

seal:



client:

IVANHOE COMPANIES

6689 Orchard Lake Road,
Suite 314
West Bloomfield, Michigan
48322
ph. (248) 626-6114

project:

Barrington Park

project location:

City of Rochester Hills,
Michigan
Auburn Road & Barclay Circle

sheet title:

concept site plan study-S

job no./issue/revision date:

LP14.006.01	01-14-2014
LP14.006.02	2-24-2014
LP14.006.09	9-15-2014
LP14.006.09	9-22-2014
LP14.006.10	10-10-2014

drawn by:

JP, CZ, DH

checked by:

FP

date:

1-14-2013

notice:

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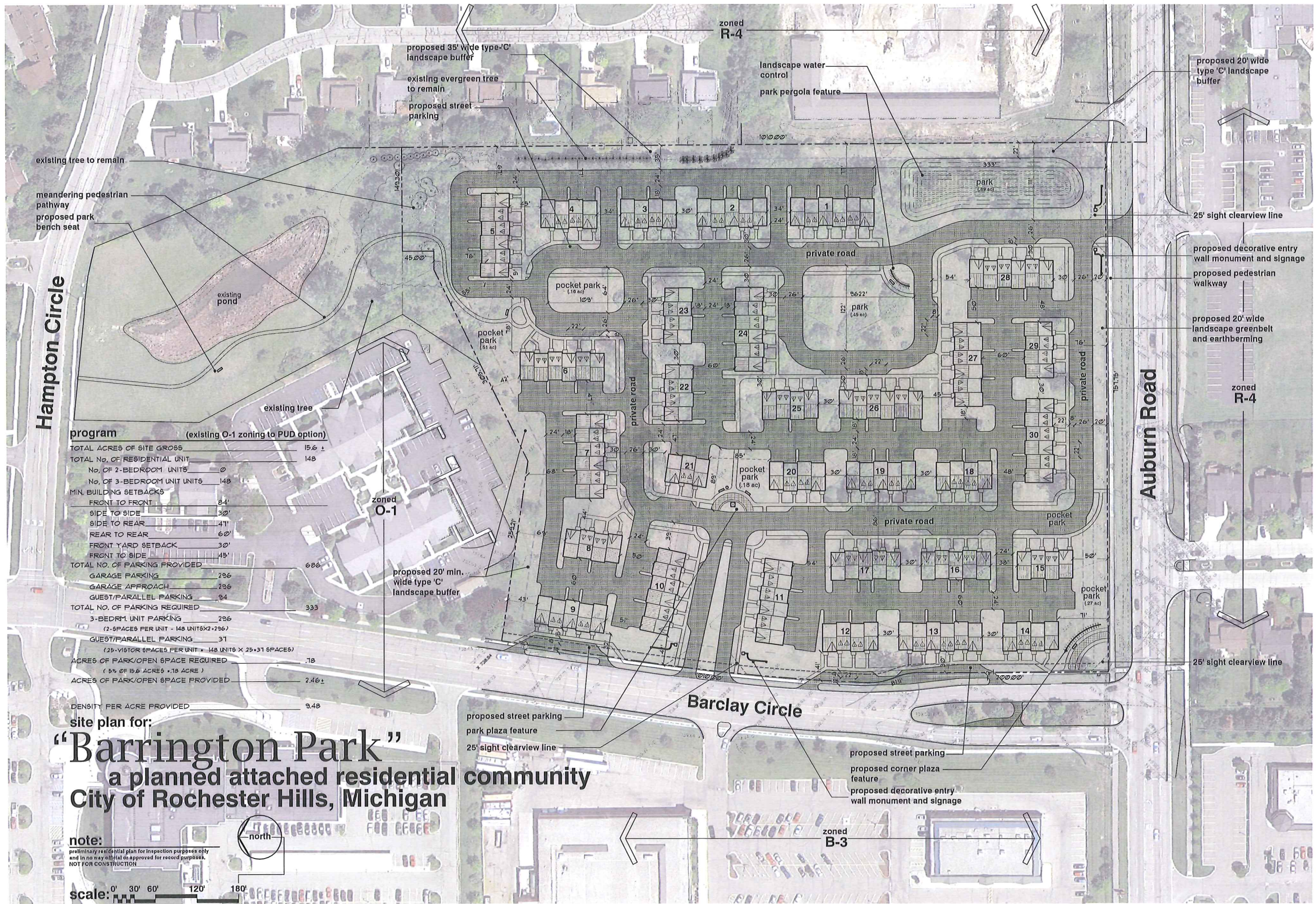
Do Not scale drawings. Use figured dimensions only

project no:

LP14.006.01

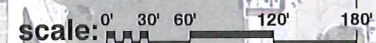
sheet no:

CP-2



site plan for:
"Barrington Park"
a planned attached residential community
City of Rochester Hills, Michigan

note:
preliminary residential plan for inspection purposes only
and in no way official or approved for record purposes.
NOT FOR CONSTRUCTION





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landscape legend

- deciduous trees (Oak, Maple, etc.)
- ornamental trees (Flowering Quince, etc.)
- evergreen trees (Spruce, Fir, etc.)
- deciduous shrubs (Hydrangea, etc.)
- evergreen shrubs (Boxwood, etc.)
- perennials and/or seasonal flowers (Roses, etc.)

proposed 35' wide type-'C' landscape buffer
 1010' east property

req.	proposed	existing	total	
2-trees per 100'	20	28	8	34
4-evergreen trees 100'	40	68	30	98
1.5 ornamental tree 100'	15	15	6	22
6-shrubs per 100'	60	80	1	80

proposed 20' min. wide type-'C' landscape buffer
 714' east property

req.	proposed	
2-trees per 100'	14	18
4-evergreen trees per 100'	28	30
1.5 ornamental tree per 100'	11	12
6-shrubs per 100'	56	60

Barclay Circle R.O.W. landscape
 800' Auburn Road

req.	proposed	
2-trees per 35'	23	30
1-ornamental tree 60'	13	16

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.
- BEFORE BEGINNING OF CONSTRUCTION OR ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING THE 811 PROGRAM, UNTIL ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNERS AND/OR CONTRACTORS.
- 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 THE CITY OF ROCHESTER HILLS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUIDED AND UNWRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH 3" OF 1/4" DOUBLE SHREDDED HARD-BARK MULCH.
- DIG SHRUB FITS LARGER THAN SHRUB ROOT BALLS AND TREE FITS 2" LARGER THAN ROOT BALL. BACK FILL WITH PLANT TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLES.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB BIRTH BALLS, AND FROM TREE TRUNKS.
- RATEE, BARK AND/OR REDDISH-TAN DUSTY BACKFILL REQUIRED FOR ALL PLANTINGS.
- 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE FEAT SIGN FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM DRIVEWAYS, PARKS AND PARKING STALLS:
 - a. SHADE TREES 5 FT.
 - b. ORNAMENTAL AND EVERGREEN TREES (COLD, FINE, SPRUCE ETC.) 10 FT.
 - c. SHRUBS THAT ARE LESS THAN 10 FT. TALL AND BIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY UNLESS AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR GREAT EN AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 10" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 6" O.C. CRIPPER MANUFACTURER'S SPECIFICATION.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF 120 DAYS 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 CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

CONCEPT ELEVATIONS

