

# CHARTER TOWNSHIP OF BLOOMFIELD

## NOTICE OF PUBLIC MEETING

### ELECTRONIC MEETING

#### PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting will be held by the Planning Commission of the Charter Township of Bloomfield, Oakland County, Michigan on **MONDAY, June 15, 2020 at 7:00 P.M.** at the Bloomfield Township Hall, 4200 Telegraph Road, for the purpose of considering a revised site plan proposal for a residential subdivision on the residential parcel located on the east side of Franklin Rd., north of W. Fourteen Mile Rd. If you would like to submit a public comment please do so by email at [PC-publiccomment@bloomfieldtp.org](mailto:PC-publiccomment@bloomfieldtp.org) or by mail to the Bloomfield Township's Planning, Building and Ordinance Department, 4200 Telegraph Road, Bloomfield, MI 48302. Telephone: (248) 433-7795 - Fax: (248) 433-7729. (George R. Pickering Revocable Trust, 7141 Franklin Rd.)

SIDWELL NO: 19-31-428-001

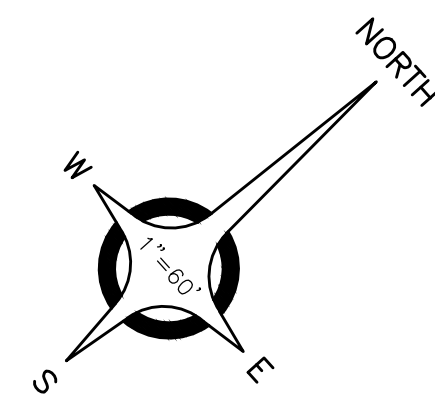
Patricia Voelker, Director  
Planning, Building, and Ordinance

*Dated: Thursday, May 28, 2020*

The Planning Commission agenda packet can be viewed on the Township website at [www.bloomfieldtp.org](http://www.bloomfieldtp.org)

This meeting will be held electronically due to the COVID-19 pandemic. The meeting can be viewed here: <https://www.bloomfieldtp.org/Government/Services/Cable/Video-on-Demand/2020-New/Planning-Commission-Meetings.aspx>

Please see our website [www.bloomfieldtp.org](http://www.bloomfieldtp.org) or <https://www.bloomfieldtp.org/Government/Public-Meetings.aspx> for further information regarding electronic meetings.

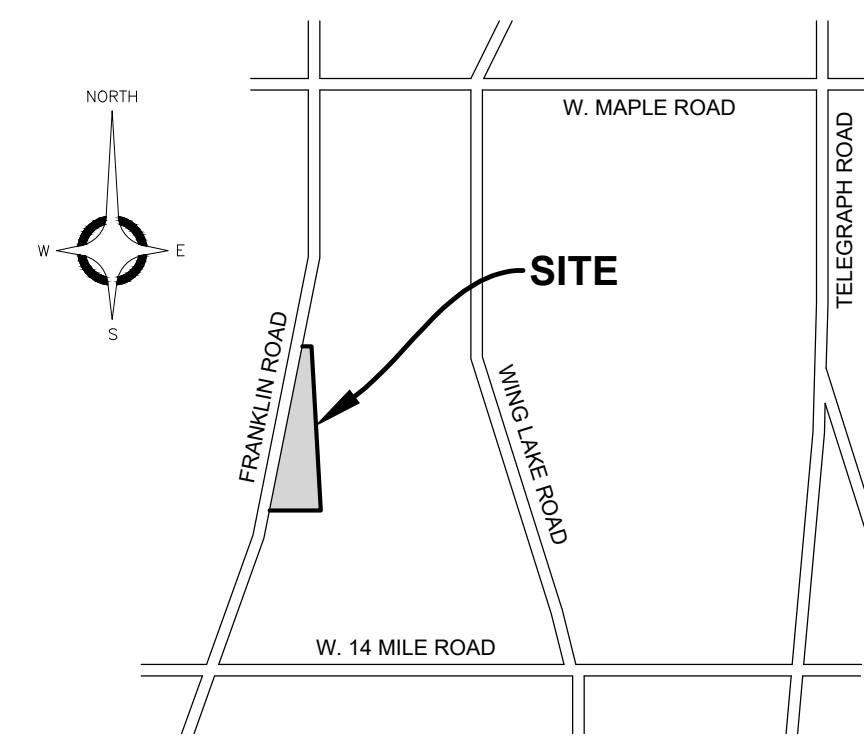


**DESCRIPTION**

PARCEL No. 19-31-428-001  
7141 FRANKLIN ROAD

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 31; THENCE ALONG THE WEST LINE OF "HILL TOP" SUBDIVISION AS RECORDED IN LIBER 68 OF PLATS, PAGE 10 OF OAKLAND COUNTY RECORDS THE FOLLOWING THREE COURSES: SOUTH 03 DEGREES 11 MINUTES 59 SECONDS EAST 865.79 FEET, SOUTH 04 DEGREES 06 MINUTES 07 SECONDS EAST 76.00 FEET AND SOUTH 06 DEGREES 17 MINUTES 37 SECONDS EAST 390.73 FEET TO THE NORTHWEST CORNER OF "ORCHARD VALLEY" SUBDIVISION AS RECORDED IN LIBER 68 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WEST LINE OF "ORCHARD VALLEY" SUBDIVISION SOUTH 07 DEGREES 06 MINUTES 00 SECONDS EAST 143.36 FEET TO THE NORTHEAST CORNER OF "FRANKLIN VILLAGE COUNTRY ESTATES" AS RECORDED IN LIBER 151 OF PLATS, PAGE 10 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF "FRANKLIN VILLAGE COUNTRY ESTATES" SOUTH 82 DEGREES 51 MINUTES 46 SECONDS WEST 484.57 FEET TO THE CENTERLINE OF FRANKLIN ROAD (WIDTH VARIES); THENCE ALONG THE CENTERLINE OF FRANKLIN ROAD NORTH 10 DEGREES 46 MINUTES 40 SECONDS EAST 67.04 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF FRANKLIN ROAD NORTH 08 DEGREES 47 MINUTES 58 SECONDS EAST 1467.98 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 31; THENCE ALONG THE EAST AND WEST QUARTER LINE OF SECTION 31 NORTH 83 DEGREES 35 MINUTES 39 SECONDS EAST 130.22 FEET TO THE EAST QUARTER CORNER OF SECTION 31 AND THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.



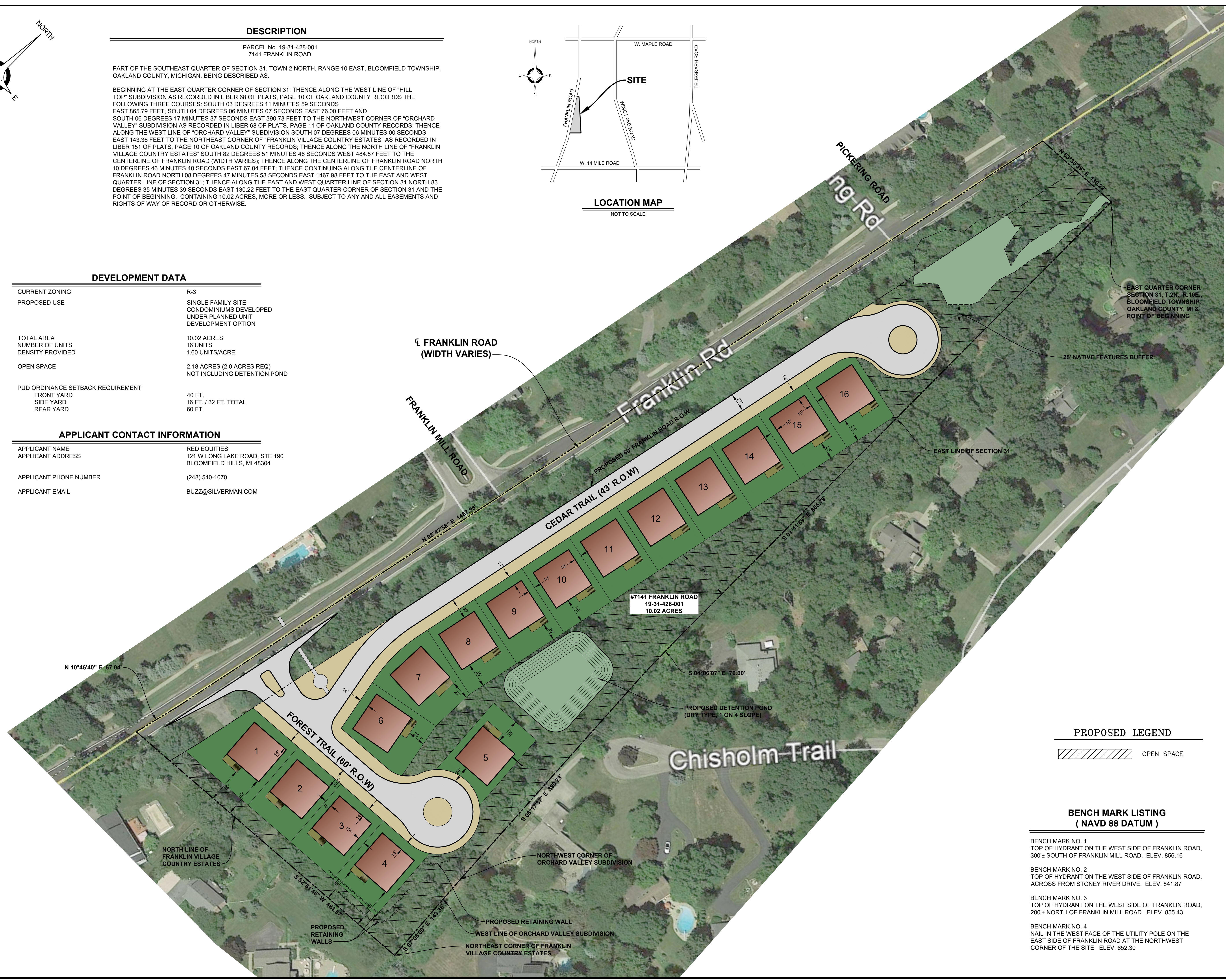
**LOCATION MAP**  
NOT TO SCALE

**DEVELOPMENT DATA**

CURRENT ZONING	R-3
PROPOSED USE	SINGLE FAMILY SITE CONDOMINIUMS DEVELOPED UNDER PLANNED UNIT DEVELOPMENT OPTION
TOTAL AREA	10.02 ACRES
NUMBER OF UNITS	16 UNITS
DENSITY PROVIDED	1.60 UNITS/ACRE
OPEN SPACE	2.18 ACRES (2.0 ACRES REQ) NOT INCLUDING DETENTION POND
PUD ORDINANCE SETBACK REQUIREMENT	
FRONT YARD	40 FT.
SIDE YARD	16 FT. / 32 FT. TOTAL
REAR YARD	60 FT.

**APPLICANT CONTACT INFORMATION**

APPLICANT NAME	RED EQUITIES
APPLICANT ADDRESS	121 W LONG LAKE ROAD, STE 190 BLOOMFIELD HILLS, MI 48304
APPLICANT PHONE NUMBER	(248) 540-1070
APPLICANT EMAIL	BUZZ@SILVERMAN.COM



**PROPOSED LEGEND**

	OPEN SPACE
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**BENCH MARK LISTING  
(NAVD 88 DATUM)**

- BENCH MARK NO. 1  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,  
300± SOUTH OF FRANKLIN MILL ROAD. ELEV. 856.16
- BENCH MARK NO. 2  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,  
ACROSS FROM STONEY RIVER DRIVE. ELEV. 841.87
- BENCH MARK NO. 3  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,  
200± NORTH OF FRANKLIN MILL ROAD. ELEV. 855.43
- BENCH MARK NO. 4  
NAIL IN THE WEST FACE OF THE UTILITY POLE ON THE  
EAST SIDE OF FRANKLIN ROAD AT THE NORTHWEST  
CORNER OF THE SITE. ELEV. 852.30

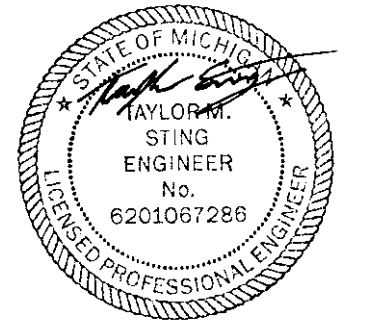


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51301 Schoenherr Road Phone 586 726 1234  
Shelby Township Michigan 48315 Fax 586 726 8780

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ENGINEERING STRONG COMMUNITIES



04/27/2020	REVISED SITE PLAN
02/17/2020	SITE PLAN REVIEW
11/13/2019	SPR
12/5/2019	Twp. Meeting
11/20/2019	Twp. Meeting
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

**FRANKLIN FOREST  
P.U.D**

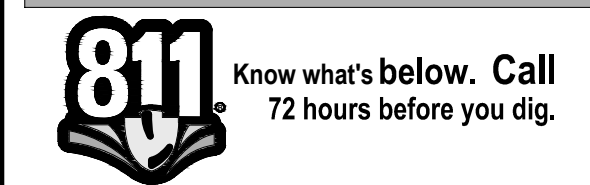
SHEET TITLE:

**SITE PLAN**

CLIENT:

RED EQUITIES

<input checked="" type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	RECORD
DRAWN BY:	CRM	CHECKED BY:	SVP	DATE:	02/17/2020
SCALE:	1" = 60'				



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

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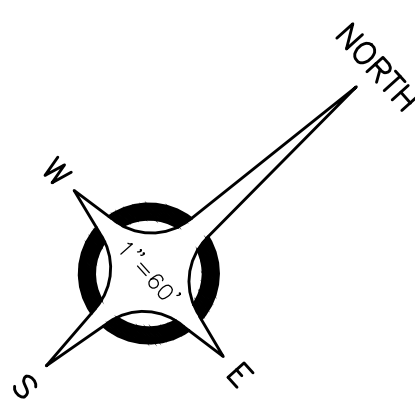
PROJECT NO.

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SHEET NO.

1



**DESCRIPTION**

PARCEL No. 19-31-428-001  
7141 FRANKLIN ROAD

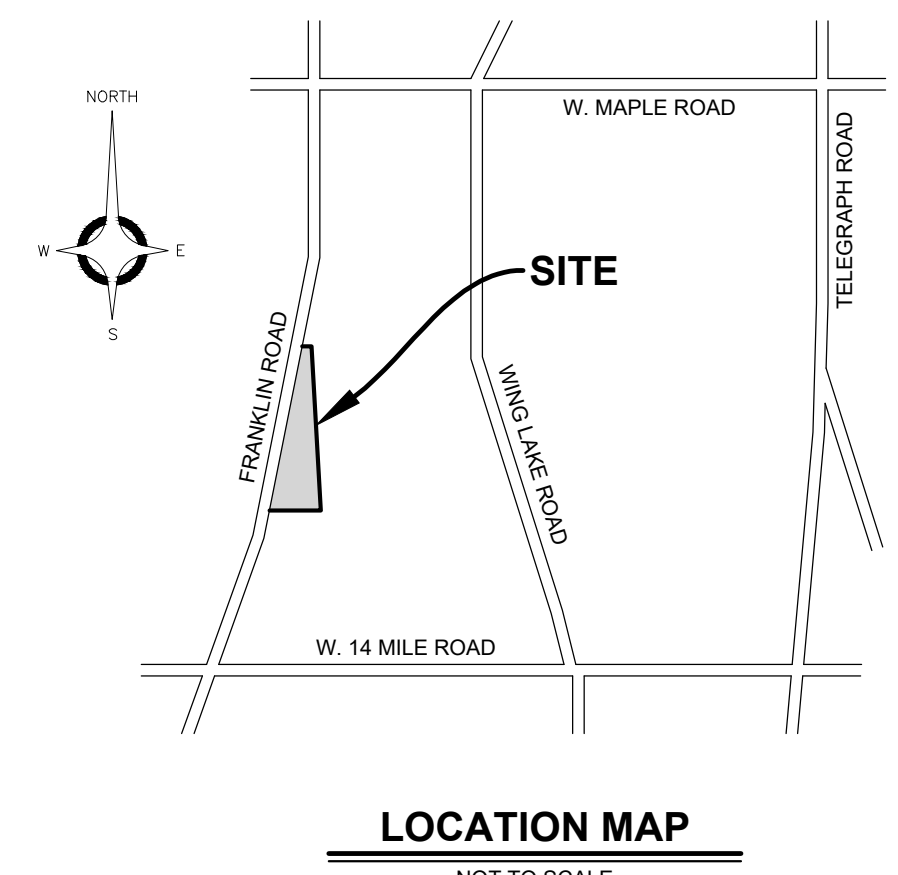
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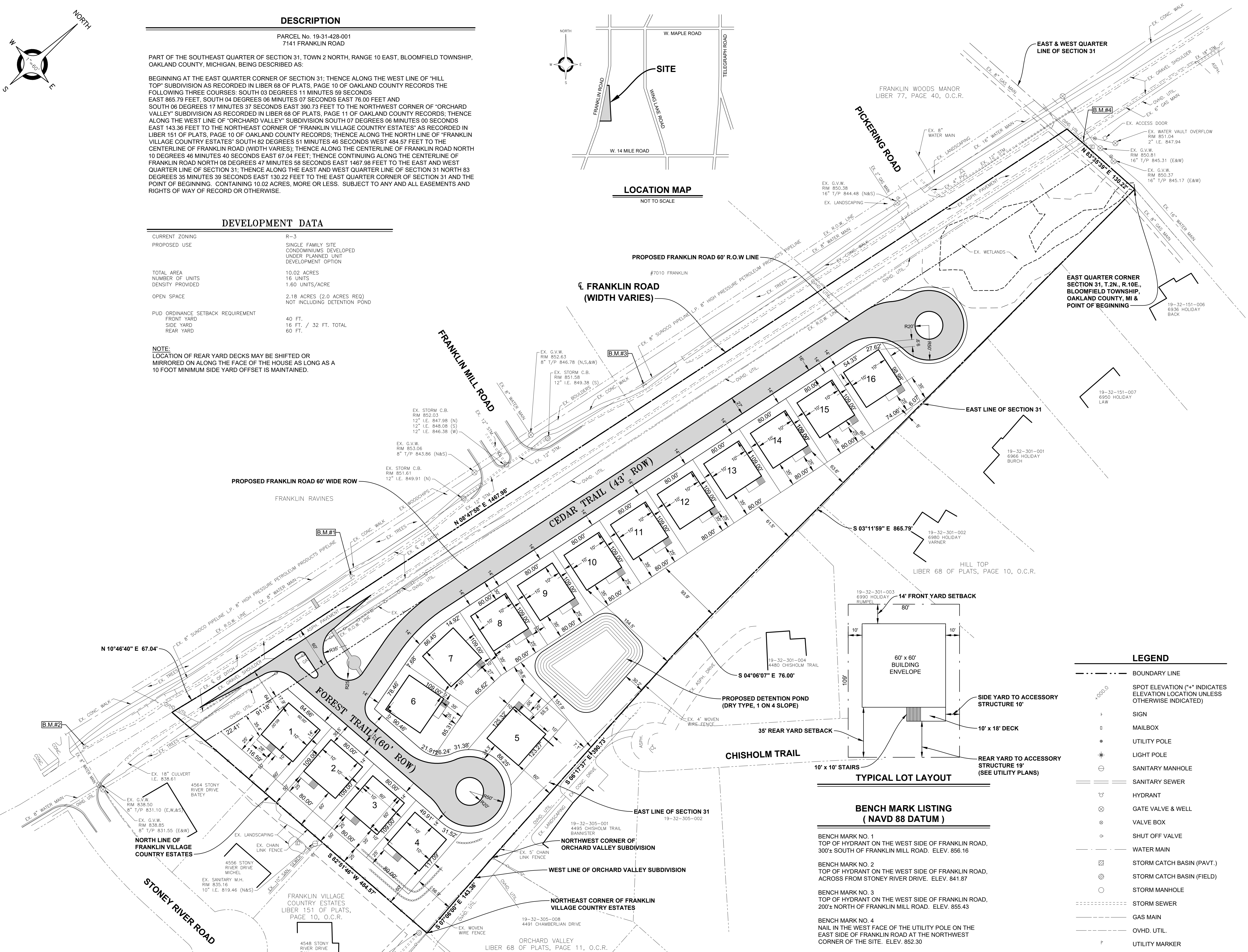
**DEVELOPMENT DATA**

CURRENT ZONING	R-3
PROPOSED USE	SINGLE FAMILY SITE CONDOMINIUMS DEVELOPED UNDER PLANNED UNIT DEVELOPMENT OPTION
TOTAL AREA	10.02 ACRES
NUMBER OF UNITS	16 UNITS
DENSITY PROVIDED	1.60 UNITS/ACRE
OPEN SPACE	2.18 ACRES (2.0 ACRES REQ) NOT INCLUDING DETENTION POND
PUD ORDINANCE SETBACK REQUIREMENT	
FRONT YARD	40 FT.
SIDE YARD	16 FT. / 32 FT. TOTAL
REAR YARD	60 FT.

