

PRELIMINARY SITE PLAN FOR BEACON HILL PARK

NOVI, MICHIGAN, SECTION 12

APPLICANT: _____

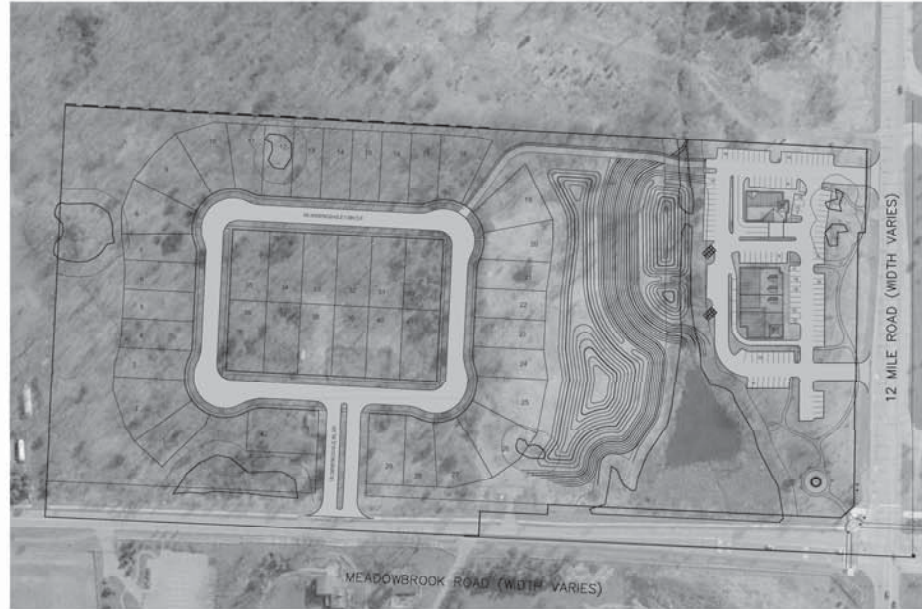
IVANHOE MEADOWBROOK L.L.C
6689 ORCHARD LAKE ROAD, SUITE 314
FARMINGTON HILLS, MI 48322
(248) 626-6114
CONTACT: GARY SHAPIRO

CIVIL ENGINEER: _____

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55800 GRAND RIVER, SUITE 100
NEW HUDSON, MI 48165
(248) 437-5099
CONTACT: ANDY WOZNAK

LANDSCAPE ARCHITECT: _____

FELINO A. PASCUAL & ASSOCIATES
24333 ORCHARD LAKE ROAD, SUITE G
FARMINGTON HILLS, MI 48336
(248) 557-5588
CONTACT: FELINO PASCUAL



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 - SP-2 EXISTING CONDITIONS
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REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZEIMET WOZNAK
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
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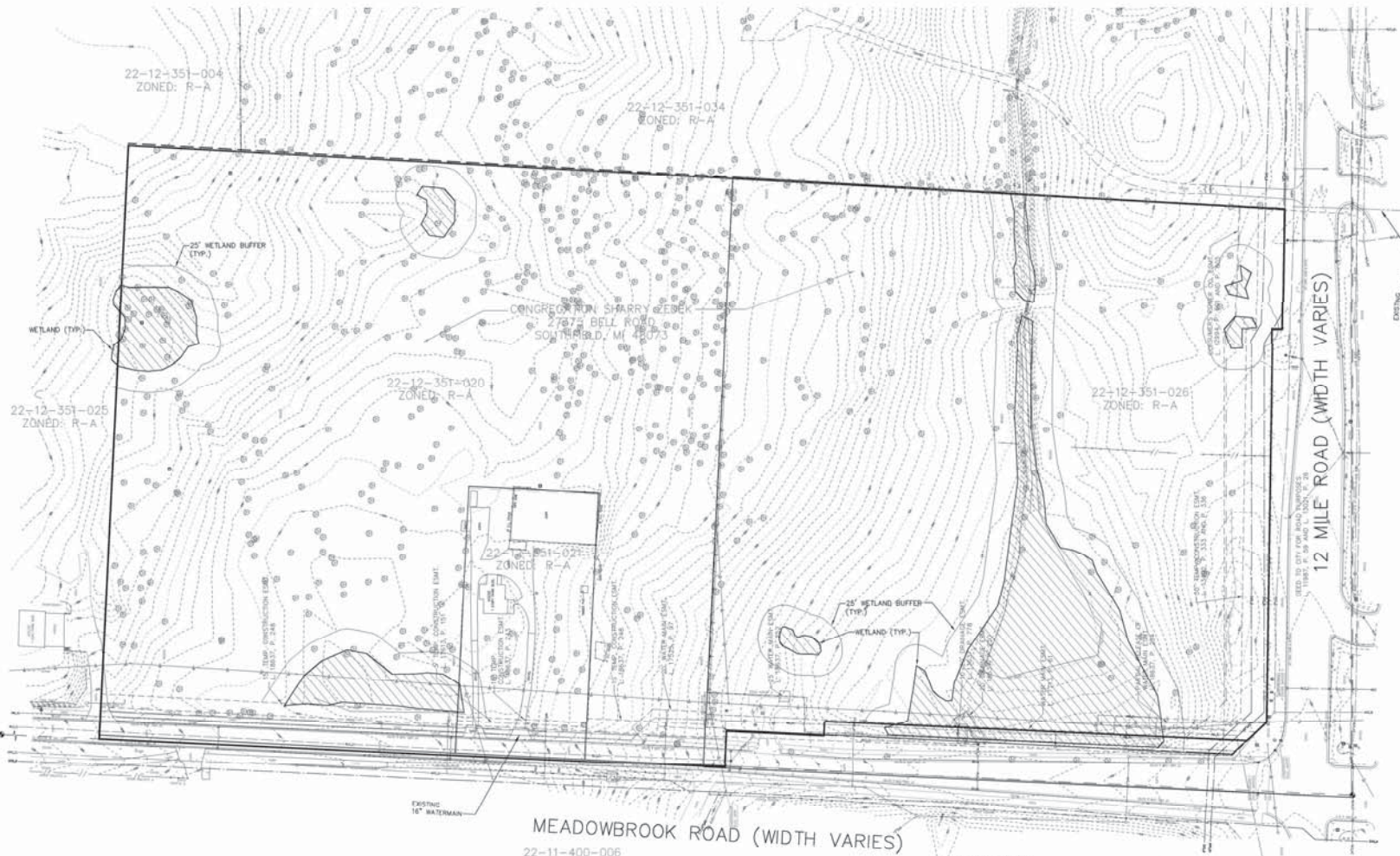
PROJECT SPONSOR:
IVANHOE MEADOWBROOK L.L.C.
6689 ORCHARD LAKE ROAD, STE. 314
BLOOMFIELD HILLS, MI 48322 (248) 626-6114

