

OWNER:  
 ST. PAUL'S ALBANIAN CATHOLIC COMMUNITY CHURCH  
 CONTACT: FRANK GJOKAJ  
 525 WEST AUBURN ROAD  
 ROCHESTER HILLS, MICHIGAN 48307  
 (586) 323-2911  
 (586) 323-2912 FAX

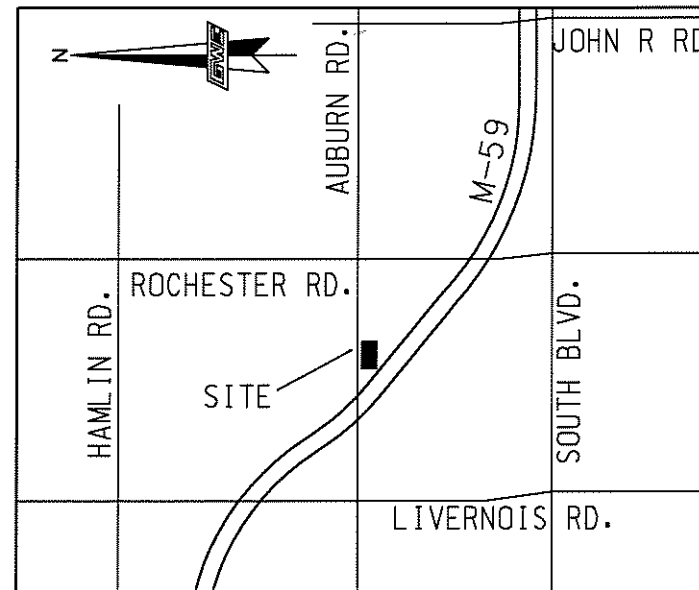
ENGINEER  
 GIFFELS WEBSTER ENGINEERS, INC.  
 CONTACT: PAULIN MODI, PE  
 407 E. FORT STREET  
 SUITE 600  
 DETROIT, MI 48226  
 (313) 962-4442  
 (313) 962-5068 FAX

# ST. PAUL'S ALBANIAN CATHOLIC COMMUNITY CHURCH PARKING LOT ADDITION CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN PART OF NORTH 1/2 OF SECTION 34, T-3-N., R-11-E.

SHEET INDEX:  
 COVER  
 SP1 OVERALL SITE PLAN  
 SP2 PRELIMINARY SITE PLAN  
 L1 PRELIMINARY SITE PLAN  
 L2 LANDSCAPE DETAILS AND SECTIONS  
 L3 TREE REMOVAL PLAN  
 E1 ELECTRICAL SITE PLAN  
 LEGAL DESCRIPTION

A PART OF LOTS 33 THROUGH 40 OF "SUPERVISOR'S PLAT NO.5" AS RECORDED IN LIBER 6, PAGE 55 OF PLATS, OAKLAND COUNTY RECORDS, AND A PART OF LOTS 99 AND 100 OF "SUPERVISOR'S PLAT OF AVON CROFTS SUBDIVISION NO.1" AS RECORDED IN LIBER 48, PAGE 55 OF PLATS, OAKLAND COUNTY RECORDS, ALL BEING A PART OF THE NORTH CORNER OF SECTION 34, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH CORNER OF SAID SECTION 34; THENCE S.42°5'59"E., 80.14 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION 34 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AUBURN ROAD (VARIABLE WIDTH), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.89°30'36"E., 515.48 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID "SUPERVISOR'S PLAT NO.5"; THENCE S1°8'33" E., 1259.01 FEET ALONG SAID EAST LINE TO A POINT AT THE NORTHEAST CORNER OF SAID "SUPERVISOR'S PLAT OF AVON CROFTS SUBDIVISION NO.1"; THENCE N1°5'33"E., 260.89 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF M-59 (300.00 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT 252.85 FEET, SAID CURVE HAVING A RADIUS OF 3622.72 FEET, CENTRAL ANGLE OF 03°59'56" AND LONG CHORD BEARING OF N53°25'51"W., 252.80 FEET TO A POINT ON A LINE COMMON TO LOTS 100 AND 101 OF SAID "SUPERVISOR'S PLAT OF AVON CROFTS SUBDIVISION NO.1"; THENCE N.01°08'33"W., 108.35 FEET ALONG SAID COMMON LOT LINE TO A POINT ON THE SOUTHERLY LINE OF LOTS 39 THROUGH 40 OF SAID "SUPERVISOR'S PLAT NO.5"; THENCE S.89°30'36"W., 128.15 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF M-59 (300 FEET WIDE); THENCE THE FOLLOWING TWO COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) ON A CURVE TO THE RIGHT 852.09 FEET, SAID CURVE HAVING A RADIUS OF 3622.72 FEET, CENTRAL ANGLE OF 1°32'35", AND LONG CHORD BEARING OF N.42°02'54"W., 850.13 FEET AND, (2) N. 35°18'36"W., 734.27 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AUBURN ROAD (VARIABLE WIDTH); THENCE THE FOLLOWING THREE COURSES ALONG SAID SOUTH RIGHT-OF-WAY LINE: (1) N89°30'36"E., 594.98 FEET, AND (2) N00°29'24"W., 20 FEET, AND (3) N89°30'36"E., 184.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.401 ACRES.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY RECORDED OR OTHERWISE.



LOCATION MAP  
 1" = 2000'

**BENCHMARKS**

TAG #17558  
 PK NAIL ON N. FACE OF UTILITY POLE  
 ON SOUTH SIDE OF AUBURN ROAD AT END  
 OF GUARD RAIL BRIDGE OVER M-59.  
 ELEV. 780.38 (USGS)  
 TAG #17559  
 PK NAIL ON N. FACE OF UTILITY POLE  
 ON SOUTH SIDE OF AUBURN ROAD +/- 50'  
 E. OF WALBRIDGE DRIVE.  
 ELEV. 766.87 (USGS)

**UTILITY STATEMENT**

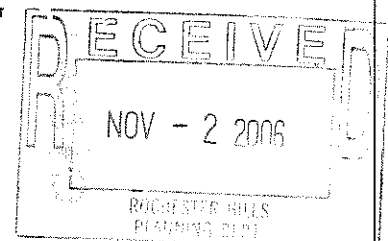
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

ISSUED FOR	DATE	SHEETS ISSUED
OWNER REVIEW	09.23.04	FULL SET
REVISED PER SITE PLAN REVIEW	08.11.08	FULL SET
SITE PLAN APPROVAL	11.01.08	FULL SET

PROPOSED	EXISTING
WATERMAIN	
GAS LINE	
CONTOUR	
GROUND ELEVATION	X 176.15.8
SANITARY SEWER	
STORM SEWER	
SANITARY MANHOLE	
PROP. STORM MANHOLE	
CATCHBASIN	
REARYARD CATCHBASIN	
END SECTION	
HYDRANT	
GATEVALVE & WELL	
WATER VALVE	
CATCHBASIN, & REARYARD FILTER	
SILT FENCE	
WETLAND LIMITS	
BACK OF CURB / PAVEMENT	
SIGN	
LIGHT POLE	
DETROIT EDISON POLE	
GAS METER	
SIGN	
TREES	



Giffels-Webster Engineers, Inc.

