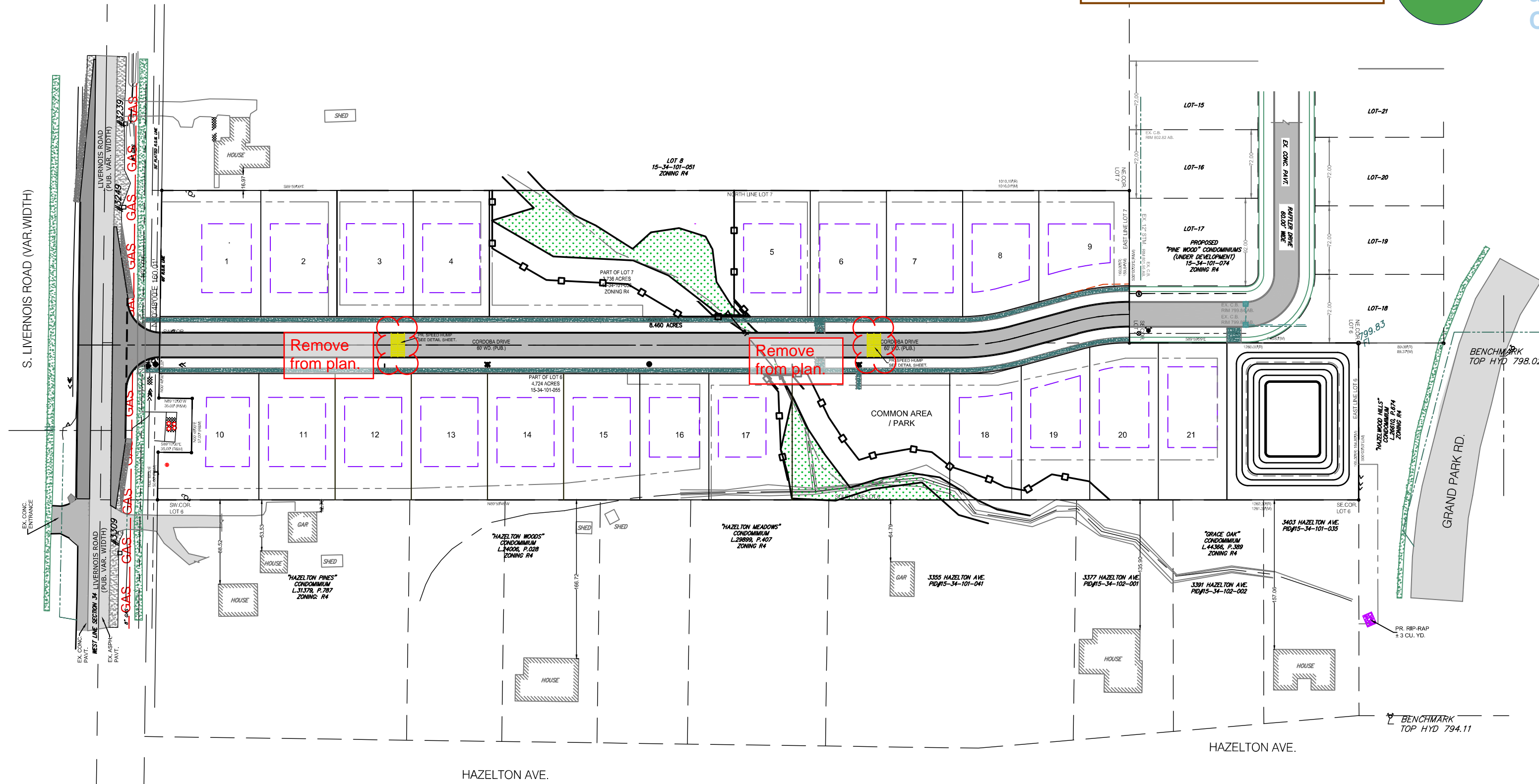


OAK CREEK SUBDIVISION, GES PROJ. # 20-0102 - PRELIMINARY SITE PLAN - 01/28/2025



Provide updated landscape cost estimate prior to planning commission date.

LB

Planning Commission and City Council Consideration

SP

LIP

NFSM

WP

TRP



JSC2022-0003 PSC2023-0001 Revision #4 Received 2/25/2025

City of Rochester Hills Planning & Economic Development



8155 ANNSBURY DRIVE, SUITE # 109 SHELBY TWP., MI 48316 OFFICE #(586) 786-5533 FAX #(586) 786-5575 www.gatewayengineer.com

Site Plan Review

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

Table with columns: Department, Reviewer, Approved. Rows include Assessing, SITE Building, Engineering Utilities, Engineering Legal, Fire, Natural Resources, Planning, Traffic.

INDEX OF DRAWINGS:

Index of Drawings table with columns: SHEET NAME, REVISION (1, 2, 3). Rows include C2.1 PRELIMINARY SITE PLAN, C3.1 PRELIMINARY GRADING PLAN, C4.1 PRELIMINARY UTILITY PLAN, C5.1 FIRE PROTECTION PLAN, C6.1 DETAILS, C6.2 DETAILS, TPP-1 TREE PRESERVATION PLAN, TPP-2 TREE INVENTORY LIST, LP-1 LANDSCAPE PLANTING PLAN, LP-2 LANDSCAPE NOTES & DETAILS, FIGURE 1 WETLAND, WATERCOURSE, & NATURAL FEATURE SETBACK IMPACT, A1.1 FLOOR PLAN - OPTION 1, A1.2 FLOOR PLAN - OPTION 2, A2.1 ELEVATIONS - OPTION 1, A2.2 ELEVATIONS - OPTION 2, A3.1 RENDERINGS.

Next Steps: Tentatively scheduled for the April 15th, 2025 Planning Commission meeting.

ADM

OAK CREEK SITE CONDOMINIUM

PROJECT DATA:

LEGAL DESCRIPTION: DESCRIPTION PART OF LOTS 6 AND 7 (15-34-101-055 AND 15-34-101-053 COMBINED) PART OF LOTS 6 AND 7 OF " SUPERVISOR'S PLAT #5" BEING PART OF THE NORTH 1/2 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS ON PAGE 55, OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 48 MINUTES 00 SECONDS WEST 1485.15 FEET ALONG THE WEST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 10.00 FEET ALONG THE SOUTH LINE OF LOT 6 TO THE POINT OF THE BEGINNING; THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 57.00 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 57.00 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 218.03 FEET TO THE NORTH LINE OF LOT 7; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 1016.01 FEET ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 159.84 FEET ALONG THE EAST LINE OF LOT 7 TO THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 89 DEGREES 59 MINUTES 29 SECONDS EAST 240.63 FEET ALONG THE NORTH LINE OF LOT 6 TO THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 00 DEGREES 03 MINUTES 53 SECONDS EAST 164.80 FEET ALONG THE EAST LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST 1261.39 FEET ALONG THE SOUTH LINE OF LOT 6 TO THE POINT OF THE BEGINNING, CONTAINING OF 8.46 ACRES OF LAND.

NOTE: 1. IF ANY DISCREPANCY BETWEEN THESE PLANS AND CITY OF ROCHESTER HILLS STANDARDS OCCURS, CITY OF ROCHESTER HILLS STANDARDS SHALL GOVERN... 2. IF ANY DISCREPANCY BETWEEN DESIGNS OR CODES RELATED WITH THESE DESIGNED PLANS OCCURS THE STRICTEST SHALL APPLY. 3. ON-SITE HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE MARSHAL PRIOR TO ENGINEERING APPROVAL. ON-SITE HYDRANTS MAY BE REQUIRED. 4. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AND MAINTAINED AS DESIGNATED BY THE FIRE MARSHAL. 5. AN EMERGENCY ACCESS LANE, AS REQUIRED IN ORDINANCE, SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION UNLESS THE PERMANENT HARD SURFACE IS INSTALLED PRIOR TO CONSTRUCTION. 6. PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDER-GROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. 7. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.

GENERAL NOTES 1. ALL WORK TO COMPLY W/ ALL NATIONAL, STATE & LOCAL CODES, ORDINANCES, LAWS & REGULATIONS THAT ARE APPLICABLE. 2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS & CALL FOR REQUIRED INSPECTIONS. 3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS, & DETAILS OF EXISTING CONDITIONS THAT EFFECT THE WORK AND SHALL INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS & CONDITIONS BEFORE PROCEEDING WITH THE WORK. 4. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, UNDERPINNING AND ALL OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL NEW CONSTRUCTION. 5. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS OF THE BUILDING INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES HE CAUSES TO BOTH EXISTING AND NEW CONSTRUCTION AND PROPERTY AND FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES AND THE SURROUNDING FACILITIES. 6. FIELD VERIFY ALL EXISTING DIMENSIONS, HEIGHTS, AND CONDITIONS PRIOR TO DESIGN, INSTALLATION, OR MANUFACTURING OF ANY SYSTEM. 7. IF ANY DISCREPANCY BETWEEN DESIGNS OR CODES RELATED WITH THESE DESIGNED PLANS OCCURS THE STRICTEST SHALL APPLY. 8. ALL WORK SHALL BE SUBJECT TO FIELD INSPECTIONS. 9. IMPROVEMENTS ARE LIMITED TO THOSE INDICATED ON THE APPROVED PLANS. 10. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8. 11. FLOOR SURFACES IN THE MEANS OF EGRESS ARE REQUIRED TO BE SLIP RESISTANT IN ACCORDANCE WITH SECTION 1003.4. 12. THE IMPROVEMENTS ARE LIMITED TO THOSE INDICATED ON THE APPROVED PLANS. ANY REVISIONS WILL REQUIRE REVIEW AND APPROVAL BY THE CITY OF ROCHESTER HILLS. 13. NO REVIEW OF EXTERIOR SIGNAGE WAS CONDUCTED AS PART OF THIS REVIEW. A SEPARATE BUILDING PERMIT SUBMITTAL AND REVIEW IS REQUIRED FOR EXTERIOR SIGNAGE. 14. A COPY OF THE APPROVED PLANS AND PLAN REVIEW RECORD ONSITE FOR INSPECTIONS SHALL BE PROVIDED. THE PLANS AND REVIEW RECORD SHALL BE PLACED AT THE ACTUAL CONSTRUCTION AND SHALL BE READILY ACCESSIBLE TO THE INSPECTOR.

PROJECT TEAM:

GES - GATEWAY ENGINEERING AND SURVEYING, INC. 8155 ANNSBURY DR. SUITE 109 SHELBY TWP., MI 48316 OFFICE: (586) 786-5533 FAX: (586) 786-5575 CONTACT: JOSEPH VAGLICA, PhD, PE EMAIL: joe@gatewayengineer.com CC: mitesh@gatewayengineer.com NOTE: THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WILL BE PLAN PREPARER: JOSEPH VAGLICA, PhD, PE / LICENSE NO. 50340

CLIENT:

ENLIVEN DEVELOPERS 1322 HARVARD DRIVE ROCHESTER HILLS, MI-48307 PH: (586) 612 6937 EMAIL: mohammed@enlivenbuild.com jamal.khan@enlivenbuild.com

GES PROJECT # 20-0102 CITY OF ROCHESTER HILLS #JSC2022-0003 , PSC2023-0001

ENGINEER'S CERTIFICATION: "I HEREBY CERTIFY THAT I HAVE READ THE TOWNSHIP'S LAND DEVELOPMENT ORDINANCE (AND IT'S RELATED ENGINEERING AND CONSTRUCTION STANDARDS) AND I HAVE PREPARED THESE PLANS IN COMPLETE CONFORMITY WITH THE REQUIREMENTS OF SAID ORDINANCE."

JOSEPH VAGLICA PROFESSIONAL CIVIL ENGINEER NO. 50340

SEAL:



The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.

**OAK CREEK SITE CONDOMINIUM**  
PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

**DESCRIPTION PART OF LOTS 6 AND 7 (15-34-101-055 AND 15-34-101-053 COMBINED)**

PART OF LOTS 6 AND 7 OF "SUPERVISOR'S PLAT #5" BEING PART OF THE NORTH 1/2 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS ON PAGE 55, OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH 00 DEGREES 48 MINUTES 00 SECONDS WEST 1485.15 FEET ALONG THE WEST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS EAST 10.00 FEET ALONG THE SOUTH LINE OF LOT 6 TO THE POINT OF THE BEGINNING; THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 50.00 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST 12 MINUTES 00 SECONDS EAST 35.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 57.00 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 218.03 FEET TO THE NORTH LINE OF LOT 7; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 1016.01 FEET ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST 159.84 FEET ALONG THE EAST LINE OF LOT 7 TO THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 89 DEGREES 59 MINUTES 29 SECONDS EAST 240.63 FEET ALONG THE NORTH LINE OF LOT 6 TO THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 00 DEGREES 03 MINUTES 53 SECONDS EAST 164.80 FEET ALONG THE EAST LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST 1261.39 FEET ALONG THE SOUTH LINE OF LOT 6 TO THE POINT OF THE BEGINNING, CONTAINING OF 8.460 ACRES OF LAND.

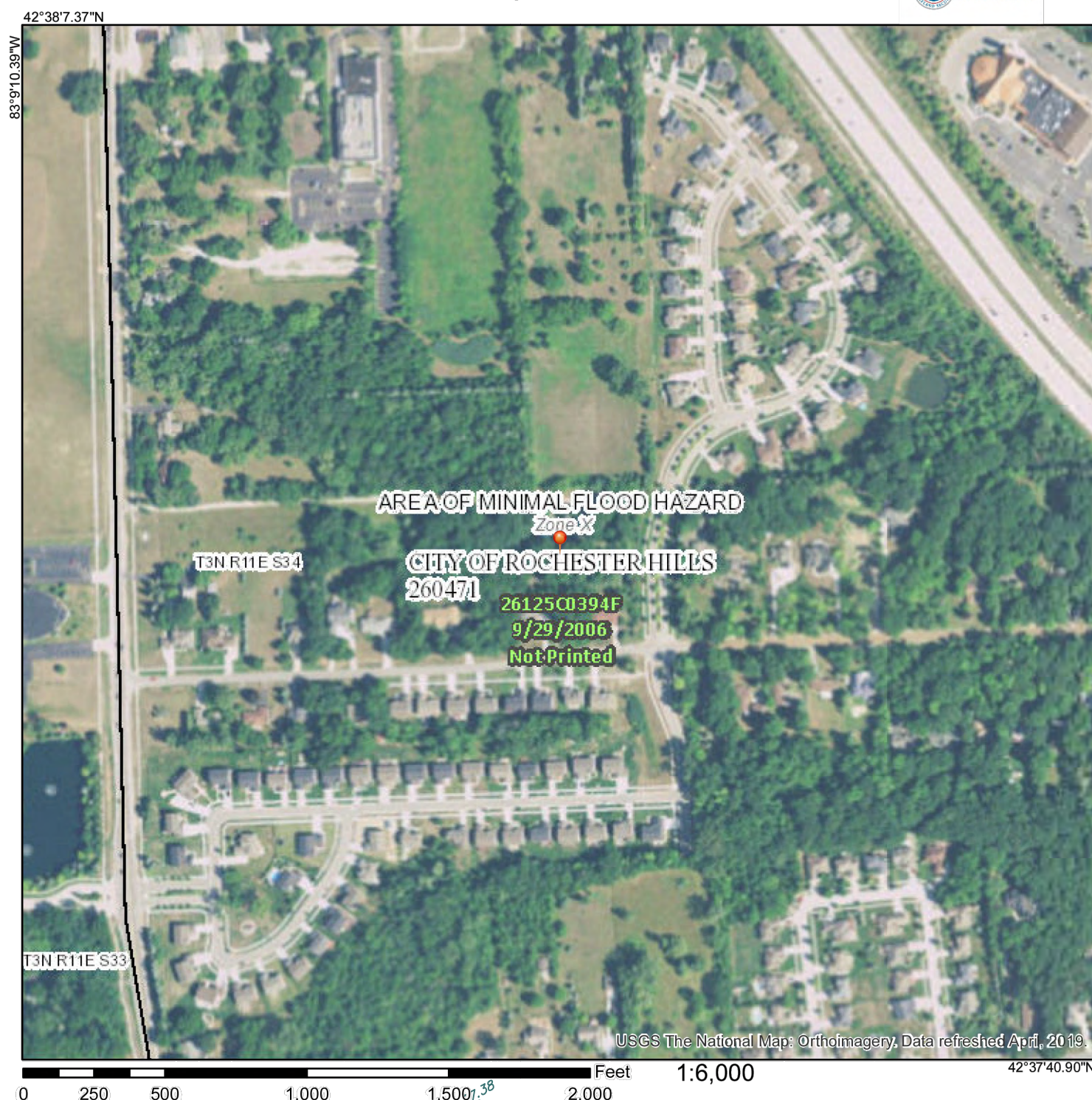
SUBJECT TO ANY EASEMENTS AND / OR RIGHTS OF WAY RECORDED OR OTHERWISE.

**FLOODPLAIN NOTE:**  
SUBJECT PROPERTY LIES WITHIN THE FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.  
FIRM MAP NUMBER: 26125C0394F  
EFFECTIVE DATE: SEPTEMBER 29, 2006

**NOTE:**  
TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY WAS PERFORMED BY FAZAL KHAN & ASSOCIATES, INC. (FKA PROJECT R-19-010, DT: 08/06/2019), THE INFORMATION WAS PROVIDED TO G.E.S. BY CLIENT.

**NOTE:**  
A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THE DEMOLITION OF THE EX. HOUSES AND EX. DETACHED STRUCTURES.

**National Flood Hazard Layer FIRMette**



**Legend**

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levees. See Notes.
- Area with Flood Risk due to Levees

**OTHER AREAS**

- NO SCREEN: Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Line of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**

- Digital Data Available
- No Digital Data Available
- Unmapped

**MAP PANELS**

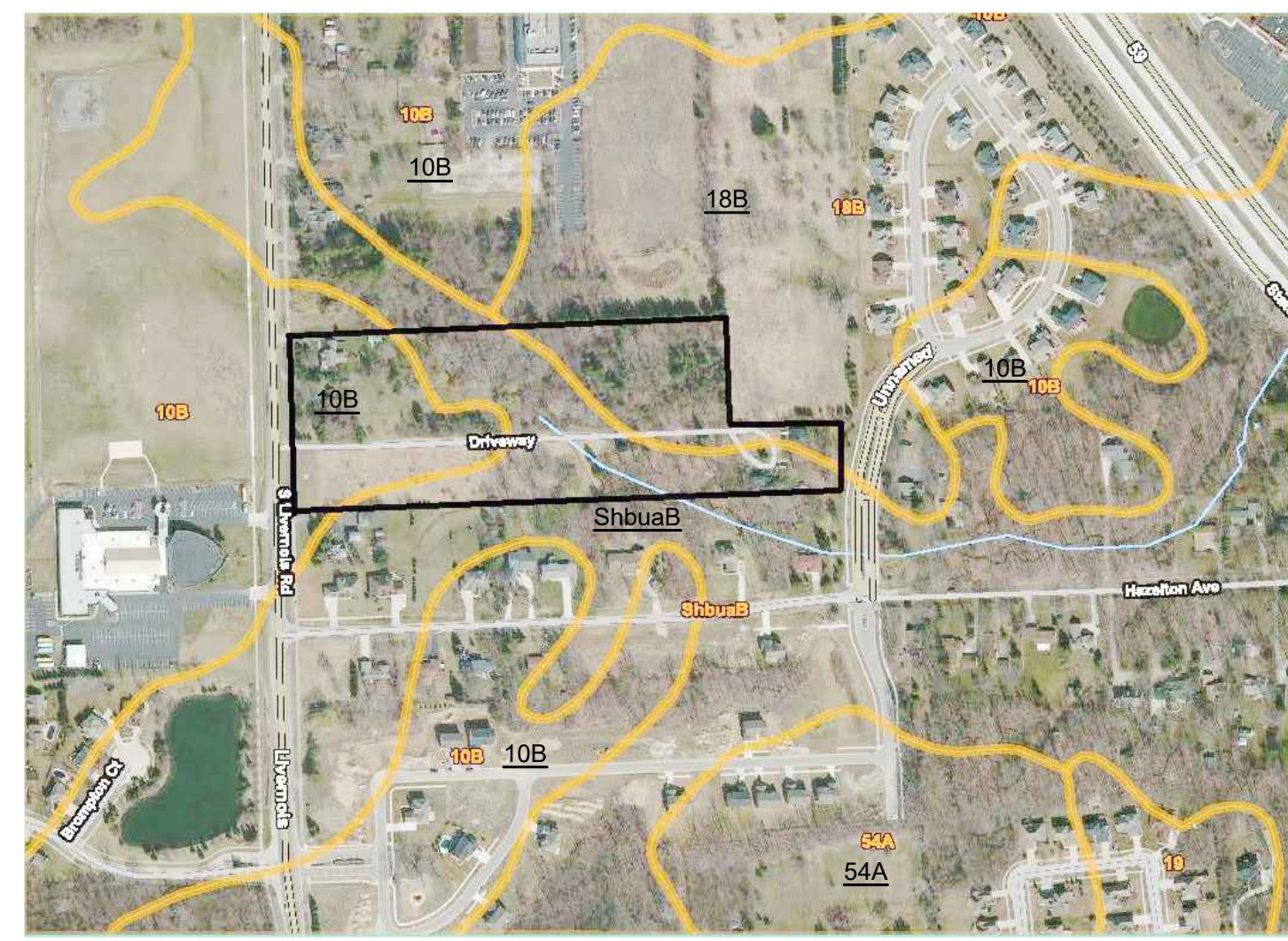
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

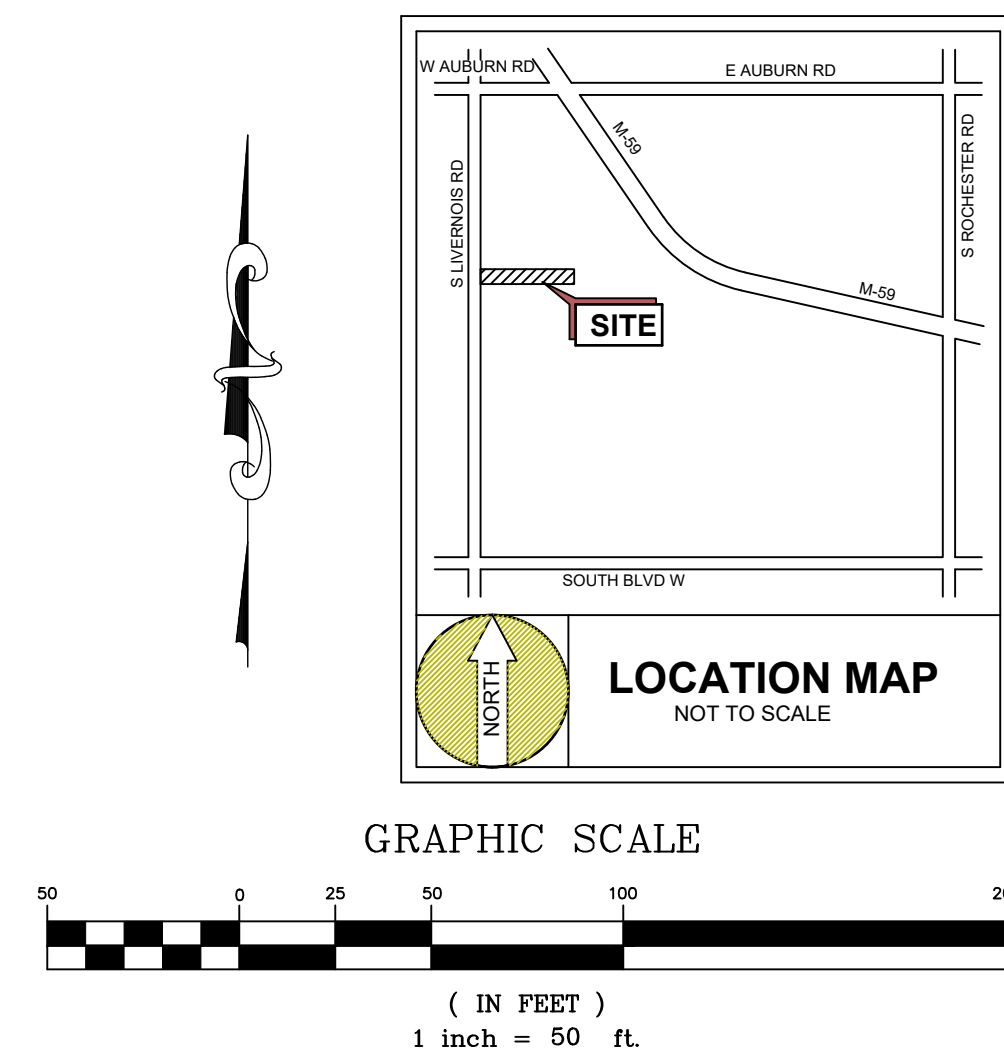
The flood hazard information is derived directly from the authoritative NFWL web services provided by FEMA. This map was exported on 2/4/2020 at 1:33:10 PM, and does not reflect changes or amendments subsequent to this date and time. The NFWL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marietta sandy loam, 1 to 6 percent slopes	51.6	33.2%
18B	Fox sandy loam, III plain, 2 to 6 percent slopes	30.2	19.4%
19	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	3.4	2.2%
5A	Matheron sandy loam, 0 to 3 percent slopes	10.4	6.7%
ShbuB	Shelburne-Lexan land complex, 0 to 4 percent slopes	59.9	38.5%
<b>Totals for Area of Interest</b>		<b>155.4</b>	<b>100.0%</b>



**BENCHMARK: (NAVD 88 DATUM)**

**B.M.#1**  
TOP OF HYDRANT LOCATED NEAR THE SW CORNER OF THE PROPERTY AND EAST SIDE OF LIVERNOIS ROAD.  
ELEVATION=818.42

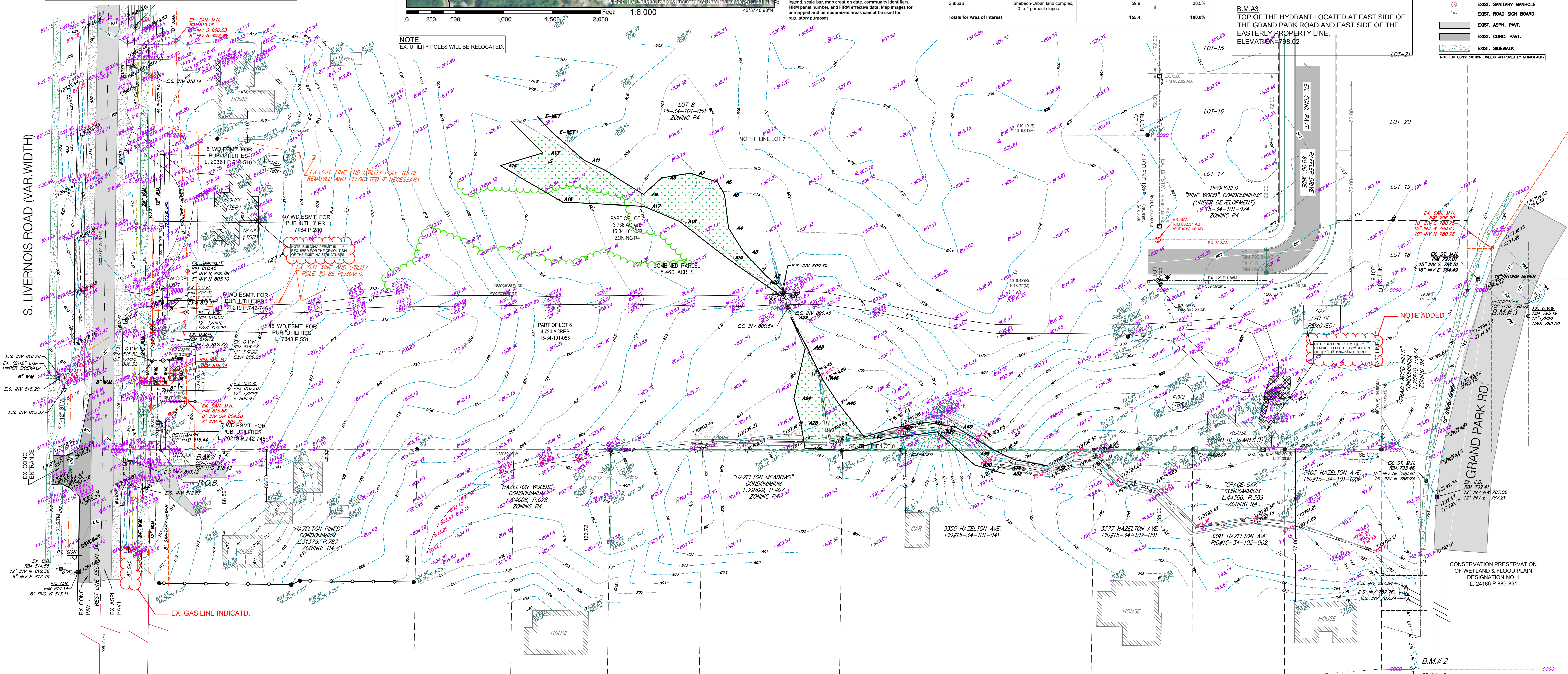
**B.M.#2**  
TOP OF HYDRANT LOCATED AT THE NW CORNER OF THE INTERSECTION OF HAZELTON AVE. AND GRAND PARK ROAD.  
ELEVATION = 794.11

**B.M.#3**  
TOP OF THE HYDRANT LOCATED AT EAST SIDE OF THE GRAND PARK ROAD AND EAST SIDE OF THE EASTERLY PROPERTY LINE.  
ELEVATION=798.02

**LEGEND**

- EXIST. STORM SEWER
- EXIST. OVERHEAD UTILITY
- EXIST. FENCE LINE
- EXIST. WATERMAIN
- EXIST. SANITARY LINE
- EXIST. GAS LINE
- EXIST. HYDRANT
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. GATE WELL
- EXIST. ROAD CATCH BASIN
- EXIST. STORM CATCH BASIN (BEHIVE)
- EXIST. STORM MAN HOLE
- EXIST. SANITARY MANHOLE
- EXIST. ROAD SIGN BOARD
- EXIST. ASPH. PAVT.
- EXIST. CONC. PAVT.
- EXIST. SIDEWALK

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY



WEST 1/4 COR. SEC. 34  
T3N, R11E, (G-12)  
REMION IN MON BOX  
L. 15907 P. 729

**TOPOGRAPHIC SURVEY**  
SCALE: 1" = 50.00'

JSC2022-0003  
PSC2023-0001  
Revision #4

Received 2/29/2025  
City of Rochester Hills  
Planning & Economic  
Development

**GATEWAY**

8155 ANSBURY DRIVE, SUITE # 109  
SHELBY TWP., MI 48316  
OFFICE # (586) 786-5533 FAX # (586) 786-5575  
www.gatewayengineer.com

**PROJECT INFORMATION:**

**OAK CREEK SITE CONDOMINIUMS**

PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND CO., MICHIGAN

P.I.D. # 15-34-101-055 & # 15-34-101-053

**CLIENT INFORMATION:**

**ENLIVEN DEVELOPERS**  
1322 HARVARD DRIVE  
ROCHESTER HILLS, MI-48307  
PH: (586) 512 6937  
Info@EnlivenBuild.com

**ISSUANCE:**

- SCHEMATIC
- BIDDING
- MUNI SUBMITTAL
- CONSTRUCTION
- OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE
1.	PRM SITE PLAN	01/15/2020
2.	REVISION	03/17/2020
3.	REVISION	06/24/2021
4.	PSP-REV.	06/14/2022
5.	REVISION	06/22/2022
6.	REVISION	10/12/2022
7.	EGL	01/20/2023
8.	PSP - REV.	02/27/2023
9.	PSP - SUB.	03/08/2023
10.	PSP - REV.	12/04/2023
11.	PSP - REV.	06/01/2024
12.	PSP - REV.	12/18/2024
13.	PSP - REV.	01/28/2025

REVIEWED BY: J.V.  
DESIGNED BY: M.G.  
DRAWN BY: M.G.