COVER SHEET
BEACON HILL PARK
NOVI, MICHIGAN, SECTION 12

DATE: 8/28/15
SCALE: HOR. 1" = N/A
VER. 1" = N/A
JOB NO.: 14151
DESIGNED BY: GFS
DRAWN BY: GFS
SHEET: SP-1



- EXISTING LEGEND**
- MANHOLE
 - CATCH BASIN
 - ⊖ INLET
 - ⊕ CLEANOUT
 - END SECTION
 - ⊖ ROOF DRAIN
 - ⊖ GATE VALVE
 - ⊖ HYDRANT
 - ⊖ WATER SHUT-OFF
 - ⊖ UTILITY POLE
 - ⊖ GUY ANCHOR
 - ⊖ LIGHT POLE
 - ⊖ SIGN
 - ⊖ TREE
 - TREE LINE
 - FENCE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - T/P TOP OF PAVEMENT
 - T/C TOP OF CURB
 - B/C BOTTOM OF CURB
 - +100.00 SPOT ELEVATION



NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGAL DESCRIPTIONS

50-22-12-351-020
 T1N, R9E, SEC 12 PART OF W 1/2 OF SW 1/4 BEG AT PT ON W SEC LINE DIST N 02-51-00 E 706 FT FROM SW SEC COR. TH N 02-51-00 E 140 FT, TH S 87-08-00 E 315 FT, TH N 02-51-00 E 153 FT, TH N 87-08-00 W 315 FT, TH N 02-51-00 E 421 FT, TH S 87-08-00 E 802 FT, TH S.

50-22-12-351-021
 T1N, R9E, SEC 12 PART OF W 1/2 OF SW 1/4 BEG AT PT ON W SEC LINE DIST N 02-51-00 E 908 FT FROM SW SEC COR. TH N 02-51-00 E 153 FT, TH S 87-08-00 E 315 FT, TH S 02-51-00 W 153 FT, TH N 87-08-00 W 315 FT TO BEG. 1.11 ACRES.

50-22-12-351-026
 T1N, R9E, SEC 12 PART OF SW 1/4 BEG AT PT DIST N 02-37-55 E 768.87 FT FROM SW SEC COR. TH S 87-16-30 E 896.24 FT, TH S 03-08-30 W 852.45 FT, TH N 88-08-40 W 141.64 FT, TH N 12 FT, TH N 89-08-40 W 465.53 FT, TH N 43-01-20 W 64.28 FT, TH N 02-37-55 E 587.41.

SOILS NOTE:
 PER THE USDA-SCS SOIL SURVEY OF OAKLAND COUNTY, MICHIGAN ISSUED MARCH 1982, THE SOILS FOR THIS SITE ARE CLASSIFIED AS:

- 10B: MARLETTE SANDY LOAM, 1-6% SLOPES
- 10C: MARLETTE SANDY LOAM, 6-12% SLOPES
- 13C: COYSTER-HOVER LOAMY SANDS, 6-12% SLOPES
- 23B: SISSON FINE SANDY LOAM, 1-6% SLOPES
- 41B: ADVENTS, SANDY AND LOAMY, UNGLAUING

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZEIMET WOZNAK
 CIVIL ENGINEER & LAND SURVEYOR
 1500 BLOOMFIELD AVENUE, SUITE 100
 BLOOMFIELD HILLS, MICHIGAN 48302
 P: (248) 451-9099 F: (248) 451-7222 www.zeimetwoznak.com

