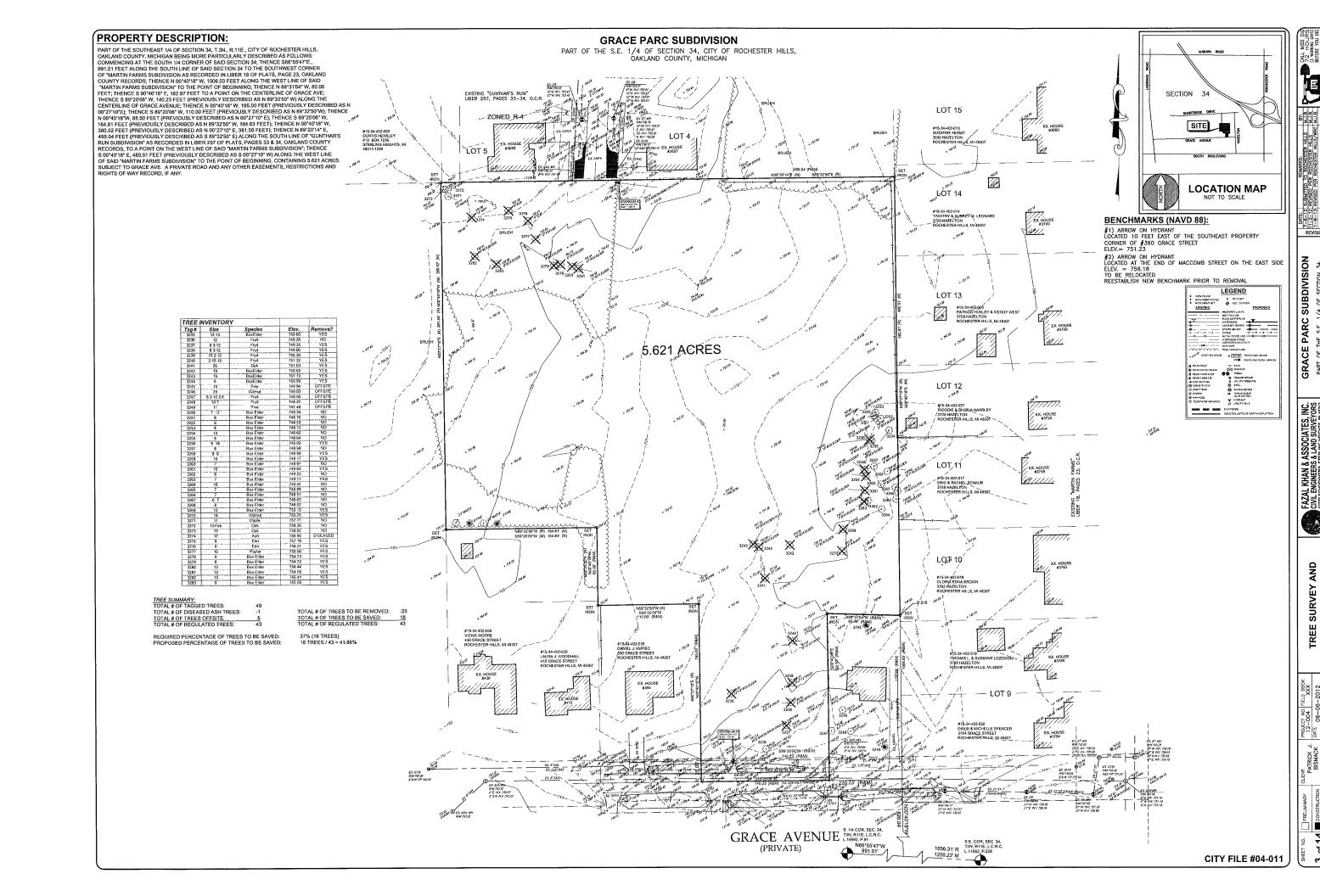