**DRAWING:**  
TOPOGRAPHIC SURVEY

NO. **C1.1**

GES PROJECT # 20-0102

CITY FILE #22-044, SECTION #34

**OAK CREEK SITE CONDOMINIUM**  
PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

**LOT SUMMERY CALCULATION: 07-22-2024**

LOT NUMBER	LOT AREA (S.F.)	LOT FRONTAGE AT SETBACK LINE (FT.)
1	13890.04	105.48
2	10591.46	80.00
3	10591.46	80.00
4	10591.46	80.00
5	10594.19	80.00
6	10594.55	80.00
7	10594.10	80.00
8	10116.87	81.96
9	10065.82	96.73
10	12000.55	104.99
11	10605.53	80.00
12	10604.03	80.00
13	10602.53	80.00
14	10601.02	80.00
15	10599.52	80.00
16	9604.62	72.50
17	11590.14	87.50
18	10107.44	75.60
19	10842.93	74.60
20	11803.77	72.43
21	11866.31	72.00
<b>TOTAL</b>	<b>228458.35</b>	<b>1723.79</b>
<b>AVERAGE</b>	<b>10878.97</b>	<b>82.09</b>

**SETBACKS:**  
EXISTING ZONING: R-4 - ONE FAMILY RESIDENTIAL  
PROPOSED ZONING: R-4 - ONE FAMILY RESIDENTIAL.

PER SEC. 138-5.100 SCHEDULE OF REGULATIONS:  
TABLE 5. SCHEDULE OF REGULATIONS FOR R-4 ZONING.

	REQUIRED	PROPOSED
MIN. LOT AREA	9600 S.F.	11,440.20 S.F. AVG. (9604.62 S.F. MIN.)
MIN. LOT WIDTH	80'	80' (86.32' AVG. - 72' MIN.)
FRONT YARD SETBACK	25'	25'
SIDE YARD SETBACK	10' / 20' TOTAL	10' / 20' TOTAL
REAR YARD SETBACK	35'	35'
MAX. LOT COVERAGE (BLD.)	30%	30%

A. THE PROPOSED MIN. LOT WIDTH AND MIN. LOT AREA IS BASED ON THE SECTION 138-5.200 LOT SIZE VARIATION  
B. REDUCED MIN. LOT WIDTH AND AREA IN THE R-4 DISTRICT.

**PROJECT DATA**

LOCAL AGENCY: ROCHESTER HILLS, MI  
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT  
1000 ROCHESTER HILLS DR.  
ROCHESTER HILLS, MI 48309

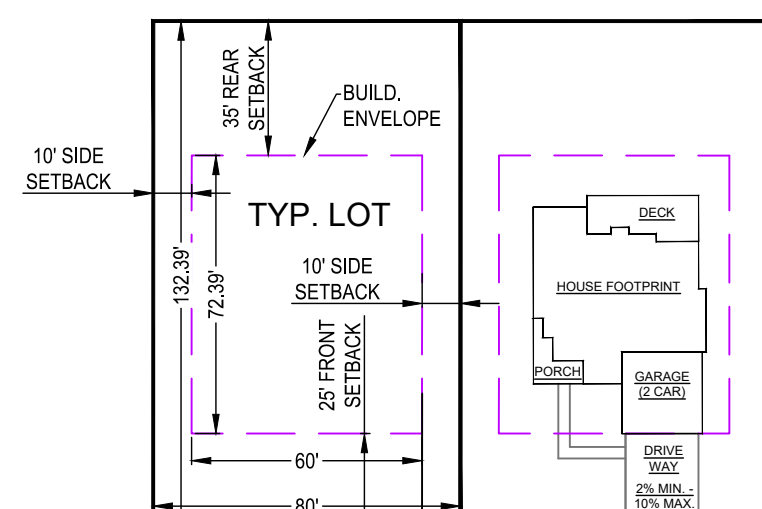
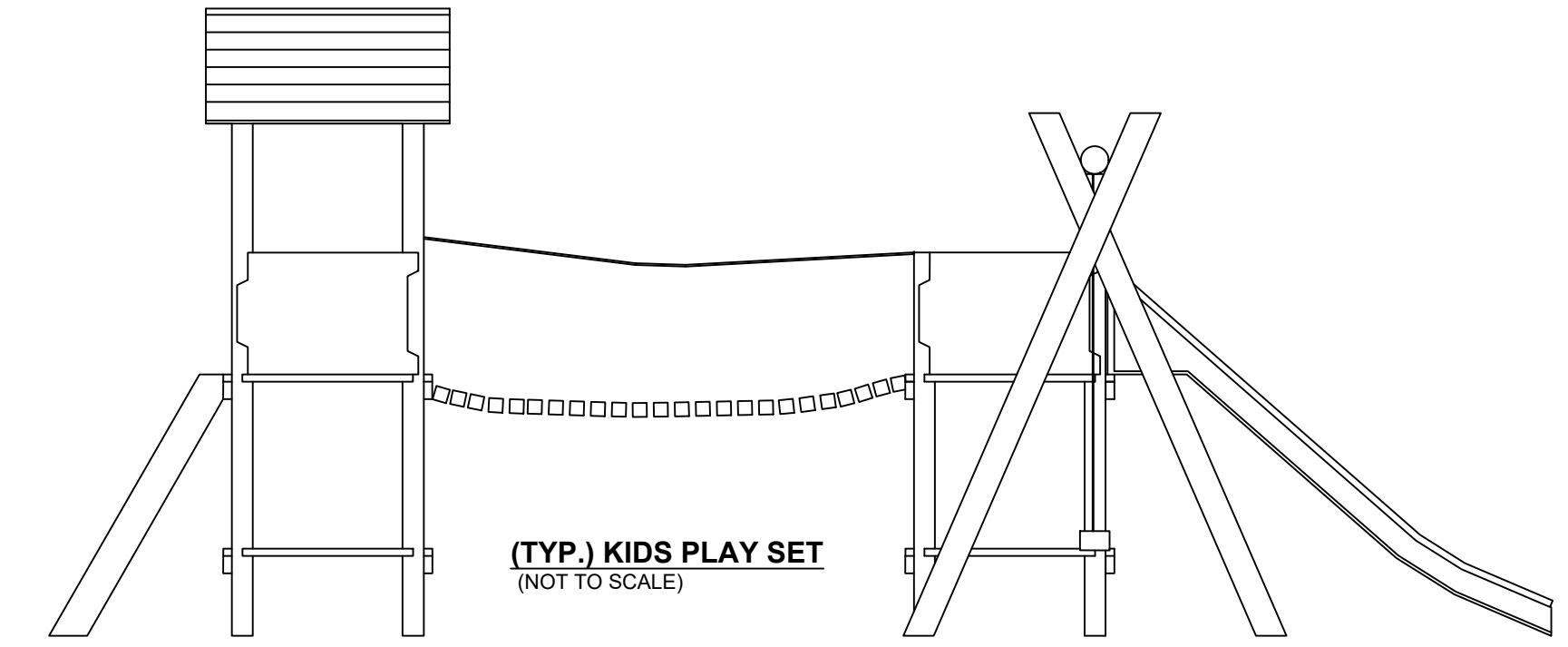
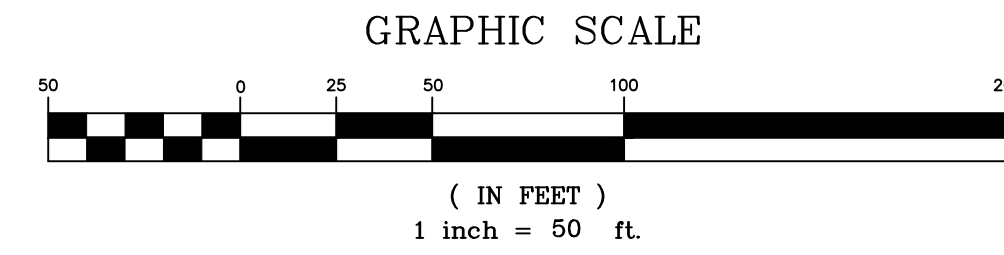
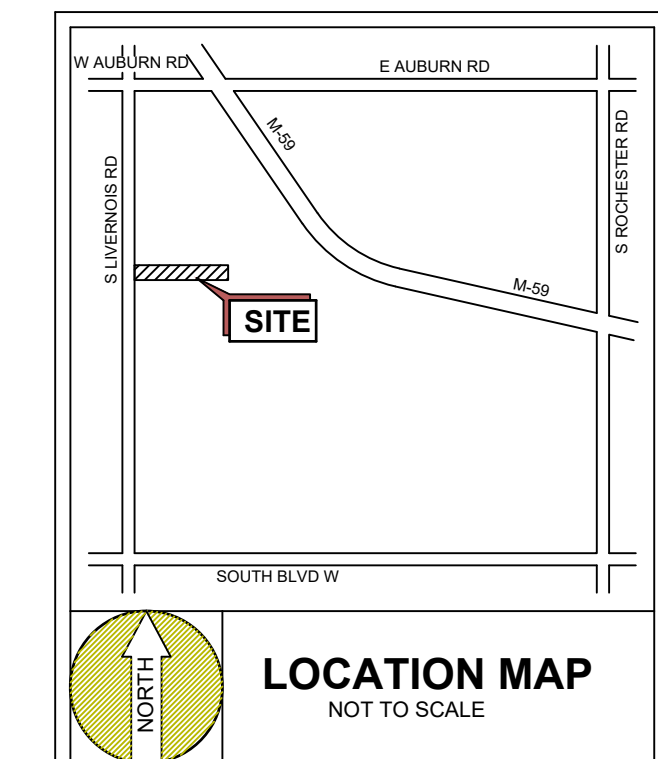
EXISTING ZONING: R-4 - ONE FAMILY RESIDENTIAL  
NET DENSITY (DWELLING UNITS PER ACRE) = 3.4  
PROPOSED UNITS ALLOWED = 28.76 UNITS.

PROPOSED LAND USE: R-4 - ONE FAMILY RESIDENTIAL

GROSS AREA OF SITE: 8.46 ACRES (368528.67 S.F.)  
TOTAL NUMBER OF LOTS PROPOSED: 21 LOTS  
PROPOSED DENSITY: = 21 / 8.46 = 2.48

WATER SUPPLY: MUNICIPAL  
SANITARY: MUNICIPAL  
STORM: ENCLOSED STORM SEWER  
DETENTION: ONSITE DETENTION SYSTEM.

\* SIGN IS NOT PART OF THIS APPROVAL.



**BENCHMARK: (NAVD 88 DATUM)**

B.M.#1  
TOP OF HYDRANT LOCATED NEAR THE SW CORNER OF THE PROPERTY AND EAST SIDE OF LIVERNOIS ROAD.  
ELEVATION=818.42

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**LEGAL DESCRIPTION:**  
DESCRIPTION PART OF LOTS 6 AND 7 (15-34-101-055 AND 15-34-101-053 COMBINED)

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SUBJECT TO ANY EASEMENTS AND / OR RIGHTS OF WAY RECORDED OR OTHERWISE.

NOTE: NOTICE OF WETLAND/FLOODPLAIN DESIGNATION WILL BE PROVIDED AFTER THE FINAL SITE PLAN BY THE CITY COUNCIL BUT BEFORE A FINAL SITE PLAN IS STAMPED "APPROVED" IN A RECORDED FORM SATISFACTORY TO CITY OF ROCHESTER HILLS, FOR EVERY BUILDING ENVELOPE, BUILDING SITE AND COMMON ELEMENT WHICH INCLUDES ANY AREA DESIGNATED AS WETLAND OR FLOODPLAIN.

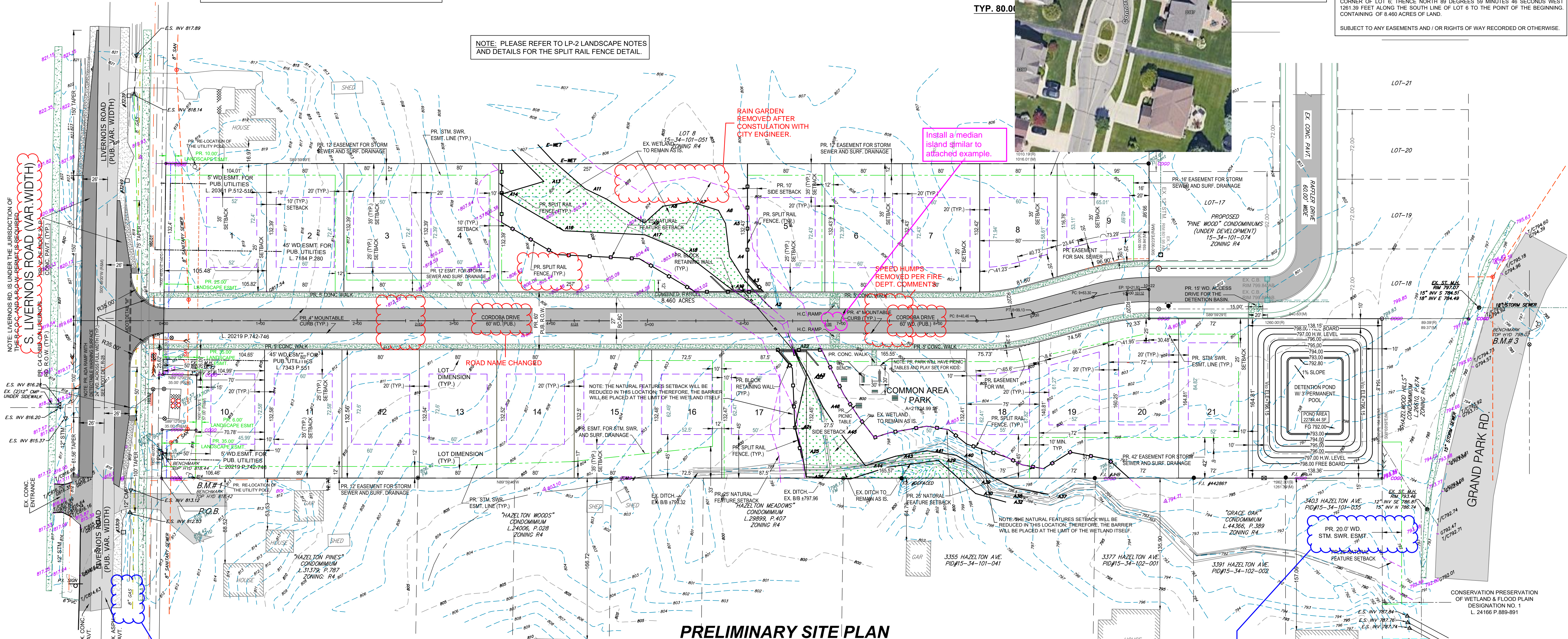
NOTE: LIVERNOIS IS UNDER THE JURISDICTION OF THE RCOC AND A PERMIT WILL BE REQUIRED FOR WORK WITHIN THEIR ROW.

\* NO STREET LIGHTS WILL BE PROVIDED ALONG RAFFLER DR.

\* NO ACCESS DIRECTLY TO LIVERNOIS RD. FROM UNITS #1 AND #11.

\* WARRANTY DEED SHALL BE PROVIDED FOR PUBLIC ROAD DEDICATION DURING CONSTRUCTION PLAN REVIEW.

NOTE: PLEASE REFER TO LP-2 LANDSCAPE NOTES AND DETAILS FOR THE SPLIT RAIL FENCE DETAIL.



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 50.00'

The offsite storm sewer easement will need to be obtained prior to final site condo approval

Relabel, 8" Sunoco Gas Line

**GATEWAY**

8155 ANSBURY DRIVE, SUITE # 109  
SHELBY TWP., MI 48316  
OFFICE # (586) 786-5533 FAX # (586) 786-5575  
www.gatewayengineer.com

**PROJECT INFORMATION:**  
**OAK CREEK SITE CONDOMINIUMS**

PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

P.I.D. # 15-34-101-055 & # 15-34-101-053

**CLIENT INFORMATION:**  
**ENLIVEN DEVELOPERS**  
1322 HARVARD DRIVE  
ROCHESTER HILLS, MI 48307  
PH: (586) 512 6937  
Info@EnlivenBuild.com

ISSUANCE:

- SCHEMATIC
- BIDDING
- MUNI SUBMITTAL
- CONSTRUCTION
- OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE
1.	PR. SITE PLAN	01/15/2020
2.	REVISION	03/17/2020
3.	REVISION	06/24/2021
4.	PSP-REV.	06/14/2022
5.	REVISION	06/22/2022
6.	REVISION	10/12/2022
7.	EGL	01/20/2023
8.	PSP - TREE	02/27/2023
9.	PSP - SUB.	03/08/2023
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11.	PSP - REV.	06/01/2024
12.	PSP - REV.	12/19/2024
13.	PSP - REV.	01/28/2025

REVIEWED BY: J.V.  
DESIGNED BY: M.G.  
DRAWN BY: M.G.

DRAWING: PRELIMINARY SITE PLAN

NO. **C2.1**

GES PROJECT # 20-0102

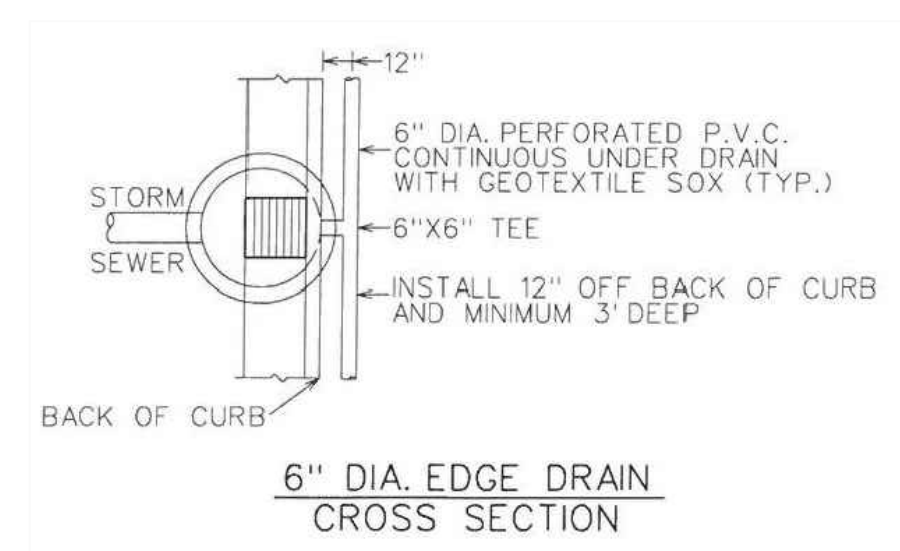
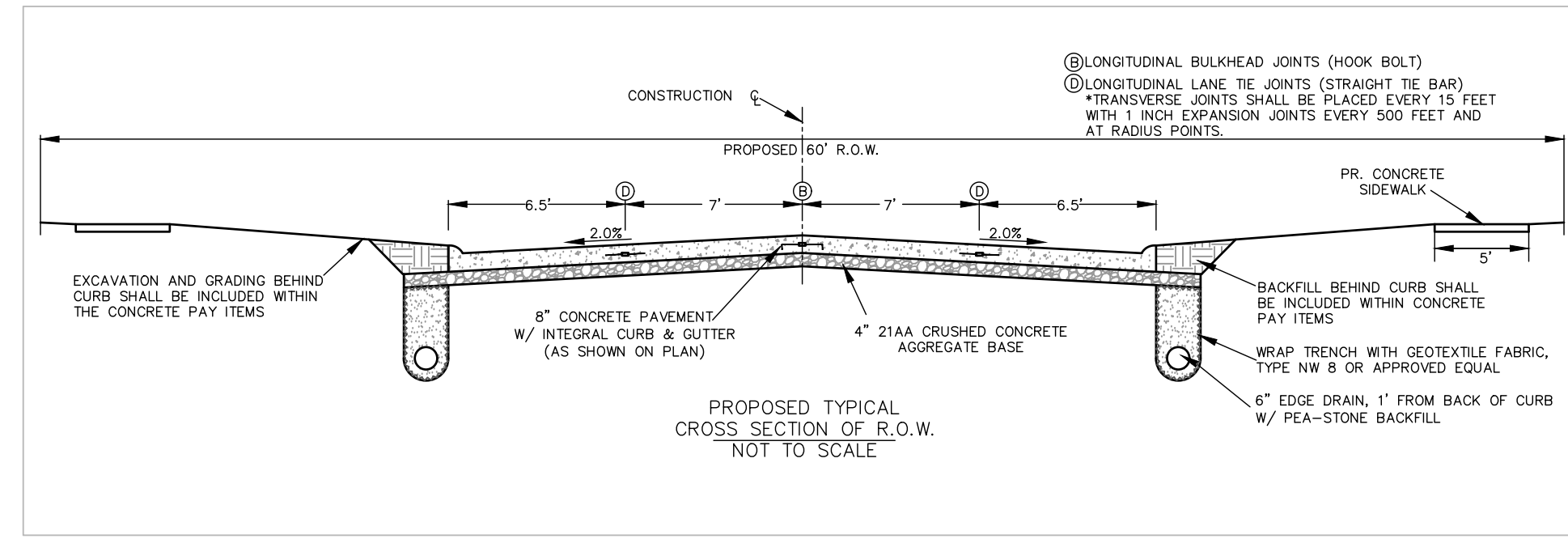
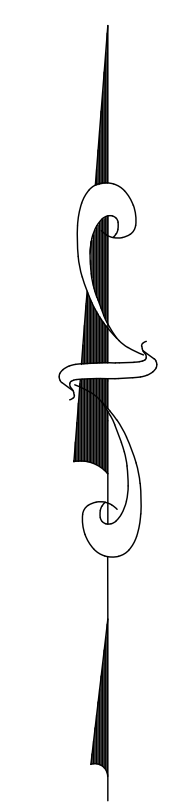
CITY FILE #22-044, SECTION #34

ROCHESTER HILLS MICHIGAN

JSC2022-0003  
PSC2023-0001  
Revision #4

Received  
City of Rochester Hills  
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**OAK CREEK SITE CONDOMINIUM**  
PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

