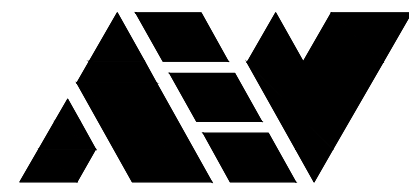


ANDERSON, ECKSTEIN & WESTRICK, INC.
51301 SCHOENHERR ROAD
SHELBY TWP., MI 48315
PHONE: 586-726-1234

1



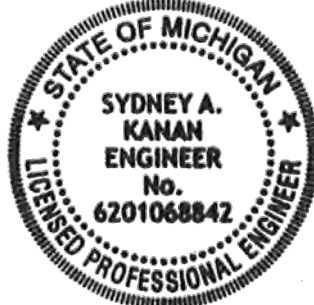
ANDERSON, ECKSTEIN AND
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CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

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ENGINEERING STRONG COMMUNITIES



[Signature]

07/29/2026 11/21/2025 10/19/2025 05/19/2025 05/31/2023 02/10/2023	SITE PLAN RESUBMITTAL WETLAND UPDATE SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

GRANDVIEW CONDOMINIUM COMMUNITY

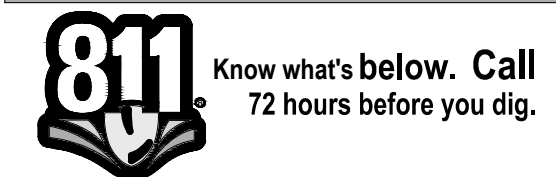
SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

CLIENT:

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE: 1" = 50'		



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

PROJECT NO.

1645-0005

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02_Ex Conditions-7/28/2026 9:31:35 AM

SHEET NO.

2

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SCHEDULE B, PART II EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT: CHIRCO TITLE AGENCY, INC., COMMITMENT NO.: C-171738, COMMITMENT DATE: OCTOBER 4, 2021:

13. RIGHT OF WAY TO CONSUMERS POWER COMPANY AS RECORDED IN LIBER 573, PAGE 19, OAKLAND COUNTY RECORDS AND RE-RECORDED IN LIBER 586, PAGE 116, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, EASEMENT APPROXIMATELY AS SHOWN HEREON, NORTH OF AND NOT MORE THAN 42 FEET FROM SOUTH LINE OF SECTION.
14. EASEMENT AS RECORDED IN LIBER 7160, PAGE 474 AND LIBER 7160, PAGE 475, OAKLAND COUNTY RECORDS.
RESPONSE: L.7160, PG.474 COVERS SUBJECT PROPERTY, EASEMENT AS SHOWN HEREON. L.7160, PG.475 COVERS SUBJECT PROPERTY, EASEMENT AS SHOWN HEREON.
15. EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY, A MICHIGAN CORPORATION AS RECORDED IN LIBER 12077, PAGE 453, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, EASEMENT AS SHOWN HEREON.
16. TERMS AND CONDITIONS AS EVIDENCED IN WARRANTY DEED RECORDED IN LIBER 36293, PAGE 396, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, RIGHT OF WAY AS SHOWN HEREON.
17. WATERMAIN EASEMENT AS RECORDED IN LIBER 36293, PAGE 404, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, EASEMENT AS SHOWN HEREON.
18. SANITARY SEWER EASEMENT AS RECORDED IN LIBER 36293, PAGE 410, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, EASEMENT AS SHOWN HEREON.
19. AGREEMENT FOR MAINTENANCE OF STORM WATER DRAINAGE AND DETENTION SYSTEM AS RECORDED IN LIBER 36293, PAGE 426, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, AGREEMENT COVERS PROPOSED STORM SYSTEM THROUGHOUT SITE, DETENTION BASIN EASEMENT AS SHOWN HEREON.
20. STORM SEWER EASEMENT AS RECORDED IN LIBER 36293, PAGE 431, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, POSSIBLE SCRIVENER'S ERROR IN STORM SEWER EASEMENT 6. RECORD LOCATION AND SURVEYOR'S OPINION ON INTENDED LOCATION AS SHOWN HEREON.
21. AGREEMENT FOR SEDIMENTATION BASIN GRANDVIEW SITE CONDOMINIUM AS RECORDED IN LIBER 36767, PAGE 600, OAKLAND COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY, EASEMENT AS SHOWN HEREON.

SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE. INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS NAVD88.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO MAP NUMBER 26125C0393F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: SEPTEMBER 29, 2006.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, CORRECTNESS OR EXACTNESS OF LOCATIONS.
- ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.
- THERE WERE NO PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
- REFERENCE SURVEY: GRANDVIEW SITE CONDOMINIUM SITE PLAN BY ANDERSON, ECKSTEIN AND WESTRICK, INC., PROJECT NO. 1294-0001, DATED 4-3-15.
- ALL EXISTING EASEMENTS AND ROW'S SHALL BE VACATED AND/OR/MODIFIED AS REQUIRED BY NEW SITE LAYOUT AND REQUIRED EASEMENTS AND ROW'S.
- AN UPDATED BOUNDARY SURVEY SHALL BE PERFORMED, AND A CERTIFICATE OF SURVEY SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL.

SITE INFORMATION

SITE LOCATION: PART OF THE SOUTHWEST 1/4 OF SECTION 28, OAKLAND TOWNSHIP, MICHIGAN.

- ULTIMATE RECEIVING WATER: ROUGE RIVER (4,600± FEET FROM SITE)
- SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR OAKLAND COUNTY; 11B, 12
- APPROXIMATE AREA OF DISTURBANCE: 4.8± ACRES

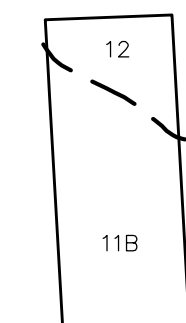
SOILS LEGEND

Map Symbol	Map Unit Name	Hydrologic Soil Group
11B	Capac sandy loam, 0 to 4 percent slopes	C/D
12	Brookston and Colwood loams	B/D

SITE BENCHMARKS:

BM #1: SET RAILROAD SPIKE IN EAST FACE OF UTILITY POLE
ELEVATION: 815.89 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT
91± EAST OF EASTERLY PROPERTY LINE AND 40± SOUTH OF CENTERLINE OF AUBURN ROAD
ELEVATION: 818.45 (NAVD88)



SOILS MAP

LEGEND

BOUNDARY LINE	EXISTING SIGN
EXISTING EASEMENT	EXISTING TELEPHONE RISER
SECTION LINE	EXISTING MAILBOX
BOUNDARY/PROPERTY LINE	EXISTING UTILITY POLE
SECTION CORNER	EXISTING LIGHT POLE
EXISTING TREE LINE	EXISTING WELL
EXISTING FENCE	EXISTING WATER VALVE
EXISTING 1' CONTOUR	EXISTING HYDRANT
EXISTING 5' CONTOUR	EXISTING SANITARY MANHOLE
EXISTING ASPHALT	EXISTING CATCH BASIN/INLET
EXISTING GRAVEL	EXISTING END SECTION
EXISTING STORM	EXISTING GUY LINE
EXISTING WATER MAIN	EXISTING BUILDING
EXISTING SANITARY	EXISTING SOIL TYPE
EXISTING GAS	EXISTING TREE
EXISTING OVERHEAD ELECTRICAL LINE	EXISTING TREE TO BE REMOVED
EXISTING UNDERGROUND TELEPHONE LINE	
PROPOSED TREE PROTECTION FENCE	EXISTING WETLAND
	EXISTING WETLAND IMPACT



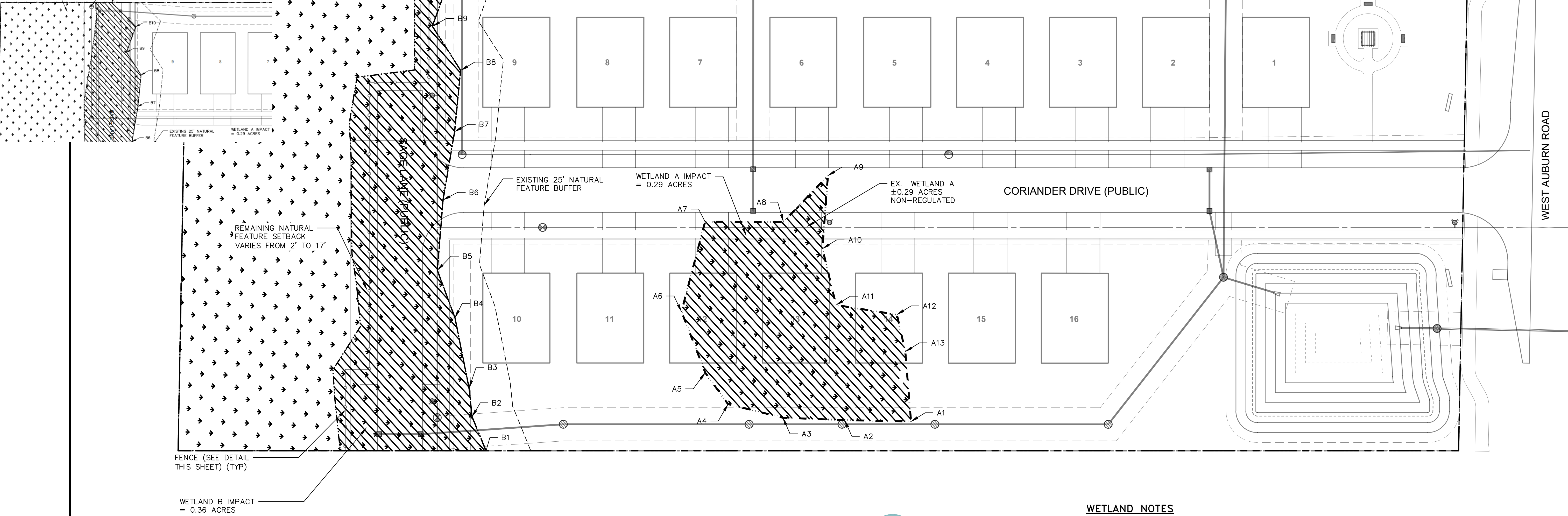
PROJECT: 12023-0022/PS/P0203-0010
REVISION: Revision #7
RECEIVED: 8/14/2026
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

CITY FILE #23-0022 SECTION #28
NOT TO BE USED AS CONSTRUCTION DRAWINGS

Plans reviewed by the Planning Commission with additional wetland impacts

EX. WETLAND B
±1.20 ACRES
EGLE NON-REGULATED
CITY REGULATED

INSTALLATION OF SEWER LINE MUST CONFORM TO THE FOLLOWING:
(1) A PRIOR WRITTEN NOTICE IS GIVEN TO THE CITY ENGINEER AND
WRITTEN CONSENT IS OBTAINED FROM THE CITY MAYOR PRIOR TO ANY
CONSTRUCTION.
(2) THE WORK IS CONDUCTED USING BEST MANAGEMENT PRACTICES
(BMPs) TO ENSURE FLOW AND CIRCULATION PATTERNS AND CHEMICAL
AND BIOLOGICAL CHARACTERISTICS OF WETLANDS ARE NOT IMPACTED
(3) SUCH THAT ALL IMPACTS TO THE AQUATIC ENVIRONMENT ARE
MINIMIZED.



FENCE (SEE DETAIL
THIS SHEET) (TYP)

WETLAND B IMPACT
= 0.36 ACRES

WP Wetland Permit

15,822 square feet of permanent wetland impact - reduced from 18,267 square feet from site plans reviewed by Planning Commission

NFSM Natural Features Setback

336 linear feet of natural features setback modification - unchanged from site plans reviewed by Planning Commission

WETLAND NOTES

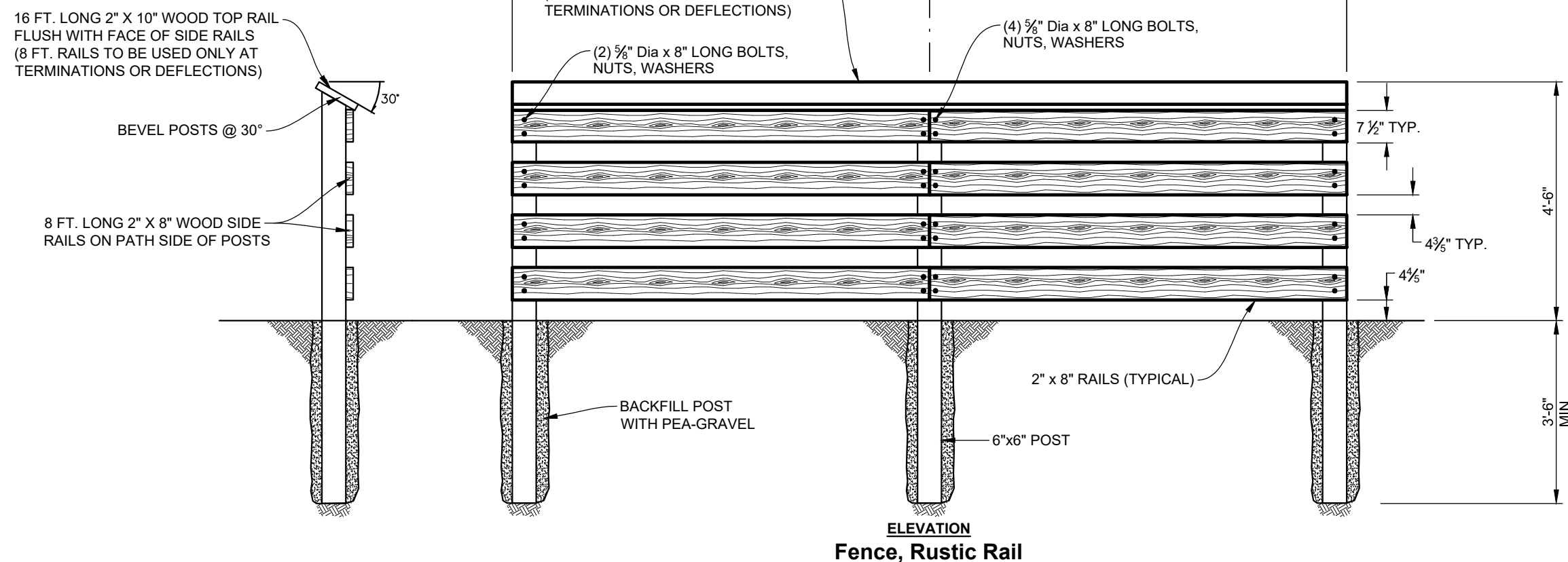
WETLAND DELINEATION OF THE WETLANDS SHOWN PER RECENT WETLAND DELINEATION AND HABITAT ASSESSMENT REPORT PREPARED BY ASTI ENVIRONMENTAL, LLC, DATED AUGUST 21, 2025

WETLAND AND NATURAL FEATURE IMPACTS TABLE

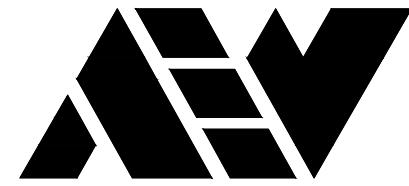
Wetland	Wetland Area (sf)	Wetland Area (acre)	EGLE Regulated	City Regulated	Wetland Impact Area (sf)	Wetland Impact Area (acre)	25' Setback Linear Feet Impact
B	50,645	1.2	No	Yes	15822	0.36	336
A	12,468	0.29	No	No	12468	0.29	N/A
Total	63,113	1.49			28290	0.65	336

LEGEND

	BOUNDARY LINE		EXISTING TREE LINE		EXISTING SIGN
	EXISTING EASEMENT		EXISTING FENCE		EXISTING TELEPHONE RISER
	BOUNDARY/PROPERTY LINE		EXISTING 1' CONTOUR		EXISTING MAILBOX
	SECTION CORNER		EXISTING 5' CONTOUR		EXISTING UTILITY POLE
	EXISTING TREE LINE		EXISTING ASPHALT		EXISTING WELL
	EXISTING 1' CONTOUR		EXISTING GRAVEL		EXISTING WATER VALVE
	EXISTING 5' CONTOUR		EXISTING STORM		EXISTING HYDRANT
	EXISTING ASPHALT		EXISTING WATER MAIN		EXISTING SANITARY MANHOLE
	EXISTING GRAVEL		EXISTING SANITARY		EXISTING CATCH BASIN/INLET
	EXISTING STORM		EXISTING GAS		EXISTING END SECTION
	EXISTING WATER MAIN		EXISTING OVERHEAD ELECTRICAL LINE		EXISTING GUY LINE
	EXISTING SANITARY		EXISTING UNDERGROUND TELEPHONE LINE		EXISTING BUILDING
	EXISTING GAS				EXISTING SOIL TYPE
	EXISTING OVERHEAD ELECTRICAL LINE				EXISTING TREE
	EXISTING UNDERGROUND TELEPHONE LINE				EXISTING TREE TO BE REMOVED
	PROPOSED TREE PROTECTION FENCE				EXISTING WETLAND
					EXISTING WETLAND IMPACT



ELEVATION
Fence, Rustic Rail



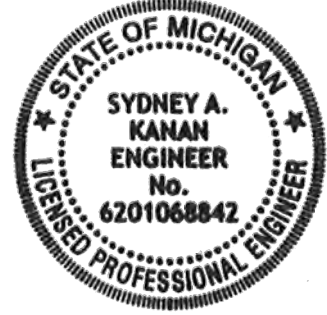
ANDERSON, ECKSTEIN AND
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CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

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ENGINEERING STRONG COMMUNITIES



[Signature]

07/29/2026	SITE PLAN RESUBMITTAL
11/21/2025	WETLAND UPDATE
07/28/2025	SITE PLAN RESUBMITTAL
06/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

GRANDVIEW
CONDOMINIUM
COMMUNITY

SHEET TITLE:

WETLAND

CLIENT:

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE: 1" = 30'		



Know what's below. Call
72 hours before you dig.

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PROJECT NO.

1645-0005

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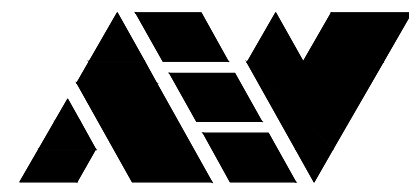
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PROJECT: 2023-0002\PSF2023-0010
REVISION: Revision #7
RECEIVED: 8/14/2026

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT



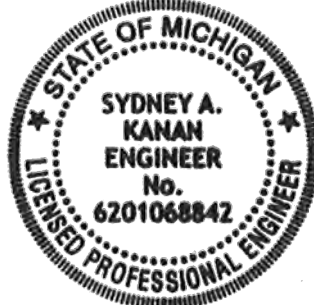
ANDERSON, ECKSTEIN AND
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CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

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ENGINEERING STRONG COMMUNITIES



07/29/2026	SITE PLAN RESUBMITTAL
07/29/2025	SITE PLAN RESUBMITTAL
05/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

GRANDVIEW CONDOMINIUM COMMUNITY

SHEET TITLE:

TREE SURVEY

CLIENT:

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE: 0 15 30 60 1" = 30'		



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72 hours before you dig.

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PROJECT NO.

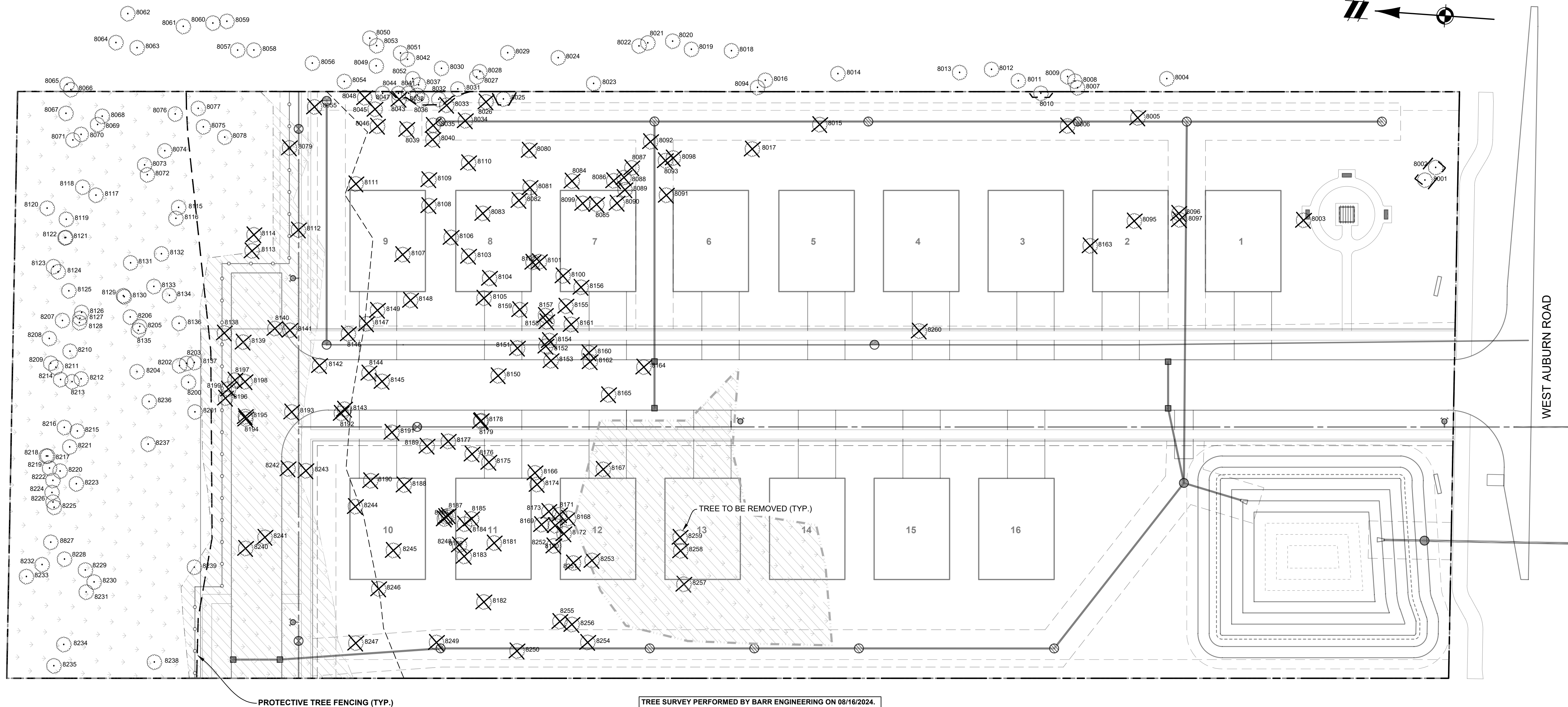
1645-0005

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03 Tree Survey--7/28/2026 9:33:29 AM

SHEET NO.

