

The Sanctuary at River's Edge

Planned Unit Development

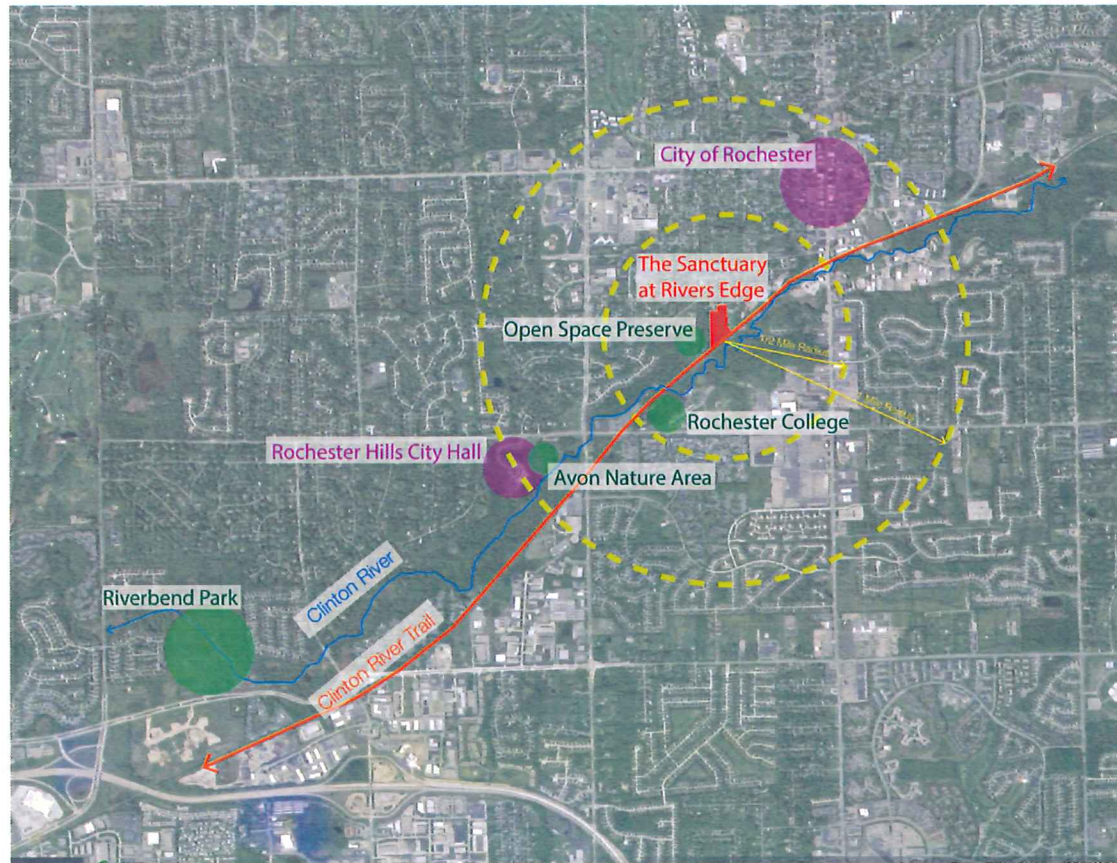
Submitted for PUD Review
 Rochester Hills,
 Oakland County,
 Michigan

SHEET INDEX

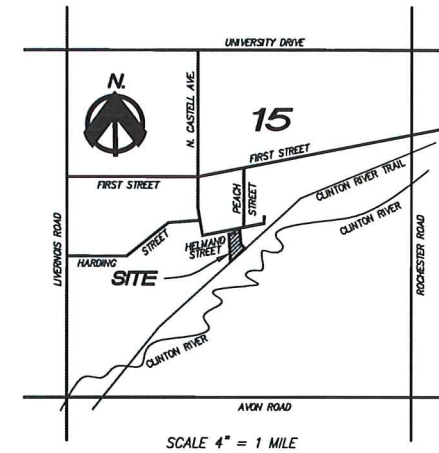
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LOCAL ASSET MAP



LOCATION MAP



LEGAL DESCRIPTION

THE EASTERLY 1/2 OF BLOCK 10 OF "C.O. RENSHAW ADDITION TO THE VILLAGE OF ROCHESTER" AS RECORDED IN LIBER 4 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, ALSO PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 15; THENCE S.02°46'56"W., 272.68 FT. ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING; THENCE N.87°16'43"E., 187.47 FT. ALONG THE SOUTH LINE OF SAID C.O. RENSHAW ADDITION; THENCE N.01°41'02"E., 91.49 FT. TO THE SOUTHERLY RIGHT OF WAY OF HELMAND STREET (50 FT. WIDE); THENCE N.84°13'10"E., 160.33 FT. ALONG THE SOUTHERLY LINE OF SAID HELMAND STREET; THENCE S.01°04'54"W., 471.29 FT.; THENCE S.39°45'17"E., 128.37 FT. TO A POINT ON THE NORTHWESTERLY LINE OF THE CLINTON RIVER TRAIL (FORMERLY THE GRAND TRUNK RAILROAD RIGHT OF WAY); THENCE S.50°14'43"W., 602.80 FT. ALONG THE CLINTON RIVER TRAIL; THENCE N.02°46'56"E., 839.87 FT. ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINING 6.163 ACRES OF LAND.

PROJECT

THE SANCTUARY AT RIVERS EDGE,
 ROCHESTER HILLS, OAKLAND COUNTY,
 MICHIGAN

CLIENT / APPLICANT

MJ RIDGEPOINTE, LLC.
 MARK GESUALE
 49587 COMPASS POINTE
 CHESTERFIELD TOWNSHIP, MICHIGAN 48047
 PHONE: (586) 421-5729

PROJECT LANDSCAPE

ARCHITECT/PLANNER
 DESIGTEAM PLUS, LLC.
 RALPH L. NUNEZ, RLA, CLARB, ASLA, GRP
 975 EAST MAPLE RD., SUITE 210
 BIRMINGHAM, MICHIGAN 48009
 PHONE: (248) 224-5933

PROJECT ENGINEER

APEX ENGINEERING GROUP INC.
 WILLIAM E. MOSHER IV, P.E.
 279 N. GLENGARRY ROAD
 BLOOMFIELD TOWNSHIP, MICHIGAN
 PHONE: (586) 876-3947

PROJECT ARCHITECT

TR DESIGN GROUP, LLC.
 JEFF ZIEGELBAUR, PRINCIPAL
 6001 N. ADAMS, SUITE 202
 BLOOMFIELD HILLS, MICHIGAN 48304
 PHONE: (248) 792-3256

ISSUED FOR

PUD CONCEPT REVIEW
 DATE: 5/15/14

CITY REFERENCE NUMBER

NUMBER: XXXXX

DesignTeam+

975 E. Maple Road, Suite 210
 Birmingham, Michigan 48009

P: 248. 559. 1000

info@desigteamplus.com

Client

MJ Ridgepoite, LLC,
 49587 Compass Poite
 Chesterfield Township, MI, 48047
 o: 586-421-5729
 FAX: 586-421-5742

Project

The Sanctuary
 at River's Edge
 Rochester Hills
 Oakland County
 Michigan

Designed/Drawn: RLJ/ BC

Checked/Approved: RLJ

Job # 30-2013

File

Date/Revision Issued For

5-15-2014 PUD CONCEPT REVIEW

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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Sheet

SP-1.0

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SANCTUARY AT RIVERS EDGE

Existing Zoning
Proposed Zoning

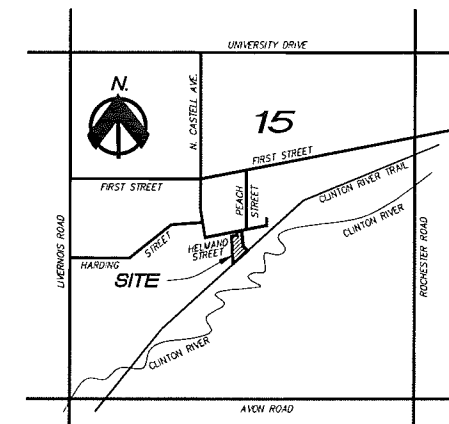
R.C.D.
P.U.D.

SITE AREA:
Gross Site Area
Private Drive
Net Site Area
Open Space

=6.16 Ac.
±0.88 Ac.
±5.28 Ac.
±1.54 Ac.