**NOTE:**  
LOCATION OF REAR YARD DECKS MAY BE SHIFTED OR MIRRORRED ON ALONG THE FACE OF THE HOUSE AS LONG AS A 10 FOOT MINIMUM SIDE YARD OFFSET IS MAINTAINED.



**LOCATION MAP**  
NOT TO SCALE



**TYPICAL LOT LAYOUT**

**BENCH MARK LISTING (NAVD 88 DATUM)**

- BENCH MARK NO. 1  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD, 300'± SOUTH OF FRANKLIN MILL ROAD. ELEV. 856.16
- BENCH MARK NO. 2  
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- BENCH MARK NO. 4  
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**LEGEND**

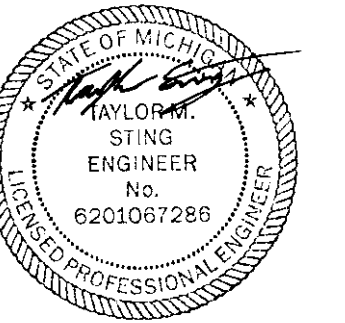
- BOUNDARY LINE
- SPOT ELEVATION ("±") INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED
- SIGN
- MAILBOX
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY SEWER
- HYDRANT
- GATE VALVE & WELL
- VALVE BOX
- SHUT OFF VALVE
- WATER MAIN
- STORM CATCH BASIN (PAVT.)
- STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- GAS MAIN
- OVHD. UTIL.
- UTILITY MARKER



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

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Shelby Township Michigan 48315 Fax 586 726 8780

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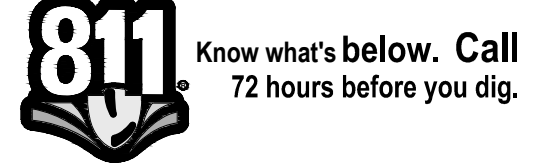
04/27/2020	REVISED SITE PLAN
02/17/2020	SITE PLAN REVIEW
11/13/2020	SPA
DATE	SUBMITTALS/REVISIONS

**FRANKLIN FOREST P.U.D**

**VARIANCE DIMENSIONS**

CLIENT: RED EQUITIES

PRELIMINARY	CONSTRUCTION	RECORD
DRAWN BY: CRM	CHECKED BY: SVP	DATE: 2/17/2020
SCALE: 1" = 60'		



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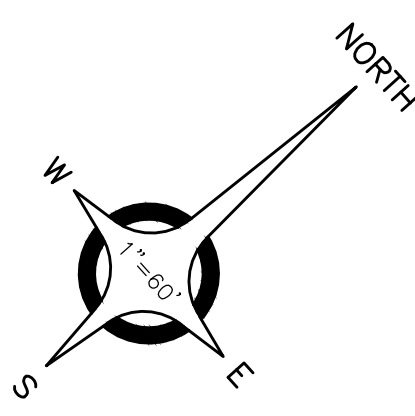
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PROJECT NO. 0519-0049

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SHEET NO. 2



**Proposed Site Characteristics**

A= acres  
C= Runoff Coefficient

Weighted "C" Calculations

Area (Ac)	"C"	Area x C
Building / Drives/Pav	2.78	0.90
Detention Pond	0.31	0.20
Lawn/Forest Area	4.56	0.20
Wetlands	0.27	0.05

$C = \frac{\text{Area} \times C}{\text{Area}} = 0.45$

$I = \frac{275}{(Tc+25)} = 6.11$  inches per hour

With Tc=20 min  
Required Detention Volume (100 Year)

A=	7.92
C=	0.45
I=	6.11
Q=	21.58

**Volume Provided**

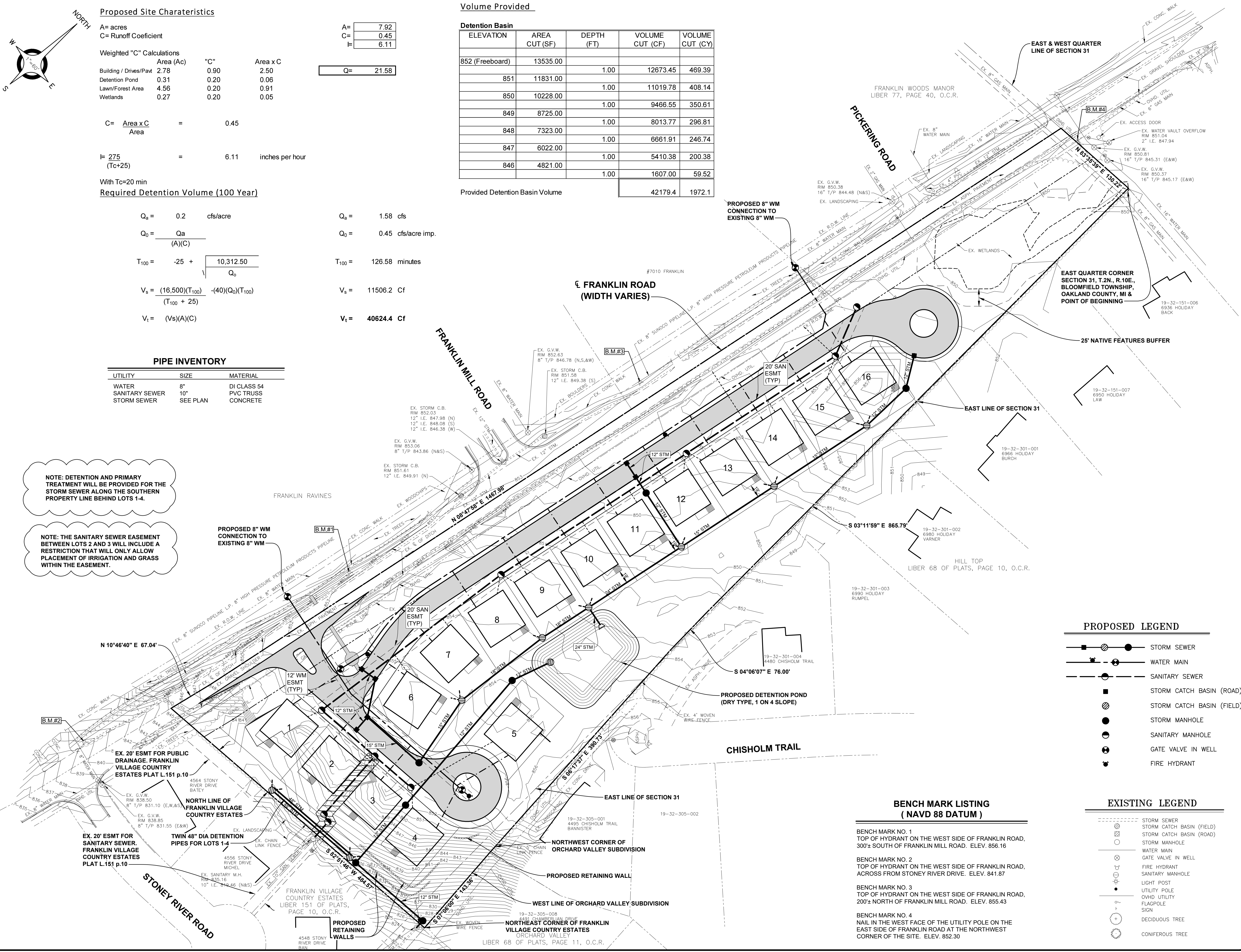
Detention Basin				
ELEVATION	AREA CUT (SF)	DEPTH (FT)	VOLUME CUT (CF)	VOLUME CUT (CY)
852 (Freeboard)	13535.00	1.00	12673.45	469.39
851	11831.00	1.00	11019.78	408.14
850	10228.00	1.00	9466.55	350.61
849	8725.00	1.00	8013.77	296.81
848	7323.00	1.00	6661.91	246.74
847	6022.00	1.00	5410.38	200.38
846	4821.00	1.00	1607.00	59.52
Provided Detention Basin Volume			42179.4	1972.1

**PIPE INVENTORY**

UTILITY	SIZE	MATERIAL
WATER	8"	DI CLASS 54
SANITARY SEWER	10"	PVC TRUSS
STORM SEWER	SEE PLAN	CONCRETE

NOTE: DETENTION AND PRIMARY TREATMENT WILL BE PROVIDED FOR THE STORM SEWER ALONG THE SOUTHERN PROPERTY LINE BEHIND LOTS 1-4.

NOTE: THE SANITARY SEWER EASEMENT BETWEEN LOTS 2 AND 3 WILL INCLUDE A RESTRICTION THAT WILL ONLY ALLOW PLACEMENT OF IRRIGATION AND GRASS WITHIN THE EASEMENT.



**BENCH MARK LISTING (NAVD 88 DATUM)**

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NAIL IN THE WEST FACE OF THE UTILITY POLE ON THE EAST SIDE OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE SITE. ELEV. 852.30

**PROPOSED LEGEND**

- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- STORM CATCH BASIN (ROAD)
- STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- SANITARY MANHOLE
- GATE VALVE IN WELL
- FIRE HYDRANT

**EXISTING LEGEND**

- STORM SEWER
- STORM CATCH BASIN (FIELD)
- STORM CATCH BASIN (ROAD)
- STORM MANHOLE
- WATER MAIN
- GATE VALVE IN WELL
- FIRE HYDRANT
- SANITARY MANHOLE
- LIGHT POST
- UTILITY POLE
- OVHD UTILITY
- FLAGPOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

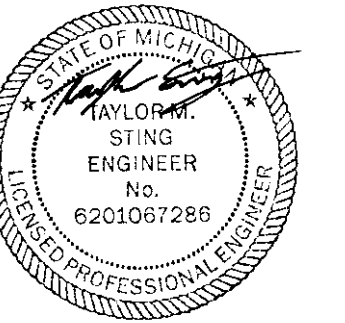


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DATE	SUBMITTALS/REVISIONS
04/27/2020	REVISED SITE PLAN
03/03/2020	PER ESD REVIEW
02/17/2020	SITE PLAN REVIEW
1/13/2020	Site Plan Approval
11/20/2019	2wp Meeting

PROJECT NAME:

**FRANKLIN FOREST P.U.D**

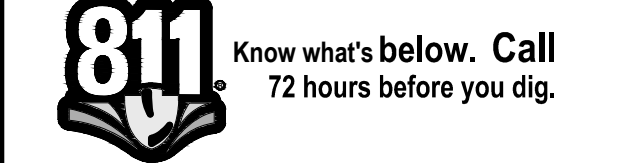
SHEET TITLE:

**PRELIMINARY UTILITY PLAN**

CLIENT: RED EQUITIES

DRAWN BY:	CHECKED BY:	DATE:
CRM	SVP	02/17/2020

SCALE: 1" = 60'



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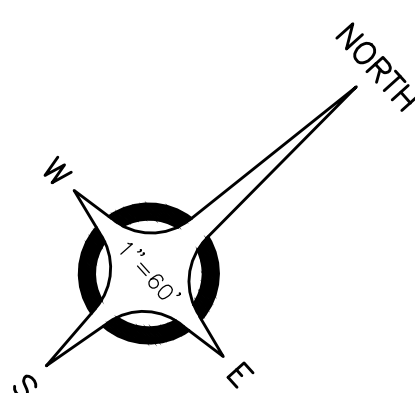
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SHEET NO. 3



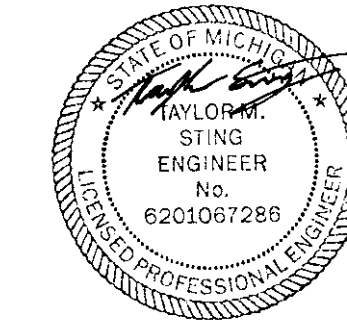
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ENGINEERING STRONG COMMUNITIES



04/27/2020	REVISED SITE PLAN
02/17/2020	SITE PLAN REVIEW
1/13/2020	Site Plan Approval
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:

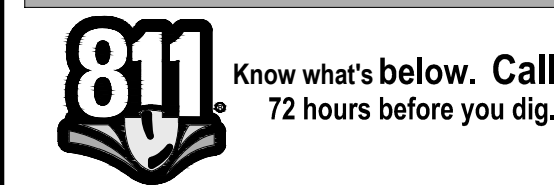
**FRANKLIN FOREST P.U.D**

SHEET TITLE:

**PRELIMINARY GRADING PLAN**

CLIENT: RED EQUITIES

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CRM	CHECKED BY:	SVP	DATE:	02/17/2020	
SCALE:	1" = 60'				
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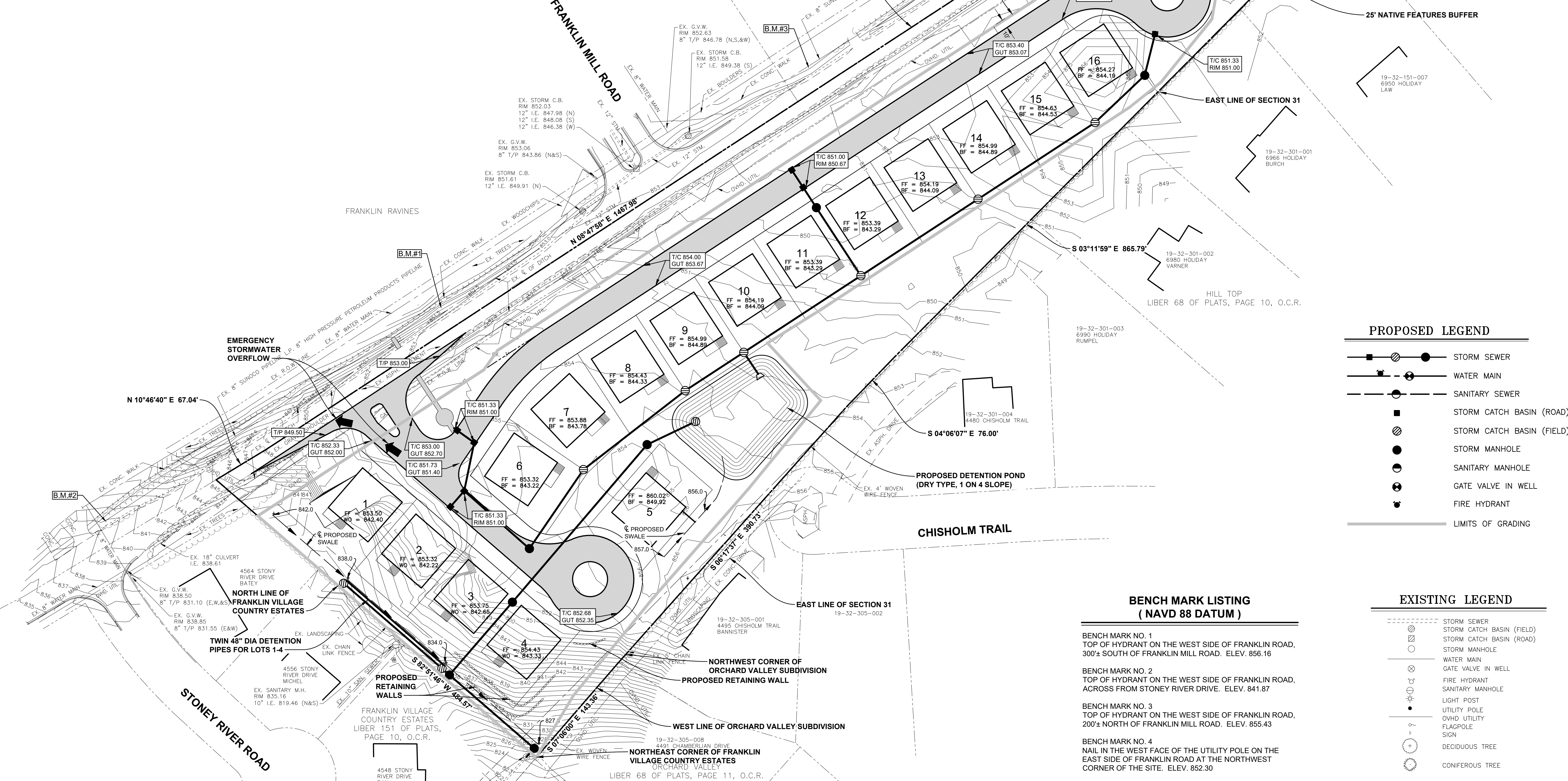
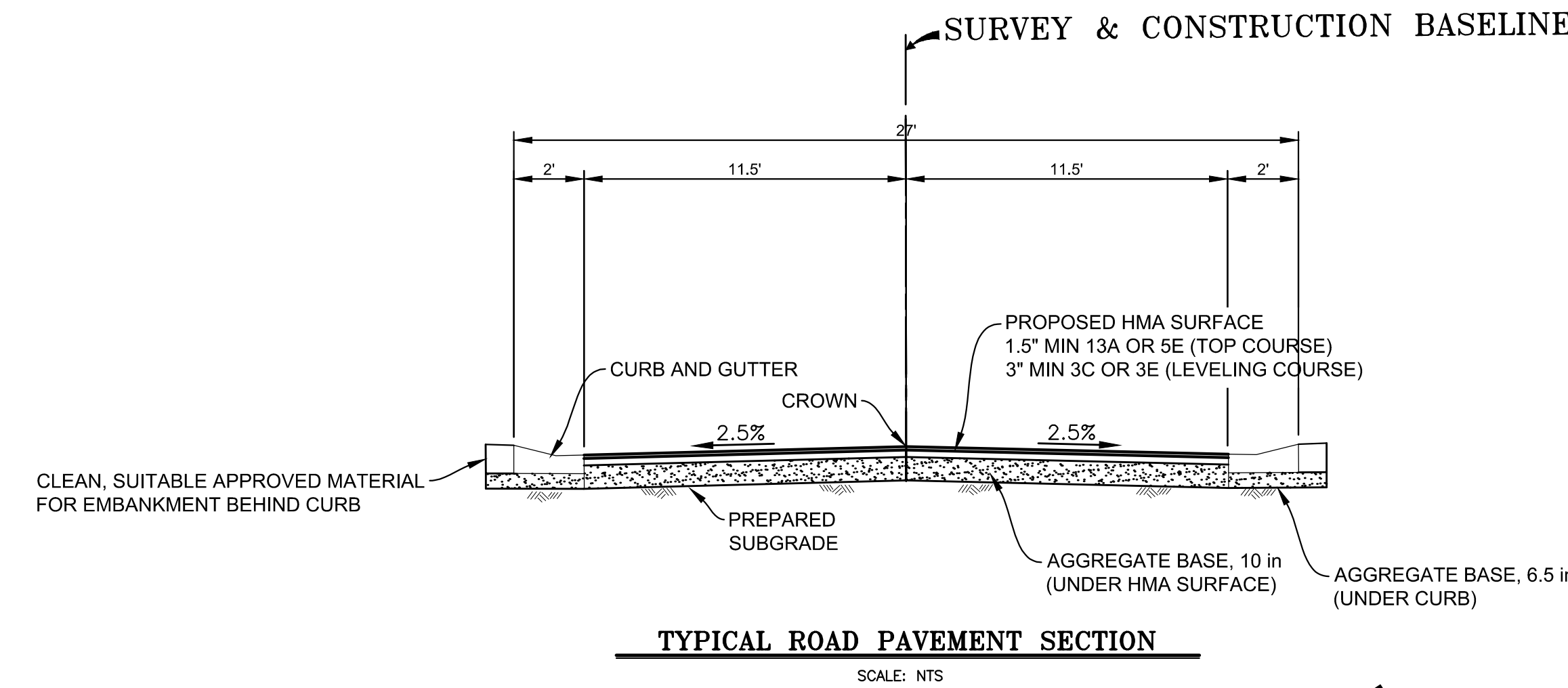
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SHEET NO.