MISS DG SYSTEM INC.
 1-800-282-7177

PROJECT SPONSOR:
 IVANHOE MEADOWBROOK LLC
 6660 ORCHARD LAKE ROAD, STE 314
 BLOOMFIELD HILLS, MI 48322 (248) 626-6114

EXISTING CONDITIONS
 BEACON HILL PARK
 NOV, MICHIGAN, SECTION 12

DATE: 8/28/15
 SCALE: HORIZ. 1" = 60'
 VERT. 1" = 12'
 DESIGNED BY: JWB
 DRAWN BY: GSB
 SHEET: SP-2



- LEGEND**
- EXISTING**
- MANHOLE
 - CATCH BASIN
 - ⊗ INLET
 - ⊕ CLEANOUT
 - ⊖ END SECTION
 - ⊙ ROOF DRAIN
 - ⊗ GATE VALVE
 - ⊕ HYDRANT
 - ⊖ WATER SHUT-OFF
 - ⊙ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊖ LIGHT POLE
 - ⊙ SIGN
 - ⊕ TREE
 - TREE LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION

- PROPOSED**
- MANHOLE
 - CATCH BASIN
 - ⊗ INLET
 - ⊕ CLEANOUT
 - ⊖ END SECTION
 - ⊙ ROOF DRAIN
 - ⊗ GATE VALVE
 - ⊕ HYDRANT
 - ⊖ WATER SHUT-OFF
 - ⊙ TREE REMOVAL
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GUY
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - PROPOSED GRADE
- 99.0
- T/C = TOP OF CURB
 - T/W = TOP OF WALK
 - T/P = TOP OF PAVEMENT
 - T/B = TOP OF BANK
 - G = GROUND
 - D = DITCH
 - OJ = OUTFIT
 - FG = FINISH GRADE
 - FF = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - BL = BRICK LEDGE

MEADOWBROOK ROAD (WIDTH VARIES)

12 MILE ROAD (WIDTH VARIES)

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

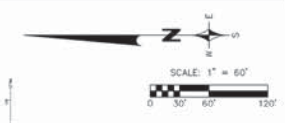
ZEIMET W OZNAK
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 P: (248) 451-9000 F: (248) 451-9222 www.zeimetwoznak.com

MISS DIG SYSTEM INC.
 THREE FIELD
 WINDYFIELD RD
 CANTON MI 48105
 1-800-242-7177

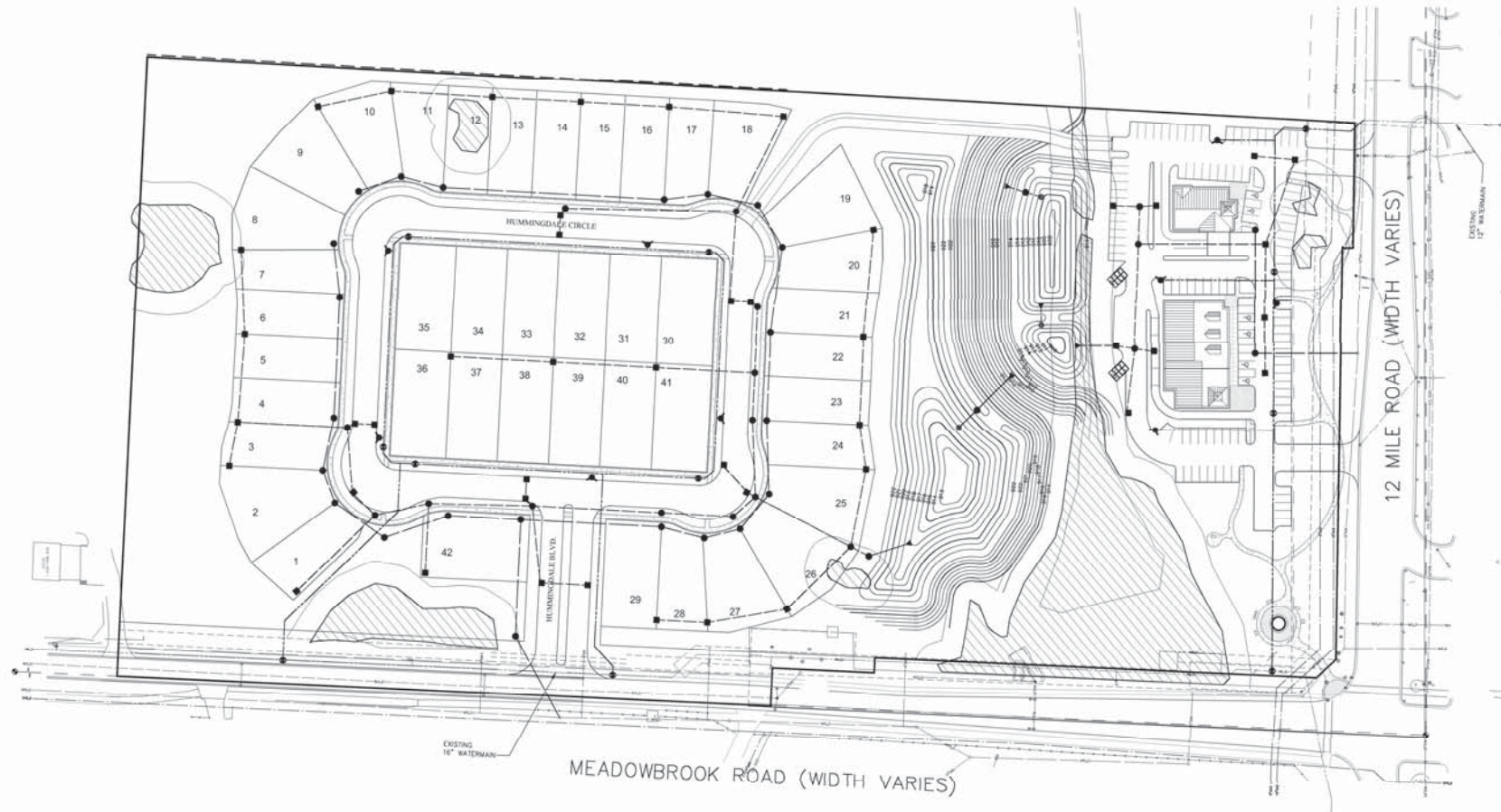
PROJECT SPONSOR:
 IVANHOE MEADOWBROOK LLC
 6600 ORCHARD LAKE ROAD, STE 314
 BLOOMFIELD HILLS, MI 48322 (248) 626-6114