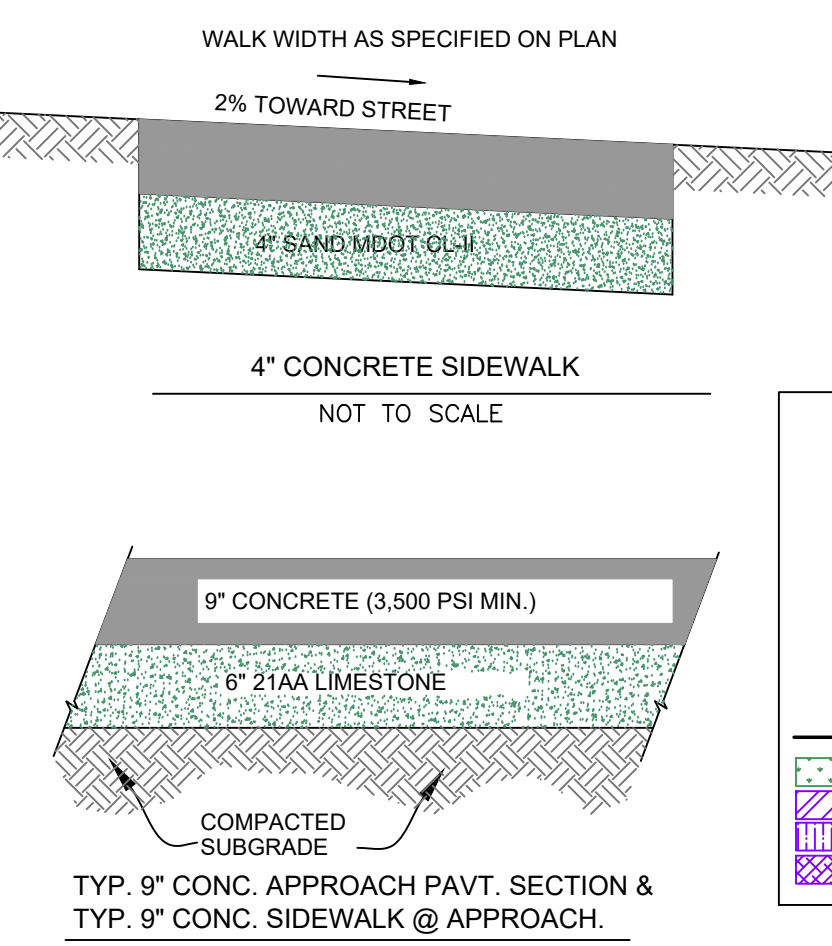
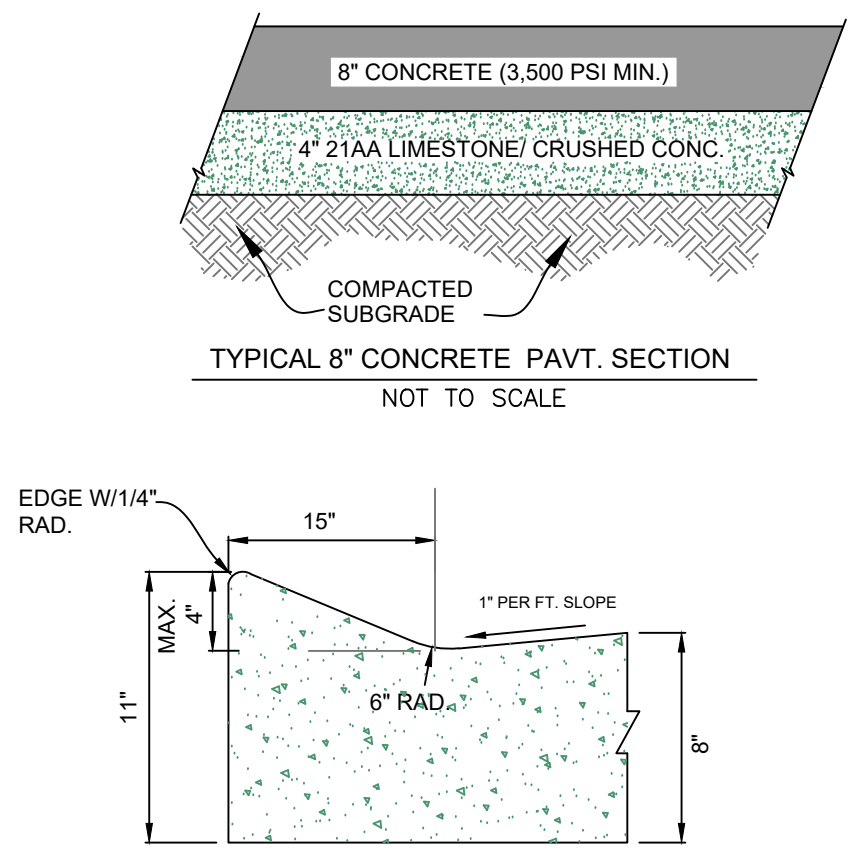
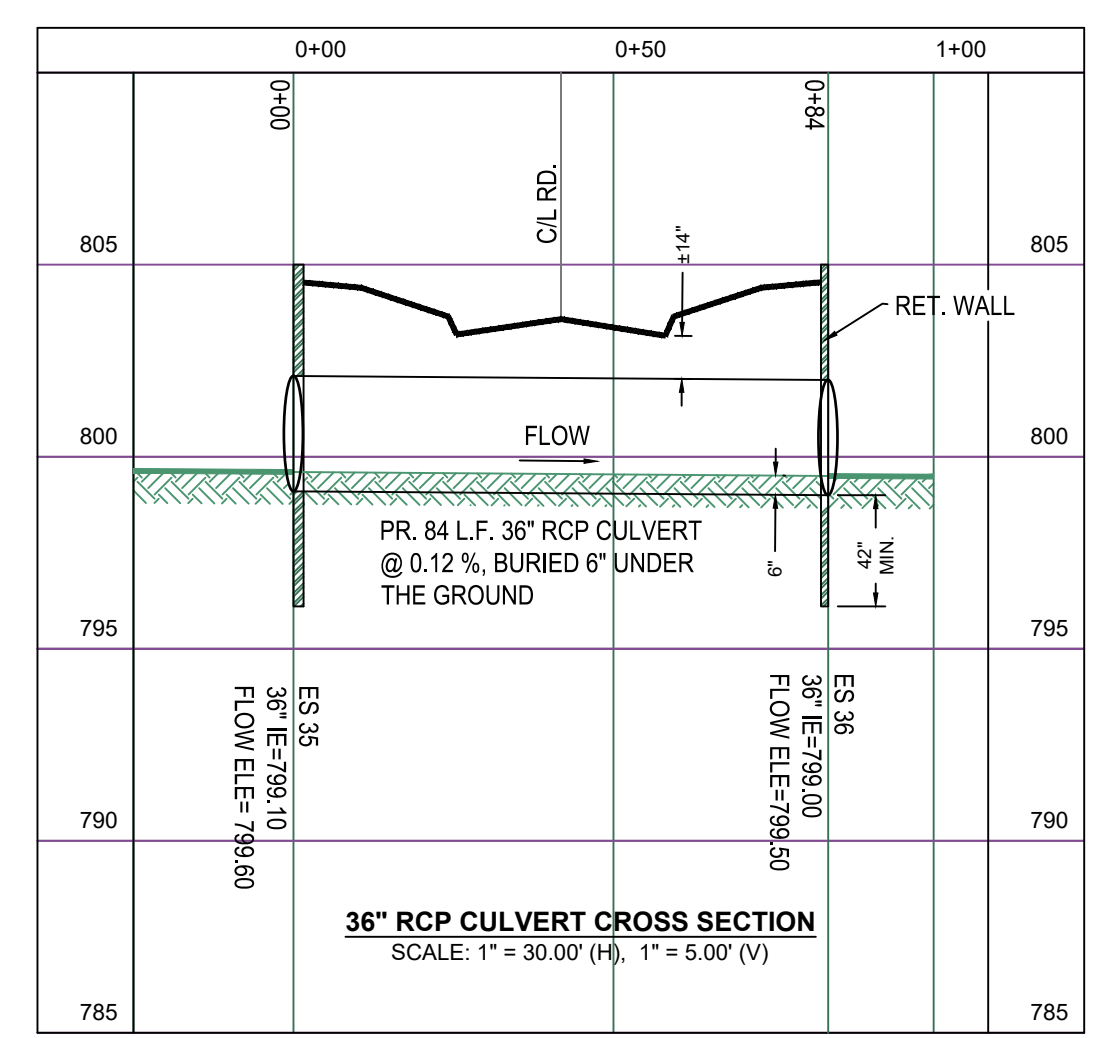
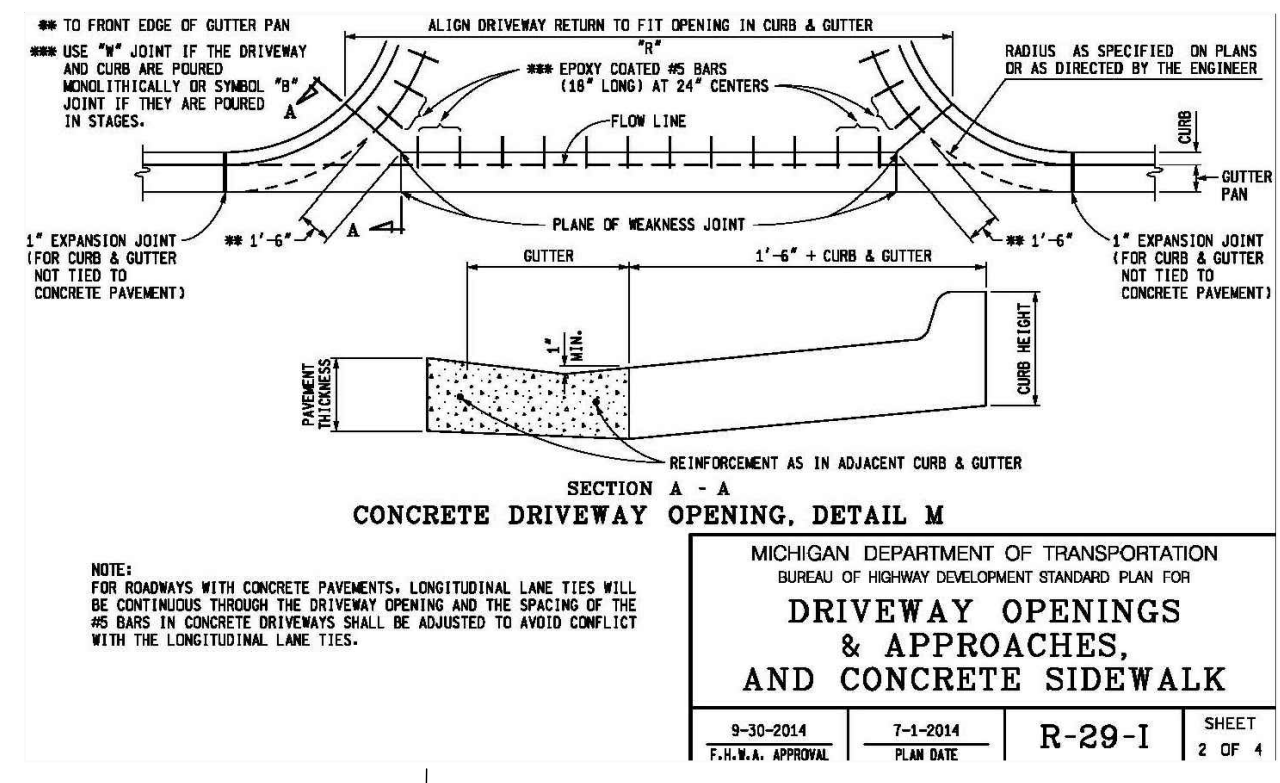
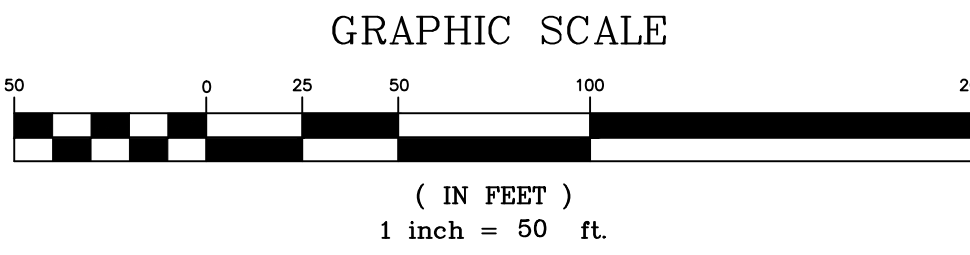
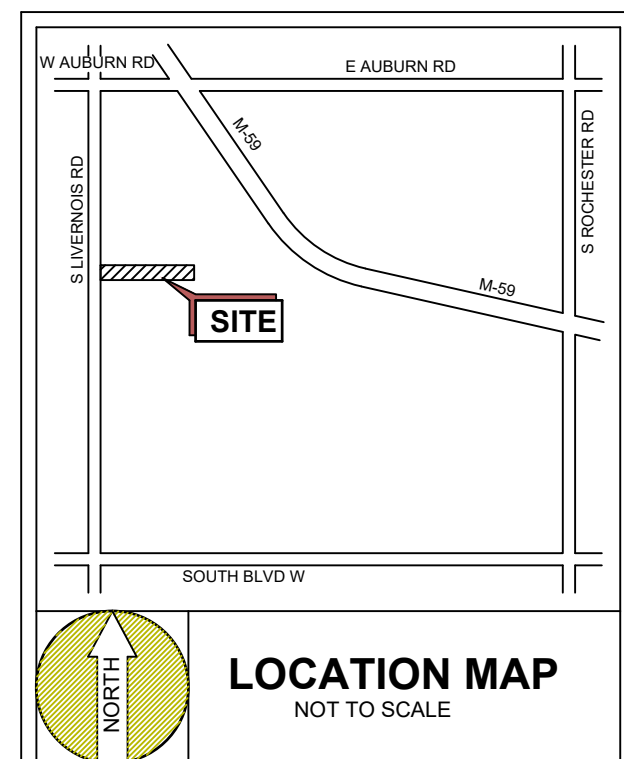


**BENCHMARK: (NAVD 88 DATUM)**

**B.M.#1**  
TOP OF HYDRANT LOCATED NEAR THE SW CORNER OF THE PROPERTY AND EAST SIDE OF LIVERNOIS ROAD.  
ELEVATION=818.42

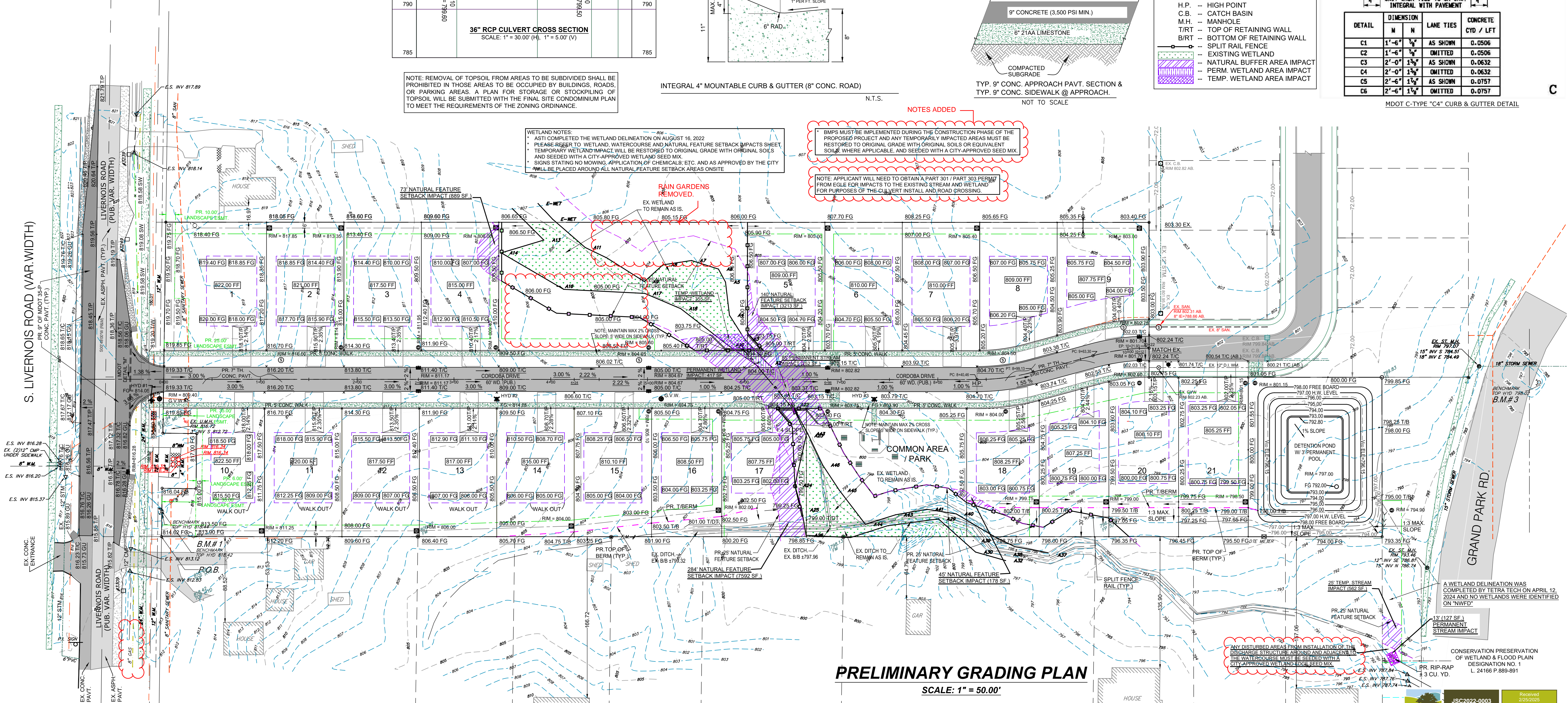
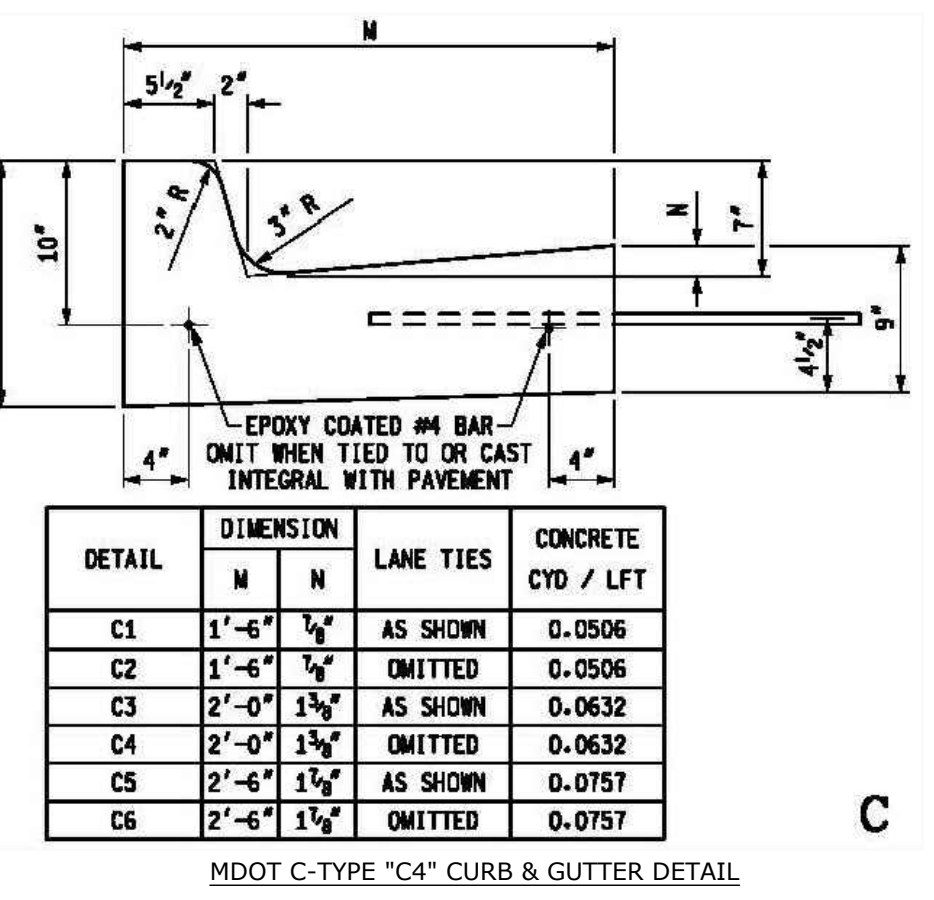
**B.M.#2**  
TOP OF HYDRANT LOCATED AT THE NW CORNER OF THE INTERSECTION OF HAZELTON AVE. AND GRAND PARK ROAD.  
ELEVATION = 794.11

**B.M.#3**  
TOP OF THE HYDRANT LOCATED AT EAST SIDE OF THE GRAND PARK ROAD AND EAST SIDE OF THE EASTERLY PROPERTY LINE.  
ELEVATION=798.02



**LEGEND:**

- T/C - TOP OF CURB ELEVATION
- GU - GUTTER ELEVATION
- T/P - TOP OF PAVEMENT ELEVATION
- F.G. - FINISHED GRADE
- H.P. - HIGH POINT
- C.B. - CATCH BASIN
- M.H. - MANHOLE
- T/R/T - TOP OF RETAINING WALL
- B/R/T - BOTTOM OF RETAINING WALL
- S/R/F - SPLIT RAIL FENCE
- EX - EXISTING WETLAND
- N/A - NATURAL BUFFER AREA IMPACT
- PERM - PERM. WETLAND AREA IMPACT
- TEMP - TEMP. WETLAND AREA IMPACT



NOTE: REMOVAL OF TOPSOIL FROM AREAS TO BE SUBDIVIDED SHALL BE PROHIBITED IN THOSE AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, OR PARKING AREAS. A PLAN FOR STORAGE OR STOCKPIILING OF TOPSOIL WILL BE SUBMITTED WITH THE FINAL SITE CONDOMINIUM PLAN TO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

**WETLAND NOTES:**

- ASTI COMPLETED THE WETLAND DELINEATION ON AUGUST 16, 2022
- PLEASE REFER TO WETLAND, WATERCOURSE AND NATURAL FEATURE SETBACK IMPACTS SHEET
- TEMPORARY WETLAND IMPACT WILL BE RESTORED TO ORIGINAL GRADE WITH ORIGINAL SOILS AND SEEDED WITH A CITY-APPROVED WETLAND SEED MIX
- SIGNS STATING NO MOWING, APPLICATION OF CHEMICALS, ETC. AND AS APPROVED BY THE CITY WILL BE PLACED AROUND ALL NATURAL FEATURE SETBACK AREAS ON SITE

**NOTES ADDED**

- BMPs MUST BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROPOSED PROJECT AND ANY TEMPORARILY IMPACTED AREAS MUST BE RESTORED TO ORIGINAL GRADE WITH ORIGINAL SOILS OR EQUIVALENT SOILS, WHERE APPLICABLE, AND SEEDED WITH A CITY-APPROVED SEED MIX.
- NOTE: APPLICANT WILL NEED TO OBTAIN A PART 301 / PART 303 PERM FROM EGLE FOR IMPACTS TO THE EXISTING STREAM AND WETLAND FOR PURPOSES OF THE CULVERT INSTALL AND ROAD CROSSING.

DETAIL	DIMENSION	LANE TIES	CONCRETE CYD / LFT
C1	1'-6" x 1/4"	AS SHOWN	0.0506
C2	1'-6" x 1/4"	OMITTED	0.0506
C3	2'-0" x 1 1/4"	AS SHOWN	0.0632
C4	2'-0" x 1 1/4"	OMITTED	0.0632
C5	2'-6" x 1 1/4"	AS SHOWN	0.0757
C6	2'-6" x 1 1/4"	OMITTED	0.0757

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**OAK CREEK SITE CONDOMINIUMS**

PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

P.I.D # 15-34-101-055 & # 15-34-101-053

**CLIENT INFORMATION:**

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11.	PSP - REV.	08/01/2024
12.	PSP - REV.	12/18/2024
13.	PSP - REV.	01/28/2025

REVIEWED BY: J.V.  
DESIGNED BY: M.G.  
DRAWN BY: M.G.

DRAWING: PRELIMINARY GRADING PLAN

NO. **C3.1**

GES PROJECT # 20-0102

CITY FILE #22-044, SECTION #34

JSC2022-0003  
PSC2023-0001  
Revision #4

Received 2/25/2025  
City of Rochester Hills  
Planning & Economic Development

**OAK CREEK SITE CONDOMINIUM**  
PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

**INFILTRATION BMP CALCULATION:**

AVG. INFILTRATION AREA - BIOSWALE/RAIN GARDEN - 1  
A<sub>1</sub> = (6416-4244) / 2 = 5,330.00 SF

**SURFACE STORAGE VOLUME:**  
V<sub>ss</sub> = A<sub>1</sub> X H = 5,330.00 CU. FT.

**SUBSURFACE STORAGE VOLUME:**  
V<sub>soil</sub> = h X S<sub>A</sub> X e  
VOID RATIO = 0.30 (MAX)  
V<sub>soil</sub> = 2 X 5,330 X 0.3 = 3,198.00 CU. FT.

**INFILTRATION STORAGE:**  
V<sub>i</sub> = K<sub>sat</sub> X S<sub>1</sub> X 6 X A<sub>1</sub>  
K<sub>sat</sub> = 1.6 NMHR  
V<sub>i</sub> = 1 X 1.6 X 6 X 5,330 = 2,665.00 CU. FT.

**BIORETENTION TOTAL STORAGE VOLUME:**  
V<sub>tr</sub> = V<sub>ss</sub> + V<sub>subsurface</sub> + V<sub>i</sub> = 11,193.00 CU. FT.

AVG. INFILTRATION AREA - BIOSWALE/RAIN GARDEN - 2  
A<sub>2</sub> = (6416-4244) / 2 = 5,330.00 SF

**SURFACE STORAGE VOLUME:**  
V<sub>ss</sub> = A<sub>2</sub> X H = 5,387.50 CU. FT.

**SUBSURFACE STORAGE VOLUME:**  
V<sub>soil</sub> = h X S<sub>A</sub> X e  
VOID RATIO = 0.30 (MAX)  
V<sub>soil</sub> = 2 X 5,387.50 X 0.3 = 2,152.50 CU. FT.

**INFILTRATION STORAGE:**  
V<sub>i</sub> = K<sub>sat</sub> X S<sub>1</sub> X 6 X A<sub>2</sub>  
K<sub>sat</sub> = 1.6 NMHR  
V<sub>i</sub> = 1 X 1.6 X 6 X 5,387.50 = 2,655.00 CU. FT.

**BIORETENTION TOTAL STORAGE VOLUME:**  
V<sub>tr</sub> = V<sub>ss</sub> + V<sub>subsurface</sub> + V<sub>i</sub> = 10,195.00 CU. FT.

**LAND USE SUMMARY**

CHARACTERISTIC	EXISTING CONDITION	PROPOSED CONDITION
TOTAL DEVELOPMENT AREA (ac)	8.46	8.46
IMPERVIOUS AREA (ac)	0.20	2.77
TOTAL PERVIOUS AREA (ac)	8.26	5.69

**PERVIOUS AREA BREAKDOWN BY COVER TYPE:**

MEADOW/FOLLOWNATURAL AREAS (NON-CULTIVATED)	8.29	5.38
PREDOMINANT NRCS SOIL TYPE (A, B, C, OR D)	TYPE B	TYPE B

**IMPROVED AREAS (TURF GRASS, LANDSCAPE, ROW CROPS)**

PREDOMINANT NRCS SOIL TYPE (A, B, C, OR D)	TYPE B	TYPE B
--	--------	--------

**WOODED AREAS**

PREDOMINANT NRCS SOIL TYPE (A, B, C, OR D)	TYPE B	TYPE B
--	--------	--------

**PROPOSED POND AREA (ac)** 0.31  
REQUIRED CPVC VOLUME (CU. FT.) 19,162.92  
PROVIDED CPVC VOLUME (CU. FT.) 18,528.75  
REQUIRED ED VOLUME (CU. FT.) 2,807.57  
PROVIDED ED VOLUME (CU. FT.) 3,859.52

**C-Factor Calculation for Storm Sewer Design**

Project Name: OAK CREEK SITE CONDOMINIUMS  
Project No.: 20-0102  
Name: GES - M.G.  
Date: 7/17/2024

Number of Units	21.00 UNITS
Total Site Average Impervious Area (PAVT) C-Factor	0.95
Impervious Area (BLDG.) C-Factor	0.95
Pervious Area C-Factor	0.20
POND	1.00

**IMPERVIOUS AREA**

Roadway	27,512.18 sq. ft.	27.51	18.00	495.22
Sidewalks	10,224.00 sq. ft.	10.22	18.00	183.96
Unit Roof Area	2,700 sq. ft.	2.70	21	56,700.00
Driveway - impervious pavement	1,250 sq. ft.	1.25	21	26,250.00
POND	13,475.48 sq. ft.	13.48	1.00	13,475.48
<b>Total Impervious Area (PAVT):</b>	<b>64,066.18 sq. ft.</b>			
<b>Total Impervious Area (BLDG.):</b>	<b>56,700.00 sq. ft.</b>			
<b>Total Pervious Area:</b>	<b>234,275.94 sq. ft.</b>			

**IMPERVIOUS AREA X C + (PERVIOUS AREA X C) + (POND AREA X C)** = 175,058.54  
**TOTAL AREA** = 368,517.60

**Calculated C-Factor = 0.48**

**DETENTION CALCULATION 100 YEAR STORM PER OAWRC (07/25/2024)**

TIME OF CONCENTRATION: ASSUME INITIAL NET AREA OF SITE IN ACRES T<sub>c</sub> = 20.00 MINUTES  
RUNOFF COEFF. C = 0.48

CALCULATION TIME OF CONCENTRATION: T<sub>c</sub> (PIPE FLOW) T<sub>c</sub> = L / (3600 X V) = 0.14 HR = 8.41 MIN.  
V = PIPE VELOCITY X 60 = 2.50 FT/SEC  
L = LENGTH OF STORM PIPE X 5.28 = 1,262.00 LF

T<sub>c</sub> (SHEET FLOW) T<sub>c</sub> = 0.48 X 1.10 X 0.8 = 0.47 FT/SEC  
V = 0.48 X 1.10 X 0.8 = 0.47 FT/SEC  
L = 1,300.00 LF  
T<sub>c</sub> = 1.12 HR = 67.20 MIN.  
T<sub>c</sub> = 213.00 LF

100 YEAR PEAK INTENSITY (IN) I<sub>100</sub> = 4.53 IN/HR  
I<sub>100</sub> = 0.33 / (T<sub>c</sub> + 0.17) X 61 = 4.53 IN/HR

CHANNEL PROTECTION VOLUME: V<sub>CH</sub> = 4719 X C X A = 19,162.92 CU. FT.

CHANNEL PROTECTION RATE CONTROL (EXTENDED DETENTION): V<sub>CD</sub> = 687 X C X A = 28,007.34 CU. FT.

100-YR. PEAK INFLOW: Q<sub>100</sub> = C X I<sub>100</sub> X A = 18.41 CFS  
Q<sub>100</sub> = 0.99 X 3.6 X A = 18.41 CFS

DETERMINE THE PEAK ALLOWABLE 100-YR. DISCHARGE: Q<sub>100</sub> = 0.67 CFS/AC  
Q<sub>100</sub> = 0.67 CFS/AC X 5.63 AC = 3.77 CFS

VARIABLE RELEASE RATE: Q<sub>100</sub> = 0.67 CFS/AC  
Q<sub>100</sub> = 0.67 CFS/AC X 5.63 AC = 3.77 CFS

STORAGE CURVE FACTOR: R = 0.38  
R = 0.38 X 0.15 X (I<sub>100</sub> / Q<sub>100</sub>) = 0.38

100 YR. RUNOFF: V<sub>100</sub> = 1895 X C X A = 77,094.29 CU. FT.  
V<sub>100</sub> = 1895 X 0.48 X 3.6 X A = 77,094.29 CU. FT.

100 YR. STORAGE VOLUME: V<sub>100</sub> = 29,577.57 CU. FT.

**SANITARY SEWER BASIS OF DESIGN**

Name of Project: AUBURN & LIVERNOS CONDOMINIUMS  
Location of Project: Section 34 CITY OF ROCHESTER HILLS, MI

Design service area in units: 19 units  
Population density per unit: 2.44 people/unit  
Design Population: 46.4 people  
Design per Capita contribution is: 100.00 gal/person/day

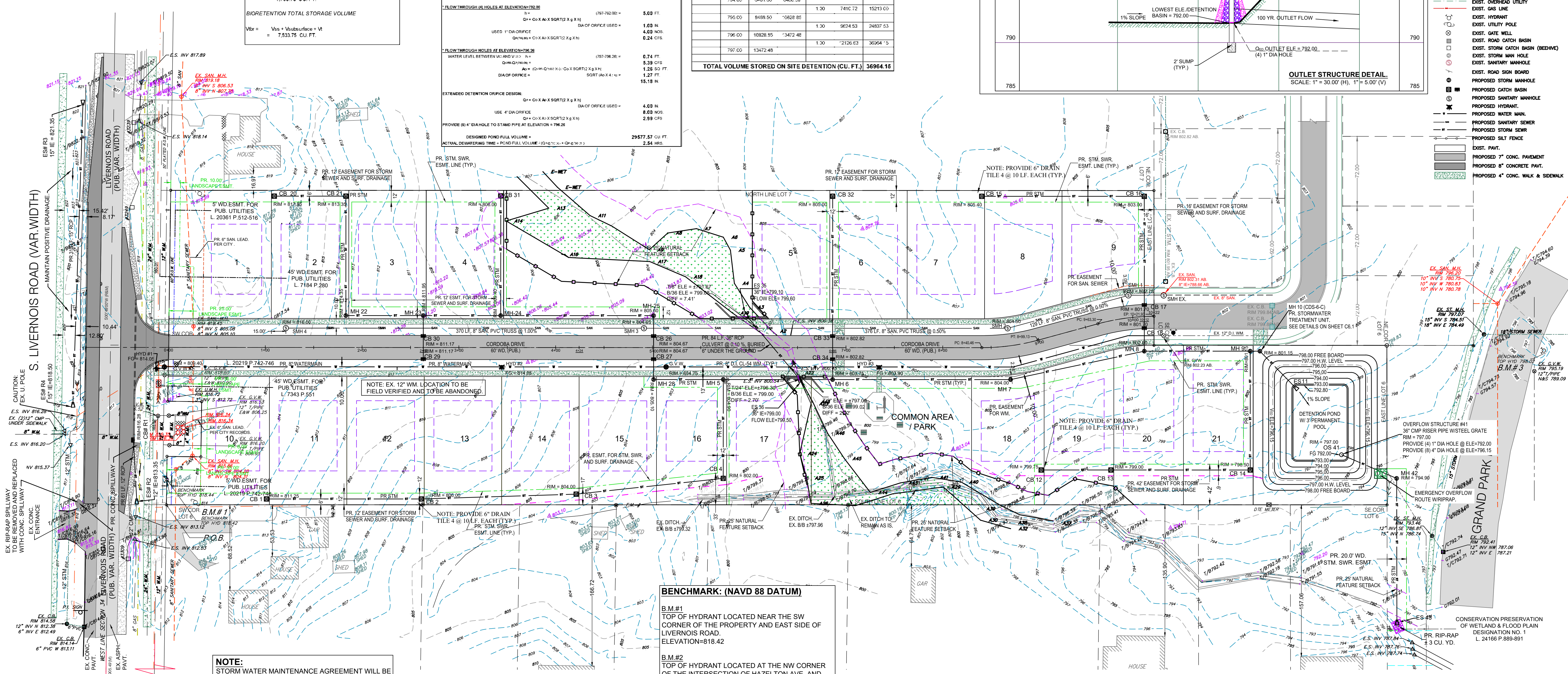
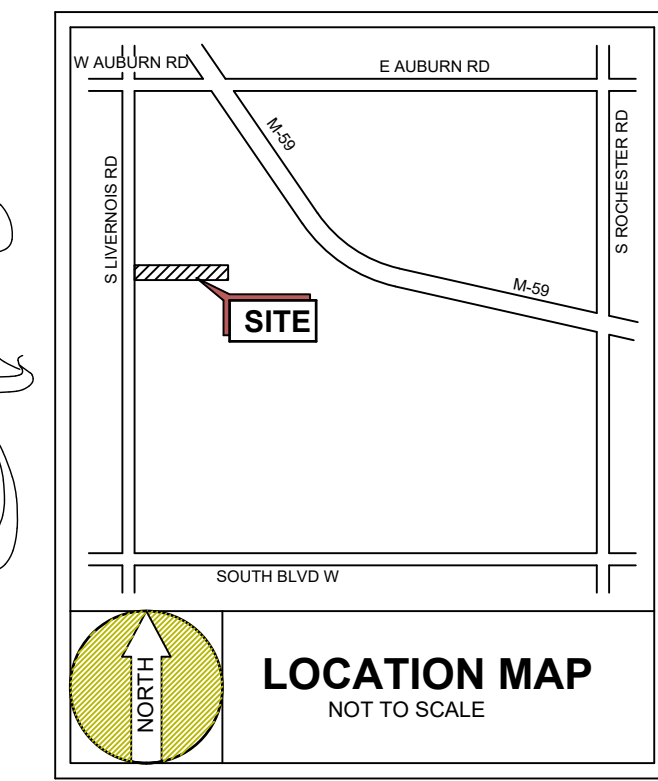
Average Flow: 4636 GPD  
Peak Factor: 4.32122373  
Peak Flow: 20,033.19 gal/person/day  
Average Flow converted to cfs is: 0.007 cfs  
Peak Flow converted to cfs is: 0.0310 cfs  
Average Flow converted to MGD is: 0.0046 MGD  
Peak Flow converted to MGD is: 0.0200 MGD

Available Capacity:  
PIPE SLOPE: PIPE DIA. % YEL. CAP. IN. FULL. CFS. FULL. CFS. FULL. CFS.  
8 0.500 2.45 0.86

**WATER MAIN BASIS OF DESIGN**

Name of Project: AUBURN & LIVERNOS CONDOMINIUMS  
Location of Project: CITY OF ROCHESTER HILLS, MI

Design per Capita contribution is: 150.00 gal/person/day  
Average Flow: 7,686.00 GPD  
Peak Factor: 646,8512 GPD  
Peak Flow converted to cfs is: 0.05129 cfs  
Average Flow converted to MGD is: 0.0077 MGD  
Peak Flow converted to MGD is: 0.0331 MGD



WEST 1/4 COR. SEC. 34  
T3N, R11E, (G-12)  
REMIEN IN MON BOX  
L. 15907 P. 729

**NOTE:**  
STORM WATER MAINTENANCE AGREEMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW.  
OFF-SITE STORM EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW.  
SANITARY EASEMENT AND WATER MAIN EASEMENT, 10' ON BOTH SIDES WILL BE PROVIDED AND RECORDED DURING THE CONSTRUCTION REVIEW.