Total Units proposed
Density

=20 Units
=3.25 DU/AC



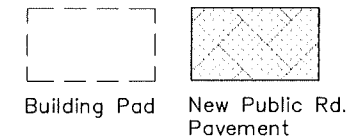
LOCATION MAP

SCALE 4" = 1 MILE

SETBACK DATA:

SETBACKS:	
Front Yard (MIN)	=20'
Side Yard One side 5' min, 10' second side	=15'
Rear Yard (MIN)	=30'
Rear Yard (Typical)	=35'
Building Pad	=45' x 65'
Building Height	=35'
Building Sq. Ft.	±2,500 - ±4,500

LEGEND



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49587 Compass Pointe
Chesterfield Township, MI, 48047
o: 586-421-5729
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Project: The Sanctuary at River's Edge
Rochester Hills
Oakland County
Michigan

Designed/Drawn: RLW/ BC
Checked/Approved: RLW
Job #: 30-2013
File

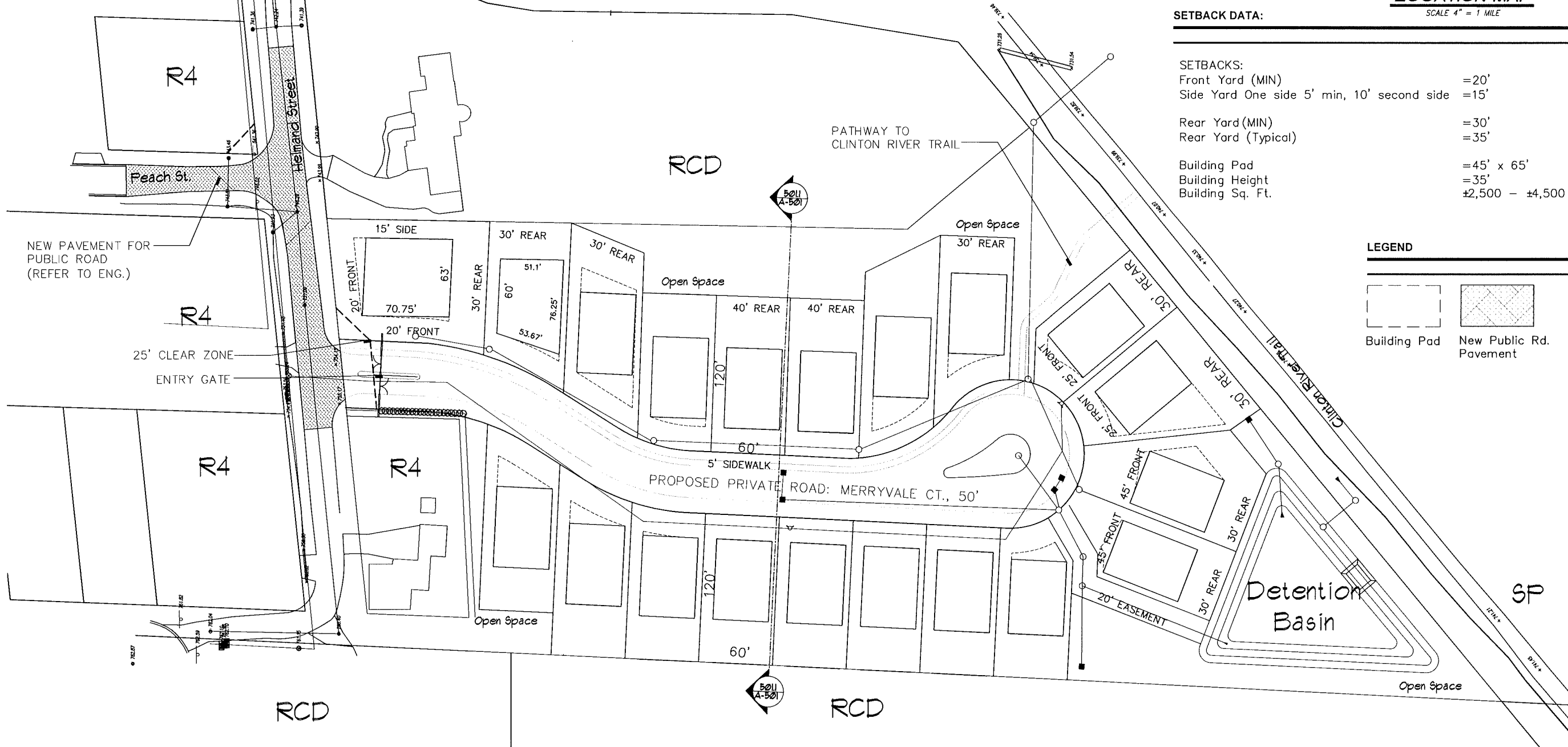
Date/Revisions Issued For

5-15-2014 PLAN CONCEPT REVIEW

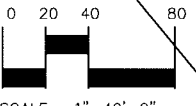
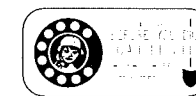
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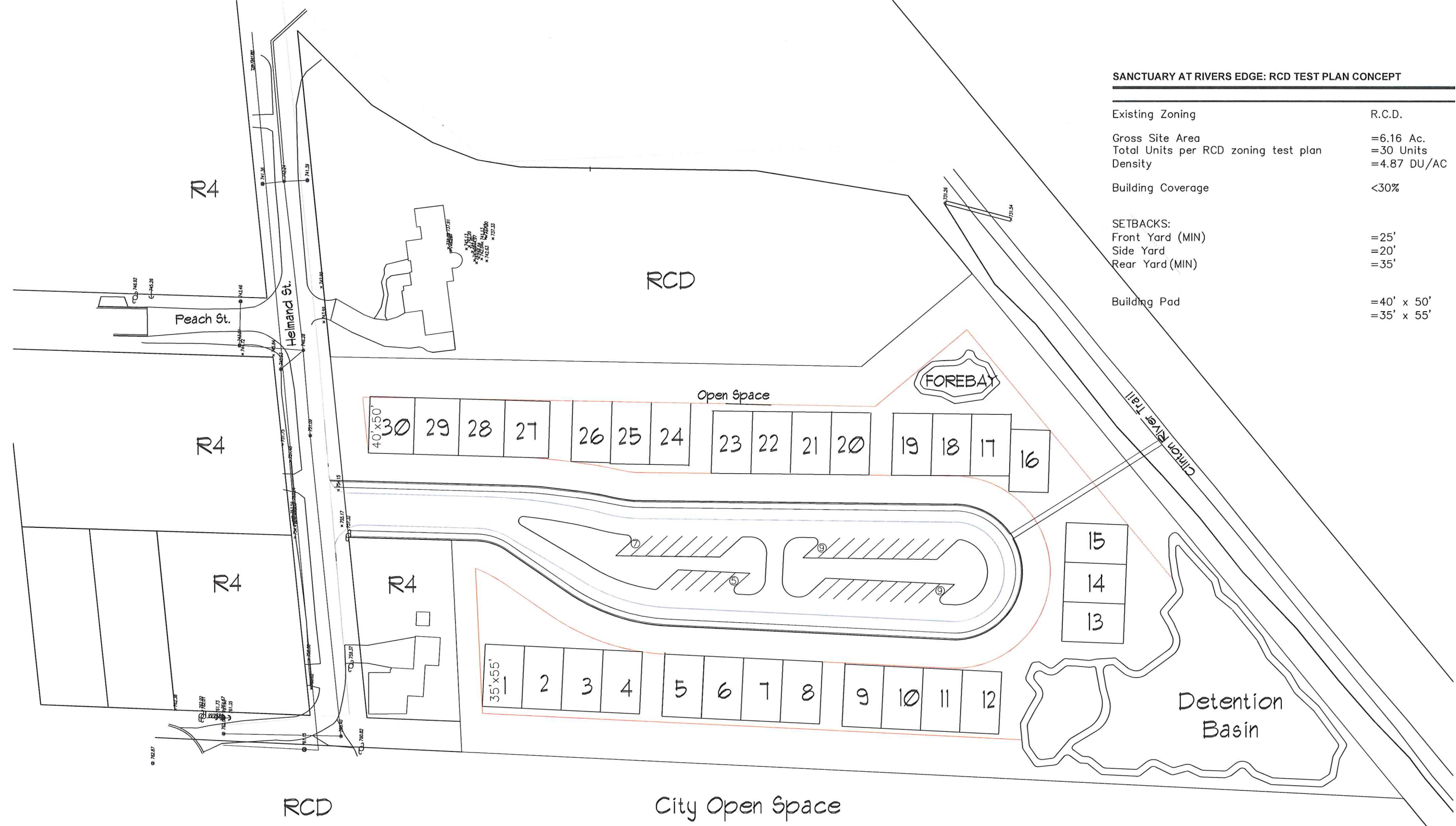
City Open Space



