Cottorwood - Populse delivides Boulder - Aver regards	Fau Dead	25 10	ROW.
617 641	19,14,83	Cottorwood - Populus deltekter	Good	25 15	ROW
643 644	7	Sherua Elm - Ulmus pumila Sherua Elm - Ulmus pumila	Voy Pox Fait	15 15	EX 8 P
646 647	6	Boarder - Iver negarido Boarder - Iver negarido	Poor Very Poor	15	8.P.
648 651	9 10	Siberian Flan - Closes persola Siberian Elen - Closes persola	Fast Fast	15 15	86
652 655	11	Siberun Elm - Cleus puesita	Pox Gad	30	
660 664	33	Sherian Lim - Uman jamila White Oak - Querrin after But Oak - Charmen marris one	Good	50 50	
710 711	\$2 46	But Oak - Querrus macricurps Cottonwood - Populus deltoides Cottonwood - Populus deltoides	Good	45	
714	30 22	Cottonwood - Populus delicates	Poor Feat	25 39	
718 717	25 20	Centremend - Popular delirida Contestinod - Popular delirida Contestinod - Popular delirida	Poor Poor	30	
718 719	40 17	Cottorwood - Popular Advisidas Cottorwood - Popular Advisidas Cottorwood - Popular deltosidas	Good Poor	35 15	
720 746	32 23	Concert and - Proposes delivates	Good	30 25	B.P.
750 777	14,14 7	Siberius Elta - Ulmur pomila Aspest - Populos um	Poor Very Poor	30 10	BP.
823 825	8 9	Aspen - Populio upp. Aspen - Populio upp.	Very Poor Very Poor	19 19	Ex Ex
828 846	10,9,7,7	Aspen - Populas ppy American Drn - Ulma americana	Post Fair	10 30	
851	24	Centravood - Populas deltoides Cottons and - Populas deltoides	f siz	30	
880	25 17	Cottonwood - Propulse delivides Cottonwood - Propulse delivides Cottonwood - Propulse delivides	Good	40 20	0.0
895 1091	25 10	Contraced - Propular deficities Black Walnut - Juglans negra	Good	25	B.P.
1294	15	Shaebark Hickory - Carva mata	Good Fair Fair	15 20 15	
1869		Red Ouk - Queense rafeu Sobarius Elm - Llowus promits Sobarius Elm - Llowus promits	Poor	15	R.O.W.
1870	17 17	Shenses Firs - Ulmus pseuda Costorwood - Populus delto-des	Good Fair	15 20	8 P.

1872	10	Black Charry - Printer van Jose Amarican Har - Ultran innerna oraz	Good	15	B.P.
1874	9 11	American Han - Ulean centris cent	Far Post	15	ROW
1876	7 10	Hlack William - Schit olgra Black Walnut - Joglam regra Bracklet - Joer reguests	Faar Pour	20	
1878 1879 1880	12.9.8 8 7	Borekket - hver negorids Red Maple - diese redenim Borekker - diese regionals	Fair East	35 10	
1881	11	Boockler - fore regions's Scherica Llm - Ulmas papital Boockler - fore regionals	Fair Fair Very Post	15 15	B.P.
1883	11.8	Arienca Ha - Chris arieni ana Arienca Ha - Chris arieni ana	Good	15	
8440 8441	10	Absorboat Elm - Clears amorational	laa God	2.0	
8442 8501	9	American Elm - Closes unterquota American I bu - Closes unterquota Aspen - Populas app	Fair	10	
8502 8503	10	Aspet - Psynder spp. Aspet - Psynder spp	Faa Faa	,50 15	
8504 8505 8506	y 7 10	Attention Hm - Clean meeticana Attention Hm - Uleus meeticana Attention Hm - Clean meeticana	Fair	15 15	BP.
8507 8508	6 7	American Han - (Tourn americana American Han - Uman americana	Good Good Fair	10	B.P.
8509 8510	7 9	Red Oak - Querrus rabra Red Oak - Querrus rabra Red Oak - Querrus rabra American Fins - Ulmar americana	Fair Good	15	
8511 8512	12	Red Oak - (Nervas retru American I Im - Ulmus americana	Gord Good	20	
8513 8514 8515	11	Aspen - Popular app	Fact Fact	15	B.P. B P.
\$516 \$518	7 6	Aspen - Popular app. Aspen - Popular app. Aspen - Popular app. Aspensor Unit - United States	Fair Very Poor Dead	15 39 29	B.P. EX
8519 8520	š 19	Black Cherry - Proma terorisa	Good	15	
8521 8522	to 6	American Hm - Ureas umericana American Hm - Ureas concritana American Hm - Ureas umericana	Good Poor	15	BP.
8523 8524	§ 16	American Elm - Ulmus americana American Elm - Ulmus americana	Fair Fair	15 30	
8525 8526	17	American Flore Ulmas omers, one American Flore Ulmas omers, one	Pror Feir	15 35	ROW. ROW.
8527 8528 8529	27 11	Aborn in Fine - Come owers and Aborn in Fine - Come owers and Aborn Fine - Come owers and Back Cherry - Prima servicing Weigling William - Safe helpforder Sound Pone - Pone affectives	Poor Good Very Poor	10 30	ROW. ROW.
8530 8535	12	Aspen - Propulse spp Red Maple - Leer redram Schema Elin - Units positio White Ash - Engline conference	Far Fair	15	ROW.
8532 8533	. A 7		Poor Poor	10	ROW.
8534 8535	10	Aspen - Populas yp. Asperson Flan - Utras progressora American Flan - Utras progressora	Poor Poor	15 25	ROW. ROW.
8536 8537	7,6 13,11	American Etha - Urmer emericana	Food Good	25 30	ROW
8538 8539 8540	9,6 7 9	American Elm - Ulens concritores American Elm - Ulens constitues Red Marks - Low redoors	Post Poor Good	25 25 15	ROW. ROW
8541 8542	12	Red Maple - dear rabrior American Uha - Ubrus americana American Uha - Ubrus americana	Very Poor Peer	40 40	EX ROW.
8543 8544	6 10	Americas Has a Clara americana	Good Poor	10 15	BP
8545 8548	10 11	Black Charry - Process services Black Cherry - Process services American Elm - Ulmus americans	Very Poor Good	15	EX
8547 8548	6 15	American Elm - Ulmos americana Aspen - Popular upp.	Foot Fair	15 25	B.P.
8540 8550 8551	13 1 6	Aspen - Fogular ygs Aspericas Elis - Ubras amerikana Aspericas Elis - Ubras amerikana	Fair Feir Poor	20 15 20	BP.
8552 8553	7	Aspen - Popular 1997.	Very Poor Face	10	B.P. EX B.P.
8554 8555	12.11	Aspen - Populas gp Aspen - Demin someticals Aspen - Populas gp	Fus Post	20 25	B.P. B.P.
8556 8557	8 10	American Elm - Ulmas americana Aspen - Populas app.	Fest Prox	15	BP.
8558 8550	15	Aspen - Popular gp Aspen - Popular gpp	Fax Poor	20 10	8.P.
8560 8562 8564	10 8	Aspen - Populas spp Aspen - Populas spp	Very Poor Poor	10 25 15	Ex
8565	- ;	Aspen - Psyndes 159 American Elm - Ulmss smerresma	Vay Port Far	20	
8566	ŕ	America Eta - Gran american		20	B.P.
8566 8567 8568	? 10 7	American Flan - Obean americana American Flan - Islania americana American Flan - Ulman americana	Prec Far Good	20 20 35	BP. BP.
8566 8567 8568 8569 8570	7 10 7 15	American Pita - Ulean assertations American Pita - Ulean assertations American Pita - Ulean asserta assa Aspost - Propulse tep. Aspost - Populse tep.	Proc Far Good Far Far	26 26 15 20 20	BP. BP.
8566 8567 8568 8569 8570 8571 8572	7 10 7 15 17 2,6 9	America Pin - Cheat american America Pin - Unit american America Pin - Unit american America Popular api America Pin - Cheat american America Pin - Unit american	Prov Far Good Far Far Pow Fair	26 26 35 28 20 20 35 20	BP. BP.
8566 8567 8568 8569 8570 8571 8572 8573	7 10 7 15 17 7,6	Apprica Fla - Una meranea Apprica Fla - Una meranea Apprica Fla - Una meranea Apprica Flyolas spr. Apprica Flyolas spr. Apprica Florida servicina Apprica Florida spr. Apprica Fla - Una servicina Apprica Fla - Una servicina Apprica Fla - Una servicina Apprica Fla - Una servicina	Proce Fair Good Fair Fair Fair Fair Very Poor	20 20 35 20 20 35 20 10 10	BP.
8566 8567 8568 8569 8571 8571 8572 8573 8574 8576 8576	7 10 7 15 17 7,6 9 8 6 11 16 17	Annicas Dn Uma mensuesa Annicas Dn Uma mensuesa South Pm Pm. suivestria Annicas Dn Uma surenicasa South Pm Pm. suivestria Annicas Dn Uma surenicasa	Price First Good First First Price First First Very Poor First Price First Fir	20 29 35 20 20 15 20 10 15 15 15	BP.
8566 8567 8568 8569 8570 8571 8572 8573 8574 8575 8576 8577 8578	7 10 7 15 17 26 9 8 6 7 18 6 7	America Dis- (fina surrenora America Dis- (fina surrenora America Dis- (fina) surrenora Sock fina - (fina) surrenora Sock fina - (fina) surrenora Bask Cettr - Proca surrenora Bask Cettr - Proca surrenora Resident Dis- (fina) surrenora	Price First Good First First First First Very Poor First Price First Very Poor First First Very Poor First First First Very Poor First Fir	20 20 35 20 35 20 35 20 10 45 45 45 45 45 46 40 40 40 40 40 40 40 40 40 40 40 40 40	ВР. ВР. EX
8566 8567 8568 8569 8570 8571 8572 8573 8574 8575 8576 8577	7 10 7 15 17 7,6 9 8 6 11 6 12 7	Antrion Dh. (Jean sensions Antrion Dh. (Jean sensions Antrion Dh. (Jean sensions and Antrion Dh. (Jean sensions and Antrion Dh. (Jean sensions Dh.	Prive Feet Prive Good Feet Prive Good Prive Prive Prive Feet Prive Good Prive Prive Feet Privalent Priva	20 20 35 20 35 20 35 20 45 20 45 45 45 45 45 45 46 46 46 46 46 46 46 46 46 46 46 46 46	BP.
8566 8567 8568 8569 8570 8571 8572 8573 8574 8575 8576 8577 8578 8578 8579 8580 8580 8581 8584	7 10 7 15 15 2,6 9 6 6 11 6 7 7 8 8	America Da. (Jena sensional America Da.) (Jena sensional Da.) (Jena sension	Prive Fast Good Fast Fast Fast Fast Vary Poor Fast Prior Fast Ocad Ocad Ocad Door	20 20 25 35 20 20 35 45 20 10 45 45 45 45 46 40 20 10 20 10 40 40 40 40 40 40 40 40 40 40 40 40 40	ВР. ВР. EX
8566 8567 8568 8569 8570 8571 8572 8573 8575 8576 8577 8578 8577 8578 8580 8581 8581 8583 8583 8584	7 10 7 7 15 17 7,6 6 6 6 7 11 6 7 10 8 9 8 8 8 8 8 8 8	Antico Da. (Jean service) Antico Line Constitute Antico Line Constitute Antico Line Constitute Antico Da. (Jean service) Antico Da. (Jean service) Antico Da. (Jean service) Antico Da. (Jean service) Da. (Je	Price Far Good Far Far Far Far Far For Far For For For For Good Good For Good Good For	20 20 35 35 20 20 10 15 15 15 15 10 20 20 10 20 10 10 10 10 10 10 10 10 10 10 10 10 10	BP. EX BP. BP. BP.
8566 8567 8568 8569 8570 8571 8572 8573 8574 8576 8576 8576 8577 8580 8581 8581 8581 8581 8584 8584 8584 8584	7. 10 7. 15 17 7. 18 9. 6. 6. 7. 10 8. 9. 8. 9. 9. 10 8. 9. 10 8. 10 10 10 10 10 10 10 10 10 10 10 10 10	Antrion Dh. (Jean services) Antrion Uh. (Jean services) Antrion Uh. (Jean services) Antrion Dh. (Jean services) Antrion Dh. (Jean services) Antrion Dh. (Jean services) Antrion Dh. (Jean services) Bask Cent. (Jean services) Antrion Uh. (Jean services) Antrion Uh. (Jean services) Antrion Dh. (Jean services)	Proc. Far. Good Far. Far. Far. Far. Far. Far. Far. Far.	20 20 35 35 20 20 10 10 13 15 15 10 20 20 10 10 20 10 10 10 10 10 10 10 10 10 10 10 10 10	8 P. EX
8566 8567 8568 8569 8570 8571 8572 8573 8574 8573 8576 8577 8578 8577 8578 8577 8581 8581 8581	7	America Da. Libra servicina America Da. Libra servicina America Da. Libra servicina del America Da. Libra servicina del America Da. Libra servicina America Da. Ches servicina Da	Proc. Err. Good Ferr. From From From From From From From From	200 250 250 250 250 250 250 250 250 250	B.P. B.P. B.P. EX B.P.
8566 8567 8568 8569 8570 8571 8572 8573 8574 8575 8576 8576 8576 8576 8578 8583 8584 8583 8584 8584 8585 8584 8585 8584 8585 8584 8585 8586 8586	7. 10 7. 15 15 17 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	America Da. Libras servicina. America Da. Pana servicina. America Da. Pana servicina. America Da. Da. Das servicina. America Da. Das servicina. Da. America Da. Das servicina. Da. Libras servicina. Da. Libras servicina. Da. Libras servicina. America Da. Das servicina. America Da. Das servicina. America Da. Das servicina. America Da. Libras servicina. Bal Al Dary Pinas servicina. Bal Al Dary Pinas servicina. Bal Al Dary Pinas servicina.	Proc. Fee. Good Fee. Fee. Fee. Fee. Fee. Fee. Fee. Fee	20 20 35 35 20 20 10 10 13 15 15 10 20 20 10 10 20 10 10 10 10 10 10 10 10 10 10 10 10 10	BP. EX BP. EX BP.
8565 8567 8569 8579 8570 8573 8574 8575 8575 8576 8576 8577 8587 8587 8581 8581 8581 8582 8583 8584 8584 8588 8588 8588 8588 8588	7 10 10 10 17 17 17 17 17 17 17 17 17 17 17 17 17	America De. Léma senioral Bala Chery - Piena senioral America De. Léma senioral Bala Chery - Piena senioral	Proc. Fee See See See See See See See See See	20 20 20 20 20 20 20 20 20 20 20 20 20 2	BP. EX BP. EX BP.
8565 8567 8579 8570 8571 8572 8573 8574 8575 8576 8576 8577 8578 8576 8577 8578 8580 8581 8581 8582 8583 8583 8584 8585 8585 8585 8585 8585	7	America Da. Léma sensional Basa Cherty - Prima stratific Da. Léma sensional Basa Cherty - Prima stratific Da. Léma sensional Da. Léma sensional Da. Léma sensional Da. Léma sensional America Da. Léma sensional Rés Lémy - Prima sensional Rés Lémy - Rés	Proc. Fee See See See See See See See See See	20 20 20 31 32 32 33 35 35 35 35 36 36 36 37 38 38 38 39 30 30 30 30 30 30 30 30 30 30	BP. EX BP. EX BP.
8565 8567 8578 8579 8571 8572 8572 8573 8574 8575 8576 8577 8578 8576 8577 8578 8578	7 10 10 10 10 10 10 10 10 10 10 10 10 10	America Da - Léma smeranez Bas Cherry - Proses certifica America Da - Léma smeranez Bas Cherry - Proses certifica America Da - Léma smeranez America Da - Léma smeranez Bas Cherry - Proses certifica America Da - Léma smeranez Bas Cherry - Proses certifica Bas Cherry - Proses cert	Proc Fee Fee Good Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe	20 20 20 30 30 30 15 15 20 10 15 15 15 10 20 20 15 10 10 10 10 10 10 10 10 10 10	6 P. EX
8565 8567 8578 8579 8579 8571 8572 8573 8574 8575 8577 8577 8577 8577 8578 8579 8580 8581 8581 8581 8581 8581 8581 8581	7	America Da. Léma unexame America Léma unexame America Da. Léma unexame Da. Léma unexam	Proc. Fee. Good Fee. Fee. Fee. Fee. Fee. Fee. Fee. Fee	200 250 250 250 250 250 250 250 250 250	BP.
# # # # # # # # # # # # # # # # # # #	7 10 7 10 10 10 10 10 10 10 10 10 10 10 10 10	America Da. Lessa servicina America Da. Lessa servicina America Da. Lessa servicina America Da. Lessa servicina de la compania del co	Proc Fee Fee Good Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe	200 250 250 250 250 250 250 250 250 250	8 P. B P.
#556 #557 #578 #577 #578 #578 #577 #578 #579 #579 #579 #579 #579 #579 #579 #579	7	America Da - Léma sure avera de la companya del la companya de la companya del companya del la	Proc. Free Control of the Control of	200 200 200 200 200 200 200 200 200 200	6 P. EX
#566 #567 #560 #560 #560 #560 #560 #560 #560 #560	7 10 10 10 10 10 10 10 10 10 10 10 10 10	America Da - Lora americana Da - Lora - Da -	Proc Fire Fire Fire Fire Fire Fire Fire Fire	200 200 200 200 200 200 200 200 200 200	8 P.
#566 #5	7 10 10 10 10 10 10 10 10 10 10 10 10 10	America Da. Loran americana Basic Chem. Sentence Da. Loran americana Basic Chem. Panta americana Basic Chem. Panta americana Basic Chem. Panta americana Americana Da. Loran americana Americana Da. Dana americana Americana Da. Dana americana Americana Da. Dana americana Americana Da. Dana americana Basic Chem. Panta Basic Che	Peer Good Good Fee Fee Fee Fee Fee Fee Fee Fee Fee Fe	200 200 200 200 200 200 200 200 200 200	8 P.
#556 #556 #556 #556 #556 #556 #556 #556	7 10 10 17 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	America Da - Lora americana Da - Lora - Da -	Proc. Seed Seed Seed Seed Seed Seed Seed See	200 155 15 15 15 16 10 10 10 15 15 15 15 15 15 15 15 15 15 15 15 15	BP B
#5569 #5574 #5573 #5574 #5575 #5572 #5573 #5574 #5575 #5576 #5576 #5576 #5577 #557 #5577 #557	7	America Des. L'étau servicus America Des. L'étau servicus America Des. L'étau servicus America Des. L'étau servicus de l'étau s	Proc. Section 1. Secti	200 200 155 15 15 15 15 15 15 15 15 15 15 15 15	8 P.
#566 #569 #579 #579 #579 #579 #579 #579 #579 #57	7	America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina Da. America Da. Libras servicina America Da. Libras servicina Da. America Da. Libras servicina Da. America Da. Libras servicina Da. Da. Da. Da. Da. Da. Da. Da. Da. Da	Peter Country	200 200 200 200 200 200 200 200 200 200	8 P. EX
4566 4566 4566 4566 4566 4566 4566 4566	7 10 10 17 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	America Des. L'étau servicus Ancrea Des. L'étau servicus Ancrea Des. L'étau servicus Ancrea Des. L'étau servicus d'Ancrea Des. L'étau servicus Ancrea Des. L'étau servicus d'Ancrea d'Ancre	Peter Cond Cond Cond Cond Cond Cond Cond Cond	200 200 200 200 200 200 200 200 200 200	8 P. EX
4566 4569 4579 4579 4579 4579 4579 4579 4579 457	7 10 10 17 17 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina Da. America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina America Da. Charles Servicina Da. America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina America Da. Libras servicina Da. America Da. Libras servicina Da. America Da. Libras servicina Da. America Da. Dela servicina	Peter Country	200 200 200 200 200 200 200 200 200 200	8 P. EX
45565 45569 4570 4570 4571 4571 4571 4571 4571 4571 4571 4571	7	America Da. Lobra servicina America Da. Lobra servicina America Da. Lobra servicina America Da. Lobra servicina Da. America Da. Lobra servicina Da	Peter Could be a control of the country of the coun	200 200 200 200 200 200 200 200 200 200	8 P.
45569 45569 4570 4571 4572 4572 4573 4574 4577 4577 4577 4577 4577 4577	7	America Da. Libras servicina America Da. Chesa servicina Da. Chesa servicina America Da. Chesa servicina America Da. Chesa servicina America Da. Chesa servicina Da. Chesa ser	Peter Country	200 200 200 200 200 200 200 200 200 200	8 P.
4566 4569 4571 4572 4572 4572 4572 4572 4572 4572 4572	7 10 7 10 7 10 10 10 10 10 10 10 10 10 10 10 10 10	America Des. Cleas assessment Bask Chery. Protest attribut America Des. Cleas assessment Bask Chery. Protest assessment Bask	Peter Country	200 200 200 200 200 200 200 200 200 200	8 P.
4566 4566 4566 4666 4666 4666 4666 4666	7	America Des. Cleas assessment Bask Chery. Protest attribut America Des. Cleas assessment Bask Chery. Protest assessment Bask	Peec Good Control of the Control of	200 200 200 200 200 200 200 200 200 200	8 P.
4566 4566 4566 4566 4566 4566 4566 4566	7 7 7 7 7 7 7 7 7 7	America Da. Lobra servicios Anerona Da. Colos servicios De. Colos serv	Peter Cond Cond Cond Cond Cond Cond Cond Cond	200 200 200 200 200 200 200 200 200 200	8 P.
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### ### ### ### ### ### ### ### ### ##	7	America Da. Libras servicina Da. America Da. Desa servicina Da. Desa	Peec Good Control of the Control of	200 200 200 200 200 200 200 200 200 200	8 P.
4566 4566 4566 4566 4566 4566 4566 4566	7	America De. Lebra american America De. De Lebra american America De. Delar american Bisk Chery. Prons american America De. Delar american Bisk Chery. Prons american	Peter Country of the	200 200 200 200 200 200 200 200 200 200	8 P.