\*A FLOW TEST IS REQUIRED TO EVALUATE THE CAPABILITIES OF THE WATER SUPPLY. THIS CAN BE OBTAINED BY CONTACTING THE ROCHESTER HILLS ENGINEERING DEPARTMENT AT 248-656-4640.

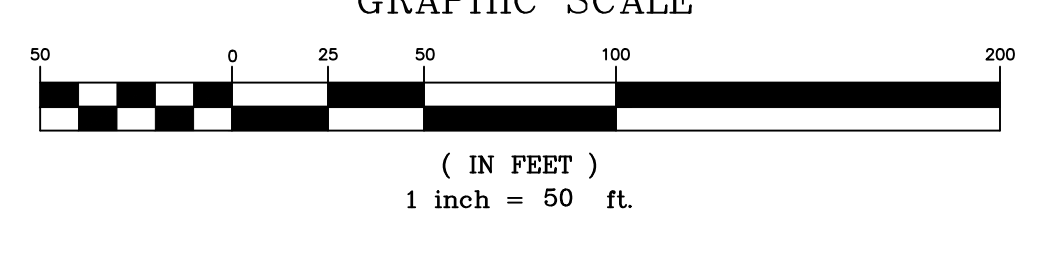
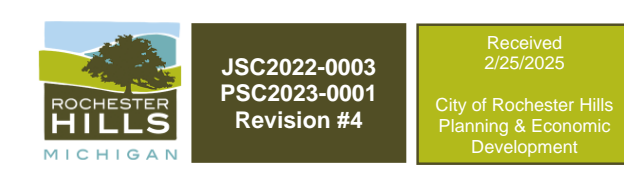
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ELEVATION=818.42

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ELEVATION=798.02

**PRELIMINARY UTILITY PLAN**  
SCALE: 1" = 50.00'



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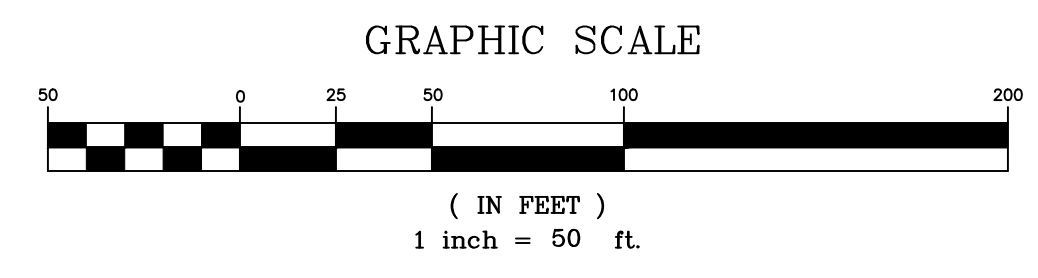
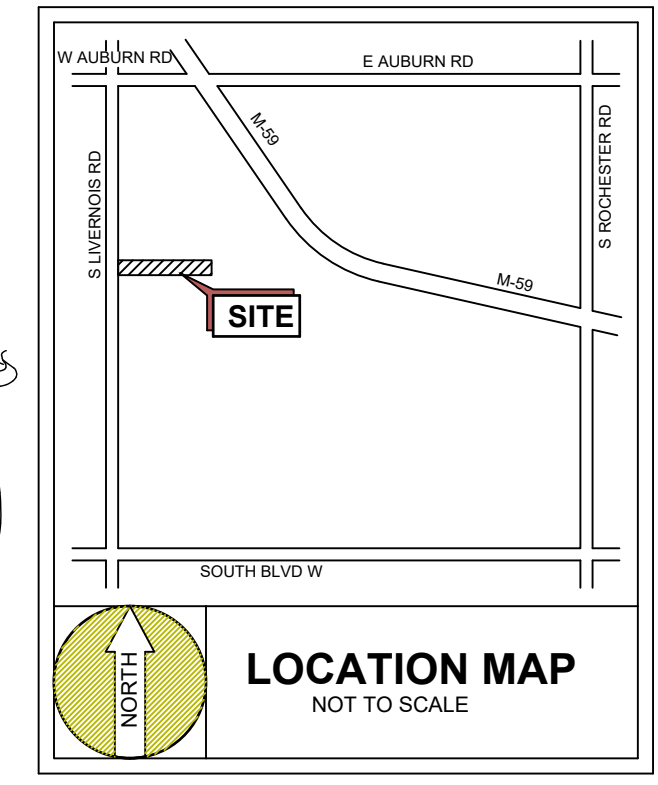
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13.	PSP - REV.	01/28/2025

REVIEWED BY: J.V.  
DESIGNED BY: M.G.  
DRAWN BY: M.G.

**DRAWING:**  
**PRELIMINARY UTILITY PLAN**

NO. **C4.1**  
GES PROJECT # 20-0102  
CITY FILE #22-044, SECTION #34

**OAK CREEK SITE CONDOMINIUM**  
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**BENCHMARK: (NAVD 88 DATUM)**

**B.M.#1**  
 TOP OF HYDRANT LOCATED NEAR THE SW CORNER OF THE PROPERTY AND EAST SIDE OF LIVERNOIS ROAD.  
 ELEVATION=818.42

**B.M.#2**  
 TOP OF HYDRANT LOCATED AT THE NW CORNER OF THE INTERSECTION OF HAZELTON AVE. AND GRAND PARK ROAD.  
 ELEVATION = 794.11

**B.M.#3**  
 TOP OF THE HYDRANT LOCATED AT EAST SIDE OF THE GRAND PARK ROAD AND EAST SIDE OF THE EASTERLY PROPERTY LINE.  
 ELEVATION=798.02

**NOTES:**

- SINGLE FAMILY RESIDENTIAL 2 CAR GARAGE FRONT ENTRANCE WITH 18' CONC. DRIVE.
- BRICK FACADE, 1 1/2 AND 2 STORY FLOOR PLANS.
- WITH SQUARE FOOTAGE RANGING FROM 2500 TO 3800 S.F.
- CONSTRUCTION TYPE IS V-8.
- 24.5' WIDE 7" CONC. ROAD FROM FRONT TO FRONT OF 4" MOUNTABLE CONC. CURB.
- FIRE APPARATUS ACCESS ROADWAYS SHOULD BE DESIGNED TO SUPPORT THE LOAD OF THE FIRE APPARATUS (75,000 POUNDS) AND BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF 20 FEET ACROSS (26 FEET ACROSS WHERE FIRE HYDRANTS ARE PRESENT) AND AN UNOBSTRUCTED HEIGHT OF 13 FEET 6 INCHES.
- A FLOW TEST IS REQUIRED TO EVALUATE THE CAPABILITIES OF THE WATER SUPPLY. THIS CAN BE OBTAINED BY CONTACTING THE ROCHESTER HILLS ENGINEERING DEPARTMENT AT 248-456-4640.
- EXIT DOORS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES. PROVIDE GUARD POSTS OR OTHER ACCEPTABLE MEANS OF PROTECTING EXIT DOORS OPENING INTO DRIVES AND PARKING AREAS.

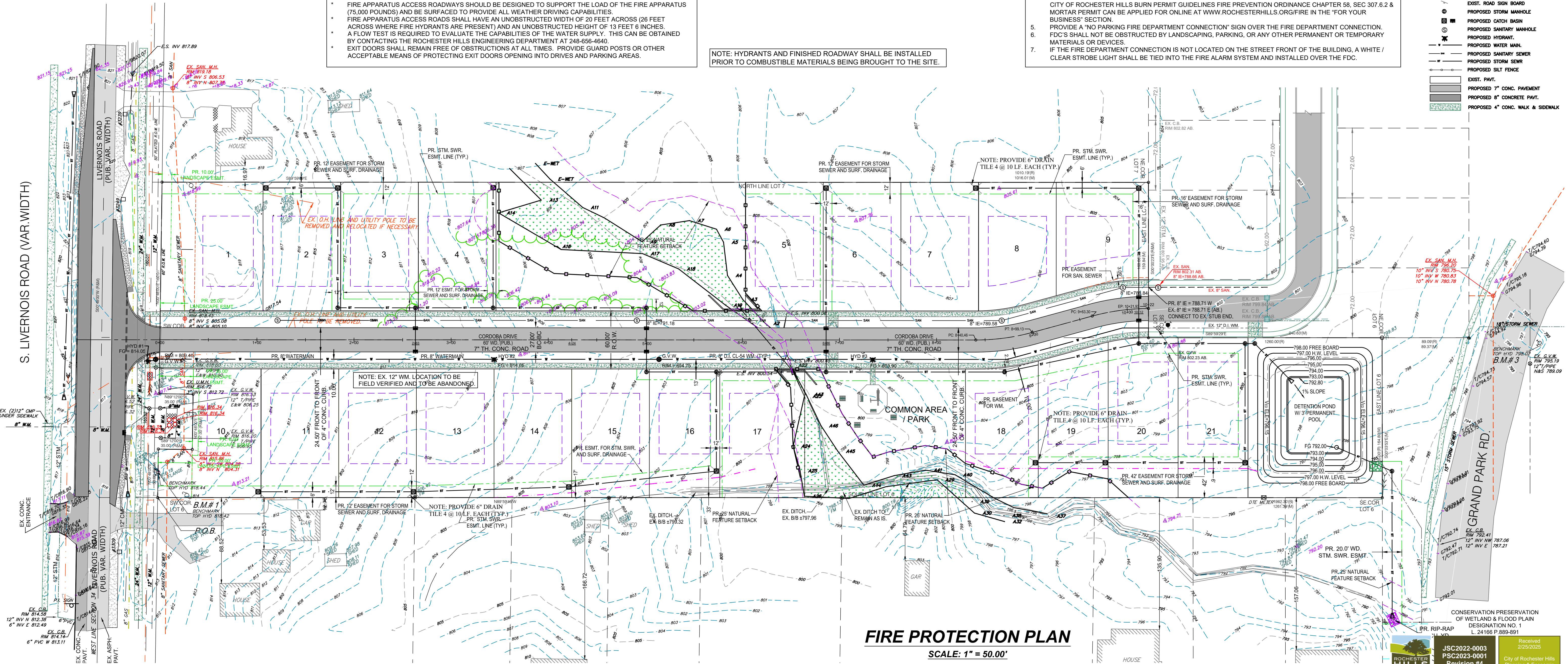
NOTE: HYDRANTS AND FINISHED ROADWAY SHALL BE INSTALLED PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE.

**FIRE DEPARTMENT NOTES:**

- A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE THROUGH THE KNOX COMPANY AT WWW.KNOXBOX.COM (IFC 2006 SEC. 1028.2)
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE" AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC 307.6.2 & MORTAR PERMIT CAN BE APPLIED FOR ONLINE AT WWW.ROCHESTERHILLS.ORG/FIRE IN THE "FOR YOUR BUSINESS" SECTION.
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING. OPEN BURNING FOR WARMING OF SAND AND / OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 58, SEC 307.6.2 & MORTAR PERMIT CAN BE APPLIED FOR ONLINE AT WWW.ROCHESTERHILLS.ORG/FIRE IN THE "FOR YOUR BUSINESS" SECTION.
- PROVIDE A "NO PARKING FIRE DEPARTMENT CONNECTION" SIGN OVER THE FIRE DEPARTMENT CONNECTION.
- FDC'S SHALL NOT BE OBSTRUCTED BY LANDSCAPING, PARKING, OR ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICES.
- IF THE FIRE DEPARTMENT CONNECTION IS NOT LOCATED ON THE STREET FRONT OF THE BUILDING, A WHITE / CLEAR STROBE LIGHT SHALL BE TIED INTO THE FIRE ALARM SYSTEM AND INSTALLED OVER THE FDC.

**LEGEND:**

- EXIST. STORM SEWER
- EXIST. SANITARY LINE
- EXIST. WATER MAIN
- EXIST. OVERHEAD UTILITY
- EXIST. GAS LINE
- EXIST. HYDRANT
- EXIST. UTILITY POLE
- EXIST. GATE WELL
- EXIST. ROAD CATCH BASIN
- EXIST. STORM CATCH BASIN (BEDWD)
- EXIST. STORM MAN HOLE
- EXIST. SANITARY MANHOLE
- EXIST. ROAD SIGN BOARD
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SALT FENCE
- EXIST. PAVT.
- PROPOSED 7" CONC. PAVEMENT
- PROPOSED 8" CONCRETE PAVT.
- PROPOSED 4" CONC. WALK & SIDEWALK



**FIRE PROTECTION PLAN**  
 SCALE: 1" = 50.0'

**PROJECT INFORMATION:**  
**OAK CREEK SITE CONDOMINIUMS**

PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND CO., MICHIGAN  
 P.I.D # 15-34-101-055 & # 15-34-101-053

**CLIENT INFORMATION:**  
 ENLIVEN DEVELOPERS  
 1322 HARVARD DRIVE  
 ROCHESTER HILLS, MI-48307  
 PH: (586) 612 6937  
 Info@EnlivenBuild.com

**ISSUANCE:**

- SCHEMATIC
- BIDDING
- MUNI SUBMITTAL
- CONSTRUCTION
- OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

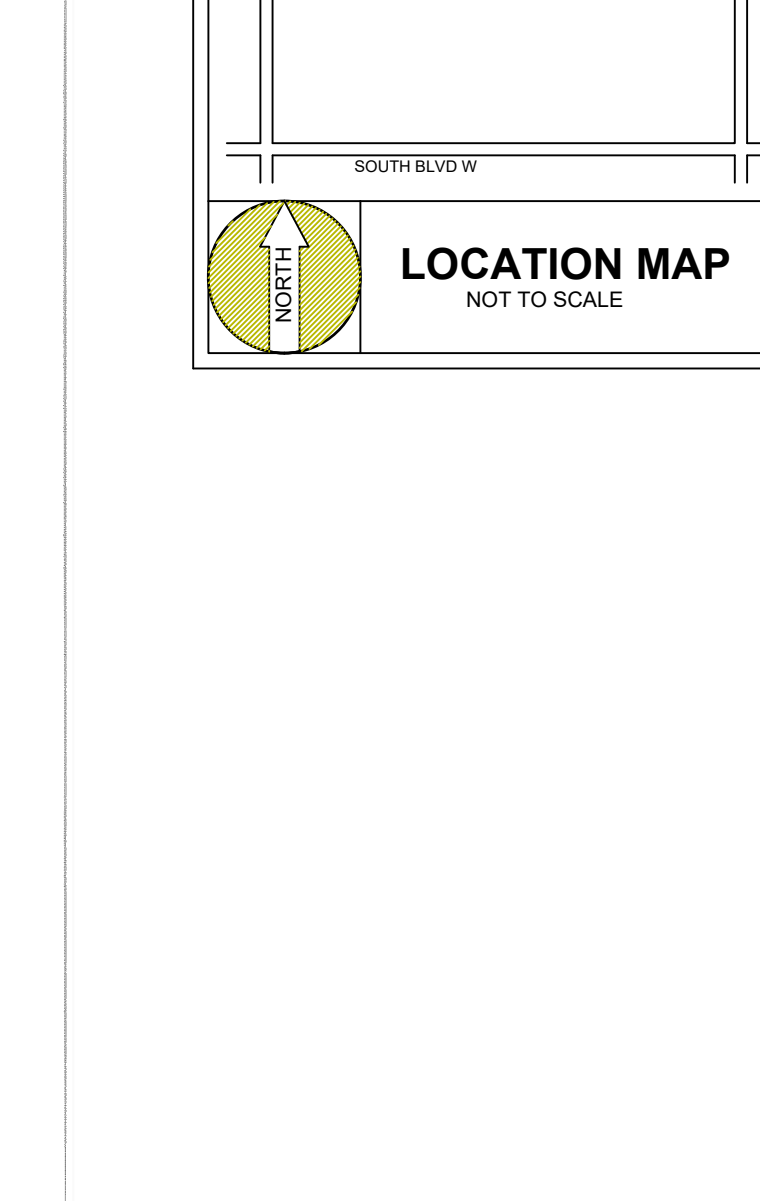
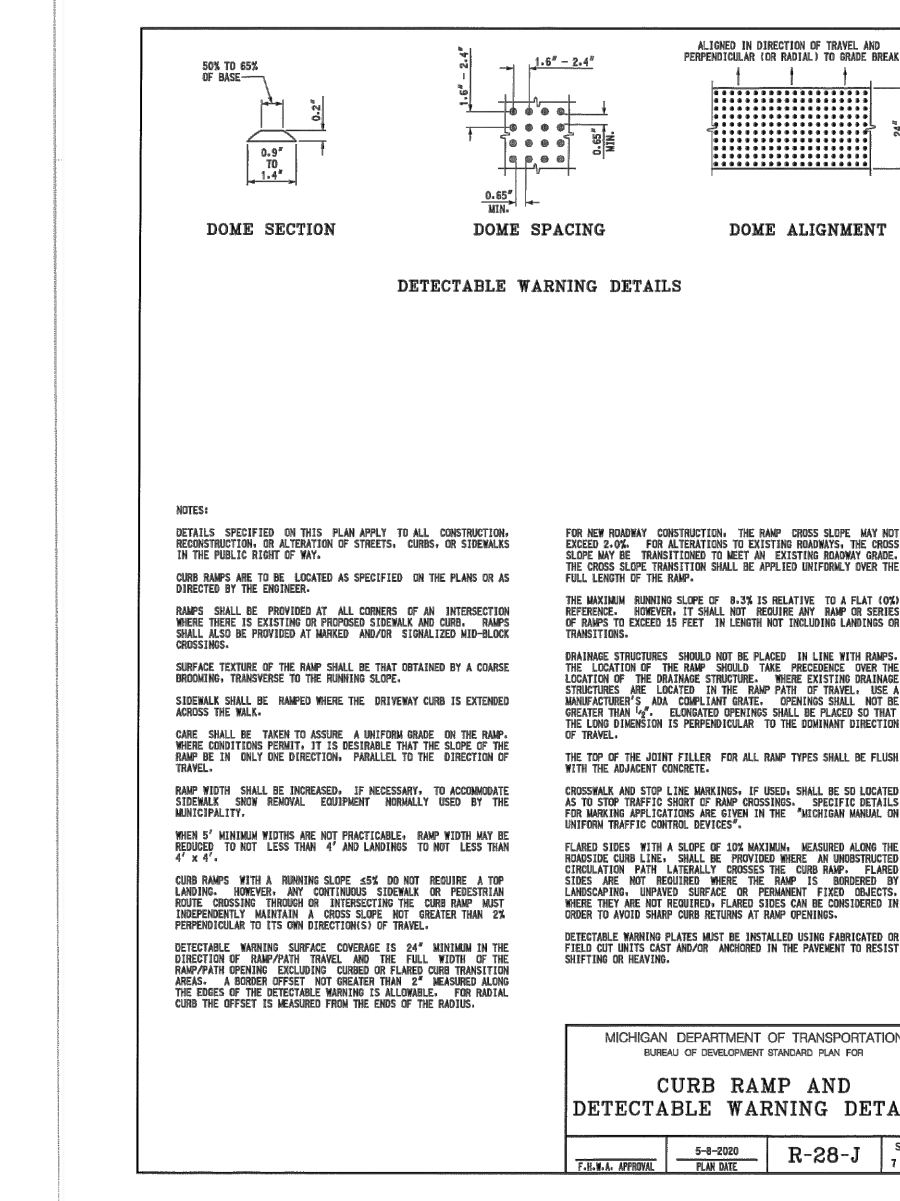
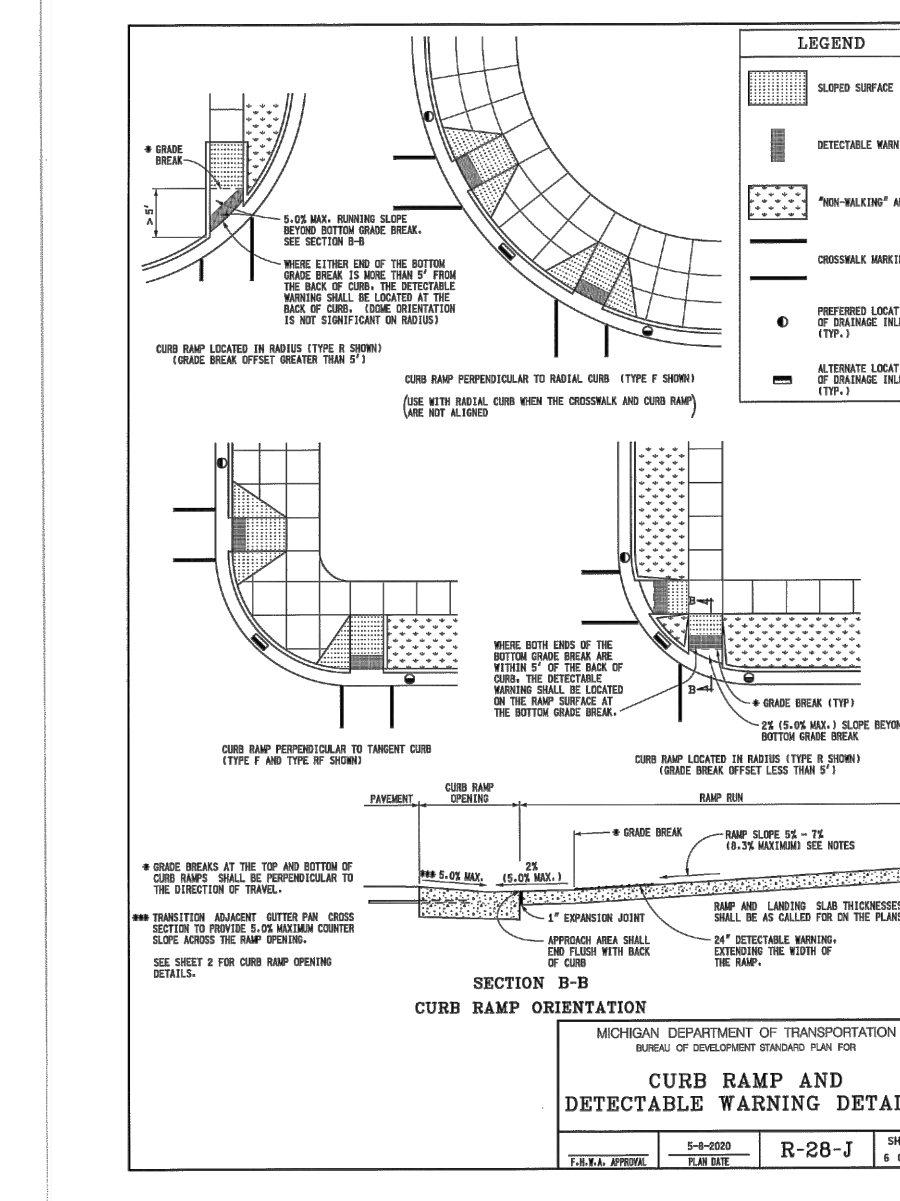
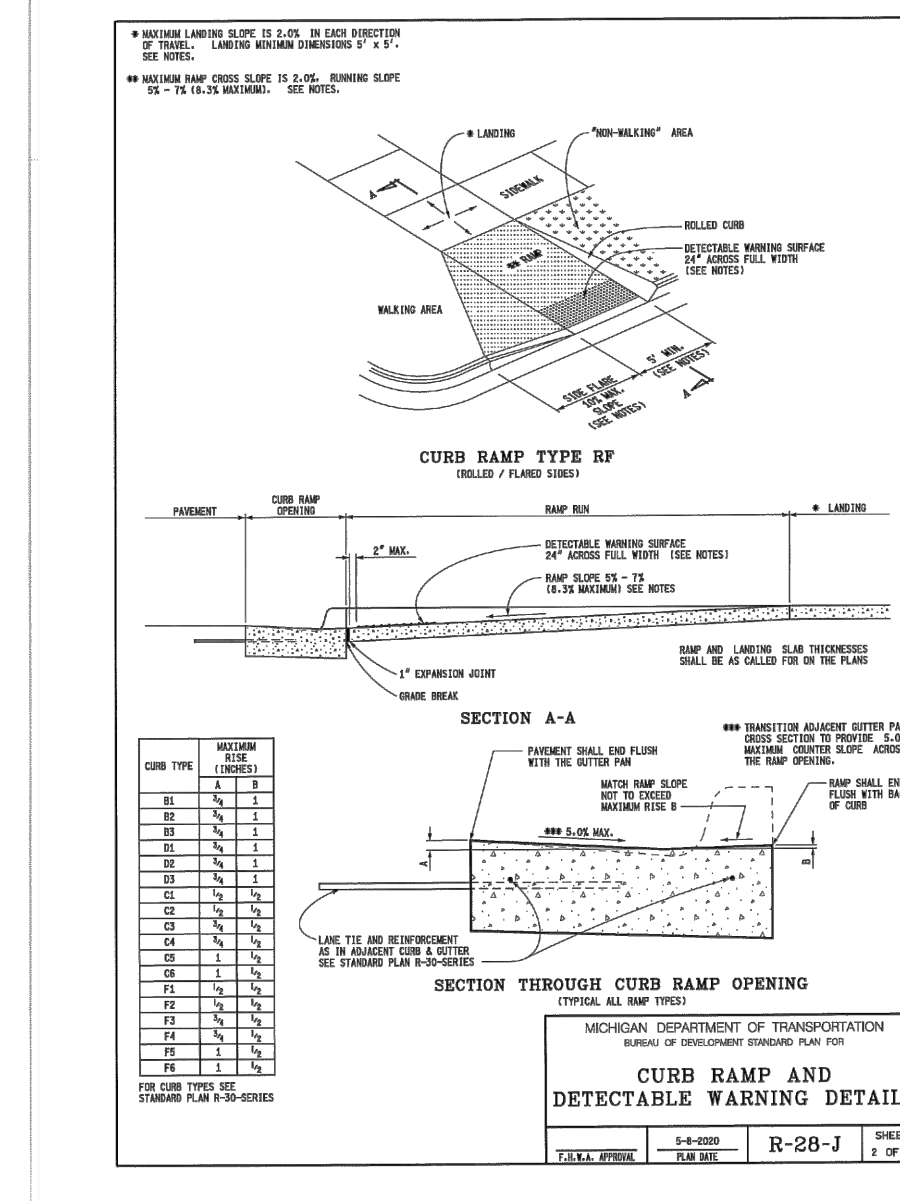
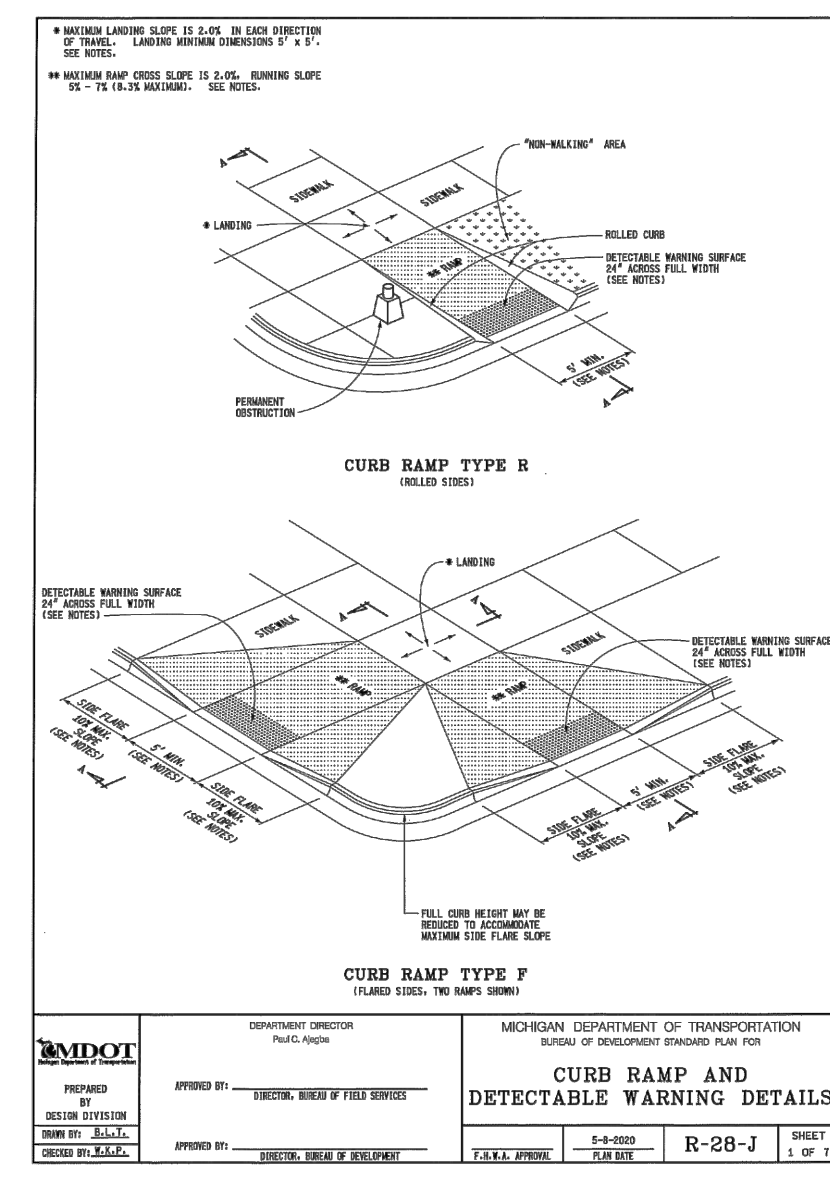
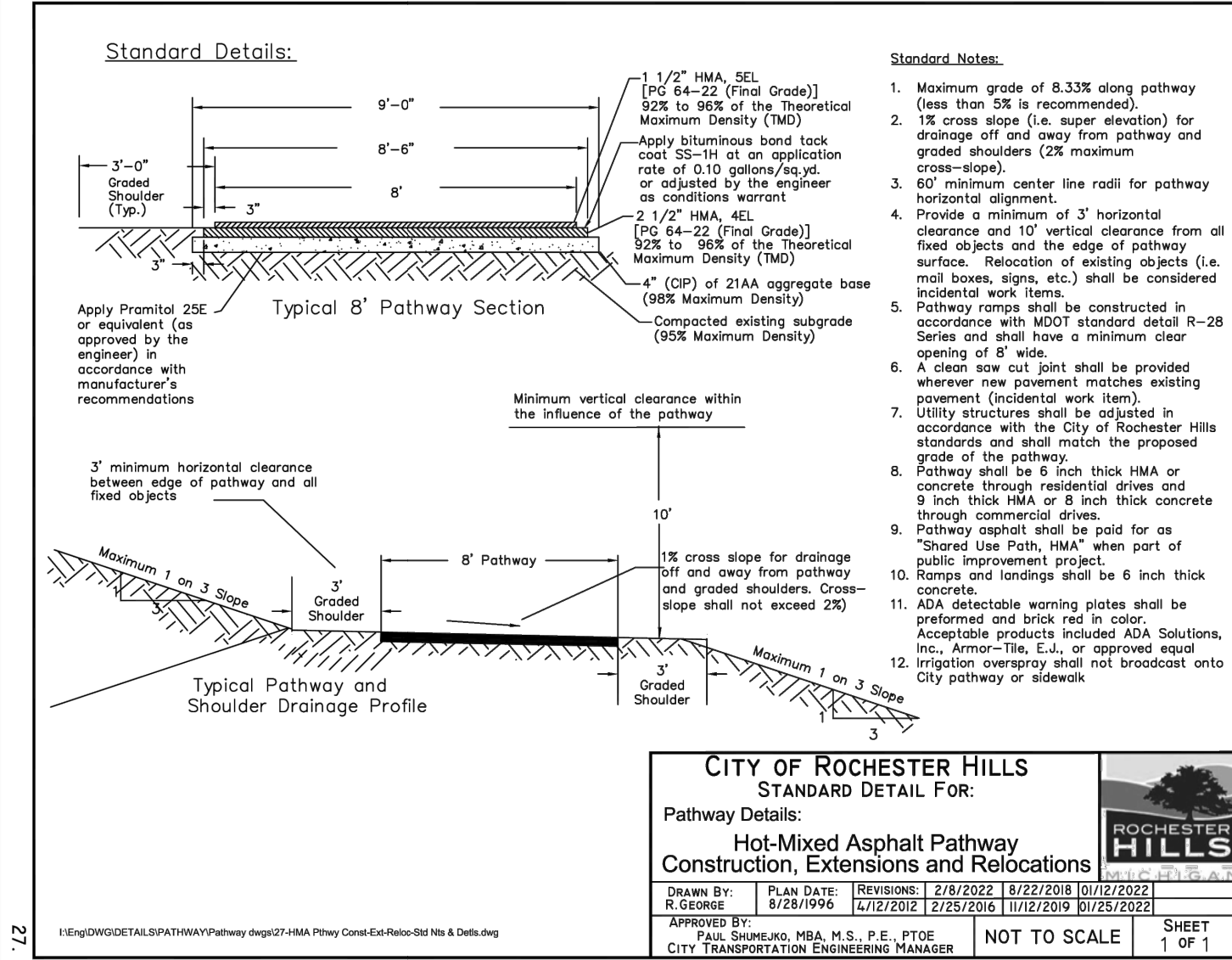
NO.	DESC.	DATE
1.	PRLM SITE PLAN	01/15/2020
2.	REVISION	03/17/2020
3.	REVISION	06/24/2021
4.	PSP- REV.	06/14/2022
5.	REVISION	06/22/2022
6.	REVISION	10/12/2022
7.	EGL E.	01/20/2023
8.	REV. TREE	02/27/2023
9.	PSP- SUB.	03/08/2023
10.	PSP- REV.	12/04/2023
11.	PSP- REV.	08/10/2024
12.	PSP- REV.	12/18/2024
13.	PSP- REV.	01/28/2025