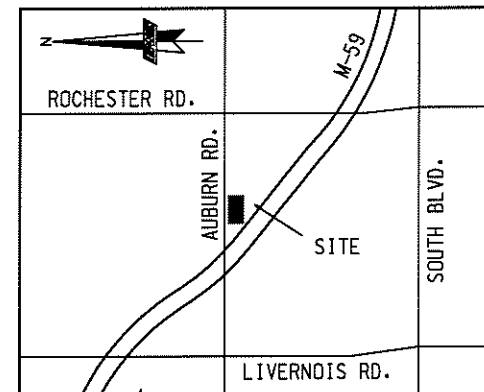
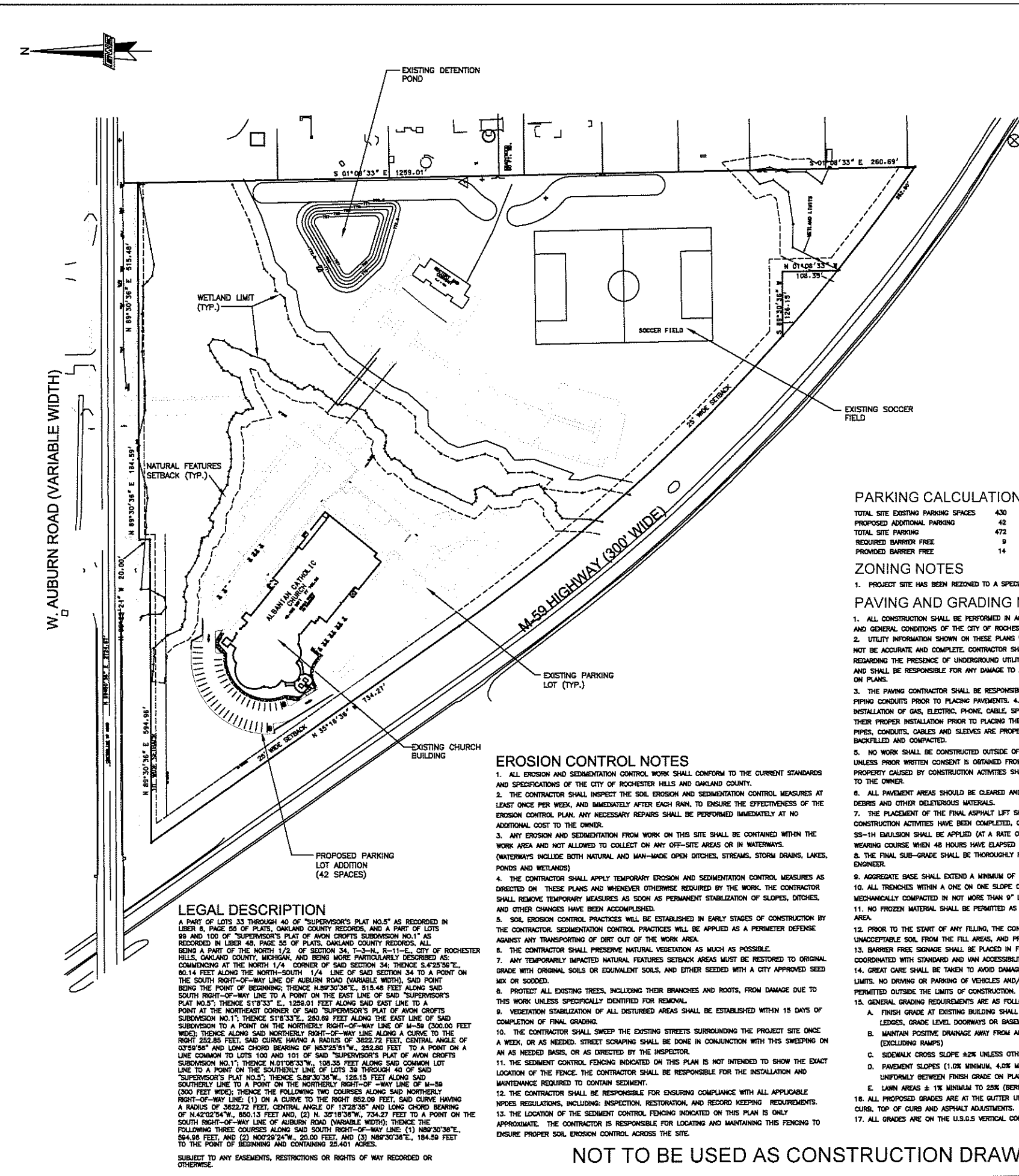
407 E. FORT STREET • SUITE 600 • DETROIT • MICHIGAN • 48226 • (313) 962-4442

NOT TO BE USED AS CONSTRUCTION DRAWING

CITY FILE #98-037.3

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GWE #14793.10



DATE:	09.23.04	OWNER REVIEW
	08.11.06	REVISED SITE PLAN REVIEW
	11.01.06	SITE PLAN APPROVAL



PRINCIPAL:	KM
MANAGER:	PM
DESIGN:	JJ
DRAWN:	MK
IND. REVIEW:	
SECTION:	34
	T-3-N R-11-E

ST. PAUL'S ALBANIAN CATHOLIC COMMUNITY CHURCH  
525 WEST AUBURN ROAD  
ROCHESTER HILLS, MI 48307  
(586) 323-2911

**GWE**  
Giffels-Webster Engineers, Inc.  
ENGINEERS ARCHITECTS SURVEYORS  
427 W. WILSON ST. SUITE 400  
ROCHESTER HILLS, MI 48307  
(313) 882-4442 (313) 882-2688 fax

THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SHEET TITLE:	OVERALL SITE PLAN
DATE:	09.18.04
SCALE:	1"=100'
SHEET:	SP1
JOB:	14793.10

**GENERAL NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS OF THE CITY OF ROCHESTER HILLS.
2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
4. 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OBTAIN INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
5. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, VISITORS, PEDESTRIANS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
7. THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES AND SHALL BE CONTINUOUSLY MAINTAINED.
8. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY.
9. ALL ELEVATIONS ON THESE PLANS ARE ON THE U.S.G.S VERTICAL CONTROL DATUM.
10. PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
11. ALL CONSTRUCTION SHALL HAVE INSPECTION PROVIDED BY THE CITY'S ENGINEER. THE CONTRACTOR SHALL CONTACT THE CITY OF ROCHESTER HILLS 48 HOURS BEFORE THE START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS. DUST CONTROL SHALL BE INCIDENTAL TO THE PROJECT.
13. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN; WHICHEVER IS MORE STRINGENT.
14. ROADWAY, DRIVEWAY, AND PARKING AREA FINAL RESTORATION SHALL BE DONE WITH SURFACE AND BASE MATERIALS, MATCHING EXISTING MATERIALS IN QUALITY AND THICKNESS, OR PER MINIMUM REQUIREMENTS; WHICHEVER IS MORE STRINGENT.
15. UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
16. REESTABLISH VEGETATION ON ALL DISTURBED AREAS BY MEANS OF SEED AND MULCH.
17. CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, AND AS REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS.
18. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DENATURING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DENATURING SHALL BE INCIDENTAL TO THE CONTRACT.
19. NO OVERHEAD UTILITIES ARE PRESENT ON-SITE.