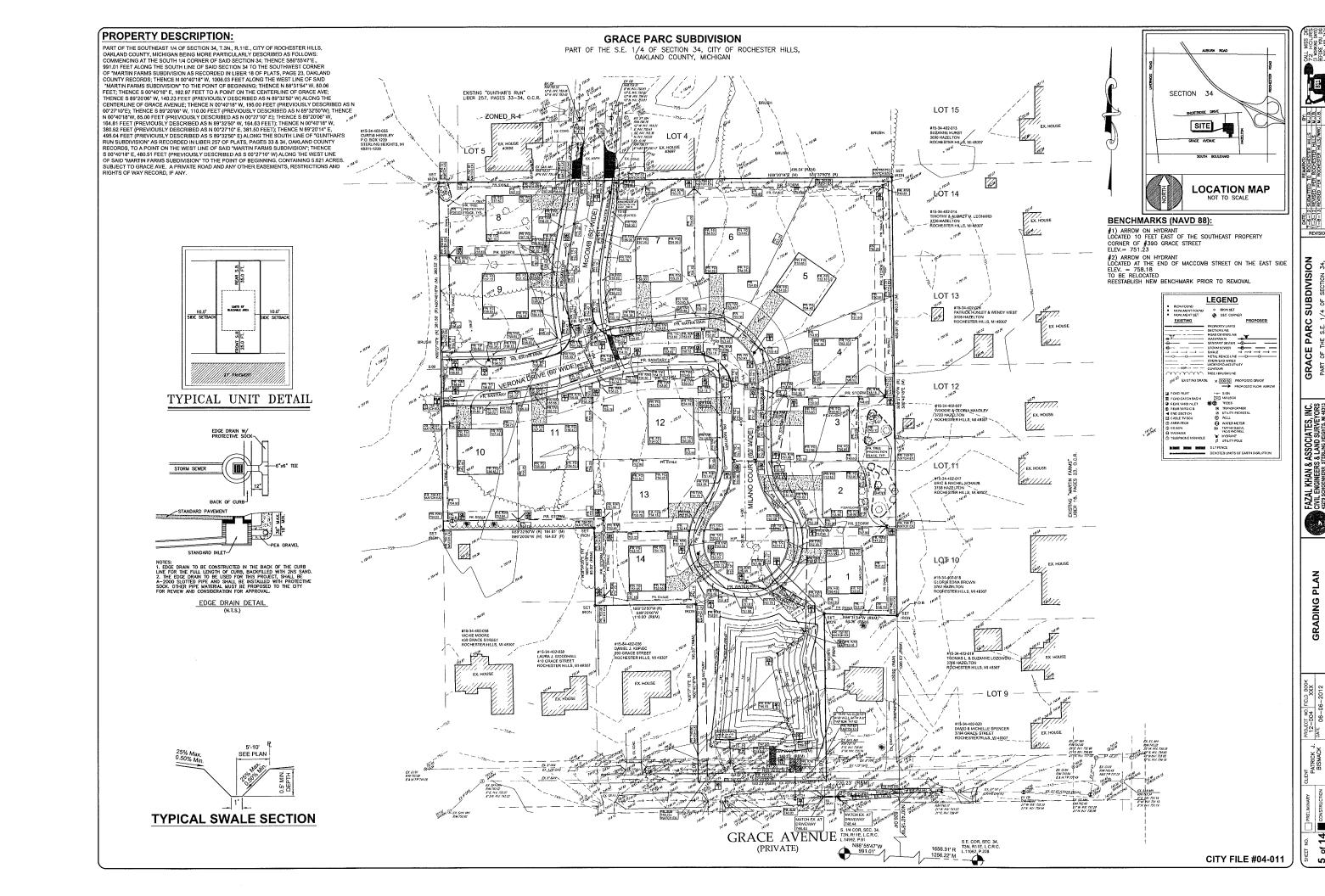