3

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Tag No.	Scientific Name	Common Name	DBH1	DBH2	DBH3	TOTAL DBH	Condition	Location 1	Location 2	Specimen Tree?	Removing
8001	Acer saccharum	Sugar maple	10.8	12.0	10.3	33.1	Fair	On Site			
8002	Acer saccharum	Sugar maple	7.5			7.5	Fair	On Site			
8003	Acer negundo	Box elder	6.8	6.4		13.2	Poor	On Site			X
8004	Quercus rubra	Red oak	54.3			54.3	Fair	Off Site		X	
8005	Acer negundo	Box elder	10.2	7.4	6.5	24.1	Poor	On Site			X
8006	Populus deltoides	Eastern cottonwood	7.7			7.7	Fair	On Site			X
8007	Juglans nigra	Black walnut	15.4			15.4	Fair	Off Site			
8008	Tilia americana	American basswood	8.8			8.8	Fair	Off Site			
8009	Tilia americana	American basswood	9.1			9.1	Fair	Off Site			
8010	Juglans nigra	Black walnut	15.4			15.4	Fair	On Site			
8011	Juglans nigra	Black walnut	11.1			11.1	Fair	Off Site			
8012	Juglans nigra	Black walnut	17.9			17.9	Fair	Off Site			
8013	Morus Alba	White mulberry	7.8			7.8	Poor	Off Site			
8014	Quercus rubra	Red oak	8.9			8.9	Fair	Off Site			
8015	Juglans nigra	Black walnut	9.0	8.9		17.9	Fair	On Site			X
8016	Populus tremuloides	Quaking aspen	9.3			9.3	Fair	Off Site			
8017	Populus tremuloides	Quaking aspen	10.0			10	Fair	On Site			X
8018	Quercus alba	Red oak	16.7			16.7	Fair	Off Site			
8019	Carya cordiformis	Bitternut hickory	11.0			11	Fair	Off Site			
8020	Carya cordiformis	Bitternut hickory	24.3			24.3	Fair	Off Site		X	
8021	Ulmus americana	American elm	9.6			9.6	Fair	Off Site			
8022	Carya ovata	Shagbark hickory	18.7			18.7	Fair	Off Site		X	
8023	Quercus rubra	Red oak	8.4			8.4	Fair	Off Site			
8024	Quercus rubra	Red oak	12.4			12.4	Fair	Off Site			
8025	Carya ovata	Shagbark hickory	21.0			21	Fair	On Site		X	
8026	Ulmus americana	American elm	7.0			7	Fair	On Site			X
8027	Acer rubra	Red maple	6.8			6.8	Fair	Off Site			
8028	Carya cordiformis	Bitternut hickory	9.6			9.6	Fair	Off Site			
8029	Carya cordiformis	Bitternut hickory	8.9			8.9	Poor	Off Site			
8030	Carya cordiformis	Bitternut hickory	6.7			6.7	Fair	Off Site			
8031	Ulmus americana	American elm	6.6			6.6	Fair	On Site			
8032	Tilia americana	American basswood	7.0			7	Fair	Off Site			
8033	Quercus rubra	Red oak	15.9			15.9	Fair	On Site			X
8034	Quercus rubra	Red oak	15.7			15.7	Fair	On Site			X
8035	Quercus rubra	Red oak	9.7			9.7	Fair	On Site			X
8036	Carya cordiformis	Bitternut hickory	10.9			10.9	Fair	On Site			
8037	Carya cordiformis	Bitternut hickory	9.0			9	Fair	Off Site			
8038	Carya cordiformis	Bitternut hickory	10.3			10.3	Fair	On Site			
8039	Tilia americana	American basswood	13.7			13.7	Fair	On Site			X
8040	Juglans nigra	Black walnut	11.1			11.1	Fair	On Site			X
8041	Quercus rubra	Red oak	10.3			10.3	Fair	On Site			
8042	Carya cordiformis	Bitternut hickory	7.2			7.2	Fair	Off Site			
8043	Carya cordiformis	Bitternut hickory	7.9			7.9	Fair	On Site		X	
8044	Carya cordiformis	Bitternut hickory	9.8			9.8	Fair	On Site			
8045	Juglans nigra	Black walnut	10.2			10.2	Fair	On Site			X
8046	Carya cordiformis	Bitternut hickory	7.7			7.7	Fair	On Site			X
8047	Tilia americana	American basswood	8.8			8.8	Fair	On Site			
8048	Carya cordiformis	Bitternut hickory	13.3			13.3	Fair	On Site			X
8049	Carya cordiformis	Bitternut hickory	8.8			8.8	Fair	On Site			
8050	Carya cordiformis	Bitternut hickory	11.6			11.6	Fair	Off Site			
8051	Carya cordiformis	Bitternut hickory	11.9			11.9	Fair	Off Site			
8052	Carya cordiformis	Bitternut hickory	8.2			8.2	Fair	Off Site			
8053	Carya cordiformis	Bitternut hickory	6.6			6.6	Fair	Off Site			
8054	Carya cordiformis	Bitternut hickory	10.3			10.3	Fair	Off Site			
8055	Carya cordiformis	Bitternut hickory	11.1			11.1	Fair	On Site			X
8056	Carya cordiformis	Bitternut hickory	16.7			16.7	Fair	Off Site			
8057	Carya cordiformis	Bitternut hickory	16.5			16.5	Fair	Off Site			
8058	Carya ovata	Shagbark hickory	11.6			11.6	Fair	Off Site			
8059	Tilia americana	American basswood	12.9			12.9	Fair	Off Site			
8060	Tilia americana	American basswood	6.8			6.8	Fair	Off Site			
8061	Tilia americana	American basswood	17.4			17.4	Fair	Off Site			
8062	Tilia americana	American basswood	8.6			8.6	Fair	Off Site			
8063	Carya cordiformis	Bitternut hickory	6.1			6.1	Fair	Off Site			
8064	Carya cordiformis	Bitternut hickory	7.3			7.3	Fair	Off Site			
8065	Carya cordiformis	Bitternut hickory	7.8			7.8	Fair	Off Site			
8066	Carya cordiformis	Bitternut hickory	7.9			7.9	Fair	Off Site			
8067	Acer saccharum	Sugar maple	6.2			6.2	Fair	On Site			
8068	Acer saccharinum	Silver maple	7.3			7.3	Fair	On Site			
8069	Carya cordiformis	Bitternut hickory	8.9			8.9	Fair	On Site			
8070	Ostrya virginiana	Eastern hophornbeam	6.1			6.1	Fair	On Site			
8071	Carya cordiformis	Bitternut hickory	7.3			7.3	Fair	On Site			
8072	Quercus bicolor	Swamp white oak	12.7			12.7	Fair	On Site			
8073	Acer saccharinum	Silver maple	7.3			7.3	Fair	On Site			
8074	Carya ovata	Shagbark hickory	17			17	Fair	On Site			
8075	Acer saccharinum	Silver maple	8.4			8.4	Fair	On Site			
8076	Acer saccharinum	Silver maple	10.2			10.2	Fair	On Site			
8077	Carya cordiformis	Bitternut hickory	17.6			17.6	Fair	On Site			
8078	Carya cordiformis	Bitternut hickory	18.6			18.6	Fair	On Site			
8079	Carya cordiformis	Bitternut hickory	17.0			17	Fair	On Site			X
8080	Fraxinus americana	White ash	7.0			7	Fair	On Site			X
8081	Carya cordiformis	Bitternut hickory	6.5			6.5	Fair	On Site	Building		
8082	Quercus rubra	Red oak	6.0			6	Fair	On Site	Building		X
8083	Populus deltoides	Eastern cottonwood	7.7			7.7	Fair	On Site	Building		X
8084	Populus tremuloides	Quaking aspen	7.1			7.1	Fair	On Site	Building		X
8085	Populus tremuloides	Quaking aspen	7.9			7.9	Fair	On Site	Building		X
8086	Populus tremuloides	Quaking aspen	7.0			7	Fair	On Site	Building		X
8087	Populus tremuloides	Quaking aspen	6.5			6.5	Fair	On Site	Building		X
8088	Populus tremuloides	Quaking aspen	6.1			6.1	Fair	On Site	Building		X
8089	Populus tremuloides	Quaking aspen	6.0			6	Fair	On Site	Building		X
8090	Populus tremuloides	Quaking aspen	6.1			6.1	Fair	On Site	Building		X
8091	Populus tremuloides	Quaking aspen	7.4			7.4	Fair	On Site			X
8092	Carya cordiformis	Bitternut hickory	6.8			6.8	Fair	On Site			X
8093	Populus tremuloides	Quaking aspen	6.7			6.7	Fair	On Site			X
8094	Populus tremuloides	Quaking aspen	6.8			6.8	Fair	Off Site			
8095	Acer negundo	Box elder	7.8	8.3		16.1	Poor	On Site	Building		X
8096	Juglans nigra	Black walnut	7.0			7	Fair	On Site			X
8097	Juglans nigra	Black walnut	8.6			8.6	Poor	On Site			X
8098	Populus tremuloides	Quaking aspen	8.6			8.6	Fair	On Site	Building		X
8099	Carya cordiformis	Bitternut hickory	7.7			7.7	Fair	On Site	Building		X
8100	Populus tremuloides	Quaking aspen	8.3			8.3	Fair	On Site			X

Tag No.	Scientific Name	Common Name	DBH1	DBH2	DBH3	TOTAL DBH	Condition	Location 1	Location 2	Specimen Tree?	Removing
8101	Populus tremuloides	Quaking aspen	7.3			7.3	Poor	On Site			X
8102	Populus tremuloides	Quaking aspen	8.7			8.7	Very Poor	On Site			X
8103	Salix nigra	Black willow	7.8			7.8	Fair	On Site	Building		X
8104	Populus tremuloides	Quaking aspen	6.3			6.3	Fair	On Site	Building		X
8105	Populus deltoides	Eastern cottonwood	7.6			7.6	Fair	On Site			X
8106	Populus deltoides	Eastern cottonwood	6.4			6.4	Fair	On Site			X
8107	Populus deltoides	Eastern cottonwood	6.3			6.3	Fair	On Site	Building		X
8108	Populus deltoides	Eastern cottonwood	11.4			11.4	Fair	On Site			X
8109	Populus deltoides	Eastern cottonwood	6.1			6.1	Fair	On Site			X
8110	Populus deltoides	Eastern cottonwood	6.0			6	Fair	On Site	Building		X
8111	Populus deltoides	Eastern cottonwood	7.2			7.2	Fair	On Site	Building		X
8112	Tilia americana	American basswood	15.9			15.9	Fair	On Site			X
8113	Carya cordiformis	Bitternut hickory	11.2			11.2	Fair	On Site			X
8114	Crataegus punctata	Dotted hawthorn	8.3			8.3	Fair	On Site			X
8115	Quercus bicolor	Swamp white oak	45.4			45.4	Good	On Site		X	
8116	Tilia americana	American basswood	7.4			7.4	Fair	On Site			
8117	Ulmus americana	American elm	8.2			8.2	Fair	On Site			
8118	Acer saccharinum	Silver maple	17.1			17.1	Fair	On Site			
8119	Acer saccharinum	Silver maple	8.2			8.2	Fair	On Site			
8120	Quercus bicolor	Swamp white oak	6.0			6	Fair	On Site			
8121	Acer saccharinum	Silver maple	8.2			8.2	Fair	On Site			
8122	Acer saccharinum	Silver maple	9.8			9.8	Fair	On Site			
8123	Acer saccharinum	Silver maple	8.7	8.1	8.3	25.1	Poor	On Site			
8124	Populus deltoides	Eastern cottonwood	14.3			14.3	Fair	On Site			
8125	Populus deltoides	Eastern cottonwood	16.9			16.9	Fair	On Site			
8126	Acer saccharinum	Silver maple	12.0			12	Fair	On Site			
8127	Acer saccharinum	Silver maple	13.9			13.9	Fair	On Site			
8128	Acer saccharinum	Silver maple	14.0			14	Fair	On Site			
8129	Ulmus americana	American elm	7.0			7	Very Poor	On Site			
8130	Acer saccharinum	Silver maple	13.9	14.2	13.0	41.1	Fair	On Site			
8131	Acer saccharinum	Silver maple	6.7			6.7	Poor	On Site			
8132	Quercus bicolor	Swamp white oak	7.6			7.6	Fair	On Site			
8133	Carya ovata	Shagbark hickory	11.8			11.8	Fair	On Site			
8134	Carya ovata	Shagbark hickory	7.2			7.2	Fair	On Site			
8135	Acer saccharinum	Silver maple	8.5			8.5	Fair	On Site			
8136	Carya cordiformis	Bitternut hickory	10.1			10.1	Fair	On Site			
8137	Acer saccharinum	Silver maple	21.9			21.9	Fair	On Site		X	
8138	Carya cordiformis	Bitternut hickory	11.4			11.4	Fair	On Site			X
8139	Acer saccharinum	Silver maple	10.6			10.6	Fair	On Site			X
8140	Quercus rubra	Red oak	17.1			17.1	Fair	On Site			X
8141	Acer saccharinum	Silver maple	14.9			14.9	Poor	On Site			X
8142	Populus gradidentata	Bigtooth aspen	6.1			6.1	Fair	On Site			X
8143	Populus gradidentata	Bigtooth aspen	10.9			10.9	Fair	On Site			X
8144	Populus gradidentata	Bigtooth aspen	14.0			14	Fair	On Site			X
8145	Fraxinus americana	White ash	6.1			6.1	Fair	On Site			X
8146	Populus gradidentata	Bigtooth aspen	12.4			12.4	Fair	On Site			X
8147	Populus deltoides	Eastern cottonwood	7.5			7.5	Fair	On Site			X
8148	Populus deltoides	Eastern cottonwood	7.2			7.2	Fair	On Site			X
8149	Populus deltoides	Eastern cottonwood	6.8			6.8	Poor	On Site			X
8150	Populus gradidentata	Bigtooth aspen	7.2			7.2	Poor	On Site			X
8151	Populus gradidentata	Bigtooth aspen	9.7			9.7	Fair	On Site			X
8152	Populus tremuloides	Quaking aspen	8.2			8.2	Fair	On Site			X
8153	Populus tremuloides	Quaking aspen	6.6			6.6	Fair	On Site			X
8154	Populus tremuloides	Quaking aspen	7.6			7.6	Fair	On Site			X
8155	Populus tremuloides	Quaking aspen	7.5			7.5	Fair	On Site			X
8156	Populus tremuloides	Quaking aspen	9.1			9.1	Fair	On Site			X
8157	Populus tremuloides	Quaking aspen	6.7			6.7	Fair	On Site			X
8158	Populus tremuloides	Quaking aspen	6.9			6.9	Fair	On Site			X
8159	Populus tremuloides	Quaking aspen	8.3			8.3	Poor	On Site			X
8160	Populus tremuloides	Quaking aspen	7.7			7.7	Poor	On Site			X
8161	Populus tremuloides	Quaking aspen	8.4			8.4	Fair	On Site			X
8162	Ulmus americana	American elm	8.3			8.3	Poor	On Site			X
8163	Salix nigra	Black willow	13.5	14.2	12.7	40.4	Fair	On Site	Building		X
8164	Ulmus americana	American elm	8.2			8.2	Fair	On Site			X
8165	Fraxinus americana	White ash	6.1			6.1	Fair	On Site			X
8166	Populus tremuloides	Quaking aspen	7.2			7.2	Fair	On Site			X
8167	Acer saccharinum	Silver maple	6.1			6.1	Fair	On Site			X
8168	Populus tremuloides	Quaking aspen	6.1			6.1	Poor	On Site	Building		X
8169	Populus tremuloides	Quaking aspen	6.5			6.5	Fair	On Site			X
8170	Populus tremuloides	Quaking aspen	6.6			6.6	Fair	On Site			X
8171	Populus tremuloides	Quaking aspen	6.2			6.2	Fair	On Site	Building		X
8172	Populus tremuloides	Quaking aspen	6.3			6.3	Fair	On Site	Building		X
8173	Populus tremuloides	Quaking aspen	6.4			6.4	Fair	On Site			X
8174	Populus tremuloides	Quaking aspen	7.8			7.8	Fair	On Site			X
8175	Populus tremuloides	Quaking aspen	8.5			8.5	Fair	On Site			X
8176	Populus deltoides	Eastern cottonwood	8.3			8.3	Fair	On Site			X
8177	Populus deltoides	Eastern cottonwood	7.7			7.7	Fair	On Site			X
8178	Populus deltoides	Eastern cottonwood	8.3			8.3	Fair	On Site			X
8179	Populus deltoides	Eastern cottonwood	6.9			6.9	Fair	On Site			X
8180	Populus deltoides	Eastern cottonwood	7.4			7.4	Fair	On Site	Building		X
8181	Fraxinus americana	White ash	7.6			7.6	Fair	On Site	Building		X
8182	Populus deltoides	Eastern cottonwood	7.6			7.6	Fair	On Site	Building		X
8183	Populus deltoides	Eastern cottonwood	6.7			6.7	Fair	On Site	Building		X
8184	Populus tremuloides	Quaking aspen	6.7			6.7	Fair	On Site	Building		X
8185	Populus tremuloides	Quaking aspen	6.2			6.2	Fair	On Site	Building		X
8186	Populus tremuloides	Quaking aspen	6.0			6	Fair	On Site			X
8187	Populus tremuloides	Quaking aspen	9.0			9	Fair	On Site			X
8188	Populus tremuloides	Quaking aspen	7.5			7.5	Fair	On Site	Building		X
8189	Populus tremuloides	Quaking aspen	6.4			6.4	Fair	On Site			X
8190	Populus gradidentata	Bigtooth aspen	7.4			7.4	Fair	On Site	Building		X
8191	Populus deltoides	Eastern cottonwood	10.5			10.5	Fair	On Site			X
8192	Populus alba	White poplar	10.9			10.9	Fair	On Site			X
8193	Populus tremuloides	Quaking aspen	8.2			8.2	Fair	On Site			X
8194	Populus gradidentata	Bigtooth aspen	10.3			10.3	Fair	On Site			X
8195	Quercus rubra	Red oak	6.0			6	Poor	On Site			X
8196	Carya ovata	Shagbark hickory	11.5			11.5	Fair	On Site			X
8197	Quercus rubra	Red oak	8.7			8.7	Fair	On Site			X
8198	Carya cordiformis	Bitternut hickory	10.6			10.6	Fair	On Site			X
8199	Carya cordiformis	Bitternut hickory	6.9			6.9	Fair	On Site			X
8200	Acer saccharinum	Silver maple	19.4			19.4	Fair	On Site		X	

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ENGINEERING STRONG COMMUNITIES



07/29/2026	SITE PLAN RESUBMITTAL
05/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

**GRANDVIEW
CONDOMINIUM
COMMUNITY**

SHEET TITLE

OVERALL DEVELOPMENT PLAN

CLIENT

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY ☐ CONSTRUCTION ☐ RECORD

DRAWN BY:	CHECKED BY:	DATE:
JMS	SAK	JULY 2026

JMS	SAR	JULY 2020
SCALE:		

 $1'' = 30'$ 

Know what's below. Call
72 hours before you dig.