REVIEWED BY: J.V.  
 DESIGNED BY: M.G.  
 DRAWN BY: M.G.

DRAWING:  
**FIRE PROTECTION PLAN**

NO. **C5.1**  
 GES PROJECT # 20-0102

CONSERVATION PRESERVATION OF WETLAND & FLOOD PLAIN DESIGNATION NO. 1 L. 24165 P.885-891  
 Received 2/25/2025  
 City of Rochester Hills Planning & Economic Development



**GATEWAY**

8155 ANNSBURY DRIVE, SUITE # 109  
SHELBY TWP., MI 48316  
OFFICE # (586) 786-5533 FAX # (586) 786-5575  
www.gatewayengineer.com

**PROJECT INFORMATION:**

**OAK CREEK SITE CONDOMINIUMS**

PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND CO., MICHIGAN

P.I.D. # 15-34-101-055 & # 15-34-101-053

**CLIENT INFORMATION:**

**ENLIVEN DEVELOPERS**  
1322 HARVARD DRIVE  
ROCHESTER HILLS, MI 48307  
PH: (586) 512 6937  
Info@EnlivenBuild.com

**ISSUANCE:**

SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO. DESC. DATE

1. PRM SITE PLAN 01/15/2020
2. REVISION 03/17/2020
3. REVISION 06/24/2021
4. PSP-REV. 06/14/2022
5. REVISION 06/22/2022
6. REVISION 10/12/2022
7. EGL 01/20/2023
8. PSP - TREE 02/27/2023
9. PSP - SUB. 03/08/2023
10. PSP - REV. 12/04/2023
11. PSP - REV. 08/01/2024
12. PSP - REV. 12/18/2024

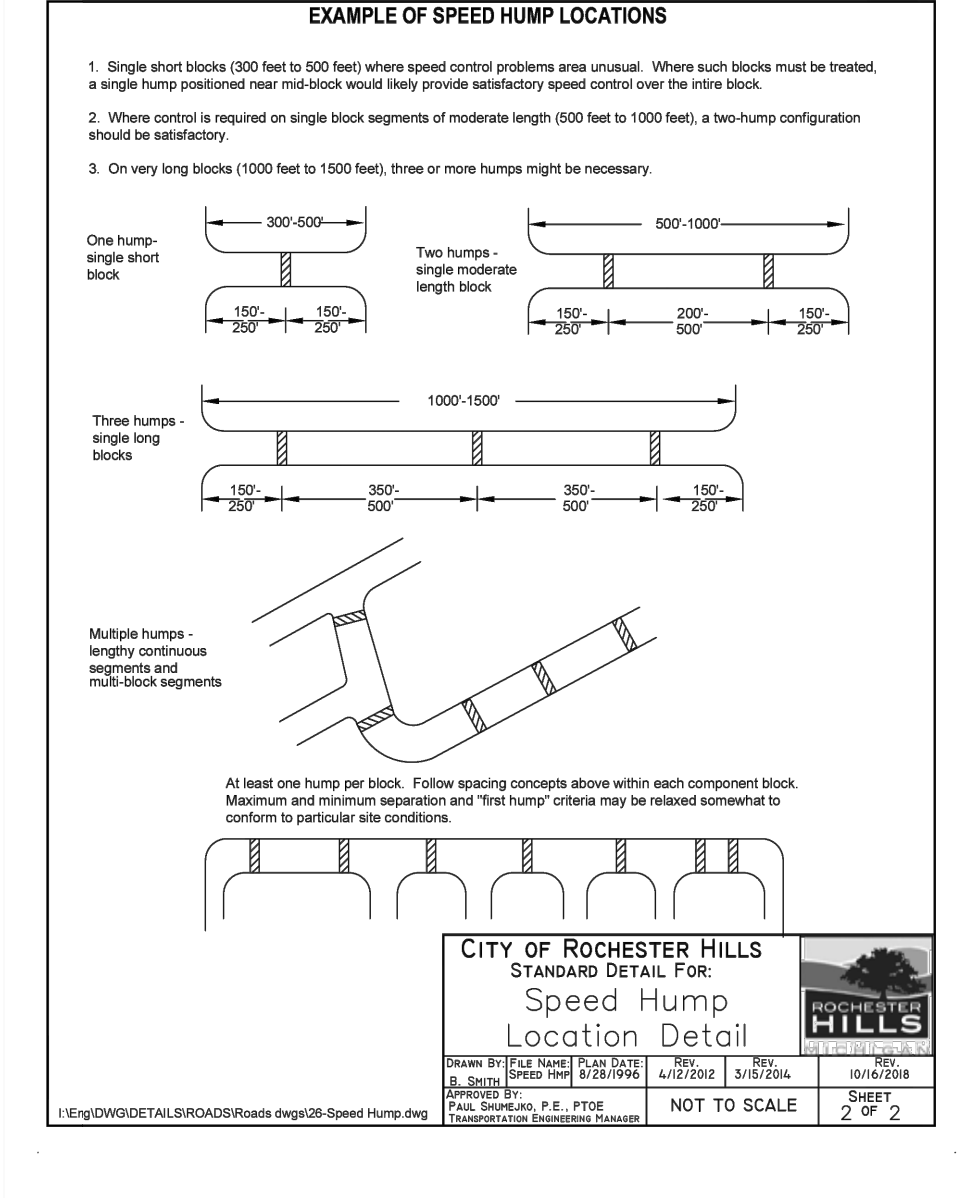
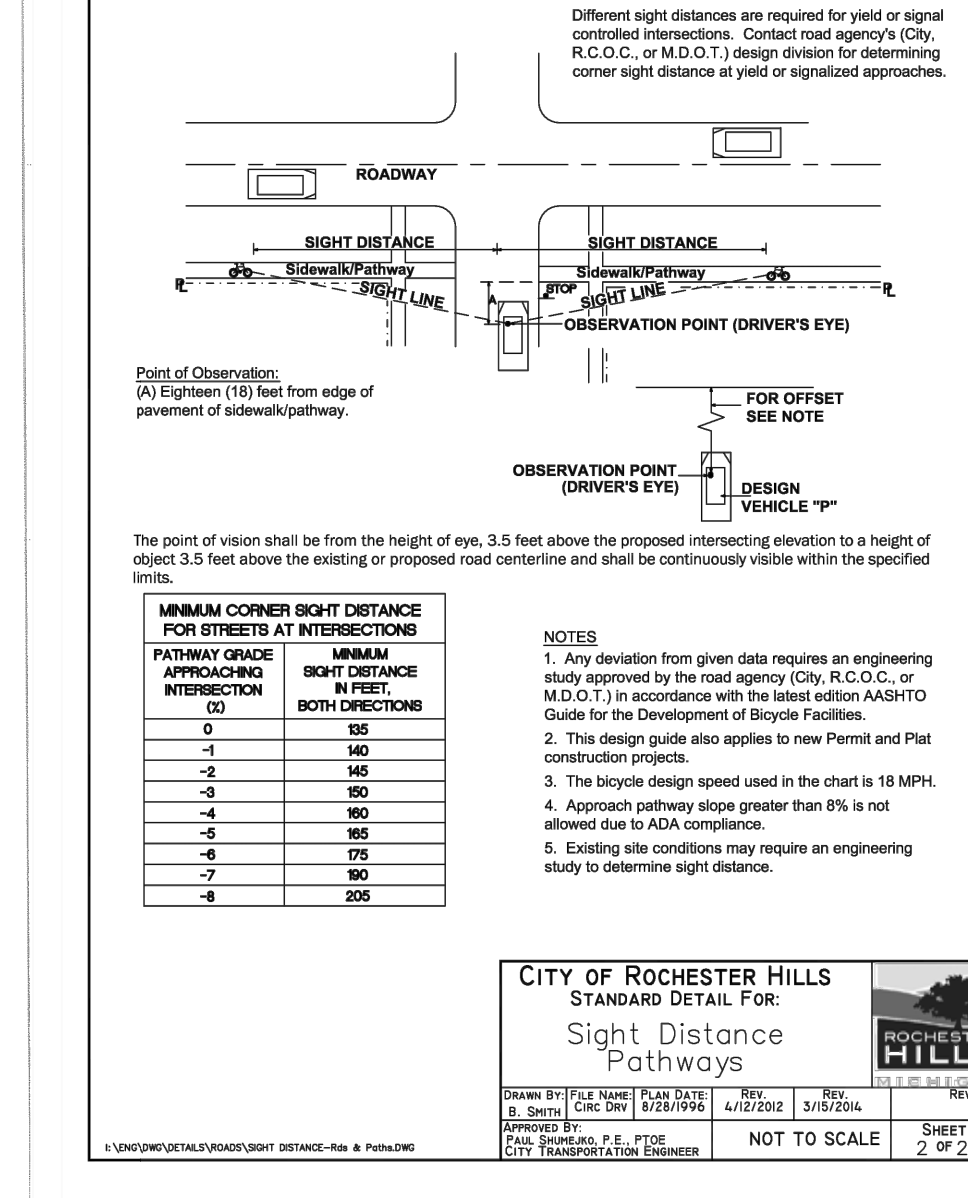
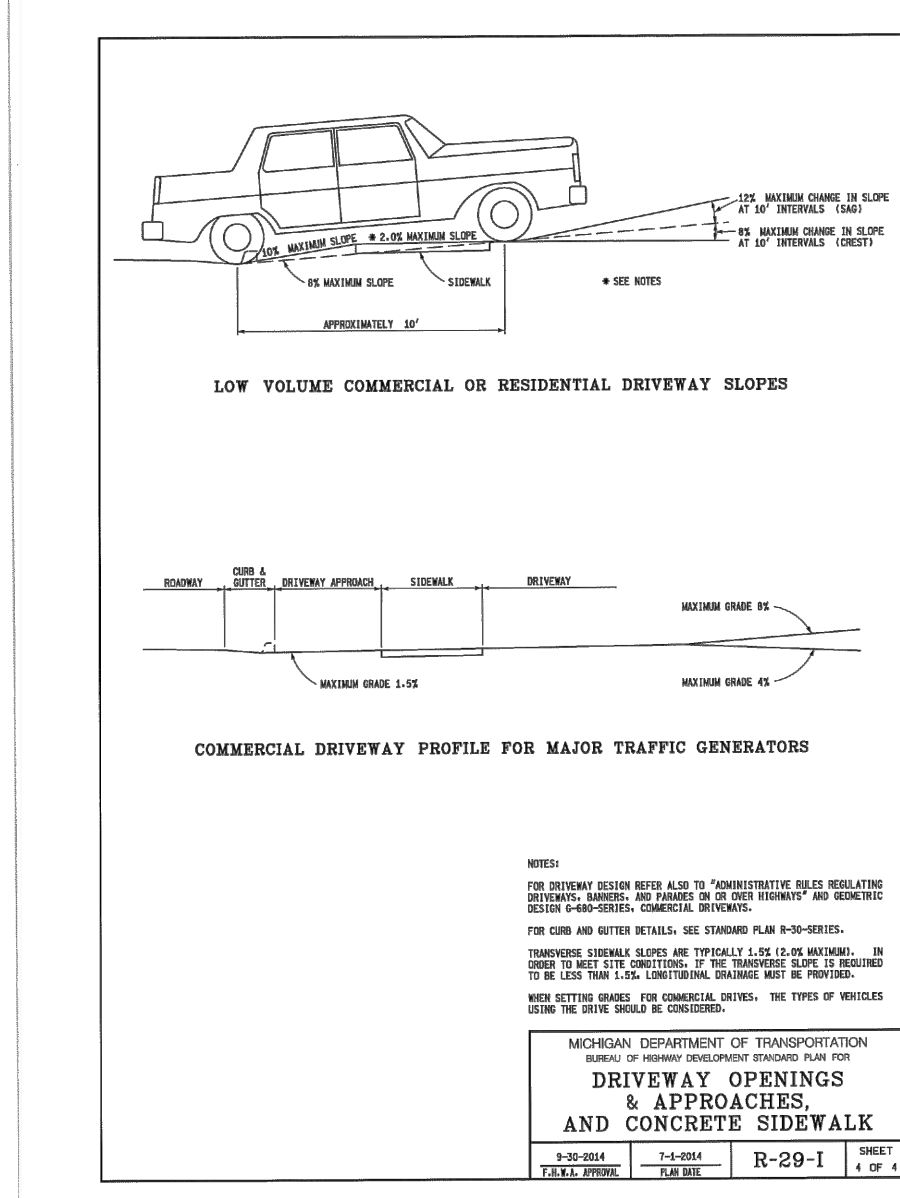
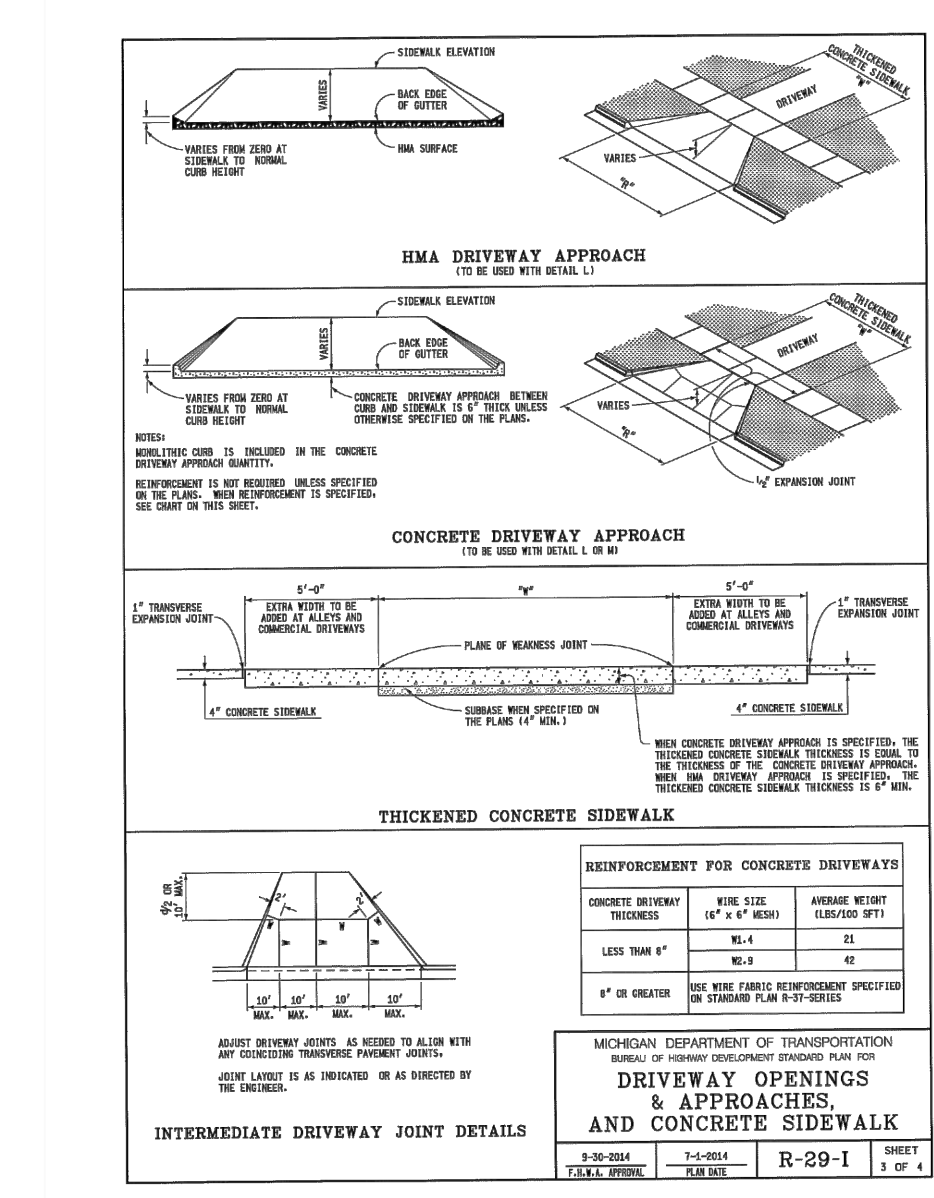
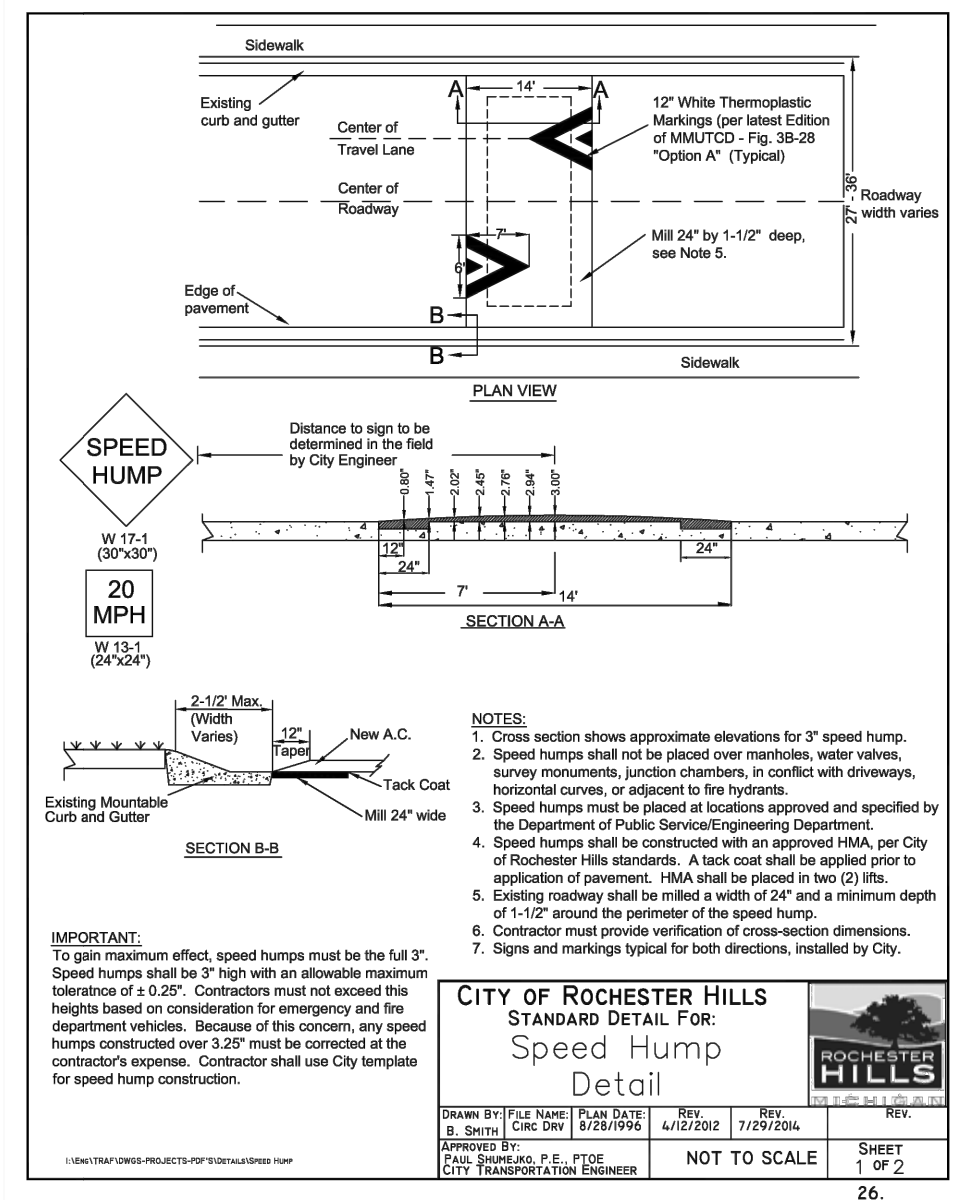
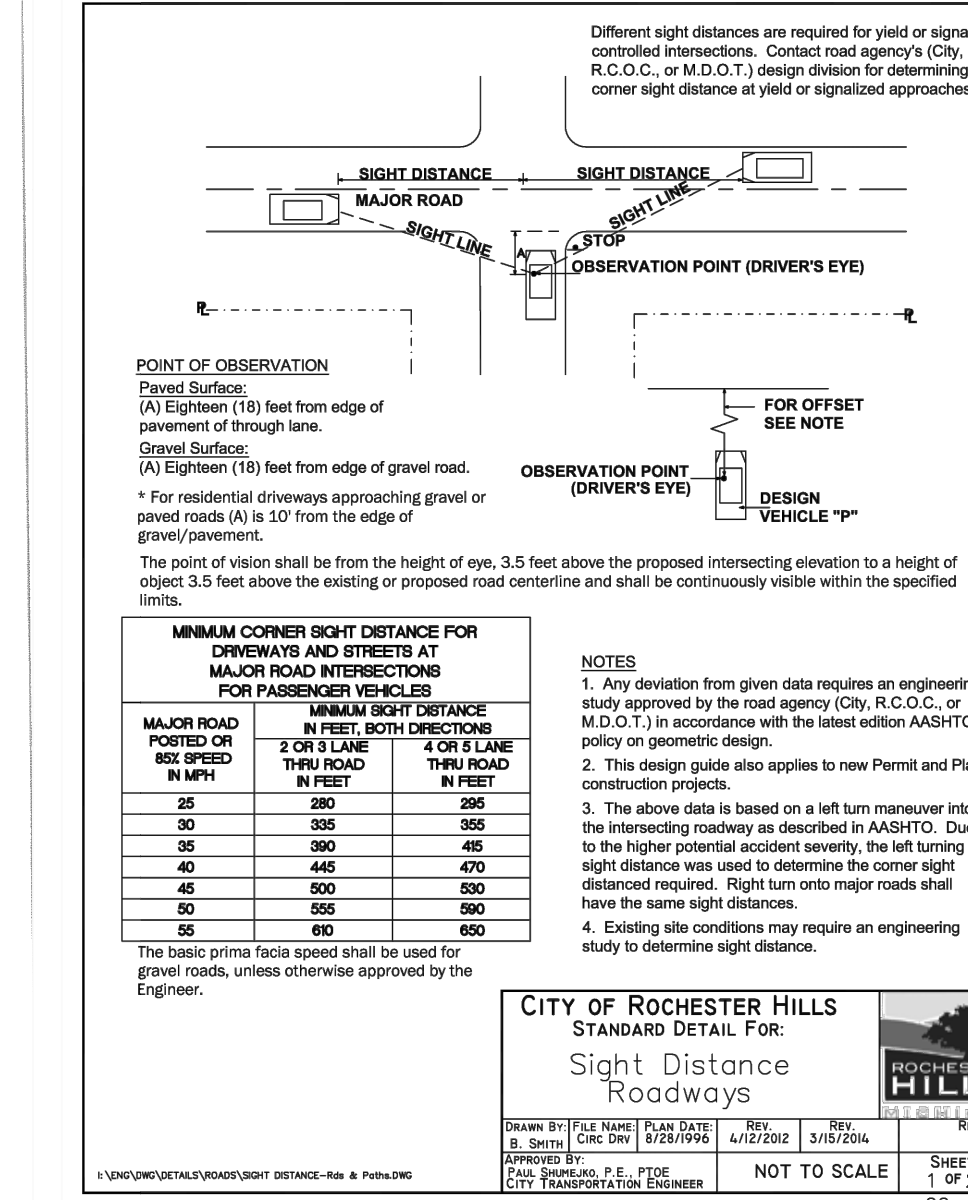
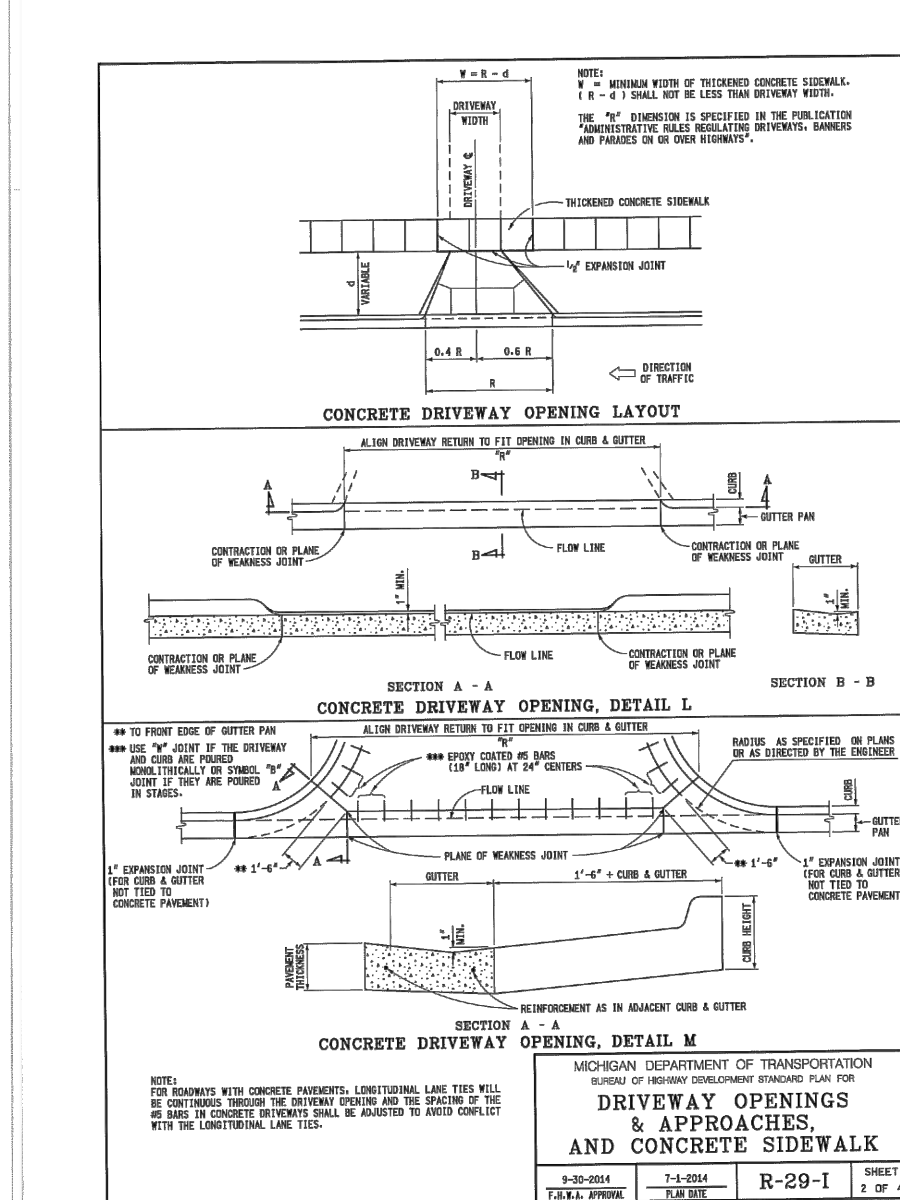
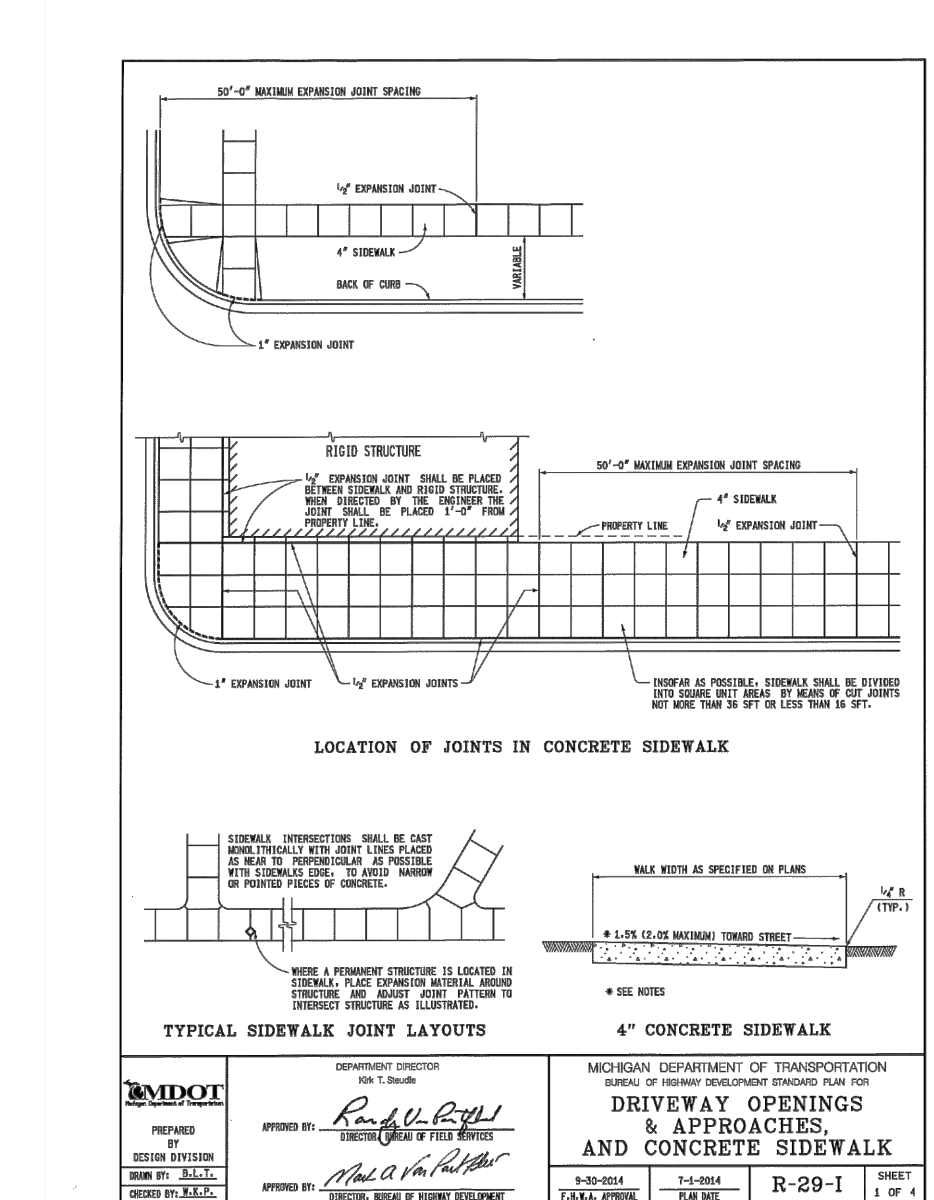
REVIEWED BY: J.V.  
DESIGNED BY: M.G.  
DRAWN BY: M.G.

