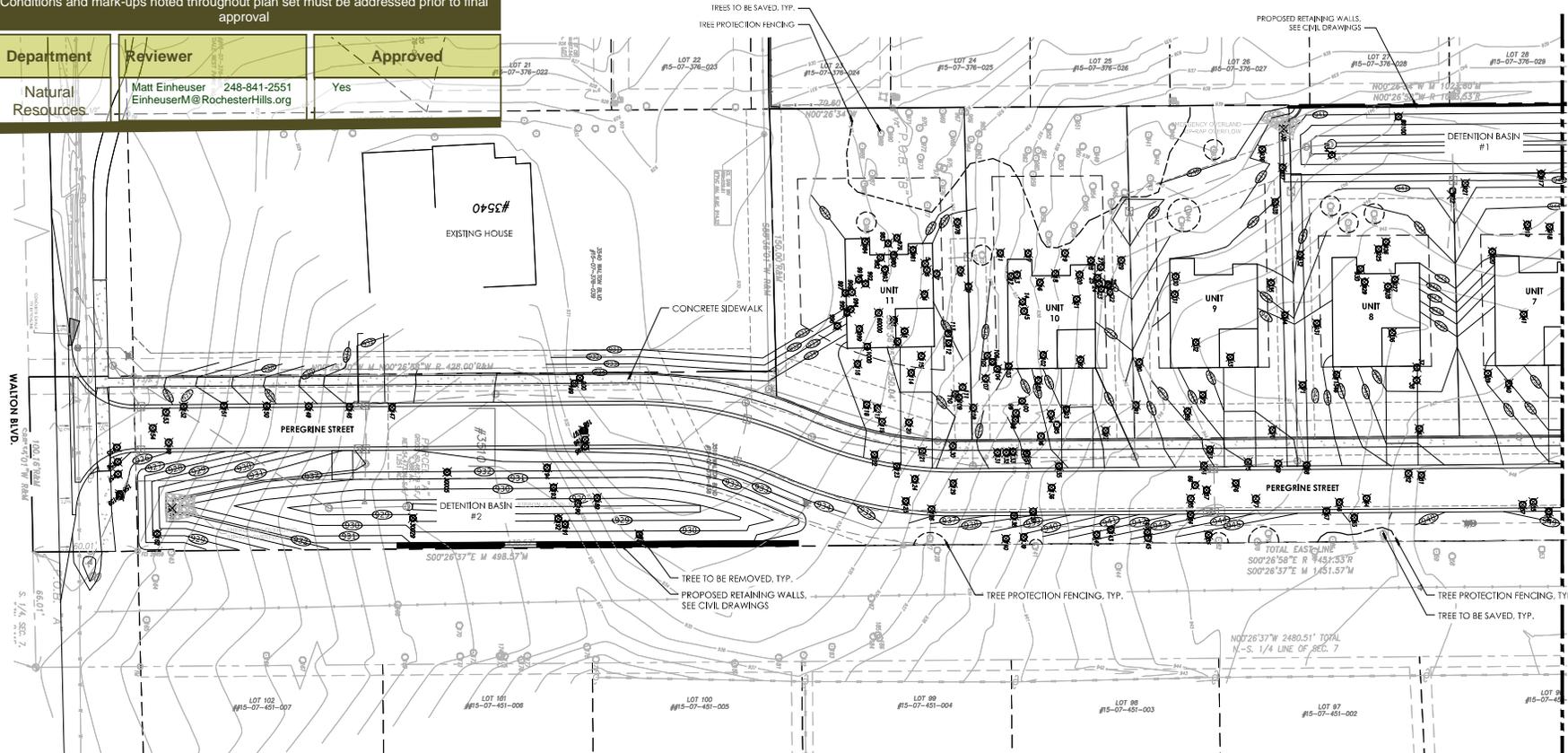


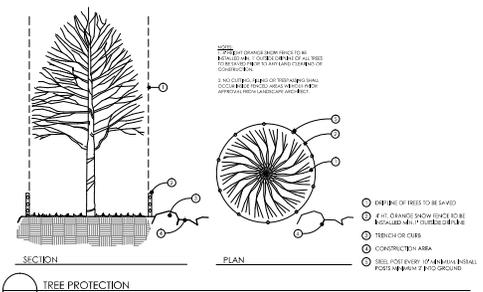
Revised Tree Preservation and Landscape Plan

Reviewed for compliance with City Ordinance
Conditions and mark-ups noted throughout plan set must be addressed prior to final approval.