5644	7	Boudder - Law accords	Peer	15	ВР
8645 8646	15 15	Brackler - Leev requireds Black Charty - Primare servings	find	30	
8647 8648	10	American Flm - I Insus ancessessus American Flm - Union americana	Very Asse	15	£X
8649 8650	10	Black Cherry - Promo servina Black Cherry - Promo servina	Good	15	
8651 8652	7 6	Black Cherry - Promis ven outs Apple - Malas 149	Ear Post	15	-
8653 8654	6	American Una Uleus conversaria	Von Pose Fain	10	EX
8655 8658	10 11	Apple - Maha upp American Etm - Christi americana American Etm - Christi americana	Taros Fast	20	
8657 8658	IO.	Black Cherry - Promos convince American Elin - Ulmos convincana	Good	13	Ex
8659 8660	7	American Day, Library Secretaria	1 10	15	- EX
8661	12	Buckthers - Rhammas opp Black Cherry - Promis septema Black Cherry - Promis servina	Foor Ead	15 20	
8662 8663	7	Black Charty - Proper unions	far (exd	20	
8664 8665	11 10	Customend - Aspatra delasides Customend - Aspatra delasidas	Fair Posr	15	-
8666 8667	10	Aspen - Projektes 1970 Aspen - Projektes 1970 Aspen - Projektes 1970	Very Poor Good	15	EX
8668 8669	X II	Aspen - Psynches spp Aspen - Populas spp	Pierr Good	15	-
8670 8671	12	Aspen - Popular app. Aspen - Popular app.	Good Poor	15 20	
8672	* 12	Aspen - Populat 1931 Aspen - Populat 1930	Poor Good	15	ļ
8674	7 9	Aspen - Popules 199 Aspen - Popules 199	Pox	10	<u> </u>
8676 8677	14,7	Black Cherry - Proma servina	Gred	25	
€678	10	Bruckler - Lov regurds Agen - Popolis app	Fast Good	25 20	BP.
8679 8680	3 11	Black Cherry - Priess servina Black Cherry - Priess servina	Good Face	20	8 P
8681 8682	- 8 3	Black Cherry - Promo servino Black Cherry - Promo servino	Fair Good	15	
8683 8684	10 6	Black Walnut - Auglain nigra Boxelder - Lor regionás	fixed Poor	20 15	-
8685 8688	7	Boxelder - free regionals White Mathemy - Horist offin	Grad Pror	30	
8687	7	American Firm - Union americana Boxekin - Acr regionali	Good	10	B.P.
8689 8690	16 12.8	Consessood - Propular delimites	Feir	20 25	8 P.
8691	12.8 18. 9	Black Charry - Promos services Baralder - Ever segundo	Poor	30	
8692 8693	15	Red Maple - Aver rubruse Costorwood - Populas deltoides	F ser Poor	15	ROW.
8694 8695	13	Boxelder - Ferring attacks	Poor Fair	15	R.O.W.
8696 8697	13	Cottogwood - Popular Admides	Very Poor Poor	10 30	EX B.P.
8698 8699	13	Boreller - Aver regardo Crescowad - Populos delivados Borelles - Aver regardo	Prox	15 25	
8700 8701	1x k		Fair	20	
8702 8703	14 14	Bouldet - law occords Cottomod - Populas deltoides Cottomod - Populas deltoides	Fair	15	ROW
8704 8705	10	Cottonwood - Populas Actoliko Cottonwood - Populas Actoliko	Very Poor	10	EX
8706	14	Custon such - Parentes electrockes	Poor Poor	10	ROW
8707 8708	11	Cottonwood - Popular deltesdes Banelder - Ger regionds	Very Post Fast	10 15	B.P.
8709 8710	14,14 13	Siberian Fim - Ultrus postula Siberian Elm - Ultrus postula	Very Proc Good	45 15	8.P.
8711 8712	6 	Borchler - deer regards Black Chem - Prison unveiser	Post Good	25 30	R.O.W.
8713 8714	7	Black Cherry - Prima servina Black Cherry - Prima servina	Yes Fox Fee	15	ROW.
8715 8716	6	Black Cherry - Prima servina Black Cherry - Prima servina	Very Pove	10	ROW.
8717	15	Aspen - Popular upp Aspen - Popular upp	God	10 20	BP
8719 8720	16	Aspen - Popular 179. Scotch Pese - Pima 15 Institis	Very Poet	10	EX
8721 8722	13	South Pice - Pien schestru Black Cherry - Primas seriosu	Fast Very Poor	15	8P Ex
8723 8724	7	White Ash - Francisco concriscour	Pose Face	10	£Χ
8725 8726	11	Black Walsot - Arglam nigra Black Walsot - Arglam nigra Black Cherry - Promo sensins	Gend	15	8 P.
8727	ý	Black Cherry - Promo serveina	Par Per	15	EX
8728 8729	16 39	Cuttorsweed - Popular detaildes Red Maple - 1627 radram	Good Fair	15	<u> </u>
8730 8731	6 31	Black Cherry - Priona scripina Bricklet - Acer negonio Bricklet - Acer negonio	Poor Poor Farr	15	
8732 8733	9	Herelder - Leer regunde Berelder - Leer regunde	Fair Poor	15	
8734 8735	10	Boxelder - Lier regardo American Elm - Ulmas americana	Poor	13 13	
8736 8737	7 9	Boxelder - Aler regando American Elm - Ulmas americana	Fair Very Fore	15	BP EX
8738	9 13	Boxelder - Aver regionals Boxelder - Aver regionals	Poor Poor	30	BP.
8739 8740 8741	1)	Barcider - Correctedo	Pour	25	B.P.
8742 8743	12	Swamp White Oak - Queresa Skeder Contented - Populus deltoides	Vay Poor	15	EX
8743 8744 8745	20,15	Concorned - Aspuls Admiles Baseller - Astronomia	Very Poor	20	Ex
8746	16	Cottonwood - Popular delinides Cottonwood - Popular delinides	Poor Fair	15	B.P.
8747 8748	15,10 9	Braelder Acer regionals Cottania and - Populia delinides	Poor Fair	25 15	
8749 8750	7 7	Baselder - Cort preparels	f as Fas	20 15	BP.
8751 8752	11 10	Cottorwood - Propules deltoides Cottorwood - Propules deltoides Cottorwood - Propules deltoides	Poor Fair	15 15	8 P.
8753 8754	- 8 - 6 - 7	Beneder Acer negonite	Poor Feir	15	ROW
8755 8756	8	Cottonwood - Popular delavides Bandder - Law records	Poor	19 30	ROW
8757 8758	14	Cottoswood - Psycalca defection Bouckler - Leer negonido	First Very Poor	13	ROW
8759 8760	7	American Elva - Ulmin omericana	Poor Poor	10	ROW
8761 6762	13 11 7	Cetterweed - Pepulse delocides Bonelder - Acet negando Siberum Elm - Ulmas pamila	Poor Very Poor	13 10	EX.
8763 8764	15	Cottors and - Populus delectes	1 40	15	EX
8765 8766	9	Broader - for regards Bearider - for regards	Port Port	20 30	
8767	8 	Borelder - Lear regionski Cetterwood - Papular skriviska	Very Pox	10	EX
8768 8769		Cetterpresed - Popules deltoides Beneddet - Aces stepands	Very Poor Very Poor	10	EX EX
8770 8771	9	Bracklet - Ace negondo Cettornosed - Populas delivides Cetterwood - Populas delivides Bracklet - Ace segundo	Very Foor Fear	10 15	8 P.
8772 8773	6 7	Cottrawood - Populus deltoides	Pour Pour	10 10	BP.
8774 8775	6 19	Boucklet - Aver requests Commission - Avguster Arthureks	Poor	15	B.P. B.P.
8776 8777	7	Community Popular delinides Community Popular delinides	Yery Pox Poer	15	EX B.P.
8778	7	Cottonwood - Prendus deltoides	Very five Fair	10	EX
8780 8781	11	Cottorn cod - Populas delecides Siberias Film - Ulmas pomela Cottorn cod - Populas delecides	Pour Eas	15	BP
8782 8783	4	Controvered - President districts	f ais	15	0.0
8784	13	American Elia - China asserucina	fair	30 13	B.P.
8785 8786	10	Siberan Dis - Ulean pareita Commund - Pepulin delasides Siberan Etta - Ulean puerita	Face Poor	15 10	B.P.
8787 8788	10	Scherian Ebs - Classe puncila	Poor Great	10	B.P.
8789 8790	* · · · · · · · · · · · · · · · · · · ·	Sherun Ekn - Chine postila Boxelder - Lear negardo	Poor Very Poor	15 15	B.P.
8791 8792	7	Shena Dra - (dwg roeds	Desd Foor	10 10	EX
8793 8794		Silverian Day - Ulmay comile	Ficit Pove	15	
	12	Bereider - 4-er engande Siberum Elm - Clean paneda	Fair	20	BP
8795 8796	7	Scherum Flore (Years provide	Fair	15	

