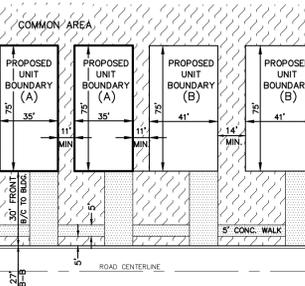
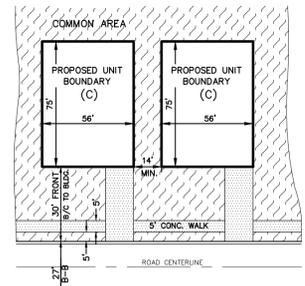
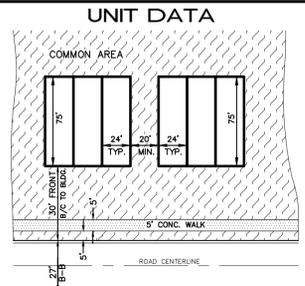
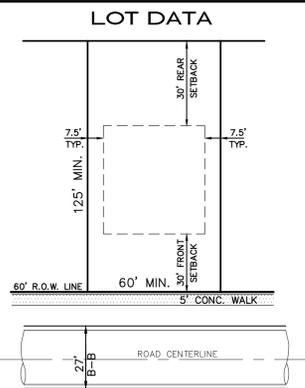


**SITE DATA**

PULTE SINGLE FAMILY UNITS	=	96	43.6%
PULTE TOWNHOMES	=	124	56.4%
TOTAL PULTE UNITS	=	220	
DEL WEBB (35' x 75') CONDOS	=	242	36.0%
DEL WEBB (41' x 75') CONDOS	=	326	48.5%
DEL WEBB (56' x 75') CONDOS	=	104	15.5%
TOTAL DEL WEBB UNITS	=	672	
GRAND TOTAL NUMBER OF UNITS	=	892	

**WALK AND PATHWAY QUANTITIES:**  
 TOTAL SIDEWALK LENGTH = 74,843 L.F.  
 TOTAL PATHWAY LENGTH = 8,894 L.F.



- NOTES:**
- DOMESTIC WATER SUPPLY SHALL BE PROVIDED BY CONNECTING TO AN EXISTING 12" WATER MAIN LOCATED ON THE SOUTH SIDE OF PONTIAC TRAIL, 2,000 FT. +/- EAST OF THE PONTIAC TRAIL AND MILFORD RD. INTERSECTION AND CONNECTING TO AN EXISTING 16" WATER MAIN LOCATED ON THE EAST SIDE OF MILFORD ROAD, 2,100 FT. +/- SOUTH OF THE PONTIAC TRAIL AND MILFORD RD. INTERSECTION AS SHOWN ON THE PLAN. ALSO WATER SUPPLY IS PROVIDED BY CONNECTION TO THE LYON TOWNSHIP WATER SUPPLY SYSTEM.
  - SANITARY SEWER SHALL BE PROVIDED BY CONNECTING AN EXISTING SANITARY MANHOLE AT THE END OF 15" SEWER LOCATED ON THE WEST SIDE OF MILFORD ROAD, 1,100 FT. NORTH OF THE PONTIAC TRAIL AND MILFORD ROAD INTERSECTION.
  - STORM WATER SHALL BE CONVEYED BY A STORM SEWER SYSTEM TO THREE SEDIMENT BASINS DISCHARGING TO AN EXISTING LAKE USING RETENTION METHOD AS SHOWN ON THE PLANS. STORAGE SHALL CONFORM TO THE OAKLAND COUNTY DRAIN COMMISSIONER'S STANDARDS AND MILFORD TOWNSHIP STANDARDS.
  - ELECTRIC POWER, TELEPHONE, GAS AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND IN THE FRONT YARD AREAS.
  - PARKS & OPEN SPACE AREAS ARE FOR THE USE OF CONDOMINIUM UNIT OWNERS, AS ARE THE STORM WATER RETENTION LAKE AND LANDSCAPE AREAS.
  - ALL SANITARY SEWERS AND STORM SEWERS SHALL CONFORM TO MILFORD TOWNSHIP ENGINEERING STANDARDS.
  - ALL WATER MAINS SHALL BE CENTERLINED WITHIN 12' WD. PRIVATE EASEMENTS, ALSO ALL SANITARY SEWERS AND STORM SEWERS SHALL BE CENTERLINED WITHIN 20' WD. PRIVATE EASEMENTS.
  - SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE DESIGN STANDARDS OF, AND BE PERMITTED BY THE OAKLAND COUNTY DRAIN COMMISSIONER.
  - ALL WORK WITHIN MILFORD RD. & MAPLE RD. RIGHT-OF-WAY REQUIRES A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY. THE APPROACH AND TURNING RADII SHALL CONFORM TO THE CURRENT STANDARDS OF THE ROAD COMMISSION FOR OAKLAND COUNTY.