Department	Reviewer	Approved
Natural Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes



MATCH LINE - SEE SHEET L-2



TREE PROTECTION NOTE

No person may conduct any construction or development activity within the drip line of any regulated tree not approved for removal, including but not limited to: liming, digging, grubbing, trenching, grading, or filling, nor shall any person place sidewalks, building material, construction equipment, and deposits, or other harmful materials within the drip line unless authorized by the parks and natural resources department.

During construction or development activity, persons shall not attach any device or wire to any regulated tree not approved for removal.

Replacement and relocated trees must be staked, fertilized and mulched and shall be guaranteed by the tree removal permit holder to exhibit a normal growth cycle for at least one year following planting.

Tree Mitigation Calculations

Regulated Trees Surveyed	361 (Poor / Dead have been removed)
Tree Excavations	58 (including embedded)
Remaining Regulated Trees	303 (361-58)
Trees Required to be Saved	121 (303 x 40%)
Regulated Trees Saved	127
Percentage of Trees Saved	41.9% (127/303)
Regulated Trees Removed	183
Regulated Trees Requirer	183 (1 to 1 replacement ratio)
Specimen Trees Removed	38 (1,000')
Specimen Trees Saved	30
Specimen Trees Credits	30 (1 - 2" tree credit per saved tree)
Specimen Trees Required	548* ((1,000' - 55% = 548' * 2 = 201 2" trees - 30 credits)
Regulated Replacements Required	183
Regulated Replacements Provided	174
Specimen Replacements Required	548*
Specimen Replacements Provided	477* (158 2" trees + 75 3" deciduous & 84 12' evergreen)
Trees Paid into City Tree Fund	44

*The trees identified as being in poor condition are in such a state of decline with some showing signs of disease, it is our belief that these trees will be dead within the next two (2) years.

NOT FOR CONSTRUCTION



Typical Evergreen replacement is to be 8 ft in height. Being that this is equivalent to a 2" deciduous tree replacement in the ordinance and keeping with this ratio, for specimen tree replacement (based on DBH), Evergreens that are 12' in height will count towards 3" of replacement of the 50% dbh at this specific location.

Vertverde Landscape Architecture
734-245-3568 | P.O. Box 8307 | Ann Arbor, MI 48107

Date	Revision
08.30.2021	Preliminary PUD Review
04.04.2022	Revision
07.22.2022	Revision
10.04.2022	Revision
11.07.2022	Revision
01.03.2023	Revision
03.15.2023	Revision
04.03.2023	Revision

WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Tree Removal & Preservation Plan - South



Drawn: JGC
Checked: JGC
Date: 04.20.2023
Scale: 1" = 30'-0"

Project Number: 22.004
Sheet Number: L-1
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Date	Revision
08.30.2021	Preliminary PUD Review
04.04.2022	Revision
07.22.2022	Revision
10.04.2022	Revision
11.07.2022	Revision
01.03.2023	Revision
03.15.2023	Revision
04.03.2023	Revision

Project:

WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:

Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:

Tree Removal & Preservation Plan – North

Scale:



Drawn: JG
Checked: JG
Date: 04.20.2021
Scale: 1" = 30'-0"