8797 8798	11 7	Siberian Elm - Ulmas punçita Siberian Flon - Ulmas punçita	Good Very Post	15	EX
8799 8800	26	Black Walnut - Juglans nigra Black Walnut - Juglans nigra	Fair Fair	40	
8801 8802	15 16,14,14	Siberian Elm - Ulmos pomota Siberian Elm - Olmos pomota	Fair Good	25 35	ВР
8803	7	Bissá Walnut - Jordan nieva	Very Poor Very Poor	15	EX
8806 8807	12	Siberian (Em - Ulmas pomila Black Walnes - Juglian rilgra Black Walnes - Juglian rilgra	Good	20	
8808	28	tillick Weinel - Augland rigra	Gud	6 4	
8810	12	White Mulberry - Moras alka Siberian Elm - Chean panda Siberian Elm - Chean panela	Fair Good	45 15	
8812	10	Scherium Elm - Home recenta	Good Ear	15	B.P.
8813 8814		Siberian Han - Chross powels Siberian Flan - Danie cone-la	Pow Fast	10	
8815	× .	Siberan Elm - Ulma peneta Siberan Elm - Ulma monta	Fair Poor	15	ļ
8817 6915	7 10	Siberian Flan - Ulerus poetela Siberian Flan - Ulerus poetela	Poor Fair	15	ļ
8819 8820	13	Siberion Flot - L'Inter reseals	Fact	15	-
8821	9	Cottorwood - Pepulso deltoides Siberius Flor - Gireas parada	Good Ext	15	
8822 8823	17,7		Pour Good	15 25	
8824 8825	11	Conversed - Popular detroites Sherian Hm - Union provida Conversed - Popular defectedes Brackler - Une requests	Vory Aver	15 19	EX
8826 8827	10,9		Faz Faz	20	8.2
8828 8829	9	Boxekler - Aver negarids Boxekler - Aver negarids	Poor Poor	20	8.P.
8830	12	Stherian Elm - Ulous puntla	Poor Fair	15	İ.,
6832	12	Boxelder - her regionals Boxelder - herr regionals Siberius Flm - L'Inser psocida	Poor	15	BP
8833 8834	9	Scheman Elea - Closur posteda	Faz	19	8 P
8836 8836	21	Cottonwood - Populus deltoides Cottonwood - Populus deltoides	Pror Good	39 25	
8837	13	Seberian Elea - Ulmaa piomila Seberian Una - Ulmas piomila	Poor Good	20	
8839	7	Siberian Elm - Ulmus pumola	Poor	15	
8841	7	Sharun Flm - Ulmar pamla White Sprace - Pieca object	Poor Poor	10	
8842 8843	8	White Sprice - Pieers objet Whate Sprice - Pieers objet Siberian Elm - Ulmas percela	Fair Post	10	
8844 8845	11.11	Constructed - Psychia deltoides	Good Good	20 15	ROW
8845 8847	15	Cottorwand - Popular deltaides Black Wilms - harlow plans	Fair	30	
8848 8849	7	Siberian Elm - Ulmas pamala Cottonwood - Populus delecides	Very Poor Very Poor	10	EX
8850 8851	7	Siberut Elm - Umus punula Cottopwood - Populos Seltsisks	Pour Very Pour	15	8P
8852 8453	9	Boxelder - Aver reguestis	Poor	30	B.P.
8854 8855	10	Boulder - for negocia Boulder - for negocia	Poor Poor	15 30	BP
8856	¥ Y	Bradder - deer negands Bradder - deer negands	Fair Fair	15 15	
8857 8858	7	Boxelder - feer negtock) Boxelder - feor negtock)	Poor Very Poor	40	EX
8859	8	White Mulberry - Mores Als Cestatoweed - Pepeden Altoides	Poor Very Poor	10 25	£X
8561 8862	17	Cellerawad - Populae delasides White Molberry - Morus alfu	Very Pour Poor	15	EX
8863	9	Boxelder - feer negends Brackler - feer negends	Post	25 20	
8865	*	Benedder - Acer regressler	Exir	20	
8866 8867	13	Scherian Flor - Ultras pastala Boxelder - Icor negando	Poor Very Poor	20	EX
8868 8869	10	Siberita Elea - Ulmus pumila Cottonwood - Populas delecidos	Very Poor	10	EX
8470 8871	11	Bonelder - Aver negonda Siberian Ebra - Ulmas pamila	Good Good	15	BP BP
8872 8873	B	Siberian Fire - Ulinear promote Boxelder - Gerr targereds	Feat Very Poor	15	8 P
8574 8875	2	Siborum Etra - Circus pomilis	Fair Poor	10	BP.
8876	9	Siberias Elm - Umas pareda Siberias Elm - Umas pareda	Fair	10	8 P.
8878	10	Byelder - tur negonds Cottonward - Populas delvoldes	Fair Poor	20 15	
8880	7	Boxelder - Arer requireds	Very Poor Poor	10	Đχ
8881 8882	(d) 8	Siberian Flex - Utens possila Bracklet - Acer negrosilo	Fear Pour	20	
8883	9	Siberum Elm - I, Imaa pareila Black Walson - Joglant rigru	Fair Foor	10	
8885 8886	11	Botelder - deer negands Siberian Dra - Usuar provola	Poor Fid	15	
8887	H	Substrate Elem - Consex provide	Good	20	
8888 6888	11 10	Boreldet - tvor negosilo Scherian Elm - Ulnav pomila	Pror Fair	30 15	
8890 8891	10.10	Saberian Um - Ulman pamila Boxeldar - Acer negwoda	Fair Very Poor	20 25	EX
8892 8893	11	Siberian Elm - Ulmus pumila Siberian Elm - Ulmus pumila	Fair Good	15 30	
8894 8895	9	Boudder - Germone le	Poor Fiz	25	
8896 8897	7	Sherim Fim - Ulear poetly Boxelder - tree segondo Boxelder - tree segondo	Pixor	10	
8888	14	Boxelder - Aver negarido Boxelder - Aver negarido	Very Poor Faar	25	EX
5999 5900	10 6	Siberus Elm - Ulma pomila Siberus Ilm - Ulma ponda	Faar Very P.xm	15	EX
8901 8902	15 8	Siberian Flm - Uswas pionila Bounder - teer negoreli Siberian Flos - Uswas pionila	Good Foor	20 20	8 P. 8 P.
8903 8904	10	Schottan Flot - Ulmus pumda	Fair Poor	15 15	B.P.
8905 8906	10,7	Boucher - for organic	Pior Very Poor	20	BP
1907 1908	8 9	Sibertan Elen - Ulreus pioniLe	Poor Poor	15	
8909 8910	5	Botelder - deer regards Botelder - deer regards	Post	15	B.P.
1911	9	Sherian Flos - Ulmas poseda Boselder - Leer negarido	Very Poor Very Poor	15	EX EX
1912 1913	10,7	Hongider - free negarals Bouglder - free negarals	Very Poor Poor	20 15	tx.
8914 8915	13	Boxelder - Jeer remode	Poor Good	20	ÐP.
8916 8917	6 7	Seberum Den - Uleran pareita Seberum Elen - Uleran pareita Seberum Elen - Uleran pareita	Very Poor Very Poor	10	£X EX
8918	6	Siberua Ura - Uraco puenta Boxelder - tear regiondo	Faz Very Poor	15	8 P.
8920	10	Boxelder - Jor records	Prox	20	89
8921 8922	0	Siberian Etra - Ulmas pumila Siberian Etra - Ulmas pumila	Poer 1 as	15 25	8.P.
8923 8924	10	Siberian Elva - Ulma parella Norway Migle - Acer platamento Norway Migle - Acer platamente	Good	20	ļ
8925 8926	7	Siborus Elm - Circus puesta Siborum Elm - Cleus marcia	Fair Poor	15	
8927 8928	9	Siberius Elm - Ubusa puntila	Good	15	R.O.W.
8929	\$?	Siberian Elm - Utrase puesda Siberian Elm - Utrase puesda	Poor Fair	10	ROW.
8930 8931	10 7	Siberias Elm - Ulma pumila Siberias Elm - Ulma pumila	Fair	15	ROW.
8932 8933	\$ 24	Siberian Elm - Ulmus panella Controveted - Portelus delecides	Fair Gxxd	10 25	ROW
8934 8935	10,8	Norway Maple - Acer planarides Botelder - Ger nevanda	Good Poor	10 25	
8936	(b)	Brielder - Acer reguests	Fair	25 15	





Species	Good	Fair	Poor	Very Poor	Dead	Totals	*
American Elm	16	24	18	1 5	9	72	12.6%
Apple	0	1	1	1 0	0	2	0.3%
Aspen	8	16	10	9	0	43	7.5%
Black Cherry	14	18	В	7	1	48	8.4%
Black Walnut	7	4	2	1 1	0	14	2.4%
Black Willow	0	0	1	1 0	0	1 1	0.2%
Boxelder	2	21	54	18	3	98	17,1%
Buckthorn	0	0	1	1 0	0	1	0.2%
Bur Oak	1	0	0	1 0	Ō	1	02%
Cottonwood	34	52	39	29	0	154	26.9%
Norway Maple	3	0	0	0	0	3	0.5%
Red Maple	3	7	1	0	0	11	19%
Red Oak	2	2	0	1 0	0	4	0.7%
Scotch Pine	0	4	0	1	0	5	0.9%
Shagbark Hickory	0	1	0	. 0	Ů.	1	02%
Siberian Elm	19	41	30	11	0	101	17.6%
Swamp White Oak	0	0	1	1 0	0	1	0.2%
Weeping Willow	1	0	0	. 0	0	1	0.2%
White Ash	0	0	2	0	0	2	0.3%
White Mulberry	0	1	4	1	0	6	1.0%
White Oak	1	0	0	0	0	1	0.2%
White Spruce	0	1	2	1 0	ō	3	0.5%
Totals	111	193	174	82	13	573	
%	19.4%	33.7%	30.4%	14 3%	2.3%		100.0%