**PARKING CALCULATION**

TOTAL SITE EXISTING PARKING SPACES	430
PROPOSED ADDITIONAL PARKING	42
TOTAL SITE PARKING	472
REQUIRED BARRIER FREE	9
PROVIDED BARRIER FREE	14

**ZONING NOTES**

1. PROJECT SITE HAS BEEN REZONED TO A SPECIAL LAND USE (SP)

**PAVING AND GRADING NOTES**

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF ROCHESTER HILLS.
2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND MAY OR MAY NOT BE ACCURATE AND COMPLETE. CONTRACTOR SHALL VERIFY AND/OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN EFFECT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN ON PLANS.
3. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING INSTALLATION OF ALL UNDERGROUND PIPING CONDUITS PRIOR TO PLACING PAVEMENTS. 4. CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
5. NO WORK SHALL BE CONSTRUCTED OUTSIDE OF ROAD RIGHTS-OF-WAY OR SPECIFIED EASEMENTS, UNLESS PRIOR WRITTEN CONSENT IS OBTAINED FROM PROPERTY OWNERS. ANY DAMAGES ON PRIVATE PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PAID FOR BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
6. ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS.
7. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.1 GALLONS/S.Y.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
8. THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
9. AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVE EDGE/BACK OF CURB.
10. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT, SHALL BE BACKFILLED WITH SAND AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% OF MODIFIED PROCTOR.
11. NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
12. PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE SOIL.
13. BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER STALL AND COORDINATED WITH STANDARD AND VAN ACCESSIBILITY SIGNAGE.
14. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
15. GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
  - A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, GRADE LEVEL DOORWAYS OR BASEMENT WINDOWS.
  - B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING (& 2%) (EXCLUDING RAMPS)
  - C. SIDEWALK CROSS SLOPE 42K UNLESS OTHERWISE NOTED
  - D. PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM); UNIFORMLY FROM FINISH GRADE ON PLANS
  - E. LAWN AREAS ± 1% MINIMUM TO 25% (BETWMS) MAXIMUM
16. ALL PROPOSED GRADES ARE AT THE GUTTER UNLESS OTHERWISE NOTED. SEE DETAILS FOR FACE OF CURBS, TOP OF CURB AND ASPHALT ADJUSTMENTS.
17. ALL GRADES ARE ON THE U.S.G.S VERTICAL CONTROL DATUM.

**EROSION CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND OAKLAND COUNTY.
2. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AT LEAST ONCE PER WEEK, AND IMMEDIATELY AFTER EACH RAIN, TO ENSURE THE EFFECTIVENESS OF THE EROSION CONTROL PLAN. ANY NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
3. ANY EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS)
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OUT OF THE WORK AREA.
6. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
7. ANY TEMPORARILY IMPACTED NATURAL FEATURES SETBACK AREAS MUST BE RESTORED TO ORIGINAL GRADE WITH ORIGINAL SOILS OR EQUIVALENT SOILS, AND EITHER SEEDED WITH A CITY APPROVED SEED MIX OR SOODED.
8. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
9. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
10. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS NEEDED. STREET SCRAPING SHALL BE DONE IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS, OR AS DIRECTED BY THE INSPECTOR.
11. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING: INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
13. THE LOCATION OF THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS ONLY APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MAINTAINING THIS FENCING TO ENSURE PROPER SOIL EROSION CONTROL ACROSS THE SITE.

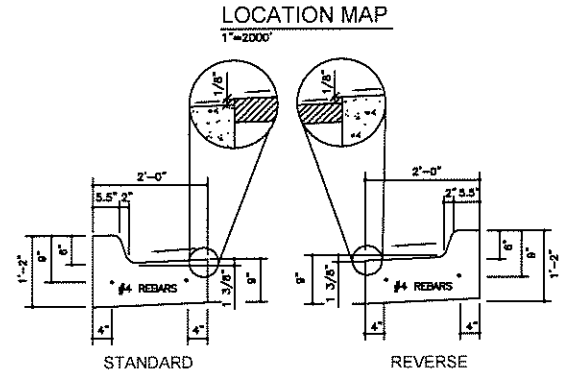
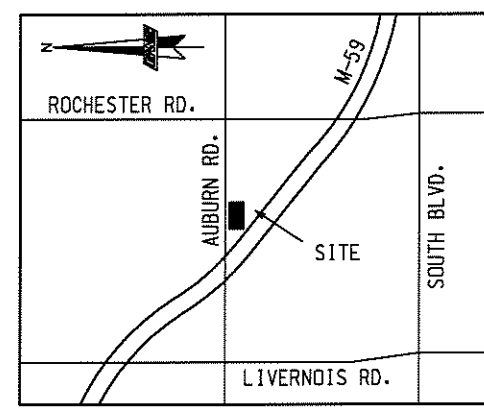
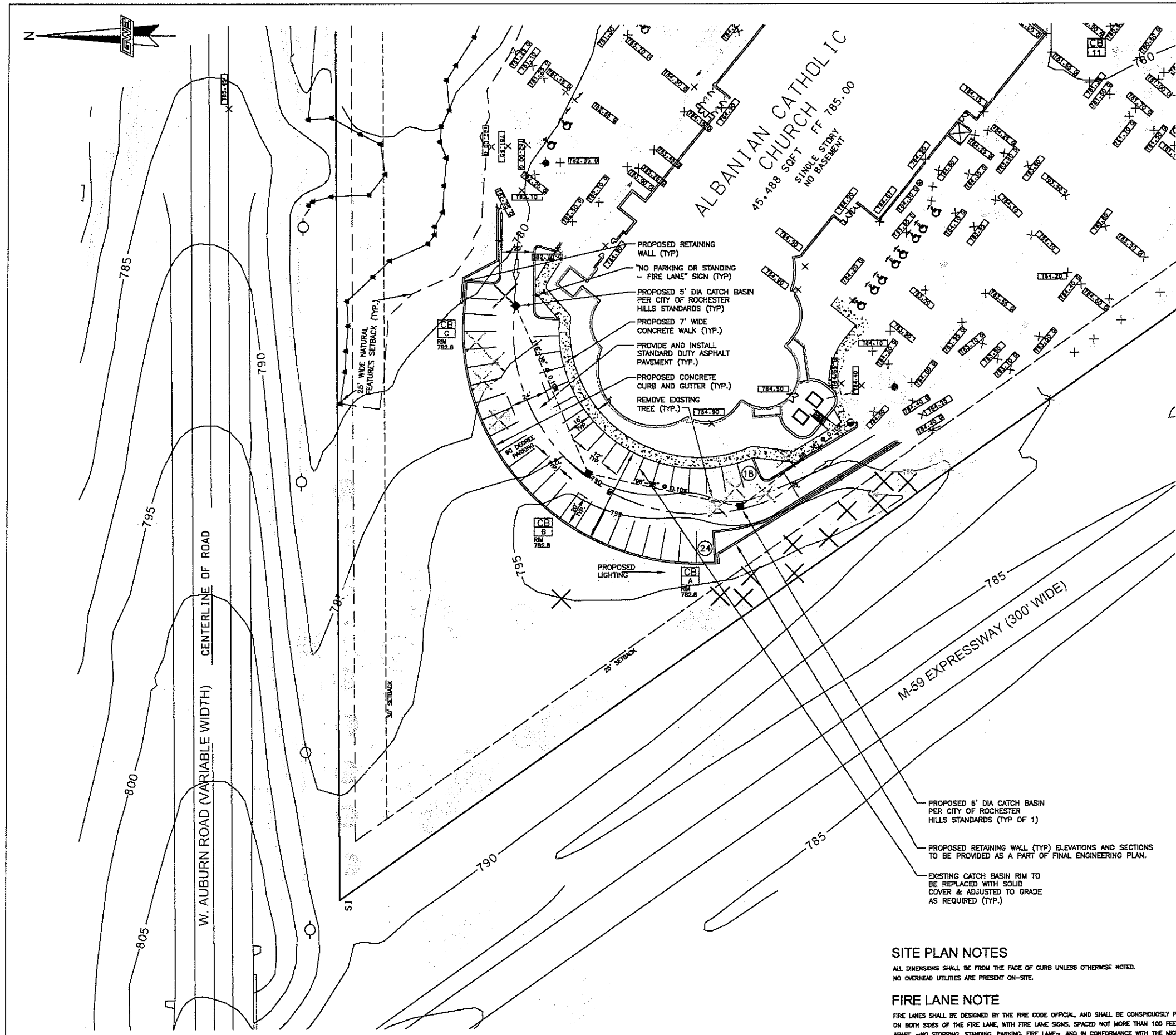
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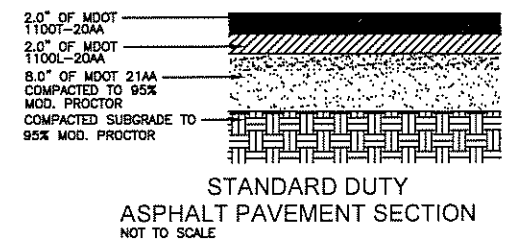
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NOT TO BE USED AS CONSTRUCTION DRAWING

CITY FILE #98-037.3



24" CONCRETE CURB & GUTTER  
NOT TO SCALE  
NOTE:  
USE MDOT 35P CONCRETE-TYPICAL ALL C&G.  
REFERENCE MDOT DETAIL II-30D TYPE F4.