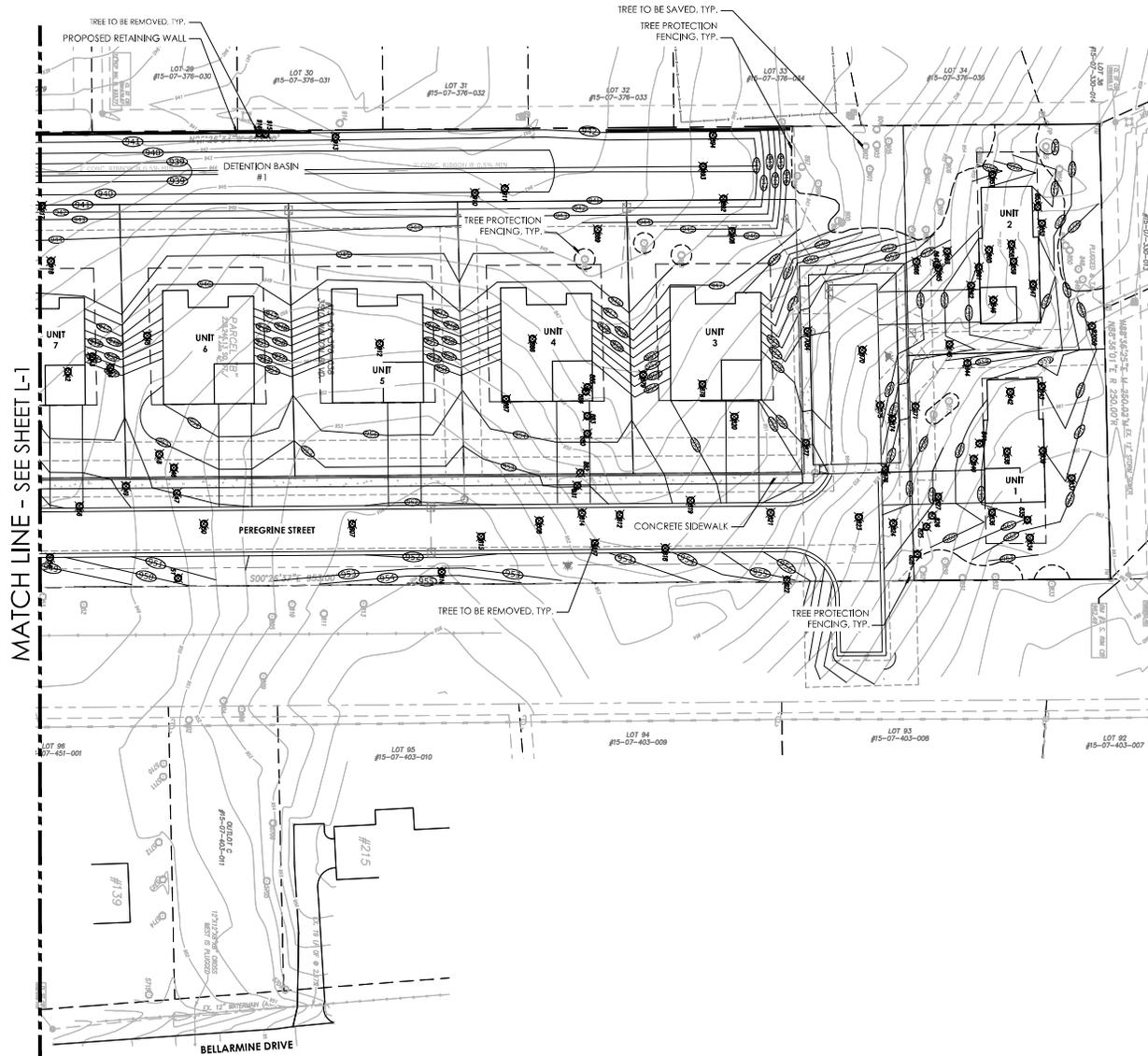
Project Number:

22.004

Sheet Number:

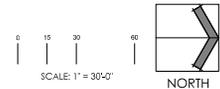
L-1

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MATCH LINE - SEE SHEET L-1

NOT FOR CONSTRUCTION





Project for:

08.30.2021 Preliminary PUD Review
04.04.2022 Revision
07.22.2022 Revision
10.04.2022 Revision
11.07.2022 Revision
01.03.2023 Revision
03.15.2023 Revision
04.03.2023 Revision

Project:

WALTON OAKS
A Planned Unit Development
Eastster Hill Boulevard
Rochester Falls, Michigan

Project Sponsor:

Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:

Tree List

Table with columns: Tag No., DBH (in.), Common Name, Botanical Name, Condition, Elevation, Specimen, Remove, Exempt, Tag No., DBH (in.), Common Name, Botanical Name, Condition, Elevation, Specimen, Remove, Exempt, Tag No., DBH (in.), Common Name, Botanical Name, Condition, Elevation, Specimen, Remove, Exempt, Tag No., DBH (in.), Common Name, Botanical Name, Condition, Elevation, Specimen, Remove, Exempt. Contains detailed tree inventory data for 1000+ trees.



Drawn: JG
Checked: JG
Date: 04.2021
Scale: No Scale

Project Number:

22.004

Sheet Number:

L-3

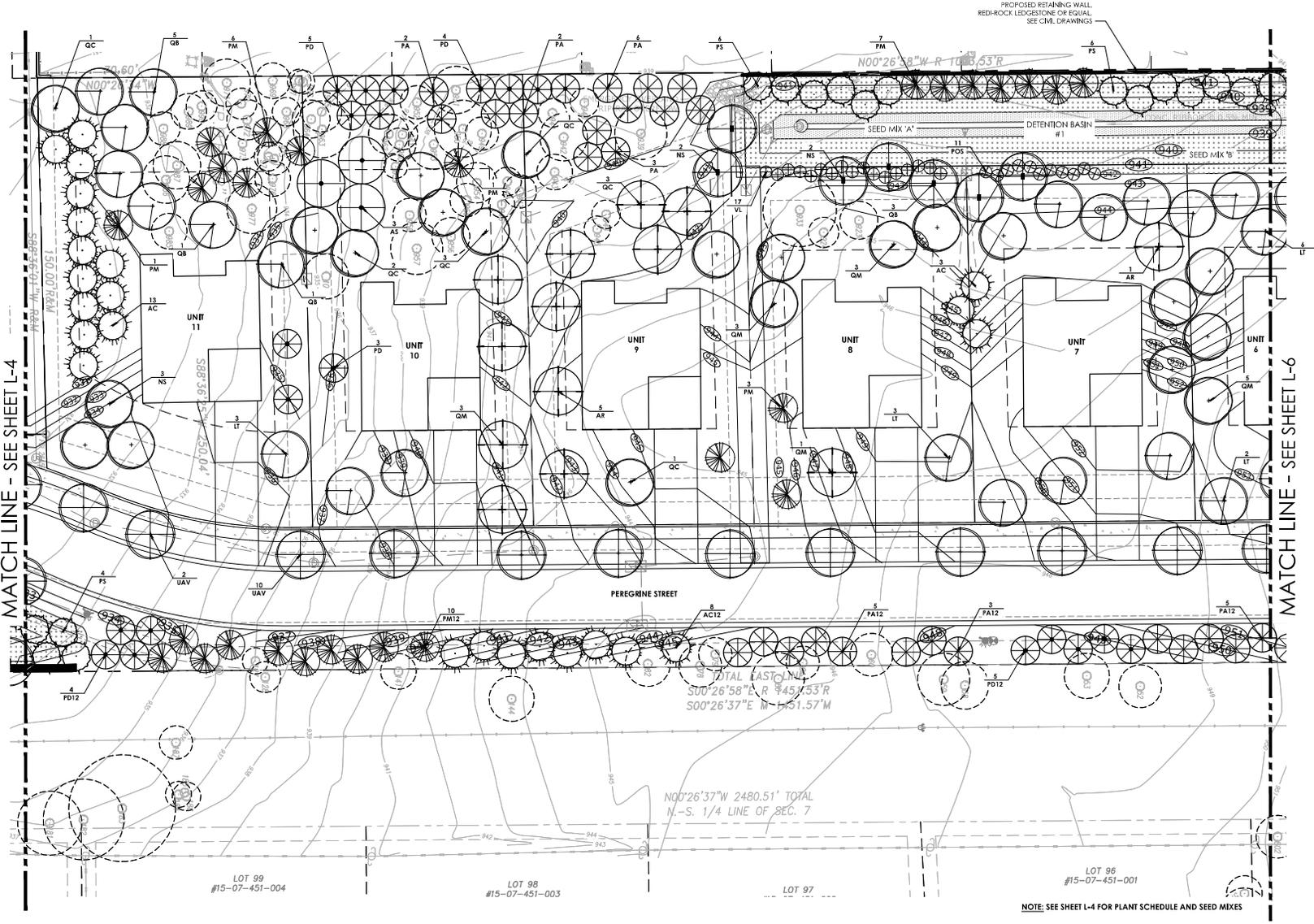
NOT FOR CONSTRUCTION

Date	Revision
08.30.2021	Preliminary PUD Review
04.04.2022	Revision
07.22.2022	Revision
10.04.2022	Revision
11.07.2022	Revision
01.03.2023	Revision
03.15.2023	Revision
04.03.2023	Revision

Project:
WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:
Landscape Plan Central



MATCH LINE - SEE SHEET L-4

MATCH LINE - SEE SHEET L-6

TOTAL LAST LINE
S00°26'58"E R 745.53'R
S00°26'37"E M 1451.57'M

N00°26'37"W 2480.51' TOTAL
N.-S. 1/4 LINE OF SEC. 7

LOT 99
#15-07-451-004

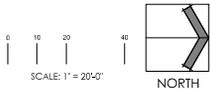
LOT 98
#15-07-451-003

LOT 97

LOT 96
#15-07-451-001

NOTE: SEE SHEET L-4 FOR PLANT SCHEDULE AND SEED MIXES

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Drawn: JG
Checked: JG
Date: 04.2023
Scale: 1" = 20'-0"

