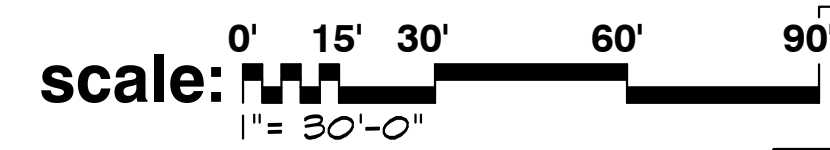
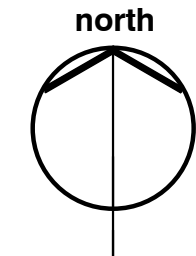


landscape plan for: Berkshire City of Rochester Hills, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.



landscape requirements and calculations

right-of-way landscape	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE JOHN R. ROAD	270'±	18
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	5	5
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.		
TOTAL LIN. FT. OF R.O.W. FRONTAGE GRAVEL RIDGE ROAD	195'±	4
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	4	4
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	3	3
street tree requirement	REQUIRED	PROVIDED
ONE (1) DECIDUOUS TREE PER LOT	13	CITY
detention pond	REQUIRED	PROVIDED
TOTAL LIN. FT. OF DETENTION POND FREE BOARD	323'±	
ONE & ONE HALF (1.5) DECIDUOUS TREE PER 100 LIN. FT.	4.85	5
ONE (1) EVERGREEN TREE PER 100 LIN. FT.	3.23	3
FOUR (4) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	12.92	17
tree replacement	REQUIRED	PROVIDED
TOTAL REGULATED TREE REMOVED ON SITE UNSOUND OR POOR CONDITION TREE	40	
TOTAL TREE REPLACEMENT CREDIT REQUIRED	20	40

landscape maintenance notes:

SECTION 138-12.09 MAINTENANCE

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

A. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES, SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN, THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE FOREMENTIONED PROCEDURES. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.09 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.

E. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

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 ROCHESTER HILLS 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 HARDBARK 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 SOIL 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" FILLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT 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 IN JOHN R ROAD GREENBELT AND BUFFER AREA BETWEEN CHURCH PARKING AND PROPOSED LOTS 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.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND FOOT SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- 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 REFILL 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.
- ALL LANDSCAPE AREAS TO BE IRRIGATED. THE WATERING OF LANDSCAPE AREAS WILL OCCUR BETWEEN THE HOURS OF 12:00 AM AND 3:00 AM.

HATCHING DENOTES EXISTING TREES TO REMAIN

POLE AND OVERHEAD UTILITY

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

2' TO 3' HIGH UNDULATING FREE FORM EARTHBERM, MAXIMUM 1 ON 3 SLOPE. LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

EXISTING UTILITY POLE TO BE RELOCATED PER DETROIT EDISON. ANY PROPOSED CANOPY OR EVERGREEN TREES TO BE INSTALLED A MIN. 15' AWAY FROM NEW POLE AND OVERHEAD WIRE LOCATION.

25' VEHICULAR CLEARVIEW LINE

5' PEDESTRIAN WALK

2' TO 3' HIGH UNDULATING FREE FORM EARTHBERM, MAXIMUM 1 ON 3 SLOPE. LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

CORNER SIGHT DISTANCE (BIKE), OBSERVATION POINT/ SIGHT DISTANCE IS 140' BOTH DIRECTIONS @ 18' FROM EDGE SIDEWALK/PATHWAYS

CORNER SIGHT DISTANCE (AUTOMOBILE), OBSERVATION POINT/ SIGHT DISTANCE IS 300' BOTH DIRECTIONS @ 10' FROM EDGE OF ROAD. (JOHN R. ROAD-3 LANES, @ 45 MPH)

NOTE: THE CITY OF ROCHESTER HILLS WILL PLANT STREET TREES IN THE R.O.W. AFTER CONSTRUCTION OF THE PROJECT IS COMPLETE. THE APPLICANT SHALL PAY \$200.00 PER LOT FOR STREET TREES.

PROPOSED SMALL AND LARGE EVERGREEN TREES ON ADJACENT PROPERTY, PERMITS AND PERMISSION FROM CHURCH TO BE OBTAINED PRIOR TO INSTALLATION.

2' TO 3' HIGH UNDULATING FREE FORM EARTHBERM, MAXIMUM 1 ON 3 SLOPE. LAWN AREAS TO RECEIVE IRRIGATION & SOD ON FINISH GRADES, PROVIDE POSITIVE DRAINAGE.

HATCHING DENOTES EXISTING TREE TO REMAIN

CORNER SIGHT DISTANCE (BIKE), OBSERVATION POINT/ SIGHT DISTANCE IS 140' BOTH DIRECTION @ 18' FROM EDGE OF SIDEWALK/PATHWAY.

CORNER SIGHT DISTANCE (AUTOMOBILE), OBSERVATION POINT/ SIGHT DISTANCE IS 280' BOTH DIRECTION @ 10' FROM EDGE OF GRAVEL ROAD. (GRAVEL RIDGE ROAD-2 LANE, @ 25 MPH)

5' PEDESTRIAN WALK

PROPOSED VEHICULAR GATE LOCATION WITH STONE PIER AND KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS. SEE SH1 LS-2 FOR DETAILS.

PROPOSED JUNIPER TO BE ALLOWED TO 'KNIT' TOGETHER AS A MASSING

DETENTION BASIN - SEE ENGINEERING PLANS FOR LOCATION, SIZE, SIDE SLOPES, WATER ELEVATION, TOP OF BANK AND DETAILS.

seal:



client:
Crestline Homes
2553 23 Mile Rd
Shelby Township, MI 48316
ph. (586) 822-3944

project:

BERKSHIRE

project location:
City of Rochester Hills,
Michigan
John R Road and Gravel
Ridge Road

sheet title:
**GENERAL PLANTING
PLAN**

job no./issue/revision date:
LS17.083.07 SPA 7-05-2017
LS17.083.08 SPA 8-01-2017
LS17.083.09 SPA 9-21-2017
LS17.083.11 SPA 11-29-2017
LS18.079.05 SPA 05-29-2018
LS18.079.06 SPA 06-11-2018

drawn by:
JP, CS

checked by:
FP, OG

date:
5-29-2018

notice:
Copyright © 2018
This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates.

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:

LS18.079.05

sheet no:

LS-1 of 2