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MJ RIdgepointe, LLC, 49587 Compass Pointe Chesterfield Township, MI, 48047 o: 586-421-5729 FAX: 588-421-5742

The Sanctuary at

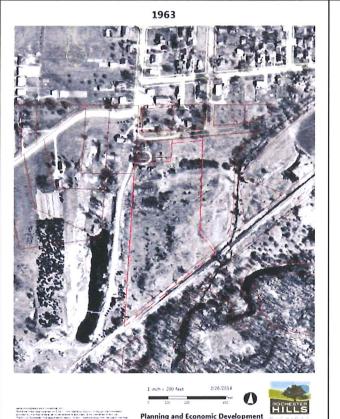
River's Edge Rochester Hills Oakland County Michigan

Designed/Drown: RUN	/ BC
Checked/Approved: R	Ui
Job # 30-2013	
File: Rivers Edge TRE	E SURVEY 9_8
Date/Revisions	haved For

5-15-2014 PUD CONCEPT REVIEW

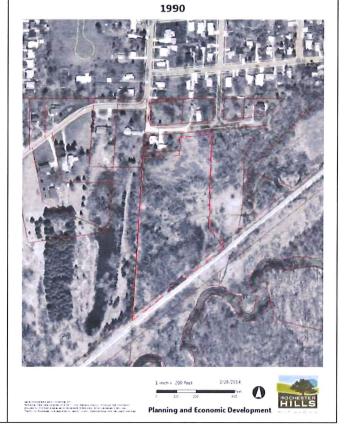
10-04-2014 PUD FINAL REVISION

Tree List



Woodland Coverage from 1963 - 1990











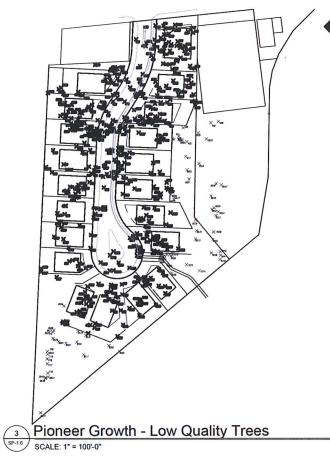
Woodland Coverage in 2010

TOTAL TREES SURVEYED: 573

TOTAL # OF TAGGED TREES:	573
TOTAL # OF ASH TREES	- 2
TOTAL # OF POOR CONDITION TREES	- 95
TOTAL # OF OFFSITE TREES	- 25
TOTAL # OF TREES IN R.O.W.	- 50
TOTAL # OF TREES IN BUILDING PADS	- 126
TOTAL # OF REGULATED TREES	275
TOTAL # OF TREES TO BE REMOVED	275

*TOTAL TREE REPLACEMENT TO BE EQUAL OR GREATER THAN CITY REQUIREMENTS.

ALL REPLACEMENT TREES TO BE PLANTED ON PROPERTY OWNED BY CLIENT.



API		2	
	PEN ACK CHERRY	43 48	
	CK WILLOW	1	
	KELDER CKTHORN	98 1	
	TTONWOOD	154	
	ERIAN ELM	101	
	EPING WILLOW	1	
	ITE ASH ITE MULBERRY	2 6	
IC	TAL	529	
НІ	GH QUALITY	TREES ON SITI	==
HI		TREES ON SITE	==-
NA BL	ME ACK WALNUT	QTY. 14	==-
NA BL	ME ACK WALNUT R OAK	QTY. 14 1	= -
NA BL BU NO	ME ACK WALNUT	QTY. 14	= -
NA BU NO RE RE	ME ACK WALNUT R OAK RWAY MAPLE D MAPLE D OAK	QTY. 14 1 3 11 4	E -
NA BU NO RE RE SC	ME ACK WALNUT R OAK RWAY MAPLE D MAPLE D OAK OTCH PINE	QTY. 14 1 3 11 4 5	E -
NA BU NO RE SC SH	ME ACK WALNUT R OAK RWAY MAPLE D MAPLE D OAK	QTY. 14 1 3 11 4	E -
NA BU NO RE SC SH SW	ME ACK WALNUT R OAK RWAY MAPLE D MAPLE D OAK OTCH PINE AGBARK HICKORY AMP WHITE OAK	QTY. 14 1 3 11 4 5 1	E
NA BU NO RE SC SH SW	ME ACK WALNUT R OAK RWAY MAPLE D MAPLE D OAK OTCH PINE AGBARK HICKORY AMP WHITE OAK	QTY. 14 1 3 11 4 5 1	E -

LOW QUALITY TREES ON SITE



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The Sanctuary at

River's Edge Rochester Hills Oakland County Michigan

Designed/Drawn: RLN/ BC Checked/Approved: RLN

5-15-2014 PUD CONCEPT REVIEW

Woodland Analysis

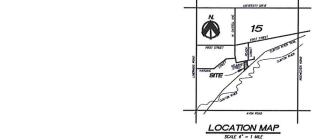
SP-1.6



PRIVATE DRIVE

AREA OF MAN-MADE FILL, REFER TO SP 1.7.





LEGEND



MAN-MADE STEEP SLOPES

THE STEEP SLOPES ON THE RIVERS EDGE PROPERTY WERE FILLED BETWEEN 1963 TO 1980 AS EVIDENCE IN THE AERIAL PHOTOS. WE ARE SEEKING AN EXEMPTION FROM THE STEEP SLOPE ORDINANCE REQUIREMENTS AS THEY WERE MAN-MADE LAND FORMS.

SLOPES MAN-MADE FOR ROAD, REFER TO SP 1.7.

HISTORICAL DOCUMENTATION OF MAN-MADE LAND DISTURBANCE



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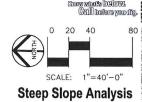
MJ Rldgepointe, LLC, 49587 Compass Pointe Chesterfield Township, MI, 48047 o: 586-421-5729 FAX: 586-421-5742

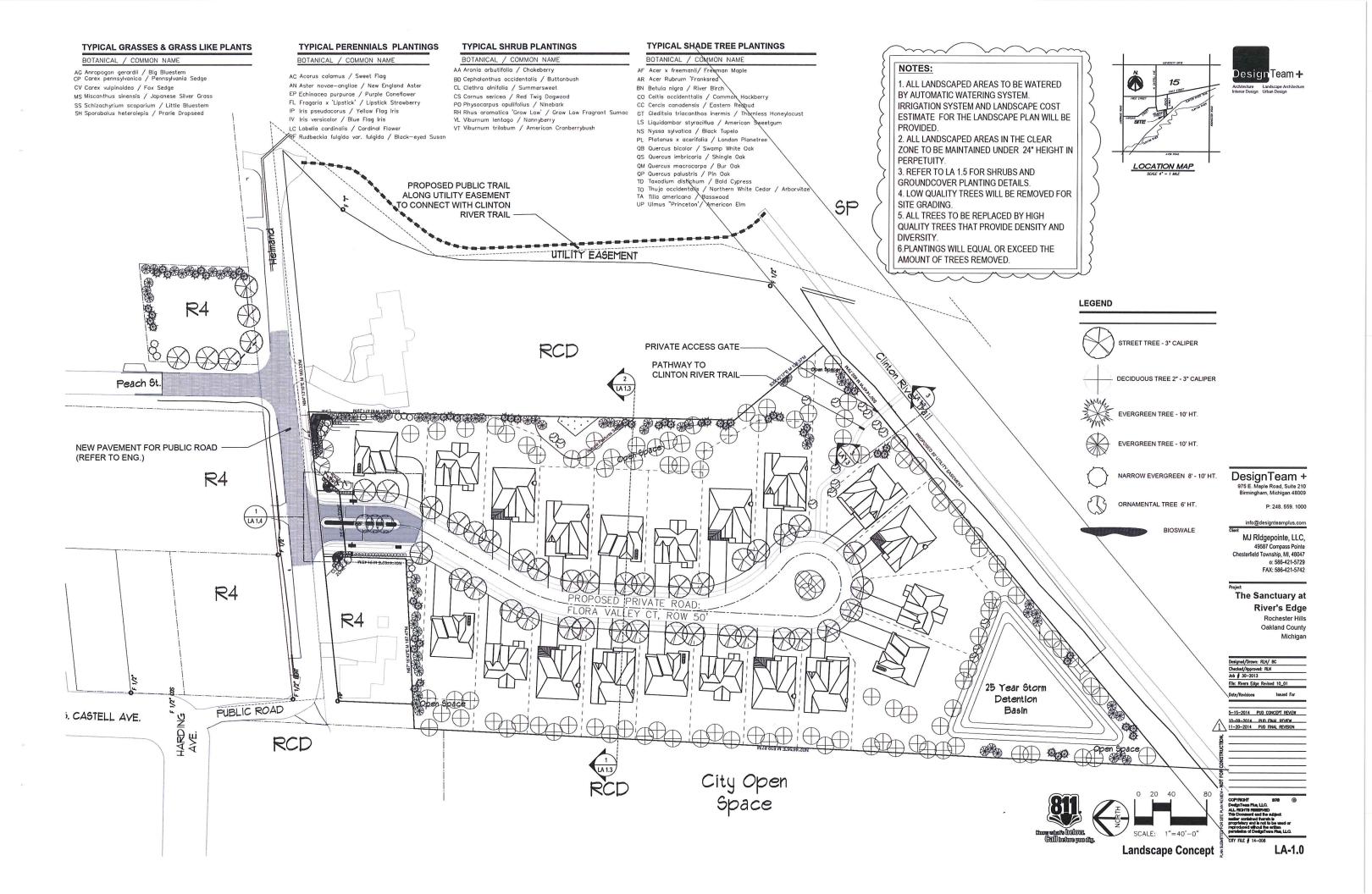
The Sanctuary at River's Edge

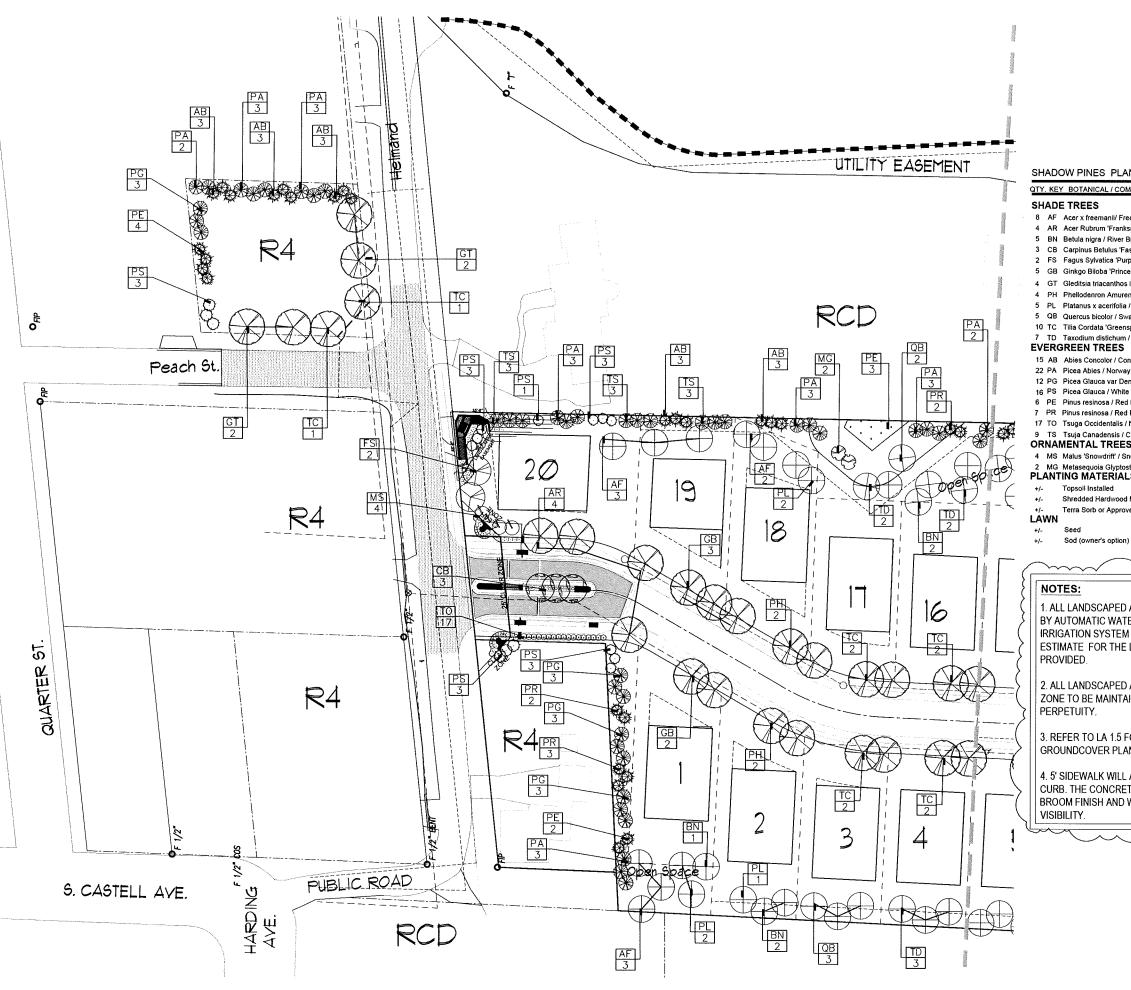
Rochester Hills Oakland County Michigan

10-09-2014 PUD FINAL REVIEW











esign Team +

SHADOW PINES PLANT LIST::