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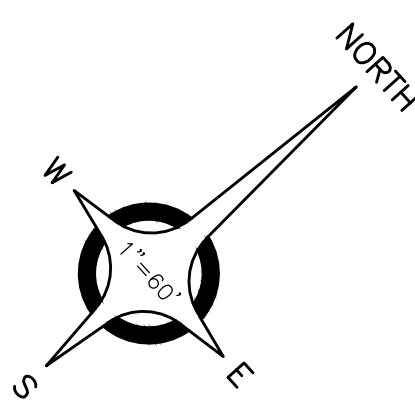
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TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD, 200'± NORTH OF FRANKLIN MILL ROAD. ELEV. 855.43
- BENCH MARK NO. 4  
NAIL IN THE WEST FACE OF THE UTILITY POLE ON THE EAST SIDE OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE SITE. ELEV. 852.30

**PROPOSED LEGEND**

- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- STORM CATCH BASIN (ROAD)
- STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- SANITARY MANHOLE
- GATE VALVE IN WELL
- FIRE HYDRANT
- LIMITS OF GRADING

**EXISTING LEGEND**

- STORM SEWER
- STORM CATCH BASIN (FIELD)
- STORM CATCH BASIN (ROAD)
- STORM MANHOLE
- WATER MAIN
- GATE VALVE IN WELL
- FIRE HYDRANT
- SANITARY MANHOLE
- LIGHT POST
- UTILITY POLE
- OVHD UTILITY
- FLAGPOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

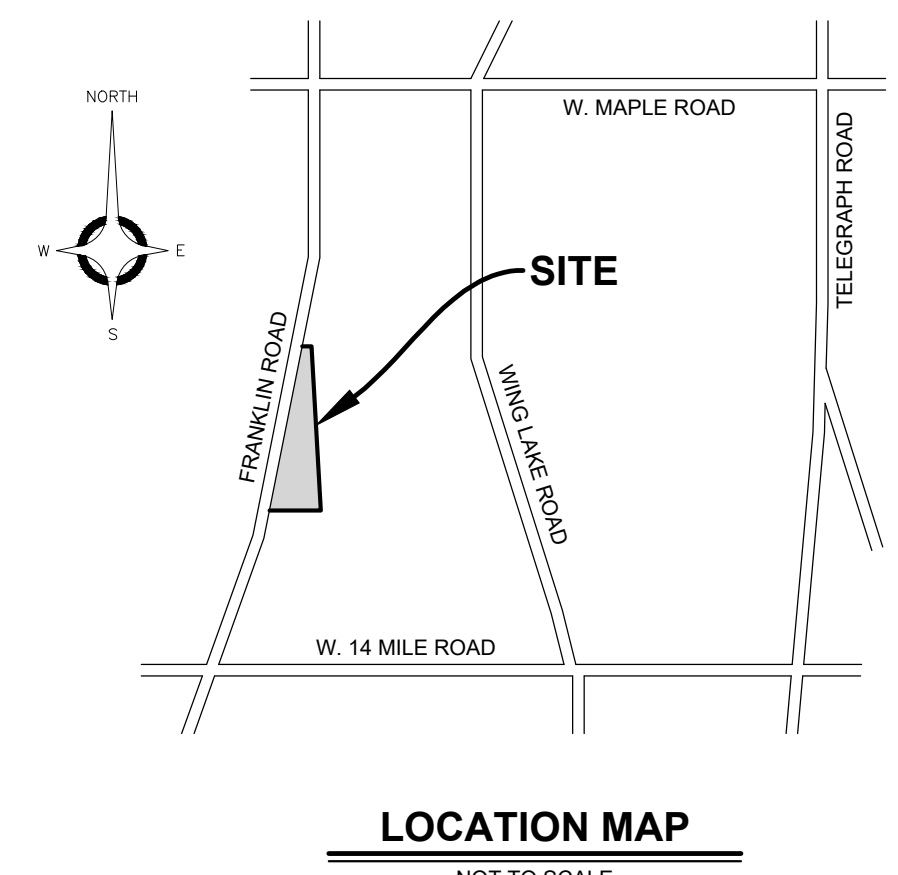


**DESCRIPTION**

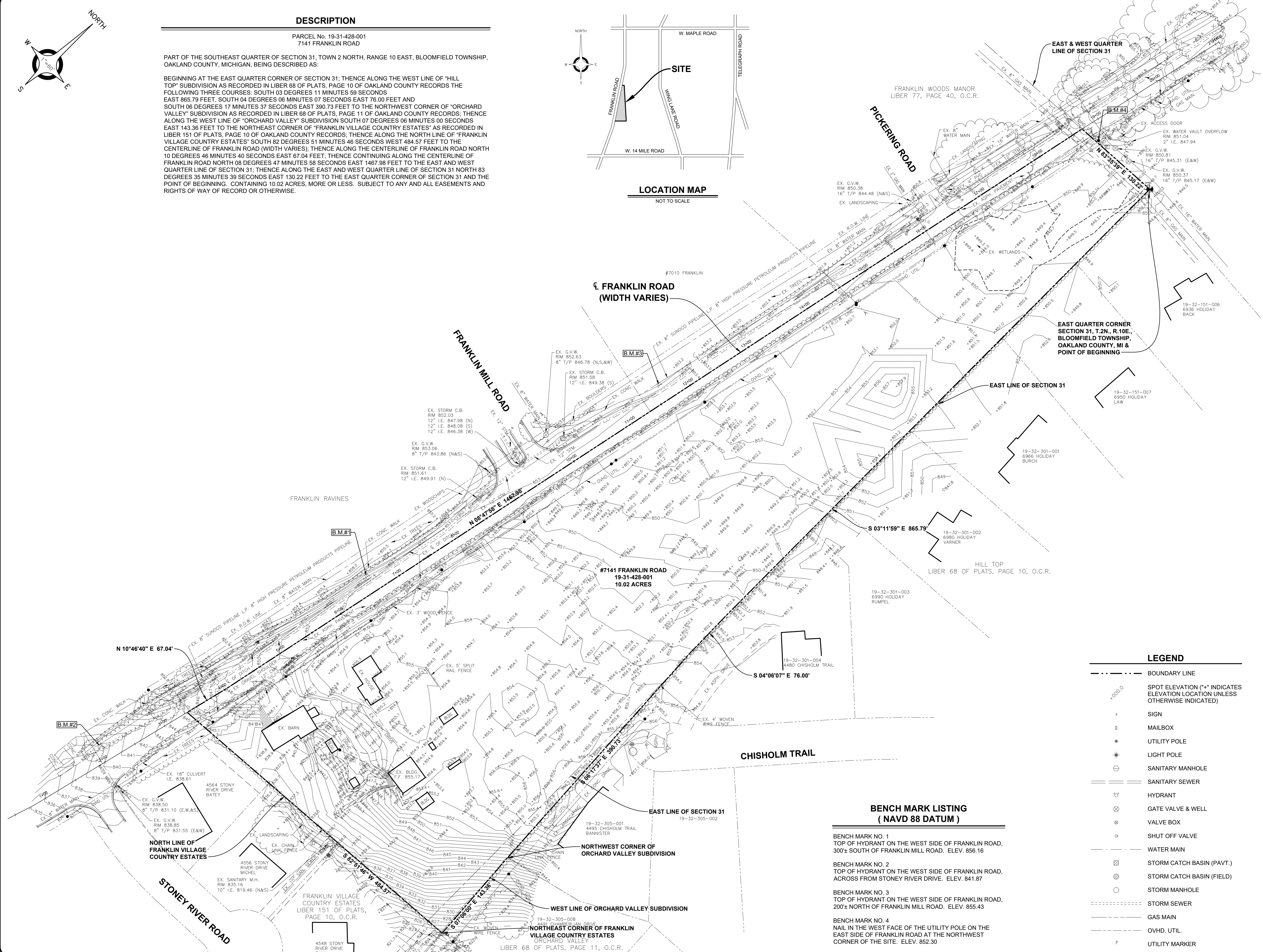
PARCEL No. 19-31-428-001  
7141 FRANKLIN ROAD

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 31; THENCE ALONG THE WEST LINE OF "HILL TOP" SUBDIVISION AS RECORDED IN LIBER 68 OF PLATS, PAGE 10 OF OAKLAND COUNTY RECORDS THE FOLLOWING THREE COURSES: SOUTH 03 DEGREES 11 MINUTES 59 SECONDS EAST 865.79 FEET, SOUTH 04 DEGREES 06 MINUTES 07 SECONDS EAST 76.00 FEET AND SOUTH 06 DEGREES 17 MINUTES 37 SECONDS EAST 390.73 FEET TO THE NORTHWEST CORNER OF "ORCHARD VALLEY" SUBDIVISION AS RECORDED IN LIBER 68 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WEST LINE OF "ORCHARD VALLEY" SUBDIVISION SOUTH 07 DEGREES 06 MINUTES 00 SECONDS EAST 143.36 FEET TO THE NORTHEAST CORNER OF "FRANKLIN VILLAGE COUNTRY ESTATES" AS RECORDED IN LIBER 151 OF PLATS, PAGE 10 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF "FRANKLIN VILLAGE COUNTRY ESTATES" SOUTH 82 DEGREES 51 MINUTES 46 SECONDS WEST 484.57 FEET TO THE CENTERLINE OF FRANKLIN ROAD (WIDTH VARIES); THENCE ALONG THE CENTERLINE OF FRANKLIN ROAD NORTH 10 DEGREES 46 MINUTES 40 SECONDS EAST 67.04 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF FRANKLIN ROAD NORTH 08 DEGREES 47 MINUTES 58 SECONDS EAST 1467.98 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 31; THENCE ALONG THE EAST AND WEST QUARTER LINE OF SECTION 31 NORTH 83 DEGREES 35 MINUTES 39 SECONDS EAST 130.22 FEET TO THE EAST QUARTER CORNER OF SECTION 31 AND THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.



**LOCATION MAP**  
NOT TO SCALE



**BENCH MARK LISTING  
(NAVD 88 DATUM)**

- BENCH MARK NO. 1  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,  
300± SOUTH OF FRANKLIN MILL ROAD. ELEV. 856.16
- BENCH MARK NO. 2  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,  
ACROSS FROM STONEY RIVER DRIVE. ELEV. 841.87
- BENCH MARK NO. 3  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,  
200± NORTH OF FRANKLIN MILL ROAD. ELEV. 855.43
- BENCH MARK NO. 4  
NAIL IN THE WEST FACE OF THE UTILITY POLE ON THE  
EAST SIDE OF FRANKLIN ROAD AT THE NORTHWEST  
CORNER OF THE SITE. ELEV. 852.30

**LEGEND**

- BOUNDARY LINE
- + SPOT ELEVATION ("+" INDICATES ELEVATION LOCATION UNLESS OTHERWISE INDICATED)
- F SIGN
- o MAILBOX
- o UTILITY POLE
- \* LIGHT POLE
- o SANITARY MANHOLE
- o SANITARY SEWER
- o HYDRANT
- o GATE VALVE & WELL
- o VALVE BOX
- o SHUT OFF VALVE
- o WATER MAIN
- o STORM CATCH BASIN (PAVT.)
- o STORM CATCH BASIN (FIELD)
- o STORM MANHOLE
- o STORM SEWER
- o GAS MAIN
- o OVHD. UTIL.
- P UTILITY MARKER



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

CIVIL ENGINEERS SURVEYORS ARCHITECTS  
51301 Schoenherr Road Phone 586 726 1234  
Shelby Township Michigan 48315 Fax 586 726 8780

www.aewinc.com  
ENGINEERING STRONG COMMUNITIES

04/27/2020	REVISED SITE PLAN
02/19/2020	SITE PLAN REVIEW
01/13/2020	SPA
DATE	SUBMITTALS/REVISIONS

PROJECT NAME:  
**FRANKLIN FOREST P.U.D**

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

CLIENT:  
**RED EQUITIES**

<input checked="" type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	RECORD
DRAWN BY:	MJS	CHECKED BY:	SVP	DATE:	JULY 2019
SCALE:	1" = 60'				



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

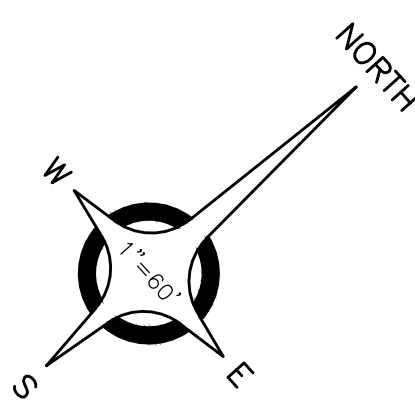
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DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. **0519-0049**

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SHEET NO.

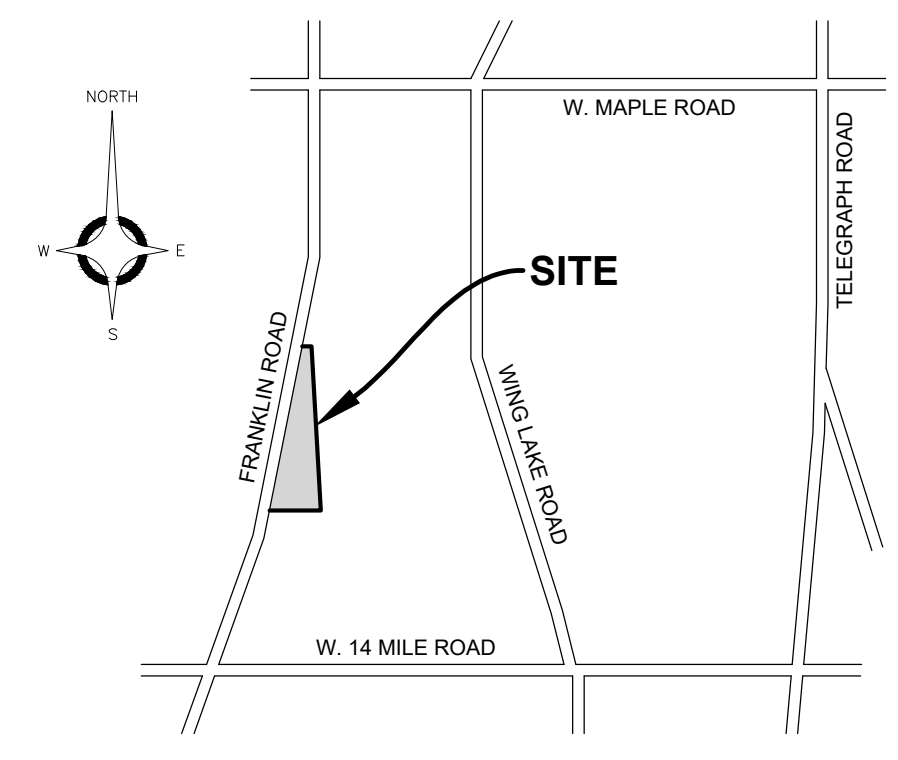


**DESCRIPTION**

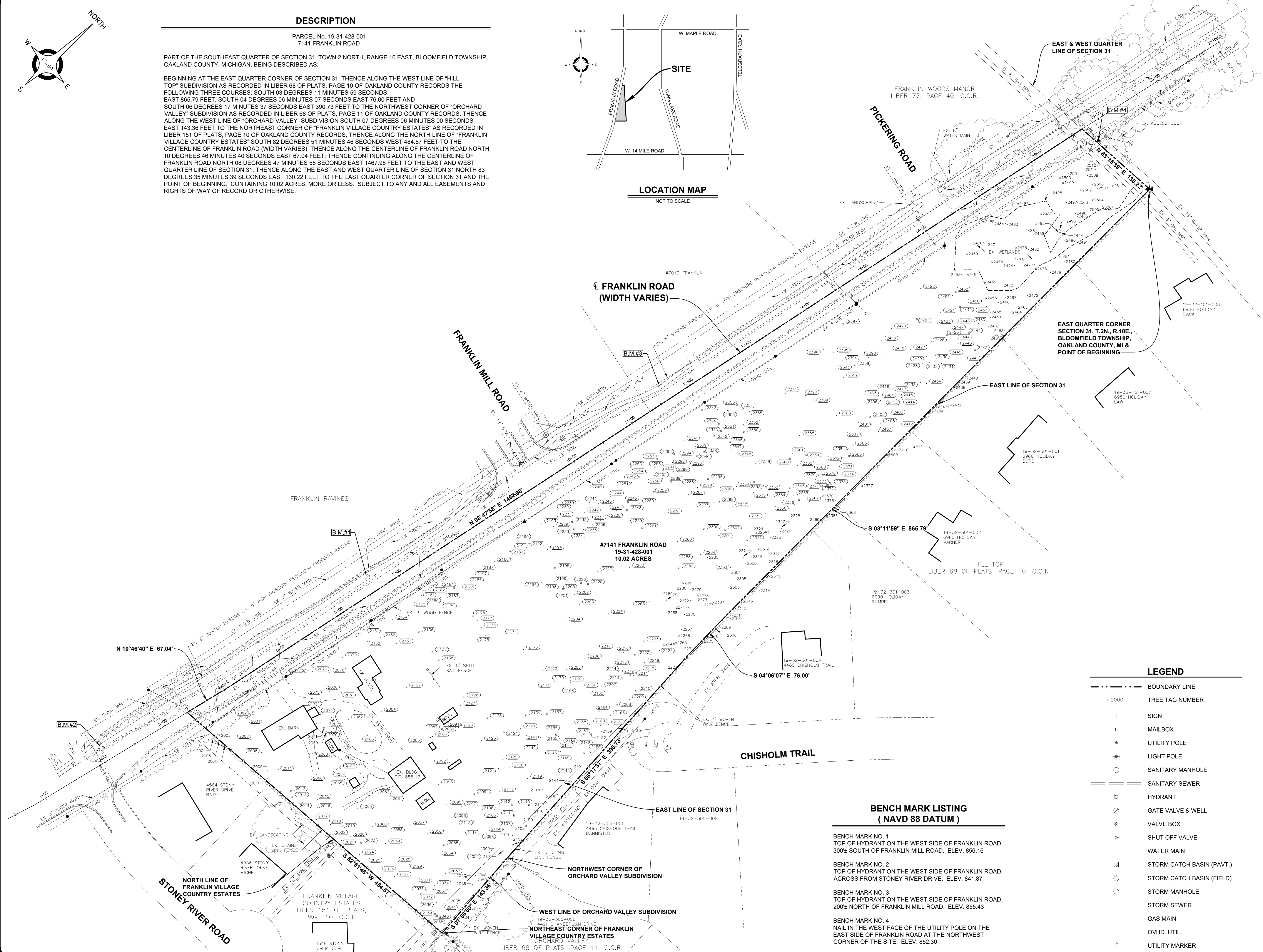
PARCEL No. 19-31-428-001  
7141 FRANKLIN ROAD

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

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**LOCATION MAP**  
NOT TO SCALE



#7010 FRANKLIN  
**FRANKLIN ROAD (WIDTH VARIES)**

#7141 FRANKLIN ROAD  
19-31-428-001  
10.02 ACRES

EAST QUARTER CORNER SECTION 31, T.2N., R.10E., BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MI & POINT OF BEGINNING

**BENCH MARK LISTING (NAVD 88 DATUM)**

- BENCH MARK NO. 1  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD, 300± SOUTH OF FRANKLIN MILL ROAD. ELEV. 856.16
- BENCH MARK NO. 2  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD, ACROSS FROM STONEY RIVER DRIVE. ELEV. 841.87
- BENCH MARK NO. 3  
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD, 200± NORTH OF FRANKLIN MILL ROAD. ELEV. 855.43
- BENCH MARK NO. 4  
NAIL IN THE WEST FACE OF THE UTILITY POLE ON THE EAST SIDE OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE SITE. ELEV. 852.30

**LEGEND**

- BOUNDARY LINE
- x 2000 TREE TAG NUMBER
- ⊥ SIGN
- MAILBOX
- UTILITY POLE
- ★ LIGHT POLE
- ⊖ SANITARY MANHOLE
- === SANITARY SEWER
- ⊕ HYDRANT
- ⊗ GATE VALVE & WELL
- ⊙ VALVE BOX
- ⊖ SHUT OFF VALVE
- WATER MAIN
- ⊗ STORM CATCH BASIN (PAVT.)
- ⊗ STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- STORM SEWER
- GAS MAIN
- OVHD. UTIL.
- ⊥ UTILITY MARKER



**ANDERSON, ECKSTEIN AND WESTRICK, INC.**

CIVIL ENGINEERS SURVEYORS ARCHITECTS

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

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ENGINEERING STRONG COMMUNITIES

04/27/2020 01/13/2020	REVISED SITE PLAN SPA						
DATE	SUBMITTALS/REVISIONS						
PROJECT NAME:							
<b>FRANKLIN FOREST P.U.D</b>							
SHEET TITLE:							
<b>TREE SURVEY</b>							
CLIENT:							
<b>RED EQUITIES</b>							
<table border="1"> <tr> <td><input type="checkbox"/> PRELIMINARY</td> <td><input type="checkbox"/> CONSTRUCTION</td> <td><input type="checkbox"/> RECORD</td> </tr> <tr> <td>DRAWN BY: MJS/TMS</td> <td>CHECKED BY: SVP</td> <td>DATE: 1/10/2020</td> </tr> </table>		<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD	DRAWN BY: MJS/TMS	CHECKED BY: SVP	DATE: 1/10/2020
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD					
DRAWN BY: MJS/TMS	CHECKED BY: SVP	DATE: 1/10/2020					
SCALE: 1" = 60'							

**FRANKLIN FOREST P.U.D**

**TREE SURVEY**

CLIENT: **RED EQUITIES**

<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: MJS/TMS	CHECKED BY: SVP	DATE: 1/10/2020



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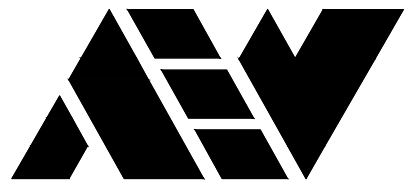
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PROJECT NO. **0519-0049**

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SHEET NO.