MATCH LINE SEE SHEET 7

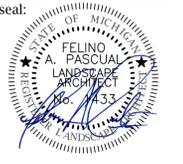
HIGHWAY 96

DATE: 3-4-20

DESIGNED BY: A.A. JOB NUMBER: 19-035  
 CHECKED BY: J.E. DWG. FILE: G-1008-04.dwg

**OVERALL PLAN**

**SEIBER, KEAST ENGINEERING, L.L.C.**  
 CONSULTING ENGINEERS  
 100 MAINTENANCE SUITE 10 NORTHVILLE, MI 48167  
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com



client:  
**DEL-WEB ASSOCIATES, LLC.**

project:  
**KENSINGTON RIDGE**  
 A PLANNED DEL-WEB RESIDENTIAL SENIOR COMMUNITY

project location:  
 Milford Township, Michigan  
 Milford Road

sheet title:  
**OVERALL CONCEPTUAL LANDSCAPE PLAN**

job no./issue/revision date:  
 LS19.127.11 PPD 11-10-2019  
 LS20.008.01 PPD 6-5-2020  
 LS20.008.07 PPD 7-28-2020  
 LS20.008.10 PPD 10-28-2020

drawn by:  
 JP, DK  
 checked by:  
 FP  
 date:  
 01-28-2020

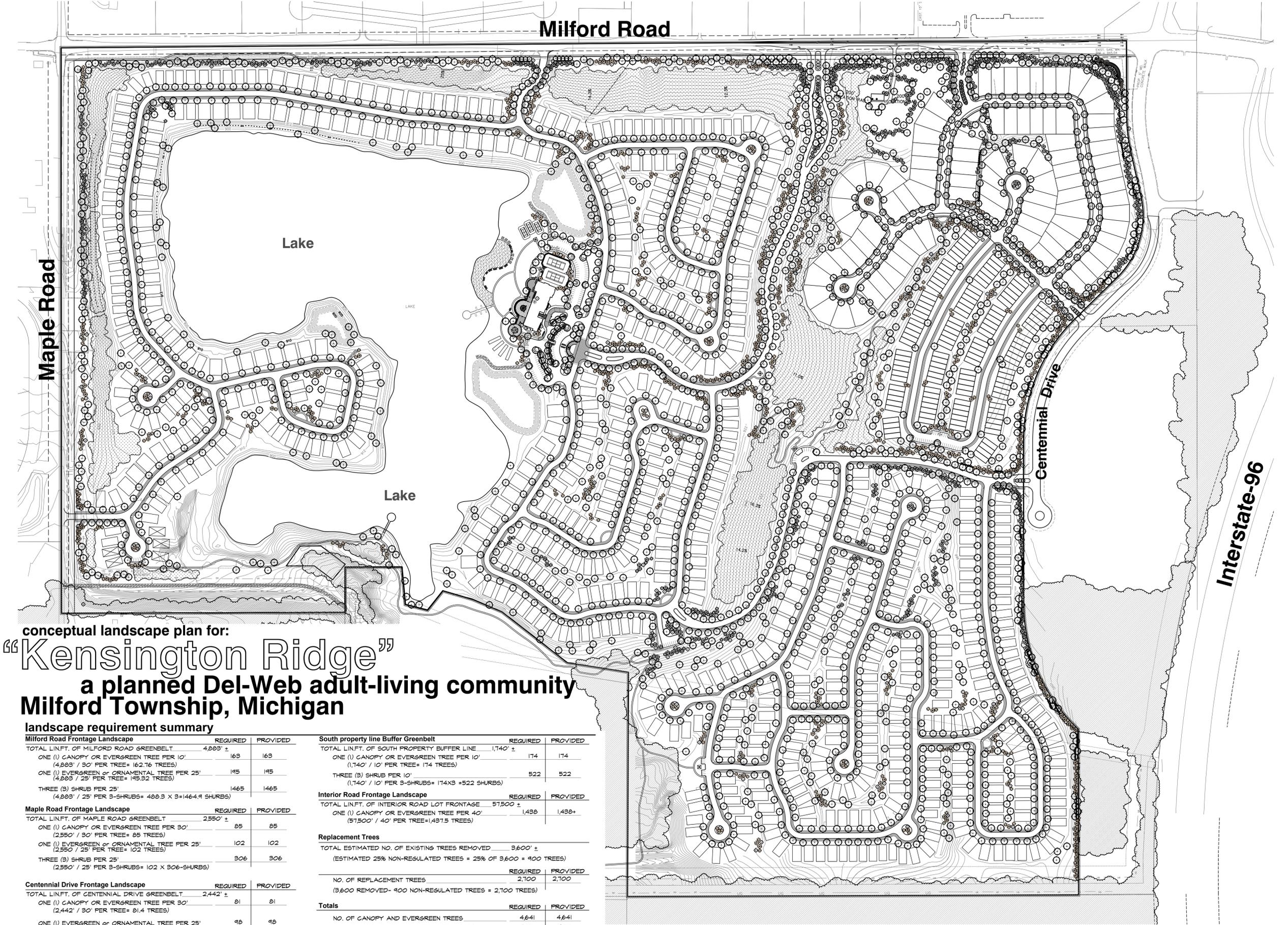
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 Do Not scale drawings. Use figured dimensions only.