S ASSOCIATES, INC. S & LAND SURVEYORS STERLING HEIGHTS, MI 48313 8007 FAX (586) 739-6994

PLAT FINAL

PATRICK J. BISMACK





SUBDIVISION

NOTES:

STAKE TREES 3" CALIPER AND UNDER

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 DRAWNINGS.

SITE EXAMINATION:

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

SAFETY:

I. NETIVER THE OWNER INOT THE LANDSCAPE ANGAITECT VIAL EMPORCE SAFETY MEASURES OR REQUILATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL BAFTET DEVICES, AND SHALLE SOCIETY RESPONSING FOR CONFERNING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REQUILATIONS.

2 PRIOR TO THE RELEASE OF THE PERFORMANCE ROND. THE CITY OF ROCHESTER HILLS LANDSCAPE 2. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE LITY OF HEAVESTER HELLS LAVOSAGE.

REPLACEMENT THESES AND BUFFER PLANTINGS, AND THE FORESTRY DANSON MUST INSPECT ALL

REPLACEMENT THEES, AND BUFFER PLANTINGS, AND THE FORESTRY DANSON MUST INSPECT ALL

REGHT OF MAYS TO DERTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF
THE RIGHT-OF-MAY FORESTRY MAY REQURRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH

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 AGEA FORMED AT THE INTERSECTION OF ANY FORMEWAY 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, PLIMBING OR OTHER UTILITIES YHERE 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 ON UNDERSCRUCION 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 HODOWAY.

WALTING YOUNGER TO STRUCK MUST BE PLANTED AT LEAST 10 FROM ANY FIRE HYDRANT.

-SHADE AUID EVERGREEN TREES MUST BE PLANTED AT LEAST 15 FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10 FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10 FROM THE NEAREST KINDERGROUND UTILITY.

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

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 THATITY (36) INCHES ABOVE PAPEMENT AND PROWDE UNDBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.

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

SUBSTITUTIONS:

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

THE DEVELOPER AND/ORTHE CITY OF ROCHESTER HELS 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 WAITING BY THE CHYNER AND THE CITY OF ROCHESTER HILLS. THEY SHALL POSSESS THE SAME CHARACTERISTICS AS INDICATED ON THE PLAIS AND SPECIFICATION.

MEASUREMENTS:

1. BEFORE COMMENCING WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSBLE FOR THEIR BEING CORRECT, ANY DISCREPANCIES SHALL BE REPORTED TO THE OUTHINGTOR SHALL BE RESPONSBLE 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 30 x BY WEIGHT OF ORGANIC GANTER WITH A PR BAYGE FROM 6.0 TO 7.0 SOIL SHALL BE FREE FROM CLAY LUMPS COARSE SAND, PLANT ROOTS STICKS AND OTHER FOREKIN MATERIALS.

MULCH:

1. PLANTING BEDS TO BE MULCHED AND DRESSED WITH A MEMMUM OF SIX (6) INCHES OF SHREDDED HARDBARK (NO ARTHOCAL COLORS). ALL MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND PLANEING CONSULTANT WITHEN TWEITT-FOOR 124) 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 MENMUM STATED ON THE PLANT UIST OR LARGER, ALL INSTALLATION AND MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LISTS EDMINDS OF THE ARAIN, STANDARDS FOR HURSERY STOCK AND WITH THE GRIPPIAL PLANTING SPECIFICATIONS AS SET FORTH BY THE LOCAL MUNICIPAL AGENCES LAWISCAME.

2. REQUIRED LANDSCAPE PLANT MATERIAL SHALL SATISFY A.A.N. STANDARDS. BE STATE DEPARTMENT OF

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

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

S. ALL INSTALLED PLANT MATERIALS WILL BE CERTIFIED BY THE STATE OF MICHIGAN DEPARTMENT OF AGRICULTURE TO BE DISEASE FIRE AND PEST FREE AND NOT OF A SPECIES KNOWN TO CARRY OR BE HOST TO DESTRUCTURE PATHOGERS ON PESTS.

6. ALL THEES SHALL HAVE A CENTRAL LEADER AND A RADNAL BRANCHING STRUCTURE, PARK GRADE TREES ARE NOT ACCEPTABLE, ALL SHALL BE BALLED AND BURLAPPED (8&B).

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 SYZE OF THE ROOT BALL, WHEN THE PLANTING HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH ONE (1) PART TOPSOL AND ONE (1) PART SOLI FROM EXCAVATED PLANTING HOLE, GRADDIALLY FILLING, PATTERG AND SETTLING WITH WAITER.

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

4. ALLIANDSCAPE AREAS, SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, DEBRIS AND POOR SOLS TO A DEPTH OF EIGHTEEN (18) INCHES AND BACKFILLED WITH A GOOD MEDIUM TEXTURED PLANTING SOL, (ADMOSTICATION OF THE PROPERTY OF THE PR

5. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GLYED 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 MANUFACTURERS SPECIFICATIONS

1. ALL PLANT MATERIAL SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRURING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURIED 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 RIGIO MATERIAL IS TO BE ERECTED AROUND THE TREE DRIPINES PRIOR TO LAUN CLEARING AND SITE CONSTRUCTION. IT SHALL DE MAKENINED THROUGHOUT THE SITE DEVILOPMENT PERIOD. NO CUTTING, FILLING OR TRESPASSING SHALL DOCCUR INSIDE THE TREE PROTECTION FENCHAG.

1. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS. AT THAT TIME THE CITY OF ROCHESTER HILLS LIAIDSCAPE ARCHITECT RESERVES THE RIGHT FOR A FRUIL RISPECTION. PLANT MATERIAL WITH EXCIDE BOCK, AS DETERMINED BY THE COWNERS REPRESENTATIVES SHALL BE REPLACED. THIS GUARANTEE WILLIADS THE FURGINGS OF NEW PLANTS. LIABOR AND MATERIALS. THESE NEW PLANTS. LIABOR AND MATERIALS. THESE NEW PLANTS. LIABOR AND MATERIALS. THESE NEW PLANTS. LIABOR AND MATERIALS.

2. ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED AS REQUIRED IN ORDER TO MARITAIN 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 DEBIS.

1. LAWN TREES TO BE MULCHED WITH A FOUR (4) FOOT WIDE BY MINIMUM OF SIX (6) INCH DEEP SHREDDED BARK BIXG OR APPROVED ALTERNATIVE DESIGN FOR TRURK 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 RISTALLATION SCHEDULE AND PROVIDE AN OPPORTUNITY FOR INSPECTION ON SITE BEFORE PLANTS ARE PURCHASED.

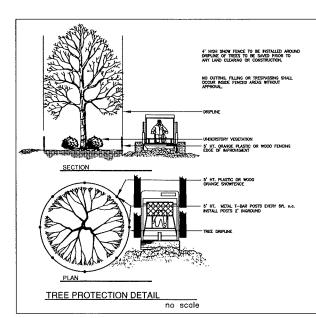
5. THE FINAL APPROVED LANDSCAPE PLAN MUST BE AVAILABLE FOR ON SITE INSPECTION AT ALL TIMES. 8 PREVENT DAVAGE TO ANY UTILITIES OR THE INTERRUPTION OF UTILITY SERVICES, AND PREVENT DAVAGE OR LUTTERING ONTO ADJACENT PROPERTY OR PUBLIC STREETS, SIDEWALKS OR OTHER PUBLIC HOROUGHFARES WITH DIRTT, SEDMENT, WATER, PLAIT MATERIAL OR OTHER MISCELLAREOUS DEBRIS WHICH CONSTITUTES A PUBLIC MUSIANCE OR HAZAND, AN SUCH DEBRIS SHALL BE PROMPILY REMOVED.

7. PARK GRADE TREES ARE NOT ACCEPTABLE.

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

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

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



TREE PROTECTION NOTES

1. The tree protection fencing (TFF) (Sall) be erected per the plans approved by the City of Enchester Bills Framing Department. The TFF must be an pice of the City of Enchester Bills Framing Department at the TFF must be an pice of the City of the City and the City of the City Plansing Department at 1-248-656-4660 to schedule a TFF of the City plansing Department at 1-248-656-4660 to schedule a TFF of processor until the City authorities the temoval or issues a final Certificate of Occapion, whichever occurs first.

2. Upon completion, of grading and the installation of the infinstructure a second impection of the 17F and the tree designated for preservation is required by the City of Rochester HIML Landscape, Architect-prior to the stant of any additional construction. If is the developer's responsibility to contact the City Planning Department at 174.38 659 4690 to Scholad this 17F Impection.

3. Upon completion of all construction and prior to the removal of the IFF the City of Rechester Hill's Lindscape Architect must import all rocs designated to be preserved. He insulaçase performance flowed will not exclused until this imposition is complete and all related truscs are resolved. It is the developer's responsibility to contact the City Planning Department at 1-245-656-4669 to rehedule this inspection.

4. A final inspection by the City of Rochester Hills' Landscape Archizect is required at the end of the warmany and maintenance period. The Indiscape Mantaneance John will not be related until this impection is complete and all related insees are resolved. It is the developer's repossibility to contact the City Plazzang Department at 1-248-65-648 to schedule this impection. 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 instead to lad extensing gardeling preceding, grading or filling, no person thall place any solvents, building material, construction conjustant, and deposits, or farmful materially within the drip line limit of trees deringuisted

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.

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

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

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 feet high erange tnow frucing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by 6 foot metal 1-but posts 5 feet on center and driven a minimum of 24° tint ground. The TPF fencing shall trensit uniquity and secretary in place for the required time as specified above.

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 Deta1) Maintenance 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 only 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 writes 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.