PRELIMINARY GRADING & DETENTION PLAN
BEACON HILL PARK
 NOV, MICHIGAN, SECTION 12

DATE: 8/28/15
 SCALE: HORIZ. 1" = 60'
 VERT. 1" = 4'/A'
 DESIGNED BY: JMS
 JOB NO.: 14151
 DRAWN BY: GMS
 SHEET: SP-4



- UTILITY LEGEND**
- EXISTING**
- MANHOLE
 - CATCH BASIN
 - INLET
 - CLEANOUT
 - END SECTION
 - ROOF DRAIN
 - GATE VALVE
 - HYDRANT
 - WATER SHUT-OFF
 - UTILITY POLE
 - GUY ANCHOR
 - LIGHT POLE
 - SIGN
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 - STORM SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC CABLE
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 - CATCH BASIN
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 - TREE REMOVAL
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - DITCH



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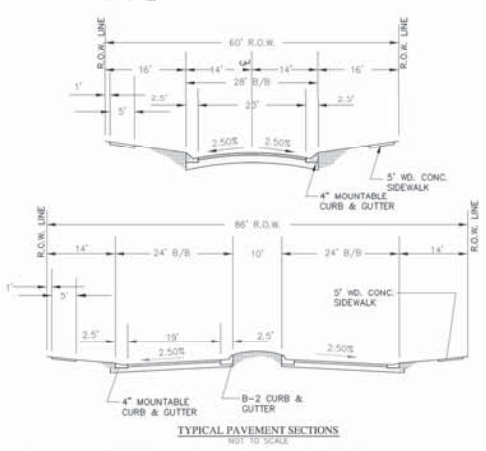
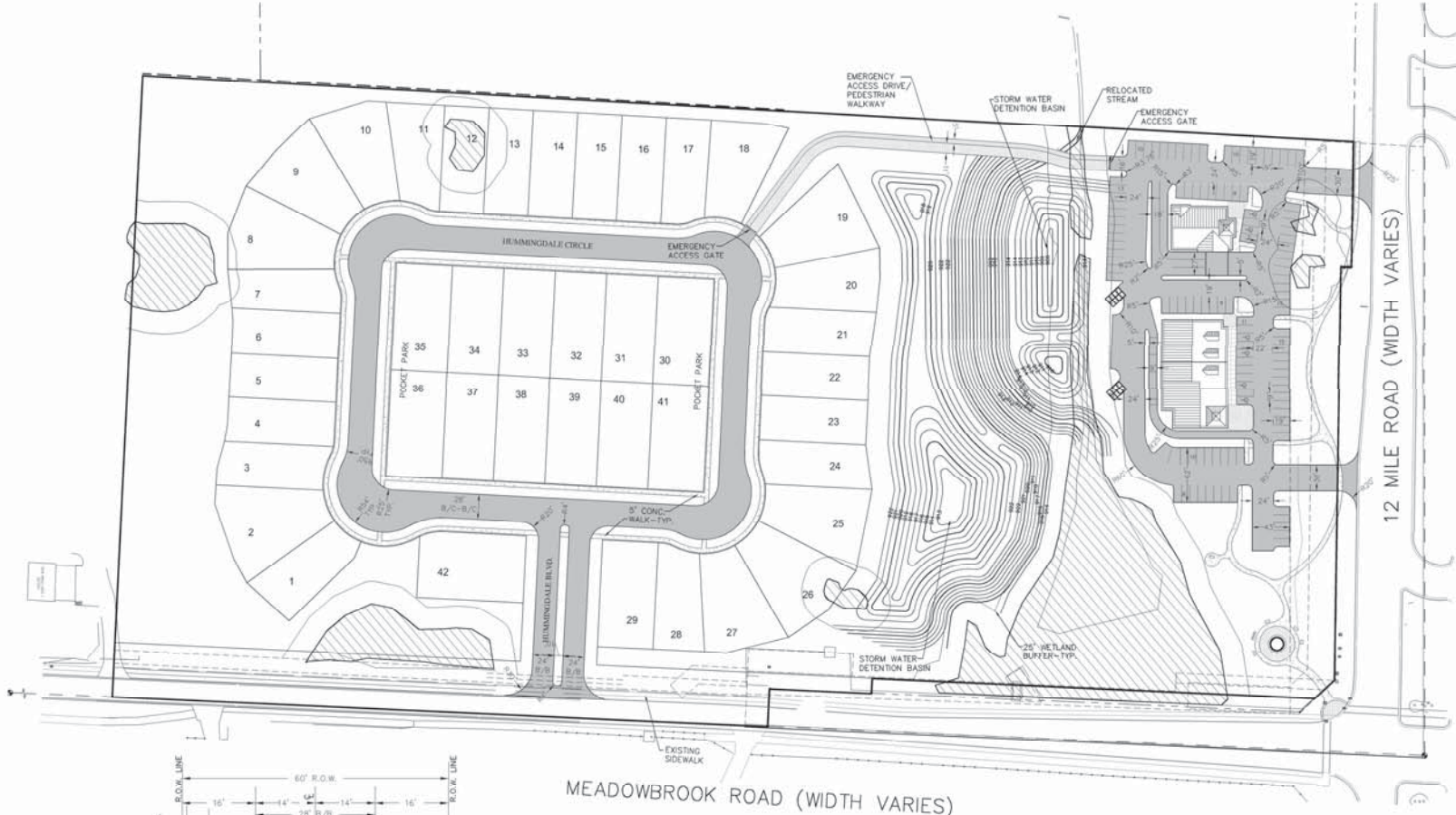
ZEIMET WOZNAK
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MISS DIG SYSTEM INC.
 1-800-242-7177
 THREE-FEET
 MINIMUM-DEPTH
 CALL BEFORE YOU
 DIG SYSTEM