100-YR DETENTION CALCULATION

$Q_c = \text{ALLOWABLE DISCHARGE} =$   
 EXISTING FLOW FROM DEVELOPMENT TO DETENTION POND  
 (EXISTING PIPES HAVE BEEN SIZED TO CARRY THIS FLOW)  
 $Q_c = C \times I \times A$   
 $= 0.38 \times 4.375 \times 0.87$   
 $= 1.37 \text{ cfs}$   
 AVERAGE DEVELOPED RUNOFF COEFFICIENT  
 $A_{tot} = 0.87 \text{ AC}$   
 $C_{avg} = \frac{(0.38 \times 0.9) + (0.51 \times 0.15)}{0.87}$   
 $= 0.46$   
 $Q_c = \frac{Q_c}{(A \times C)} = \frac{1.37}{(0.87)(0.46)}$   
 $Q_c = 3.42 \text{ cfs}$   
 $T_{100} = -25 + \sqrt{10312.5/Q_c}$   
 $T_{100} = -25 + \sqrt{10312.5/3.42} = 29.91 \text{ MIN.}$   
 $V_{100} = 10,500 \times T_{100} / [T_{100} + 25] - 40 \times 0 \times T$   
 $= 10,500 \times 29.91 / [29.91 + 25] - 40 \times 3.42 \times 29.91$   
 $= 4,897 \text{ CFS/ACRE IMPERMEABLE}$   
 $V_i = V_{100} \times \text{ACRES} \times C$   
 $= 4,896 \times 0.87 \times 0.46$   
 $= 1,960 \text{ CF REQUIRED}$

100-YR TOTAL STORAGE VOLUME  
STORM WATER RUN-OFF SHALL BE DETAINED IN PROPOSED 36" PIPES  
AREA OF 36" PIPE = 7.07 SQ FT  
302 LF PROVIDED = 2,135 CF PROVIDED > 1,960 CF

**SITE PLAN NOTES**  
ALL DIMENSIONS SHALL BE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.  
NO OVERHEAD UTILITIES ARE PRESENT ON-SITE.

**FIRE LANE NOTE**  
FIRE LANES SHALL BE DESIGNED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. NO STOPPING, STANDING, PARKING, FIRE LANES, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 901.42

DATE:	ISSUE:
09.23.04 OWNER REVIEW	09.23.04 OWNER REVIEW
08.11.06 REVISED SITEPLAN REVIEW	08.11.06 REVISED SITEPLAN REVIEW
11.01.06 SITE PLAN APPROVAL	11.01.06 SITE PLAN APPROVAL

72 HOURS BEFORE YOU CALL 800-422-7177 (301-962-2088)

PRINCIPAL: KM  
 MANAGER: PM  
 DESIGN: JJ  
 DRAWN: MK  
 IND. REVIEW:  
 SECTION: 34  
 T-3-N R-11-E

OWNER: ST. PAUL'S ALBANIAN CATHOLIC COMMUNITY CHURCH  
 525 WEST AUBURN ROAD  
 ROCHESTER HILLS, MI 48307  
 (586) 323-2911

**Giffels-Webster Engineers, Inc.**  
 ARCHITECTS  
 ENGINEERS  
 407 W. SHERIDAN BLVD. SUITE 100  
 ROCHESTER HILLS, MI 48307  
 (313) 962-4442 (313) 962-2088 fax

SHEET TITLE:  
**ADDENDUM TO SITE PLAN**  
 ST. PAUL'S CHURCH PARKING ADDITION  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI

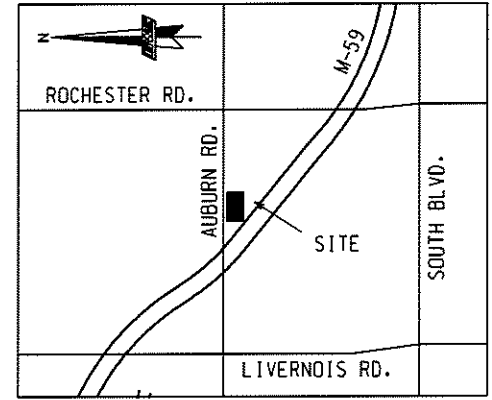
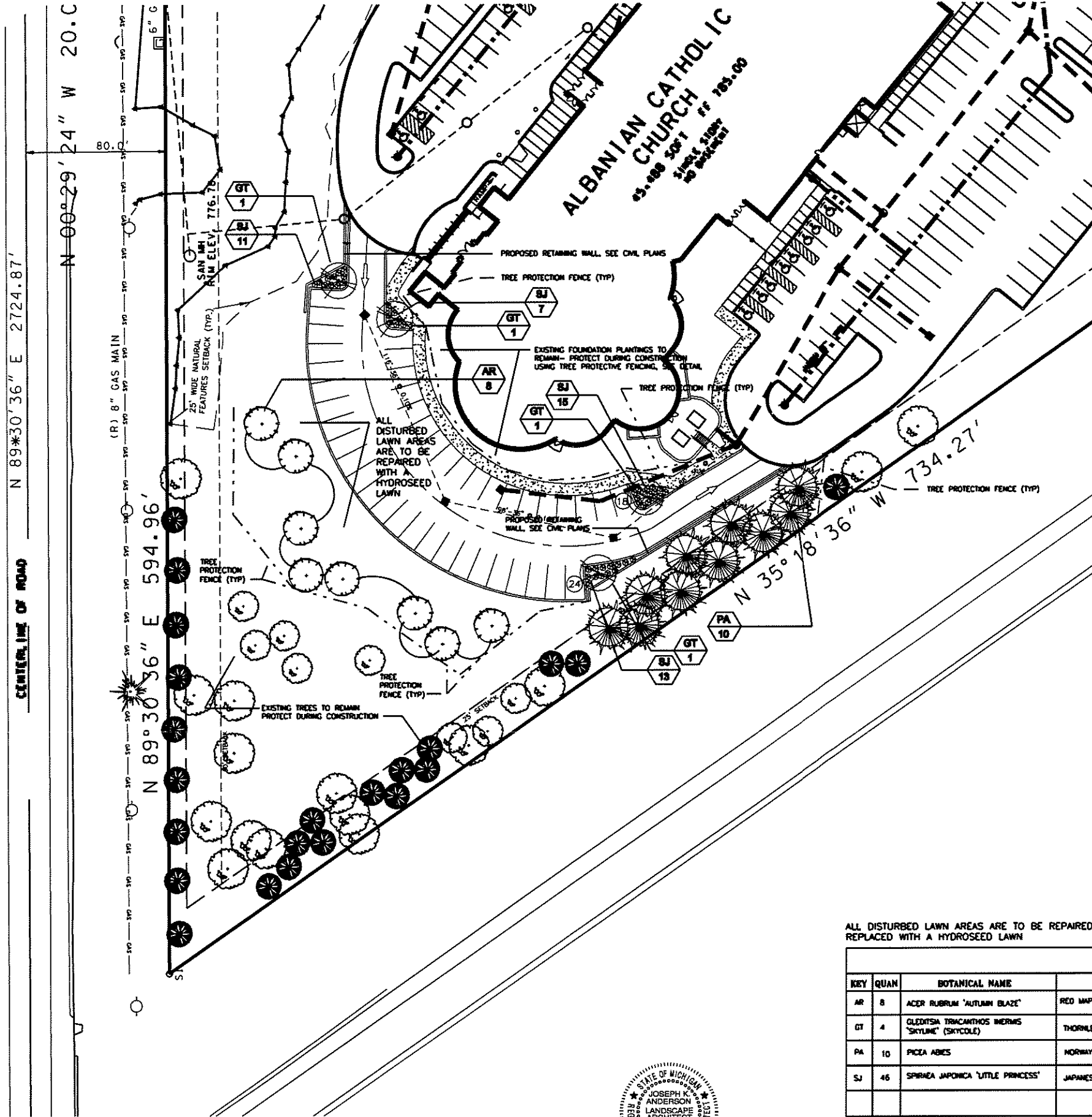
DATE: 09.18.04  
 SCALE: 1"=30'  
 SHEET: SP2  
 JOB: 14793.10