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PROJECT NO. 1645-0005

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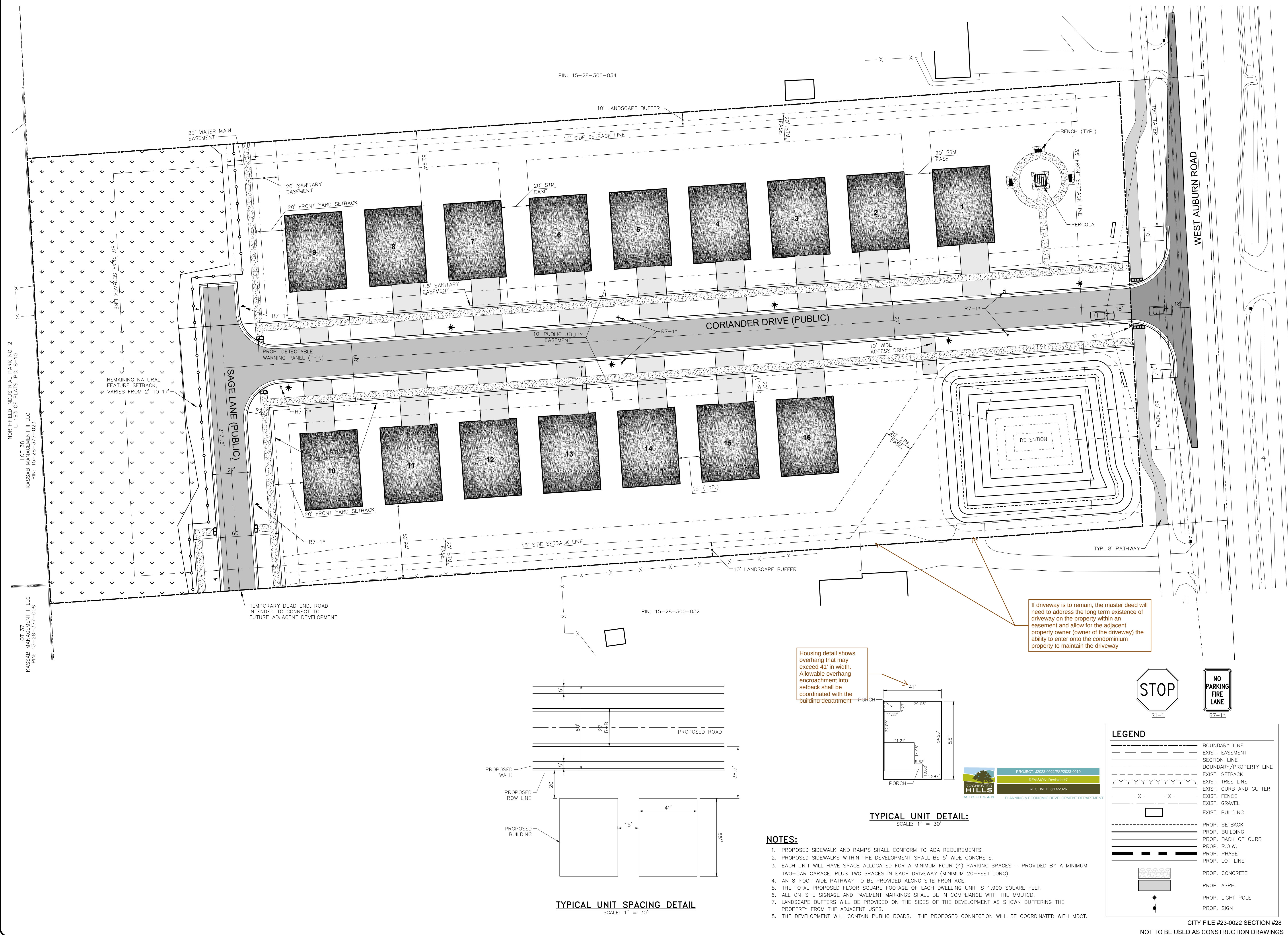
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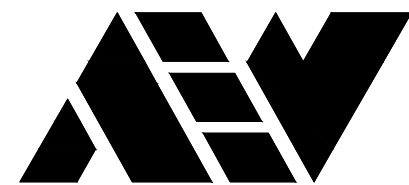
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[Signature]

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05/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

GRANDVIEW CONDOMINIUM COMMUNITY

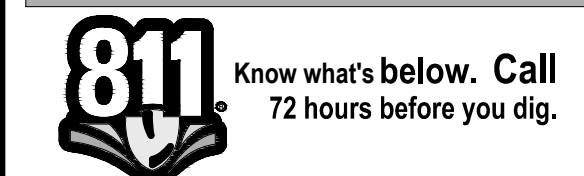
SHEET TITLE:

UTILITY PLAN

CLIENT:

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE: 1" = 30'		
0 15 30 60		



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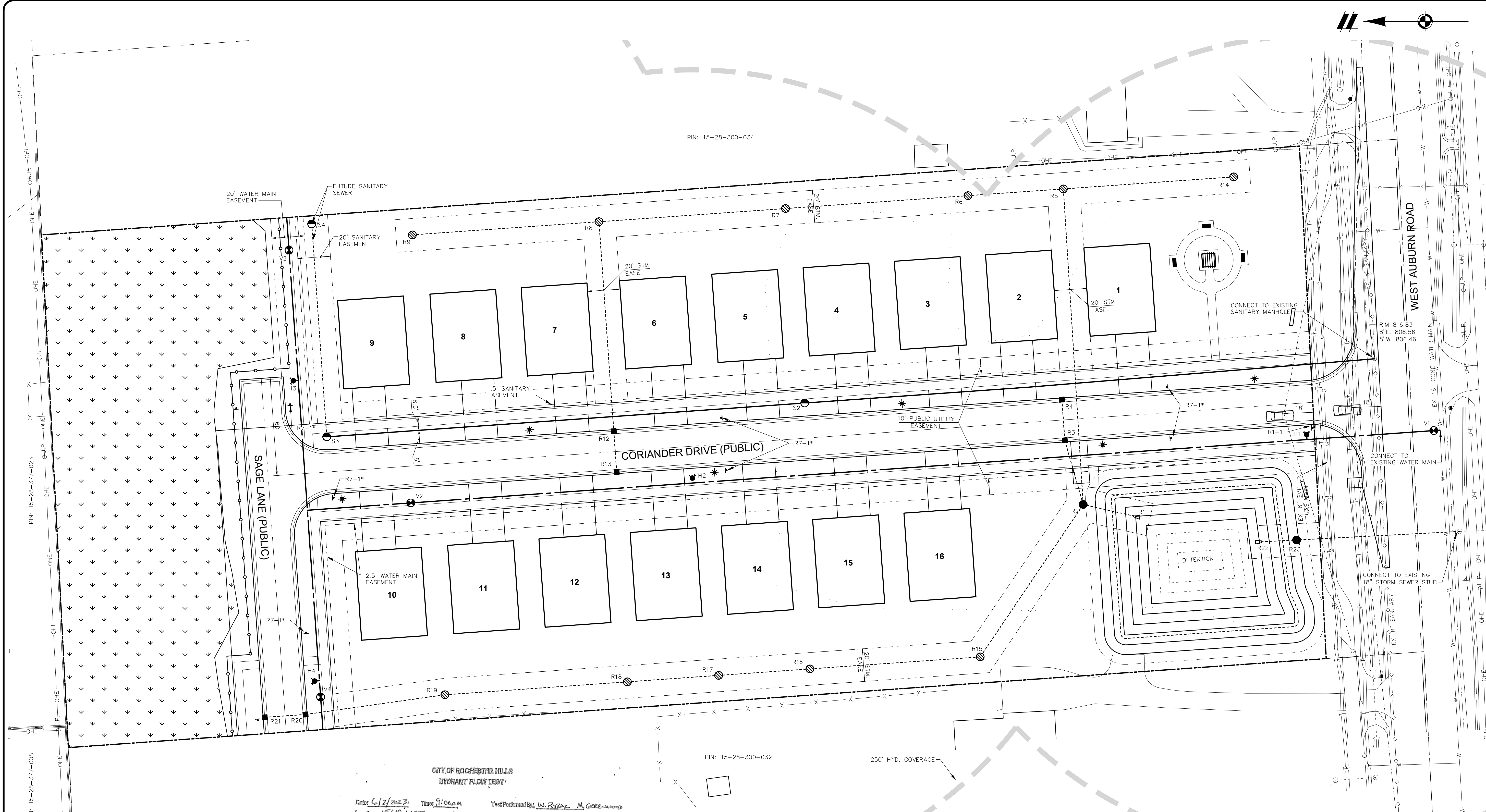
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CITY OF ROCHESTER HILLS HYDRANT FLOW TEST

Date: 6/2/2023 Time: 9:04 AM Test Performed By: W. RYAN M. GREENWOOD
Location: 1548 WEST AUBURN Calculations Performed By: W. RYAN M. GREENWOOD

Number of Hydrant Flows:	1
Number of Outlet Pipes:	2
Size of Outlet, D (inches):	2 1/2
Friction Loss Coefficient, K:	9
Static Pressure, P _s (psi):	71
Residual Pressure, P _r (psi):	63
Flow Pressure, P _f (psi):	3.4
Residual Flow, Q _r (GPM):	1958/1625*
Flow Pressure 20 psi, Q ₂₀ (GPM):	5328/4420*
Supply Main Size (inches):	
Supply Main Size (inches):	

* Multiplied by .83 per NFPA 291
Flow of Flow Test 800 (inches) location of flow & test hydrant:

SANITARY BASIS OF DESIGN

INITIAL AND ULTIMATE

NUMBER OF SINGLE FAMILY UNITS = 16 REV'S
POPULATION = (2.44 PEOPLE/UNIT)(16 UNITS) = 40 PEOPLE

AVERAGE FLOW = 40 PEOPLE x 100 GPCPD = 4,000 GPD

PEAKING FACTOR = $\frac{18 + \sqrt{0.040}}{4 + \sqrt{0.040}} = 4.33$

PEAK FLOW = (4,000 GPD)(4.33) = 17,333 GPD
= 0.0268 CFS

CAPACITY OF 10" TRUSS @ 0.40% = 1.39 CFS
THEREFORE, THE PROPOSED 10" SANITARY SEWER HAS
ADEQUATE CAPACITY.

Revise to 8" Ex.

Revise to 8"

GENERAL UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF ROCHESTER HILLS STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED WATERMAIN SHALL BE 8" D.I. PIPE CLASS 54.
3. WATER LEADS TO BE 1" DIAMETER OR AS SPECIFIED BY ARCHITECT.
4. 8 INCH SANITARY MAINS SHALL BE PVC TRUSS PIPE.
5. 6 INCH SANITARY LEADS SHALL BE A MINIMUM SDR 23.5.
6. SANITARY LEADS WILL BE BURIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.

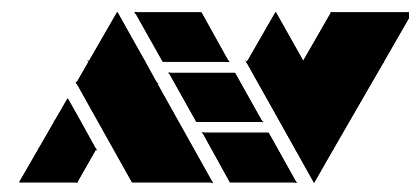
LEGEND

BOUNDARY LINE	PROF. BUILDING
EXIST. EASEMENT	PROF. BACK OF CURB
SECTION LINE	PROF. R.O.W.
BOUNDARY/PROPERTY LINE	PROF. EASEMENT
EXIST. SETBACK	PROF. DETENTION BASIN
EXIST. CURB AND GUTTER	PROF. SIDEWALK
EXIST. FENCE	PROF. WATERMAIN
EXIST. GRAVEL	PROF. SANITARY SEWER
EXIST. BUILDING	PROF. STORM SEWER
EXIST. WATER MAIN	PROF. HYD COVER
EXIST. SANITARY SEWER	PROF. WATER VALVE
EXIST. 1' CONTOUR	PROF. FIRE HYDRANT
EXIST. 5' CONTOUR	PROF. END SECTION
EXIST. HYDRANT COVER	PROF. CATCH BASIN/INLET
EXIST. FIRE HYDRANT	PROF. STORM MANHOLE
EXIST. TEE	PROF. SANITARY MANHOLE
PROF. BUILDING	



PROJECT: 2023-0022/SP/2023-0010
REVISION: Revision 07
RECEIVED: 8/14/2026
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

CITY FILE #23-0022 SECTION #28
NOT TO BE USED AS CONSTRUCTION DRAWINGS



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ENGINEERING STRONG COMMUNITIES



SYDNEY A. KANAN
ENGINEER
No. 620106842
LICENSED PROFESSIONAL ENGINEER

07/29/2026	SITE PLAN RESUBMITTAL
05/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

GRANDVIEW CONDOMINIUM COMMUNITY

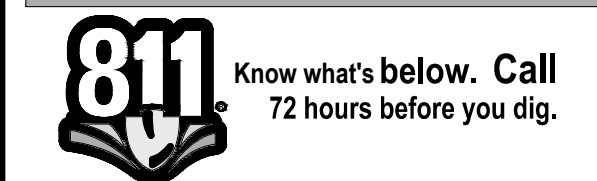
SHEET TITLE:

GRADING AND STORMWATER MANAGEMENT PLAN

CLIENT:

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE:	1" = 30'	



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PROJECT NO.

1645-0005

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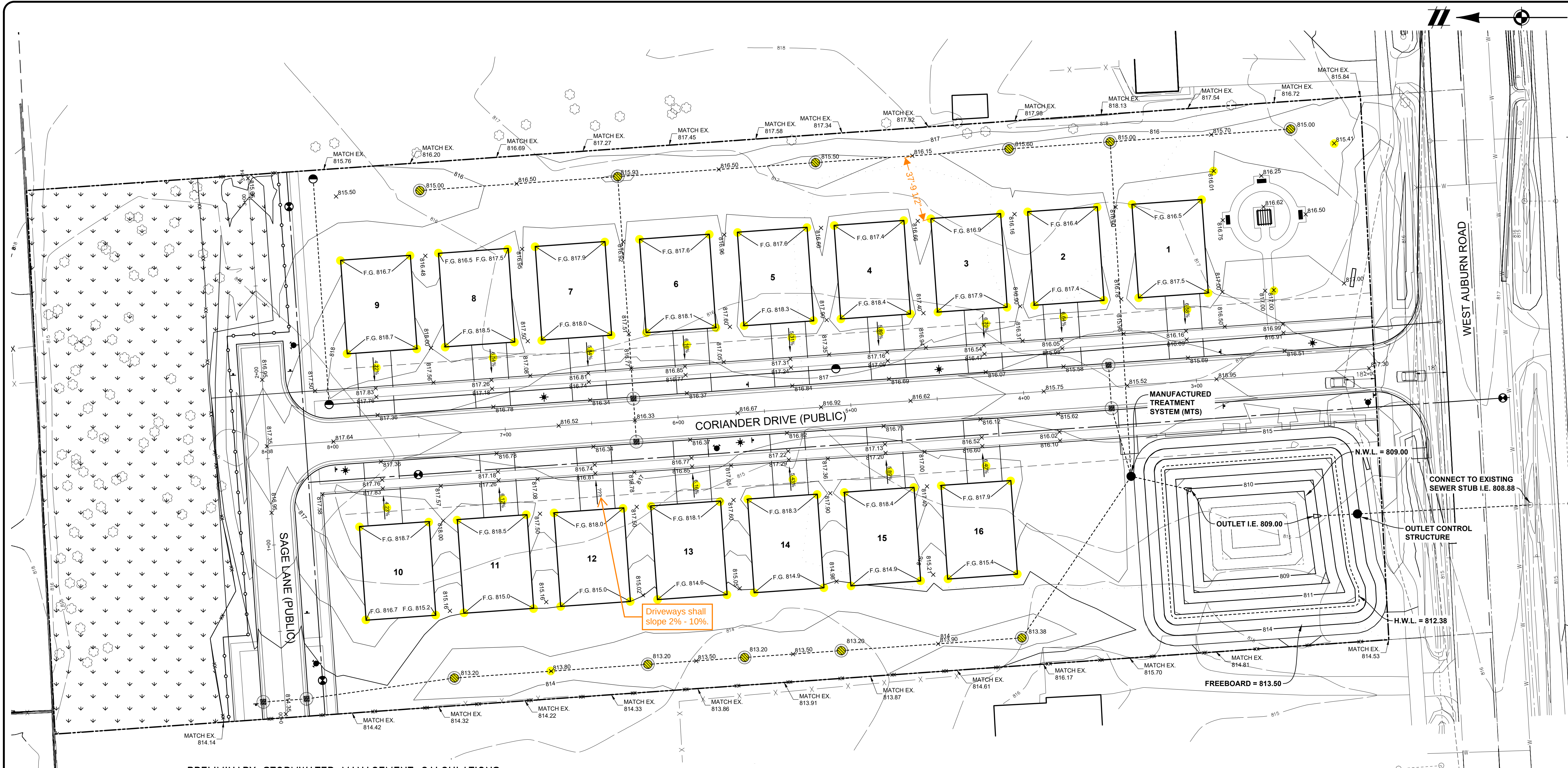
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CITY FILE #23-0022 SECTION #28

NOT TO BE USED AS CONSTRUCTION DRAWINGS



PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS

OCWRC DETENTION CALCULATIONS

Part B: Determination of Surface Runoff

Total Site Area	A = 5.57	ac
Wetland Area	A _w = 0.78	ac
Total Site Area to Pond	A = 4.79	ac
Runoff Coefficient	C = 0.50	
Time of Concentration	T _c = 20.00	min
Rainfall Return Period	p = 100	years
Rainfall Depth	p ₁₀₀ = 5.40	inch
Rainfall Intensity [Eq. II-7]	I = 5.23	in/hr

Peak Runoff [Eq. II-1]	Q = 12.54	cfs
Volume [Eq. II-3]	V = 47.003	cf

Part D: Channel Protection Volume Control

Required CPVC Volume [Eq. II-9]	V _{CPVC} = 11.315	cf
Required MEP Area	A _{MEP} = 12.545	sf
Preserved Wetland Area	W _{AWES} = 33.105	sf
MEP Credit Area	A _{CREDIT} = 16.553	sf

Part E: Water Quality Control

Required Water Quality Volume [Eq. II-17]	V _{WQ} = 8.704	cf
---	-------------------------	----

Option 1: Manufactured Treatment System (MTS)

Water Quality Rate [Eq. II-18]	Q _{WQ} = 4.71	cfs
--------------------------------	------------------------	-----

Option 2: Forebay

Required Forebay Volume [Eq. II-19]	V _f = 1.307	cf
-------------------------------------	------------------------	----

Part F: Channel Protection Rate Control: Extended Detention

Required Extended Detention Volume [per RH 4.6]	V _{ED} = 16.538	cf
---	--------------------------	----

Head	h _{ED} = 3.01	ft
Required No. of 1-inch Holes [Eq. II-22]	H _{ED} = 2	

Part G: Detention and Flood Control Facilities

100-Year Post Development Flow Rate [Eq. II-23]	Q ₁₀₀ = 12.54	cfs
Variable Release Rate [Eq. II-25]	Q _{VR} = 0.783	cfs/ac
100-Year Post Development Peak Discharge	Q _{100P} = 3.75	cfs
Storage Curve Factor [Eq. II-26]	R = 0.39	

100-Year Post Development Runoff Volume [Eq. II-27]	V ₁₀₀ = 45.523	cf
100-Year Detention Volume [Eq. II-28]	V _{100D} = 17.423	cf

OUTLET DESIGN CALCULATIONS

Office 1: Extended Detention Volume Office Sizing (Detentioned in 48 Hours)

Number of Holes	N = 1	
Selected Diameter of Holes	D _h = 1.5	in
Office Area	A = 0.01	sf
Actual Release Rate (Extended Detention)	Q _{ACT1ED} = 0.11	cfs
Actual Release Time (Extended Detention)	T _{ED} = 43.39	hr

Office 2: Detention and Flood Control Facilities

Office Requirements

100-Year Post Development Peak Discharge	Q _{100P} = 3.75	cfs
Flow Allowable (Flood Control)	Q _{100FA} = 3.64	cfs
Storage Elevation (Flood Control)	Z ₁₀₀ = 812.12	
Outlet Elevation	Z _{out} = 809.00	
Head (Flood Control)	h ₁₀₀ = 3.12	ft
Office Area Required	A _o = 0.41	sf

Office Selection

Number of Holes	N = 2	
Required Diameter of Holes	D _h = 6.16	in
Selected Diameter of Holes	D _h = 5	in
Office Area	A = 0.27	sf

Actual Release Rate (Flood Control)	Q _{ACTFC} = 2.40	cfs
Actual Release Time (Flood Control)	T _{FC} = 2.04	hr

Is Q_{ACTFC} less than Q_{100P}? Yes Acceptable

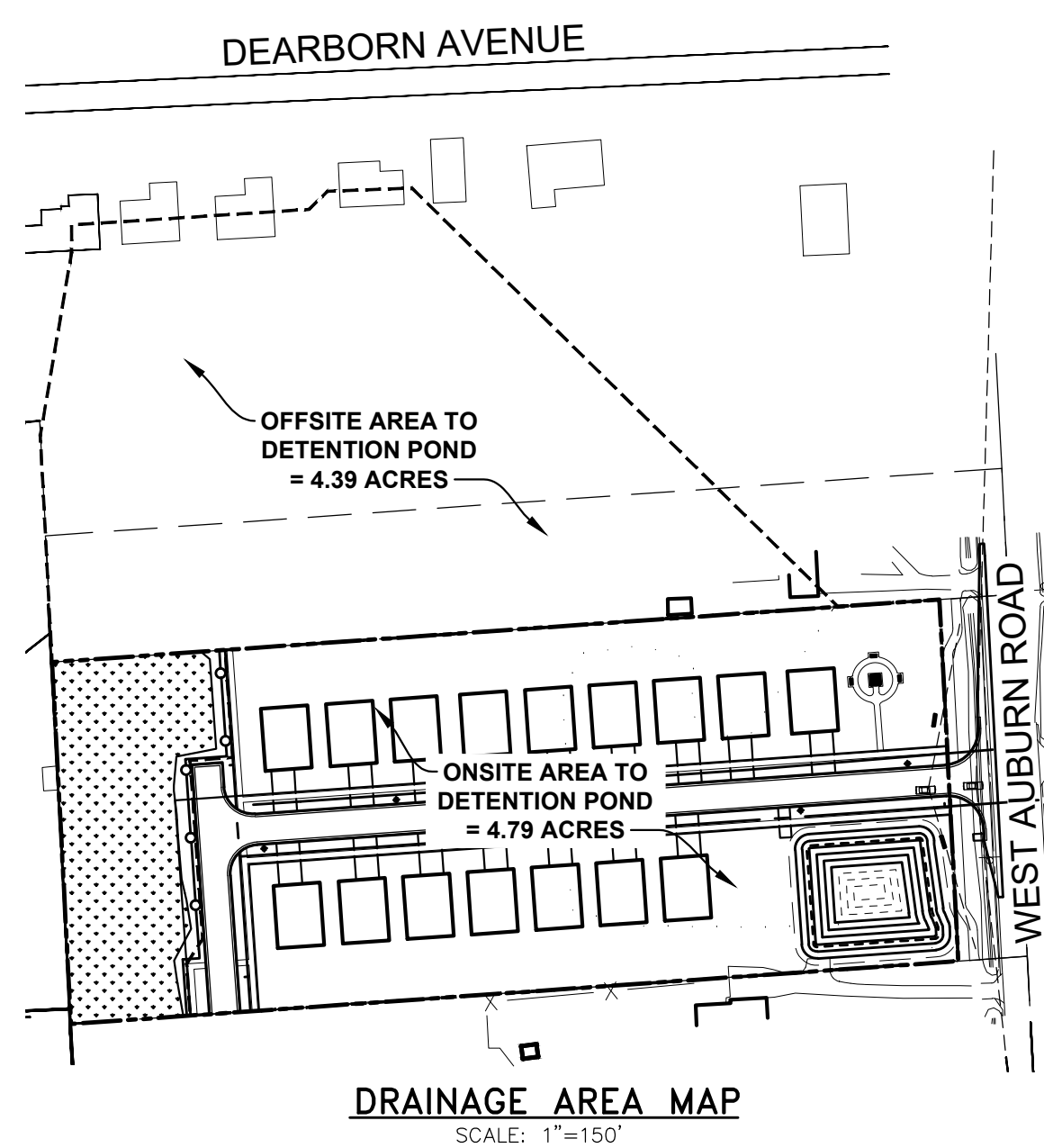
DETENTION POND

Elevation	Depth (ft)	Area (sf)	Volume (cf)	1 Volume (cf)
814	1.00	13,250	11,952	37,910
813	1.00	10,700	9,514	25,957
812	1.00	8,375	7,312	16,444
811	1.00	6,299	5,382	9,131
810	1.00	4,515	3,749	
809	1.00	3,032	3,749	

Type	Area	C-Factor
Impervious	1.92	0.95
Pervious	2.85	0.20
Total	4.77	0.50

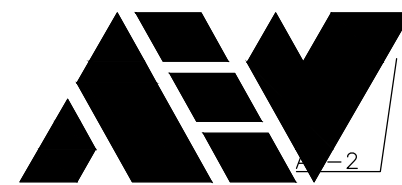
GRADING NOTES

- THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE A RESULT OF THE DEVELOPER'S ACTIVITIES.
- SNOWFENCE SHALL BE INSTALLED AT THE BUFFER LINE PRIOR TO ANY GRADING ON-SITE AND SHALL REMAIN IN PLACE AND MAINTAINED PROPERLY DURING THE DURATION OF THE PROJECT. NO GRADING OR DISTURBANCE SHALL BE MADE IN THE BUFFER ZONE.
- PROPOSED GRADING SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE, TO DEMONSTRATE GENERAL DRAINAGE AND AREAS OF CUT AND FILL. SITE GRADING WILL BE DESIGNED IN MORE DETAIL DURING THE SITE PLAN AND ENGINEERING STAGES OF THE PROJECT.