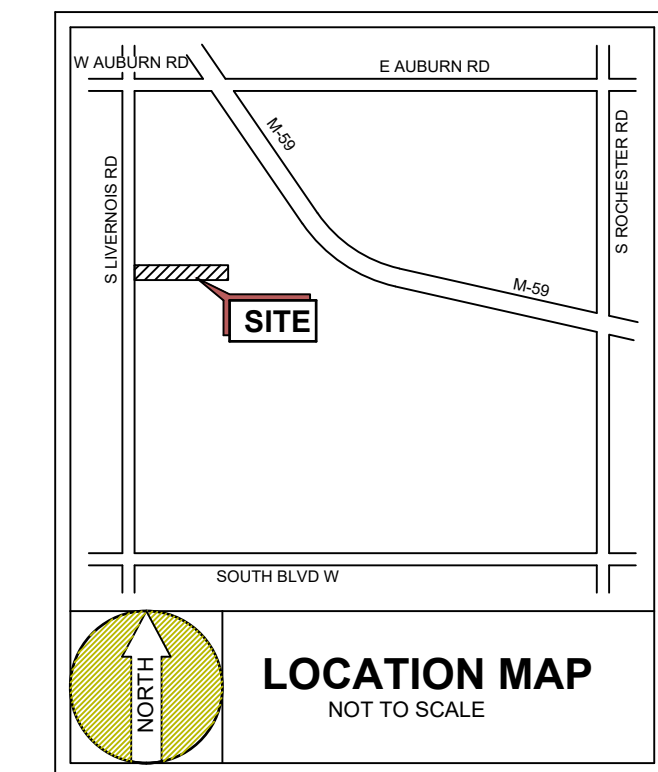
**DRAWING: DETAILS**

NO. **C6.1**

GES PROJECT # 20-0102

CITY FILE #22-044, SECTION #34





8155 ANNSBURY DRIVE, SUITE # 109  
 SHELBY TWP., MI 48316  
 OFFICE # (586) 786-5533 FAX # (586) 786-5575  
 www.gatewayengineer.com

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**PROJECT INFORMATION:**

**OAK CREEK SITE CONDOMINIUMS**

PART OF THE NORTH 1/2 OF SECTION 34, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND CO., MICHIGAN

P.I.D. # 15-34-101-055 & # 15-34-101-053

**CLIENT INFORMATION:**

**ENLIVEN DEVELOPERS**  
 1322 HARVARD DRIVE  
 ROCHESTER HILLS, MI-48307  
 PH: (586) 612 6937  
 Info@EnlivenBuild.com

NOTE: STANDARD DETAILS SHEETS PROVIDED BY MANUFACTURER.  
 THE SITE SPECIFIC DETAILS WILL BE PROVIDED AT THE TIME OF THE ENGINEERING REVIEW.

**CDS-6-C (CDS3030) DESIGN NOTES**

CDS-6-C (CDS3030) RATED TREATMENT CAPACITY IS 2.1 CFS (44.7 L/s). IF THE SITE CONDITIONS EXCEED MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

**PLAN VIEW B-B**  
N.T.S.

**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

**ELEVATION A-A**  
N.T.S.

**GENERAL NOTES**

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET ASHTO H200 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT. ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET H200 (ASHTO M 300) AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES, MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

- ISSUANCE:
- SCHEMATIC
  - BIDDING
  - MUNI SUBMITTAL
  - CONSTRUCTION
  - OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE
1.	PRJM SITE PLAN	01/15/2020
2.	REVISION	03/17/2020
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4.	PSP-REV.	06/14/2022
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8.	REV. TREE	02/27/2023
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REVIEWED BY: J.V.  
 DESIGNED BY: M.G.  
 DRAWN BY: M.G.

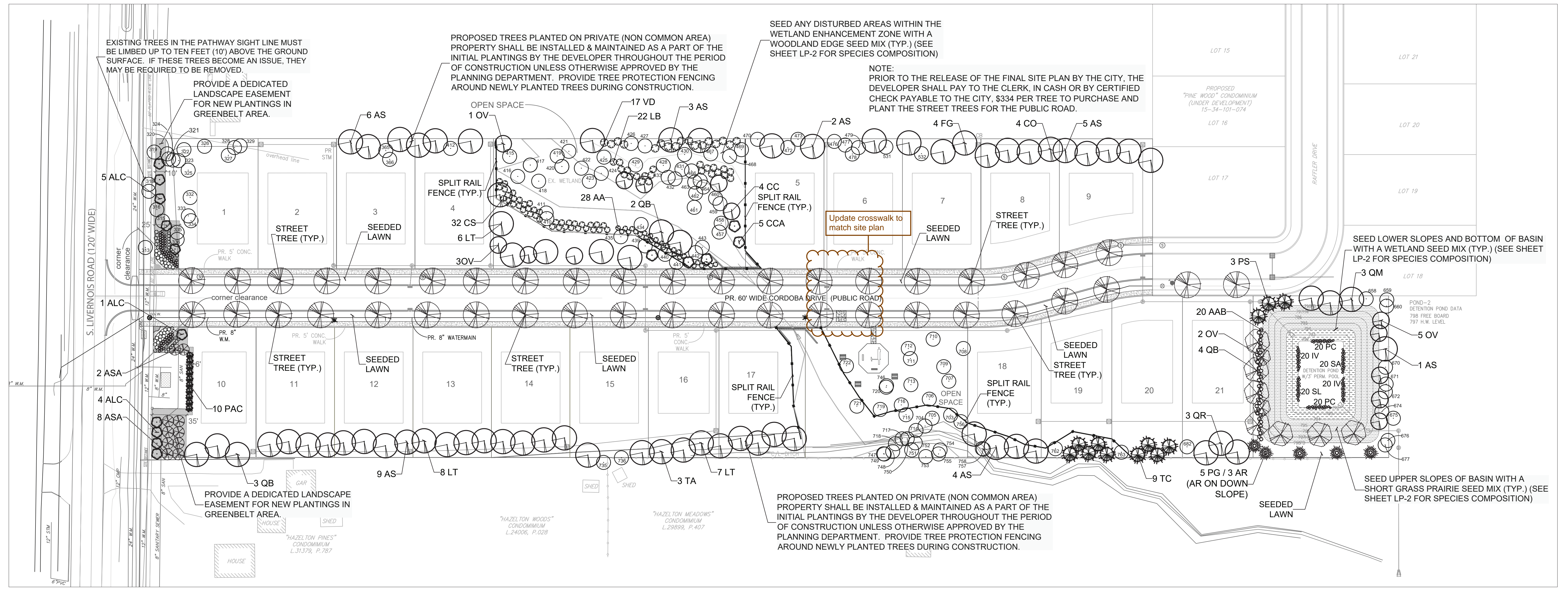
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NO. **C6.2**  
 GES PROJECT # 20-0102



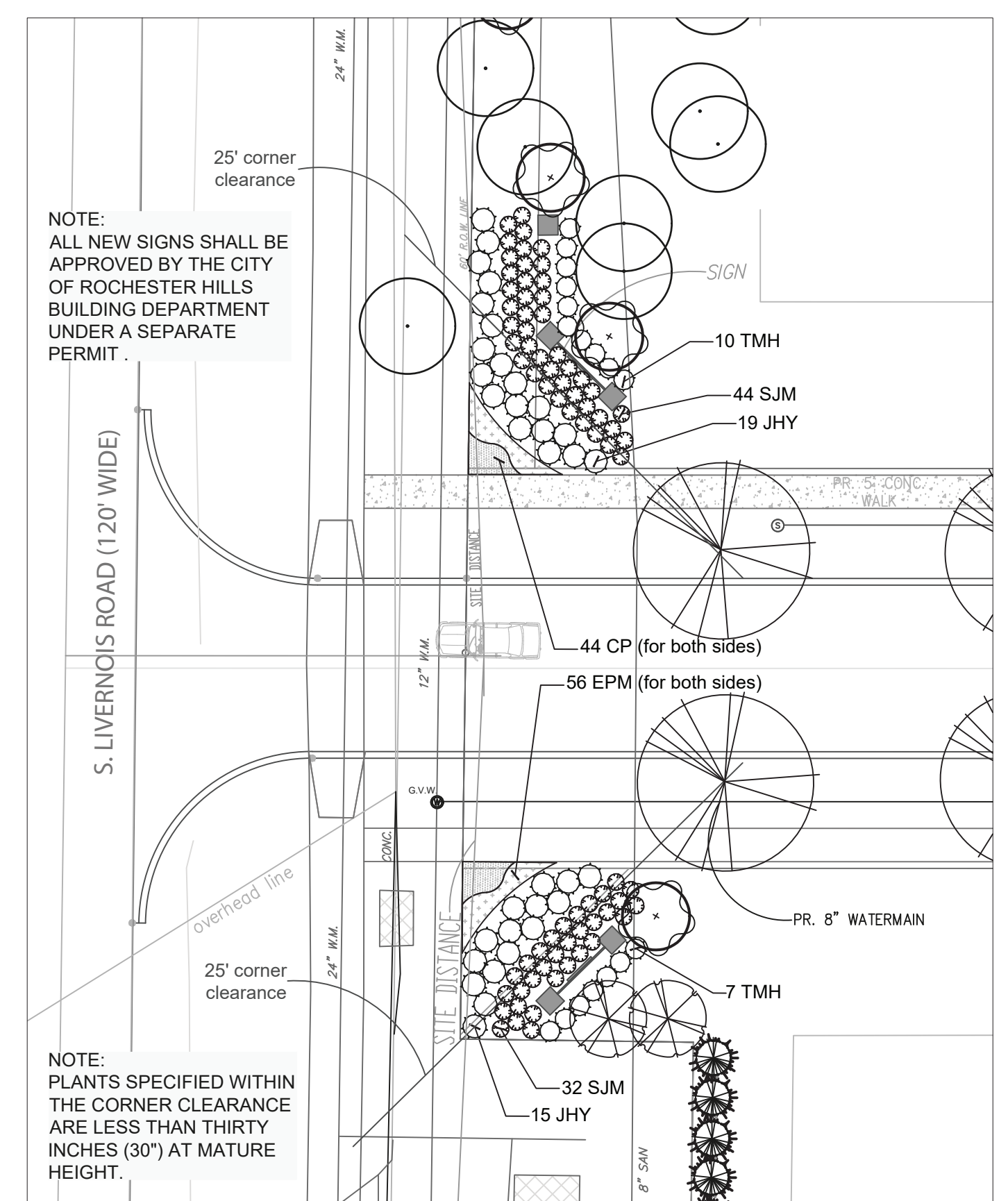
CDS-6-C (CDS3030)  
 INLINE CDS  
 STANDARD DETAIL





LANDSCAPE PLANTING PLAN

scale: 1" = 50'



ENTRY PLANTING DETAIL

scale: 1" = 50'

**PLANT LIST**

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>RIGH-OF-WAY LANDSCAPING (S. Livernois Road)</b>			
ALC 10	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
ASA 10	<i>Acer saccharum</i> 'Apollo'	Apollo Sugar Maple	3" cal. B&B
<b>DETENTION POND PLANTING</b>			
AAB 20	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliantissima Red Chokeberry	30" ht., 5 gal. pot
AR 3	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	3" cal. B&B
OV 2	<i>Ostrya virginiana</i>	American Hophornbeam	3" cal. B&B
PA 5	<i>Picea glauca</i> 'Densata'	Black Hills White Spruce	8' ht. B&B
QB 4	<i>Quercus bicolor</i>	Swamp White Oak	3" cal. B&B
<b>Emergent Plantings</b>			
IV 40	<i>Iris virginica</i>	Blue Flag Iris	Bare Root
PC 40	<i>Pontederia cordata</i>	Pickeral Weed	Bare Root
SA 20	<i>Scirpus acutus</i>	Hard-Stemmed Bulrush	Bare Root
SL 20	<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead	Bare Root
<b>REPLACEMENT TREES</b>			
AS 24	<i>Acer saccharum</i>	Sugar Maple	3" cal. B&B
CC 4	<i>Carpinus caroliniana</i>	American Hornbeam	3" cal. B&B
CO 4	<i>Celtis occidentalis</i>	Northern Hackberry	3" cal. B&B
FG 4	<i>Fagus grandifolia</i>	American Beech	3" cal. B&B
LT 21	<i>Liriodendron tulipifera</i>	Tuliptree	3" cal. B&B
OV 9	<i>Ostrya virginiana</i>	American Hophornbeam	3" cal. B&B
PAC 10	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	8' ht. B&B
PS 3	<i>Pinus strobus</i> 'Fastigiata'	Fastigate Eastern White Pine	8' ht. B&B
TAR 3	<i>Tilia americana</i> 'Redmond'	Redmond American Basswood	3" cal. B&B
TC 9	<i>Tsuga canadensis</i>	Eastern Hemlock	8' ht. B&B
QB 5	<i>Quercus bicolor</i>	Swamp White Oak	3" cal. B&B
QM 3	<i>Quercus macrocarpa</i>	Bur Oak	3" cal. B&B
QR 3	<i>Quercus rubra</i>	Northern Red Oak	3" cal. B&B
<b>WETLAND ENHANCEMENT PLANTING</b>			
AA 28	<i>Aronia arbutifolia</i>	Red Chokeberry	30" ht., 5 gal. pot
CCA 5	<i>Cercis canadensis</i>	Eastern Redbud	2-1/2" cal. B&B
CS 38	<i>Cornus sericea</i>	Red Twig Dogwood	30" ht., 5 gal. pot
LB 22	<i>Lindera benzoin</i>	Spicebush	24" ht., 3 gal. pot
VD 17	<i>Viburnum dentatum</i>	Arrowwood Viburnum	30" ht., 5 gal. pot
<b>ENTRY LANDSCAPING</b>			
JHY 34	<i>Juniperus horizontalis</i> 'Youngstown'	Youngstown Spreading Juniper	24" ht., 3 gal. pot
SJM 76	<i>Spirea japonica</i> 'Magic Carpet'	Magic Carpet Spirea	24" ht., 3 gal. pot
TMH 17	<i>Taxus x media</i> 'Hicksii'	Hicks Upright Yew	36" ht. B&B
CP 44	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal. pot, 18" o.c.
EPM 56	<i>Echinacea purpurea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite	1 gal. pot, 24" o.c.

NOTE: Larger size for replacement trees to count for 1.5 credits towards replacement requirement.

**LANDSCAPE CALCULATIONS:**

**RIGHT-OF-WAY LANDSCAPING ALONG S. LIVERNOIS ROAD (325 l.f.)**

- \* One (1) deciduous shade tree for each thirty-five lineal feet (35 l.f.) = 9.28 trees or 10 trees.
- \* One (1) ornamental tree for each sixty lineal feet (35 l.f.) = 9.28 trees or 10 trees.

**STREET TREE PLANTING**

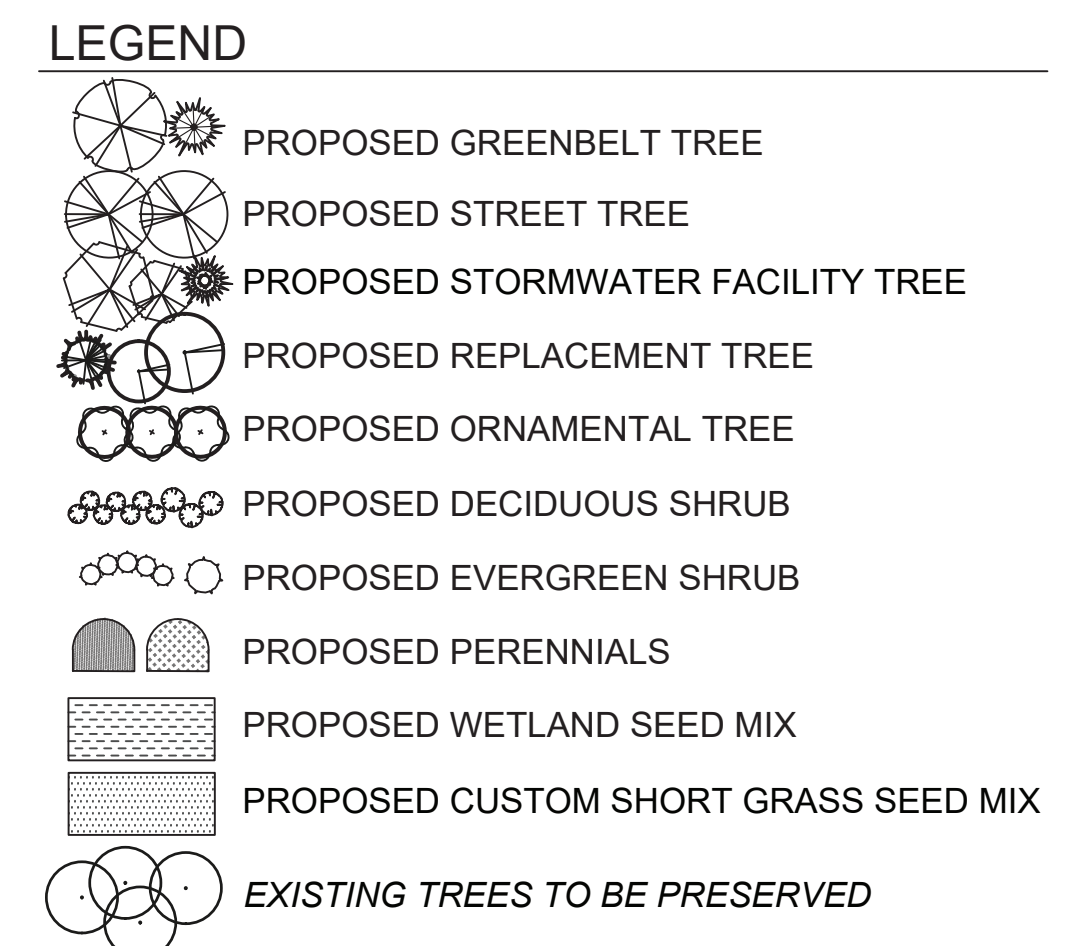
- \* One (1) deciduous shade tree for each thirty-five lineal feet (35 l.f.), STORMWATER MANAGEMENT POND LANDSCAPING (451.53 l.f.) Type A Buffer
- \* One and a half (1.5) deciduous shade trees for each one hundred lineal feet (100 l.f.) = 4.52 times 1.5 = 6.77 trees or 7 trees.
- \* One (1) evergreen tree for each one hundred lineal feet (100 l.f.) = 4.51 trees or 5 trees.
- \* Four (4) shrubs for each one hundred lineal feet (100 l.f.) = 4.51 times 4 = 18.06 shrubs or 19 shrubs.

\* Basins shall be planted with a mixture of groundcover and wetland-based plantings native to Michigan.

\* Plantings shall be clustered around the basin to achieve a variety of plant materials and to replicate a natural environment. Deciduous shade trees should be clustered around the south and west sides of the basin to provide shade and minimize solar heating of the water.

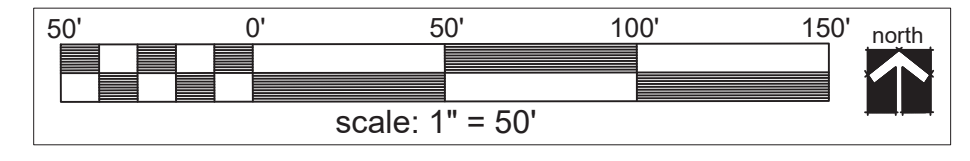
**REPLACEMENT TREE PLANTING**

- \* Four hundred sixty (460) deciduous trees required.
- \* Eighty (80) deciduous trees provided at 1.5 credits per tree equals one hundred twenty (120) replacement trees.
- \* Twenty two (22) evergreen trees provided at 1.0 credit per tree equals twenty two (22) replacement trees.
- \* Total replacement trees planted on site equals one hundred forty-two (142).
- \* The remaining replacement requirement to be fulfilled by a contribution to the City tree fund totalling \$106,212 (318 trees times \$334 per tree).



**NOTES:**

- \* See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, detention pond notes, composition for seed mixes, landscape construction details, and detail for proper pruning techniques.
- \* See Sheet TPP - 1: TREE PRESERVATION PLAN for proposed action to be taken for existing trees, snow fencing for tree protection detail, and overall tree preservation plan.
- \* See Sheet TPP - 2: TREE INVENTORY LIST for tag number, size, common name, botanical name, condition, proposed action, and chart for tree replacement calculations.



date: April 18, 2022  
 revised:  
 06-13-2022 For Client review.  
 06-20-2022 Revise for site plan changes.  
 06-30-2022 Preliminary Site Plan submittal.  
 02-23-2023  
 03-07-2023 Revise for site plan changes.  
 12-20-2023 Revise acc. to City review.  
 12-28-2023 Revise street name.  
 01-18-2024 Revise entry sign layout.  
 05-02-2024 Revise acc. to City review.  
 05-15-2024 Revise for site plan changes.  
 07-31-2024 Remove Lot 5.  
 12-12-2024 Revise for City comments dated 11-25-2024.  
 12-20-2024 Add wetland enhancement plantings.  
 02-10-2025 Adjust plant list & relocate split rail fence location.



