

ANDERSON, ECKSTEIN AND WESTRICK, INC. 51301 Schoenherr Road Shelby Township Michigan 48315

> Phone 586 726 1234 Fax 586 726 8780

> > www.aewinc.com

4-3-15 CITY REVIEW DATE SUBMITTALS/REVISIONS 3 WORKING DAYS

811 (TOLL FREE) PROJECT NAME GRANDVIEW SITE

CONDOMINIUM

BEFORE YOU DIG CALL MISS DIG

SHEET TITLE:

TREE SURVEY

GRANDVIEW OF ROCHESTER, LLC

PRELIMINARY CONSTRUCTION RECORD DRAWN BY: | CHECKED BY: | JLA GBW 4-2-13

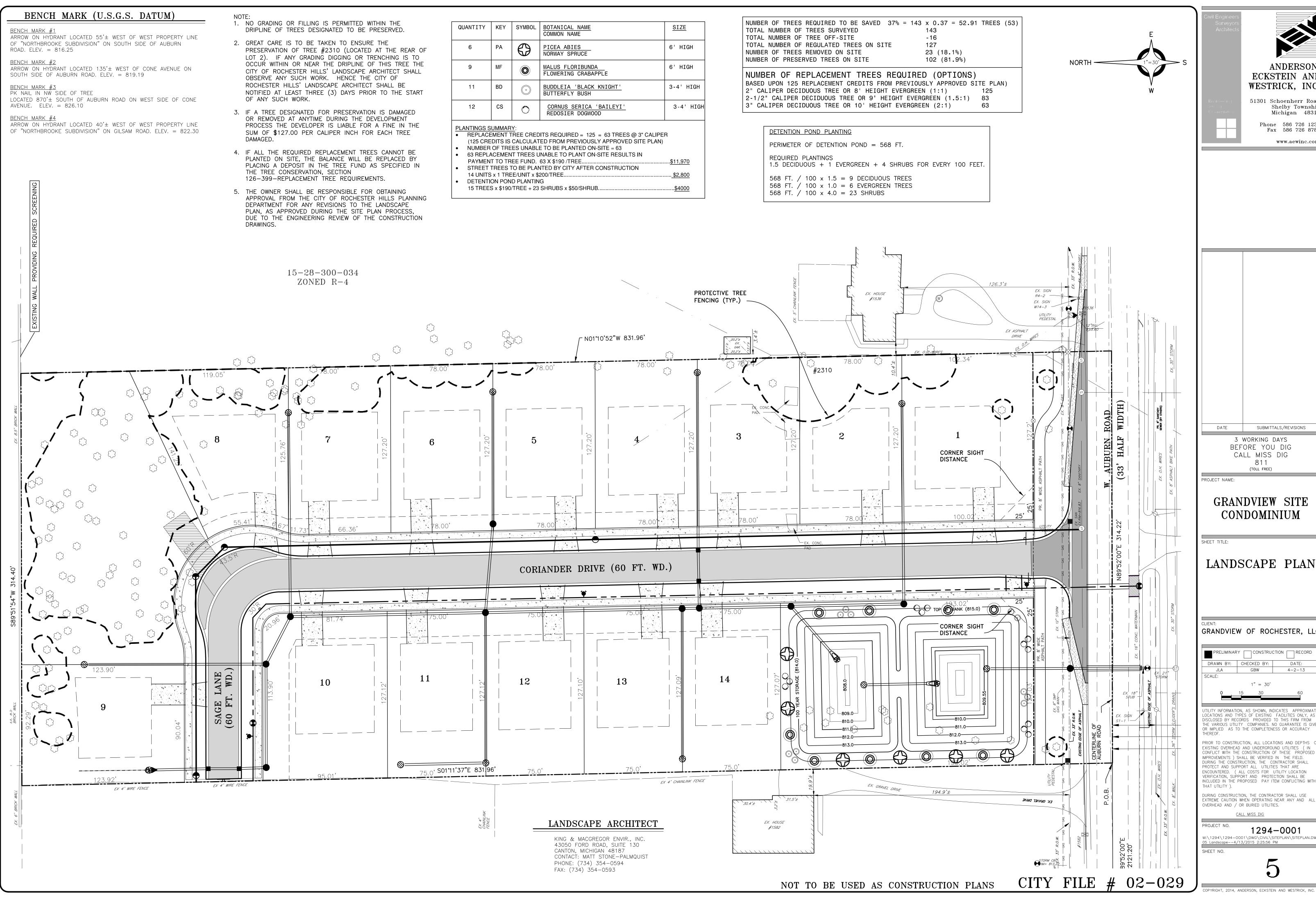
JTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM HE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY

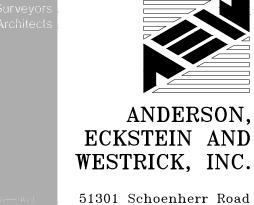
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH

THAT UTILITY). DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

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PROJECT NO. 1294-0001 M:\1294\1294-0001\DWG\CIVIL\SITEPLAN\SITEPLAN.DWG 04 Tree--4/13/2015 3:37:17 PM





ANDERSON, ECKSTEIN AND 51301 Schoenherr Road

Shelby Township Michigan 48315 Fax 586 726 8780

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SUBMITTALS/REVISIONS DATE 3 WORKING DAYS BEFORE YOU DIG

CALL MISS DIG 811 (TOLL FREE)

LANDSCAPE PLAN

CONDOMINIUM

GRANDVIEW OF ROCHESTER, LLC

PRELIMINARY CONSTRUCTION RECOR CHECKED BY: GBW 1" = 30'

LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE NCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH

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LANDSCAPE GENERAL NOTES

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

2. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING AND PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY

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

- ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM EDGE OF PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15 FROM CURB OR ROAD EDGE WHERE SPEED LIMIT IS MORE THAN 35 MPH.)
- SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF PUBLIC WALKWAY
- EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM EDGE OF THE PUBLIC NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION
- OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF
- NO TREES OF SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF
- INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY HYDRANT.
- SHADE TREES AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.

SITE EXAMINATION:

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

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

UTILITIES:

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

REQUIREMENTS:

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

CLEARZONE:

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

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

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

CONFLICTS:

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

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

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

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

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

MEASUREMENTS:

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

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

TOPSOIL:

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

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

QUANTITIES:

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

QUALITY AND SIZE:

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

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

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

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

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

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

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

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

3. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP ONE THIRD OF THE ROOT BALL. REFER TO DETAILS. 4. ALL LANDSCAPE AREAS, SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, DEBRIS AND POOR SOILS TO A

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

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

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

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

NEW LAWN AREAS:

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

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

2. EXISTING TREES TO REMAIN SHALL BE PROTECTED.

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

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

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

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

2. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

3. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR

4. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

5. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.

6. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

7. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS AND THE OPERATION OF THE IRRIGATION SYSTEM

ADDITIONAL NOTES:

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

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

3. PROVIDE POSITIVE DRAINAGE FOR ALL LANDSCAPE AREAS.

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

5. THE FINAL APPROVED LANDSCAPE PLAN MUST BE AVAILABLE FOR ON SITE INSPECTION AT ALL TIMES. 6. PREVENT DAMAGE TO ANY UTILITIES OR THE INTERRUPTION OF UTILITY SERVICES, AND PREVENT DAMAGE OR LITTERING ONTO ADJACENT PROPERTY OR PUBLIC STREETS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES WITH DIRT, SEDIMENT, WATER, PLANT MATERIAL OR OTHER MISCELLANEOUS DEBRIS WHICH CONSTITUTES A PUBLIC NUISANCE OR HAZARD. AII SUCH DEBRIS SHALL BE PROMPTLY REMOVED.

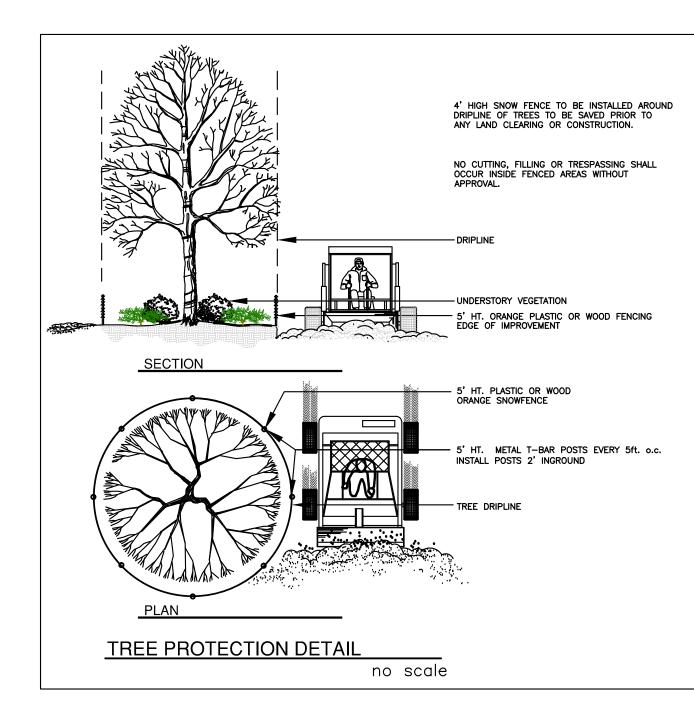
7. PARK GRADE TREES ARE NOT ACCEPTABLE.