LEGEND

BOUNDARY LINE	PROPERTY LINE
EXIST. ROADS	EXIST. CONTOUR
EXIST. FENCE	EXIST. GRAVEL
EXIST. STORM SEWER	EXIST. BUILDING
EXIST. WETLAND	EXIST. SIGN
EXIST. CATCH BASIN	EXIST. END SECTION
PROP. CONTOUR	PROP. RIGHT OF WAY
PROP. BACK OF CURB	PROP. SETBACK
PROP. SIDEWALK	PROP. BUILDING
PROP. STORM SEWER	PROP. SANITARY
PROP. 8" WATER MAIN	PROP. END SECTION
PROP. CATCH BASIN/INLET	PROP. STORM MANHOLE
PROP. FIRE HYDRANT	PROP. VALVE
PROP. SANITARY MANHOLE	PROP. INLET FILTER
PROP. SILT FENCE	PROP. DRAINAGE AREA



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



SYDNEY A. KANAN
No. 6201068842
LICENSED PROFESSIONAL ENGINEER

07/26/2026	SITE PLAN RESUBMITTAL
07/26/2025	SITE PLAN RESUBMITTAL
05/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

GRANDVIEW CONDOMINIUM COMMUNITY

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

CLIENT:

GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE: 1" = 30'		



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

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

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

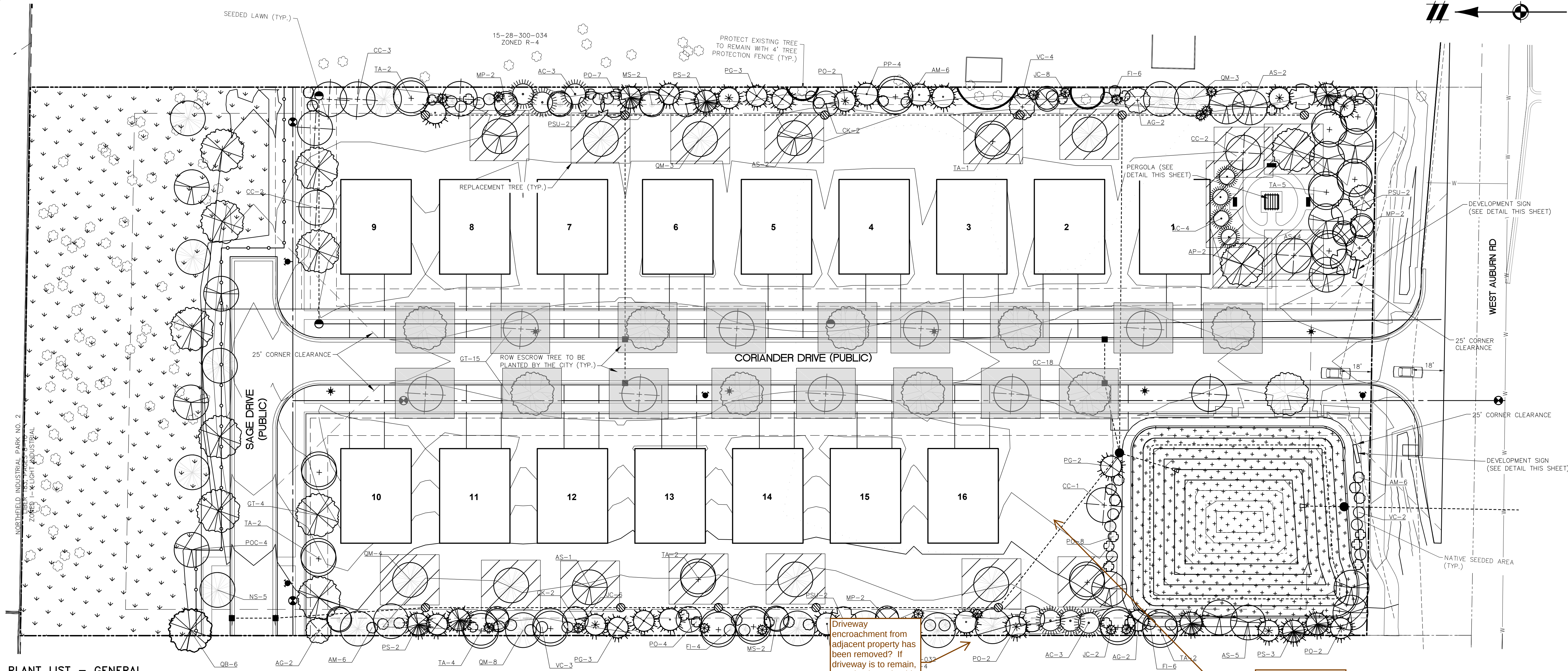
PROJECT NO.

1645-0005

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07_Landscape - 7/26/2026 1:06:37 PM

SHEET NO.

7



PLANT LIST - GENERAL

SYMBOL	KEY	CORIANDER / SAGE TREE	ESCROW TREE	AUBURN RD TREE	EAST BUFFER TREE	WEST BUFFER TREE	REGULATORY REPLACEMENT TREE	DETENTION FOREBAY	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	PRICE	TOTAL
PROPOSED DECIDUOUS TREES														
AS	4		4	2			3	5	14	Acer saccharum	Sugar Maple	2" cal B&B	\$425.00	\$5,950.00
AP	3						2		6	Acer platanoides	Crimson King Maple	2" cal B&B	\$425.00	\$2,550.00
CC	3	8		3			2	1	17	Carpinus caroliniana	European Hornbeam	2" cal B&B	\$300.00	\$5,100.00
GT	1	9							10	Gleditsia tricanthos 'Inermis'	Thornless Honeylocust	2" cal B&B	\$300.00	\$3,000.00
QM				3	8		7		18	Quercus macrocarpa	Bur Oak	2" cal B&B	\$425.00	\$7,650.00
TA	2		5	2	4	3	2		18	Tilia americana	Basswood	2" cal B&B	\$300.00	\$5,400.00
QB	5								6	Quercus bicolor	Swamp White Oak	2" cal B&B	\$350.00	\$2,100.00
NS	5								5	Nyssa sylvatica	Black Gum	2" cal B&B	\$350.00	\$1,750.00
POC	4								4	Platanus occidentalis	Sycamore	2" cal B&B	\$35.00	\$140.00
		25	17	9	10	12	17	8	98					\$33,640.00

PROPOSED EVERGREEN TREES														
AC				3	3		4		10	Abies concolor	Concolor Fir	10" hgt B&B	\$300.00	\$3,000.00
PG				3	3			2	8	Picea glauca	Black Hills Spruce	10" hgt B&B	\$300.00	\$2,400.00
PP				4	4				8	Picea pungens	Colorado Blue Spruce	10" hgt B&B	\$300.00	\$2,400.00
PO				2	2			2	6	Picea omorika	Serbian Spruce	10" hgt B&B	\$300.00	\$1,800.00
PS				2	2			3	7	Pinus strobus	White Pine	10" hgt B&B	\$300.00	\$2,100.00
		0	0	0	14	14	4	7	39					\$11,700.00

PROPOSED ORNAMENTAL TREES														
AG			2	2	2				6	Aemanchitar grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal B&B	\$200.00	\$1,200.00
CK				2	2				4	Cornus Kousa 'Chinensis'	Chinese Dogwood	2" cal B&B	\$200.00	\$800.00
MP			2	2	2				6	Malus 'Prairifire'	Prairifire Crab	2" cal B&B	\$200.00	\$1,200.00
MS				2	2				4	Magnolia stellata 'Centennial'	Centennial Star Magnolia	2" cal B&B	\$200.00	\$800.00
PSU			2	2	2				6	Prunus subhirtella	Weeping Higan Cherry	2" cal B&B	\$200.00	\$1,200.00
		0	0	6	10	10	0	0	26					\$5,200.00

PROPOSED SHRUBS														
AM				6	6			6	18	Aronia melanocarpa 'Autumn Magic'	Black Autumn Magic Aronia	30" hgt B&B	\$50.00	\$900.00
FI					6			6	18	Forsythia x intermedia 'Lynwood'	Lynwood Forsythia	30" hgt B&B	\$50.00	\$900.00
JC					6			2	16	Juniperus chinensis 'Sea Green'	Sea Green Juniper	30" hgt B&B	\$50.00	\$800.00
PO				7	4				8	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	30" hgt B&B	\$50.00	\$550.00
VC				4	3			2	9	Viburnum carlesii 'Koreanspice'	Koreanspice Viburnum	30" hgt B&B	\$50.00	\$450.00
		0	0	0	31	25	0	24	80					\$4,000.00

SEED/TREE FUND														
Basin/Forebay Seed Mix								1890 SY		Native Lo Pro Detention/Floodplain Mix (add in Annual Rye)	Rate: 14lbs/Acre	\$4.00/SY		\$7,560.00
Lawn Seed								5804 SY		MOOT THM Mix	Rate: 220lbs/Acre	\$1.90/SY		\$23,216.00
Irrigation System														\$20,000.00
Tree Fund (ROW Escrow)								17		Trees to be planted by the City in the Public Row ROW (1 per Lot)		\$334.00		\$5,678.00
Tree Fund (Replacement Requirement)								127		Needed to Satisfy the Replacement Tree Requirement		\$334.00		\$42,418.00

NOTES:

- SEE SHEET 09 FOR LANDSCAPE NOTES AND DETAILS
- ALL SIGNS SHALL MEET THE REQUIREMENTS OF ROCHESTER HILLS AND BE APPROVED UNDER SEPARATE PERMIT, ISSUED BY THE BUILDING DEPARTMENT
- ALL PROPOSED PLANTINGS SHALL BE PLANTED BY THE DEVELOPER PRIOR TO C OF O.

these numbers do not match. Sheet 3 - says 136 replacement needed. Update tables.

Plant List table on left shows 127 in tree fund + 21 planted = 148

Landscape requirement table on left shows 21 trees planted + 118 into tree fund = 139
Confirm correct number in plantings/ tree fund.

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS		
Tree Replacements	Total Remove	136 Trees (See Sheet 03 for Calculation Breakdown)
	Provided	21 Trees Provided @ 2" cal (118 into Tree Fund)
ROW Trees	Location	Required 1 Deciduous Tree/35 LF 314/35 = 10 Trees 1 Ornamental Tree/60 LF 314/60 LF = 6 Trees
	Provided	1 Existing Tree 9 Deciduous Trees 6 Ornamental
East Buffer	Escrow Trees	1 Tree/Lot @ 17 Lots = 17 Trees
	Along Interior Roads (Coriander and Sage)	1,290 LF (total for both sides of road) 1,290 / 35 LF = 51 Trees - Escrow Trees = 34 Trees
West Buffer	Buffer Length	Required Buffer Type "B" 614 LF (measured from Auburn ROW to Sage ROW)
	Provided Buffer Type "B"	15 Deciduous Trees (5 Existing) 14 Evergreen Trees 10 Ornamental Trees 31 Shrubs
Detention Basin and Open Space	473 LF (measured from detention pond to Sage ROW)	2 Deciduous Trees/100 LF = 10 2 Evergreen Trees/100 LF = 10 1.5 Ornamental Tree/100 LF = 7 4 Shrubs/100 LF = 19
	Total Length	Required 1.5 Deciduous Trees/100 LF = 7 Trees 1 Evergreen Tree/100 LF = 5 Trees 4 Shrubs/100 LF = 18 Shrubs
	Provided	8 Deciduous Trees 5 Evergreen Trees 18 Shrubs

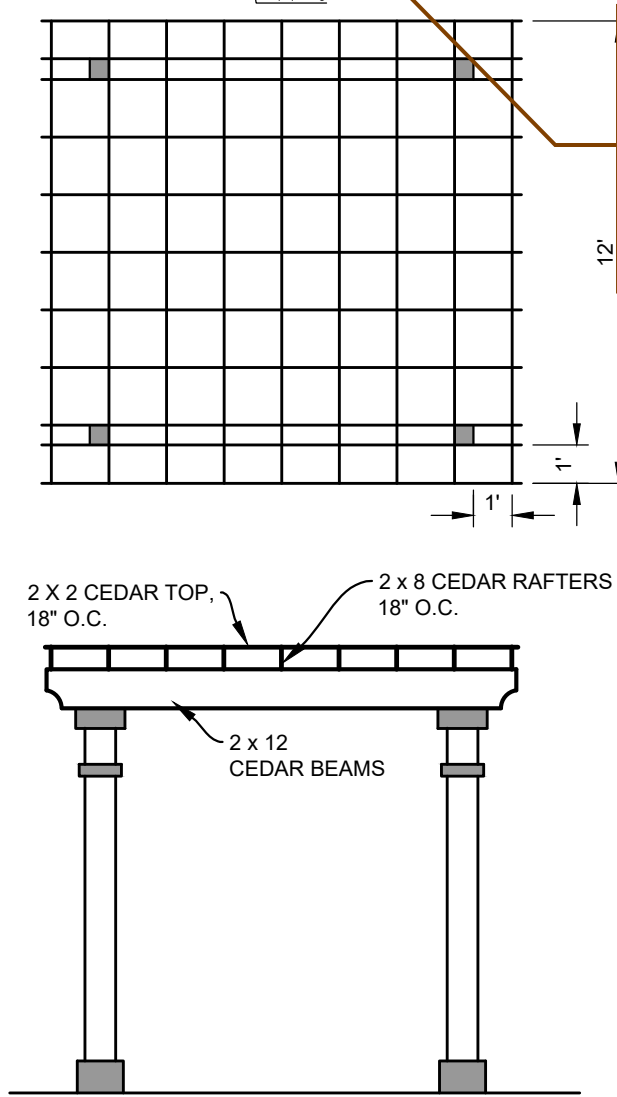
* 8 existing trees are being preserved and are of the required size to satisfy part of this requirement

PLANT LIST - LOT

SYMBOL	KEY	PER LOT	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	PRICE	TOTAL
PROPOSED DECIDUOUS TREES								
CK	1	18	18	Cornus Kousa	Kousa Dogwood	2" cal B&B	\$425.00	\$7,650.00
			18					\$7,650.00
PROPOSED ORNAMENTAL TREES								
VC	1	18	18	Viburnum Carlesii	Korean Spice Viburnum	3" cal B&B	\$200.00	\$3,600.00
			18					\$3,600.00
PROPOSED SHRUBS								
BM	3	54	54	Buxus M. "Green Mountain"	Green Mountain Boxwood	30" cal B&B	\$50.00	\$2,700.00
SG	3	54	54	Spiraea Japonica "Goldmound"	Goldmound Spiraea	30" high cont.	\$50.00	\$2,700.00
PAL	4	72	72	Pennisetum Alopecuroides "Little Bunny"	Little Bunny Fountain Grass	#1 cont.	\$30.00	\$2,160.00
SED	9	162	162	Sedum Spectabile "Neon"	Neon Sedum	#1 cont.	\$30.00	\$4,860.00
			18	Pennisetum Alopecuroides "Hamel"	Dwarf Fountain Grass	#3 cont.	\$30.00	\$540.00
			36	Pachysandra Terminalis "Green Carpet"	Green Carpe Pachysandra	32/#flat	\$30.00	\$1,080.00
			396					\$14,040.00

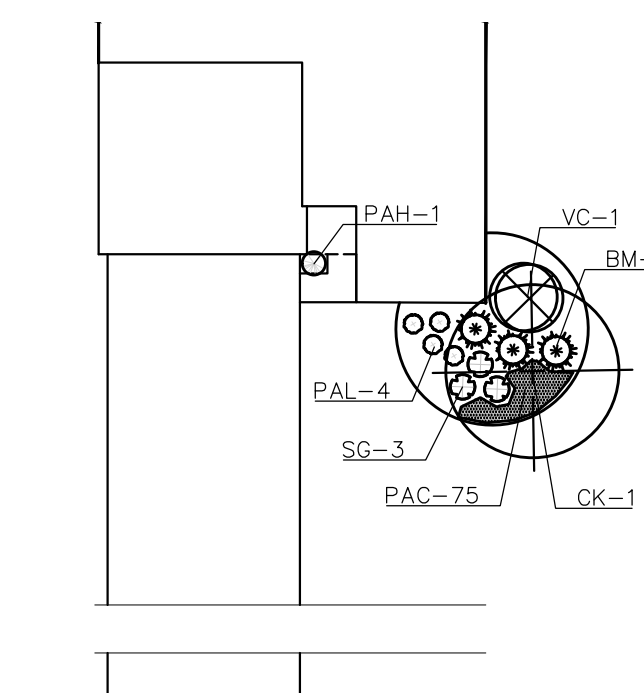
PERGOLA DETAILS

NOT TO SCALE



ENTRANCE SIGN DETAIL

1" = 3'



TYPICAL LOT LANDSCAPING

CITY FILE #23-0022 SECTION #28

NOT TO BE USED AS CONSTRUCTION DRAWINGS



PROJECT: 2023-0022/PSF-2023-0010
REVISION: Revision #7
RECEIVED: 8/14/2026
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

LANDSCAPE NOTES

1. ALL PLANTS SHALL BE NORTH MIDWEST AMERICAN REGION GROWN, NO.1 GRADE PLANT MATERIALS, AND SHALL BE TRUE TO NAME, FREE FROM PHYSICAL DAMAGE AND WIND BURN.
2. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
3. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
4. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST TWO (2) FULL YEARS FOLLOWING CITY APPROVAL.
5. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
6. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF ANY DEBRIS, FOREIGN MATERIAL, AND STONE.
7. "AGRIFORM" TABS OR SIMILAR SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANTING PUTS BEFORE BEING BACKFILLED.
8. AMENDED PLANTING MIX SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND AND 1/3 PEAT, MIXED WELL AND SPREAD TO THE DEPTH AS INDICATED IN PLANTING DETAILS.
9. ALL PLANTINGS SHALL BE MULCHED PER PLANTING DETAILS LOCATED ON THIS SHEET.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SOWN ON THE LANDSCAPE DRAWINGS AND SPECIFICATIONS.
11. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY.
12. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE FIELD CONDITIONS PRIOR TO INSTALLATION.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN THE VERTICAL CONDITIONS THROUGHOUT THE GUARANTEED PERIOD.
14. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, IF REQUESTED BY OWNER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING PLANT QUANTITIES TO ENSURE QUANTITIES ON DRAWINGS AND PLANT LIST ARE THE SAME. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLANS SHALL PREVAIL.
16. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DISTURBED DURING CONSTRUCTION, THROUGHOUT THE CONTRACT LIMITS.
17. A PRE-EMERGENT WEED CONTROL AGENT, "PREEN" OR EQUAL, SHALL BE APPLIED UNIFORMLY ON TOP OF ALL MULCHING IN PLANTING BEDS.
18. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
19. SOD SHALL BE TWO YEAR OLD "BARON/CHERIDELPHI" KENTUCKY BLUE GRASS, GROWN IN A SOD NURSERY ON LOAM SOIL.
20. ALL GROUND MOUNTED UTILITIES SHALL BE FULLY SCREENED FROM VIEW.
21. ALL LANDSCAPING REQUIRED PURSUANT TO CITY OF ROCHESTER HILLS CODES AND ORDINANCES SHALL BE MAINTAINED IN PERPETUITY.