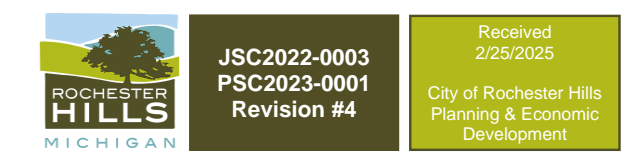
**LANDSCAPE PLAN FOR:**  
 Enliven Developers, L.L.C.  
 1322 Harvard Drive  
 Rochester Hills, Michigan  
 48307-3162  
 (586) 612 6937

**PROJECT LOCATION:**  
 Oak Creek Subdivision  
 W. Side of Livernois Road  
 S. of Auburn Road  
 Rochester Hills, Michigan

**LANDSCAPE PLAN BY:**  
 Nagy Devlin Land Design  
 31736 West Chicago Ave.  
 Livonia, Michigan 48150  
 (734) 634 9208

*J. Brian Devlin*  
 AUTOCAD SIGNATURE  
 ORIGINAL IN BLUE

**LP - 1: LANDSCAPE PLANTING PLAN**  
 \* Base data provided by Gateway Engineering & Surveying.



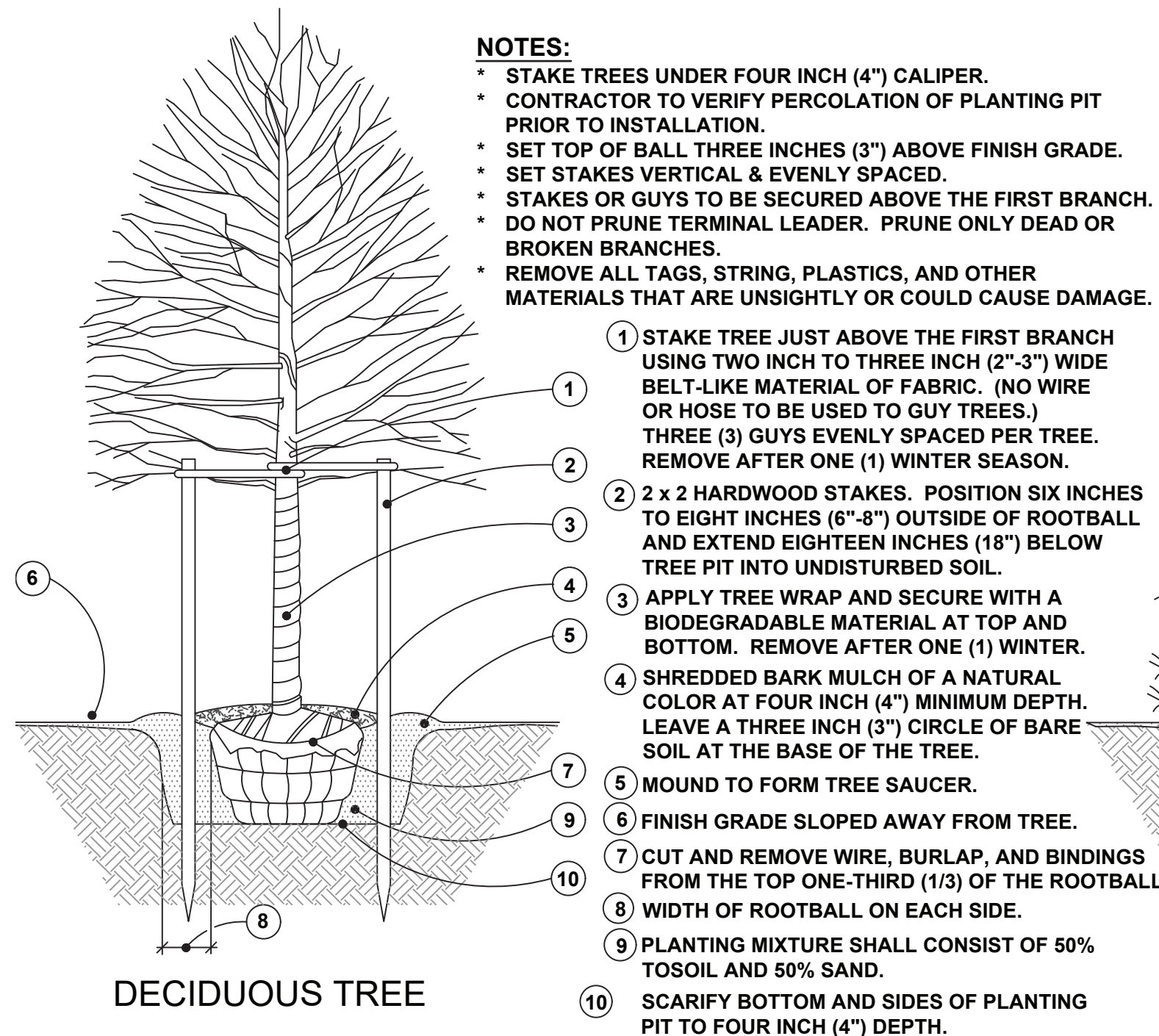
**LANDSCAPE PLANTING NOTES:**

**PLANTING**

- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Rochester Hills, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. 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 slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Perennial beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color, finely shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. DO NOT apply tree paint to freshly cut wounds. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be seeded with the Grade A Kentucky Blue Grass blend as specified over the topsoil.
- All plantings shall be completed no later than November 30 in the fall season. The date of intended installation for landscape plant materials is approximately Spring, 2017. Plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.

**MATERIAL**

- Required landscape material shall satisfy the criteria of the *American Association of Nurserymen Standards for Nursery Stock* and be: a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d.) Staked, wrapped, watered, and mulched according to the details provided; and e.) Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Cheating Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.



DECIDUOUS TREE

PLANTING DETAILS

**MATERIAL, cont'd**

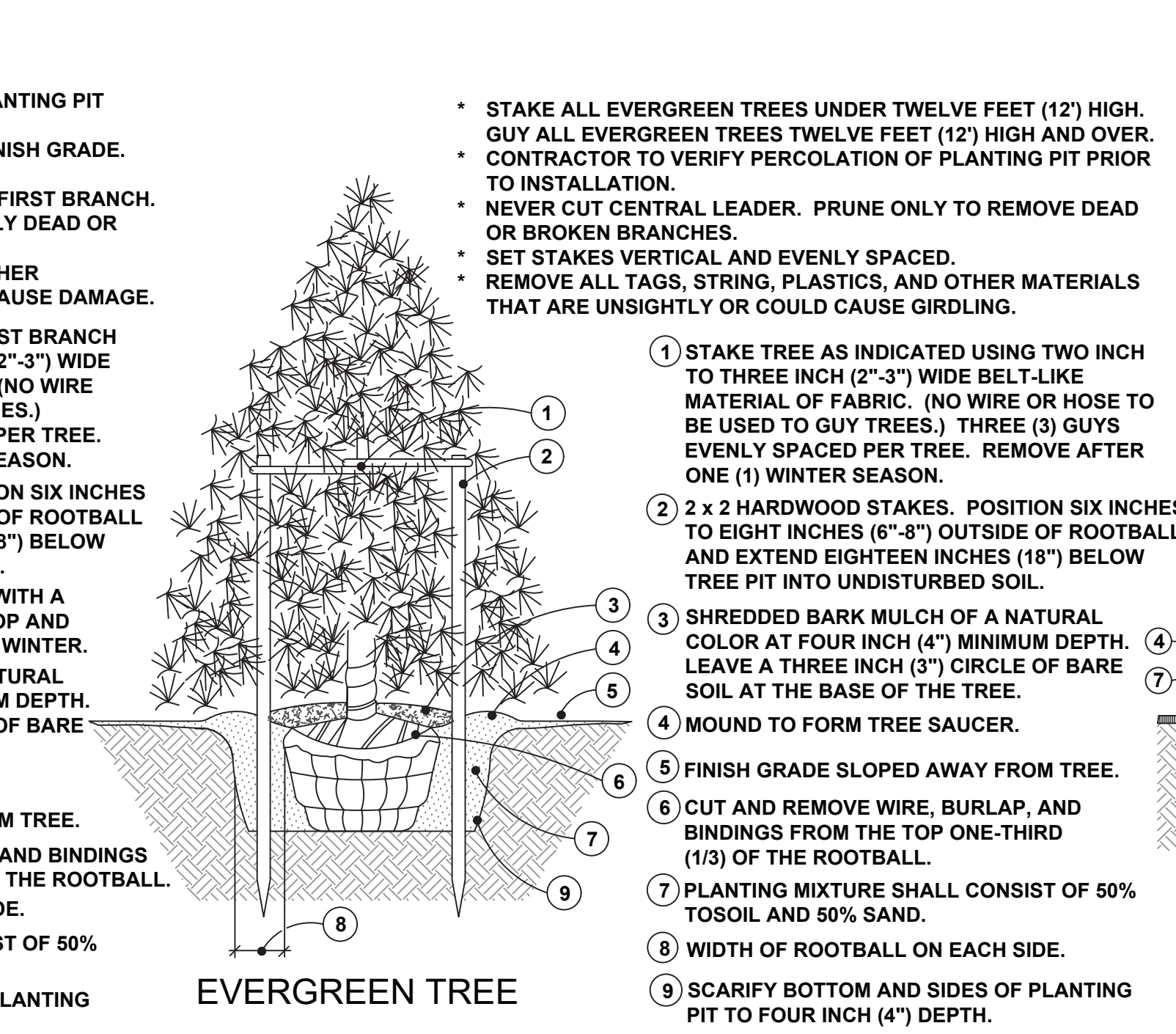
- Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Proposed perennials shall be full, well-rooted plants.
- Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

**GENERAL**

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) 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 a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- All substitutions or deviations from the landscape plan must be approved by the City of Rochester Hills prior to installation.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.

**MAINTENANCE**

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- All unhealthy, damaged, diseased, and/or dead material shall be removed immediately and replaced within six (6) months after it dies or in the next growing season. 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.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), watering, and snow removal during winter. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning will assure proper maturation of plants to achieve their approved purpose.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- The approved landscape plan will 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 in Section 138-12.109 of the City Ordinance will place the parcel in non-conformity with the approved landscape plan and be a violation of the ordinance.



EVERGREEN TREE

**DETENTION POND LANDSCAPE NOTES:**

**PLANTING:**

- Follow the Supplier's recommended procedures for bed preparation, installation, and soil erosion control measures of the proposed seeded areas. After the plants germinate and begin to grow follow the maintenance guidelines included on this sheet.
- Rototill four inches (4") of compost or topsoil into the top six inches (6") of the surface of the basin.
- Provide a cover crop of annual rye at a rate of ten pounds (10#) per acre and seed oats at a rate of thirty pounds (30#) per acre over the entire area to be seeded.

**MAINTENANCE OF THE DETENTION AREA**

- ESTABLISHMENT:** During the first growing season, the native seed areas should be mowed two (2) to four (4) times to a height of four inches to six inches (4"-6") when the plants reach a height of ten inches to twelve inches (10"-12"). Hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used. During the second growing season, the native seed areas should be mowed a few times to a height of about eight inches (8"), when the plants reach a height of ten inches to eighteen inches (10"-18"). Hand pulling may be needed to control unwanted weed populations. By the second growing season it should be apparent if some areas need reseeding. Long term management includes mowing and hand pulling of weeds. The native planting may be mowed to a short height and the clippings removed in the early Spring before birds begin nesting.
- WATERING:** Watering should be performed as needed. During the establishment period after the initial planting, watering is very important and should be conducted every two to three (2-3) days. The initial planting should be checked regularly for appropriate moisture availability. Two (2) methods for determining adequate moisture levels include the following: a.) if the plants wilt during the day when the temperature is at its highest, but revive during the night, then watering is not necessary, and b.) by testing the soil moisture at a depth of four inches (4") by inserting a small rod into the soil. If the rod is wet, then the soil is moist at a depth of four inches (4") and watering is not necessary.
- EROSION CONTROL:** Provide an erosion control blanket on the side slopes of the seeded areas detention area. The erosion control blanket shall be pegged in place.
- EDGING:** The edge of the detention area should be maintained to avoid grass growing into the detention area. The edge can be maintained with a V-notch cut edge. The channel should be maintained at four inches (4") or greater and renewed every six to eight (6-8) weeks.
- CUTTING BACK:** Tall wildflowers should be cut back by one-third. Early flowering plants can be cut back in late June or early July and late flowering plants in late October.
- THINNING:** After the detention area has become established and thriving, it may be necessary to thin perennials by dividing individual plants in Spring or Fall.
- REPLACEMENT:** Any plants that die or become diseased should be replaced. Plant health should be checked regularly with replanted material occurring in the Spring or Fall.
- REMOVAL OF LITTER AND DEBRIS:** Litter, trash, and debris should be removed on a regular basis to insure that inlets remain free flowing and to keep the area in a neat and attractive appearance.
- INORGANIC APPLICATIONS:** In general, detention areas do not need fertilization as nutrients from surrounding areas is usually at an elevated level. If soil fertility appears to be an issue, the soil should be tested and appropriate actions taken based on the results. Insecticides, herbicides, fungicides, and rodenticides should not be used in the detention area. If a plant is diseased or infested with insects, it should simply be removed and replaced.

**SEED MIX COMPOSITIONS**

**WETLAND SEED MIX**

**MICHIGAN WILDFLOWER FARM**  
A composition of wildflowers, sedges, and grasses.  
Application rate: 3 oz. per 1000sq. ft. or 7 lbs. per acre

BOTANICAL NAME	COMMON NAME
<b>Wildflowers</b>	
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Aster novae-angliae</i>	New England Aster
<i>Aster puniceus</i>	Swamp Aster
<i>Aster umbellatus</i>	Flat-Top Aster
<i>Eupatorium maculatum</i>	Joe-Pye Weed
<i>Eupatorium perfoliatum</i>	Boneset
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Pedicularis lanceolata</i>	Swamp Betony
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Silphium perfoliatum</i>	Cupplant
<i>Silphium terebinthinaceum</i>	Prairie Dock
<i>Solidago patula</i>	Swamp Goldenrod
<i>Solidago hastata</i>	Ridell's Goldenrod
<i>Verbena canadensis</i>	Blue Vervain
<i>Vernonia missurica</i>	Ironweed
<i>Veronicastrum virginicum</i>	Culver's Root
<b>Sedges/Grasses</b>	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Carex crinita</i>	Fringed Sedge
<i>Carex stricta</i>	Tussock Sedge
<i>Scirpus cyperinus</i>	Wool Grass
<i>Scirpus atrovirens</i>	Bulrush



WETLAND SEED MIX

**CUSTOM SHORT GRASS SEED MIX**

**MICHIGAN WILDFLOWER FARM**  
Fifty percent (50%) Forbs/Fifty percent (50%) Grass.  
Application rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre

BOTANICAL NAME	COMMON NAME
<b>Wildflowers</b>	
<i>Achillea millefolium</i>	Yarrow
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias tuberosa</i>	Butterflyweed
<i>Aster laevis</i>	Smooth Aster
<i>Coreopsis lanceolata</i>	Sand Tickseed
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Kuhnia eupatorioides</i>	Fierce Boneset
<i>Monarda fistulosa</i>	Bergamot
<i>Penstemon digitalis</i>	Fockglove Beardstongue
<i>Penstemon hirsutus</i>	Hairy Beardstongue
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Rudbeckia triloba</i>	Three-Lobed Coneflower
<i>Solidago rigida</i>	Stiff Goldenrod
<i>Symphoricarichum novae-angliae</i>	New England Aster
<i>Symphoricarichum ooleriangensis</i>	Prairie Head-Leaved Aster
<i>Thalictrum dioicum</i>	Early Meadow Rue
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue
<b>Sedges/Grasses</b>	
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Koeleria pyramidata</i>	June Grass*
<i>Sporobolus heterolepis</i>	Prairie Dropseed*

\* Supplier to add these species to the mix.



CUSTOM SHORT GRASS SEED MIX

**MICHIGAN WILDFLOWER FARM**  
11770 Cutler Road  
Portland, Michigan 48875-9452  
Phone: (517) 647 6010 Fax: (517) 647 6072

**WOODLAND EDGE MIX**

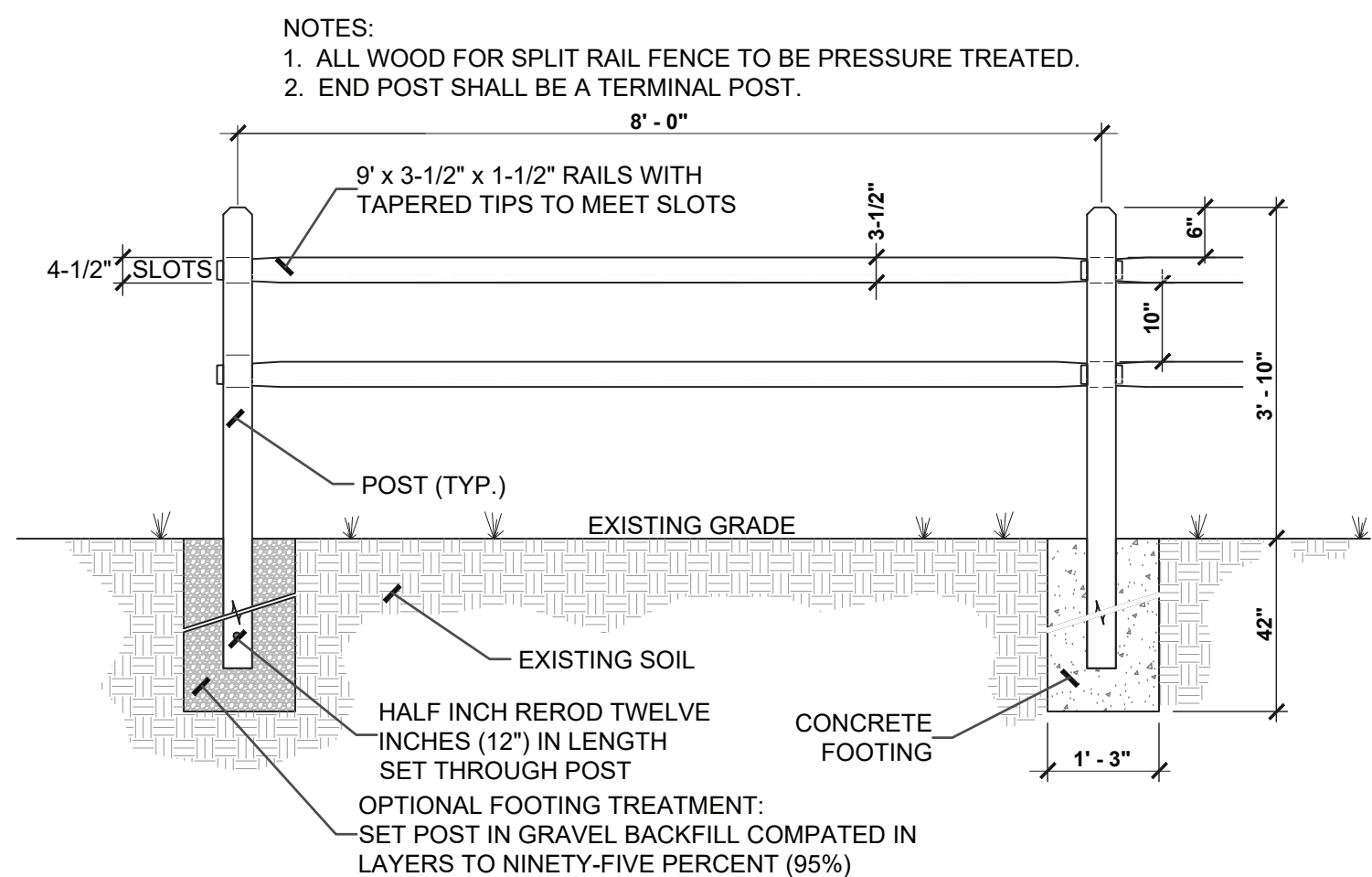
Thirty-five percent (35%) Forbs Sixty-five percent (65%) Grass  
Seeding Rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre

BOTANICAL NAME	COMMON NAME
<i>Forbs</i>	
<i>Achillea millefolium</i>	Yarrow
<i>Allium cernuum</i>	Nodding Wild Onion
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterflyweed
<i>Desmodium canadense</i>	Showy Tick-Trefoil
<i>Eupatorium rugosum</i>	Snakeroot
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beardstongue
<i>Penstemon hirsutus</i>	Hairy Beardstongue
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Rudbeckia triloba</i>	Three-Lobed Coneflower
<i>Solidago rigida</i>	Stiff Goldenrod
<i>Symphoricarichum novae-angliae</i>	New England Aster
<i>Symphoricarichum ooleriangensis</i>	Prairie Head-Leaved Aster
<i>Thalictrum dioicum</i>	Early Meadow Rue
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue
<b>Grasses</b>	
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Elymus hystrix</i>	Bottlebrush Grass
<i>Koeleria cristata</i>	June Grass
<i>Schizachyrium scoparium</i>	Little Bluestem

WOODLAND EDGE MIX

**CITY OF ROCHESTER HILLS NOTES:**

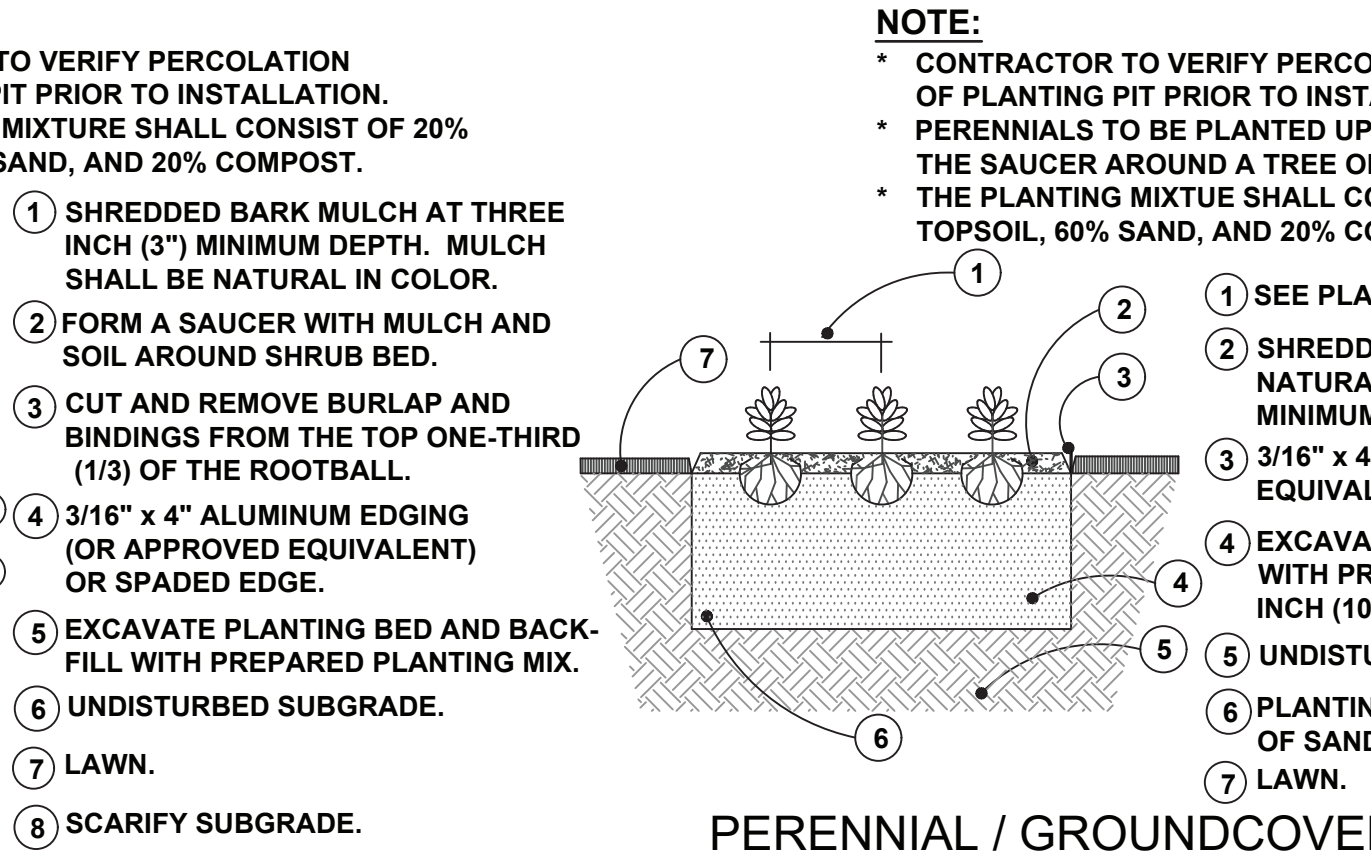
- \* All landscape areas must be irrigated. An irrigation plan must be submitted prior to Staff approval of the final site plan. Watering will occur only between the hours of 12 a.m. and 5 a.m.
- \* Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.
- \* 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 the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35mph). 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. No tree or shrub may be planted with 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 intersection. No trees or 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 midpoint of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade 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.
- \* Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or 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 replace, any such trees.
- \* These requirements are incorporated into this plan.



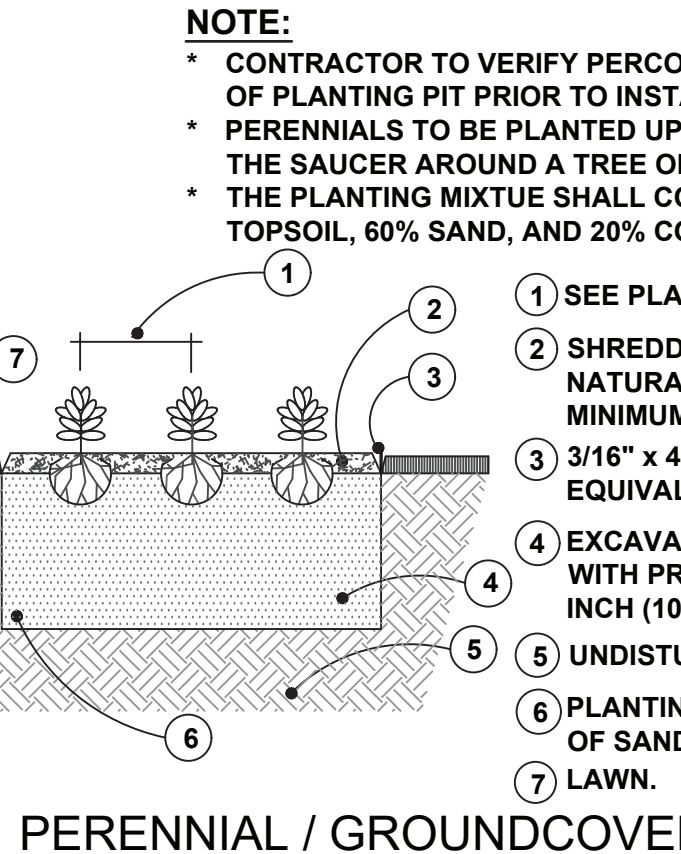
SPLIT RAIL FENCE DETAIL not to scale

**GENERAL NOTES FOR ALL PLANTINGS:**

- \* DO NOT CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- \* REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADEABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- \* PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- \* CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.



SHRUB



PERENNIAL / GROUNDCOVER

**NOTES:**

- \* See Sheet LP - 1: LANDSCAPE PLANTING PLAN for overall landscape plan, plant list, and calculations for landscape requirements.
- \* See Sheet TPP - 1: TREE PRESERVATION PLAN for proposed action to be taken for existing trees, snow fencing for tree protection detail, and overall tree preservation plan.
- \* See Sheet TPP - 2: TREE INVENTORY LIST for tag number, size, common name, botanical name, condition, proposed action, and chart for tree replacement calculations.

date: April 18, 2022  
revised:  
06-13-2022 For Client review.  
06-20-2022 Revise for site plan changes.  
06-30-2022 Preliminary Site Plan submittal.  
02-23-2023  
03-07-2023 Revise for site plan changes.  
12-20-2023 Revise acc. to City review.  
12-28-2023 Revise entry sign layout.  
05-02-2024  
05-15-2024  
07-31-2024 Remove Lot 5.  
12-12-2024  
12-20-2024 Add wetland enhancement pl

JSC2022-0003  
PSC2023-0001  
Revision #4

Received 2/05/2025  
City of Rochester Hills  
Planning & Economic Development

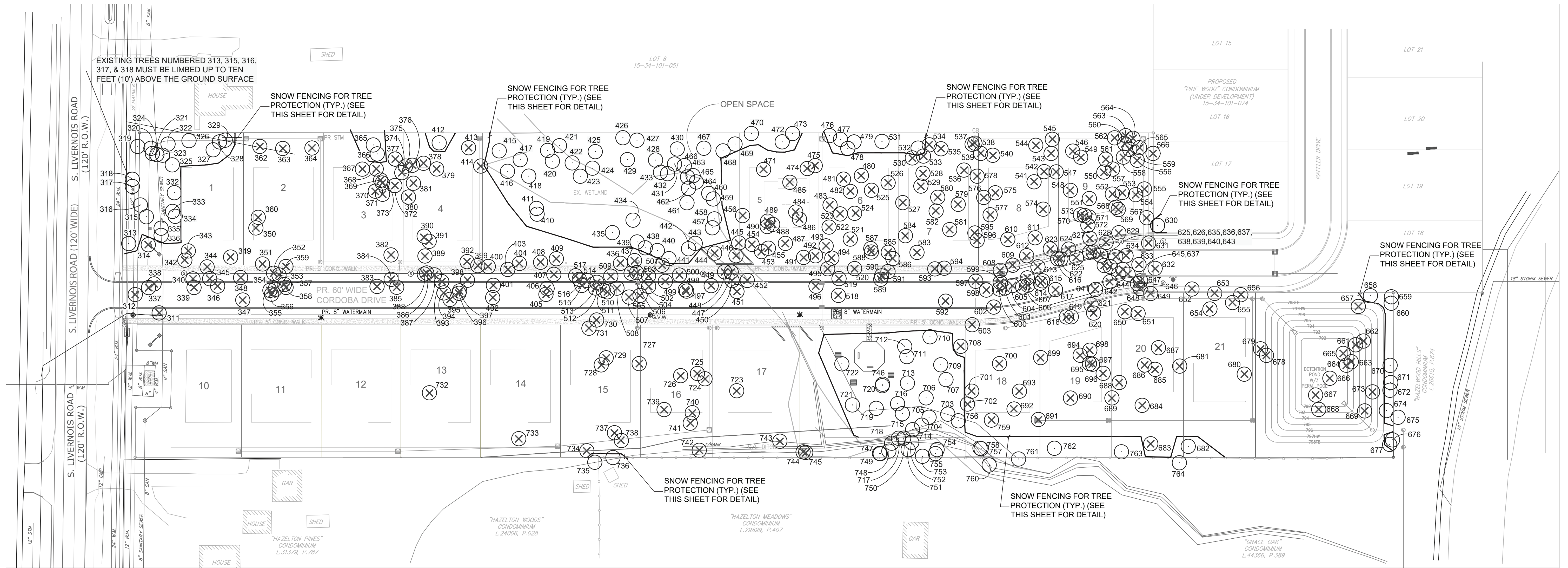
**LANDSCAPE PLAN FOR:**  
Enliven Developers, L.L.C.  
1322 Harvard Drive  
Rochester Hills, Michigan  
48307-3162  
(586) 612 6937

**PROJECT LOCATION:**  
Oak Creek Subdivision  
W. Side of Livernois Road  
S. of Auburn Road  
Rochester Hills, Michigan