QTY. KEY BOTANICAL / COMMON NAME 8 AF Acer x freemanii/ Freeman Maple 3" cal 4 AR Acer Rubrum 'Franksred' 3" cal B&B 5 BN Betula nigra / River Birch 888 3" cal 3 CB Carpinus Betulus 'Fastigiata' / Pyramidal European Hornbeam 3" cal B&B 2 FS Fagus Sylvatica 'Purpurea Tricolor' B&B 3" cal 5 GB Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo 3" cal B&B 4 GT Gleditsia triacanthos inermis / Thornless Honeylocus 3" cal B&B 4 PH Phellodenron Amurense 'Supzam' / Superfection Corktree 3" cal 5 PL Platanus x acerifolia / London Planetree B&B 3° cal 5 QB Quercus bicolor / Swamp White Oak 3" cal 888 10 TC Tilia Cordata 'Greenspire' / Greenspire Little Leaf Linden 3" cal B&B 7 TD Taxodium distichum / Bald Cypress 888 3" cal **EVERGREEN TREES** 15 AB Abies Concolor / Concolor White Fir 10' Ht. 8&8 22 PA Picea Abies / Norway Spruce 10' Ht. B&B 12 PG Picea Glauca var Densata / Black Hills Spruce 10' Ht. B&B 16 PS Picea Glauca / White Spruce 10' Ht. B&B 6 PE Pinus resinosa / Red Pine 10' Ht. 888 7 PR Pinus resinosa / Red Pine 17 TO Tsuga Occidentalis / Northern White Cedar / Arborvitae 10' Ht. B&B 9 TS Tsuja Canadensis / Canadian Hemlock
ORNAMENTAL TREES 4 MS Malus 'Snowdrift' / Snowdrift Crab 2" cal 2 MG Metasequoia Glyptostrobodies / Dawn Redwood PLANTING MATERIALS 1.5" cal B&B Topsoil Installed CY Shredded Hardwood Mulch Installed CY Terra Sorb or Approved Equal LBS

1. ALL LANDSCAPED AREAS TO BE WATERED BY AUTOMATIC WATERING SYSTEM. IRRIGATION SYSTEM AND LANDSCAPE COST ESTIMATE FOR THE LANDSCAPE PLAN WILL BE

2. ALL LANDSCAPED AREAS IN THE CLEAR ZONE TO BE MAINTAINED UNDER 24" HEIGHT IN

3. REFER TO LA 1.5 FOR SHRUBS AND GROUNDCOVER PLANTING DETAILS.

4. 5' SIDEWALK WILL ABUT 18" MOUNTABLE CURB. THE CONCRETE WILL HAVE A ROUGH BROOM FINISH AND WILL BE STAINED FOR

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SF

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The Sanctuary at River's Edge Rochester Hills

Oakland County

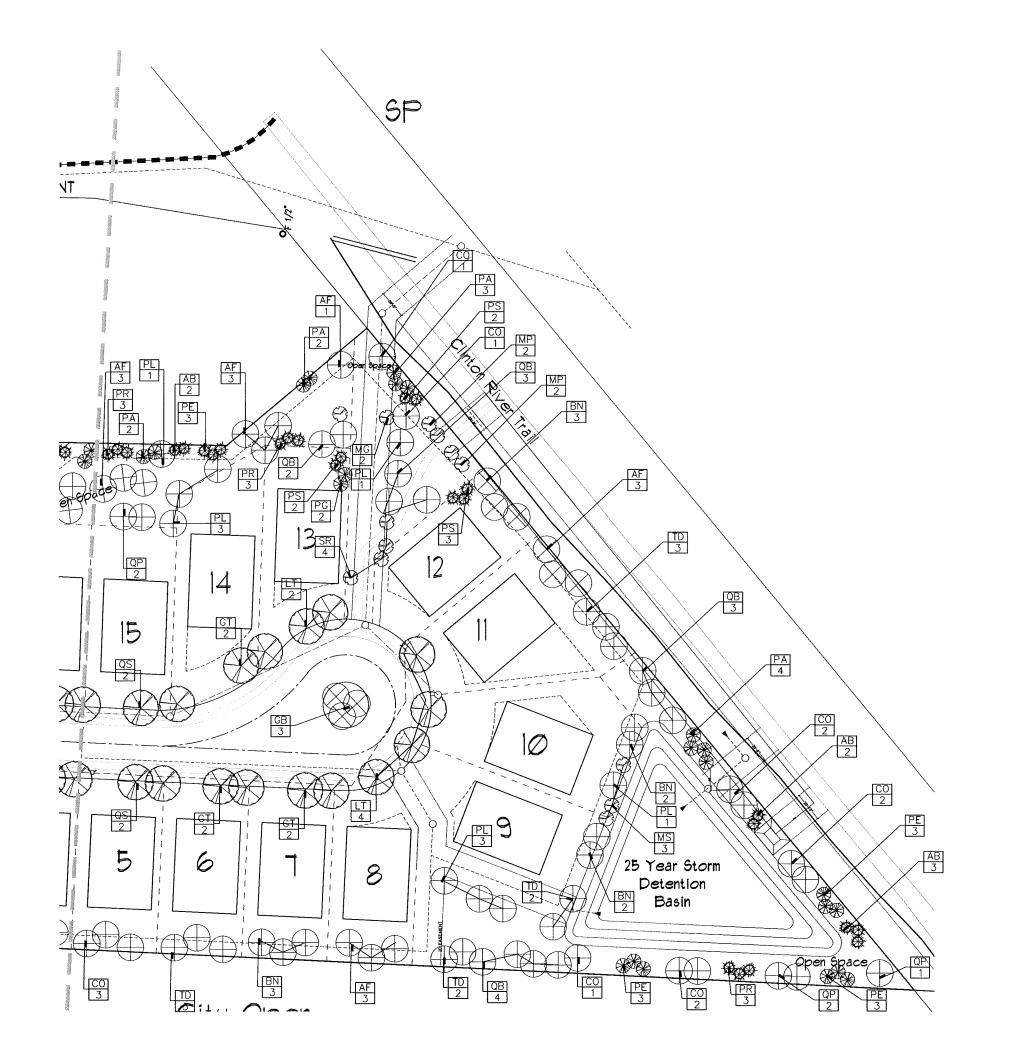
Michigan

Designed/Drawn: RUH/ BC

5-15-2014 PUD CONCEPT REMEM 10-09-2014 PUD FINAL REVISION

SCALE: Northern Landscaping Plan

LA-1.1







SHADOW PINES PLANT LIST::

NOTES:

PROVIDED.

PERPETUITY.

VISIBILITY.

1. ALL LANDSCAPED AREAS TO BE WATERED BY AUTOMATIC WATERING SYSTEM. IRRIGATION SYSTEM AND LANDSCAPE COST

ESTIMATE FOR THE LANDSCAPE PLAN WILL BE

2. ALL LANDSCAPED AREAS IN THE CLEAR ZONE TO BE MAINTAINED UNDER 24" HEIGHT IN

3. REFER TO LA 1.5 FOR SHRUBS AND GROUNDCOVER PLANTING DETAILS.

4. 5' SIDEWALK WILL ABUT 18" MOUNTABLE

CURB. THE CONCRETE WILL HAVE A ROUGH

BROOM FINISH AND WILL BE STAINED FOR

QTY. K	EY BOTANICAL / COMMON NAME	SIZE	R00
SHAI	DE TREES	•	
13 A	Acer x freemanii/ Freeman Maple	3" cal	B&B
13 Bi	N Betula nigra / River Birch	3* cal	B&B
12 C	Celtis occidenttalis / Common Hackberry	3" cal	8&8
6 G	☐ Gleditsia triacanthos inermis / Thomless Honeylocust	3" cal	B&B
6 L	Liriodendron Tulipfera / Tulip Tree	3" cal	B&B
9 PI	Platanus x acerifolia / London Planetree	3" cal	888
12 Q	3 Quercus bicolor / Swamp White Oak	3" cal	B&B
4 Q	S Quercus imbricaria / Shingle Oak	3" cal	B&B
5 Q	Quercus palustris / Pin Oak	3" cal	8&8
10 TI	Taxodium distichum / Bald Cypress	3" cal	8&8
3 G	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	3* cal	B&B
EVEF	GREEN TREES		
7 A	Abies Concolor / Concolor White Fir	10' Ht.	B&B
11 P/	Picea Abies / Norway Spruce	10' Ht.	B&8
2 P	Picea Glauca var Densata / Black Hills Spruce	10' Ht.	B&8
7 PS	Picea Glauca / White Spruce	10' Ht.	8&8
9 Pf	Pinus resinosa / Red Pine	10' Ht.	888
	Pinus Strobus / Eastern White Pine	10' Ht.	8&8
	Malus 'Prariefire' / Prairifire Crab	2" cal	B&B
	S Malus 'Snowdrift' / Snowdrift Crab	2* cal	B&E
2 M	3 Metaseguoia Glyptostrobodies / Dawn Redwood	1.5" cal	B&F
4 SF	R Syringa Reticulata 'Ivory Silk' / Ivory Silk Japanese Lilac Tree	2" cal	B&E
+/-	Topsoil Installed		CY
+/-	Shredded Hardwood Mulch Installed		CY
+/-	Terra Sorb or Approved Equal		LBS
LAWI	1		
+/-	Seed		SF
+/-	Sod (owner's option)		SY

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P: 248, 559, 1

info@designteamplus.com

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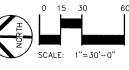
The Sanctuary at
River's Edge
Rochester Hills
Oakland County

Designed/Drawn: RLI	N/ BC
Checked/Approved:	RLH
Job # 30-2013	
File: Rivers Edge Re	vised 10_01

5-15-2014 PUD CONCEPT REVIEW

10-03-2014 PUD FINAL REVIEW

60 CONSTRUCTION OF STATE FROM THE ST



Southern Landscaping Plan

XXPYRATY SON (6)

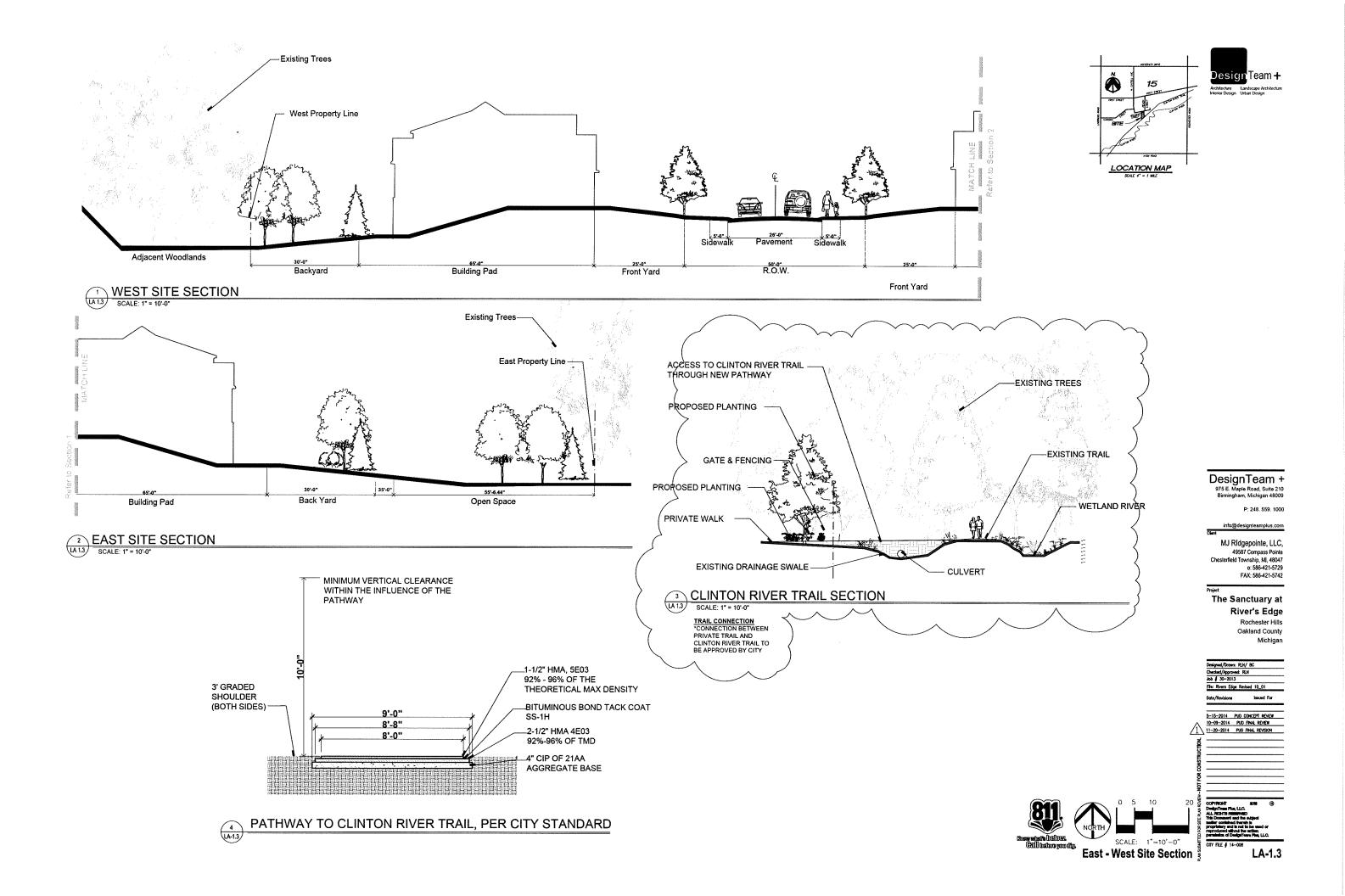
Nethallers Plan, LLC.