MAINTENANCE NOTES

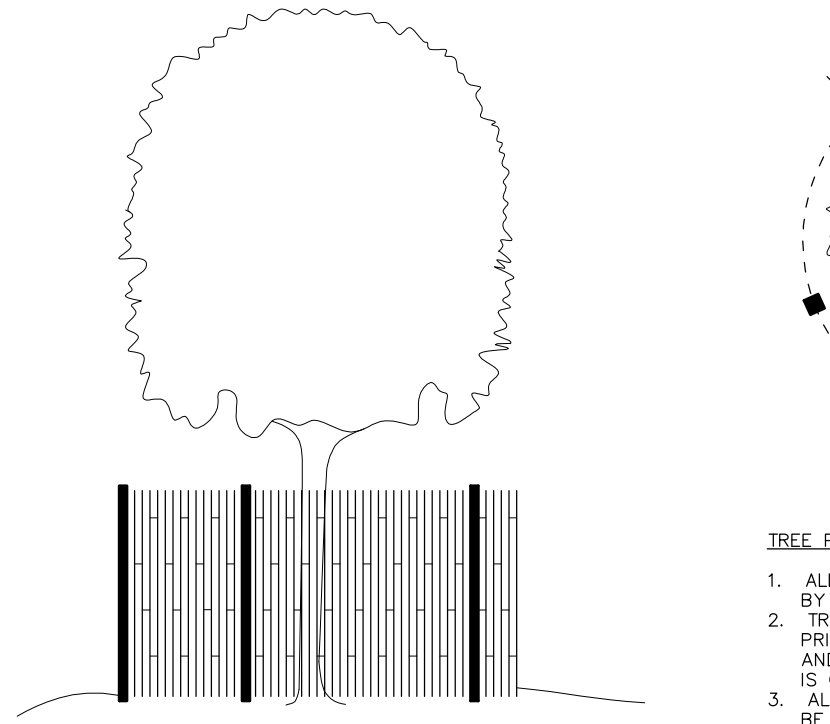
SECTION 138-12.109- MAINTENANCE

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS"

- A. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITIONS, FREE FROM DEBRIS AND REFUSE.
- B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- C. ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 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.
- D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND WILL BE A VIOLATION OF THIS ORDINANCE.
- E. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

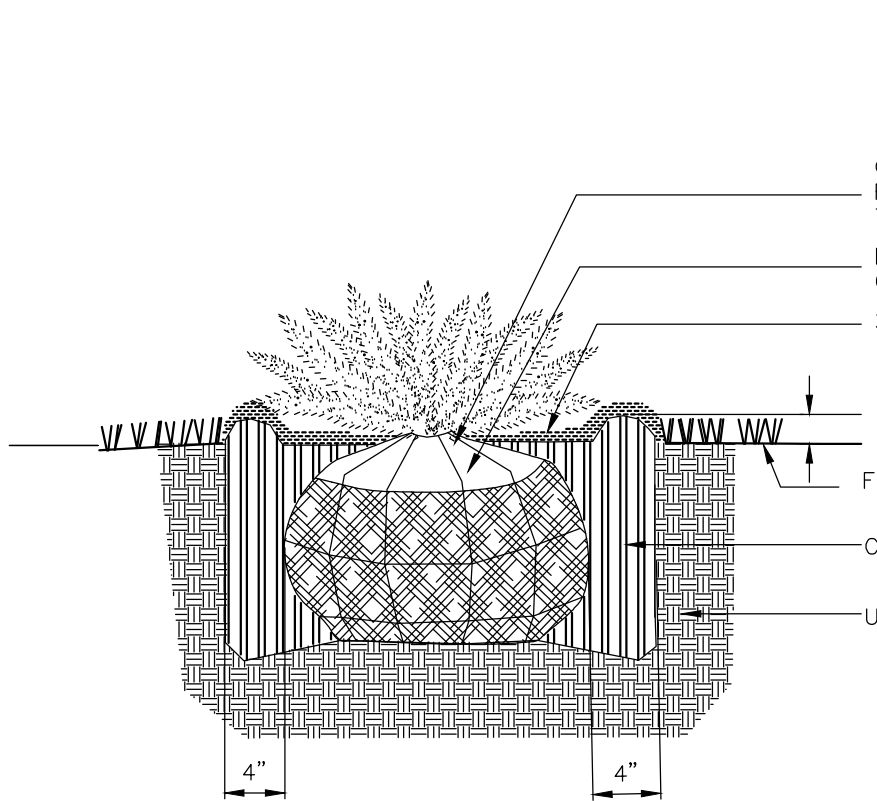
FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES (DRIP-LINE), OR CLOSER ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

PLAN



TREE PROTECTION FENCE DETAIL

NO SCALE



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 2. WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

SHRUB PLANTING DETAIL

NO SCALE



ADD!

1. L
2. C
3. F
4. E
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212. E
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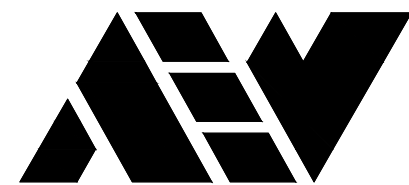
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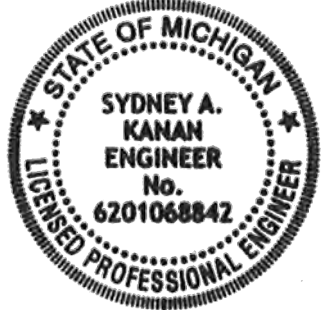
ANDERSON, ECKSTEIN AND
WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



[Signature]

07/29/2026 05/18/2025 02/10/2023	SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

**GRANDVIEW
CONDOMINIUM
COMMUNITY**

SHEET TITLE:

SIDEWALK DETAILS

CLIENT:
GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: JMS	CHECKED BY: SAK	DATE: JULY 2026
SCALE: NONE		

811 Know what's below. Call 72 hours before you dig.

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

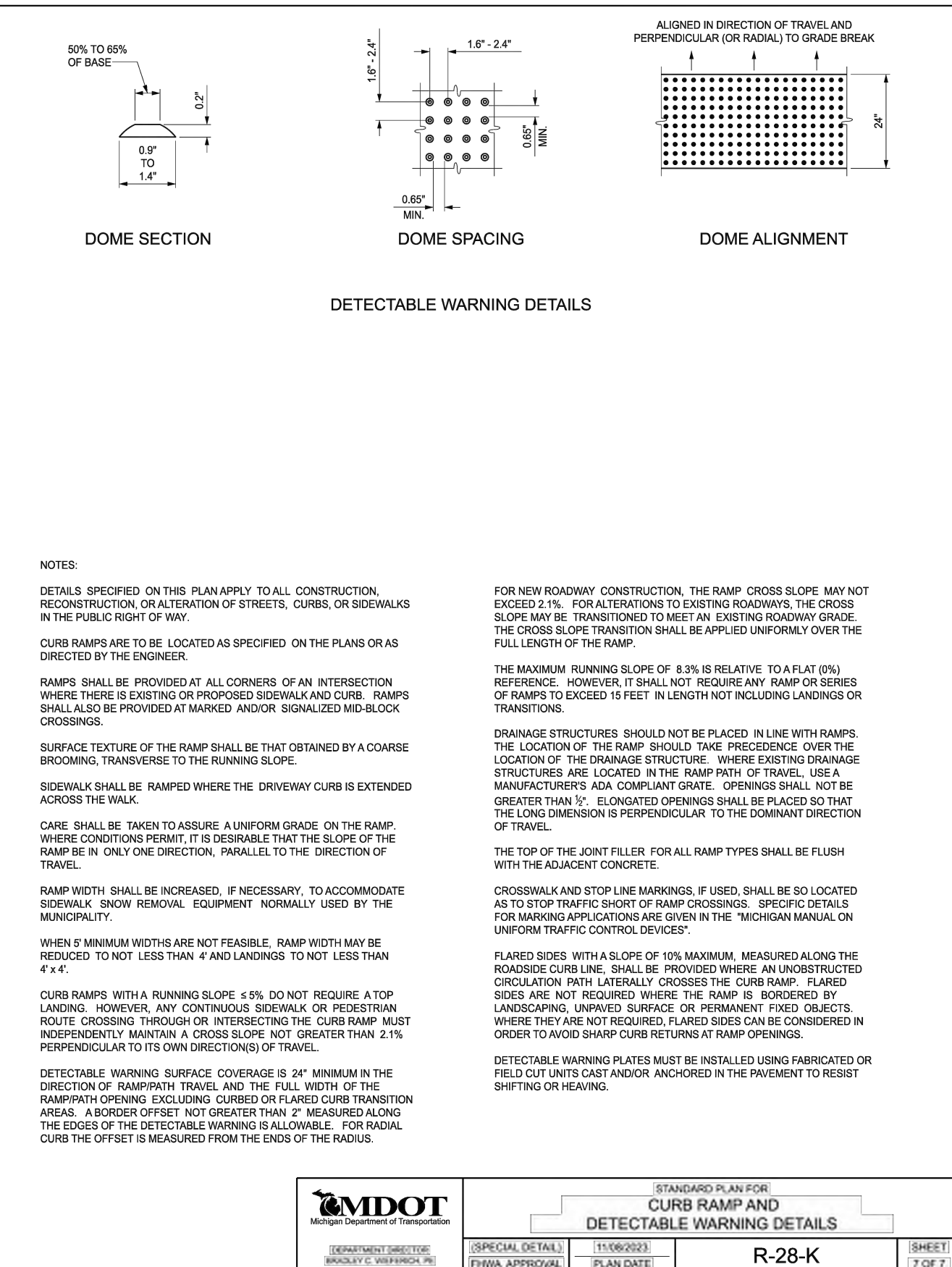
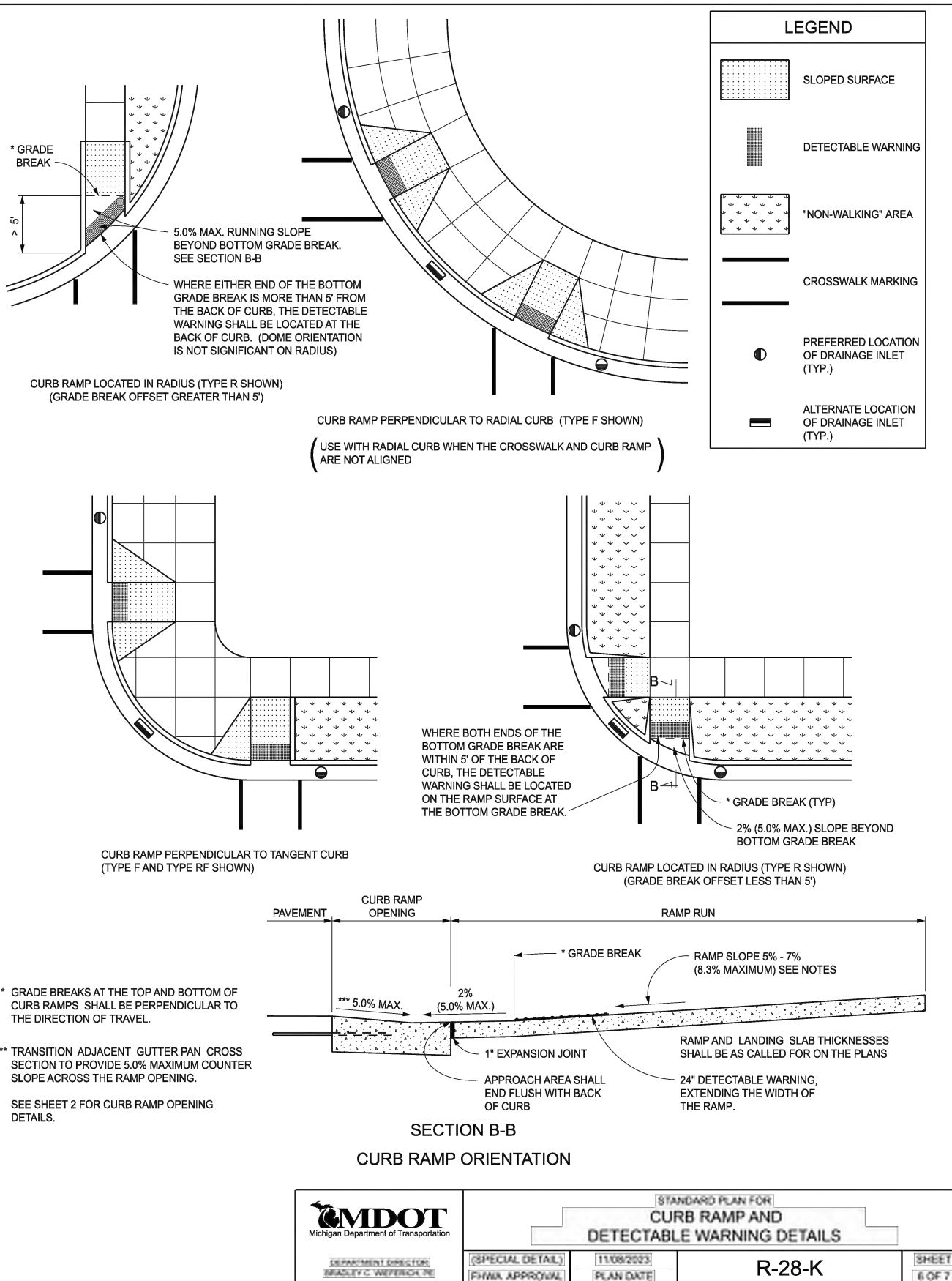
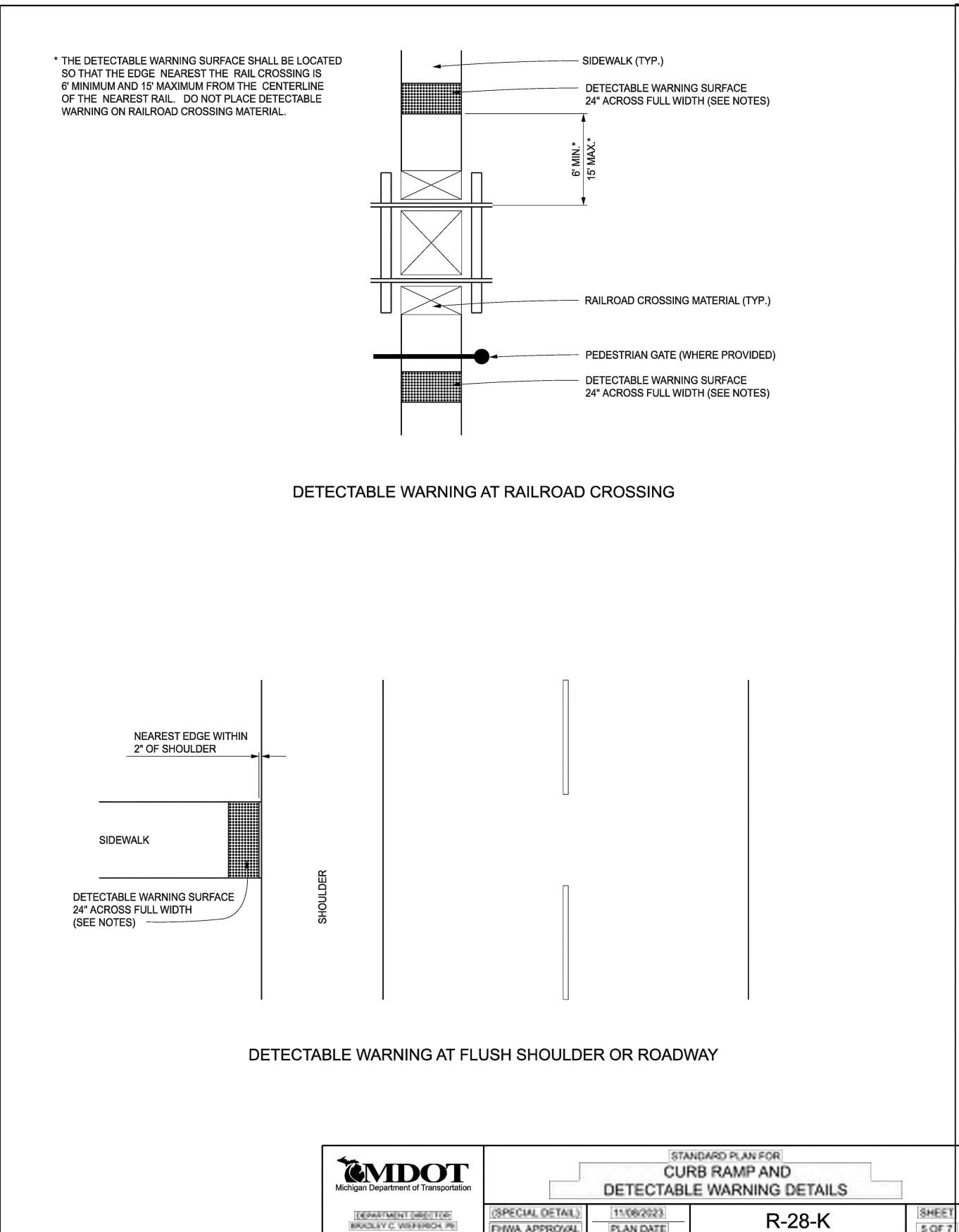
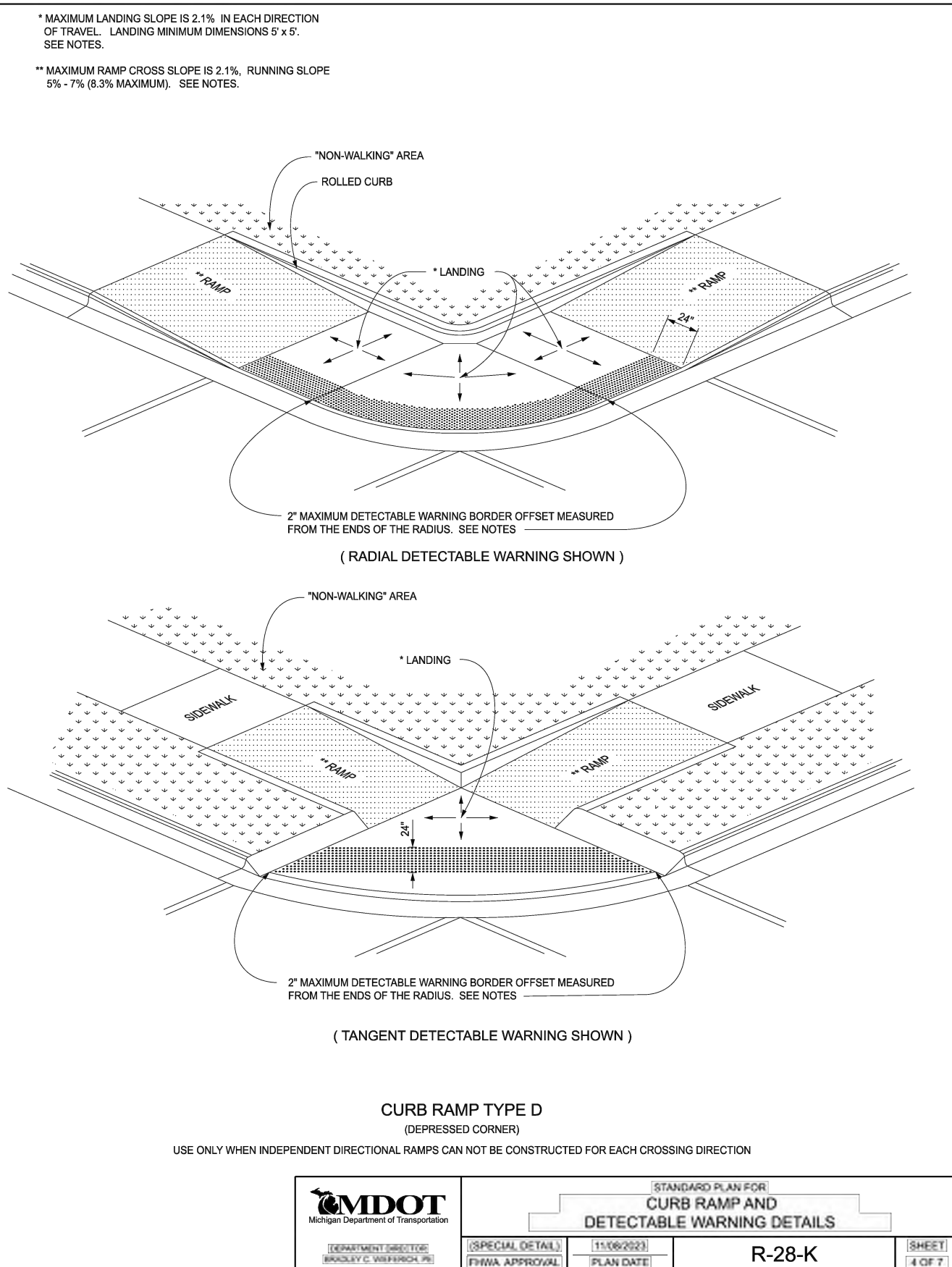
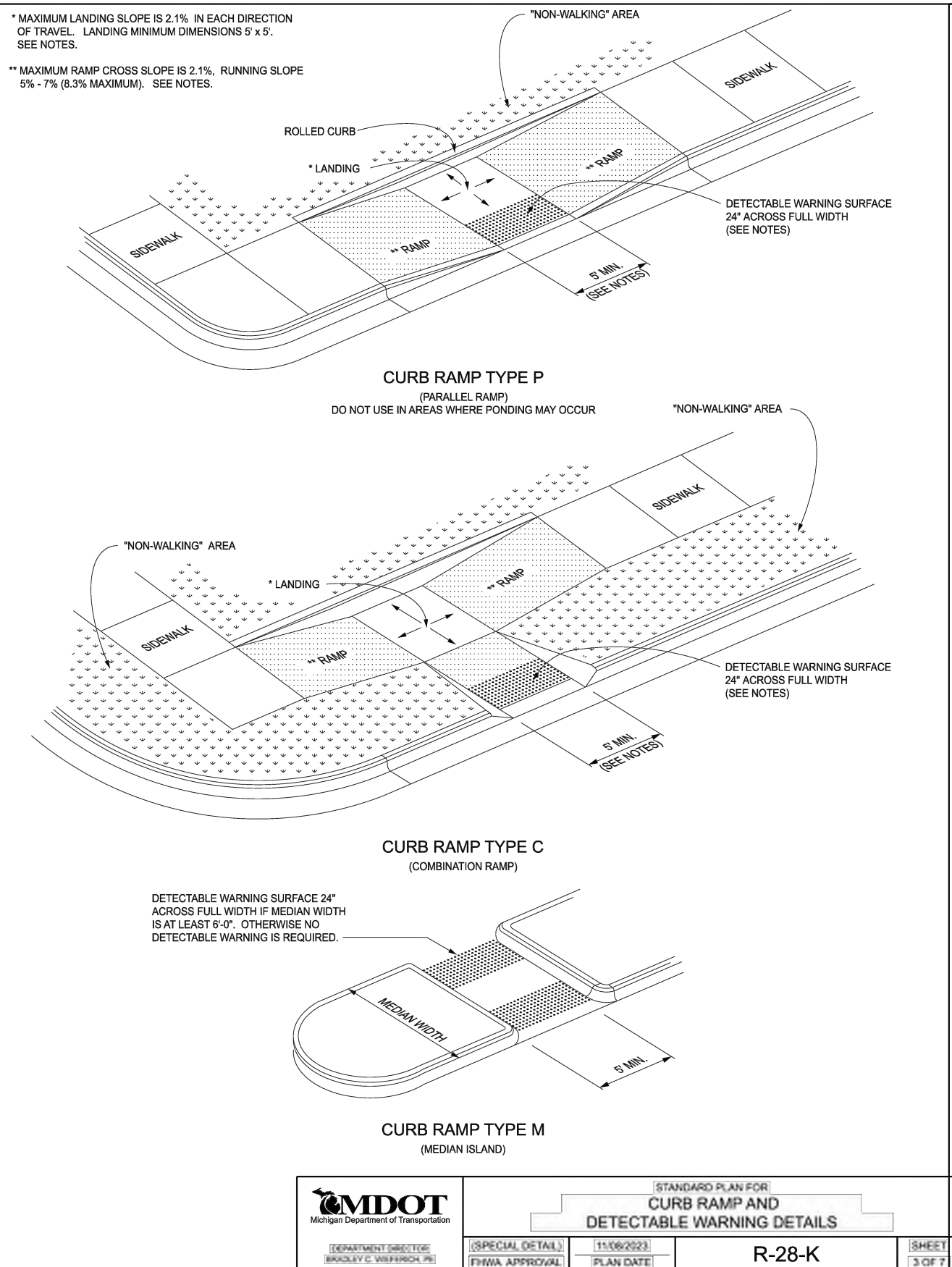
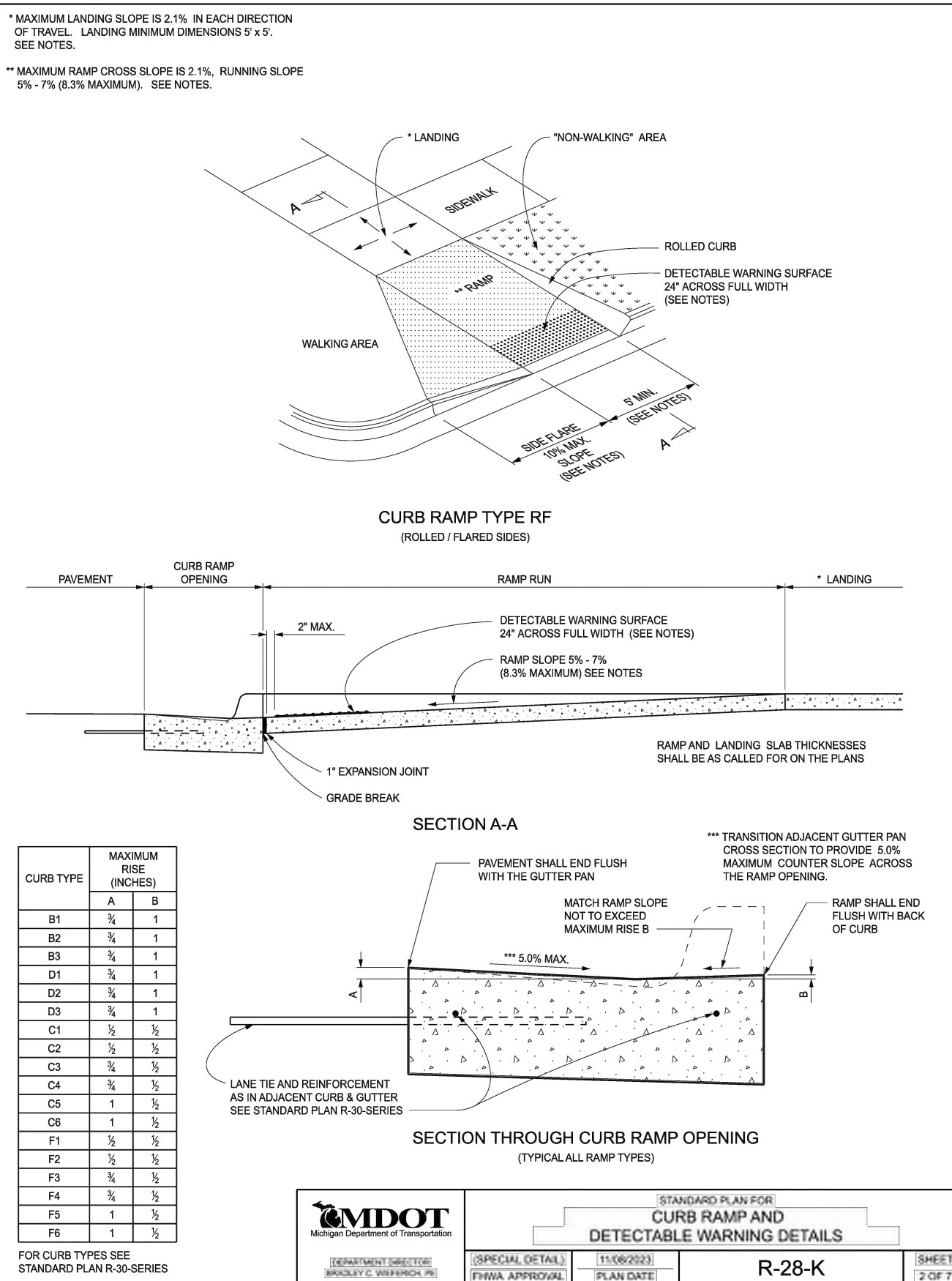
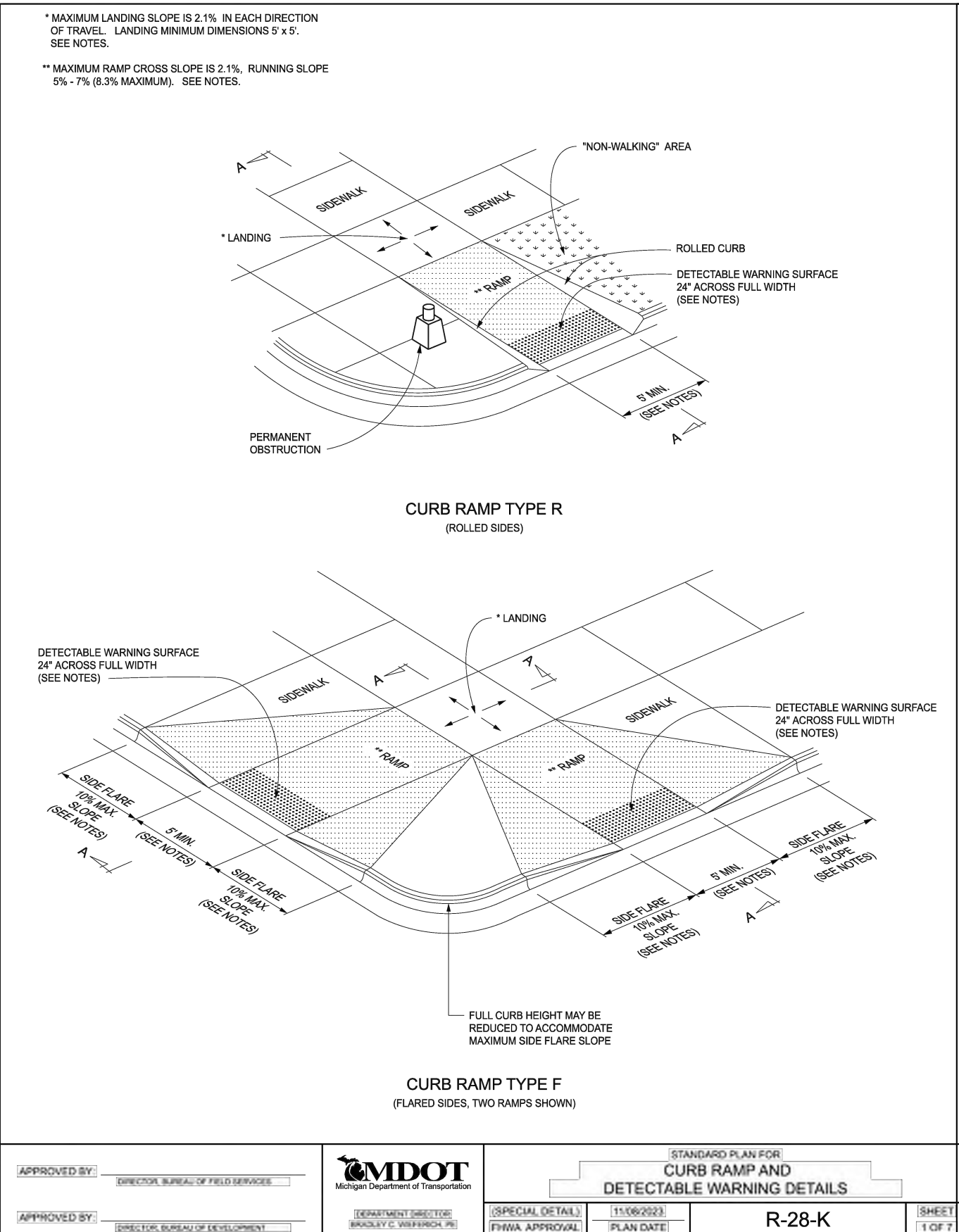
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL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