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:  
**LS20.008.01**

sheet no:  
**LSC-1** of 13



conceptual landscape plan for:  
**“Kensington Ridge”**  
 a planned Del-Web adult-living community  
 Milford Township, Michigan

landscape requirement summary

Milford Road Frontage Landscape	REQUIRED	PROVIDED
TOTAL LINFT. OF MILFORD ROAD GREENBELT	4,883' ±	
ONE (1) CANOPY OR EVERGREEN TREE PER 10' (4,883' / 30' PER TREE= 162.76 TREES)	163	163
ONE (1) EVERGREEN OR ORNAMENTAL TREE PER 25' (4,883' / 25' PER TREE= 195.32 TREES)	195	195
THREE (3) SHRUB PER 25' (4,883' / 25' PER 3-SHRUBS= 488.3 X 3=1464.9 SHRUBS)	1465	1465
<b>Maple Road Frontage Landscape</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL LINFT. OF MAPLE ROAD GREENBELT	2,550' ±	
ONE (1) CANOPY OR EVERGREEN TREE PER 30' (2,550' / 30' PER TREE= 85 TREES)	85	85
ONE (1) EVERGREEN OR ORNAMENTAL TREE PER 25' (2,550' / 25' PER TREE= 102 TREES)	102	102
THREE (3) SHRUB PER 25' (2,550' / 25' PER 3-SHRUBS= 102 X 3=306-SHRUBS)	306	306
<b>Centennial Drive Frontage Landscape</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL LINFT. OF CENTENNIAL DRIVE GREENBELT	2,442' ±	
ONE (1) CANOPY OR EVERGREEN TREE PER 30' (2,442' / 30' PER TREE= 81.4 TREES)	81	81
ONE (1) EVERGREEN OR ORNAMENTAL TREE PER 25' (2,442' / 25' PER TREE= 97.68 TREES)	98	98
THREE (3) SHRUB PER 25' (2,442' / 25' PER 3-SHRUBS= 97.68 X 3=293.04-SHRUBS)	293	293

South property line Buffer Greenbelt	REQUIRED	PROVIDED
TOTAL LINFT. OF SOUTH PROPERTY BUFFER LINE	1,740' ±	
ONE (1) CANOPY OR EVERGREEN TREE PER 10' (1,740' / 10' PER TREE= 174 TREES)	174	174
THREE (3) SHRUB PER 10' (1,740' / 10' PER 3-SHRUBS= 174 X 3= 522 SHRUBS)	522	522
<b>Interior Road Frontage Landscape</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL LINFT. OF INTERIOR ROAD LOT FRONTAGE	57,500' ±	
ONE (1) CANOPY OR EVERGREEN TREE PER 40' (57,500' / 40' PER TREE=1,437.5 TREES)	1,438	1,438+
<b>Replacement Trees</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL ESTIMATED NO. OF EXISTING TREES REMOVED	3,600' ±	
(ESTIMATED 25% NON-REGULATED TREES = 25% OF 3,600 = 900 TREES)		
NO. OF REPLACEMENT TREES	2,700	2,700
(3,600 REMOVED- 900 NON-REGULATED TREES = 2,700 TREES)		
<b>Totals</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
NO. OF CANOPY AND EVERGREEN TREES	4,641	4,641
NO. OF ORNAMENTAL OR EVERGREEN TREES	395	400
NO. OF SHRUBS	2,586	2,600+