SCALE: 1"=40'-0"
Overall Site Plan

SANCTUARY AT RIVERS EDGE: RCD TEST PLAN CONCEPT

Existing Zoning	R.C.D.
Gross Site Area	=6.16 Ac.
Total Units per RCD zoning test plan	=30 Units
Density	=4.87 DU/AC
Building Coverage	<30%
SETBACKS:	
Front Yard (MIN)	=25'
Side Yard	=20'
Rear Yard (MIN)	=35'
Building Pad	=40' x 50' =35' x 55'

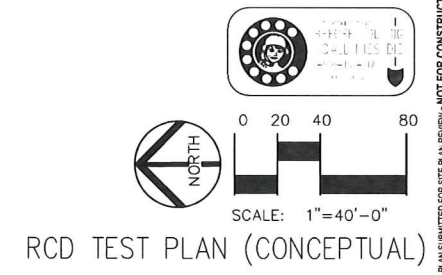


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Designed/Drawn: RLN/ BC
 Checked/Approved: RLN
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 Sheet



LEGEND

- EXISTING GRADE
EXISTING CONTOURS, 1' INTERVAL
EXISTING TREES
EXISTING ASPHALT PAVEMENT
PROP. ON-SITE ASPHALT PAVEMENT WITH INTEGRAL 4" MOUNTABLE CURB
PROPOSED DECORATIVE LIGHT POST (TYPICAL X 7)
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATERMAIN W/ TYPICAL GATE VALVE & WELL & STD. HYDRANT ASSEMBLY
PROPOSED CONCRETE WALKS
EXISTING TREES TO BE REMOVED
25' NO NATURAL FEATURES BUFFER

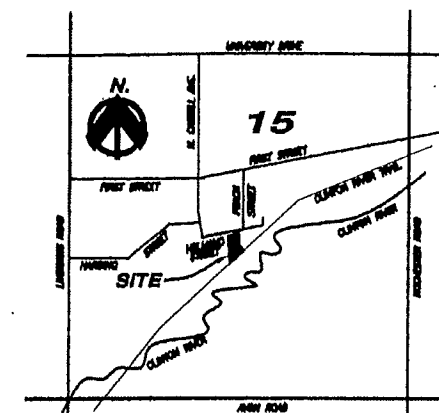
NORTH



SCALE: 1"=50'

EXISTING CONDITIONS PLAN

APPLICANT & OWNER:
MARK GESUALDE
SHADOW PINES L.L.C.
TECHNOLOGY DRIVE
SHELBY TWP, MI 48315
OWNERSHIP IS FEE SIMPLE.



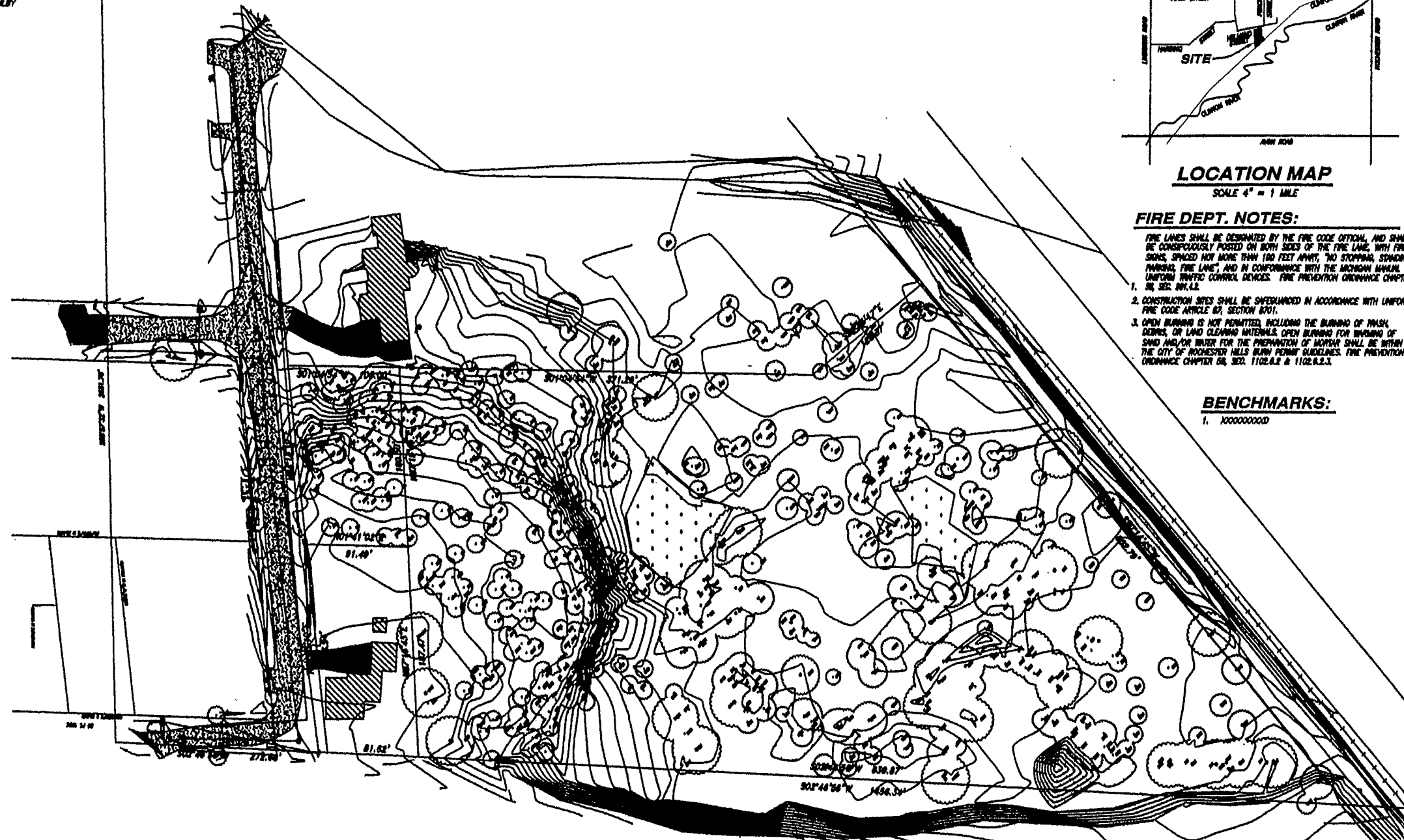
LOCATION MAP
SCALE 4" = 1 MILE

FIRE DEPT. NOTES:

- FIRE LINES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE SIGNS, SPACED FOR MORE THAN 100 FEET APART, NO STOPPING, STANDING, PARKING, FIRE LANE, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 04, SEC. 1102.02.
2. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701.
3. OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR BURNING OF SAND AND/OR BRICK FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 04, SEC. 1102.02 & 1102.03.

BENCHMARKS:

- 1. 1000000000



SOILS:

- SPRING LOAMY SAND (0 TO 3% SLOPE)
0"-8" DARK BROWN LOAMY SAND, 8"-20" PALE BROWN SAND,
20"-30" YELLOWISH-BROWN LOOSE SAND, MODERATELY RAPID PERMEABILITY, SLOW RUNOFF, LOW AVAILABLE MOISTURE CAPACITY, HOUGHTON AND ADAMS BRICKS
0"-30" BLACK BROWN FINE & RUBBED SHIPPIC MATERIAL.
TRETFOED LOAMY FINE SAND (0% TO 3% SLOPE)
0"-8" VERY DARK GRAYISH BROWN LOAMY FINE SAND; 8"-20" LIGHT YELLOWISH BROWN LOAMY FINE SAND; 20"-45" MOTTLED PALE BROWN FINE SAND AND DARK BROWN LOAMY SAND; 45"-90" LIGHT BROWNISH GRAY SAND. LOW SURFACE RUNOFF, MODERATELY RAPID PERMEABILITY.