**LANDSCAPE PLAN BY:**  
Nagy Devlin Land Design  
31736 West Chicago Ave.  
Livonia, Michigan 48150  
(734) 634 9208

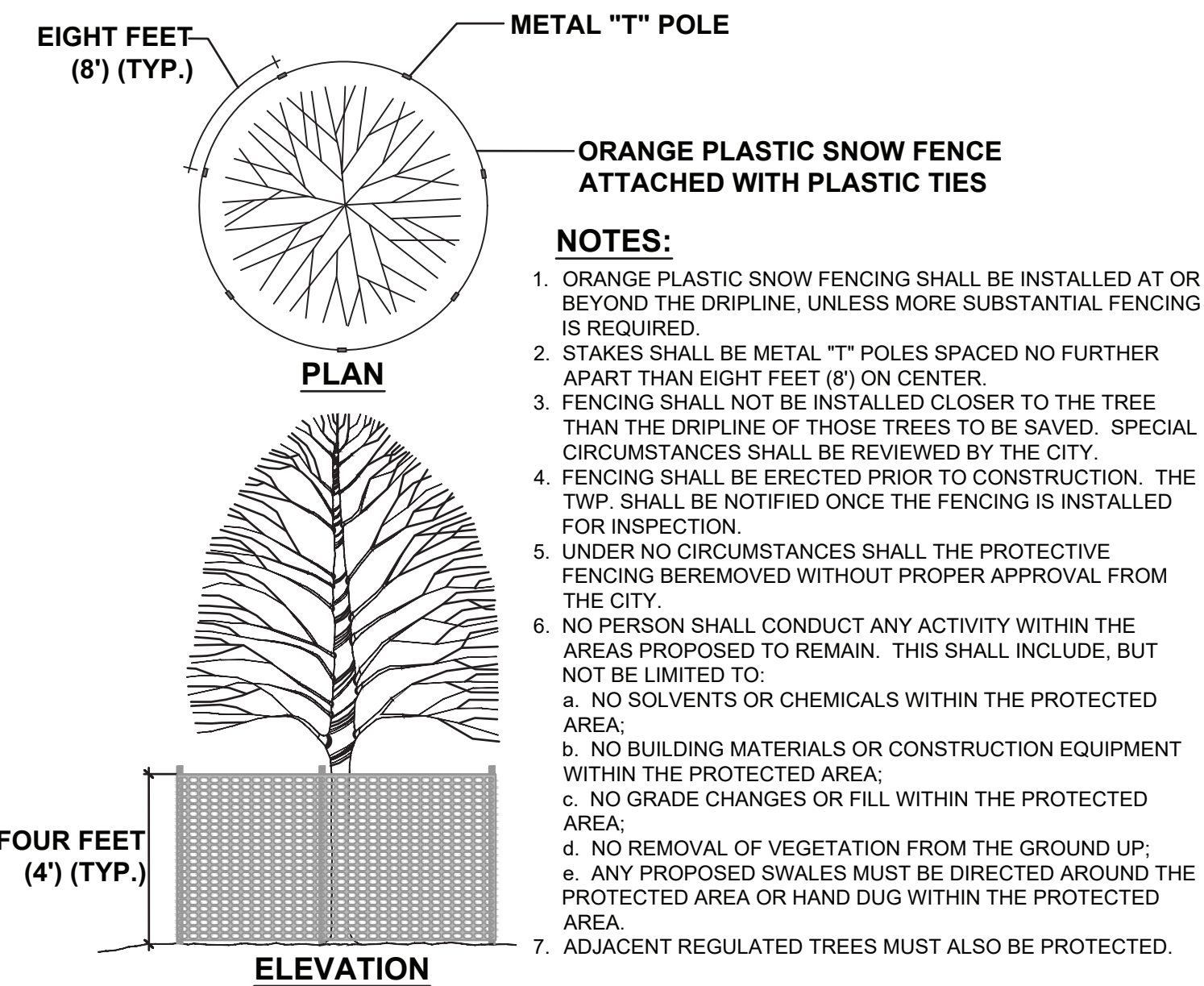
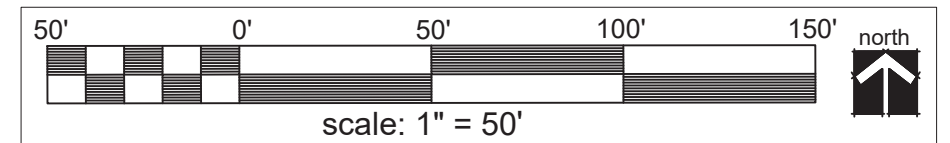
**LP - 2: LANDSCAPE NOTES & DETAILS**

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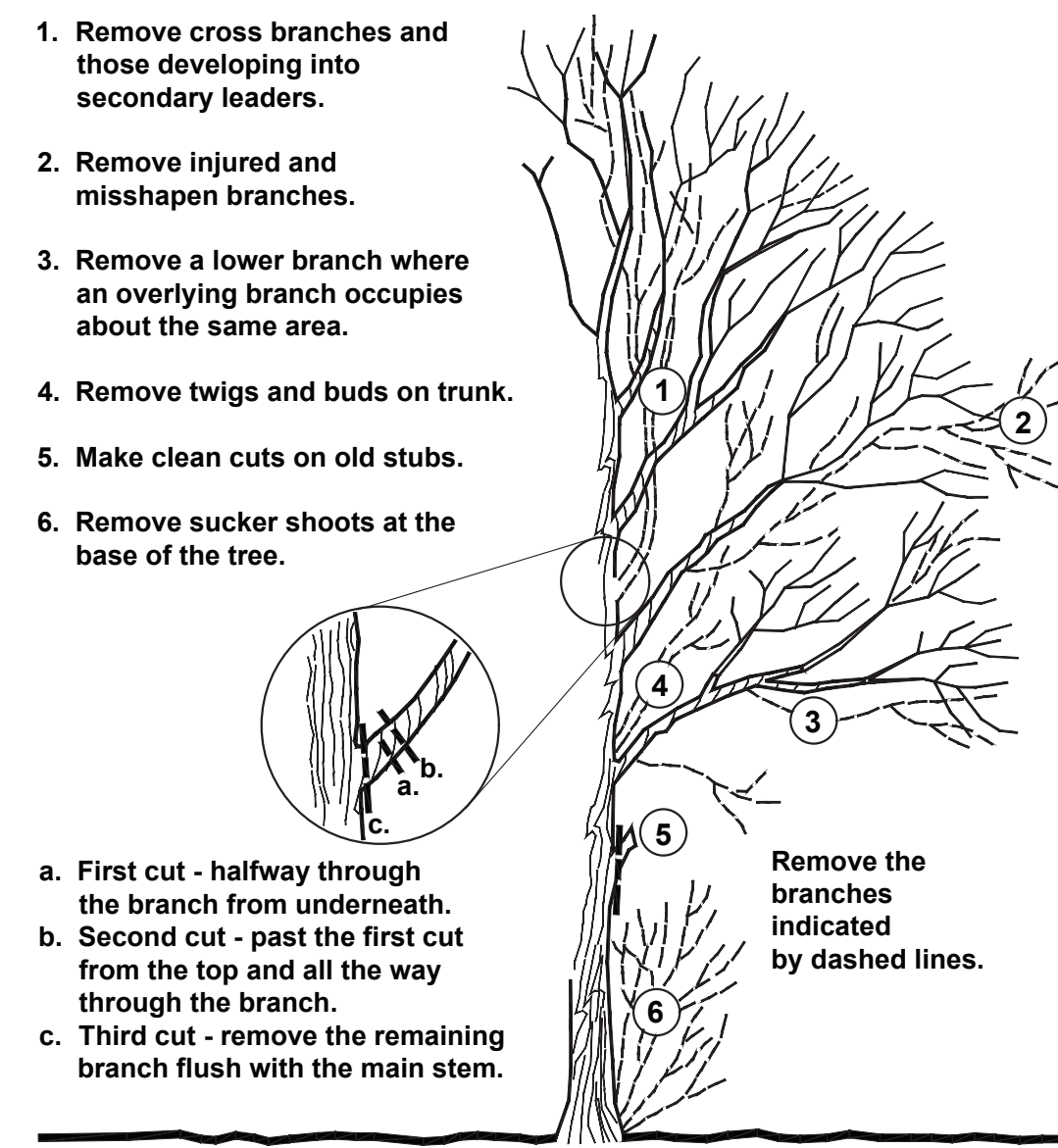


**TREE PRESERVATION PLAN**

scale: 1" = 50'



**TREE PROTECTION DETAIL** not to scale



**TREE PRUNING DETAIL** not to scale

**TREE REPLACEMENT CALCULATIONS**

<b>GRAND TOTAL</b>	
Save: Trees to be saved:	69
SpSave: Specimen trees to be saved:	28
SpRemove: Specimen trees to be removed:	38 @ 1,076"
Remove: Regulated trees to be removed:	99
R(N.R.): Non-Regulated tree:	159
(Condition rating at Poor, Very Poor, or Dead)	
Save (Poor): Poor trees to be saved (N.R.):	22
R(B.E.): Regulated tree in Building Envelope:	19
Sp(R.B.E.): Specimen tree in Building Envelope:	15 @ 398"

<b>Total Number of Regulated Existing Trees:</b>	
Number of surveyed trees minus non-regulated trees and Save (Poor):	265
Preservation Requirement:	
Regulated trees minus trees in building envelope:	231
Forty percent (40%) of regulated required trees to be preserved:	92
Total number of regulated trees to be saved:	97 (42%)
<b>Replacements required (Development Area):</b>	
Ninety nine (99) regulated trees removed requiring one to one replacement	99
Specimen trees: Fifty percent (50%) of the total d.b.h. removed equals 398" times 0.5 equals 199"	
Replacement with 2" replacement trees	269
====	====
Number of replacement trees	368
Credit for Specimen Trees Preserved	27
====	====
<b>Total number of replacement trees</b>	<b>341</b>
<b>Replacements required (Building Envelope):</b>	
Nineteen (19) regulated trees removed requiring one to one replacement	19
Specimen trees: Fifty percent (50%) of the total d.b.h. removed equals 398" times 0.5 equals 199"	
Replacement with 2" replacement trees	100
====	====
<b>Total number of replacement trees (Building Env.)</b>	<b>119</b>
====	====
<b>Total Replacement Trees Required</b>	<b>460</b>

**TREE SUMMARY (from Sheet TPP-2)**

COLUMN 1: Total: 113	Save: 27	SpSave: 8	SpR: 4 @ 124"	Remove: 35	R(N.R.): 30
COLUMN 2: Total: 125	Save: 22	SpSave: 8	SpR: 8 @ 216"	Remove: 21	R(N.R.): 50
COLUMN 3: Total: 121	Save: 2	SpSave: 1	SpR: 15 @ 364"	Remove: 33	R(N.R.): 64
COLUMN 4: Total: 87	Save: 18	SpSave: 11	SpR: 11 @ 372"	Remove: 7	R(N.R.): 15
TOTALS	446	Save: 69	SpR: 38	1,076"	Remove: 96
COLUMN 1: R(B.E.): 6	Sp(R.B.E.): 2 @ 50"	Save (Poor): 2			
COLUMN 2: R(B.E.): 6	Sp(R.B.E.): 2 @ 52"	Save (Poor): 7			
COLUMN 3: R(B.E.): 2	Sp(R.B.E.): 1 @ 24"	Save (Poor): 3			
COLUMN 4: R(B.E.): 5	Sp(R.B.E.): 10 @ 272"	Save (Poor): 10			
TOTALS	R(B.E.): 19	Sp(R.B.E.): 15	398"		

**NOTES FOR EXISTING TREES:**

- No land balancing or tree removal shall occur on site until final site plan approval has been granted and the location of the tree protection fences have been inspected and approved by the City of Rochester Hills.
- No damaging attachments such as wires (other than cabling straps for trees), signs, or permits may be fastened to any tree protected by the ordinance.
- For trees to be saved, a four foot (4') high snow fence with metal T-posts every five feet (5') shall be erected in the locations indicated on the plan prior to land clearing and construction and maintained throughout site development. No cutting, filling, or trespassing shall occur inside the fenced area without approval of the City of Rochester Hills. The snow fencing shall remain in its approved location until such time as it is authorized to be removed by the City or issuance of a final certificate of occupancy.
- Ash trees proposed for removal shall be disposed of properly according to the requirements of the State of Michigan Department of Agriculture.
- Existing trees within fifteen feet (15') of buildings and roads are to be pruned by a professional tree contractor according to the detail on this sheet.

**NOTES:**

- See Sheet LP - 1: LANDSCAPE PLANTING PLAN for overall landscape plan, plant list, entry planting detail, and calculations for landscape requirements.
- See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, detention pond notes, composition for seed mixes, landscape construction details, and detail for proper pruning techniques.
- See Sheet TPP - 2: TREE INVENTORY LIST for tag number, size, common name, botanical name, condition, proposed action, and chart for tree replacement calculations.

date: April 19, 2022  
 revised:  
 05-23-2022 Preliminary.  
 06-13-2022 For Client review.  
 06-20-2022 Revise for site plan changes.  
 06-30-2022 Preliminary Site Plan submittal.  
 02-23-2023 Revise for site plan changes.  
 03-07-2023 Revise for site plan changes.  
 12-20-2023 Revise acc. to City review.  
 12-28-2023 Revise street name.  
 01-18-2024  
 05-02-2024 Revise acc. to City review.  
 05-15-2024 Revise for site plan changes.  
 07-31-2024 Remove Lot 5.  
 12-12-2024 Revise for City comments dated 11-25-2024.  
 02-10-2025



**LANDSCAPE PLAN FOR:**  
 Enliven Developers, L.L.C.  
 1322 Harvard Drive  
 Rochester Hills, Michigan  
 48307-3162  
 (586) 612 6937

**PROJECT LOCATION:**  
 Oak Creek Subdivision  
 W. Side of Livernois Road  
 S. of Auburn Road  
 Rochester Hills, Michigan

**LANDSCAPE PLAN BY:**  
 Nagy Devlin Land Design  
 31736 West Chicago Ave.  
 Livonia, Michigan 48150  
 (734) 634 9208



**TREE INVENTORY LIST**

TAG NUMBER	DIAMET (INCHES)	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROPOSED
311	10	Elm	ULMUS PUMILA	F	Remove (N.R.)
312	14	Spruce	PICEA	F	Remove
313	16	LOCUST	ROBINIA PSEUDOACACIA	F/P Pruned	Save
314	8	Spruce	PICEA	F/P Pruned	Remove
315	18	LOCUST	ROBINIA PSEUDOACACIA	F/P Pruned	Save
316	12	LOCUST	ROBINIA PSEUDOACACIA	F/P Pruned	Save
317	8	Spruce	PICEA	F/P Pruned	Save
318	14	LOCUST	ROBINIA PSEUDOACACIA	F/P Pruned	Save
319	20	LOCUST	ROBINIA PSEUDOACACIA	F/P Pruned	Save
320	8	Pine	PINUS	F	Save
321	10	Pine	PINUS	F	Save
322	12	Pine	PINUS	F	Save
323	10	Pine	PINUS	F	Save
324	26	LOCUST	ROBINIA PSEUDOACACIA	F	SpSave
325	16	Spruce	PICEA	F	Save
326	14	Pine	PINUS	F	Save
327	12	Pine	PINUS	F	Save
328	10	Pine	PINUS	F	Save
329	12	Spruce	PICEA	F	Save
332	16	LOCUST	ROBINIA PSEUDOACACIA	G	Save
333	6	Spruce	PICEA	G	Save
334	14	LOCUST	ROBINIA PSEUDOACACIA	G	Save
335	6	Spruce	PICEA	G	Save
336	22	Maple	ACER	G	SpSave
337	10	Spruce	PICEA	G	Remove
338	12	Spruce	PICEA	G	Remove
339	16	Pine	PINUS	VP Topped	Remove (N.R.)
340	16	Pine	PINUS	F	Remove
341	14	Pine	PINUS	P DL,TB	Remove
342	16	Pine	PINUS	P DL,TB	Remove
343	16	Spruce	PICEA	F	Remove
344	36	Elm	ULMUS PUMILA	F	SpRemove 36"
345	16	Maple	ACER	F	Remove
346	8	Pine	PINUS	P Topped	Remove
347	6	MULBERRY	MORUS	VP Topped	Remove
348	40	Elm	ULMUS PUMILA	F	SpRemove 40"
349	14	Maple	ACER	F	Remove
350	14	Maple	ACER	F	Remove
351	22	Maple	ACER	G	SpRemove 22"
352	16	Pine	PINUS	F	Remove
353	6	Spruce	PICEA	VP Topped	Remove (N.R.)
354	16	Pine	PINUS	VP Mny DL,OS	Remove (N.R.)
355	8	Pine	PINUS	VP Topped	Remove (N.R.)
356	14	Pine	PINUS	VP Topped	Remove (N.R.)
357	6	Pine	PINUS	VP Topped	Remove (N.R.)
358	14	Pine	PINUS	F	Remove
359	6	BASSWOOD	TILIA	D	Remove (N.R.)
360	30	LOCUST	ROBINIA PSEUDOACACIA	G	SpRemove (B.E.) 30"
361	12	Cedar	CEDRUS	G	Remove
362	14	Cedar	CEDRUS	G	Remove
363	26	Maple	ACER	G	SpRemove 26"
364	28	Elm	ULMUS PUMILA	VP Maj BD,DL	SpSave
365	18	Pine	PINUS	G	Save
366	10	Pine	PINUS	G	SpRemove (B.E.) 20"
367	20	Pine	PINUS	G	Remove (N.R.)
368	8	Pine	PINUS	G	Remove (B.E.)
369	10	Pine	PINUS	G	Remove (B.E.)
370	6	Pine	PINUS	G	Remove (B.E.)
371	8	Pine	PINUS	G	Remove (B.E.)
372	24	Box elder	ACER NEGUNDO	P BD,DL	Remove (N.R.)
373	6	Pine	PINUS	F	Remove (B.E.)
374	18	Box elder	ACER NEGUNDO	F	Remove (N.R.)
375	10	Box elder	ACER NEGUNDO	P,L,NC	Remove (N.R.)
376	12	Box elder	ACER NEGUNDO	VP DL,L,NC	Remove (N.R.)
377	12	Box elder	ACER NEGUNDO	VP Topped	Remove (N.R.)
378	6	Pine	PINUS	F	Remove
379	14	Box elder	ACER NEGUNDO	P BR,DL	Remove (N.R.)
380	8	CALLERY PEAR	PIRUS	F	Remove
381	12	Pine	PINUS	G	Remove (B.E.)
382	10	CALLERY PEAR	PIRUS	F	Remove
383	16	Apple	MALLUS PUMILA	D	Remove (N.R.)
384	8	Ash	FRAXINUS	P AB,DL	Remove (N.R.)
385	14	Elm	ULMUS PUMILA	P Many DL	Remove (N.R.)
386	14	Elm	ULMUS PUMILA	P Many DL	Remove (N.R.)
387	18	Pine	PINUS	F/P DL	Remove
388	10	Pine	PINUS	P OS, TB	Remove (N.R.)
389	8	Pine	PINUS	F/P Some BD	Remove
390	12	Pine	PINUS	F	Remove
391	10	Pine	PINUS	F	Remove
392	10	Pine	PINUS	F	Remove
393	6	HAWTHORN	CRATAEGUS	F/P Some DL	Remove
394	8	Elm	ULMUS PUMILA	P DL,NC	Remove (N.R.)
395	8	Pine	PINUS	P OS,V Gr	Remove (N.R.)
396	6	Pine	PINUS	VP Topped,OS	Remove (N.R.)
397	16	Pine	PINUS	F	Remove
398	28	Elm	ULMUS PUMILA	VP Tot VC Pi	Remove (N.R.)
399	10	Pine	PINUS	F	Remove
400	6	Maple	ACER	F	Remove
401	16	Pine	PINUS	F	Remove
402	8	CHERRY	PRUNUS SEROTINA	VP BD,BR,SS	Remove (N.R.)
403	8	Pine	PINUS	F	Remove
404	6	Pine	PINUS	F	Remove
405	12	Black walnut	JUGLANS NIGRA	F/P OS	Remove
406	6	Maple	ACER	F	Remove
407	14	Pine	PINUS	P Many DL	Remove (N.R.)
408	12	Pine	PINUS	P Many DL	Remove (N.R.)
409	6	Pine	PINUS	P LV,M,NC	Remove (N.R.)
410	6	Oak	QUERCUS	F	Save
411	6	Oak	QUERCUS	F	Save
412	6	Spruce	PICEA	F	Save
413	30	WILLOW	SALIX NIGRA	P DL,SI L,OS	Remove (N.R.)
414	16	Oak	QUERCUS	F	Remove
415	8	Oak	QUERCUS	G	Save
416	20	Oak	QUERCUS	F	Save
417	10	Oak	QUERCUS	G	Save
418	14	Oak	QUERCUS	G	Save
419	30	COTTONWOOD	POPULUS DELTOIDES	F	SpSave
420	32	COTTONWOOD	POPULUS DELTOIDES	F	SpSave
421	30	COTTONWOOD	POPULUS DELTOIDES	F	SpSave
422	6	HICKORY	CARYA	F	Save
423	22	Box elder	ACER NEGUNDO	P BD,DL,L	Save (Poor) (N.R.)
424	32	Oak	QUERCUS	F	SpSave
425	16	HICKORY	CARYA	P DL,M	Save (Poor) (N.R.)

Total No. of Trees: 113

Save: 28 SpSave: 7 SpRemove: 4 @ 124" d.b.h.  
 Remove: 35 Remove (N.R.): 30  
 Remove (B.E.): 6 SpRemove (B.E.): 2 @ 50"  
 Save (Poor): 2

Total No. of Trees: 125

Save: 22 SpSave: 8 SpRemove: 8 @ 216" d.b.h.  
 Remove: 21 Remove (N.R.): 50  
 Remove (B.E.): 6 SpRemove (B.E.): 2 @ 52" d.b.h.  
 Save (Poor): 7

TAG NUMBER	DIAMET (INCHES)	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROPOSED
426	14	Elm	ULMUS PUMILA	F/P L	Save
427	20	Elm	ULMUS PUMILA	P DL,OS	Save (Poor) (N.R.)
428	26	Oak	QUERCUS	VP BR,DL,V Pi	SpSave
429	32	WILLOW	SALIXNIGRA	P Maj DL	Save (Poor) (N.R.)
430	8	Maple	ACER	F	Save
431	26	COTTONWOOD	POPULUS DELTOIDES	F	SpSave
432	6	HICKORY	CARYA	F	Save
433	6	HICKORY	CARYA	F/P Tpd Nldr	Save
434	42	WILLOW	SALIXNIGRA	F/P Some DL	SpSave
435	6	Maple	ACER	F	Save
436	12	Pine	PINUS	P Maj BD	Save (Poor)
437	14	Pine	PINUS	F	Remove (N.R.)
438	16	Pine	PINUS	F	Save
439	8	Pine	PINUS	F	Save
440	30	Maple	ACER	VP Many DL	Save (Poor)
441	10	Elm	ULMUS PUMILA	F/P DL	Save
442	6	Maple	ACER	F	Save
443	10	Box elder	ACER NEGUNDO	P DL,L,V Pi	Save (Poor) (N.R.)
444	14	Box elder	ACER NEGUNDO	F	Remove (N.R.)
445	28	COTTONWOOD	POPULUS DELTOIDES	F	SpRemove 28"
446	14	Pine	PINUS	F	Remove (N.R.)
447	6	HICKORY	CARYA	F	Remove
448	6	Elm	ULMUS PUMILA	F/P BD	Remove
449	10	HICKORY	CARYA	F	Remove
450	8	HICKORY	CARYA	G	Remove
451	16	Elm	ULMUS PUMILA	VP DL,VC Gr	Remove (N.R.)
452	10	Elm	ULMUS PUMILA	F	Remove
453	6	SYCAMORE	PLATANUS OCCIDENTALIS	F	Remove
454	6	Oak	QUERCUS	F/P OS	Remove
455	14	Black walnut	JUGLANS NIGRA	F	Remove
456	42	Oak	QUERCUS	G	SpRemove 42"
457	8	HICKORY	CARYA	F	Save
458	16	Maple	ACER	F	Save
459	20	Apple	MALLUS PUMILA	VP Many DL	Save (Poor) (N.R.)
460	16	Maple	ACER	F	Save
461	20	Maple	ACER	F	SpSave
462	10	Oak	QUERCUS	F	Save
463	10	Maple	ACER	F	Save
464	18	Maple	ACER	G	SpSave
465	12	MULBERRY	MORUS	P DL,SS	Save (Poor) (N.R.)
466	10	Maple	ACER	F	Save
467	38	Oak	QUERCUS	F	SpSave
468	14	HICKORY	CARYA	F	Save
469	8	HICKORY	CARYA	F	Save
470	16	Black walnut	JUGLANS NIGRA	F	Save
471	22	Maple	ACER	F	Save
472	10	Black walnut	JUGLANS NIGRA	F	Remove (N.R.)
473	14	Black walnut	JUGLANS NIGRA	F/P DL	Save
474	14	Black walnut	JUGLANS NIGRA	F	Save
475	14	Black walnut	JUGLANS NIGRA	F	Remove (B.E.)
476	18	Spruce	PICEA	F	Remove
477	14	CHERRY	PRUNUS SEROTINA	F/P DL	Save
478	24	Spruce	PICEA	F	SpSave
479	16	Spruce	PICEA	F	Save
480	14	CHERRY	PRUNUS SEROTINA	P DL,V Gr	Remove (N.R.)
481	10	Black walnut	JUGLANS NIGRA	F	Remove (B.E.)
482	12	CHERRY	PRUNUS SEROTINA	P DL,V Orbit	Remove (N.R.)
483	12	Maple	ACER	P Tot VC Orbit	Remove (N.R.)
484	14	Black walnut	JUGLANS NIGRA	F/P V Orbit	Remove (B.E.)
485	12	Black walnut	JUGLANS NIGRA	F	Remove (B.E.)
486	16	TULIP	LIRIODENDRON	P BD,DL,V Orbit	Remove (N.R.)
487	26	COTTONWOOD	POPULUS DELTOIDES	F	SpRemove 26"
488	12	Oak	QUERCUS	P DL,NC	Remove (N.R.)
489	10	Black walnut	JUGLANS NIGRA	VP NC,OS,VC	Remove (B.E.)
490	16	COTTONWOOD	POPULUS DELTOIDES	F	Remove (B.E.)
491	12	Black walnut	JUGLANS NIGRA	P NC,VC GrOb	Remove (N.R.)
492	16	COTTONWOOD	POPULUS DELTOIDES	F	Remove (B.E.)
493	12	LOCUST	ROBINIA PSEUDOACACIA	D	Remove (N.R.)
494	14	LOCUST	ROBINIA PSEUDOACACIA	P DL,NC	Remove (N.R.)
495	30	COTTONWOOD	POPULUS DELTOIDES	F	SpRemove 30"
496	12	Box elder	ACER NEGUNDO	VP Mj BD,DL,M	Remove (N.R.)
497	8	Pine	PINUS	P Maj DL,OS	Remove (N.R.)
498	14	Pine	PINUS	F	Remove
499	22	COTTONWOOD	POPULUS DELTOIDES	F	Remove
500	6	HICKORY	CARYA	F	Remove
501	10	HICKORY	CARYA	G	Remove
502	6	Oak	QUERCUS	P DL,NC	Remove (N.R.)
503	12	Oak	QUERCUS	F/P DL	Remove (N.R.)
504	8	TULIP	LIRIODENDRON	F	Remove
505	24	COTTONWOOD	POPULUS DELTOIDES	F	Remove (N.R.)
506	8	Pine	PINUS	F	Remove
507	28	COTTONWOOD	POPULUS DELTOIDES	P Many DL	Remove (N.R.)
508	6	Poplar	POPULUS	P Many DL	Remove (N.R.)
509	6	Box elder	ACER NEGUNDO	VP BD,DL,SS	Remove (N.R.)
510	8	Pine	PINUS	F	Remove
511	10	Poplar	POPULUS	P BD,DL	Remove (N.R.)
512	18	TULIP	LIRIODENDRON	F	SpRemove 18"
513	6	Box elder	ACER NEGUNDO	VP DL,M,VCGr	Remove (N.R.)
514	12	Pine	PINUS	P Many DL	Remove (N.R.)
515	14	Pine	PINUS	P Many DL	Remove (N.R.)
516	14	MULBERRY	MORUS	D	Remove (N.R.)
517	12	Pine	PINUS	P Many DL	Remove (N.R.)
518	10	LOCUST	ROBINIA PSEUDOACACIA	P DL,M,VCGr	Remove (N.R.)
519	20	Black walnut	JUGLANS NIGRA	F	SpRemove 20"
520	14	Black walnut	JUGLANS NIGRA	F	Remove
521	20	Black walnut	JUGLANS NIGRA	F/P V Gr	Remove
522	12	LOCUST	ROBINIA PSEUDOACACIA	VP DL,L,VOOb	Remove (N.R.)
523	18	Pine	PINUS	VP Tot VCOrb	Remove (N.R.)
524	12	Pine	PINUS	VP VC OrGr	Remove (N.R.)
525	20	Pine	PINUS	F	SpRemove (B.E.) 20"
526	30	Pine	PINUS	F	Remove
527	28	Pine	PINUS	F	Remove
528	14	Pine	PINUS	D	Remove (N.R.)
529	10	Ash	FRAXINUS	D	Remove (N.R.)
530	20	Spruce	PICEA	P Many DL	Remove (N.R.)
531	24	Black walnut	JUGLANS NIGRA	F	Save
532	12	Black walnut	JUGLANS NIGRA	P Many DL	Save
533	14	Pine	PINUS	F	Save
534	8	CHERRY	PRUNUS SEROTINA	VP Tot VC Gr	Remove (N.R.)
535	28	Black walnut	JUGLANS NIGRA	VP DL,NC,VGr	Remove (N.R.)
536	30	CHERRY	PRUNUS SEROTINA	VP Mj SS,BD,DL	Remove (N.R.)
537	8	Box elder	ACER NEGUNDO	P Mj BD,TVC	Remove (N.R.)
538	22	CHERRY	PRUNUS SEROTINA	P DL,M	Remove (N.R.)
539	12	Pine	PINUS	VP Mj BD,DL	Remove (N.R.)
540	12	Box elder	ACER NEGUNDO	VP DL,V Orb	Remove (N.R.)
541	10	Ash	FRAXINUS	P Tot VC Orb	Remove (N.R.)
542	32	Pine	PINUS	D	Remove (N.R.)
543	24	Pine	PINUS	F	SpRemove (B.E.) 32"
544	20	Elm	ULMUS PUMILA	F	Remove
545	8	Box elder	ACER NEGUNDO	P DL,L,M	Remove (N.R.)
546	12	Pine	PINUS	P Many DL	Remove (N.R.)
547	16	CHERRY	PRUNUS SEROTINA	F	Remove
548	8	Ash	FRAXINUS	D	Remove (N.R.)
549	14	Ash	FRAXINUS	F	Remove (N.R.)
550	10	Ash			