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

PROJECT NO. 1645-0005

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SHEET NO.



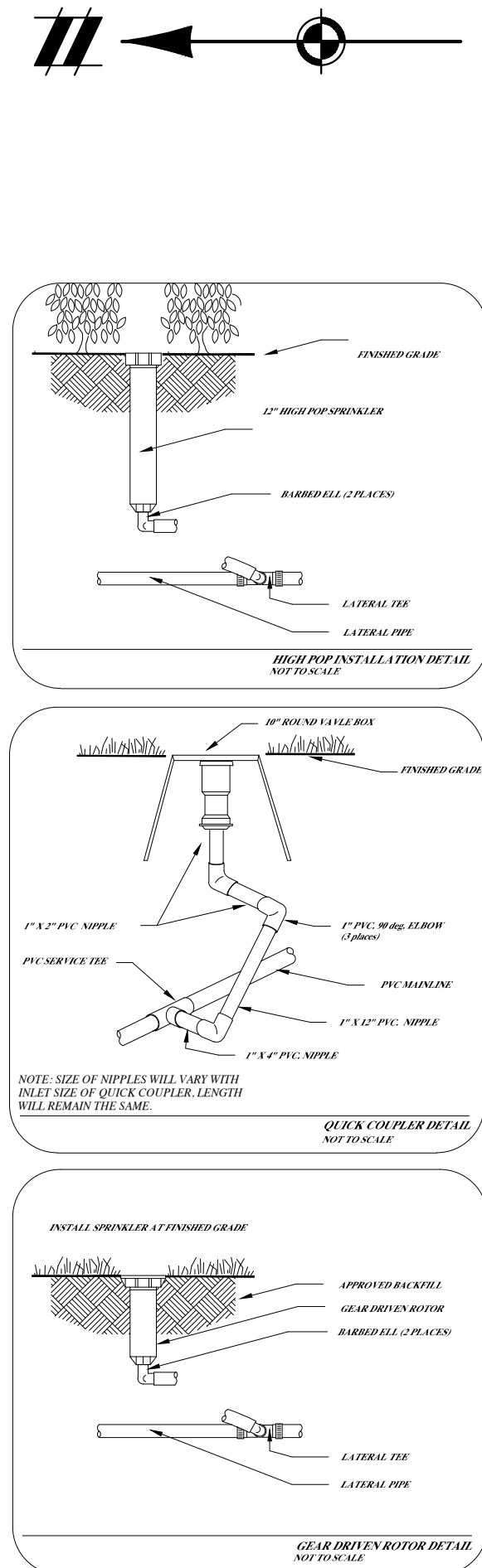
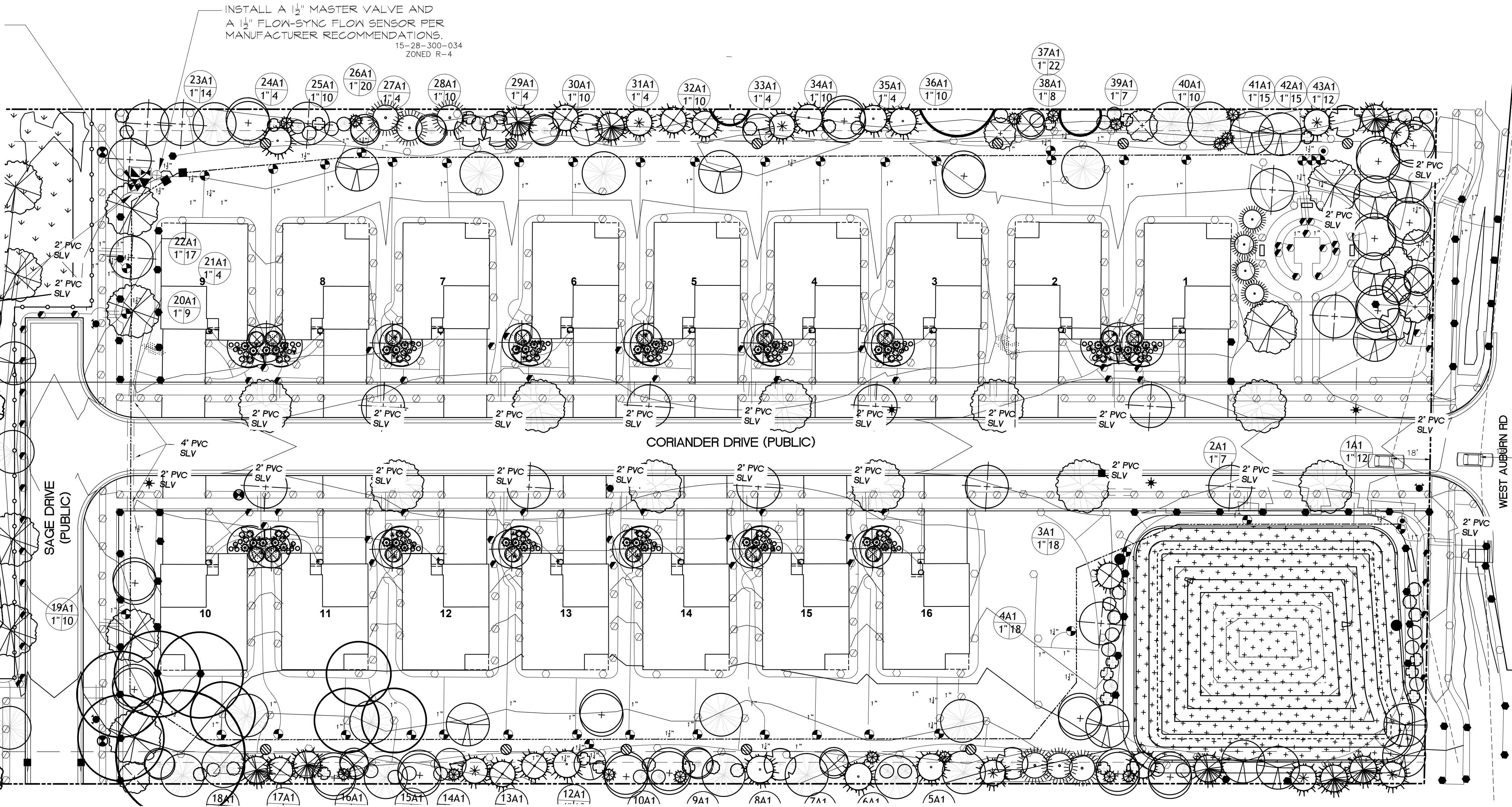
Add any crosswalk marking details here.

COORDINATE ALL COMMUNICATION WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. IRRIGATION CONTRACTOR RESPONSIBLE FOR CONTACTING THE CITY REGARDING WATER MAIN TAP PRIOR TO CONSTRUCTION. ENSURE WATER MAIN TAP AND SERVICE LINE INSTALLATION MEETS OWNER'S REPRESENTATIVES PROJECT SCHEDULING. CITY TO PERFORM TAP INTO EXISTING WATER MAIN AND INSTALL NEW SERVICE LINE TO LOCATION SHOWN. SEE DETAIL THIS SHEET. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL PERMITS, FEES AND SCHEDULING WITH THE CITY. ACTUAL SADDLE TEE TAP AND SERVICE LEAD TO BE INSTALLED BY CITY. ALL WORK TO BE IN COMPLIANCE WITH CITY'S STANDARDS. DAMAGE TO EXISTING SURFACES CORRECTED AT CONTRACTORS EXPENSE.

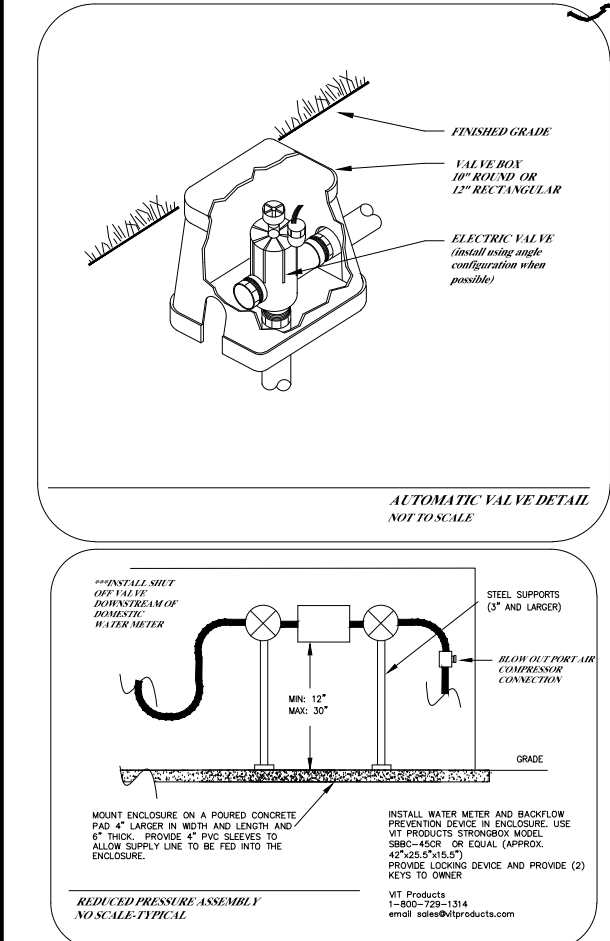
COORDINATE WATER METER LOCATION WITH OWNER REPRESENTATIVE PRIOR TO INSTALLING. INSTALL METER, BACKFLOW PREVENTION AND ENCLOSURE. ALL WORK TO BE IN COMPLIANCE WITH THE CITY.