SITE CRITERIA:

- SHELBY # 15-16-403-010
• EXISTING ZONING: RCD, RESIDENTIAL CLUSTER DEVELOPMENT
• ADJACENT ZONINGS: R-4, ONE-FAMILY RESIDENTIAL
• TOTAL AREA OF SITE: 6.18 AC.
• PROPOSED USE: SINGLE-FAMILY DETACH RESIDENTIAL, SITE CONDO
• LIGHT SUMMARY:
NUMBER OF UNITS PROPOSED: 18 RESIDENCES = 18 UNITS
ALLOWABLE NET DENSITY: (3.4 units/acre) x (6.18 ac.) = 21 units
PROPOSED NET DENSITY: 28 units = 2.84 units/acre
PROPOSED 45' X 45' BUILDING ENVELOPE
• WETLAND FILL SUMMARY: AREA NO. 1: 6134 S.F. AREA NO. 2: 6076 S.F. AREA NO. 3: 4811 S.F. 15,721 S.F. TOTAL FILL (0.36 AC.) IN THE PROCESS OF APPLYING FOR PERMIT
• WILL REQUEST A NATURAL FEATURES BUFFER MODIFICATION.

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 15, T.14N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- PROPOSED SETBACK SUMMARY: FRONT: 25' TO BACK OF CURB REAR: 30' SIDE: 20' MIN. BUILDING TO BUILDING
• UTILITY SUMMARY: WATER MAIN: CONNECT TO EXIST. MUNICIPAL WATERMAIN IN BELLWOOD STREET ROW. SANITARY SEWER: CONNECT TO EXIST. MUNICIPAL SANITARY SEWER IN SOUTH BLVD ROW. STORM SEWER: ENCLOSED PIPE TO ON-SITE DETENTION POND
• LANDSCAPING: REFER TO TREE REPLACEMENT & LANDSCAPING PLAN.
• LIGHTING: POLE MOUNTED LIGHT FIXTURES FOR SITE. REFER TO ARCHITECTURAL FOR EXTERIOR GARAGE COACH LAMP FIXTURE DETAILS.
• SIGNAGE: NOT PART OF THIS SUBMISSION.

CONTRACTOR'S NOTE

The location of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to comply therewith and preserve any and all underground utilities.
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities.
The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.



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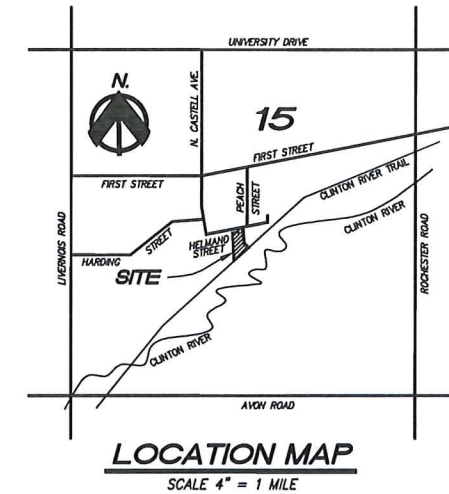
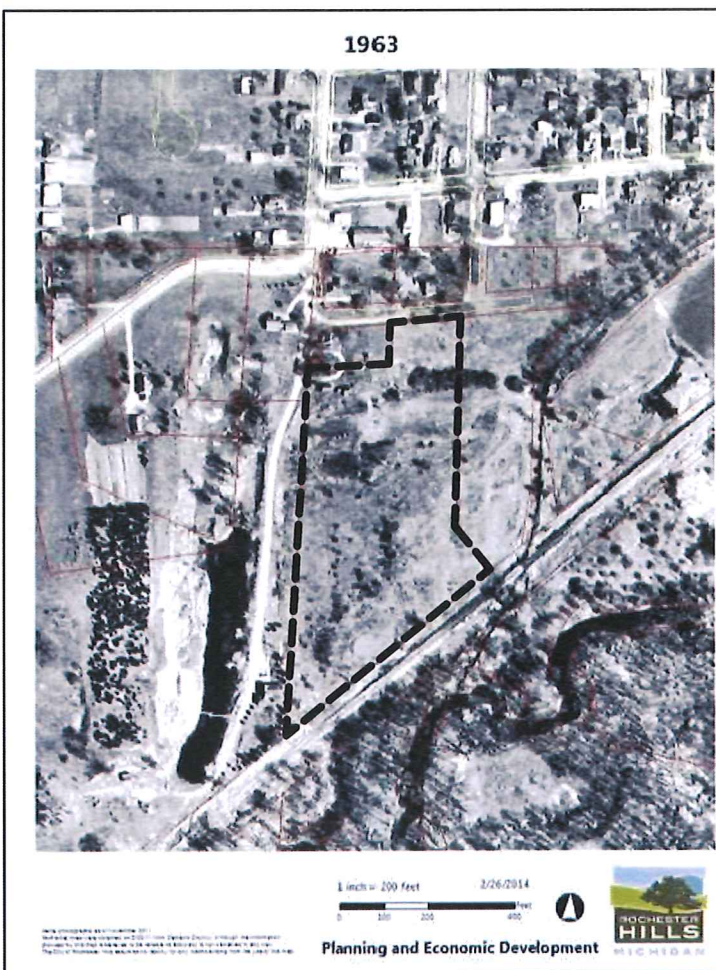
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info@designteamplus.com
Client: MJ Ridgepointe, LLC, 49587 Compass Pointe, Chesterfield Township, MI, 48047. o: 586-421-5729. f: 586-421-5742

Project: The Sanctuary at River's Edge, Rochester Hills, Oakland County, Michigan

Designed/Drawn: RLH/BC
Checked/Approved: RLH
Job #: 30-2013
File
Date/Revisions Issued For

Table with 2 columns: Date/Revisions, Issued For. Row 1: 5-15-2014, PID CONCEPT REVIEW

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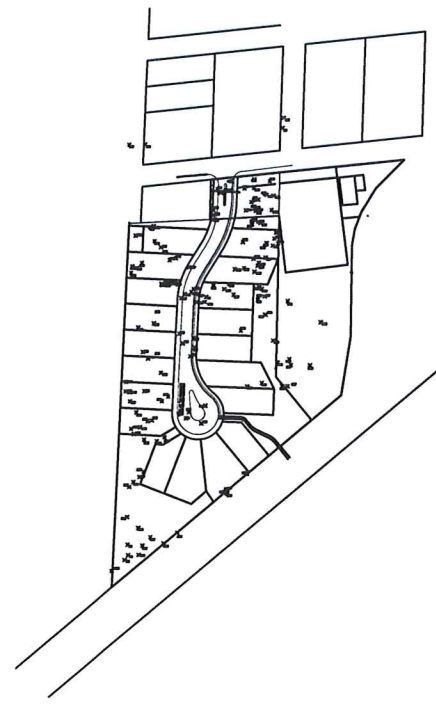
DesignTeam+
 Architecture Landscape Architecture
 Interior Design Urban Design

1 Woodland Coverage from 1963 – 1990



LOW QUALITY TREES ON SITE

NAME	QTY.
AMERICAN ELM	72
APPLE	2
ASPEN	43
BLACK CHERRY	48
BLACK WILLOW	1
BOXELDER	98
BUCKTHORN	1
COTTONWOOD	154
SHAGBARK HICKORY	1
SIBERIAN ELM	101
WEEPING WILLOW	1
WHITE ASH	2
WHITE MULBERRY	6
TOTAL	530



HIGH QUALITY TREES ON SITE

NAME	QTY.
BLACK WALNUT	14
BUR OAK	1
NORWAY MAPLE	3
RED MAPLE	11
RED OAK	4
SCOTCH PINE	5
SWAMP WHITE OAK	1
WHITE OAK	1
WHITE SPRUCE	3
TOTAL	43

2 Woodland Coverage in 2010

3 Pioneer Growth – Low Quality Trees

4 Pioneer Growth – High Quality Trees

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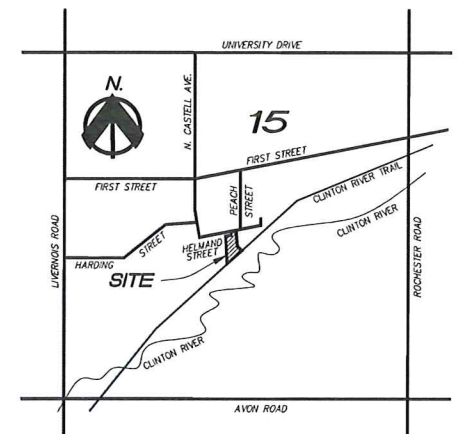
Project
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Designed/Drawn: RLM/ BC
Checked/Approved: RLM
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Date/Revisions Issued For
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Sheet
 SP-1.4



LOCATION MAP
 SCALE 4" = 1 MILE

TREE SURVEY

TOTAL # OF TAGGED TREES:	573
TOTAL # OF ASH TREES	2
TOTAL # OF POOR CONDITION TREES	95
TOTAL # OF OFFSITE TREES	25
TOTAL # OF TREES IN R.O.W.	
TOTAL # OF REGULATED TREES	X
TOTAL # OF REGULATED TREES	X
TOTAL # OF TREES TO BE SAVED	X
TOTAL # OF TREES TO BE REMOVED	X
TOTAL # OF REPLACEMENT TREE CREDITS REQUIRED	= X

***TOTAL TREE REPLACEMENT TO BE EQUAL OR GREATER THAN CITY REQUIREMENTS.**

ALL REPLACEMENT TREES TO BE PLANTED ON PROPERTY OWNED BY CLIENT.