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

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

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

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



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

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

STAKE TREES JUST BELOW FIRST BRANCH WITH

OPPOSITE FROM EACH OTHER AND ALLOW FOR

THROUGH A HÓSE. REMOVE AFTER ONE YEAR.

WRAP TREE FROM TOP DOWN - REMOVE AFTER

-MOUND TO FORM A 4 FOOT WIDE AND 6" DEEP

LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE.

REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM

ROOT BALL. REMOVE ALL TWINE, WIRE AND BURLAP

FROM THE TOP ONE THIRD OF THE ROOT BALL.

- AMEND SOIL PER SITE CONDITIONS AND

- SCARIFY TO 4" DEPTH AND RE-COMPACT

- STAKES TO EXTEND 18" BELOW TREE PIT IN

no scale

REQUIREMENTS OF THE TREE

UNDISTURBED GROUND.

-COVER PLANTING WITH MULCH, 6" DEPTH .

SOME FLEXING). DO NOT USE WIRE OR ROPE

2"-3" WIDE BELT LIKE NYLON OR PLASTIC

STRAPS (CONNECT FROM TREE TO STAKE

ONE YEAR.

EARTH SAUCER

-FINISHED GRADE

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

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

CONTRACTOR TO VERIFY PERCOLATION OF PLANT PIT PRIOR TO INSTALLATION.

STAKE TREES 3" CALIPER AND UNDER.

SET STAKES VERTICALLY AND EVENLY.

2"x2"x8" HARDWOOD—

STAKES DRIVEN 6"-8"

OUTSIDE OF ROOTBALL.

2"x4"x30" HARDWOOD-

OUTSIDE OF ROOTBALL.

TREE PITS 3X WIDTH OF ROOTBALL

DECIDUOUS TREE PLANTING DETAIL

STAKE DRIVEN 6-8"

REMOVE AFTER ONE

REMOVE AFTER ONE

PRUNE TO REMOVE DEAD AND BROKEN BRANCHES.

GUY TREES OVER 3" CALIPER.

TREE PROTECTION NOTES

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

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

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

3. Upon completion of all construction and prior to the removal of the TPF the

4. A final inspection by the City of Rochester Hills' Landscape Architect is required at the end of the warranty and maintenance period. The landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection. 5. The Tree Conservation Ordinance prohibits any construction or development

activities within the drip line of and regulated trees not approved for removal,

no person shall place any solvents, building material, construction equipment,

soil deposits, or harmful materials within the drip line limit of trees designated

including but not limited to land clearing, grubbing, trenching, grading or filling,

6. Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation. 7. During the construction process no person shall attach any device or

wire/cable/cord/rope to an existing tree designated to be preserved. 8. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside

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

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

11. Regulated trees located off-site on adjacent properties that may be

affected by construction operations must be protected as defined here in. 12. The TPF shall consist of 4 foot high orange snow fencing to be

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

MAINTENANCE, INSTALLATION, AND IRRIGATION

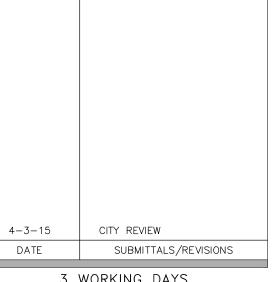
LANDSCAPE PLANTINGS SHALL BE INSTALLED BETWEEN APRIL 1 AND NOVEMBER 15, IN A SOUND, WORKMAN LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. (SEE CITY PLANTING DETAIL.) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AND ACCORDING TO CITY OF ROCHESTER HILLS ORDINANCE REQUIREMENTS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND IRRIGATION SYSTEM. TREE STAKES AND GUY WIRES TO BE REMOVED AFTER ONE YEAR, TREE WRAP IS TO BE REMOVED AFTER ONE WINTER SEASON. TREES SHALL BE GUARANTEED FOR TWO GROWING SEASONS AFTER INSTALLATION.

IRRIGATION ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM.

ECKSTEIN AND WESTRICK, INC. 51301 Schoenherr Road Shelby Township Michigan 48315 Phone 586 726 1234 Fax 586 726 8780

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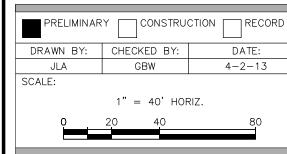
PROJECT NAME:

GRANDVIEW SITE

HEET TITLE:

LANDSCAPING NOTES AND

GRANDVIEW OF ROCHESTER. LLC



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OVERHEAD AND / OR BURIED UTILITIES.

CITY FILE # 02-029