BACKFLOW REQUIREMENTS

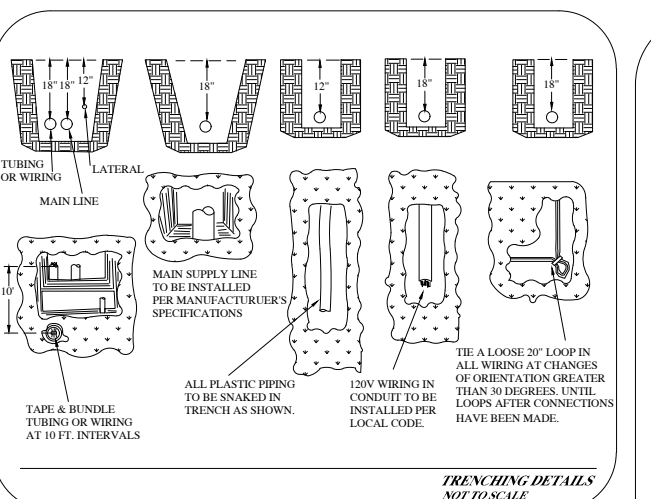
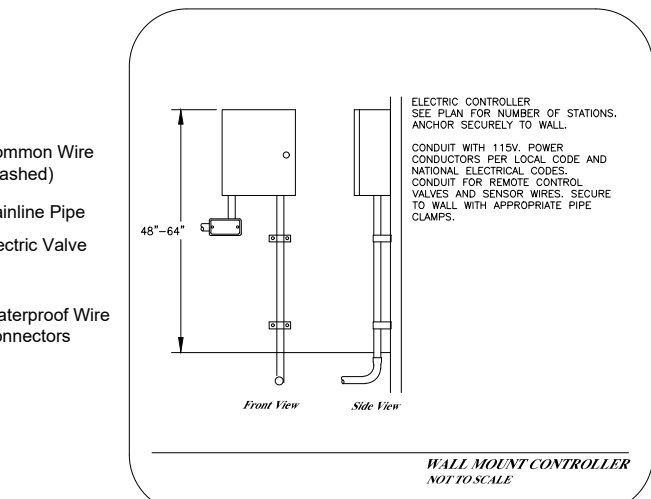
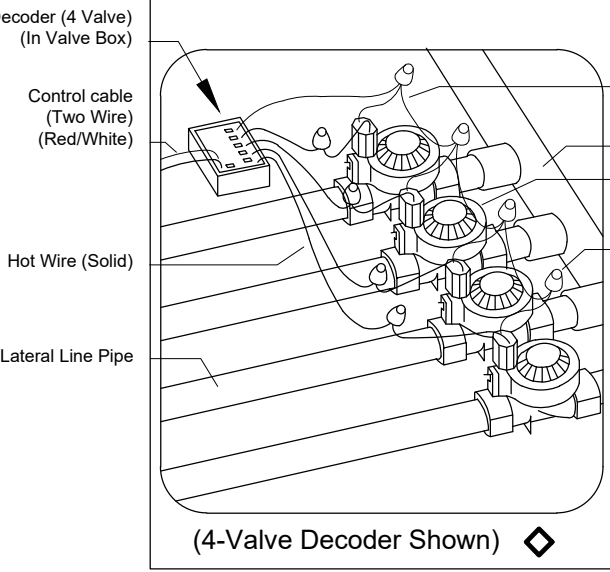
- Required RPZ must be ASSE 1013 listed as a complete assembly including shutoff valves.
- Assembly required to be installed by a licensed plumbing contractor.
- Plumbing permit is required prior to installation.
- New assembly must be tested after installation by a licensed plumber also ASSE 5110 Certified to test.
- Results must be recorded on the City test report form with a copy sent to the Water & Sewer Division.
- RPZ must be installed not less than 12-inches above FINISHED GRADE measured from the bottom of the pressure relieve valve.
- Assemblies must be in compliance with the Michigan Plumbing Code, manufacturer installation instructions including winterization and ASSE listing approvals for orientation, valves, etc.



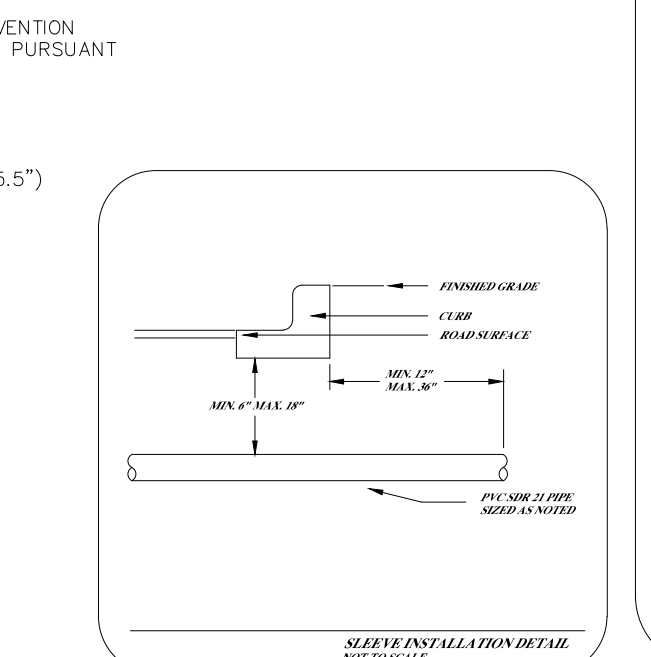
COORDINATE FINAL IRRIGATION CONTROLLER LOCATION WITH OWNER'S REPRESENTATIVE BEFORE INSTALLING. HARDWARE CONTROLLER DIRECTLY TO NEAREST CIRCUIT PANEL. PLACE ALL WIRES IN CONDUIT AND SECURELY FASTEN AS REQ. COORDINATE CONNECTION TO 120V POWER PRIOR TO CONSTRUCTION. IRRIGATION CONTRACTOR RESPONSIBLE FOR CONNECTION.



Typical Decoder Detail



ALL OUTDOOR ENCLOSURES FOR BACKFLOW PREVENTION MUST BE DRAINABLE AND ASSE 1060 APPROVED PURSUANT TO THE MICHIGAN PLUMBING CODE. INSTALL WATER METER AND BACKFLOW PREVENTION DEVICE IN ENCLOSURE. USE VIT PRODUCTS' STRONGBOX MODEL SBBC-45CR OR EQUAL (APPROX. 42"x25.5"x15.5") PROVIDE LOCKING DEVICE AND PROVIDE (2) KEYS TO OWNER. VIT Products 1-800-729-1314 email: sales@vitproducts.com



IRRIGATION LEGEND:

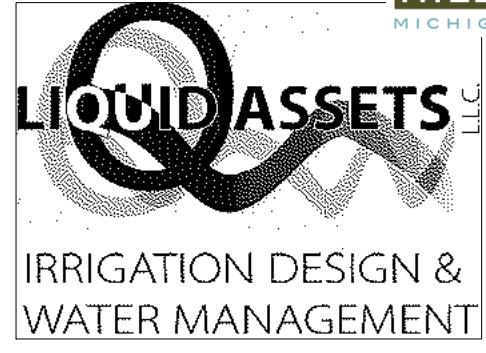
FIXED SPRAY POP-UP (12")	Hunter	PROS-12-cv
4" radius specialty nozzle	2' radius specialty nozzle	
FIXED SPRAY POP-UP (4") w/ MPR nozzle		PROS-04 PRS40-CV
MP1000	MP2000	MP3000
MPSS530/MPLC(RC)15	MP800	
MASTER VALVE w/ ICD EZ DECODER		ICV Series
ELECTRIC VALVE w/ ICD EZ Decoders		ICV-AS-ADJ Series
QUICK COUPLER VALVE		HQ44RC
ELECTRIC CONTROLLER with WIFI		HCC DECODER
BACKFLOW DEVICE INSTALLED PER CODE		FEBCO 825Y150
ISOLATION GATE VALVE (LINE SIZE)		
WEATHER SENSOR (Install at all controller locations)		SLOAR SYNC (wireless)
POINT OF CONNECTION TO WATER SOURCE		See note this sheet
PVC MAINLINE, SDR 21, BE, Size as shown		
POLYETHYLENE LATERAL PIPE, NSF 100psi Size as shown		
PVC SLEEVES - SDR 26 - Size as shown		
VALVE DESIGNATION:		
Controller and Station Number		
Valve Size		
Gallons Per Minute		

WATER REQUIREMENTS: 30 GPM @ 60 PSI (CONTRACTOR TO VERIFY PSI AVAILABLE ON SITE PRIOR TO SYSTEM INSTALLATION)

PIPE SIZE CHART
0-12 GPM = 1" DIAMETER POLY PIPE
12-24 GPM = 1 1/4" DIAMETER POLY PIPE
24-30 GPM = 1 1/2" DIAMETER POLY PIPE
30-60 GPM = 2" DIAMETER POLY PIPE

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.



PROJECT: 2023-0022SP0023-0000
REVISION: Revision #7
RECEIVED: 8/14/2026
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
2428 Chippewa Trail
Hasting, MI 49058
Tel. (248) 789-0330
email: abarnes@lqassets.com
www.lqassets.org

CITY FILE #23-0022 SECTION #28
NOT TO BE USED AS CONSTRUCTION DRAWINGS

ANDERSON, ECKSTEIN AND WESTRICK, INC.
CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315
www.aewinc.com
ENGINEERING STRONG COMMUNITIES



07/26/2026	SITE PLAN RESUBMITTAL
07/26/2025	SITE PLAN RESUBMITTAL
05/19/2025	SITE PLAN RESUBMITTAL
05/31/2023	SITE PLAN RESUBMITTAL
02/10/2023	SITE PLAN RESUBMITTAL
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

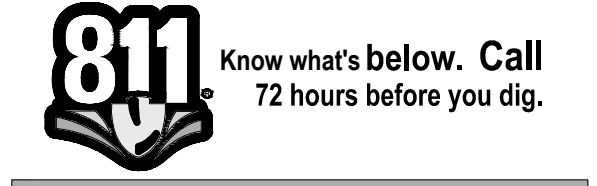
GRANDVIEW CONDOMINIUM COMMUNITY

SHEET TITLE:

CONCEPTUAL IRRIGATION PLAN

CLIENT: GRAND VIEW OF ROCHESTER, LLC

☒ PRELIMINARY	☐ CONSTRUCTION	☐ RECORD
DRAWN BY: AJB	CHECKED BY: SAK	DATE: JULY 2026
SCALE: 1" = 30'		



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

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

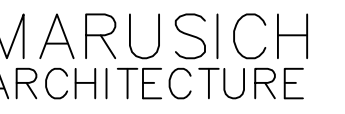
DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 1645-0005

W:\645\645-0005\CONSTRUCTION\OTHER\2024-04\LIQUID-ASSETS-IRRIGATION\IRRIGATION-645-0005-07-IRRIGATION-645-0005-07-16-06-AM

SHEET NO.

IRR 1



OFFICE: (248) 792-2949
CELL: (313) 482-0645

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LLC. 2026

WNER

OWNER NAME

PROJECT NAME

AUBURN RD
ROCHESTER HILLS
RANCHES

ADDRESS

OBJECT # **26 - 50**

ISSUE DATE # 06/03/2026

VISION HISTORY

[illegible]

AWN BY: DC

HECKED BY: JM

LOFT FLOOR PLAN & FRONT ELEVATION STUDY 3

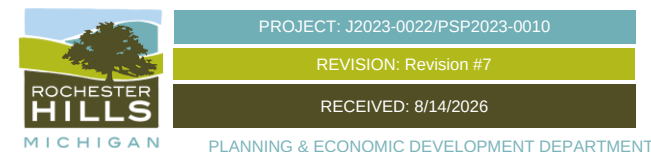
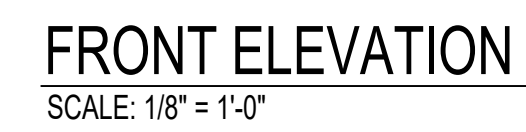
AL

HEET #

A-2



1,475 S.F. MAIN FLOOR
430 S.F. LOFT
1,900~ S.F. UNIT



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: ____/____/2026

ASTI ENVIRONMENTAL

A DIVISION OF PEA GROUP



10448 Citation Drive, Suite 100
Brighton, Michigan 48116

810.225.2800
asti-env.com

August 25, 2026

Chris McLeod, Planning Manager
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: Grandview Development along Auburn Road,
Site Plan Review #7
Plans dated July 29, 2026
ASTI File No. P25-0125.33**

Applicant: Grandview of Rochester, LLC

Dear Mr. McLeod:

The above-referenced project proposes to construct sixteen residential structures on 5.565 acres of land located along Auburn Road, west of Dearborn Avenue and east of Crooks Road. The subject site includes wetland regulated by the City of Rochester Hills, but not likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

ASTI has reviewed the site plans, dated July 29, 2026 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

- 1. Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing, and the proposed activity has not been previously authorized.

2. Wetland and Watercourse Determinations (§126-531). This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on the site by ASTI on August 21, 2025. Two wetlands were found on-site; Wetland A was observed in the northwest portion of the site and Wetland B was observed in the northern portion of the site.
- b. Wetland Quality Assessment
Two wetlands (Wetlands A and B) were observed on the property; their quality assessments, which were completed by ASTI on August 21, 2025, are as follows:

Wetland A

Wetland A is a young, forested wetland located in the west-central portion of the property 0.29 acres in size. The tree layer of Wetland A was dominated by the common native species of green ash (*Fraxinus pennsylvanica*) and American elm (*Ulmus americana*). The tree layer was young and estimated to be approximately 15 years old and exhibited a canopy coverage of approximately 60-70%. The tree layer was free from invasive species. The shrub layer of Wetland A was dominated by the same common native species as the tree layer along with the non-native species of glossy buckthorn (*Frangula alnus*), generally in equal distribution. The herbaceous layer coverage of Wetland A was estimated to be approximately 50-60% and was dominated by the common species of fowl mana grass (*Glyceria striata*), jumpseed (*Persicaria virginiana*), and poison ivy (*Toxicodendron radicans*); no invasive species were observed in the herbaceous layer. Overall, vegetation within Wetland A was dominated by common native species (75%) with significant non-native species inclusions (25%).

Soils within Wetland A were comprised of sandy loams and appeared to be in a natural state. Observations of primary wetland hydrology indicators within Wetland A included oxidized rhizospheres on living roots. Neither ground water nor surface water was encountered within Wetland A on the day of the site inspection. These hydrological indicators suggest Wetland A detains small amounts of seasonal localized surface water runoff and from pooling precipitation. Based on review of historical aerial photography, Wetland A was likely a portion of the larger historical wetland system associated with Wetland B to the north but is now isolated and of very small size (0.29 acre). Thus, Wetland A likely only supports transient faunal use by small wildlife and birds. Based on these factors, it is ASTI's opinion that Wetland A is of moderate ecological quality. However, due to its very small size and because it is isolated, it offers minimal ecological function and should not be considered a valuable natural resource to the City.

Wetland B

Wetland B is a young, forested wetland located in the northern portion of the property 1.20 acres in size on-site. The tree layer of Wetland B was dominated by the common native species of green ash, silver maple (*Acer saccharinum*), and American elm. The tree layer was young within Wetland B and was estimated to be approximately 10-15 years in age with some larger trees approximately 20-25 years old in its northern portion. The total tree canopy coverage was approximately 70%. Invasive species were absent from the tree layer.

The shrub layer of Wetland B was dominated by the same common native species as the tree layer. Glossy buckthorn was the lone invasive species observed in the shrub layer of Wetland B but only comprised approximately 10% of the total shrub layer. The shrub layer coverage varied throughout Wetland B from sparse to thick.

The herbaceous layer coverage of Wetland B ranged from sparse to thick and was dominated by the common native species of woodland sedge (*Carex blanda*), jumpseed, poison ivy, star sedge (*Carex radiata*), and fowl manna grass. No invasive species were observed in the herbaceous layer. Overall, vegetation within Wetland B was dominated by common native species (90%) with minor invasive species inclusions (10%).

Soils within Wetland B were comprised of sandy loams and appeared to be in a natural state. Observations of primary wetland hydrology indicators within Wetland B included oxidized rhizospheres on living roots. Neither ground water nor surface water was encountered within Wetland B on the day of the site inspection. These hydrological indicators suggest Wetlands B detains small amounts of seasonal localized surface water runoff and from pooling precipitation. Wetland B is connected to wetlands off-site to the east and west, which comprises an area of at least two acres in size, as estimated by ASTI through field and desktop review.

Wetland B is not within any floodplain area and, thus, does not appear to have flood storage function. Wetland B is of significant size (a minimum of two acres including off-site extents) and thus, warrants regulation from the City. Based on review of historical aerial photography, Wetland B is a portion of a former larger wetland system that once extended to the north, east, and west but is now surrounded by residential and urban development. As a result, Wetland B likely only supports transient faunal usage by small wildlife and birds.

Based on these factors, it is ASTI's opinion that Wetland B is of moderate ecological quality and function and should be considered a moderately valuable natural resource by the City.

- 3. Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
- a. The Current Plans state that ASTI completed a wetland delineation for the site on August 21, 2025. Wetland B is regulated by the City because it is a portion of a wetland that extends off-site that is greater than two acres in size, but less than five acres in size. Wetland A is isolated and under one acre in size and, along with its low ecological quality, does not warrant regulation by the City. On-site wetland boundaries appear to be shown accurately on Sheets 2 and 2A of the Current Plans as inspected in the field by ASTI as well as showing the individual alpha-numeric wetland flagging. This is all to ASTI's satisfaction.
 - b. The table on Sheet 2A, as referenced above, indicates 15,822 square feet (0.36 acres) of Wetland B will occur from the construction of the northern portion of Sage Lane and from grading activities associated with the construction of Lots 9 and 10; this represents a 0.06 acre decrease in impacts

from the previous plan submittal. Please note that during previous reviews, ASTI deemed the construction of Sage Lane in this area of greater public good than preserving the moderate quality Wetland B that will be impacted by these activities, which remains the case. Sage Lane is already partially platted and, thereby, a prudent expectation of developing this roadway exists. Based on these factors, ASTI recommends the City allow for these impacts as shown on the Current Plans.

- c. Impacts to Wetland A are not required to be shown since it is not regulated by the City.
 - d. The Current Plans indicates that approximately 1,250 square feet of temporary wetland impacts will occur for the installation of a storm sewer line in the northeast portion of the site. This action qualifies for an exemption to the Wetland and Watercourse Ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. This was noted on the previous plan submittal but is missing from the Current Plans.
 - e. To help minimize unplanned impacts to the remaining portion of Wetland B, ASTI recommends a fieldstone or boulder wall or some other City-approved permanent structure at least 18 inches in height be constructed along the boundary of the entire remaining portion of Wetland B. The Current Plans show a 4'-6' tall "Rustic Rail Fence" proposed along the remaining portion of Wetland B. Installation of this structure should help ensure no unanticipated impacts, such as mowing or clearing, occur to Wetland B in the future. Please note that the City will determine and approve the final type of structure to be installed.
- 4. Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
- a. A Wetland Use Permit from the City is required for this project as proposed on the Current Plans. It is likely that a Part 303 permit from EGLE is not required for any impacts to Wetlands A or B. However, the applicant should contact EGLE to confirm this assertion.
- 5. Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
- a. Sheet 2A of the Current Plans shows Natural Features Setback areas associated with Wetland B accurately based on the updated wetland delineation. Since Wetland A is not regulated by the City, Natural Features Setback areas are not required to be shown for this wetland.
 - b. The Natural Features Setback of Wetland B on-site was comprised of young upland forest approximately 10-15 years in age. This area was dominated by vegetation of the common native tree species of black walnut (*Juglans nigra*), white ash (*Fraxinus americana*), red oak (*Quercus rubra*), and cottonwood. All trees appeared healthy and exhibited a canopy coverage of approximately 60-70%. The shrub layer was dominated by the common native species of white ash

and black walnut along with the invasive species of Siberian elm (*Ulmus pumila*) and honeysuckle (*Lonicera tatarica*), generally in equal distribution. The herbaceous layer was dominated by the common native species of poison ivy, geranium (*Geranium maculatum*), graceful sedge (*Carex gracillima*), red raspberry (*Rubus idaeus*), and woodbine (*Parthenocissus inserta*). The on-site Natural Features Setback associated with Wetland B was dominated by young native woody vegetation with minor invasive species inclusions (20%) and should be considered a moderate quality buffer to Wetland B.

- c. Sheet 2A of the Current Plans indicates 336 linear feet of permanent Natural Features Setback impacts associated with Wetland B will occur from grading activities associated with the construction of Sage Lane and grading activities associated with the construction of Lots 9 and 10 in the northern portion of the site. Please note that during previous reviews, ASTI deemed the construction of Sage Lane of greater public good than the preservation of the moderate quality Natural Features Setback in this area; Sage Lane is already partially platted and, thereby, a prudent expectation of developing this roadway exists. This remains the case. ASTI recommends the City allow for these impacts as shown on the Current Plans.

RECOMMENDATION

ASTI recommends the City approve the Current Plans on the condition that the item in Comment 3.d is addressed.

Respectfully submitted,

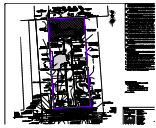
ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927

SITE PLAN .pdf Markup Summary

Area Measurement (2)



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Author: Scott Windingland
Date: 8/31/2026 2:21:06 PM
Status:

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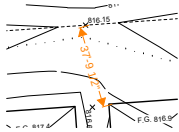
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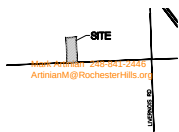
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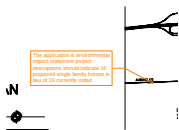
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Author: Mark Artinian
Date: 8/25/2026 4:15:43 PM
Status:

Mark Artinian 248-841-2446
ArtinianM@RochesterHills.org



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Author: Mark Artinian
Date: 8/25/2026 4:16:12 PM
Status:

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Subject: Building Department
Author: Mark Artinian
Date: 8/26/2026 9:14:00 AM
Status:

The application & environmental impact statement project descriptions should indicate 16 proposed single family homes in lieu of 19 currently noted.