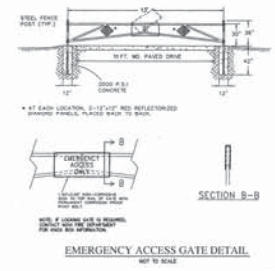
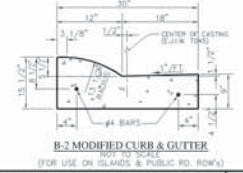
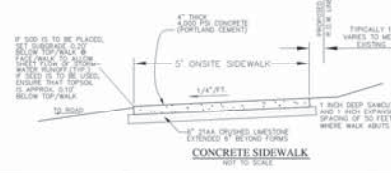
PROJECT SPONSOR:
 IVANHOE MEADOWBROOK LLC
 6600 ORCHARD LAKE ROAD, STE. 314
 BLOOMFIELD HILLS, MI 48322 (248) 626-6114

PRELIMINARY UTILITY PLAN
BEACON HILL PARK
 NOV., MICHIGAN, SECTION 12

DATE	8/28/15	SCALE	1" = 60'
DESIGNED BY	SPB	JOB NO.	14151
DRAWN BY	SPB	SHEET	SP-5



MEADOWBROOK ROAD (WIDTH VARIES)



REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

ZEIMET WOZNAK
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 11111 BROADWAY AVE. SUITE 100
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MISS DG SYSTEM INC.
 THREE FIVE WINDMILL DRIVE
 FARMINGTON HILLS, MICHIGAN 48334
 1-800-242-7177

PROJECT SPONSOR:
IVANHOE MEADOWBROOK LLC.
 6555 ORCHARD LAKE ROAD, STE. 314
 BLOOMFIELD HILLS, MI 48322 (248) 626-6114

PRELIMINARY PAVING PLAN
BEACON HILL PARK
 NOV., MICHIGAN, SECTION 12

DATE	8/28/15	SCALE	HOR. 1" = 60'
DESIGNED BY	SPB	JOB NO.	14151
DRAWN BY	SPB	SHEET	SP-6



client:
IVANHOE COMPANIES
 6689 Orchard Lake Road,
 Suite 314
 West Bloomfield, Michigan
 48332
 ph. (248) 626-6114

project:
Beacon Hill Park
 A planned Single Family
 and Neighborhood
 Commercial Retail