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

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

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ENGINEERING STRONG COMMUNITIES

04/27/2020 REVISED SITE PLAN
01/13/2020 SPA

DATE SUBMITTALS/REVISIONS

PROJECT NAME:

FRANKLIN FOREST P.U.D

SHEET TITLE:

CLIENT: RED EQUITIES

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY: MJS/TMS CHECKED BY: SVP DATE: 1/10/2020

SCALE: NOT TO SCALE

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PROJECT NO. 0519-0049

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SHEET NO. 7

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\* Health condition determined using Bloomfield Twp. Guidelines - Page 5-31 of the Ordinance

\*\* Crown spread is plus or minus five (5) feet in diameter

EX-1 Tree recommended for exemption due to being under 8" in diameter

EX-2 Tree recommended for exemption per condition rating under 10

EX-3 Tree recommended for exemption due to species

Table with columns: Tag #, D.B.H., Species - Common / Botanical, \* Health Condition, Health Score, Landmark Tree, \*\* Crown Spread, Classification, Save or Remove, Required inch Replacements. Contains 2110 rows of tree data.

Table with columns: Tag #, D.B.H., Species - Common / Botanical, \* Health Condition, Health Score, Landmark Tree, \*\* Crown Spread, Classification, Save or Remove, Required inch Replacements. Contains 2220 rows of tree data.

Table with columns: Tag #, D.B.H., Species - Common / Botanical, \* Health Condition, Health Score, Landmark Tree, \*\* Crown Spread, Classification, Save or Remove, Required inch Replacements. Contains 2330 rows of tree data.





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ENGINEERING STRONG COMMUNITIES

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\*\* Crown spread is plus or minus five (5) feet in diameter

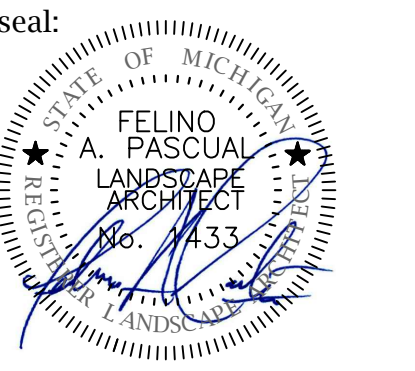
EX-1 Tree recommended for exemption due to being under 8" in diameter

EX-2 Tree recommended for exemption per condition rating under 10

EX-3 Tree recommended for exemption due to species

Tag #	D.B.H.	Species - Common / Botanical	* Health Condition	Health Score	Landmark Tree	** Crown Spread	Classification	Save or Remove	Required inch Replacements
2331	8	Black Cherry - Prunus serotina	Poor	9	No	30	EX-2	Remove	0
2332	9	Black Cherry - Prunus serotina	Poor	9	No	30	EX-2	Remove	0
2333	11	Pin Cherry - Prunus pensylvanica	Good	13	No	30	Protected	Remove	5.5
2334	11	Black Cherry - Prunus serotina	Fair	12	No	30	Protected	Remove	5.5
2335	9	White Oak - Quercus alba	Fair	12	No	20	Protected	Remove	4.5
2336	15	Pin Cherry - Prunus pensylvanica	Fair	12	No	30	Protected	Remove	7.5
2337	15	American Elm - Ulmus americana	Poor	9	No	40	EX-2	Remove	0
2338	13	Black Walnut - Juglans nigra	Good	13	No	40	Protected	Remove	6.5
2339	18	Black Walnut - Juglans nigra	Good	13	No	45	Protected	Remove	9
2340	8	Black Walnut - Juglans nigra	Poor	9	No	20	EX-2	Remove	0
2341	16	Norway Spruce - Picea abies	Fair	12	No	30	Protected	Remove	8
2342	11	Black Walnut - Juglans nigra	Poor	9	No	25	EX-2	Remove	0
2343	18	American Elm - Ulmus americana	Fair	12	No	40	Protected	Remove	9
2344	9	Scotch Pine - Pinus sylvestris	Poor	8	No	20	EX-2	Remove	0
2345	12	Black Walnut - Juglans nigra	Good	13	No	30	Protected	Remove	6
2346	11	Black Walnut - Juglans nigra	Good	13	No	30	Protected	Remove	5.5
2347	12	Black Walnut - Juglans nigra	Good	13	No	40	Protected	Remove	6
2348	10	Black Walnut - Juglans nigra	Good	13	No	30	Protected	Remove	5
2349	19	Red Oak - Quercus rubra	Fair	11	Yes	45	Protected	Remove	19
2350	15	Black Walnut - Juglans nigra	Good	14	No	50	Protected	Remove	7.5
2351	9	Black Walnut - Juglans nigra	Fair	12	No	30	Protected	Remove	4.5
2352	10	Black Walnut - Juglans nigra	Good	13	No	20	Protected	Remove	5
2353	22	Scotch Pine - Pinus sylvestris	Poor	9	Yes	20	EX-2	Remove	0
2354	10	Scotch Pine - Pinus sylvestris	Poor	8	No	15	EX-2	Remove	0
2355	12	Honey Locust - Gleditsia triacanthos	Fair	12	No	15	Protected	Remove	6
2356	18	Scotch Pine - Pinus sylvestris	Poor/Dead	7	Yes	20	EX-2	Remove	0
<b>2357</b>	<b>12</b>	<b>Buckthorn - Rhamnus cathartica</b>	<b>Poor</b>	<b>7</b>	<b>No</b>	<b>25</b>	<b>EX-2, EX-3</b>	<b>Save</b>	<b>0</b>
2358	17	Black Walnut - Juglans nigra	Good	15	No	40	Protected	Remove	8.5
2359	13	Black Cherry - Prunus serotina	Good	13	No	30	Protected	Remove	6.5
2360	8	Black Cherry - Prunus serotina	Poor	9	No	20	EX-2	Remove	0
2361	8	Black Cherry - Prunus serotina	Poor	9	No	10	EX-2	Remove	0
2362	11	Black Cherry - Prunus serotina	Poor	8	No	20	EX-2	Remove	0
2363	18	Black Cherry - Prunus serotina	Good	14	No	55	Protected	Remove	9
2364	9	Shagbark Hickory - Carya ovata	Good	14	No	20	Protected	Remove	4.5
2365	13	Black Cherry - Prunus serotina	Fair	12	No	30	Protected	Remove	6.5
2366	16	Black Cherry - Prunus serotina	Fair	12	No	30	Protected	Remove	8
2367	16	Red Oak - Quercus rubra	Poor/Dead	8	Yes	0	EX-2	Remove	0
2368	12	White Oak - Quercus alba	Good	13	No	25	Protected	Save	0
2369	26	Red Oak - Quercus rubra	Fair	12	Yes	30	Protected	Save	0
2370	8	Pin Cherry - Prunus pensylvanica	Poor	9	No	20	EX-2	Save	0
2371	11	Pin Cherry - Prunus pensylvanica	Poor	9	No	20	EX-2	Remove	0
2372	11	Pin Cherry - Prunus pensylvanica	Fair	11	No	20	Protected	Remove	5.5
2373	8	Pin Cherry - Prunus pensylvanica	Fair	11	No	25	Protected	Remove	4
2374	10	Pin Cherry - Prunus pensylvanica	Poor	9	No	25	EX-2	Remove	0
2375	9	Pin Cherry - Prunus pensylvanica	Poor	9	No	25	EX-2	Remove	0
2376	11	Pin Cherry - Prunus pensylvanica	Poor	9	No	25	EX-2	Save	0
2377	22	Red Oak - Quercus rubra	Poor	9	Yes	40	EX-2	Save	0
2378	11	Pin Cherry - Prunus pensylvanica	Poor	9	No	20	EX-2	Remove	0
2379	14	Pin Cherry - Prunus pensylvanica	Poor	9	No	20	EX-2	Remove	0
2380	18	Red Oak - Quercus rubra	Fair	12	Yes	40	Protected	Remove	18
2381	13	Red Oak - Quercus rubra	Fair	12	No	25	Protected	Remove	6.5
2382	12	Red Oak - Quercus rubra	Fair	12	No	20	Protected	Remove	6
2383	10	Red Oak - Quercus rubra	Good	13	No	20	Protected	Remove	5
2384	13	Black Cherry - Prunus serotina	Poor	9	No	30	EX-2	Remove	0
2385	33	Red Oak - Quercus rubra	Fair	11	Yes	50	Protected	Remove	33
<b>2386</b>	<b>27, 20</b>	<b>Red Oak - Quercus rubra</b>	<b>Fair</b>	<b>11</b>	<b>Yes</b>	<b>60</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
2387	8	Red Oak - Quercus rubra	Good	13	No	25	Protected	Remove	4
2388	11	Black Walnut - Juglans nigra	Good	13	No	30	Protected	Remove	5.5
2389	15	Black Walnut - Juglans nigra	Good	14	No	40	Protected	Remove	7.5
2390	12, 9	Silver Maple - Acer saccharinum	Poor	9	No	30	EX-3	Remove	0
2391	14	White Oak - Quercus alba	Good	13	No	40	Protected	Remove	7
2392	10	Black Cherry - Prunus serotina	Good	13	No	30	Protected	Remove	5
2393	12	Black Walnut - Juglans nigra	Fair	12	No	35	Protected	Remove	6
2394	9	Black Cherry - Prunus serotina	Poor	9	No	30	EX-2	Remove	0
2395	14	Red Oak - Quercus rubra	Good	13	No	35	Protected	Remove	7
2396	11	Black Cherry - Prunus serotina	Poor	9	No	25	EX-2	Remove	0
2397	8	Black Walnut - Juglans nigra	Good	14	No	35	Protected	Remove	4
2398	12	Black Walnut - Juglans nigra	Good	14	No	35	Protected	Remove	6
2399	13	Red Oak - Quercus rubra	Good	14	No	35	Protected	Remove	6.5
<b>2400</b>	<b>9</b>	<b>American Elm - Ulmus americana</b>	<b>Good</b>	<b>13</b>	<b>No</b>	<b>40</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
2401	9	Red Oak - Quercus rubra	Good	13	No	20	Protected	Remove	4.5
2402	21	Red Oak - Quercus rubra	Fair	12	Yes	35	Protected	Remove	21
2403	17	Red Oak - Quercus rubra	Fair	12	Yes	35	Protected	Remove	17
2404	9	Red Oak - Quercus rubra	Poor	9	No	20	EX-2	Remove	0
2405	12	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	6
2406	12	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	6
2407	9	Red Oak - Quercus rubra	Fair	12	No	20	Protected	Remove	4.5
2408	13	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	6.5
2409	13	Red Oak - Quercus rubra	Dead	4	No	10	EX-2	Save	0
2410	35	Red Oak - Quercus rubra	Poor	9	Yes	60	EX-2	Save	0
2411	13	Red Maple - Acer rubrum	Poor	9	No	30	EX-2	Save	0
2412	11	White Oak - Quercus alba	Poor	7	No	20	EX-2	Remove	0
2413	12	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	6
2414	8	Red Oak - Quercus rubra	Good	13	No	20	Protected	Remove	4
2415	17	Black Cherry - Prunus serotina	Good	13	No	30	Protected	Remove	8.5
2416	11	Red Oak - Quercus rubra	Good	13	No	30	Protected	Remove	5.5
2417	11	Black Cherry - Prunus serotina	Fair	12	No	30	Protected	Remove	5.5
2418	10	Black Cherry - Prunus serotina	Good	13	No	25	Protected	Remove	5
2419	17	Black Cherry - Prunus serotina	Poor	8	No	60	EX-2	Remove	0
2420	8	Apple - Malus spp	Poor	8	No	25	EX-2	Remove	0

Tag #	D.B.H.	Species - Common / Botanical	* Health Condition	Health Score	Landmark Tree	** Crown Spread	Classification	Save or Remove	Required inch Replacements
2421	17	Black Walnut - Juglans nigra	Good	16	No	50	Protected	Remove	8.5
2422	28	American Elm - Ulmus americana	Good	13	Yes	50	Protected	Remove	28
2423	9	Black Cherry - Prunus serotina	Fair	12	No	20	Protected	Remove	4.5
2424	9	Aspen - Populus tremuloides	Fair	12	No	15	EX-3	Remove	0
2425	11	Red Oak - Quercus rubra	Fair	12	No	25	Protected	Remove	5.5
2426	14	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	7
2427	21	Red Oak - Quercus rubra	Fair	12	Yes	35	Protected	Remove	21
2428	9	American Elm - Ulmus americana	Fair	12	No	30	Protected	Remove	4.5
2429	20	Red Oak - Quercus rubra	Fair	12	Yes	40	Protected	Remove	20
2430	11	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	5.5
2431	14	Red Oak - Quercus rubra	Fair	12	No	30	Protected	Remove	7
2432	8	Black Cherry - Prunus serotina	Fair	12	No	20	Protected	Remove	4
2433	10	Red Oak - Quercus rubra	Fair	12	No	20	Protected	Remove	5
2434	17	Black Cherry - Prunus serotina	Fair	12	No	40	Protected	Remove	8.5
<b>2435</b>	<b>21</b>	<b>Red Oak - Quercus rubra</b>	<b>Fair</b>	<b>10</b>	<b>Yes</b>	<b>70</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2436</b>	<b>11</b>	<b>Black Cherry - Prunus serotina</b>	<b>Fair</b>	<b>11</b>	<b>No</b>	<b>20</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2437</b>	<b>15</b>	<b>White Oak - Quercus alba</b>	<b>Fair</b>	<b>12</b>	<b>No</b>	<b>40</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2438</b>	<b>13</b>	<b>White Oak - Quercus alba</b>	<b>Fair</b>	<b>12</b>	<b>No</b>	<b>40</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2439</b>	<b>28</b>	<b>Red Oak - Quercus rubra</b>	<b>Good</b>	<b>17</b>	<b>Yes</b>	<b>50</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2440</b>	<b>9</b>	<b>Shagbark Hickory - Carya ovata</b>	<b>Good</b>	<b>13</b>	<b>No</b>	<b>30</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
2441	12	White Oak - Quercus alba	Fair	12	No	35	Protected	Remove	6
2442	10	Red Oak - Quercus rubra	Good	14	No	30	Protected	Remove	5
2443	8	Black Cherry - Prunus serotina	Fair	12	No	20	Protected	Remove	4
2444	20	Red Oak - Quercus rubra	Good	14	Yes	50	Protected	Remove	20
2445	14	Red Oak - Quercus rubra	Good	14	No	40	Protected	Remove	7
2446	11	Black Cherry - Prunus serotina	Good	13	No	30	Protected	Remove	5.5
2447	14	Black Cherry - Prunus serotina	Poor	7	No	25	EX-2	Remove	0
2448	11	American Elm - Ulmus americana	Good	14	No	40	Protected	Remove	5.5
2449	10	Black Cherry - Prunus serotina	Fair	12	No	30	Protected	Remove	5
2450	15	Black Cherry - Prunus serotina	Good	14	No	50	Protected	Remove	7.5
2451	8	Black Cherry - Prunus serotina	Poor	8	No	20	EX-2	Remove	0
2452	16	Black Cherry - Prunus serotina	Good	13	No	25	Protected	Remove	8
<b>2453</b>	<b>12</b>	<b>Red Oak - Quercus rubra</b>	<b>Good</b>	<b>14</b>	<b>No</b>	<b>30</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2454</b>	<b>14</b>	<b>Red Oak - Quercus rubra</b>	<b>Good</b>	<b>13</b>	<b>No</b>	<b>35</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2455</b>	<b>14</b>	<b>Red Maple - Acer rubrum</b>	<b>Good</b>	<b>14</b>	<b>No</b>	<b>30</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
<b>2456</b>	<b>11</b>	<b>Red Oak - Quercus rubra</b>	<b>Fair</b>	<b>10</b>	<b>No</b>	<b>30</b>	<b>Protected</b>	<b>Save</b>	<b>0</b>
2457	13	Black Cherry - Prunus serotina	Poor	9	No	35	EX-2	Remove	0
2458	8	Red Oak - Quercus rubra	Fair	12	No	20	Protected	Save	0
2459	10	Black Cherry - Prunus serotina	Good	13	No	25	Protected	Save	0
2460	9	Black Cherry - Prunus serotina	Fair	12	No	15	Protected	Remove	4.5
2461	10	Red Oak - Quercus rubra	Fair	12	No	25	Protected	Save	0
2462	15	White Oak - Quercus alba	Good	14	No	25	Protected	Save	0
2463	17	White Oak - Quercus alba	Good	14	Yes	25	Protected	Save	0
2464	9	Red Maple - Acer rubrum	Good	14	No	20	Protected	Save	0
2465	13	Sugar Maple - Acer saccharum	Good	13	No	25	Protected	Save	0
2466	16	Red Oak - Quercus rubra	Fair	12	Yes	30	Protected	Save	0
2467	15	Red Oak - Quercus rubra	Poor	9	No	30	EX-2	Save	0
2468	11	Sugar Maple - Acer saccharum	Good	14	No	35	Protected	Save	0
2469	19	Silver Maple - Acer saccharinum	Good	14	Yes	45	Protected	Save	0
2470	10	Silver Maple - Acer saccharinum	Good	13	No	35	EX-3	Save	0
2471	9	Shagbark Hickory - Carya ovata	Fair	12	No	35			



client:  
**Red Equities L.L.C.**  
 201 W. Beaver,  
 Suite 1050  
 Troy, Michigan  
 48084-4154