NOT TO BE USED AS CONSTRUCTION DRAWING

CITY FILE #98-037.3

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UNDERGROUND MB



LOCATION MAP  
1"=2000'

EXISTING TREES TO REMAIN  
-PROTECT DURING CONSTRUCTION

LANDSCAPE NOTES

PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT MUST INSPECT ALL LANDSCAPE PLANTINGS INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT OF WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT OF WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLE REPLACE ANY SUCH TREE.

ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC ROADWAY. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF A PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.

PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT A WAY.

NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT. CONTRACTOR IS TO GET APPROVAL IN WRITING FROM MIKE WETEVER WITH GIFFELS WEBSTER FIRST.

THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OF MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.

REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.

TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

ALL DISTURBED AREAS OF LAWN ARE TO BE HYDROSEED

CONTRACTOR IS TO REVIEW EXISTING IRRIGATION SYSTEM AND TO ADD ON TO/MODIFY TO ACCOMMODATE NEW LANDSCAPE AREA. IRRIGATION IS TO BE 100% HEAD TO HEAD COVERAGE. ALL HEADS ARE TO BE POP-UPS, NO RISERS. LOCATE VALVE BOXES WITH-IN PLANTING AREAS AND NOT IN LAWN. NO SPRAYING OVER SIDEWALKS.

SEE SHEET L-2 FOR ADDITIONAL NOTES AND DETAILS

ALL DISTURBED LAWN AREAS ARE TO BE REPAIRED BY FINE GRADING, AND REPLACED WITH A HYDROSEED LAWN

PLANT LIST				
KEY	QUAN	BOTANICAL NAME	COMMON NAME	REMARKS
AR	8	ACER RUBRUM 'AUTUMN BLAZE'	RED MAPLE 'AUTUMN BLAZE'	2-2.5" CAL. B&B MATCHED CROWNS
GT	4	GLEDITSIA TRICANTHOS VARIANS 'SKYLINE' (SKYCOLE)	THORNLESS HONEYLOCUST 'SKYLINE'	2-2.5" CAL. B&B MATCHED CROWNS
PA	10	PICEA ABIES	NORWAY SPRUCE	8-9' UNSHEARED, FULL TO GROUND, B&B
SJ	46	SPIRAEA JAPONICA 'LITTLE PRINCESS'	JAPANESE SPIREA 'LITTLE PRINCESS'	TRIANGULARY SPACE AT 2.5' O.C.



ISSUE:	
DATE:	11.01.06
REVISED SITE PLAN REVIEW	
SITE PLAN APPROVAL	



PRINCIPAL:	KM
MANAGER:	PM
DESIGN:	MM
DRAWN:	MM
IND. REVIEW:	
SECTION:	34
T-3-N	R-11-E

OWNER:  
ST. PAUL'S ALBANIAN CATHOLIC  
COMMUNITY CHURCH  
525 WEST AUBURN ROAD  
ROCHESTER HILLS, MI 48307  
(586) 323-2911

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407 E. FORT STREET SUITE 600 DETROIT, MI 48226  
(313) 962.4442 (313) 962.0668 fax

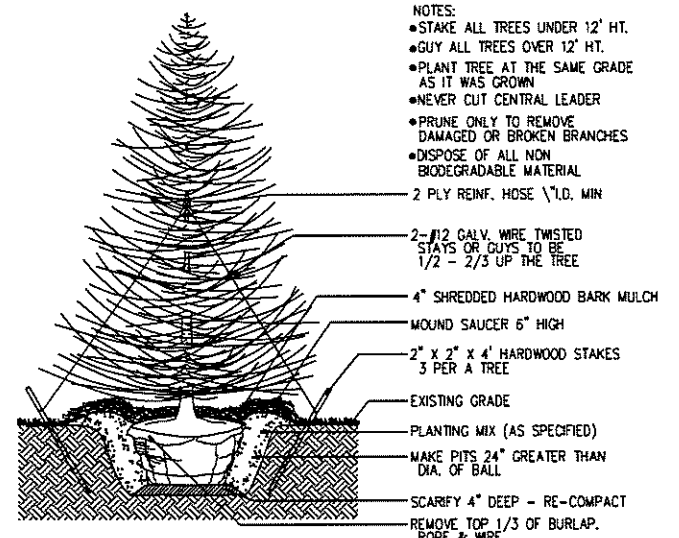
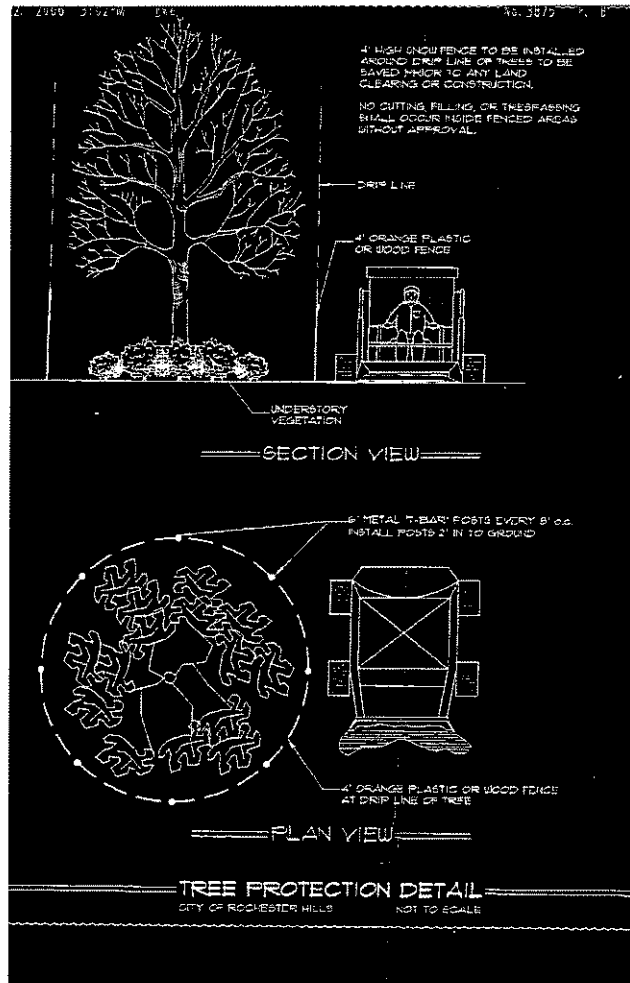
ST. PAUL'S ALBANIAN CATHOLIC COMMUNITY CHURCH ADDITION  
CITY OF ROCHESTER HILLS, OKLAHOMA COUNTY, MI  
7/14/93.11 ST. PAUL'S CHURCH PARKING LOT/LANDSCAPE/L1 LANDSCAPE PLAN

SHEET TITLE:  
**PRELIMINARY  
LANDSCAPE PLAN**  
ST. PAUL'S CHURCH PARKING ADDITION  
CITY OF ROCHESTER HILLS, OKLAHOMA COUNTY, MI