project location:
 City of Novi, MI

12-Mile Road &
 Meadowbrook Road

sheet title:
**OVERALL GENERAL
 LANDSCAPE
 PLANTING VIEW**

job no./issue/revision date:
 LS15.010.06 SFA 6/26/2013

drawn by:
JP, KH

checked by:
FP

date:
6-10-2015

notice:
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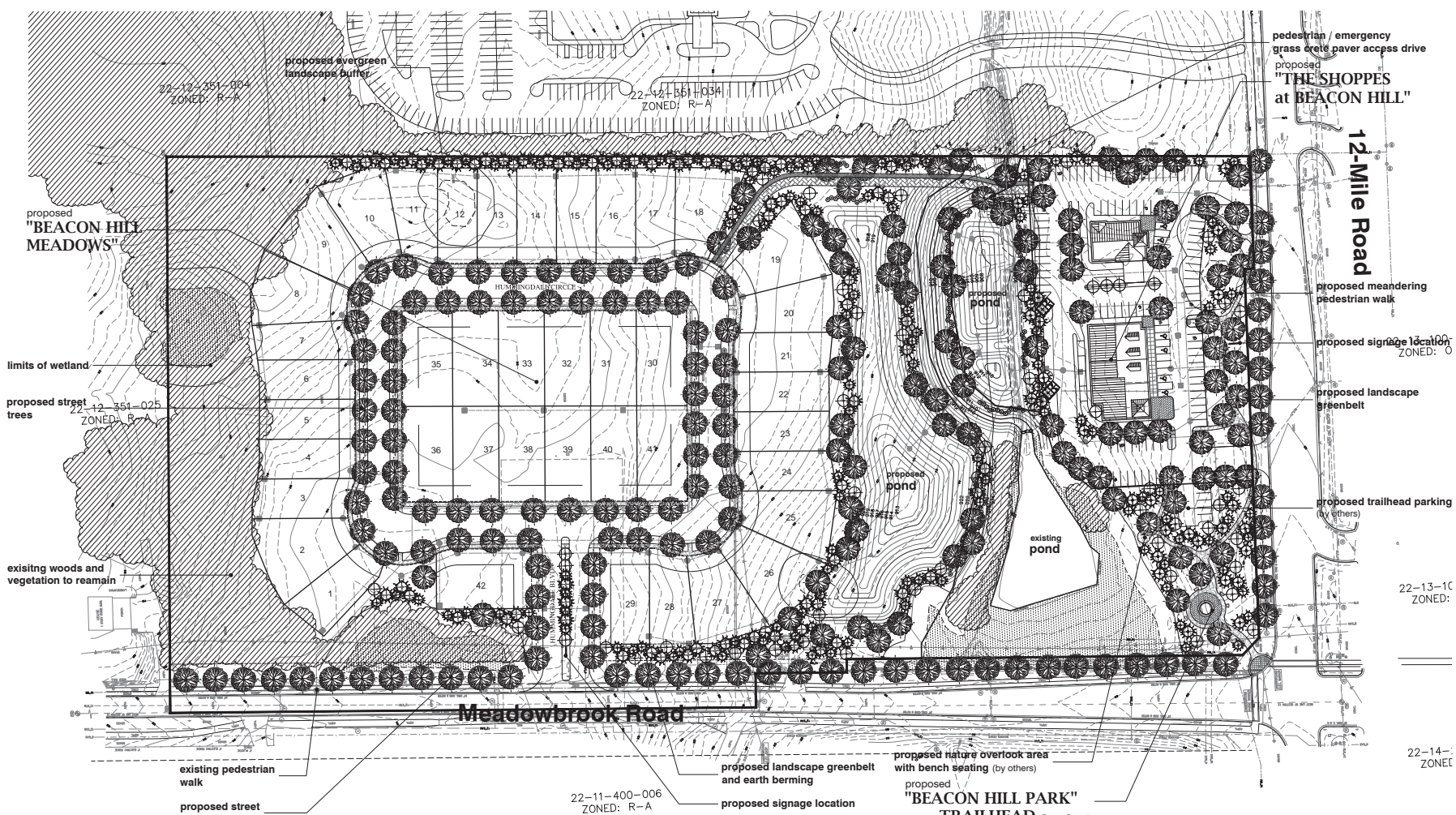
The Not scale drawings. Use figured dimensions only.

3 WORKING DAYS BEFORE YOU DIG
 CALL MISS DIG
1-800-482-7171
 For the location of public utility lines

The location and orientation of various underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and orientation prior to the start of construction.

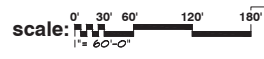
project no.:
LS15.010.06

sheet no.:
LS-1



overall landscape plan view for:
“Beacon Hill Park”
 City of Novi, Michigan

note
 PREPARED BY REGISTERED CONCEPT DESIGN FOR INFORMATION PURPOSES ONLY and in no way official or approved for record purposes.



general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW AMERICAN ASSOCIATION OF HARBORERS/PIERS LANDSCAPE STANDARDS.
- PROVIDE GREAT SOIL FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - ORNAMENTAL AND EVERGREEN TREES 9 FT.
 - SHRUBS (SEE SPEC. ETC.) 6 FT.
 - SHRUBS THAT ARE LARGER THAN 1 FOOT TALL 10 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES OR SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEM (UNLESS OTHERWISE NOTED) TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL PORTIONS LEVEL, ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" x 18" METAL FINISH (BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL RETAIL SQUARES AT 30" OC OR PER MANUFACTURER'S SPECIFICATION.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE CITY OR LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW AMERICAN ASSOCIATION OF HARBORERS/PIERS LANDSCAPE STANDARDS.
- PROVIDE GREAT SOIL FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
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 - SHRUBS (SEE SPEC. ETC.) 6 FT.
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- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" x 18" METAL FINISH (BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL RETAIL SQUARES AT 30" OC OR PER MANUFACTURER'S SPECIFICATION.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE CITY OR LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