project:  
**FRANKLIN FOREST**  
 A single family residential community

project location:  
 Bloomfield Township, Michigan

Franklin Road

sheet title:  
**landscape planting detail**

job no./issue/revision date:  
 LS19.128.12 MEETING 12-3-2019  
 REVIEW 12-20-2019  
 REVIEW 12-23-2019  
 LS19.128.12 SPA 1-7-2019  
 LS19.128.12 SPA 1-13-2019  
 LS20.030.02 SPA 2-17-2020  
 LS20.030.03 SPA 3-2-2020  
 LS20.030.05 SPA 5-6-2020

drawn by:  
**JP, DK**

checked by:  
**FP**

date:  
**1-23-2020**

notice:  
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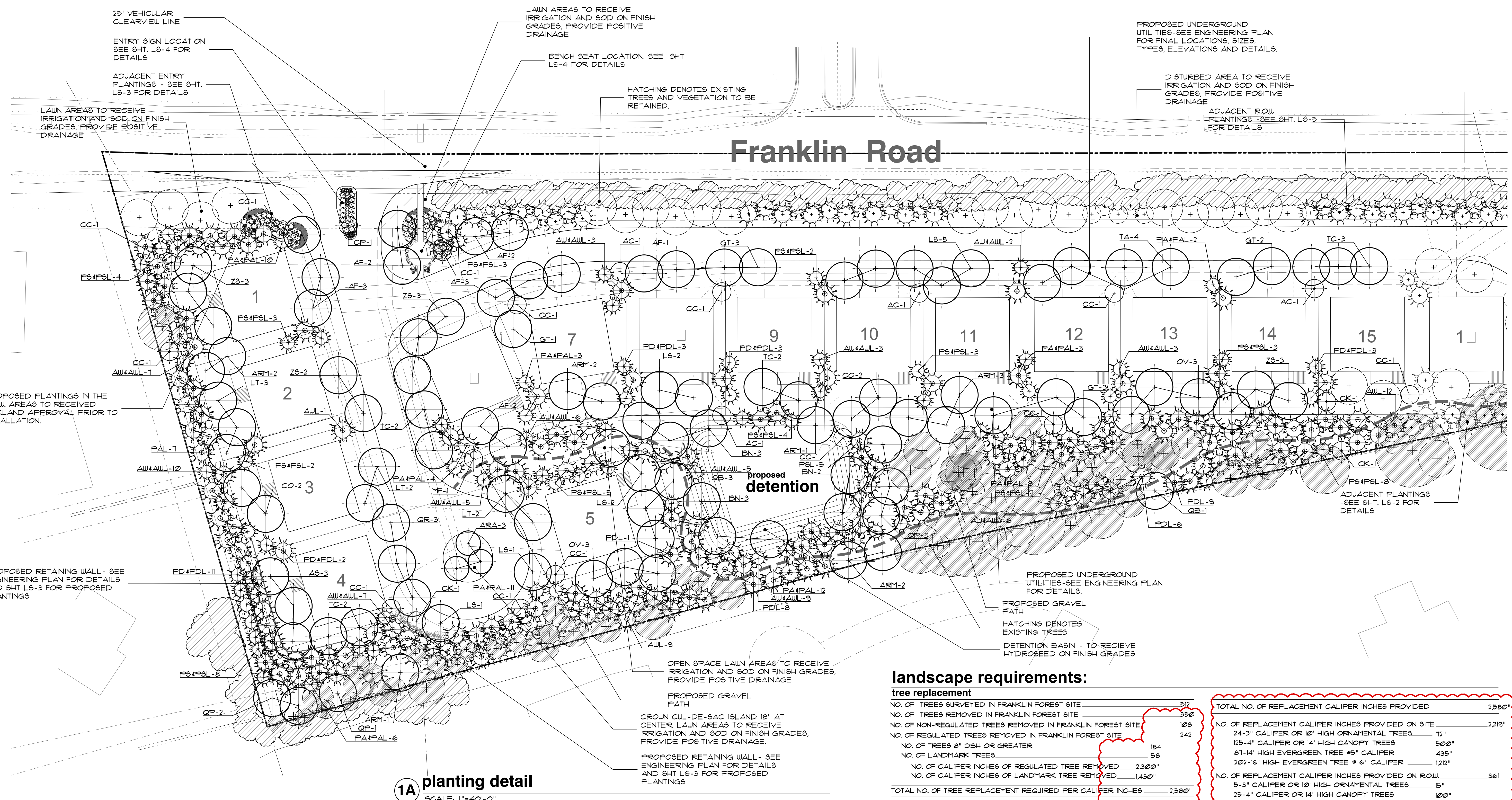
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**3 WORKING DAYS BEFORE YOU DIG**  
**CALL MISS DIG**  
**1-800-482-7171**  
 For free location of public utility lines.

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

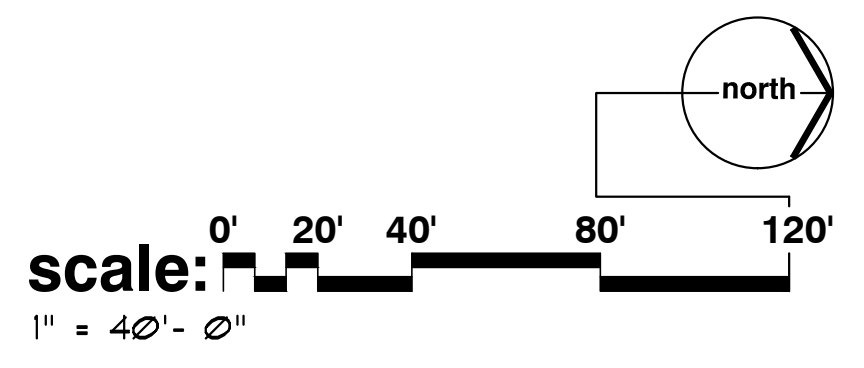
project no:  
**LS19.128.09**

sheet no:  
**LS-1** of 5



**1A planting detail**  
 SCALE: 1"=40'-0"

landscape plan for:  
**“Franklin Forest”**  
 - a single family community  
 Bloomfield Township, Michigan



**key reference map**

**landscape requirements:**

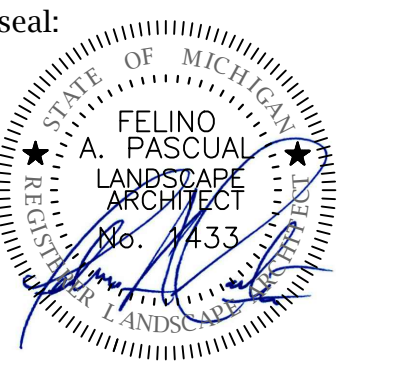
tree replacement	
NO. OF TREES SURVEYED IN FRANKLIN FOREST SITE	512
NO. OF TREES REMOVED IN FRANKLIN FOREST SITE	350
NO. OF NON-REGULATED TREES REMOVED IN FRANKLIN FOREST SITE	100
NO. OF REGULATED TREES REMOVED IN FRANKLIN FOREST SITE	242
NO. OF TREES 8" DBH OR GREATER	184
NO. OF LANDMARK TREES	58
NO. OF CALIPER INCHES OF REGULATED TREE REMOVED	2,300"
NO. OF CALIPER INCHES OF LANDMARK TREE REMOVED	1,430"
<b>TOTAL NO. OF TREE REPLACEMENT REQUIRED PER CALIPER INCHES</b>	<b>2,580"</b>
NO. OF REGULATED CALIPER INCHES OF TREE REPLACEMENT REQUIRED (2,300" * 50% REPLACEMENT + 1150")	1,150"
NO. OF LANDMARK CALIPER INCHES OF TREE REPLACEMENT REQUIRED (TOTAL 1,430" * 100% REPLACEMENT + 1,430")	1,430"

TOTAL NO. OF REPLACEMENT CALIPER INCHES PROVIDED	
<b>TOTAL NO. OF REPLACEMENT CALIPER INCHES PROVIDED ON SITE</b>	<b>2,580"</b>
24-3" CALIPER OR 10' HIGH ORNAMENTAL TREES	72"
125-4" CALIPER OR 14' HIGH CANOPY TREES	500"
81-14" HIGH EVERGREEN TREE #5" CALIPER	435"
202-16" HIGH EVERGREEN TREE # 6" CALIPER	1,212"
<b>NO. OF REPLACEMENT CALIPER INCHES PROVIDED ON ROW</b>	<b>361"</b>
5-3" CALIPER OR 10' HIGH ORNAMENTAL TREES	15"
25-4" CALIPER OR 14' HIGH CANOPY TREES	100"
41-16" HIGH EVERGREEN TREE # 6" CALIPER	246"

**general landscape notes:**

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION, VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY BLOOMFIELD TOWNSHIP AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARBARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART #0/1 FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY #1 INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE FEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE TREES 5 FT.
  - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.



client:  
**Red Equities  
 L.L.C**  
 201 W. Beaver,  
 Suite 1050  
 Troy, Michigan  
 48084-4154

project:  
**FRANKLIN  
 FOREST**  
 A single family  
 residential  
 community

project location:  
 Bloomfield Township,  
 Michigan

Franklin Road

sheet title:

**plant material list  
 and planting  
 details**

job no./issue/revision date:

LS19.128.12	MEETING	12-3-2019
	REVIEW	12-20-2019
	REVIEW	12-23-2019
LS19.128.12	SPA	1-7-2019
LS19.128.12	SPA	1-13-2019
LS20.030.02	SPA	2-17-2020
LS20.030.03	SPA	3-2-2020
LS20.030.05	SPA	5-6-2020

drawn by:  
**JP, DK**

checked by:  
**FP**

date:  
**1-23-2020**

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project no:

LS19.128.09

sheet no:

**LS-2** of 5

**plant material list**

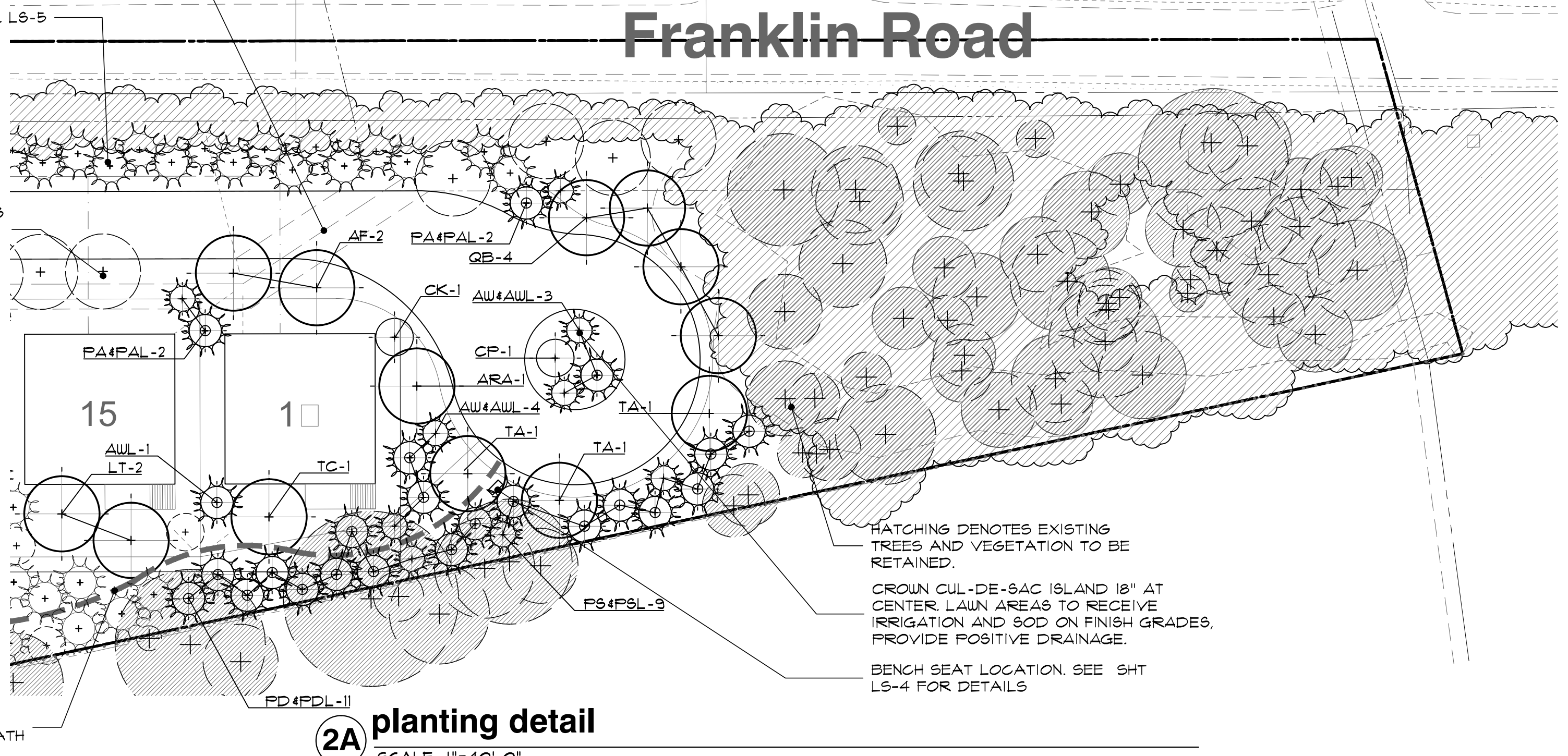
key	quant. LS-1	quant. LS-2	botanical name	common name	size	comments
<b>LARGE AND SMALL DECIDUOUS TREES</b>						
AF	13	2	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	4" BB	
AS	3	-	ACER SACCHARUM	SUGAR MAPLE	4" BB	
GT	9	-	GLEDTISIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	4" BB	
QB	4	4	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	4" BB	
QR	3	-	QUERCUS RUBRA	RED OAK	4" BB	
ZS	11	-	ZELKOYA BERRATE 'VILLAGE GREEN'	VILLAGE GREEN ZELKOYA	4" BB	
LS	11	-	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	4" BB	
TC	9	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	4" BB	
LT	1	2	LIRIODENDRON TULIFERA	TULIPTREE	4" BB	
QP	6	-	QUERCUS PAULSTRIS	FIN OAK	4" BB	
OV	6	-	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	4" BB	
BN	8	-	BETULA NIGRA	RIVER BIRCH	14" BB	MULTI-STEM
TA	4	3	TILIA AMERICANA	AMERICAN LINDEN BASSWOOD	4" BB	
ARA	3	1	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	4" BB	
AR	11	-	ACER RUBRUM	RED MAPLE	14" BB	MULTI-STEM
GO	4	-	TILIA AMERICANA	AMERICAN LINDEN BASSWOOD	4" BB	
CC	13	-	CERCIS CANADENSIS	EASTERN REDBUD	10" BB	MULTI-STEM
CK	3	1	CORNUS KOUSA	KOUSA DOGWOOD	3" BB	
CP	1	1	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	3" BB	
MF	1	-	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	3" BB	
AC	4	-	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10" BB	MULTI-STEM
<b>LARGE AND SMALL EVERGREENS</b>						
AW	25	4	ABIES CONCOLOR	CONCOLOR WHITE FIR	14" BB	
AUL	63	4	ABIES CONCOLOR	CONCOLOR WHITE FIR	16" BB	O
PD	11	1	PICEA PUNGENS	COLORADO SPRUCE	14" BB	
PDL	34	10	PICEA PUNGENS	COLORADO SPRUCE	16" BB	O
PS	23	2	PINUS STROBUS	EASTERN WHITE PINE	14" BB	
PBL	34	1	PINUS STROBUS	EASTERN WHITE PINE	16" BB	O
PA	10	2	PICEA ABIES	NORWAY SPRUCE	14" BB	
PAL	48	2	PICEA ABIES	NORWAY SPRUCE	16" BB	O

PROPOSED UNDERGROUND UTILITIES - SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS.

ADJACENT ROW PLANTINGS - SEE SHT. LS-5 FOR DETAILS

ADJACENT PLANTINGS - SEE SHT. LS-1 FOR DETAILS

PROPOSED GRAVEL PATH

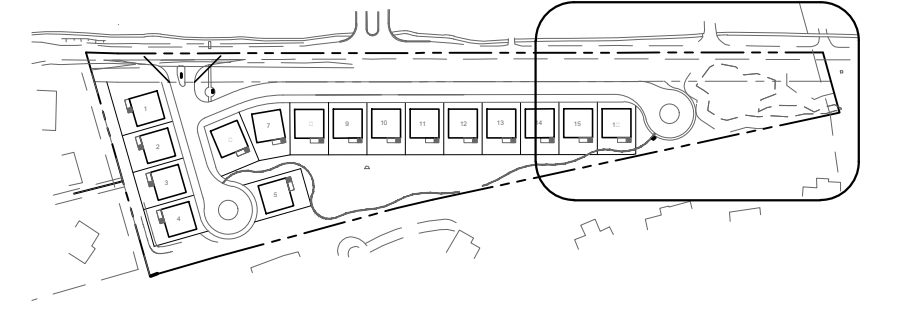


**2A planting detail**  
 SCALE: 1"=40'-0"

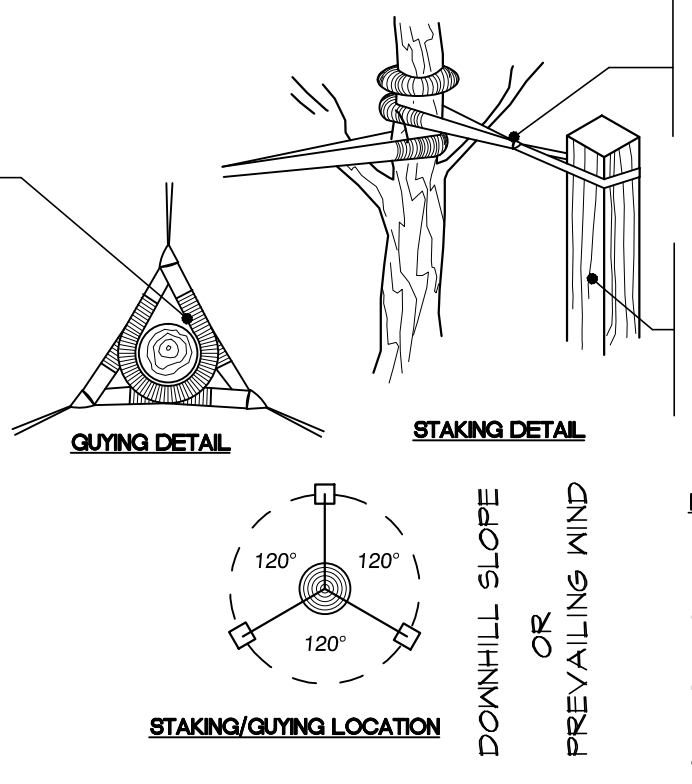
**landscape maintenance notes:**

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN. ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- 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.
- ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR 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 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 WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEWED AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