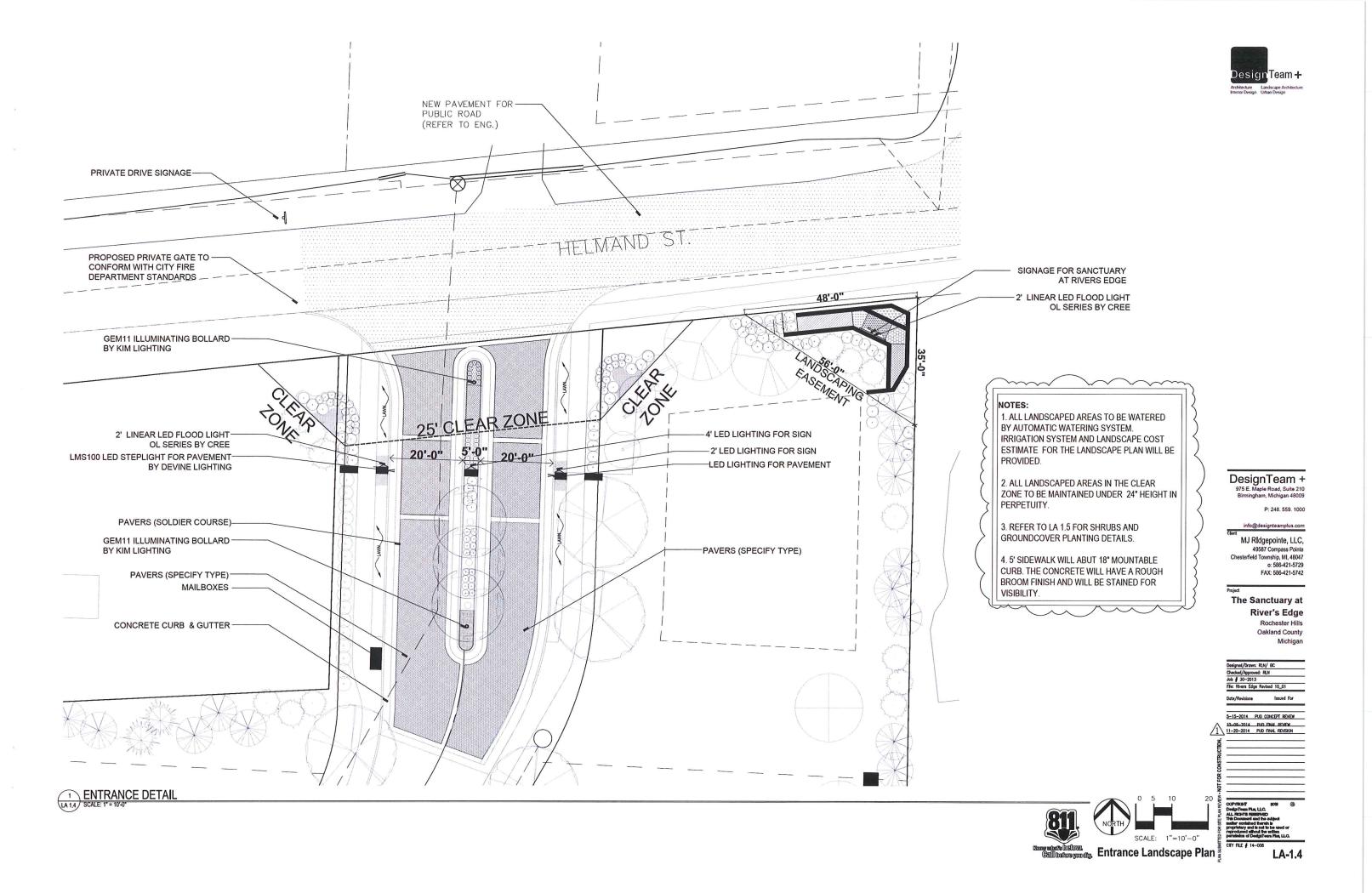
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XXY FILE # 14—008

LA-1.2







SIZE ROOT



SHADOW PINES PLANT LIST:: QTY, KEY BOTANICAL / COMMON NAME

SH	RU	B PLANTINGS		
16	СН	Cotoneaster horizontalis 'Perpusillus' / Ground Cotoneaster	2' ht, 5'-6' sp	No. 3 Cont.
5	HÇ	Hydrangea M. 'Cardinal Red / Cardinal Red Hydrangea	3-4'ht, 3'-4' sp	No. 5 Cont
31	PD	Potentilla F. 'Gold Drop' / Gold Drop Potentilla	2' ht, 2-3' sp	No. 3 Cont.
25	RH	Rhus aromatica 'Grow Low' / Grow Low Fragrant Sumac	2' ht, 6-8' sp	No. 3 Cont.
5	SB	Spiraea X Bumalda 'Anthony Waterer'/ Anthony Waterer Spiraea	3' ht, 4-5' sp	No. 5 Cont.
28	SJ	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	2' ht, 3-4' sp	No. 5 Cont.
PE	REI	NNIAL PLANTINGS		
40	CG	Coreopsis Grandiflora 'Illico' / 'Illico' Coreopsis	12"-16" Ht; No. 2	Pots, 12"O.0
186	NF	Nepeta X Faassenii / Walker's Low	1 Gal. Cont; 12"	o.c.
27	нм	Hemerocallis 'Black Eyed Stella / Mini Stella Daylillies	14" Ht; No. 2 Po	ts, 12"O.C.
39	sc	Sedum 'Autumn Fire' / 'Autumn Fire' Sedum	14"-20" Ht; No. 1	Pot, 12"O.C.
64	RF	Rudbeckia Fulgida 'Sullivantii 'Goldstrum'/ 'Goldstrum' Orange Coneflower	2-2.5' Ht; No. 2	Pot, 12" O.C.
49	vs	Veronica Spicata 'Red Fox'/ 'Red Fox' Veronica	12-15" Ht; No. 1	Pot, 12"O.C.
GR	AS	S PLANTINGS		
31	CP	Carex pennsylvanica / Pennsylvania Sedge	1 Gal. Cont; 12*	O.C.

NOTES:

1. ALL LANDSCAPED AREAS TO BE WATERED BY AUTOMATIC WATERING SYSTEM. IRRIGATION SYSTEM AND LANDSCAPE COST ESTIMATE FOR THE LANDSCAPE PLAN WILL BE PROVIDED.

2. ALL LANDSCAPED AREAS IN THE CLEAR ZONE TO BE MAINTAINED UNDER 24" HEIGHT IN PERPETUITY.

3. 5' SIDEWALK WILL ABUT 18" MOUNTABLE CURB. THE CONCRETE WILL HAVE A ROUGH BROOM FINISH AND WILL BE STAINED FOR VISIBILITY.

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The Sanctuary at River's Edge

Rochester Hills Oakland County Michigan

Designed/Orden: RLH/ BC Checked/Approved: RLH Job § 30-2013

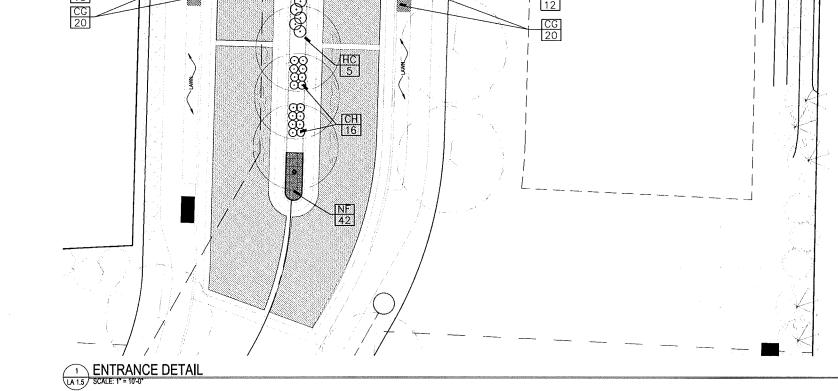
5-15-2014 PUD CONCEPT REVIEW

10-09-2014 PUD FINA REVISION

11-20-2014 PUD FINA REVISION

LA-1.5

SCALE: 1"=10'-0" Entrance Landscape Plan



11

NF | 44

(CP) 20

METAL EDGING

NEW PAVEMENT FOR -PUBLIC ROAD -(REFER TO ENG.)

HELMAND ST.

RH 16

HM 27

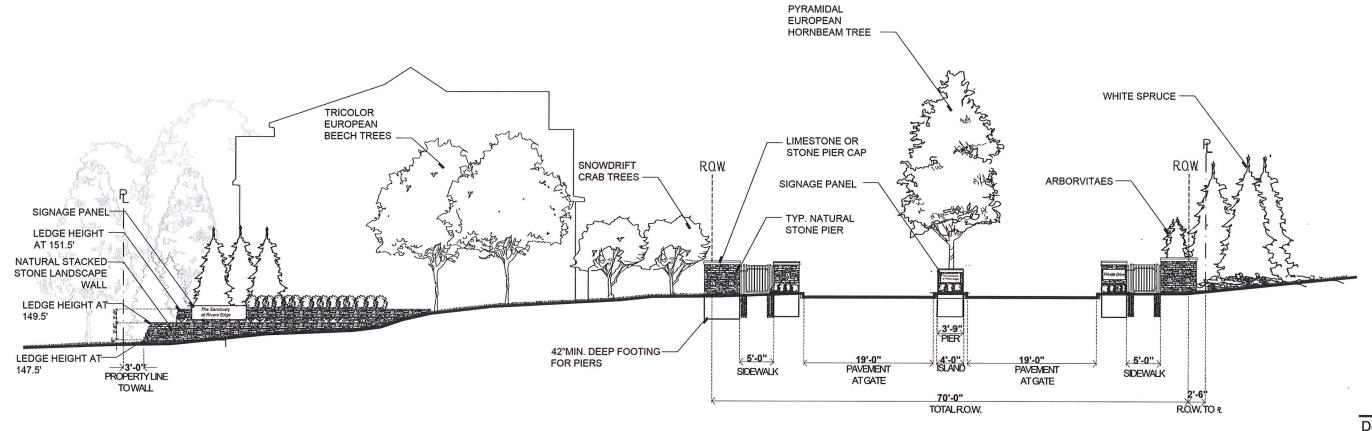
LANDSCAPE STACKED STONE WALL

VS 38 SC 23

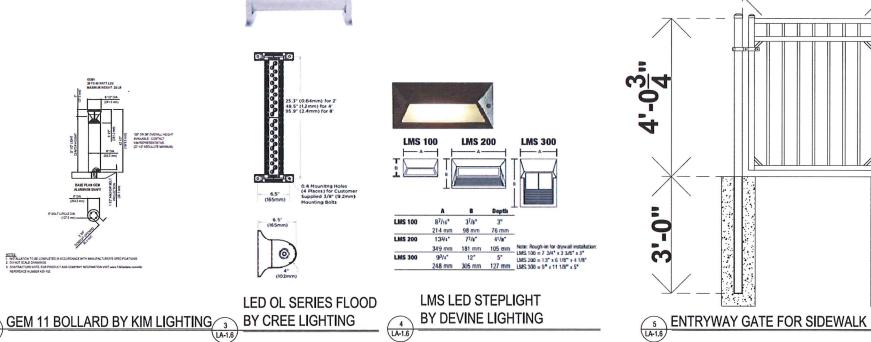
NF 38

RH 9





DesignTeam + 975 E. Maple Road, Suite 210 Birmingham, Michigan 48009 ENTRYWAY ELEVATION 3'-8" MJ Rldgepointe, LLC, 49587 Compass Pointe Chesterfield Township, MI, 48047 o: 586-421-5729 FAX: 586-421-5742



BY DEVINE LIGHTING

2 GEM 11 BOLLARD BY KIM LIGHTING 3 BY CREE LIGHTING



Specifications & Details

LA-1.6

GENERAL NOTES

- 1 ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
- 2 ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.
- 3. ALL PLANT MATERIAL SHALL B E NURSERY GROWN IN A NORTHERN CLIMATE; HARDY TO THE CLIMATE OF MICHIGAN; APPROPRIATE FOR THE SOIL; CLIMATIC AND ENVIRONMENTAL CONDITIONS; AND RESISTANT TO
- A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS,
- 5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF
- 6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN, GRASS MAY BE SODDED OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION, SOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
- 7. A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS, ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.
- 8 LIVE GROUNDCOVERS SUCH AS MYRTLE. BLUE RUG JUNIPERS, BALTIC IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHEEDDED HARDWOOD BARK, ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
- PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR
- 10. DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY.
- 11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT
- 12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN
- 13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING, SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

RESPONSIBILITY NOTES

- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS
- 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE ISBILITY OF CONTRACTOR CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S
- 3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4° TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPOIL
- 4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS, MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- 5. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGIN AFTER APPROVAL BY THE CITY OF ROCHESTER HILL'S LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS. AS DETERMINED BY THE CITY OF ROCHESTER HILL'S LANDSCAPE ARCHITECT, WITHOUT COST TO THE
- 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO

LANDSCAPING NOTES

- 1 PRIOR TO THE RELEASE OF THE PERFORMANCE BOND. THE CITY OF ROCHESTER HILLS MUST INSPECT 1. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
- 2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W.. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE TREE HYDRAIT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT A STATE AND EXCENTIONAL PROPERTY AND A STATE AND EXCENTIONAL PROPERTY AND A STATE LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
- 3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF AN DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF
- 4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
- 5 NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE AL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
- 6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILL 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.
- 7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES
- 8. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY ROCHESTER HILLS.
- 9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

- 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 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. LIPON COMPLETION OF GRADING AND THE INSTALLATION OF THE INFRASTRUCTURE A SECOND 2. OPON COMPLETION OF GRADING AND THE INSTALLATION OF THE INFAST ROCUTOR A SECOND INSPECTION OF THE TPF AND THE TREES DESIGNATED FOR PRESERVATION IS REQUIRED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO
- 3. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE CITY OF ROCHESTER HILLS MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
- 4. A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS IS REQUIRED AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD. THE LANDSCAPE MAINTENANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-558-4680 TO SCHEDULE THIS
- 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 MATERIALS CONSTRUCTION FOLIPMENT SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OF TREES DESIGNATED FOR
- 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
- 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 LITILITY SERVICE REQUEST MUST INCLUDED NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINE OF THE ANY TRE 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
- 12. THE TPF SHALL CONSIST OF 4 FOOT HIGH ORANGE SNOW FENCING TO BE INSTALLED AROUND THE DRIP LINE OF ALL TREE DESIGNATED TO BE SAVED. THIS FENCING SHALL BE SUPPORTED BY 9 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.