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- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEM (UNLESS OTHERWISE NOTED) TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL PORTIONS LEVEL, ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" x 18" METAL FINISH (BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL RETAIL SQUARES AT 30" OC OR PER MANUFACTURER'S SPECIFICATION.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE CITY OR LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape legend

- deciduous trees**
 (Maple, Oak, ornamental, Zelkova serrata, Oak, Linden, Nyssa sylvatica, etc.)
- ornamental trees**
 (Eastern Redbud, Crab, Hawthorn, Senecio, etc.)
- evergreen trees**
 (White Pine, Austrian Pine, Spruce)
- deciduous shrubs**
 (Viburnum, Forsythia, Burning bush, Cotoneaster, Dogwood, etc.)
- evergreen shrubs**
 (Juniper, yew, Holly, arbutus, boxwood, etc.)
- perennials and/or seasonal flowers**
 (Daylily, Shasta, Ornamental Grasses, Black Eyed Susan, etc.)

commercial retail landscape requirements:

	REQUIRED	PROVIDED
greenbelt (12 Mile Road)		
TOTAL LIN. FT. OF 12 MILE ROAD FRONTAGE	909'±	
ONE (1) 8'DECIDUOUS OR EVERGREEN TREE PER 95 LIN. FT.	9.7	4
THREE (3) SUBCANOPY TREE PER 40 LIN. FT.	22.7	29
greenbelt (Meadowbrook Road)		
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	46'±	
ONE (1) 8'DECIDUOUS OR EVERGREEN TREE PER 95 LIN. FT.	2.75	5
THREE (3) SUBCANOPY TREE PER 40 LIN. FT.	7.2	7
detention		
HIGH WATER PERIMETER	585'±	
10%-15% LARGE NATIVE SHRUBS ABOVE HIGH WATER BASIN RIM AREA	75%	75%
parking lot trees (OFFICE-CATEGORY-1)		
PARKING SPACE AREA	22,802.05 SQ.FT.	
PARKING AREA FORMULA (22,802.05 SQ.FT. X .10 (10%) = 2,280.21 SQ.FT.)	2,280.21 SQ.FT.	
VEHICULAR ACCESS AREA	82,461.63 SQ.FT.	
VEHICULAR AREA FORMULA (82,461.63 SQ.FT. X .1% (.1%) = 8,246.16 SQ.FT.)	8,246.16 SQ.FT.	
TOTAL AREA OF INTERIOR LANDSCAPE ISLANDS AREA	9,084.85 SQ.FT.	9,085 SQ.FT.
(3,260.21 SQ.FT. + 8,246.62 SQ.FT. + 9,084.85 SQ.FT.)		
TOTAL NO. OF PARKING LOT TREES	41 TREES	41 TREES
(9,084.85 SQ.FT. LANDSCAPE ISLANDS / 75 = 41.15 TREES)		
building foundation		
BUILDING FOUNDATION LANDSCAPE AREA	9,244.74 SQ.FT.	9,500 ± SQ.FT.
(412.47' (PERIMETER) X 9' = 3,712.23 SQ.FT.)		

residential landscape requirements:

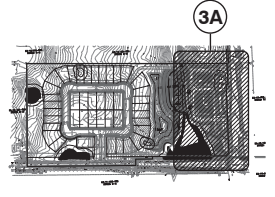
	REQUIRED	PROVIDED	
greenbelt (Meadowbrook Road)			
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	1085'±		
ONE (1) 8'DECIDUOUS OR EVERGREEN TREE PER 95 LIN. FT.	11.4	51	
ONE (1) SUBCANOPY TREE PER 20 LIN. FT.	54.1	54	
boulevard island			
TOTAL LIN. FT. OF BOULEVARD ISLAND	1		
COMBINATION OF CANOPY TREES, SUBCANOPY TREES AND SHRUBS	75%	75%	
detention			
HIGH WATER PERIMETER	1,142.41'±		
10%-15% LARGE NATIVE SHRUBS ABOVE HIGH WATER BASIN RIM AREA	75%	75%	
street tree requirements:			
street trees (Meadow book)			
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	1,294'±		
ONE (1) 8'DECIDUOUS OR EVERGREEN TREE PER 95 LIN. FT.	13.6	16	
street trees (12-Mile road)			
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	547'±		
ONE (1) 8'DECIDUOUS OR EVERGREEN TREE PER 95 LIN. FT.	5.8	16	
street trees (interior lots)			
LOT FRONTAGE	conditions	required	provided
LOTS WITH FRONTAGE <10'	41	41	41
LOTS WITH FRONTAGE 1'0'	1	2	2
LOTS WITH FRONTAGE 3'0"	2	6	6
LOTS WITH FRONTAGE 3'4"	0	0	0
LOTS WITH FRONTAGE 2'15"	0	0	0
MINIMUM STREET TREE SIZE REQUIRED 2 1/2" CALIPER AND MIN 35' O.C. SPACING	TOTALS	44	44