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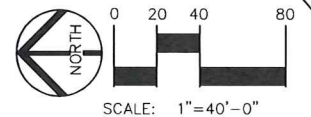
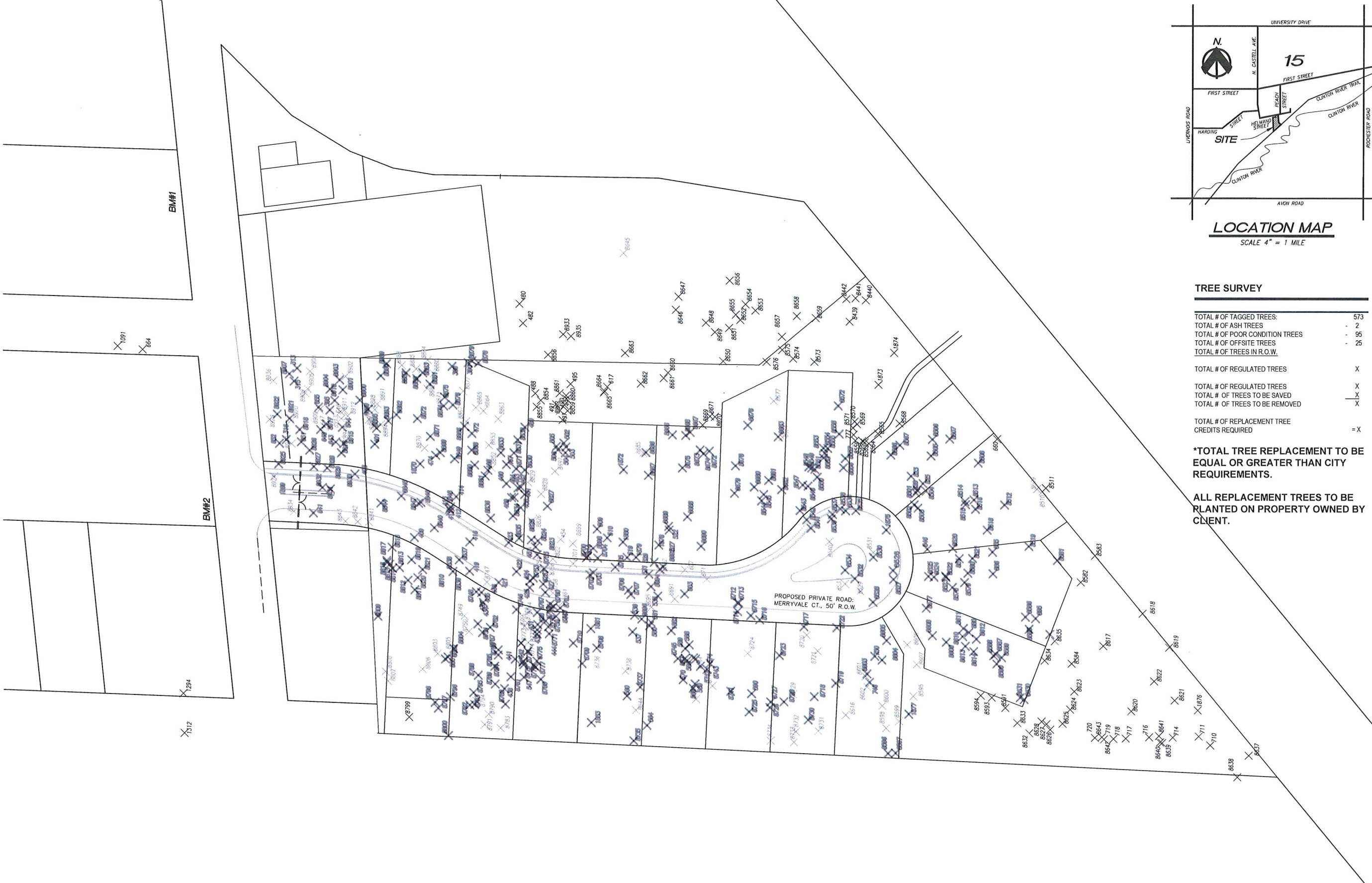
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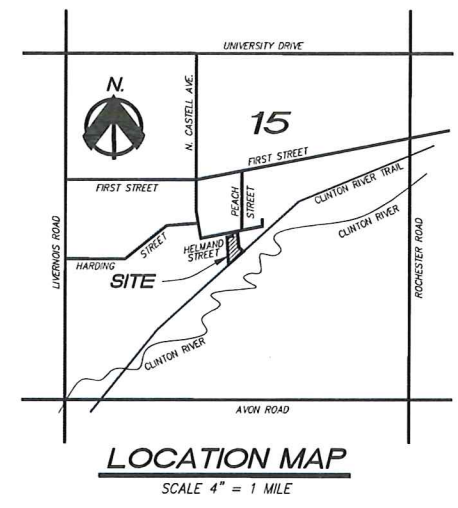
Sheet **SP-1.5**



SCALE: 1" = 40'-0"

Tree Survey

SP-1.5



LOCATION MAP SCALE 4" = 1 MILE

Tree Inventory Sanctuary at River's Edge Site S. of Hammond St. W. of Peach St. City of Rochester Hills, Michigan Updated April 26, 2014

By: Mike's Tree Services, Inc. 300 S. Maple, Royal Oak, Michigan ID # 3301045988

EX: This report was prepared in accordance with Michigan Act 207 of 2011, Health

* Health information using International System of Agricultural Phytosociology (ISAP)

(Cover sheet is a separate document at the end of this report)

Table with columns: Tree Tag #, D.B.H. in inches, Species Name (Common - Scientific), Health Condition, Crown Spread, Notes. Contains tree inventory data for trees 313 through 1871.

Table with columns: Tree Tag #, D.B.H. in inches, Species Name (Common - Scientific), Health Condition, Crown Spread, Notes. Contains tree inventory data for trees 1872 through 3511.

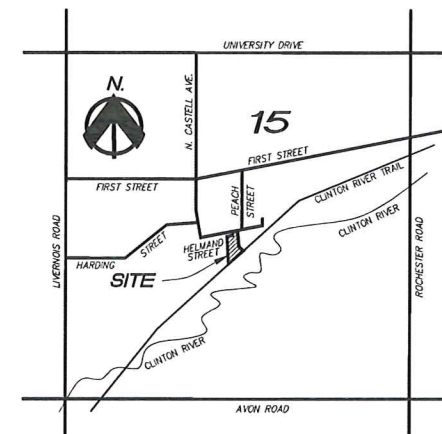
Table with columns: Tree Tag #, D.B.H. in inches, Species Name (Common - Scientific), Health Condition, Crown Spread, Notes. Contains tree inventory data for trees 3512 through 5301.

Table with columns: Tree Tag #, D.B.H. in inches, Species Name (Common - Scientific), Health Condition, Crown Spread, Notes. Contains tree inventory data for trees 5302 through 8101.