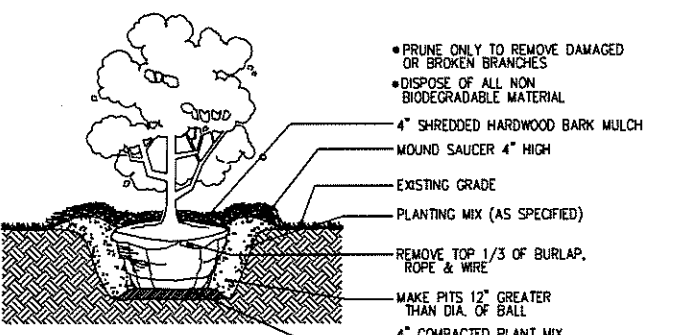
DATE:	06.20.06
SCALE:	1"=30'
SHEET:	L1
JOB:	14793.11

**LANDSCAPE DEVELOPMENT NOTES**

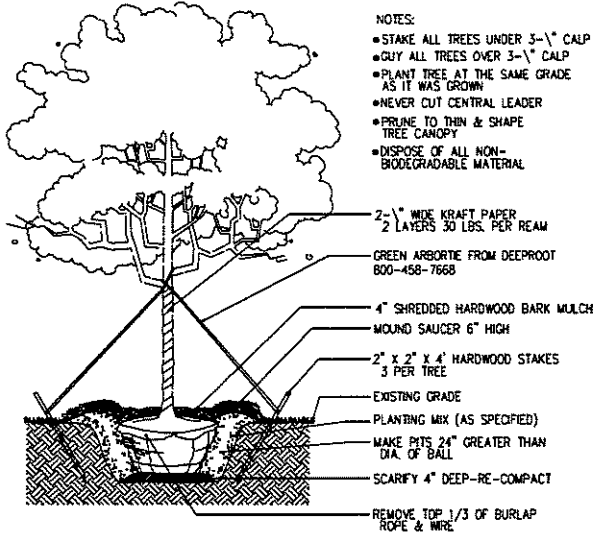
- All existing and/or proposed site utilities shall be field located, flagged, and verified prior to any landscape or irrigation construction.
- All specified and installed plant material shall be in full and strict accordance with American Nurseryman Standards (latest edition) and be:
  - Nursery grown.
  - State Department of Agriculture inspected and approved.
  - No. 1 grade with straight, unscarred trunks & well-developed uniform crowns on trees.
  - Warranted for 2 years from date of acceptance.
- Specified planting soil mixture for all shrub and perennial beds shall be three (3) parts well-drained, screened organic topsoil, to one (1) part imported clean sand, to one (1) part Canadian sphagnum peat moss, to one (1) part Natural Compost (Weed-Free)-complete with 10% natural poultry manure. Install 12" minimum depth in all perennial, groundcover, annual, and shrub beds. All beds must be excavated, remove and dispose (off-site) existing earth/soil to accept proposed plant mixture.
- Proposed shredded hardwood bark mulch shall be seasoned for a minimum 6 months, dark brown in color, and installed 4" deep under all proposed trees (included in unit cost), 4" deep in all shrub and tree beds, and 2" deep in all perennial and groundcover beds. Pack bark in retaining wall joints-after thoroughly cleaning joints.
- All proposed lawn and landscape areas shall be watered by an automatically operated sprinkler irrigation system. Irrigation system is to be head to head coverage, all pop-ups, no risers allowed. Install all valve boxes in planting areas, not in lawn areas.
- All proposed plant material must be approved by the Landscape Architect prior to installation and/or delivery to the site.
- The Landscape Contractor shall keep the street and drive clean and free of dirt and debris at all times, and shall thoroughly sweep and/or wash the drive at the end of each work day.
- The Landscape Contractor shall stake the location of all proposed trees for the Landscape Architect to approve prior to planting. The Landscape Contractor shall also set on-site all shrubs, perennials, ornamental grasses, vines, and groundcovers as per plan for the Landscape Architect to approve prior to planting.
- All dead and unacceptable plant materials shall be replaced by the Landscape Contractor during the warranty period. The warranty period shall be TWO (2) years from the Acceptance of Installation issued by the Landscape Architect.
- All landscape areas shall have proper drainage that prevents excess water from standing on lawn areas of around trees and shrubs.
- Install "Permaloc" aluminum landscape edging "Eprofile" per Manufacturer's specifications where indicated on plans. Color: BRONZE.
- If plant list numbers differ from plans, the plans will supersede.



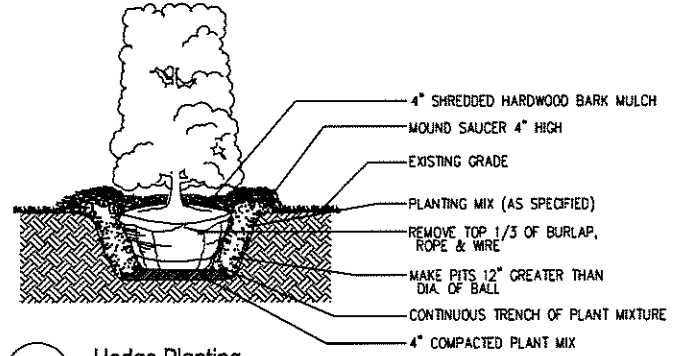
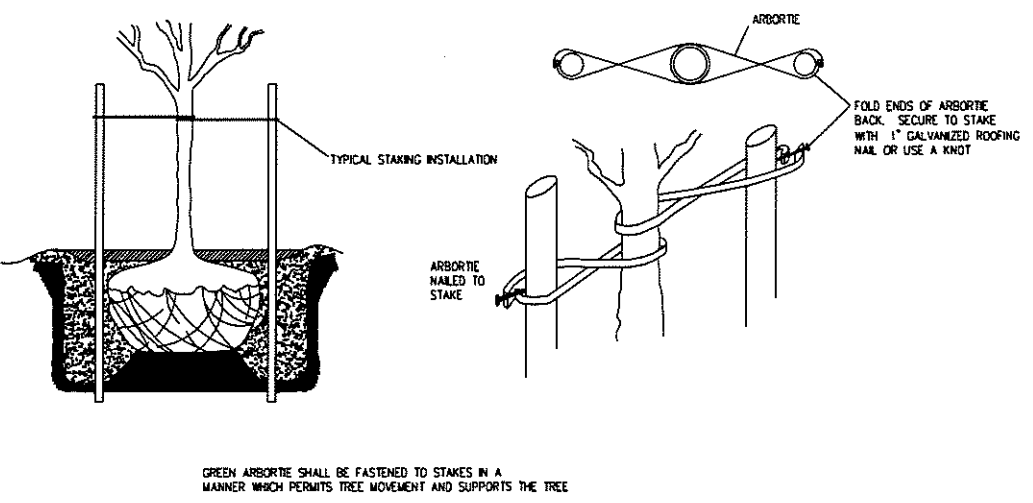
**c** Evergreen Tree Planting  
Section No Scale



**b** Shrub Planting  
Section No Scale



**e** Deciduous Tree Planting  
Section No Scale



**a** Hedge Planting  
Section No Scale

- NOTES:**
- STAKE ALL TREES UNDER 12' HT.
  - GUY ALL TREES OVER 12' HT.
  - PLANT TREE AT THE SAME GRADE AS IT WAS GROWN
  - NEVER CUT CENTRAL LEADER
  - PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES
  - DISPOSE OF ALL NON-BIODEGRADABLE MATERIAL

ISSUE:	
DATE:	11.01.06
REVISED SITE PLAN REVIEW	
SITE PLAN APPROVAL	



PRINCIPAL:	KM
MANAGER:	PM
DESIGN:	MM
DRAWN:	MM
IND. REVIEW:	
SECTION:	34
T-3-N R-11-E	

OWNER:  
ST. PAUL'S ALBANIAN CATHOLIC  
COMMUNITY CHURCH  
525 WEST AUBURN ROAD  
ROCHESTER HILLS, MI 48307  
(586) 323-2911