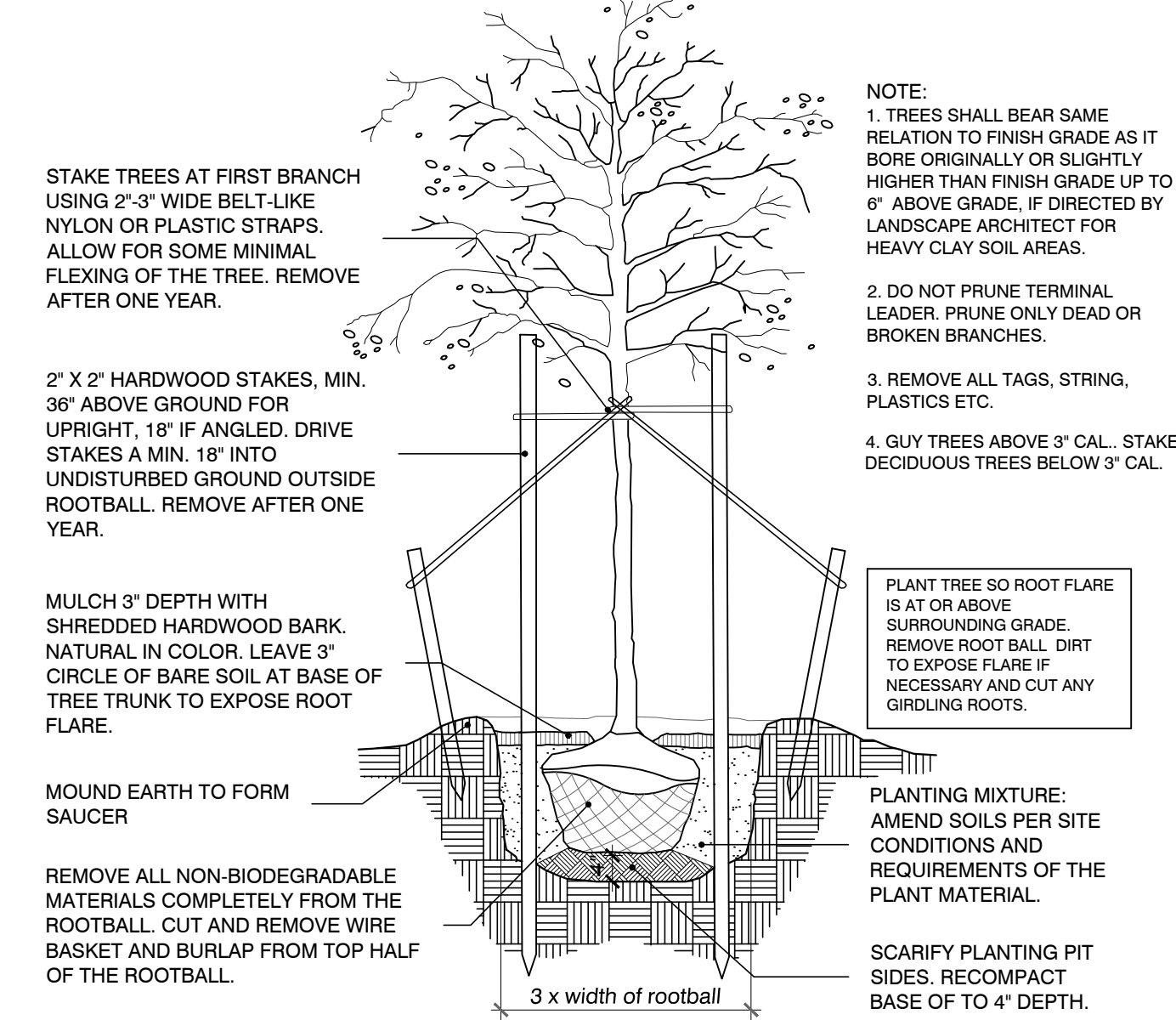
**key reference map**



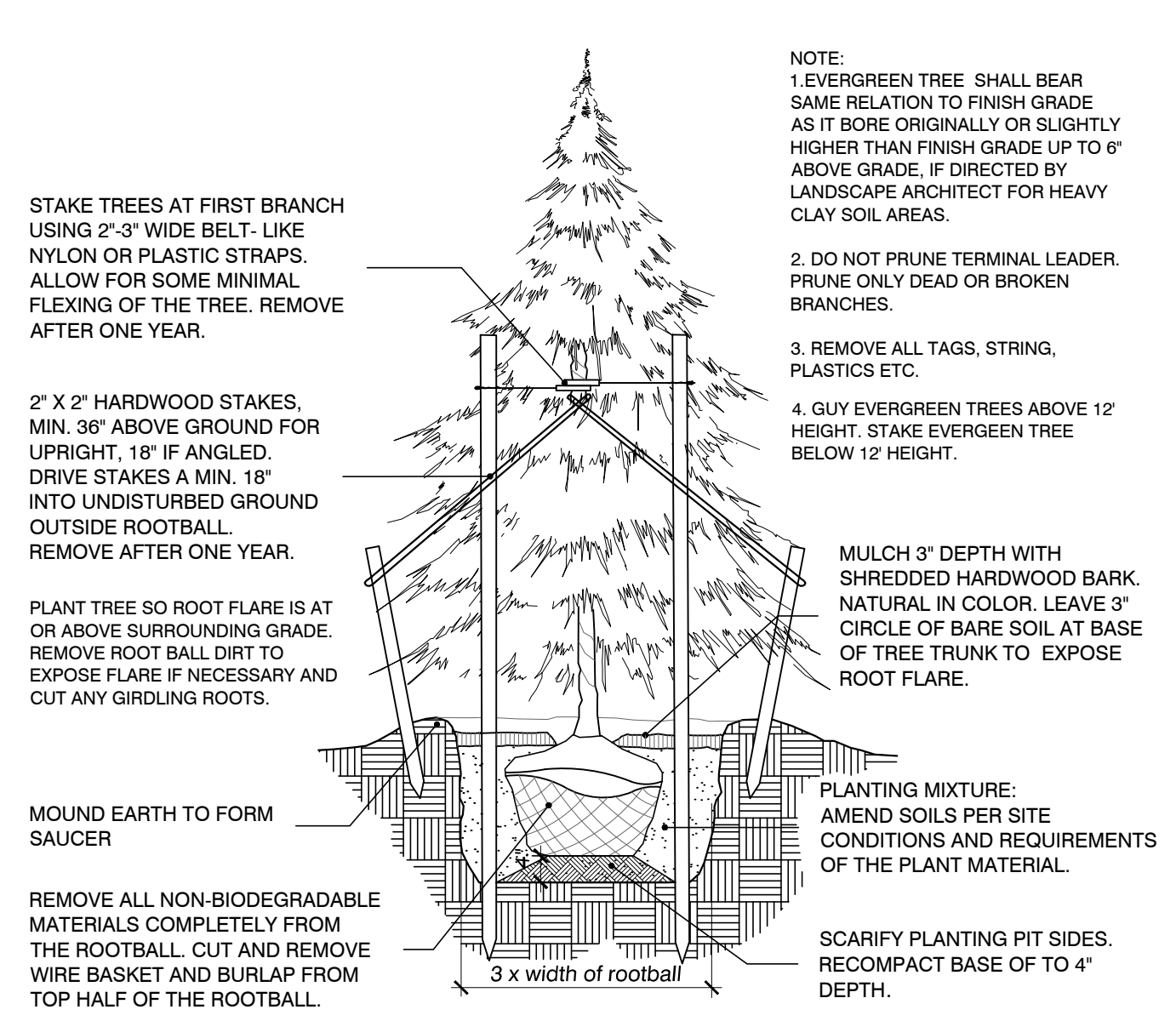
stake trees - just below first branch using 2 - 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.



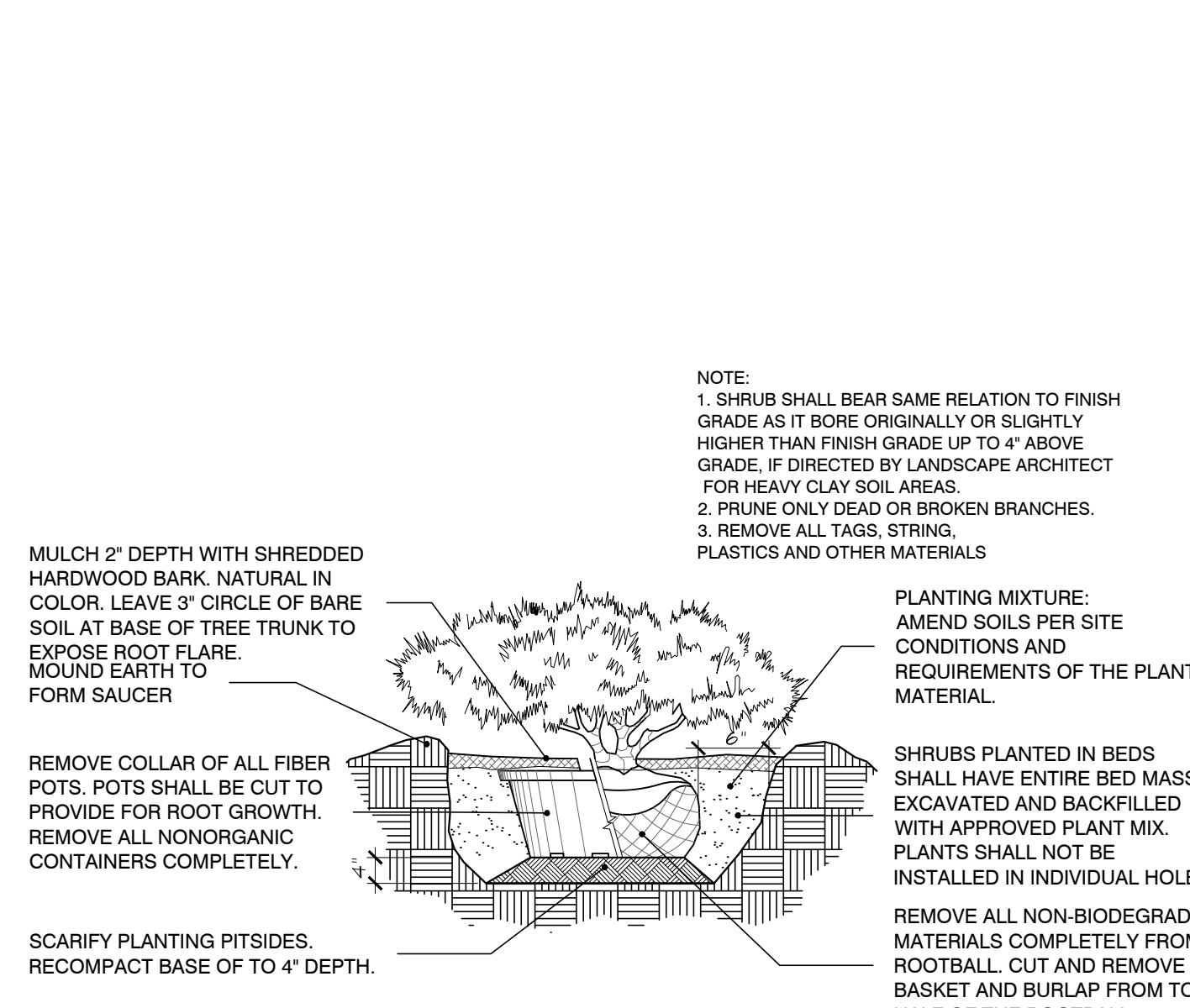
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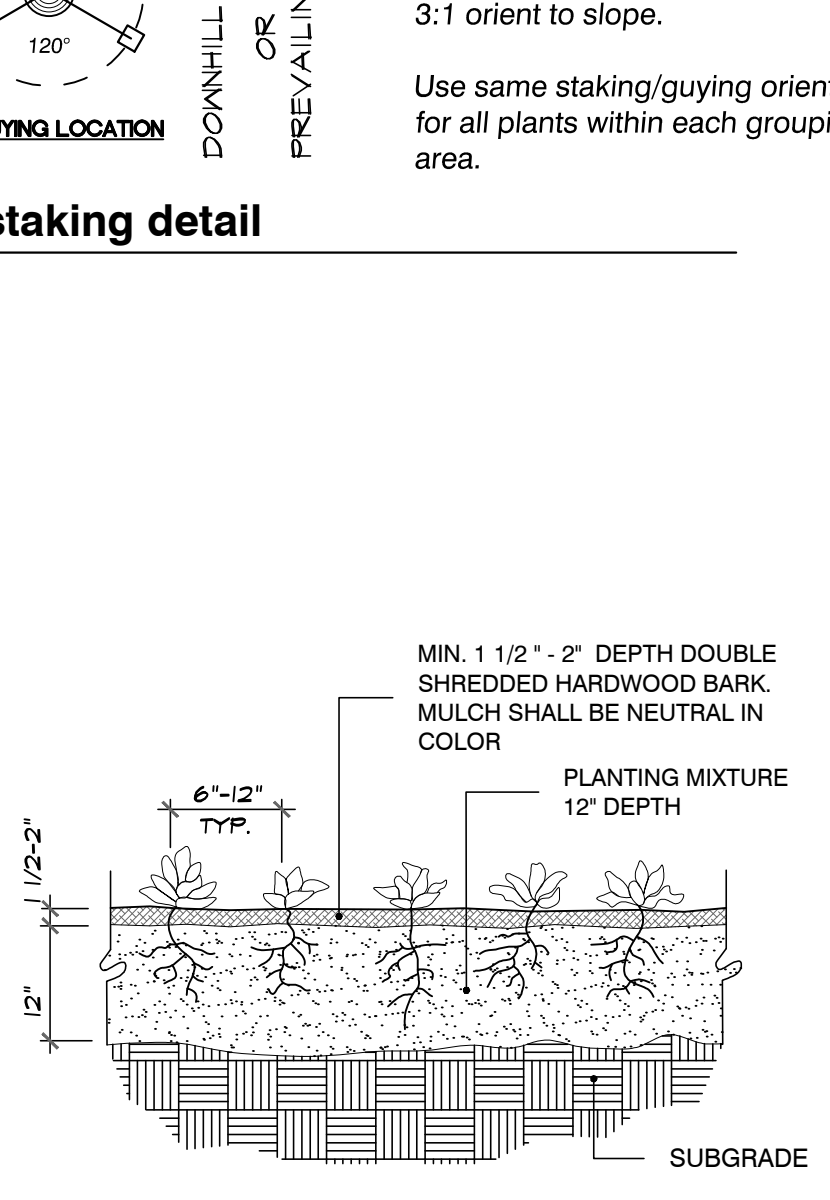
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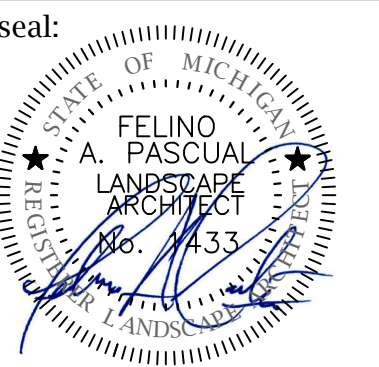
**evergreen planting detail**  
 no scale



**shrub planting detail**  
 no scale



**perennial planting detail**  
 no scale



client:  
**Red Equities  
 LLC**  
 201 W. Beaver,  
 Suite 1050  
 Troy, Michigan  
 48084-4154

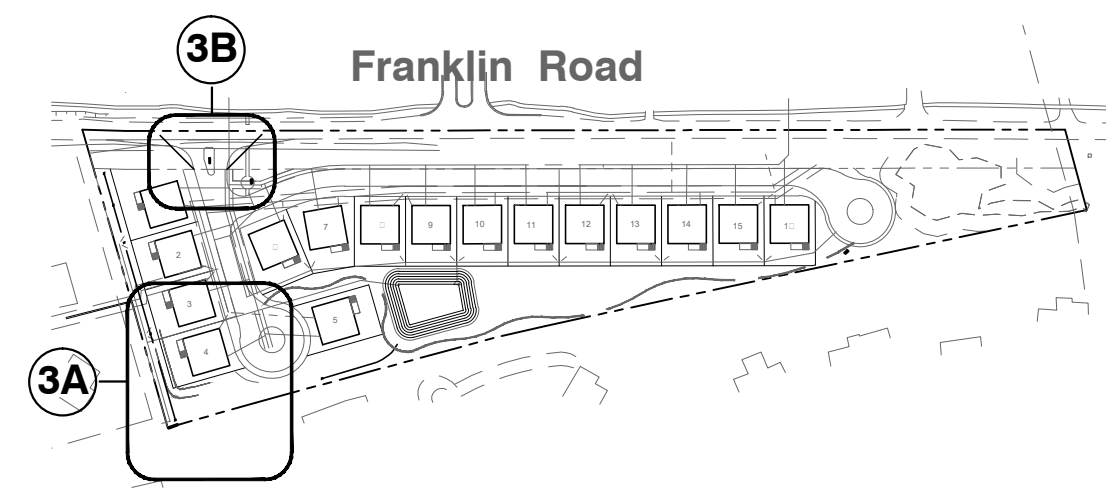
project:  
**FRANKLIN  
 FOREST**  
 A single family  
 residential  
 community