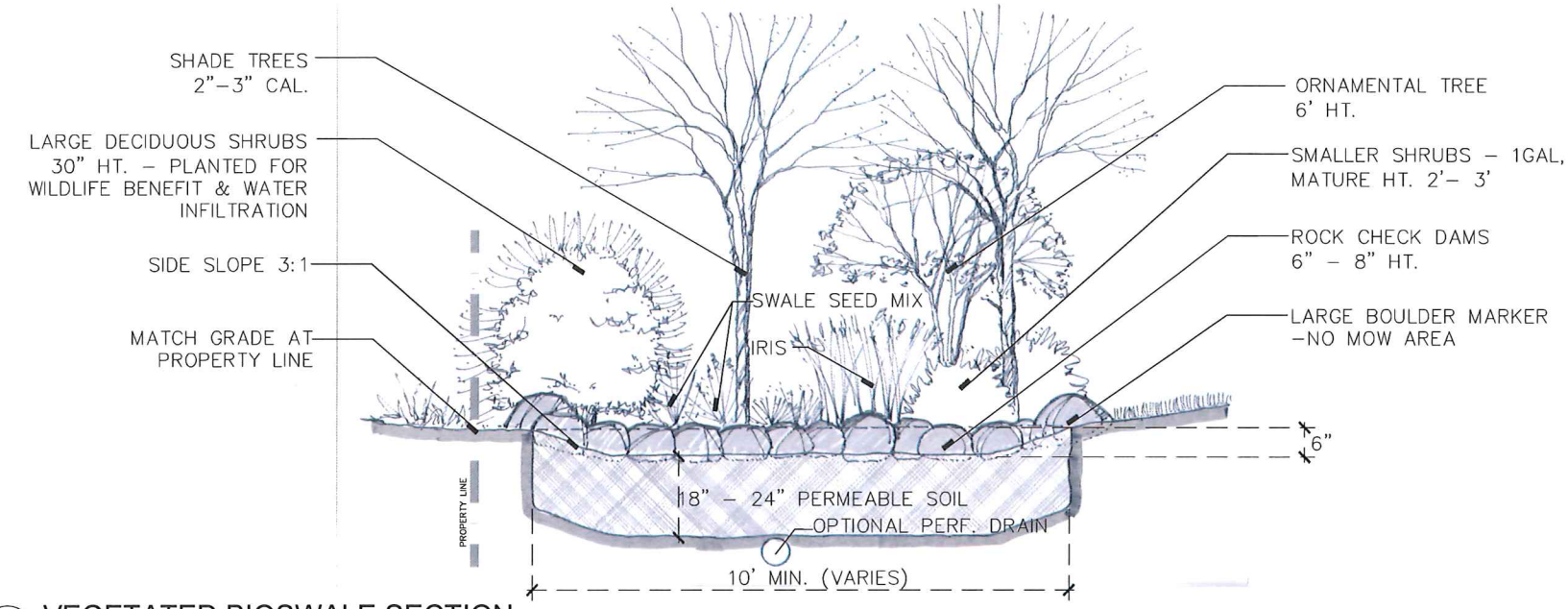
Table with columns: Tree Tag #, D.B.H. in inches, Species Name (Common - Scientific), Health Condition, Crown Spread, Notes. Contains tree inventory data for trees 8102 through 10901.

Table with columns: Species, Good, Fair, Poor, Very Poor, Dead, Totals, %. Summary statistics for tree inventory.

Tree Inventory Summary Sanctuary at River's Edge Site S. of Hammond St. W. of Peach St. City of Rochester Hills, Michigan Updated April 26, 2014



LOCATION MAP
 SCALE 4" = 1 MILE



VEGETATED BIOSWALE SECTION

SCALE: 1" = 20'-0"

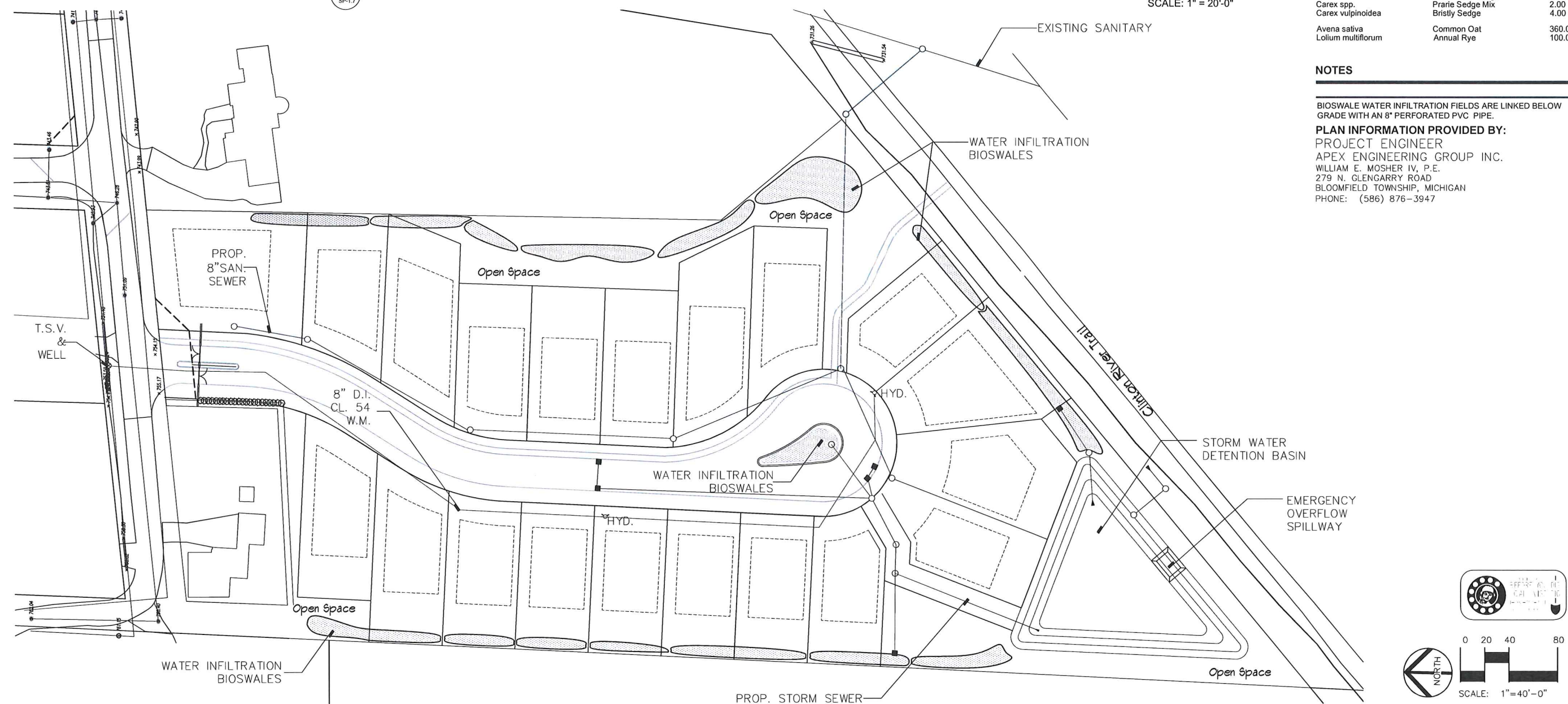
BIOSWALE SEED MIX

BOTANICAL NAME	COMMON NAME	OZ. PER ACRE
Carex comosa	Bristly Sedge	2.00
Carex cristatella	Crested Oval Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.50
Carex spp.	Prarie Sedge Mix	2.00
Carex vulpinoidea	Bristly Sedge	4.00
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00

NOTES

BIOSWALE WATER INFILTRATION FIELDS ARE LINKED BELOW GRADE WITH AN 8" PERFORATED PVC PIPE.

PLAN INFORMATION PROVIDED BY:
 PROJECT ENGINEER
 APEX ENGINEERING GROUP INC.
 WILLIAM E. MOSHER IV, P.E.
 279 N. GLENGARRY ROAD
 BLOOMFIELD TOWNSHIP, MICHIGAN
 PHONE: (586) 876-3947



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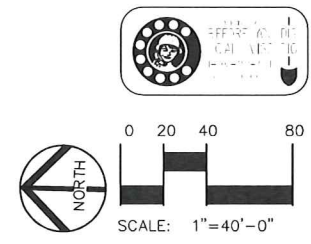
Project
**The Sanctuary
 at River's Edge**
 Rochester Hills
 Oakland County
 Michigan

Designed/Drawn: RLH/ BC
 Checked/Approved: RLH
 Job #: 30-2013
 File

Date/Revisions Issued For
 5-15-2014 PUD CONCEPT REVIEW

Date/Revisions	Issued For

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 Sheet



TYPICAL GRASSES & GRASS LIKE PLANTS

BOTANICAL / COMMON NAME

- Anropogon gerardii / Big Bluestem
- Carex sp. / Sedge
- Carex pennsylvanica / Pennsylvania Sedge
- Carex vulpinoidea / Fox Sedge
- Miscanthus sinensis / Japanese Silver Grass
- Schizachyrium scoparium / Little Bluestem
- Sporobolus heterolepis / Prairie Dropseed