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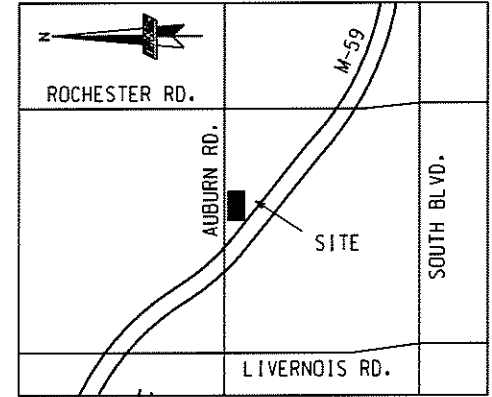
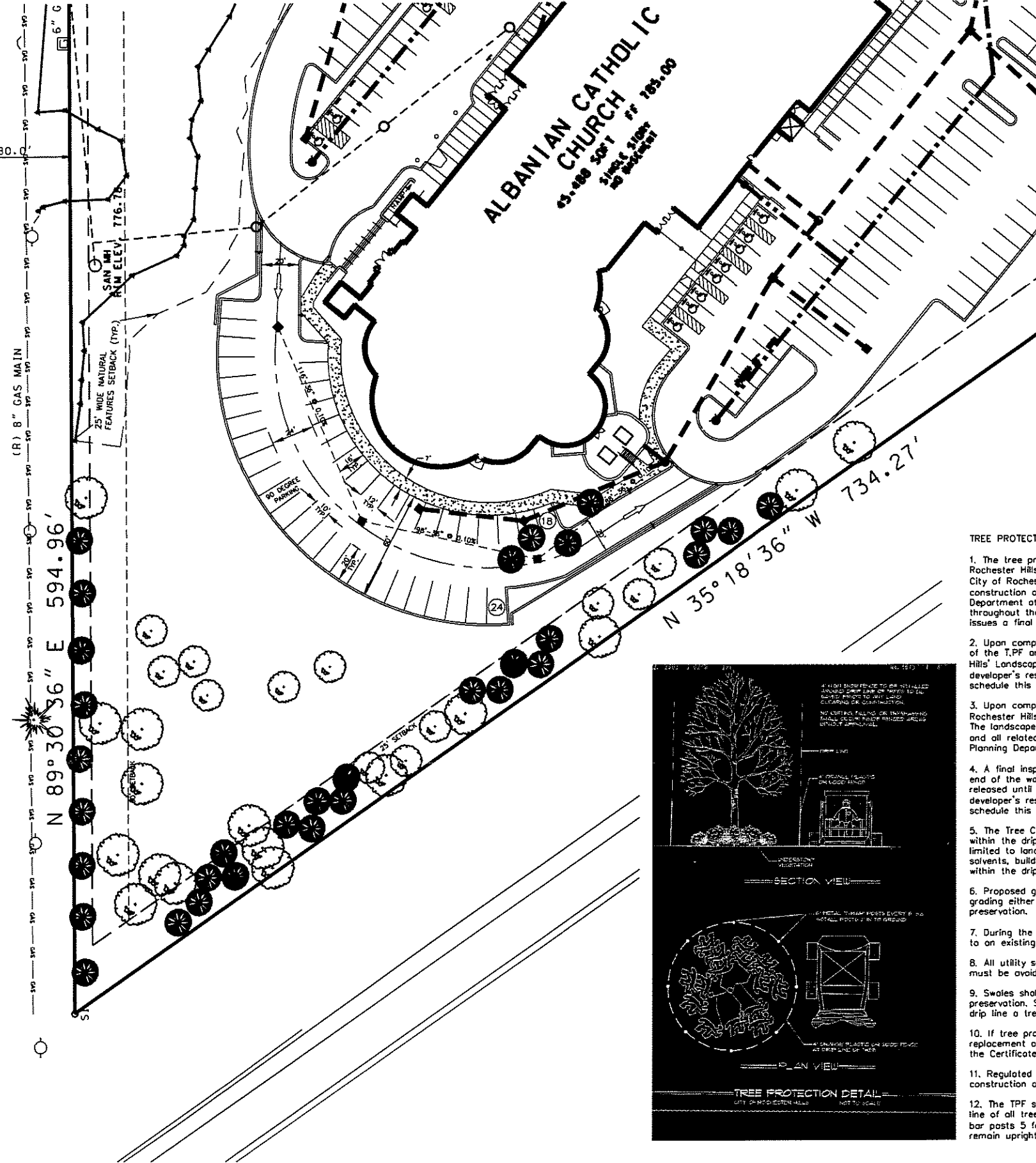
**LANDSCAPE DETAILS AND NOTES**  
ST. PAUL'S CHURCH PARKING ADDITION  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI

SHEET TITLE:	
DATE:	06.20.06
SCALE:	1" = 30'
SHEET:	L-2
JOB:	14793.11



UNDERGROUND MB

CENTERLINE OF ROAD  
N 89°30'36" E 2724.87'  
N 00°29'24" W 20.0 C



LOCATION MAP  
1"=2000'

EXISTING TREES TO BE REMOVED  
AND RELOCATED ON SITE PER  
GIFFELS-WEBSTER ON SITE SPOTTING

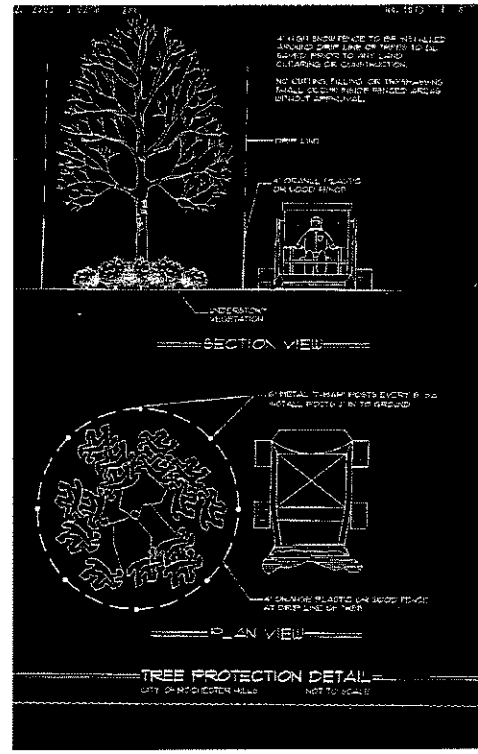


EXISTING TREES TO REMAIN  
PROTECT DURING CONSTRUCTION



TREE PROTECTION NOTES.

- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills' Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.
- Upon completion of grading and the installation of the infrastructure a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills' Landscape Architect prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this TPF inspection.
- Upon completion of all construction and prior to the removal of the TPF the City of Rochester Hills' Landscape Architect must inspect all trees designated to be preserved. The Landscape Performance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
- A final inspection by the City of Rochester Hills' Landscape Architect is required at the end of the warranty and maintenance period. The Landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
- The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of and regulated trees not approved for removal, including but not limited to land clearing, grubbing, trenching, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits, or harmful materials within the drip line limit of trees designated for preservation.
- Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.
- During the construction process no person shall attach any device or wire/cable/cord/rope to an existing tree designated to be preserved.
- All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.
- Swales shall be routed to avoid the area within the drip line of the any tree designated for preservation. Swales shall be constructed so as not to direct any additional flow into the drip line a tree designated for preservation.
- If tree protection cannot be maintained for a tree throughout entire period required, the replacement of that tree will be required on an inch for inch basis prior to the issuance of the Certificate of Occupancy.
- Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected as defined here in.
- The TPF shall consist of 4 foot high orange snow fencing to be installed around the drip line of all tree designated to be saved. This fencing shall be supported by 6 foot metal T-bar posts 5 feet on center and driven a minimum of 24" into ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.