project location:  
 Bloomfield Township,  
 Michigan

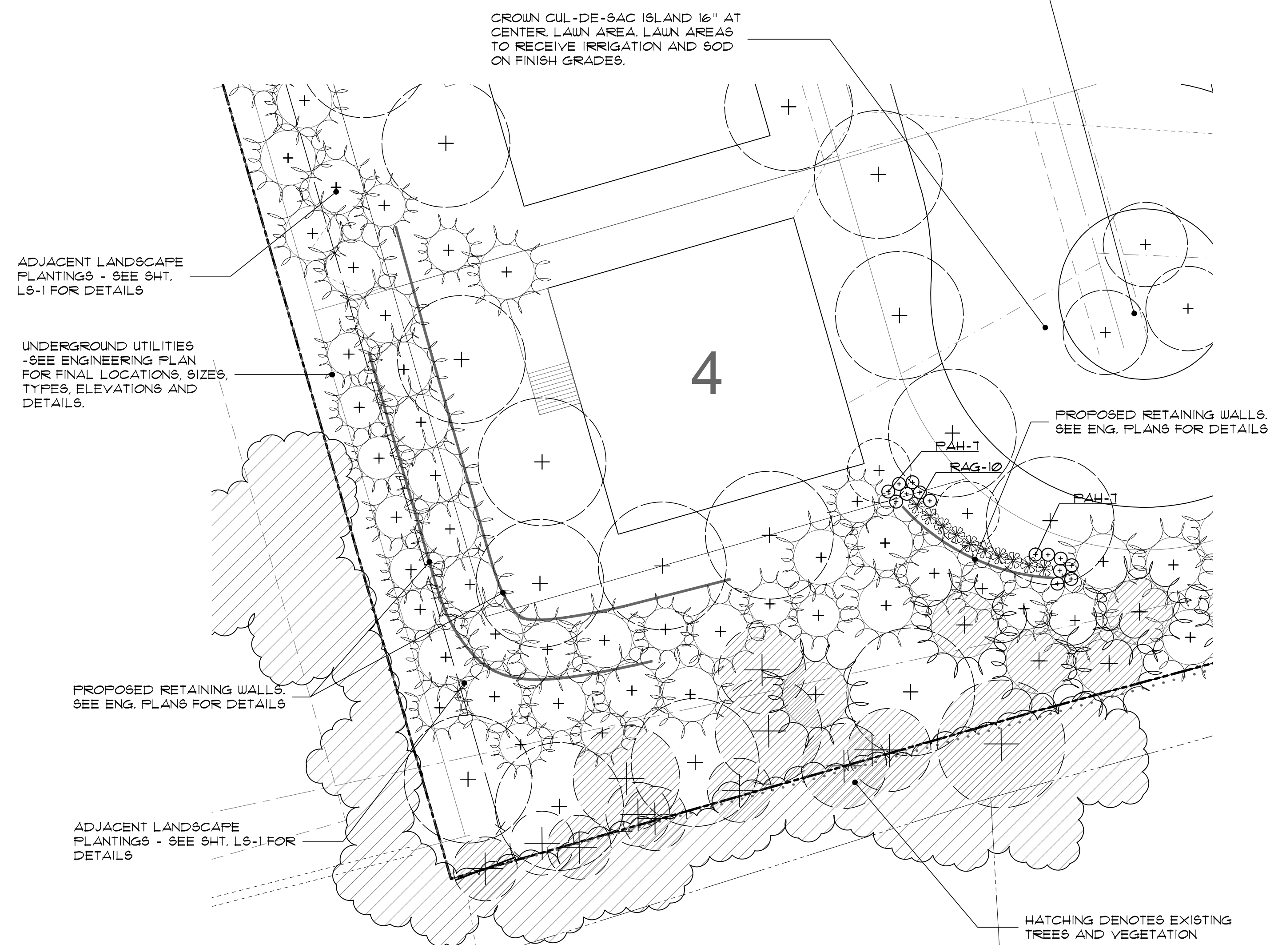
Franklin Road

sheet title:  
**landscape planting  
 detail**

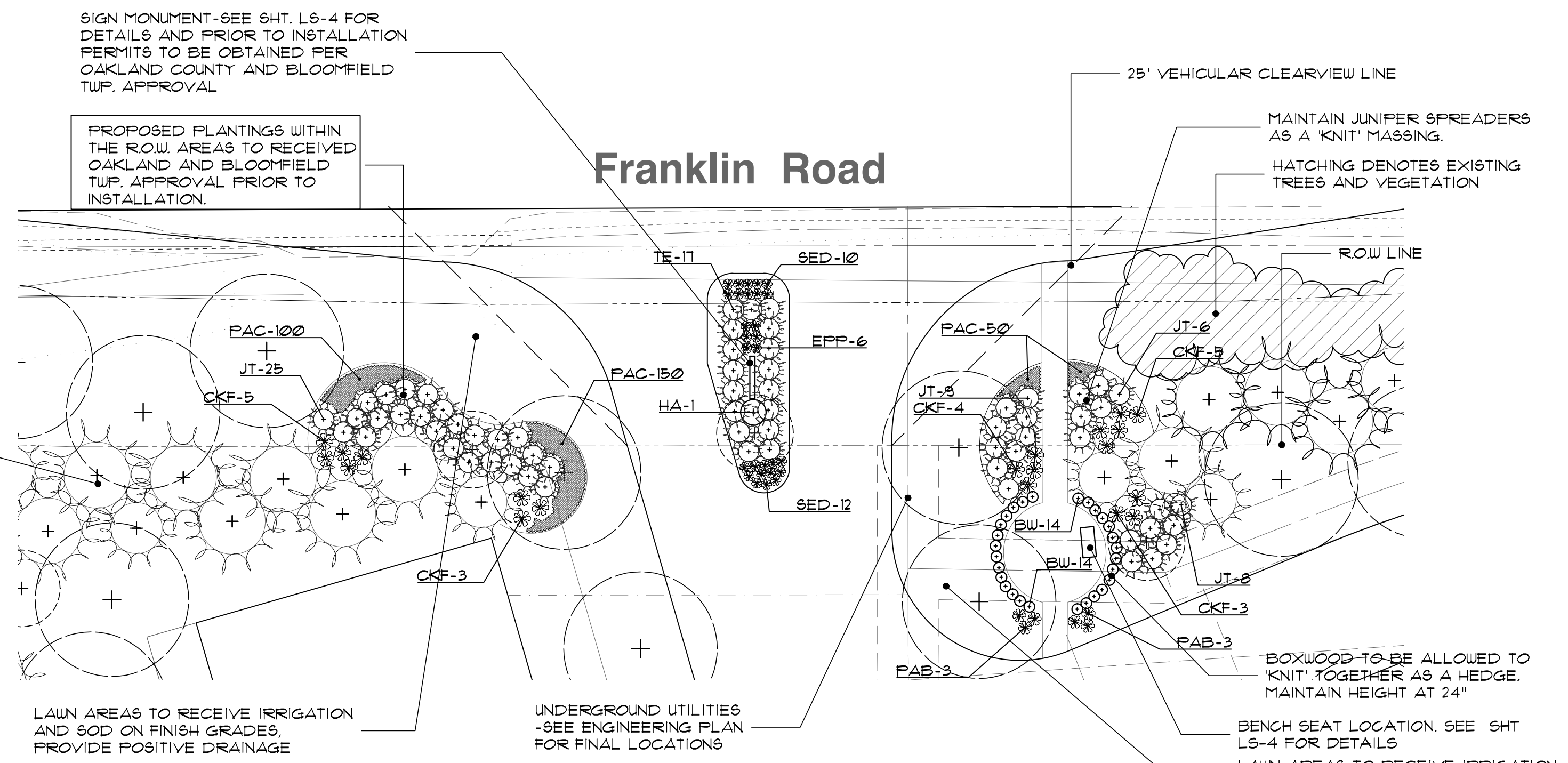
job no./issue/revision date:  
 LS19.128.12 MEETING 12-3-2019  
 REVIEW 12-20-2019  
 REVIEW 12-23-2019  
 LS19.128.12 SPA 1-7-2019  
 LS19.128.12 SPA 1-13-2019  
 LS20.030.02 SPA 2-17-2020  
 LS20.030.03 SPA 3-2-2020  
 LS20.030.05 SPA 5-6-2020



**key reference map**



**3A retaining wall planting detail**  
 SCALE: 1"=20'



**3B entrance planting detail**  
 SCALE: 1"=20'

**plant material list**

key	quant. 3A	quant. 3B	botanical name	common name	size	comments
SHRUBS						
TE	-	11	TAXUS XM 'EVERLOW'	EVERLOW YEW	24" BB	
JT	-	65	JUNIPERUS S. TAMARISAPOLIA	TAM'S JUNIPER	24" BB	
BW	-	28	BUXUS X 'GREEN VELVET'	BOX WOOD	3' BB	
RAG	10	-	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15 CONT.	
PAH	14	-	PENNISSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	15 CONT.	
CKF	-	20	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15 CONT.	
PAB	-	6	PENNISSETUM X 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	15 CONT.	
PAC	-	300	GERANIUM T. 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	32/FLAT	
HA	-	1	HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	15 CONT.	
SED	-	22	SEDUM SPECTABILE 'NEON'	NEON SEDUM	4 CONT.	
EPP	-	6	ECHINACEA 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	4 CONT.	

drawn by:  
**JP, DK**

checked by:  
**FP**

date:  
**1-23-2020**

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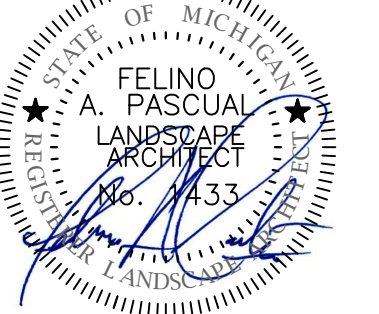


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project no:  
**LS19.128.09**

sheet no:  
**LS-3 of 5**

seal:



client:

**Red Equities  
 LLC**  
 201 W. Beaver,  
 Suite 1050  
 Troy, Michigan  
 48084-4154

project:

**FRANKLIN  
 FOREST**  
 A single family  
 residential  
 community

project location:

Bloomfield Township,  
 Michigan

Franklin Road

sheet title:

**SITE SECTION AND  
 ENTRY SIGN  
 ELEVATION**

job no./issue/revision date:

LS19.128.12	MEETING	12-3-2019
	REVIEW	12-20-2019
	REVIEW	12-23-2019
LS19.128.12	SPA	1-7-2019
LS19.128.12	SPA	1-13-2019
LS20.030.02	SPA	2-17-2020
LS20.030.03	SPA	3-2-2020
LS20.030.05	SPA	5-6-2020

drawn by:

**JP, DK**

checked by:

**FP**

date:

**12232020**

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 completeness of accuracy. contractor shall be  
 exclusively responsible for determining the  
 exact location and elevation prior to the start  
 of construction

project no:

**LS19.128.09**

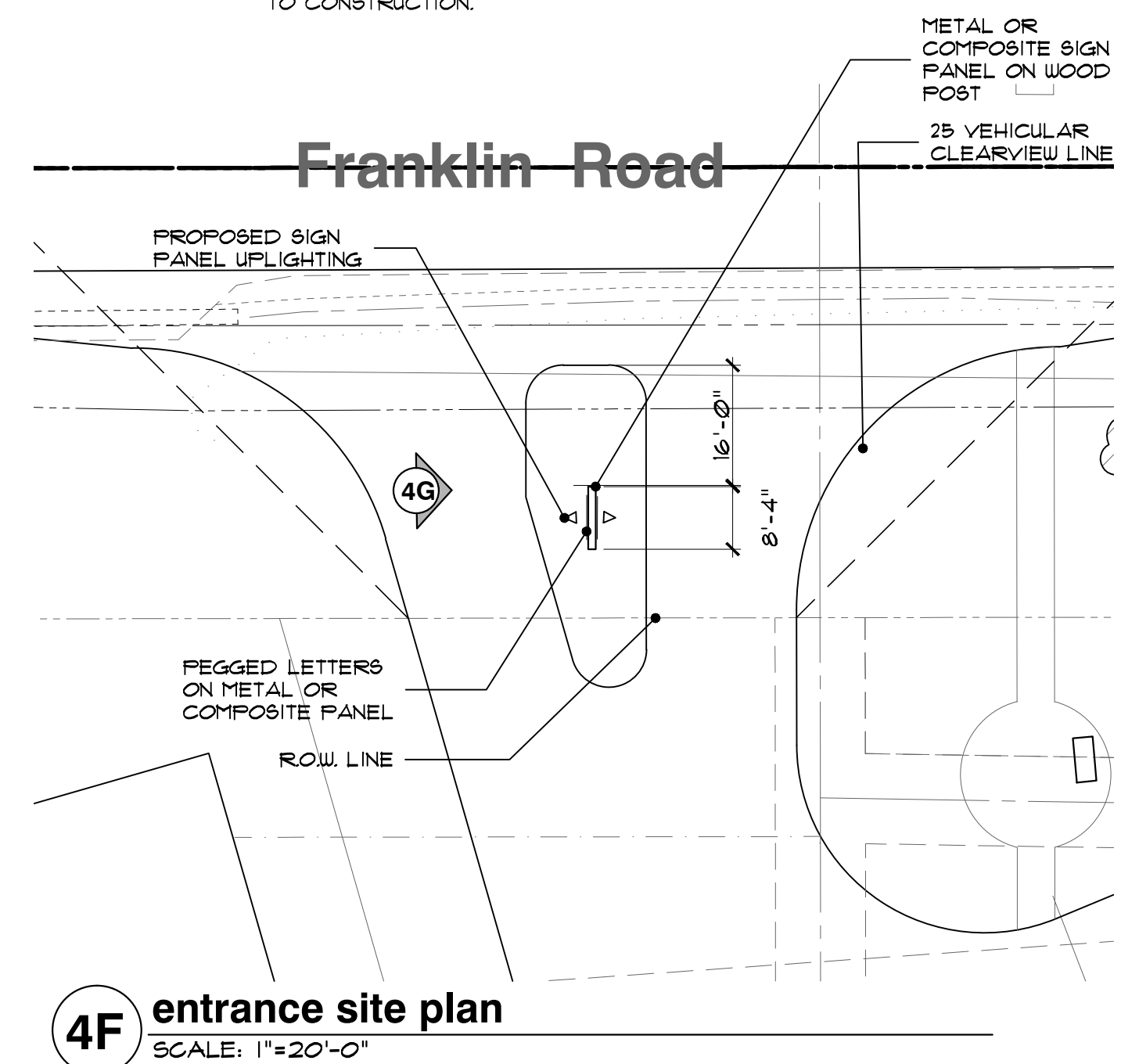
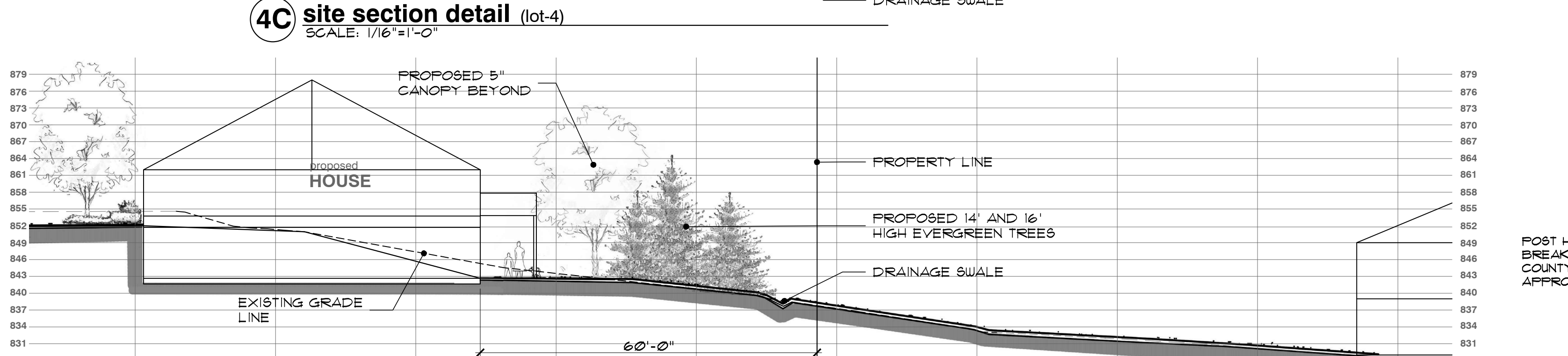
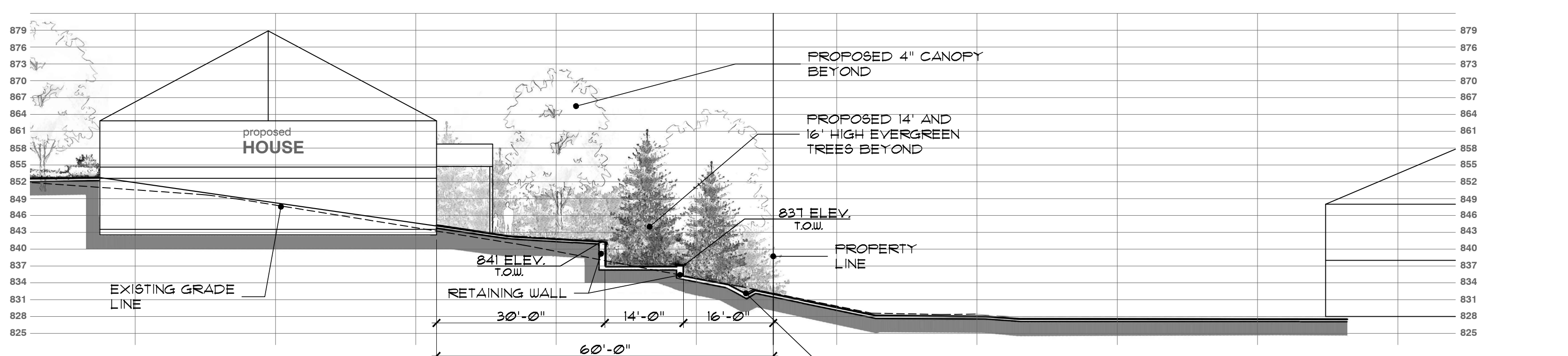
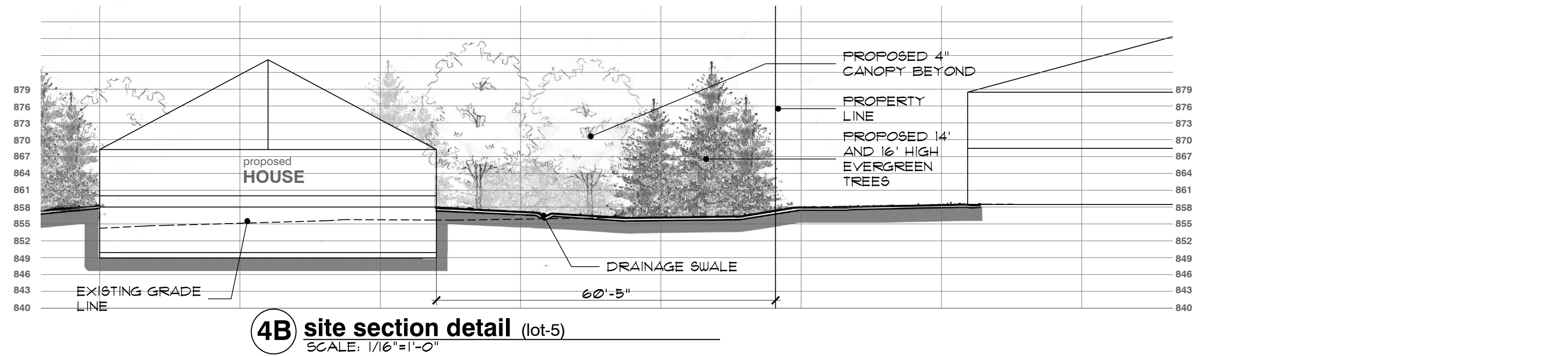
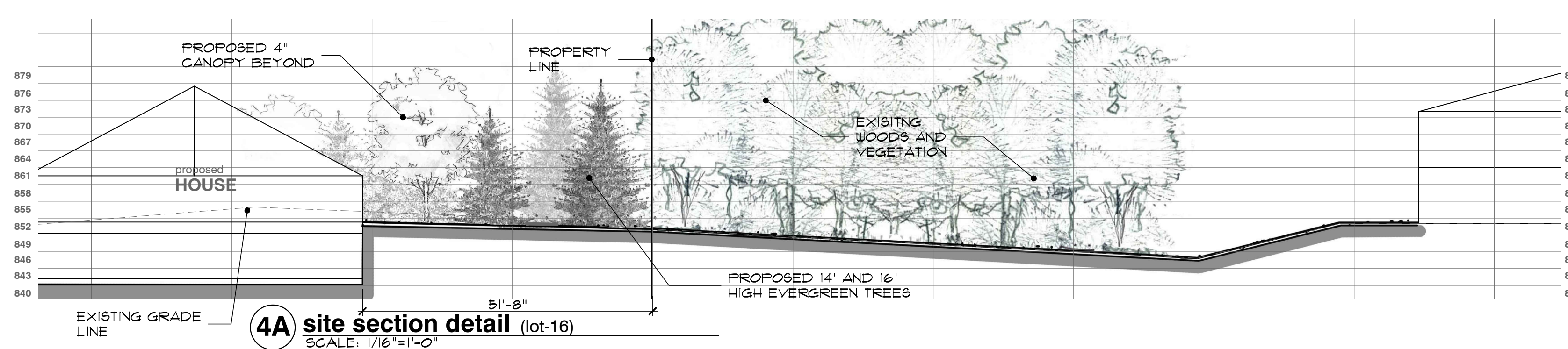
sheet no:

**LS-4** of 5

**entry wall monument notes:**

1. LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH ARCHITECT.
2. ALL ENTRY WALL LIGHTING SHALL BE CONTROLLED WITH A "PHOTO-EYE" SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROW'S AND ADJACENT PROPERTIES.
3. SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS ADJACENT TO PROPOSED ENTRY SIGN MONUMENTS
4. VERIFY SOIL BEARING CAPACITY PRIOR TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
5. SIGN TEXT AND LOGO TO BE METAL PRISMATIC DIMENSIONAL LETTERS. PRIOR TO SIGN INSTALLATION, PERMITS TO BE OBTAINED PER BLOOMFIELD TOWNSHIP AND OAKLAND COUNTY ROAD COMMISSION REQUIREMENTS AND APPROVALS.
6. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL AND PERMITS PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.

7. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2000 P.S.I. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
8. MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. @ 28 DAYS. U.O.N. SLABS SHALL BE 3500 P.S.I. MIN. U.O.N. EXPOSED CONCRETE SHALL BE 4000 P.S.I. WITH 6% ± 1% ENTRAINED AIR U.O.N.
9. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.