TYPICAL PERENNIALS PLANTINGS

BOTANICAL / COMMON NAME

- Acorus calamus / Sweet Flag
- Aster novae-angliae / New England Aster
- Echinacea purpurea / Purple Coneflower
- Fragaria x 'Lipstick' / Lipstick Strawberry
- Iris pseudacorus / Yellow Flag Iris
- Iris versicolor / Blue Flag Iris
- Lobelia cardinalis / Cardinal Flower
- Rudbeckia fulgida var. fulgida / Black-eyed Susan

TYPICAL SHRUB PLANTINGS

BOTANICAL / COMMON NAME

- Aronia arbutifolia / Chokeberry
- Cephalanthus occidentalis / Buttonbush
- Clethra alnifolia / Summersweet
- Cornus sericea / Red Twig Dogwood
- Physocarpus opulifolius / Ninebark
- Rhus aromatica 'Grow Low' / Grow Low Fragrant Sumac
- Viburnum lentago / Nannyberry
- Viburnum trilobum / American Cranberrybush

TYPICAL SHADE TREE PLANTINGS

BOTANICAL / COMMON NAME

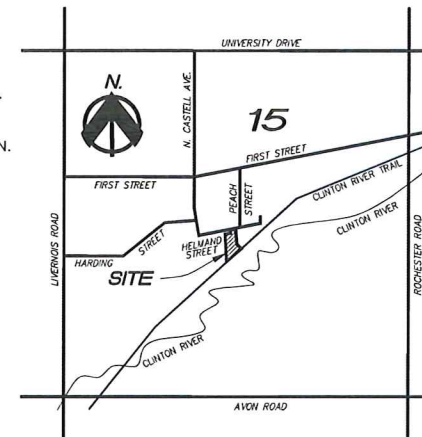
- Acer x freemanii / Freeman Maple
- Acer Rubrum 'Franksred'
- Betula nigra / River Birch
- Celtis occidentalis / Common Hackberry
- Cercis canadensis / Eastern Redbud
- Gleditsia triacanthos inermis / Thornless Honeylocust
- Liquidambar styraciflua / American Sweetgum
- Nyssa sylvatica / Black Tupelo
- Platanus x acerifolia / London Planetree
- Quercus bicolor / Swamp White Oak
- Quercus imbricaria / Shingle Oak
- Quercus macrocarpa / Bur Oak
- Quercus palustris / Pin Oak
- Taxodium distichum / Bald Cypress
- Tilia americana / Basswood
- Ulmus 'Princeton' / American Elm

NOTES

- LOW QUALITY TREES WILL BE REMOVED FOR SITE GRADING.
- TREES TO BE REPLACED WITH HIGH QUALITY TREES TO PROVIDE A A BIO DIVERSITY A BIO DIVERSITY OF VEGETATION.
- PLANTINGS WILL EQUAL OR WILL EXCEED THE AMOUNT OF TREES REMOVED.
- BIOSWALES PROPOSED TO INCREASE STORMWATER INFILTRATION AND IMPROVE WATER QUALITY.

REPLACEMENT TREE CREDIT TABLE

Tree Type and Size	Replacement Credits
2" Caliper Shade Tree	1 Credit
2.5" Caliper Shade Tree	1.5 Credits
3" Caliper Shade Tree	2 Credits
4" Caliper Shade Tree	3 Credits
6" Caliper Shade Tree	4 Credits
8' Evergreen Trees	1 Credit
9' Evergreen Trees	1.5 Credits
10' Evergreen Trees	2 Credits
12' Evergreen Trees	3 Credits
14' Evergreen Trees	4 Credits



LOCATION MAP
SCALE 4" = 1 MILE

LEGEND

- STREET TREE - 3" CALIPER
- EVERGREEN TREE - 10' HT.
- EVERGREEN TREE - 10' HT.
- NARROW EVERGREEN 8' - 10' HT.
- DECIDUOUS TREE 2" - 3" CALIPER
- ORNAMENTAL TREE 6' HT.
- BIOSWALE



City Open Space



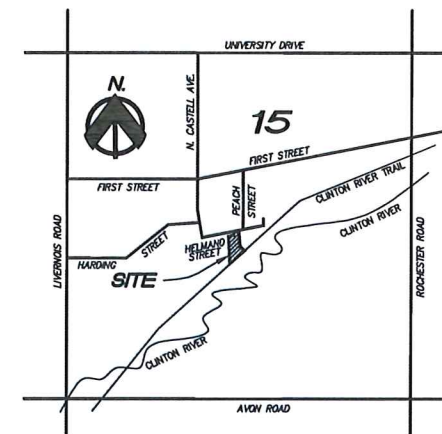
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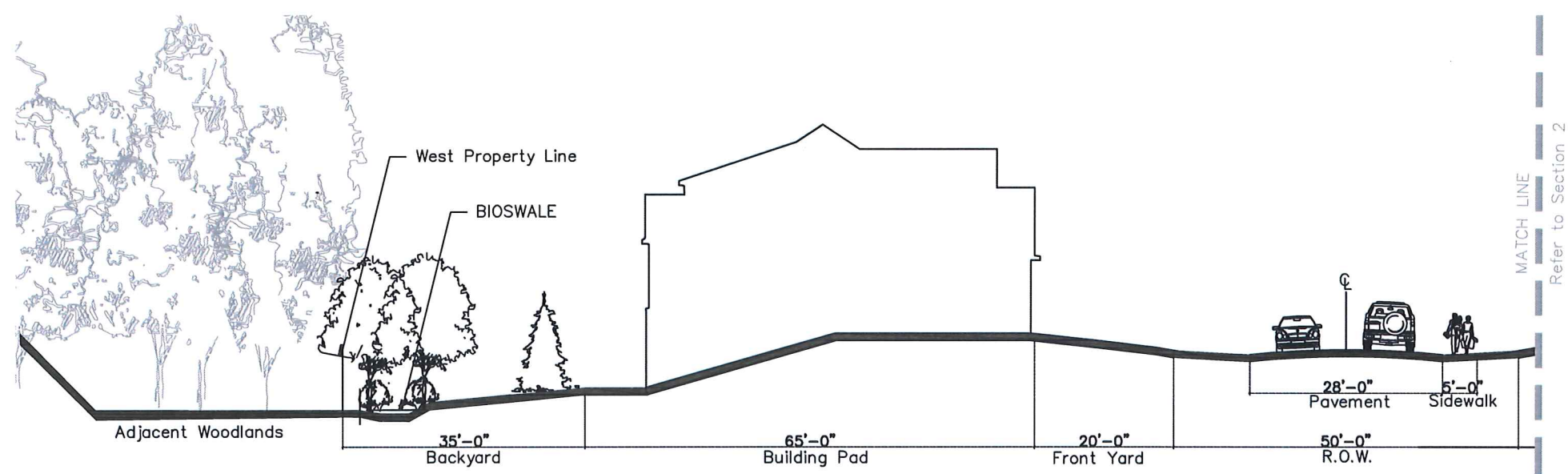
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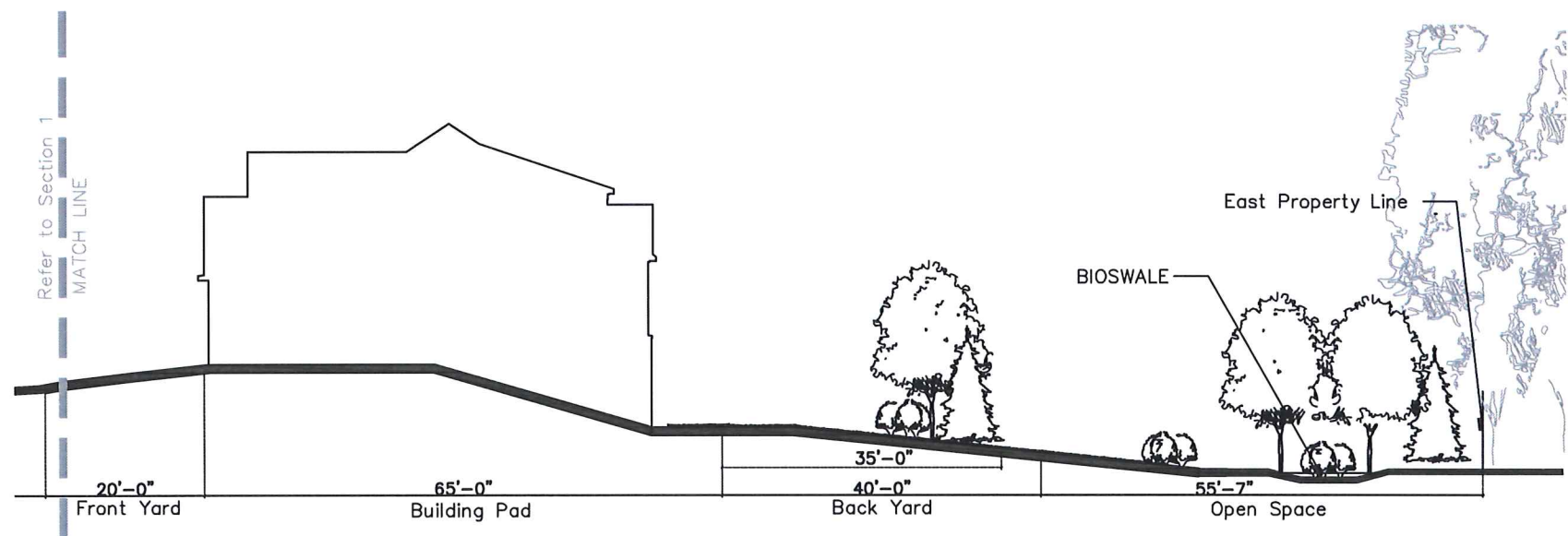
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LOCATION MAP
SCALE 4" = 1 MILE