ISSUE:	
DATE:	11.01.06
REVISION:	REVISED SITE PLAN REVIEW
DATE:	11.01.06
REVISION:	SITE PLAN APPROVAL

PRINCIPAL:	KM
MANAGER:	PM
DESIGN:	
DRAWN:	
IND. REVIEW:	
SECTION:	34
T-3-N	R-11-E

OWNER:  
ST. PAUL'S ALBANIAN CATHOLIC  
COMMUNITY CHURCH  
525 WEST AUBURN ROAD  
ROCHESTER HILLS, MI 48307  
(586) 323-2911

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107 E. FORT STREET SUITE 600 DETROIT, MI 48226  
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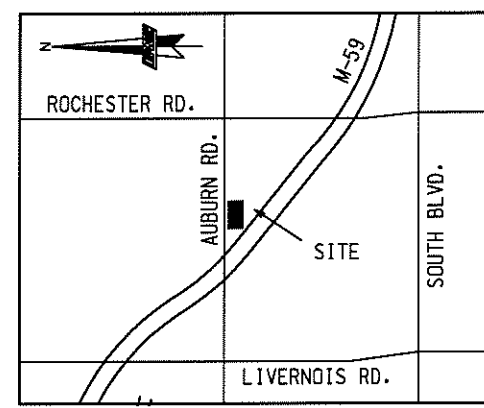
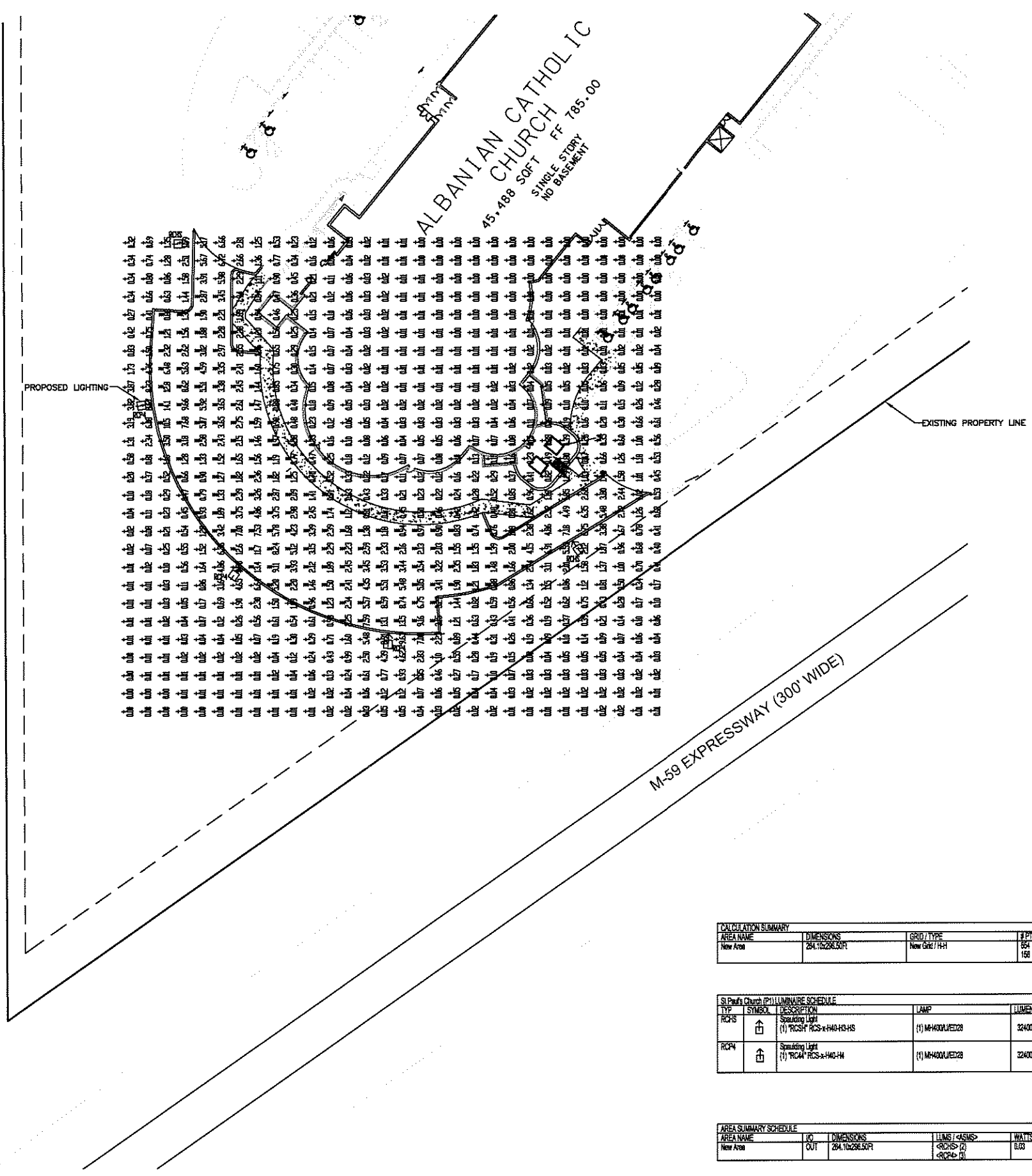
**TREE REMOVAL PLAN**  
ST. PAUL'S CHURCH PARKING ADDITION  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI

SHEET TITLE:	TREE REMOVAL PLAN
DATE:	06.20.06
SCALE:	1" = 30'
SHEET:	L3
JOB:	14793.11

DATE:	06.20.06
SCALE:	1" = 30'
SHEET:	L3
JOB:	14793.11



W. AUBURN ROAD (VARIABLE WIDTH) CENTERLINE OF ROAD



LOCATION MAP

DATE:	ISSUE:
08.23.04	OWNER REVIEW
08.11.06	REVISED SITEPLAN REVIEW
11.01.06	SITE PLAN APPROVAL

PRINCIPAL: KM  
 MANAGER: PM  
 DESIGN: EJ  
 DRAWN: MK  
 IND. REVIEW:  
 SECTION: 54  
 T-3-N R-11-E

OWNER:  
 ST. PAUL'S ALBANIAN CATHOLIC  
 COMMUNITY CHURCH  
 525 WEST AUBURN ROAD  
 ROCHESTER HILLS, MI 48307  
 (586) 323-2911

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 407 E. FOST STREET SUITE 100 ROCHESTER HILLS, MI 48307  
 (313) 882-4442 (313) 882-5088 fax

SHEET TITLE:  
**ELECTRICAL SITEPLAN**  
 ST. PAUL'S CHURCH PARKING ADDITION  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI

DATE: 08.07.06  
 SCALE: 1"=30'  
 SHEET: E-1  
 JOB: 14793.10

ALBANIAN CATHOLIC CHURCH  
 45,488 SQFT FF 785.00  
 SINGLE STORY  
 NO BASEMENT

AREA NAME	DIMENSIONS	GRID / TYPE	# PIS	SPAC	GROUP	AVE	MAX	MIN	MAX/AV	AV/AV
New Area	284.10x286.50 FT	New Grid / FH	854	10.00		0.63	9.00	0.00	NA	NA
			158	10.00	↔	3.42	14.00	0.66	21.30	5.17

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	ULF	QTY
RCHS	☐	Spotting Light (1) RCHS4 RCHS-H40-H3-HS	(1) MH40Q/UE28	32400		1.00	2
RCH4	☐	Spotting Light (1) RCH4 RCHS-H40-H	(1) MH40Q/UE28	32400		1.00	3

AREA NAME	IC	DIMENSIONS	LUMENS / <ASMS>	WATTS / SQFT	QTY
New Area	OUT	284.10x286.50 FT	<RCHS> (2) <RCH4> (3)	0.00	1

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CITY FILE #98-037.3

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