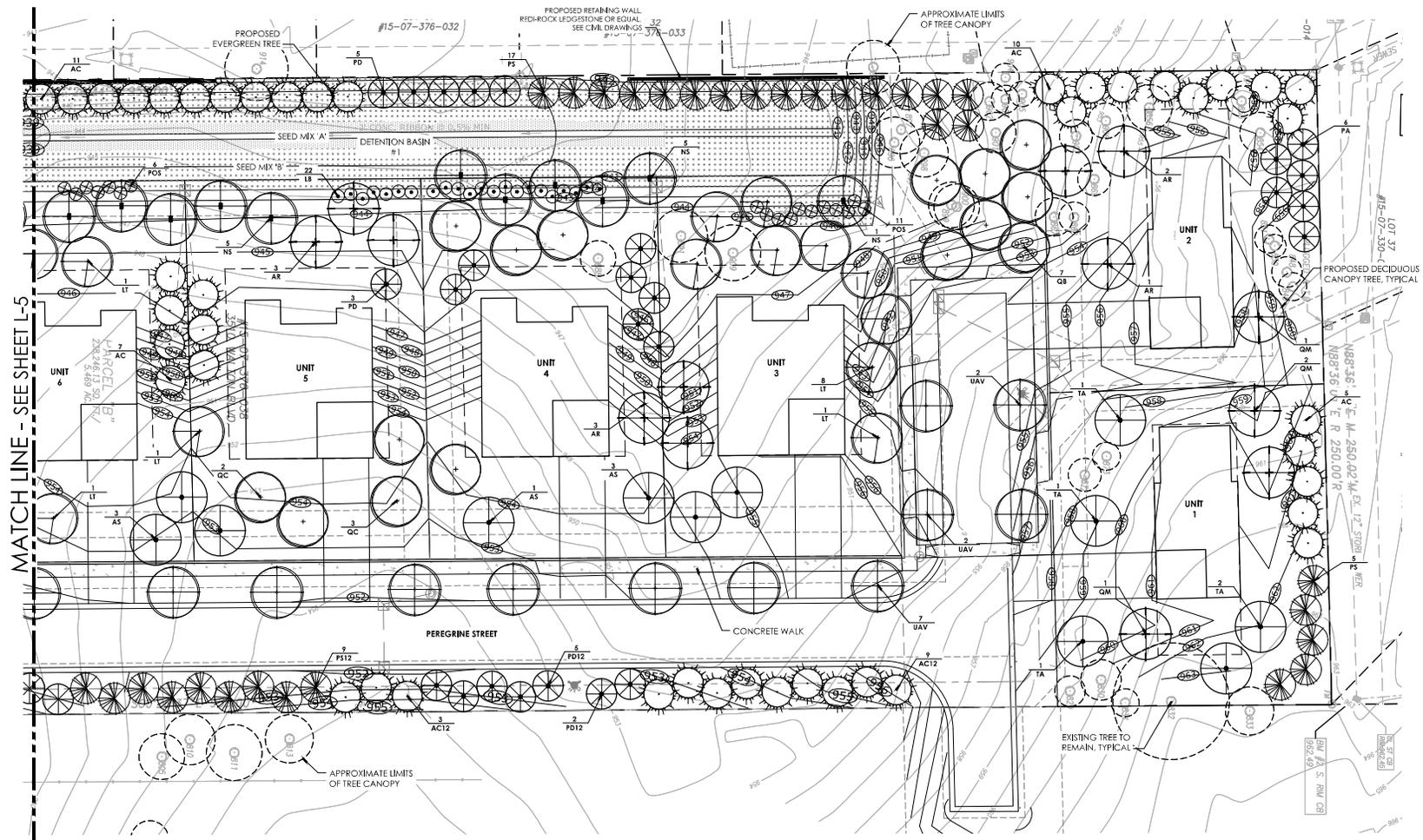
Project Number:
22.004
Sheet Number:
L-5

Revised for	Project
08.30.2021	Preliminary PUD Review
04.04.2022	Revision
07.22.2022	Revision
10.04.2022	Revision
11.07.2022	Revision
01.03.2023	Revision
03.15.2023	Revision
04.03.2023	Revision

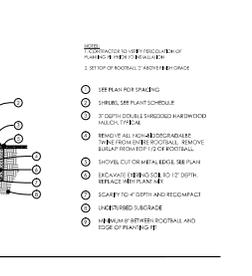
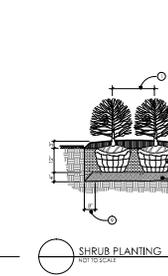
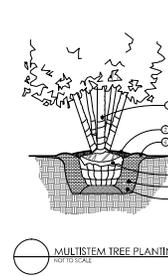
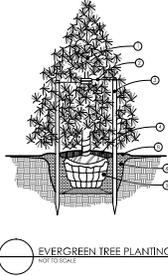
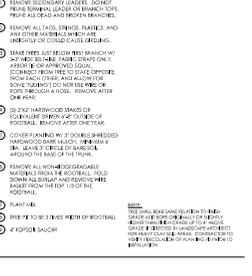
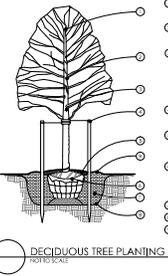
WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:
Landscape Plan North

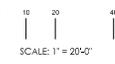


MATCH LINE - SEE SHEET L-5



811
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www.811.org

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Drawn: JGC
Checked: JGC
Date: 06.2021
Scale: 1" = 20'-0"

Project Number:
22.004
Sheet Number:
L-6
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