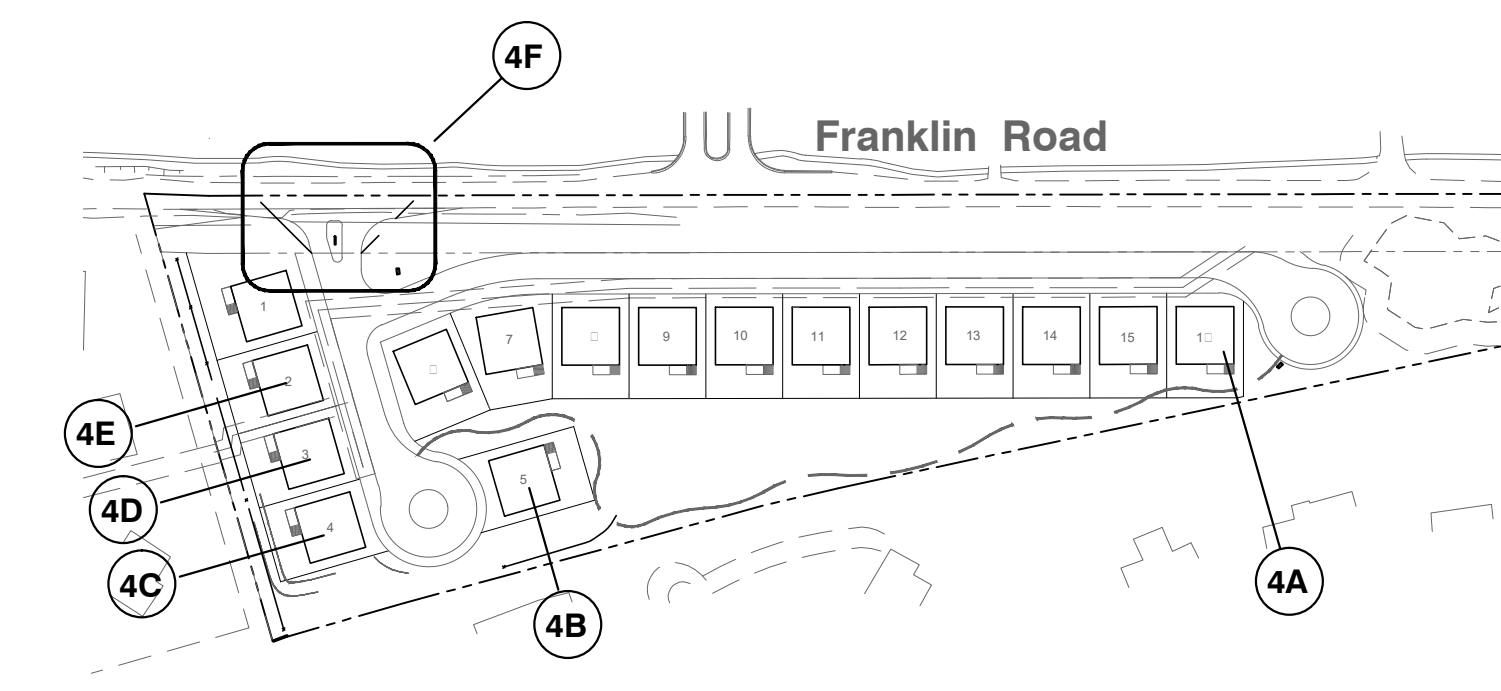
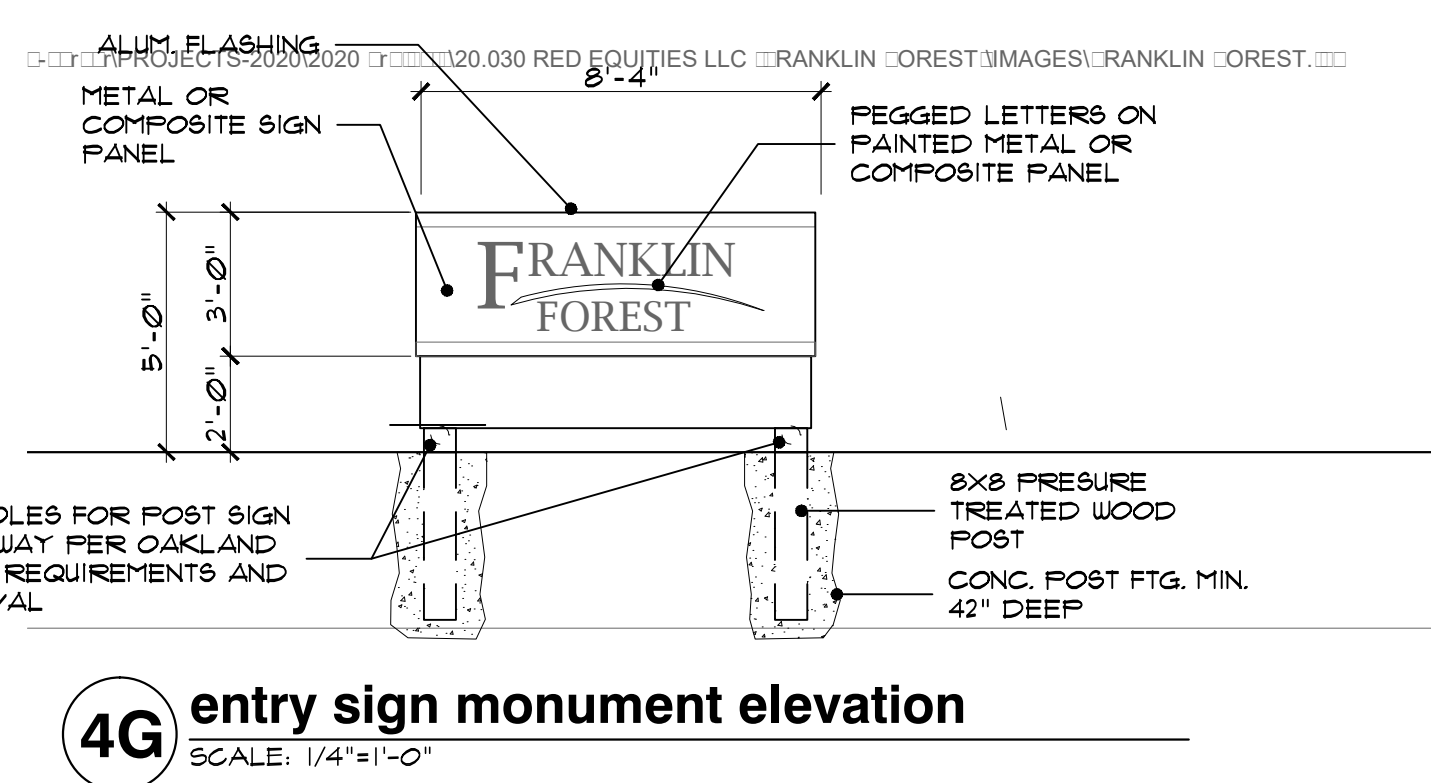
**sign panel uplighting**

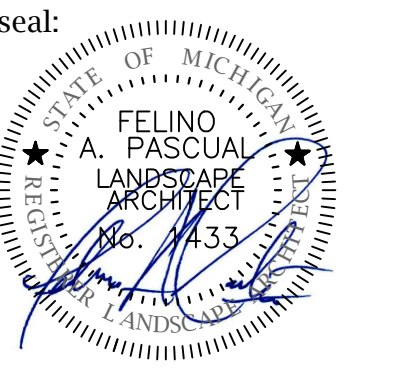
(2-CONDITIONS)  
 MANUFACTURER:  
 COPPER LIGHTING OR EQUAL  
 GRANVILLE BUSINESS PARK, BLDG. A  
 1121 HIGHWAY 14 SOUTH  
 PEACHTREE, GA 30269  
 PH. 770-486-4800  
 MODEL: SF FALCON or EQUAL  
 (150W METAL HALIDE)  
 FINISH : BRONZE



**park bench seating**

(2-CONDITIONS)  
 6' WIDE BENCH SEAT BY DUMOR, INC. MODEL NO. 34-6060D (5-2) RECYCLED PLASTIC POLYESTER POWER-COATED FRAME OR EQUAL  
 MANUFACTURER:  
 DUMOR SITE FURNISHINGS  
 P.O. BOX 142, MIFFLINTOWN, PA 17053  
 WEB: WWW.DUMOR.COM  
 PH. 800-598-4018





client:  
**Red Equities LLC**  
 201 W. Beaver,  
 Suite 1050  
 Troy, Michigan  
 48084-4154

project:  
**FRANKLIN FOREST**  
 A single family residential community

project location:  
 Bloomfield Township, Michigan

Franklin Road

sheet title:  
**R.O.W SUPPLEMENT PLANTINGS**

job no./issue/revision date:  
 LS19.128.12 MEETING 12-3-2019  
 REVIEW 12-20-2019  
 REVIEW 12-23-2019  
 LS19.128.12 SPA 1-7-2019  
 LS19.128.12 SPA 1-13-2019  
 LS20.030.02 SPA 2-17-2020  
 LS20.030.03 SPA 3-2-2020  
 LS20.030.05 SPA 5-6-2020

drawn by:  
**JP, DK**

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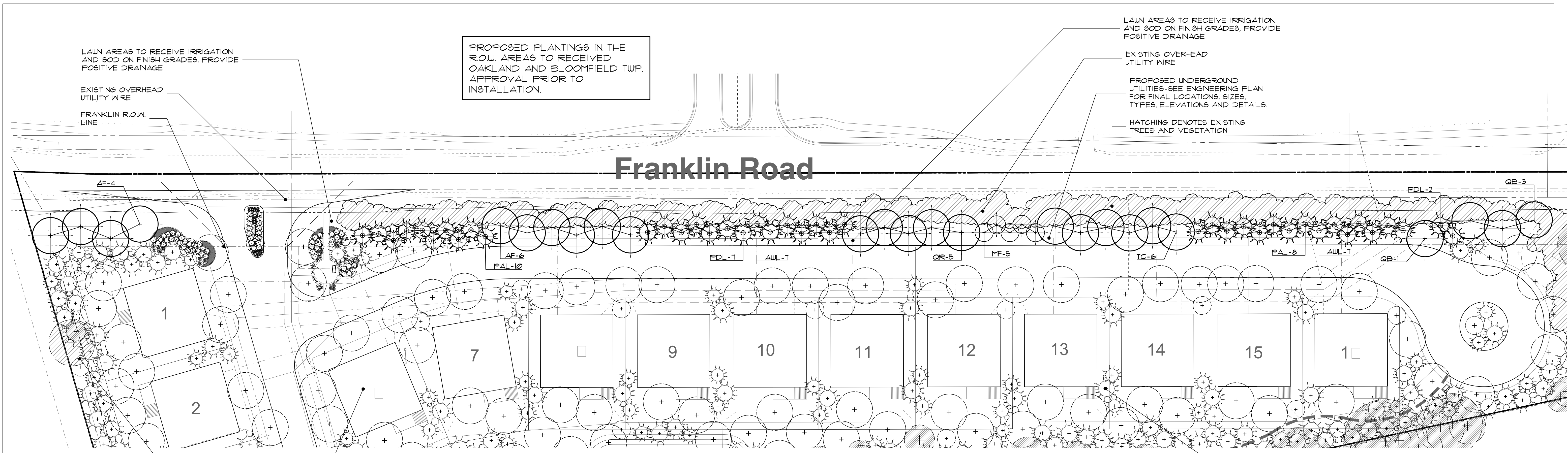
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project no:  
**LS19.128.09**

sheet no:  
**LS-5 of 5**



PROPOSED PLANTINGS IN THE R.O.W. AREAS TO RECEIVED OAKLAND AND BLOOMFIELD TWP. APPROVAL PRIOR TO INSTALLATION.

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

EXISTING OVERHEAD UTILITY WIRE

FRANKLIN R.O.W. LINE

LAWN AREAS TO RECEIVE IRRIGATION AND SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE

EXISTING OVERHEAD UTILITY WIRE

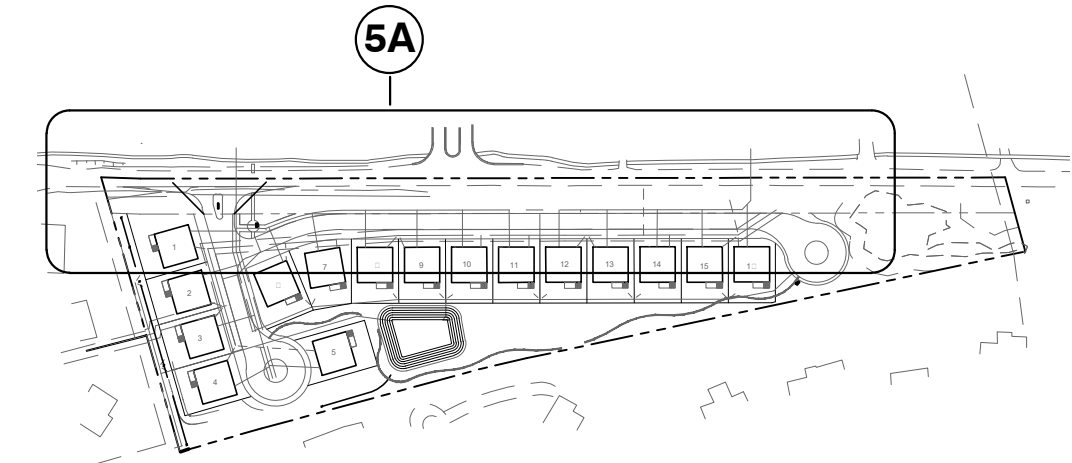
PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS.

HATCHING DENOTES EXISTING TREES AND VEGETATION

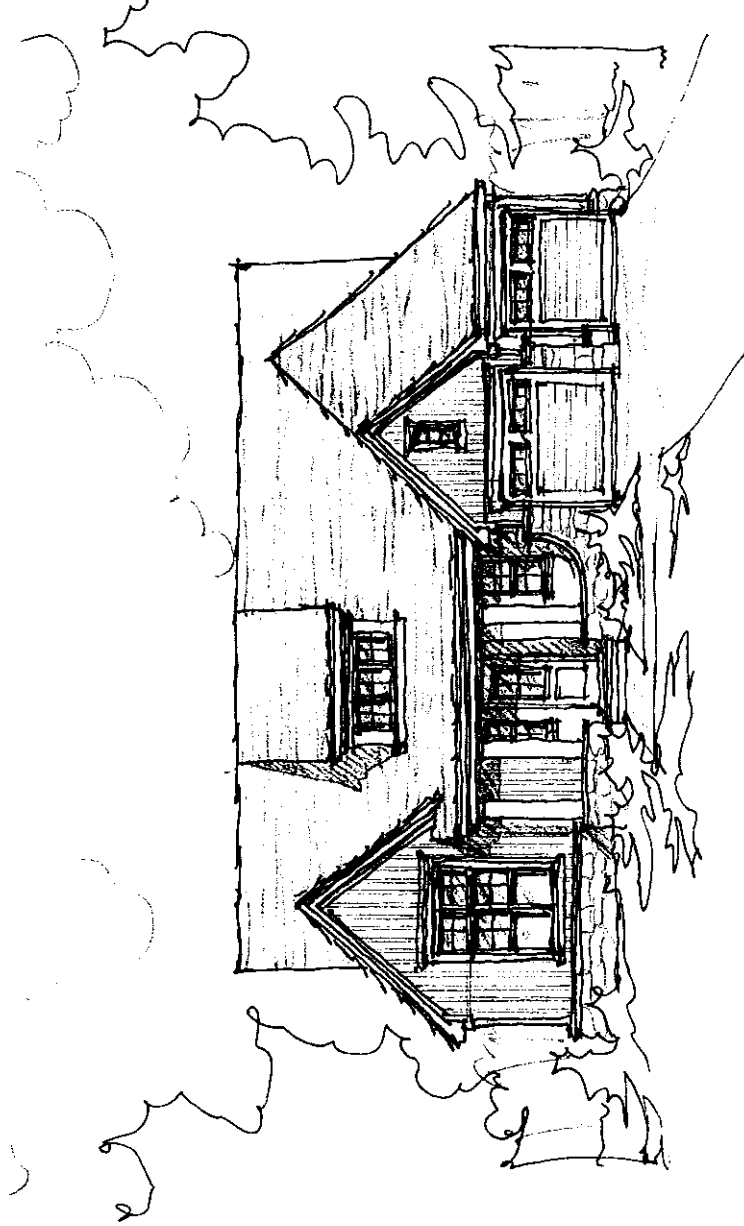
**5A R.O.W. supplement planting detail**  
 SCALE: 1"=40'-0"

**plant material list**

key	quant	botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
AF	10	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	4" BB	
QB	4	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	4" BB	
QR	5	QUERCUS RUBRA	RED OAK	4" BB	
TC	6	TILIA CORDATA 'CHANCELLOR'	CHANCELLOR LINDEN	4" BB	
MF	5	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	3" BB	
		LARGE AND SMALL EVERGREENS			
AUL	14	ABIES CONCOLOR	CONCOLOR WHITE FIR	16" BB O	
PDL	9	PICEA FUNGENS	COLORADO SPRUCE	16" BB O	
FAL	18	PICEA ABIES	NORWAY SPRUCE	16" BB O	



**key reference map**

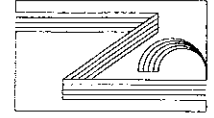


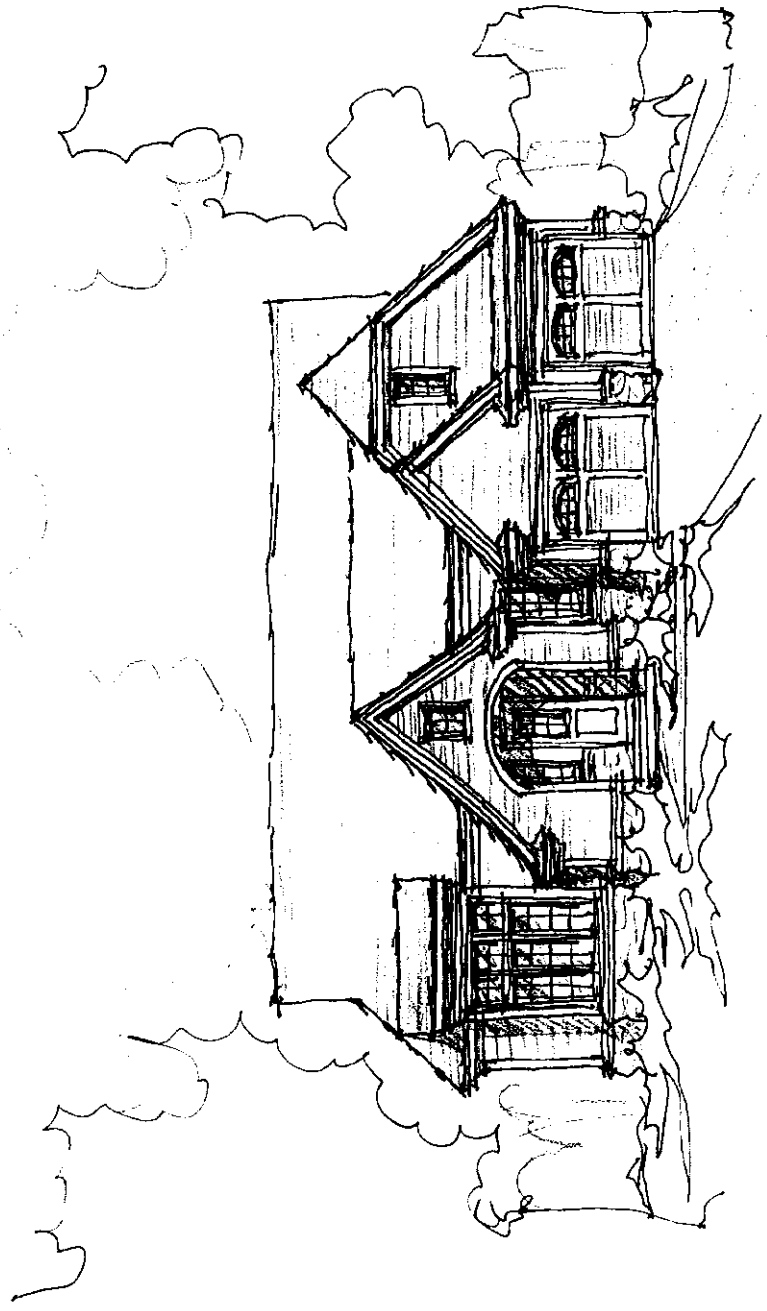
**ELEVATION 'A'**

**HM - NOSAN**

**Bloomfield Township, Michigan**

**BRIAN NEEPER  
ARCHITECTURE P.C.**  
BRIANNEEPER.COM  
248.259.1784





**ELEVATION 'B'**

**HM - NOSAN**

**Bloomfield Township, Michigan**

**BRIAN NEEPER  
ARCHITECTURE P.C.**  
BRIANNEEPER.COM  
248.259.1784