Ellipse (1)



Subject: Ellipse
Author: Emira Barrette
Date: 8/31/2026 9:58:46 AM
Status:

Engineering Department (1)



Subject: Engineering Department
Author: Jason Boughton
Date: 8/26/2026 1:44:20 PM
Status:

File Attachment (1)



Subject: File Attachment
Author: Emira Barrette
Date: 8/31/2026 9:58:22 AM
Status:

Fire Department (1)



Subject: Fire Department
Author: Joshua
Date: 8/21/2026 1:21:35 PM
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Group (27)



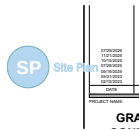
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City of Rochester Hills Planning & Economic Development

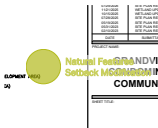


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Date: 9/2/2026 9:15:20 AM
Status:

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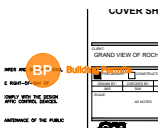
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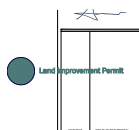
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Building Permits



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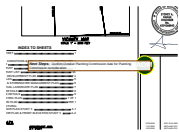
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REVISION: Revision #7



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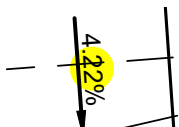
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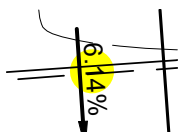
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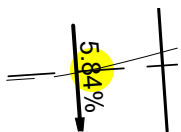
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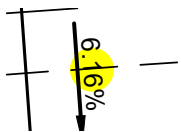
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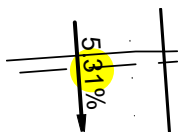
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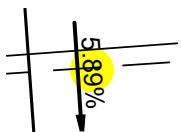
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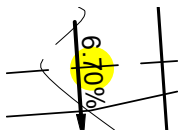
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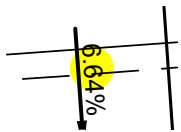
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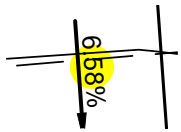
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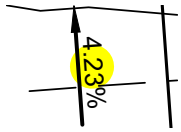
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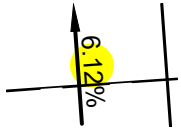
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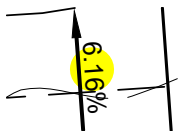
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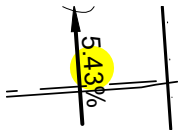
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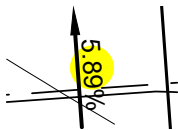
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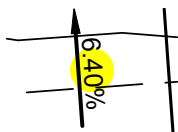
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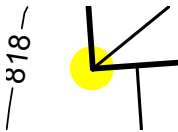
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Author: Mark Artinian
Date: 8/25/2026 3:37:10 PM
Status:



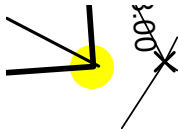
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Date: 8/25/2026 3:38:50 PM
Status:



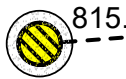
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Author: Mark Artinian
Date: 8/25/2026 3:38:53 PM
Status:



Subject: Highlight
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Date: 8/25/2026 3:38:57 PM
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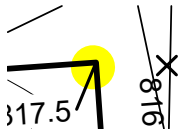
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Date: 8/25/2026 3:39:00 PM
Status:



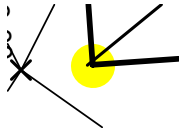
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Date: 8/25/2026 3:39:24 PM
Status:



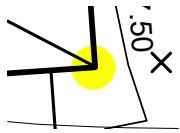
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Date: 8/25/2026 3:39:47 PM
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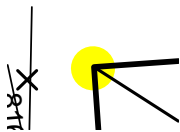
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Date: 8/25/2026 3:39:49 PM
Status:



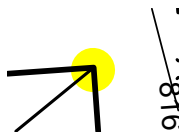
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Date: 8/25/2026 3:39:52 PM
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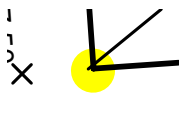
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Date: 8/25/2026 3:39:58 PM
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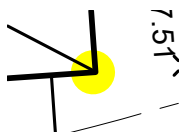
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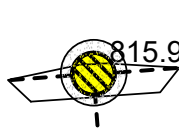
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Date: 8/25/2026 3:42:55 PM
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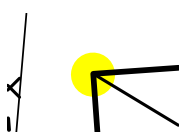
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Date: 8/25/2026 3:42:58 PM
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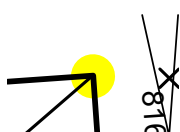
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Date: 8/25/2026 3:43:01 PM
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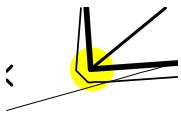
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Date: 8/25/2026 3:43:42 PM
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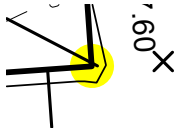
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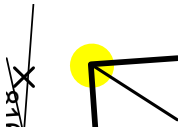
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Date: 8/25/2026 3:44:41 PM
Status:



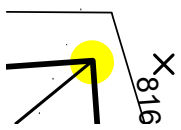
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Date: 8/25/2026 3:44:45 PM
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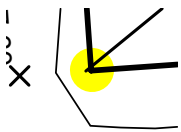
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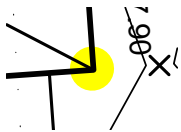
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Date: 8/25/2026 3:45:29 PM
Status:



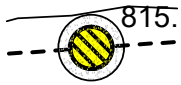
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Date: 8/25/2026 3:45:32 PM
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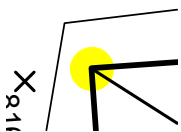
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Date: 8/25/2026 3:45:36 PM
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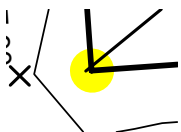
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Date: 8/25/2026 3:45:39 PM
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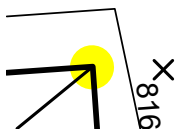
Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 3:46:24 PM
Status:



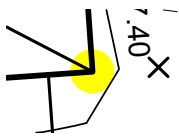
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Date: 8/25/2026 3:46:32 PM
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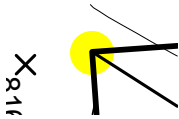
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Date: 8/25/2026 3:46:37 PM
Status:



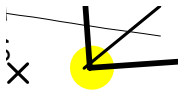
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Date: 8/25/2026 3:46:42 PM
Status:



Subject: Highlight
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Date: 8/25/2026 3:46:47 PM
Status:



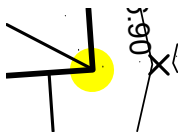
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Date: 8/25/2026 3:47:15 PM
Status:



Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 3:47:37 PM
Status:



Subject: Highlight
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Date: 8/25/2026 3:47:41 PM
Status:



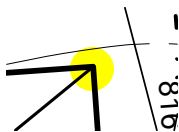
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Date: 8/25/2026 3:47:47 PM
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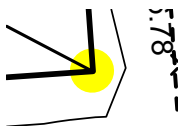
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Date: 8/25/2026 3:52:56 PM
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Date: 8/25/2026 3:53:21 PM
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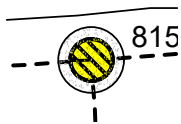
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Date: 8/25/2026 3:53:24 PM
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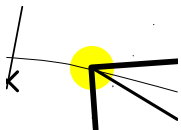
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Date: 8/25/2026 3:53:29 PM
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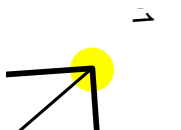
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Date: 8/25/2026 3:53:32 PM
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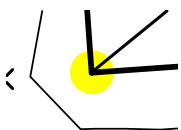
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Date: 8/25/2026 3:54:08 PM
Status:



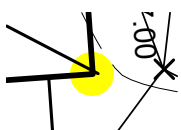
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Date: 8/25/2026 3:54:13 PM
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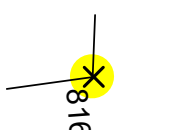
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Date: 8/25/2026 3:54:22 PM
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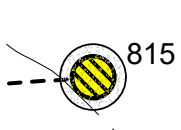
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Author: Mark Artinian
Date: 8/25/2026 3:54:26 PM
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Subject: Highlight
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Date: 8/25/2026 3:54:58 PM
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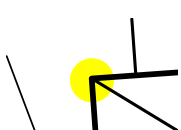
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Date: 8/25/2026 3:57:36 PM
Status:



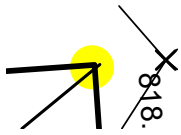
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Date: 8/25/2026 3:57:42 PM
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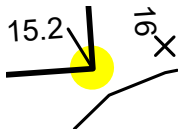
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Date: 8/25/2026 3:59:40 PM
Status:



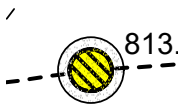
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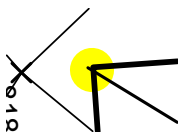
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Date: 8/25/2026 3:59:51 PM
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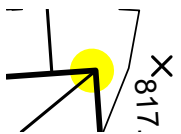
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Date: 8/25/2026 3:59:55 PM
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Date: 8/25/2026 4:00:25 PM
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Subject: Highlight
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Date: 8/25/2026 4:00:58 PM
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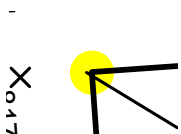
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Date: 8/25/2026 4:01:02 PM
Status:



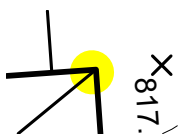
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Date: 8/25/2026 4:01:06 PM
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Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 4:01:10 PM
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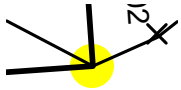
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Date: 8/25/2026 4:01:39 PM
Status:



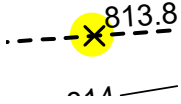
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Date: 8/25/2026 4:01:42 PM
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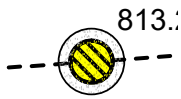
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Date: 8/25/2026 4:01:49 PM
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Date: 8/25/2026 4:01:54 PM
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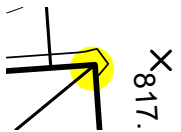
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Date: 8/25/2026 4:02:28 PM
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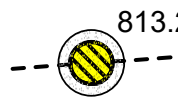
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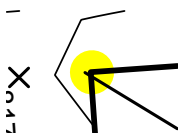
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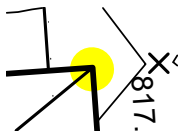
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Date: 8/25/2026 4:05:05 PM
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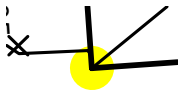
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Date: 8/25/2026 4:05:51 PM
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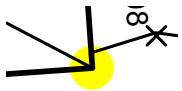
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Date: 8/25/2026 4:06:00 PM
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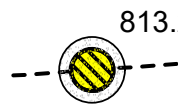
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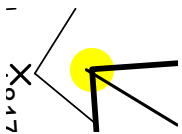
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Date: 8/25/2026 4:06:08 PM
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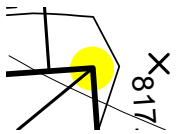
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Date: 8/25/2026 4:06:12 PM
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Date: 8/25/2026 4:06:41 PM
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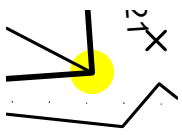
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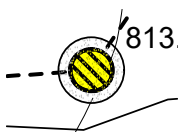
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Status:



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Date: 8/25/2026 4:07:12 PM
Status:



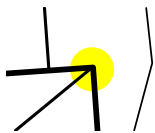
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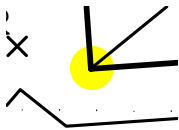
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Date: 8/25/2026 4:08:16 PM
Status:



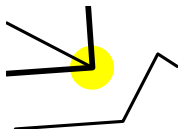
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Date: 8/25/2026 4:08:22 PM
Status:



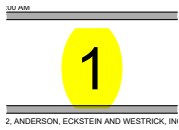
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Author: Mark Artinian
Date: 8/25/2026 4:08:24 PM
Status:



Subject: Highlight
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Date: 8/25/2026 4:08:29 PM
Status:

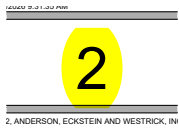


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Date: 8/25/2026 4:08:33 PM
Status:



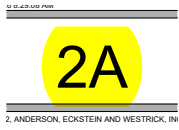
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Date: 8/25/2026 4:09:26 PM
Status:

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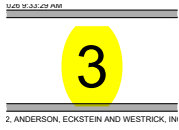
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Date: 8/25/2026 4:09:30 PM
Status:

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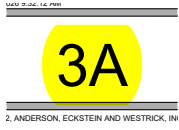
Subject: Highlight
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Date: 8/25/2026 4:09:33 PM
Status:

2A



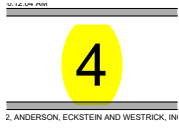
Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 4:09:37 PM
Status:

3



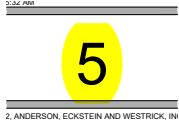
Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 4:09:48 PM
Status:

3A



Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 4:09:51 PM
Status:

4



Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 4:10:01 PM
Status:

5

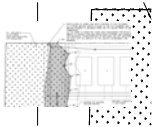
Subject: Highlight
Author: Mark Artinian
Date: 8/25/2026 4:10:11 PM
Status:

6

Image (3)



Subject: Image
Author: Joshua
Date: 8/21/2026 1:21:01 PM
Status:



Subject: Image
Author: C.McLeod
Date: 8/31/2026 9:35:06 AM
Status:



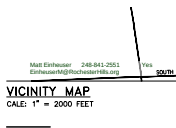
Subject: Image
Author: Keith
Date: 8/31/2026 9:55:48 AM
Status:

Jenny McGuckin - YES (1)



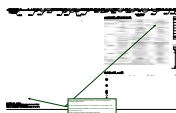
Subject: Jenny McGuckin - YES
Author: Scott Windingland
Date: 8/31/2026 4:16:28 PM
Status:

Natural Resources (1)



Subject: Natural Resources
Author: Matt Einheuser
Date: 8/24/2026 10:50:26 AM
Status:

Natural Resources (2)

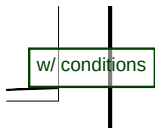


Subject: Natural Resources
Author: Matt Einheuser
Date: 8/24/2026 10:50:06 AM
Status:

these numbers do not match. Sheet 3 - says 136 replacement needed. Update tables.

Plant List table on left shows 127 in tree fund + 21 planted = 148

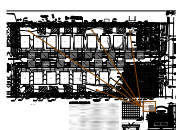
Landscape requirement table on left shows 21 trees planted + 118 into tree fund = 139
Confirm correct number in plantings/ tree fund.



Subject: Natural Resources
Author: Matt Einheuser
Date: 8/24/2026 10:50:54 AM
Status:

w/ conditions

Planning Department (8)



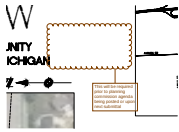
Subject: Planning Department
Author: C.McLeod
Date: 8/31/2026 9:10:32 AM
Status:

Additional trees should be planted in these open areas to reduce overall number of trees being paid into tree fund.



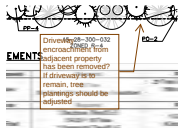
Subject: Planning Department
Author: C.McLeod
Date: 8/31/2026 9:51:10 AM
Status:

MR Mixed Residential Overlay requires a minimum of ten (10) acres. This can be modified by the Planning Commission should the Planning Commission determine the findings of Section 138-6.507 are met



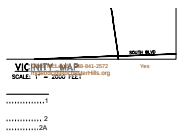
Subject: Planning Department
Author: C.McLeod
Date: 8/31/2026 9:52:17 AM
Status:

This will be required prior to planning commission agenda being posted or upon next submittal

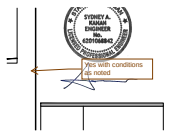


Subject: Planning Department
Author: C.McLeod
Date: 9/2/2026 9:19:27 AM
Status:

Driveway encroachment from adjacent property has been removed? If driveway is to remain, tree plantings should be adjusted

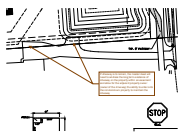


Subject: Planning Department
Author: C.McLeod
Date: 9/1/2026 4:30:24 PM
Status:



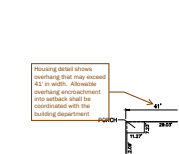
Subject: Planning Department
Author: C.McLeod
Date: 9/1/2026 4:30:46 PM
Status:

Yes with conditions as noted



Subject: Planning Department
Author: C.McLeod
Date: 9/2/2026 9:21:37 AM
Status:

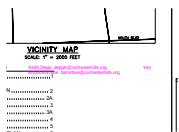
If driveway is to remain, the master deed will need to address the long term existence of driveway on the property within an easement and allow for the adjacent property owner (owner of the driveway) the ability to enter onto the condominium property to maintain the driveway



Subject: Planning Department
Author: C.McLeod
Date: 9/2/2026 9:23:05 AM
Status:

Housing detail shows overhang that may exceed 41' in width. Allowable overhang encroachment into setback shall be coordinated with the building department

Stamp (1)



Subject: Stamp
Author: Keith
Date: 8/31/2026 10:06:33 AM
Status:

Text Box (11)

15,822 square feet of permanent wetland impact - reduced from 18,267 square feet from site plans reviewed by Planning Commission

Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 9:33:42 AM
Status:

15,822 square feet of permanent wetland impact - reduced from 18,267 square feet from site plans reviewed by Planning Commission

336 linear feet of natural features wetland modification - unchanged from site plans reviewed by Planning Commission

Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 9:33:07 AM
Status:

336 linear feet of natural features setback modification - unchanged from site plans reviewed by Planning Commission

Plans reviewed by the Planning Commission with additional wetland impacts

Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 9:35:54 AM
Status:

Plans reviewed by the Planning Commission with additional wetland impacts

134 Trees to be removed and 86 to be preserved. 3 additional trees being preserved as compared to plans reviewed by the Planning Commission.
136 replacement trees required pursuant to Ordinance

Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 9:45:05 AM
Status:

134 Trees to be removed and 86 to be preserved. 3 additional trees being preserved as compared to plans reviewed by the Planning Commission.

136 replacement trees required pursuant to Ordinance

15,822 square feet of permanent wetland impact - reduced from 18,267 square feet from site plans reviewed by Planning Commission	15,822 square feet of permanent wetland impact - reduced from 18,267 square feet from site plans reviewed by Planning Commission
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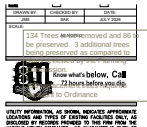
Subject: Text Box
Author: C.McLeod
Date: 9/2/2026 9:15:20 AM
Status:

15,822 square feet of permanent wetland impact - reduced from 18,267 square feet from site plans reviewed by Planning Commission



Subject: Text Box
Author: C.McLeod
Date: 9/2/2026 9:15:20 AM
Status:

336 linear feet of natural features setback modification - unchanged from site plans reviewed by Planning Commission



Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 9:53:20 AM
Status:

134 Trees to be removed and 86 to be preserved. 3 additional trees being preserved as compared to plans reviewed by the Planning Commission.

136 replacement trees required pursuant to Ordinance

COVER SHEET	INDEX
CIVIL	

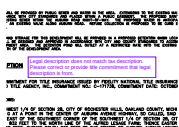
Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 10:00:49 AM
Status:

Street Committee - Not Approved - refer to letter from August 21, 2026



Subject: Text Box
Author: C.McLeod
Date: 8/31/2026 10:12:43 AM
Status:

Assessing Yes



Subject: Text Box
Author: Scott Windingland
Date: 8/31/2026 2:10:34 PM
Status:

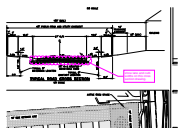
Legal description does not match tax description. Please correct or provide title commitment that legal description is from.

w/ Conditions

Subject: Text Box
Author: Scott Windingland
Date: 8/31/2026 4:16:58 PM
Status:

w/ Conditions

Traffic (3)



Subject: Traffic
Author: Emira Barrette
Date: 8/31/2026 9:59:40 AM
Status:

show lane and curb widths on this cross section drawing.



Subject: Traffic
Author: Emira Barrette
Date: 8/31/2026 10:00:02 AM
Status:

Per City of RH Engineering Design Standards, asphalt roads shall be nine inches (9") deep strength asphalt over six inches (6") of 21AA aggregate base coarse materials (crushed limestone or crushed concrete). The nine inches (9") shall consist of one and a half (1.5") of HMA 5EML (wearing), one and a half inches (1.5") HMA 4EML (leveling), two and a half inches (2.5") HMA 4EML (leveling), three and a half inches (3.5") HMA 3EML. Extend six inches (6") base coarse material to one foot (1') beyond edge drain.

Add any crosswalk marking details here

Subject: Traffic
Author: Keith
Date: 8/31/2026 10:05:30 AM
Status:

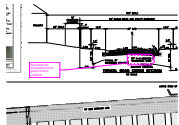
Add any crosswalk marking details here.

Traffic, Pathways, Sidewalks (4)



Subject: Traffic, Pathways, Sidewalks
Author: Keith
Date: 8/31/2026 9:57:40 AM
Status:

Use City detail for 30" mountable curb & gutter attached.



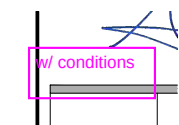
Subject: Traffic, Pathways, Sidewalks
Author: Keith
Date: 8/31/2026 9:59:05 AM
Status:

Should be 30" mountable curb & gutter not B-2 modified.



Subject: Traffic, Pathways, Sidewalks
Author: Keith
Date: 8/31/2026 10:04:25 AM
Status:

Why reference RCOC curb & gutter details when these are either City or MDOT owned roads?



Subject: Traffic, Pathways, Sidewalks
Author: Keith
Date: 8/31/2026 10:39:30 AM
Status:

w/ conditions

Underground Utilities (4)



Subject: Underground Utilities
Author: Jason Boughton
Date: 8/26/2026 1:15:49 PM
Status:

Revise to 8"



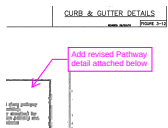
Subject: Underground Utilities
Author: Jason Boughton
Date: 8/26/2026 1:16:01 PM
Status:

Revise to 8" Ex.



Subject: Underground Utilities
Author: Jason Boughton
Date: 8/26/2026 1:18:26 PM
Status:

Add, WRC Drain Permit, WRC Sanitary Sewer, GLWA Sanitary Sewer to the permits required during construction plan phase.



Subject: Underground Utilities
Author: Emira Barrette
Date: 8/31/2026 9:58:42 AM
Status:

Add revised Pathway detail attached below