BIOSWALE MAINTENANCE

- PLANTINGS SHALL BE REGULARLY MONITORED TO MAKE SURE THEY ARE RECEIVING A PROPER AND APPROPRIATE AMOUNT OF WATER. AUTOMATIC IRRIGATION SYSTEMS SHOULD BE PROGRAMMED TO SUPPLEMENT NATURAL RAINFALL AND DELIVER THE COMBINED EQUIVALENT OF ONE TO TWO INCHES
- 2. PROVIDE SUPPLEMENTAL HAND WATERING, IF NEEDED, FOR TREES OR BED AREAS NOT ADEQUATELY WATERED BY THE AUTOMATIC IRRIGATION SYSTEM. CONTINUE TO PROVIDE SUPPLEMENTAL WATERING UNTIL PLANTINGS ARE FULLY ESTABLISHED.
- INSPECT PLANTINGS AT FOUR TO SIX WEEK INTERVALS TO CHECK FOR INSECT OR DISEASE ISSUES AND TO MONITOR THEIR CONDITION AND ENSURE PROPER PLANT VIGOR, GROWTH AND ESTABLISHMENT, DIAGNOSE ANY PROBLEMS OR ISSUES DISCOVERED, AND WHEN APPROPRIATE, APPLY SPRAYS OR OTHER TREATMENTS TO CONTROL OR CORRECT EXCESSIVE DAMAGE FROM INSECT OR DISEASE. SHOULD PROBLEMS RELATED TO CULTURAL PRACTICES BE NOTED, RECOMMEND
- 4. CULTIVATE SOIL AND MULCH AREAS BETWEEN PLANTS TO PREVENT DEHYDRATION AND WEED GROWTH. SELECTIVELY APPLY HERBICIDES TO CONTROL WEED GROWTH OR REMOVE WEEDS BY HAND. REMOVE AND DISPOSE OF ANY DEBRIS OR LITTER FOUND IN PLANTING BEDS. BED CARE VISITS SHALL BE SCHEDULED AT LEAST ONCE A MONTH, OR AS NEEDED, TO MAINTAIN A NEAT AND ATTRACTIVE
- 5. REPAIR, REWORK AND RESTORE ALL AREAS THAT HAVE WASHED OUT, ERODED, SETTLED OR SUBSIDED. REPLACE DEAD OR DAMAGED PLANTS AND RESTORE SEEDED AREAS, AS NECESSARY. RESEED AREAS WITH POOR GERMINATION OR AREAS THAT ARE THIN OR BARE.
- REMOVE AND REPLACE PLANTS THAT HAVE DIED OR ARE IN LINSATISFACTORY CONDITION PROVIDE REPLACEMENT PLANTS IN CONFORMANCE WITH THE ORIGINAL PROJECT DESIGN AND SPECIFICATIONS AND FULLY RESTORE AREAS DAMAGED BY REPLACEMENT OPERATIONS TO THEIR ORIGINAL AND SPECIFIED CONDITIONS.
- TREE PRUNING DURING THE FIRST GROWING SEASON SHOULD BE KEPT TO A MINIMUM AND SHOULD FOCUS ON THE REMOVAL OF DEAD, DISEASED, CROSSING, WEAK OR BROKEN BRANCHES SELECTIVE PRUNING SHOULD BEGIN IN SUBSEQUENT SEASONS TO DEVELOP STRONG, WELL-SPACED SCAFFOLD BRANCHES. OAKS SHOULD ONLY BE PRUNED WHILE DORMANT
- ENSURE THAT ALL STAKES, GUY WIRES AND, TREE WRAP ARE REMOVED WITHIN ONE YEAR OF INSTALLATION
- RENEW TRENCHED OR SHOVEL-CUT BED EDGES ONCE A YEAR. BED EDGES SHOULD FORM SMOOTH AND FLOWING CURVES, AS PER ORIGINAL PLANS AND SPECIFICATIONS.
- REINSTALL MULCH AROUND AND BETWEEN PLANTS ONCE A YEAR. MULCH SHOULD BE KEPT AT LEAST THREE INCHES AWAY FROM THE CROWNS, STEMS AND TRUNKS OF ALL PLANTINGS. "PREEN", OR OTHER PRE-EMERGENTS, SHOULD NOT BE USED IN PLANTING AREAS UNTIL SEEDED SWALE AREAS ARE DENSE AND FULLY ESTABLISHED.
- 11 FALL CLEAN-UP: ONCE KILLED BY EREEZING TEMPERATURES, REMOVE THE ABOVE GROUND GROWTH OF PERENNIAL PLANTS, AS WELL AS OTHER LEAVES, LITTER AND DEBRIS FROM PLANTING BEDS. ORNAMENTAL GRASSES AND OTHER PERENNIAL PLANTS THAT PROVIDE WINTER INTEREST
- 12. SPRING CLEAN-UP: REMOVE FOLIAGE OF REMAINING PERENNIALS AND ORNAMENTAL GRASSES LEAVES, LITTER AND DEBRIS FROM PLANTING BEDS.
- 13. ALL DEBRIS FROM MAINTENANCE OPERATIONS SHALL BE DISPOSED OF IN A PROPER AND LEGAL

PLANTING NOTES:

- 1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.

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

 A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6*-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.

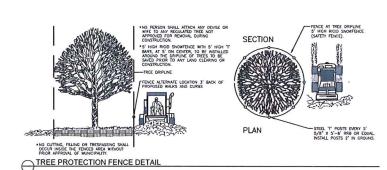
 B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP F CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN
- TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S). REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURE PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRA
- 19. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.

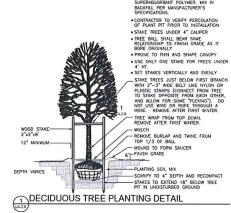
MAINTENANCE NOTES

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

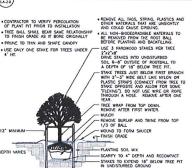
IMPORTANT:

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

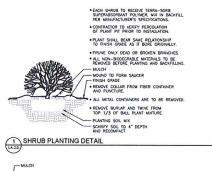


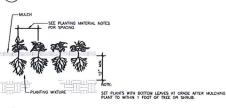






ORNAMENTAL TREE PLANTING DETAIL





ANNUAL, PERENNIAL, GROUND COVER PLANTING DETAIL



Call batter youdto. Specifications & Details



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

P: 248, 559, 1000

MJ RIdgepointe, LLC. 49587 Compass Pointe Chesterfield Township, MI, 48047 o: 586-421-5729 FAX: 586-421-5742

The Sanctuary at River's Edge Rochester Hills Oakland County

Michigan Designed/Drown: RLN/ BC roved: RLN File: Rivers Edge Revised 10_01

5-15-2014 PUD CONCEPT REVIEW IO-00-2014 PIIO ENUI PENEW 11-20-2014 PUD FINAL REVISION

LA-2.0

TREE LIST LA 1.1:

OTY. KE	Y BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT PRICE	TOTAL
SHAD	E TREES			\$ \$	
8 AF	Acer x freemanii/ Freeman Maple	3" cal	B&B	540	4320
4 AF	Acer Rubrum 'Franksred'	3" cal	B&B	540	2160
5 BN	Betula nigra / River Birch	3" cal	B&B	650	3250
3 CE	Carpinus Betulus 'Fastigiata' / Pyramidal European Hornbeam	3" cal	B&B	545	1635
2 FS	Fagus Sylvatica 'Purpurea Tricolor/ Tricolor European Beech'	3" cal	B&B	550	1100
5 GE	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	3" cai	B&B	550	2750
4 G1	Gleditsia triacanthos inermis / Thornless Honeylocust	3" cal	B&B	540	2160
4 PH	Phellodenron Amurense 'Supzam' / Superfection Corktree	3" cal	8&B	630	2520
5 PL	Platanus x acerifolia / London Planetree	3" cal	B&B	560	2800
5 QE	Quercus bicolor / Swamp White Oak	3" cal	B&B	575	2875
10 TC	Tilia Cordata 'Greenspire' / Greenspire Little Leaf Linden	3" cal	B&B	560	5600
7 TD	Taxodium distichum / Bald Cypress	3" cal	B&B	560	3920
					35090
VER	GREEN TREES				
15 AE	Abies Concolor / Concolor White Fir	10' Ht.	B&B	500	7500
22 PA	Picea Abies / Norway Spruce	10' Ht.	B&B	500	11000
12 PG	Picea Glauca var Densata / Black Hills Spruce	10' HL	B&B	500	6000
16 PS	Picea Glauca / White Spruce	10' Ht.	B&B	500	8000
7 PF	Pinus resinosa / Red Pine	10' Ht.	B&B	500	3500
17 TC	Tsuga Occidentalis / Northern White Cedar / Arborvitae	10' Ht.	B&B	500	8500
9 TS	Tsuja Canadensis / Canadian Hemlock	10' Ht.	B&B	500	4500
	Pinus resinosa / Red Pine	10' Ht.	B&B	500	3000
RNA	MENTAL TREES				52000
4 MS	Malus 'Snowdrift' / Snowdrift Crab	2" cal	B&B	300	1200
	Metasequoia Glyptostrobodies / Dawn Redwood	1.5" cal	B&B	560	1120
LAN	TING MATERIALS		UNIT		2320
+/-	Topsoil Installed	T.B.D.	CY		
+/-	Shredded Hardwood Mulch Installed	T.B.D.	CY		
+/-	Terra Sorb or Approved Equal	T.B.D.	LBS		
AWN.					
+/-	Seed	T.B.D.	SF		
+/-	Sod (owner's option)	T.B.D.	SY		SUB TOTAL
					89,410

TREE LIST LA 1.2:

QTY	. KEY	Y BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT PRICE	TOTAL
SH	ADI	E TREES			\$ 5	3
13	AF	Acer x freemanii/ Freeman Maple	3" cal	B&B	540	7020
10	BN	Betula nigra / River Birch	3" cal	B&B	650	6500
12	co	Ceitis occidenttalis / Common Hackberry	3" cal	B&B	560	6720
6	GT	Gleditsia triacanthos inermis / Thornless Honeylocust	3" cal	B&B	540	3240
6	LT	Liriodendron Tulipfera / Tulip Tree	3" cal	B&B	575	3450
9	PL	Platanus x acerifolia / London Planetree	3" cal	B&B	560	5040
12	QB	Quercus bicolor / Swamp White Oak	3" cal	B&B	575	6900
4	QS	Quercus imbricaria / Shingle Oak	3" cal	B&B	540	2160
5	QP	Quercus palustris / Pin Oak	3" cal	B&B	540	2700
10	TD	Taxodium distichum / Bald Cypress	3" cal	B&B	560	5600
3	GB	Ginkgo Biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	3" cal	B&B	550	1650
E۷	ERG	GREEN TREES				50980
7	AB	Abies Concolor / Concolor White Fir	10' Ht.	B&B	500	3500
11	PA	Picea Abies / Norway Spruce	10' Ht.	B&B	500	5500
2	PG	Picea Glauca var Densata / Black Hills Spruce	10' Ht.	B&B	500	1000
7	PS	Picea Glauca / White Spruce	10' Ht.	B&B	500	3500
9	PR	Pinus resinosa / Red Pine	10' Ht.	B&B	500	4500
12	PE	Pinus Strobus / Eastern White Pine	10' Ht.	B&B	500	6000
						24000
OR	NAI	MENTAL TREES				
4	MP	Malus 'Prariefire' / Prairifire Crab	2" cal	B&B	335	1675
3	MS	Malus 'Snowdrift' / Snowdrift Crab	2" cal	B&B	300	1340
2	MG	Metasequoia Glyptostrobodies / Dawn Redwood	1.5" cal	8&B	560	1120
4		Syringa Reticulata 'Ivory Silk' / Ivory Silk Japanese Lilac Tree	2" cal	B&B	370	1480
PL	AN	TING MATERIALS	T.B.D.	UNIT		5615
+/	-	Topsoil Installed	T.B.D.	CY		
+/	-	Shredded Hardwood Mulch Installed	T.B.D.	CY		SUB TOTAL
+/		Тегта Sorb or Approved Equal	T.B.D.	LBS		80595
	WN					
+/-		Seed	T.B.D.	SF		
+/-		Sod (owner's option)	T.B.D.	SY		

LA 1.5 ENTRYWAY PLANT LIST:

<u>YTÇ</u>	, KE	Y BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT PE	RICE	TOTAL
SH		B PLANTINGS			\$	\$	
16	СН	Cotoneaster horizontalis 'Perpusillus' / Ground Cotoneaster	No. 3 Cont.	B&B	40)	640
6	HC	Hydrangea M. 'Cardinal Red / Cardinal Red Hydrangea	No. 5 Cont.	B&B	40)	240
31	PD	Potentilla F. 'Gold Drop' / Gold Drop Potentilla	No. 3 Cont.	B&B	40)	1240
25	RH	Rhus aromatica 'Grow Low' / Grow Low Fragrant Sumac	No. 3 Cont.	B&B	45		1125
5	SB	Spiraea X Burnalda 'Anthony Waterer'/ Anthony Waterer Spiraea	No. 5 Cont.	B&B	35	5	700
22 PE	sj REI	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	No. 5 Cont.	B&B	35	;	210
40	CG	Coreopsis Grandiflora 'Illico' / 'Illico' Coreopsis	12"-16" Ht; No.	2 Pots, 12"O	.C. 11		440
186	NF	Nepeta X Faassenii / Walker's Low	1 Gal. Cont; 12"O.C.			J	2418
27	нм	Hemerocallis 'Black Eyed Stella / Mini Stella Daylillies	14" Ht; No. 2 Pots, 12"O.C.				297
39	sc	Sedum 'Autumn Fire' / 'Autumn Fire' Sedum	14"-20" Ht; No. 1 Pot, 12"O.C.				429
64	RF	Rudbeckia Fulgida 'Sullivantii 'Goldstrum'/ 'Goldstrum' Orange Coneflower	2-2.5' Ht; No. 2	Pot, 12" O.C	. 11		704
49	vs	Veronica Spicata 'Red Fox' 'Red Fox' Veronica	12-15" Ht; No.	1 Pot, 12"O.	D. 10	1	490
GR	AS:	S PLANTINGS					
31	CP	Carex pennsylvanica / Pennsylvania Sedge	1 Gal. Cont; 12	"O.C.	10		310 SUB TOTAL 9243



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

P: 248. 559. 1000

MJ Rldgepointe, LLC, 49587 Compass Pointe Chesterfield Township, MI, 48047 o: 586-421-5729 FAX: 586-421-5742

The Sanctuary at River's Edge

Rochester Hills Oakland County Michigan

Designed/Drawn: RLM/ BC
Checked/Approved: RLM
Job # 30-2013
File: Rivers Edge Revised 10_01

5-15-2014 PUD CONCEPT REVIEW

10-09-2014 PUD FINAL REVIEW

11-20-2014 PUD FINAL REVISION

Irrigation will occur between the hours of midnight and 5 a.m. Irrigation of all landscape areas including buffer areas and street trees.

* All landscape areas to have an automatic irrigation system. Irrigation Plan will be provided by an approved Irrigation Distributor for the final PUD approval.

\$89,410

\$80,595

\$ 9,243

\$179,248

IRRIGATION SYSTEM:

LA 1.1

LA 1.2

LA 1.5

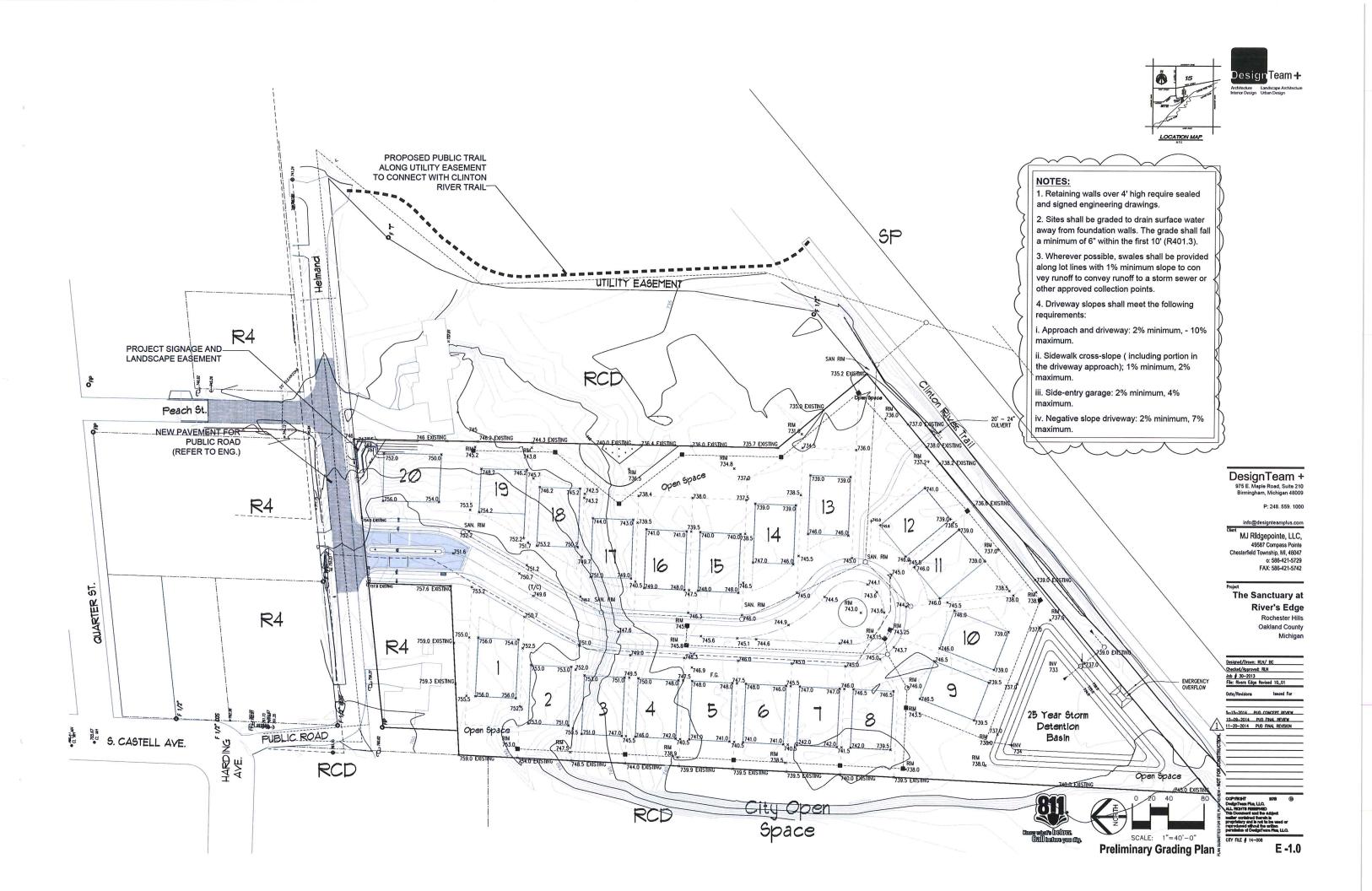
GRAND TOTAL

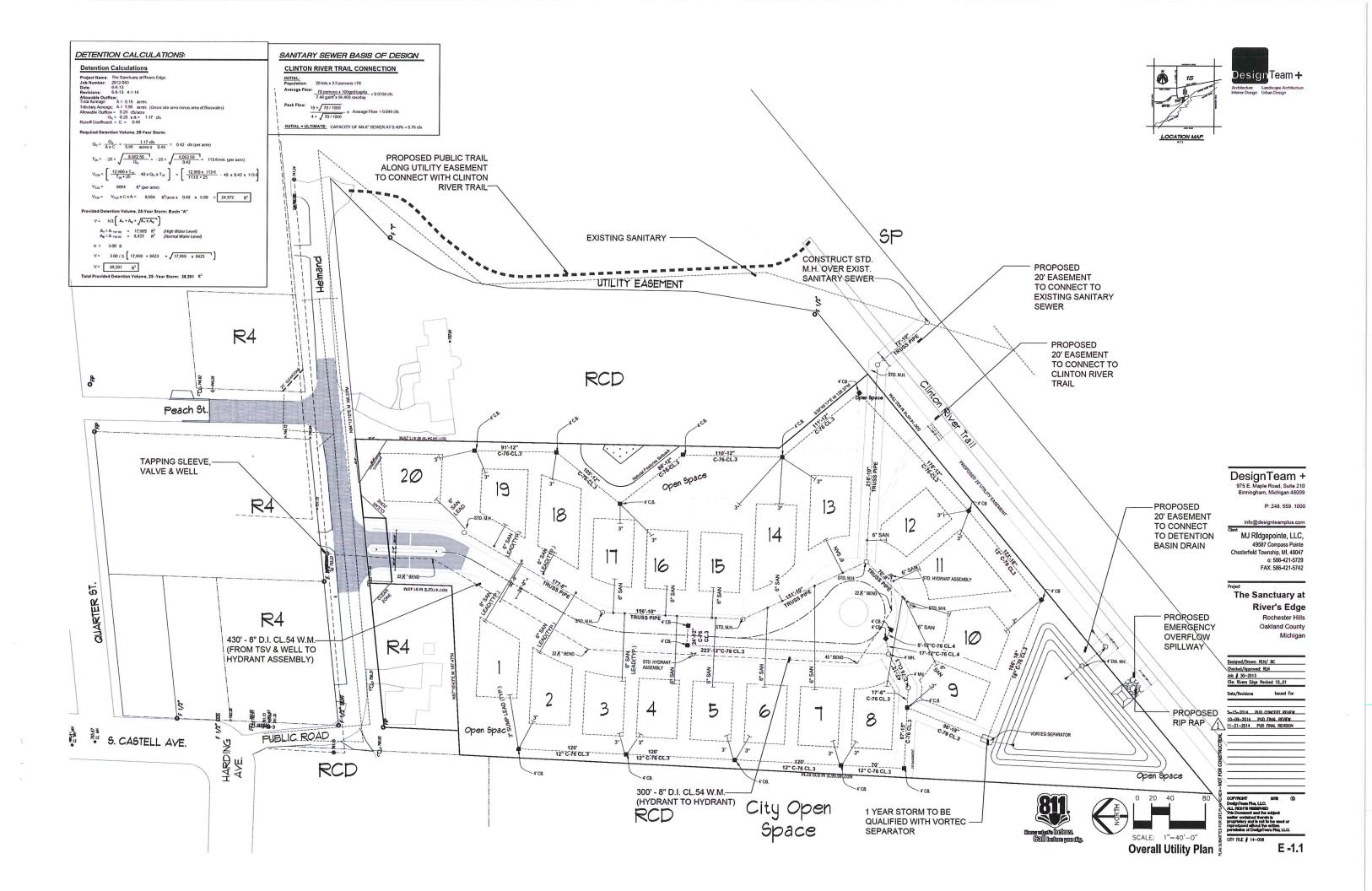
ENTRYWAY PLANTINGS

The irrigation will be designed for each building and the adjacent common areas. Contractor to coordinate to provide irrigation for all landscape areas.

NEIGHBORHOOD LANDSCAPE PLANTINGS:

Landscape Cost Estimate Sheet





MJ Ridgepointe LLC



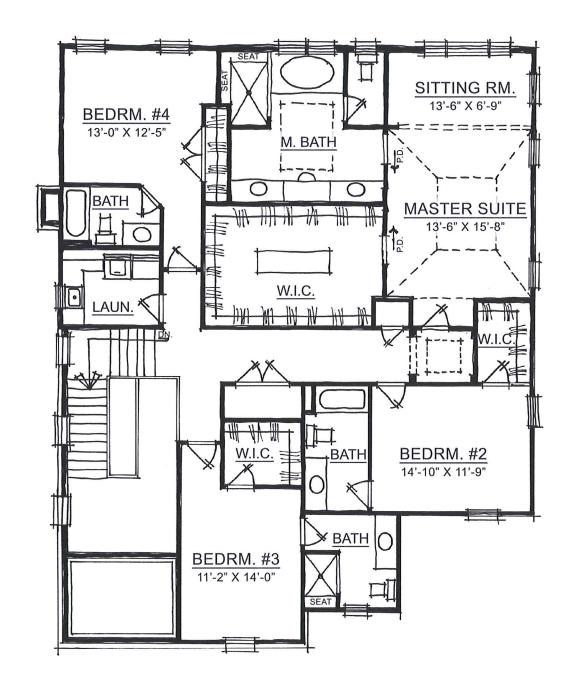
 $\frac{Elevation\ Concept\ A}{_{SCALE\ 1/4''=\ 1'-0''}}$



Elevation Concept B SCALE 1/4"= 1'-0"

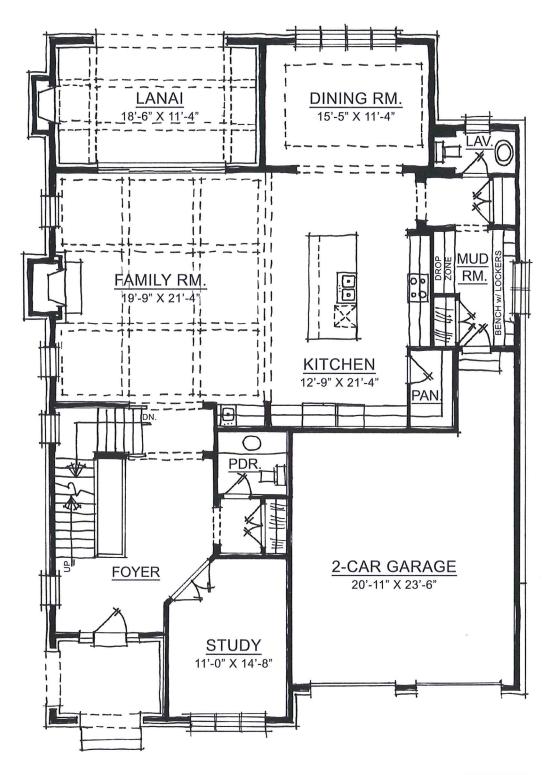


MJ Ridgepointe LLC



SECOND FLOOR PLAN

SCALE: 1/4"= 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