woodland tree replacement summary

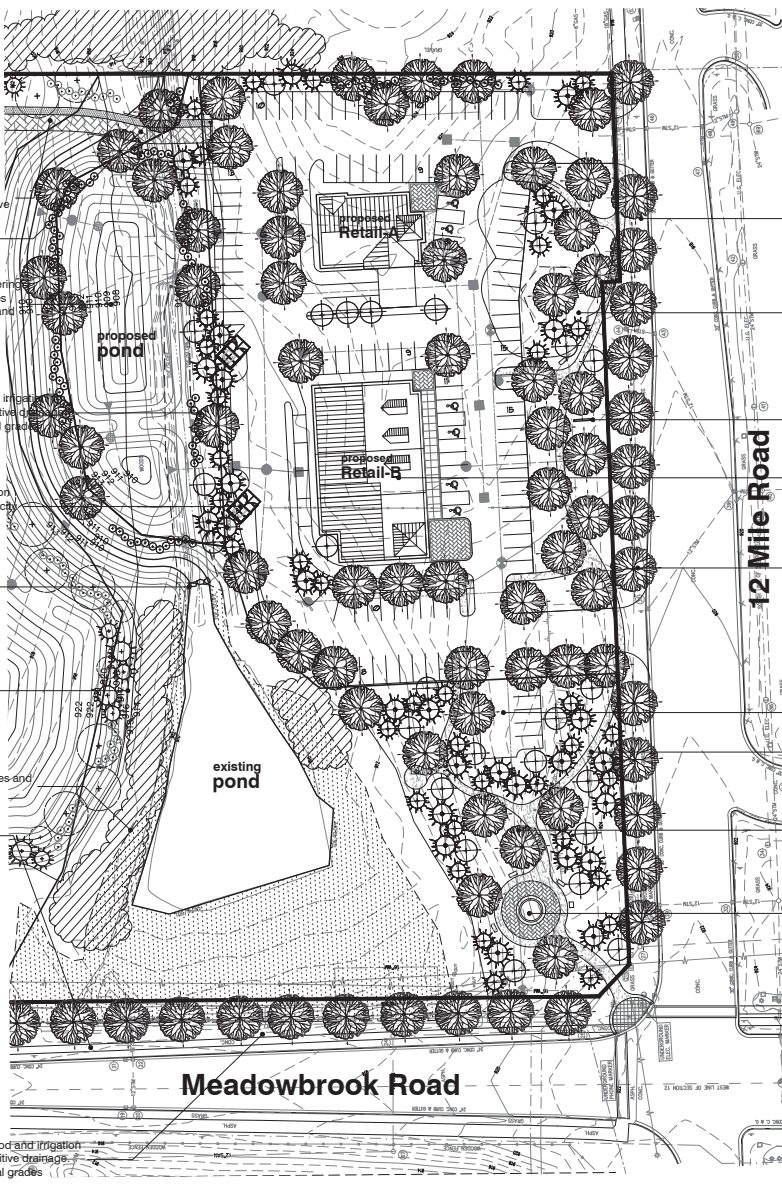
TOTAL NO. OF WOODLAND TREE REPLACEMENT CREDITS REQUIRED	TBD
NO. OF WOODLAND TREE REPLACEMENT PLANTINGS PROVIDED	TBD
2 1/2" DECIDUOUS TREES @ 1.0-CREDITS	TBD
1" EVERGREEN TREES @ .61-CREDITS	TBD

landscape legend

- deciduous trees**
 Maples, Cereis occidentalis, Zelkova serena, Oaks, Lindens, Nyssa sylvatica, etc.
- ornamental trees**
 Eastern Redbud, Crab, Hawthorn, Serviceberry, etc.
- evergreen trees**
 White Pine, Austrian Pine, Spruces
- deciduous shrubs**
 Viburnum, Forsythia, burning bush, cotsmeaster dogwood, etc.
- evergreen shrubs**
 Junipers, yews, hollies, arbutus, boxwood, etc.
- perennials and/or seasonal flowers**
 Daylily, Salicum, Ornamental Grasses, Black Eyed Susan, etc.



key reference map
 NO SCALE



pedestrian / emergency grass crete paver access drive

pedestrian and emergency vehicular access drive

detention basin - see engineering plans for final size, side slopes, water elevation, top of bank and detail

lawn areas to receive sod and irrigation on finish grades, provide positive drainage, see engineering plans for final grades

refuse receptacle - final location and method of screening per city requirements

proposed boulder weir wall-creek waterfall

limits of wetland

hatching denotes existing trees and vegetation to remain

existing pedestrian walk

r.o.w. lawn areas to receive sod and irrigation on finish grades, provide positive drainage, see engineering plans for final grades

lawn areas to receive sod and irrigation on finish grades, provide positive drainage.

signage monument- final location, size, materials, method of constructions, and details per city requirements and approval

proposed "THE SHOPPES at BEACON HILL"

proposed street trees to be located between walk and road, no trees to be installed over any existing or proposed inground utilities, see engineering plans for locations

proposed trailhead parking by others

proposed meandering pedestrian walk by others

lawn areas to receive sod and irrigation on finish grades, provide positive drainage, see engineering plans for final grades

proposed "BEACON HILL PARK" TRAILHEAD (by others)

r.o.w. lawn areas to receive sod and irrigation on finish grades, provide positive drainage, see engineering plans for final grades

3A The Shoppes at Beacon Hill landscape planting detail
 SCALE: 1" = 40'-0"