SITE SECTION
SCALE: 1" = 10'-0"



SITE SECTION
SCALE: 1" = 10'-0"

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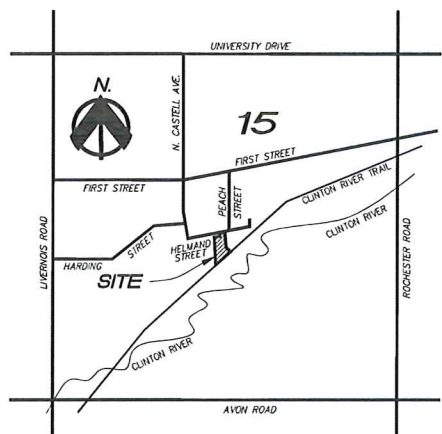
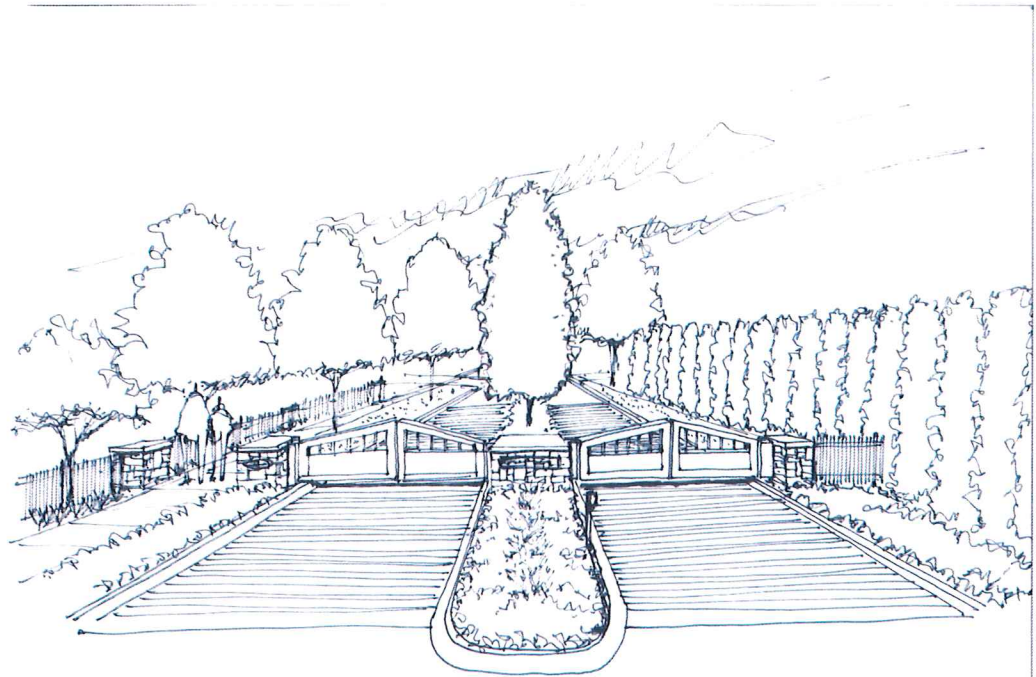
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Designed/Drawn:	RLM/ BC
Checked/Approved:	RLM
Job #	30-2013
Date/Revisions	Issued For
8-15-2014	PLD CONCEPT REVIEW



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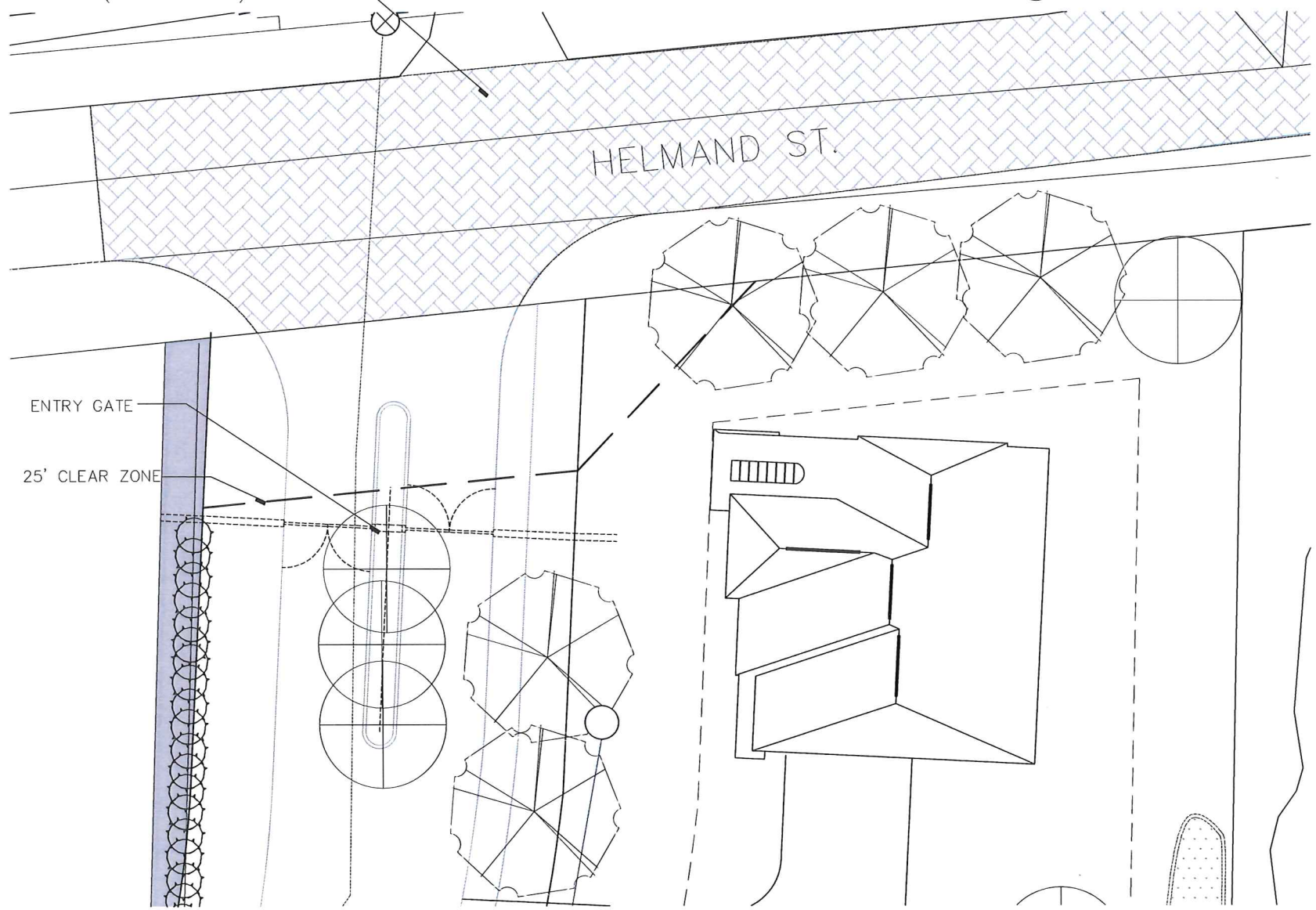
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LOCATION MAP
SCALE 4" = 1 MILE

NEW PAVEMENT FOR PUBLIC ROAD
(REFER TO ENG.)

○ ENTRY CONCEPT
N.T.S.



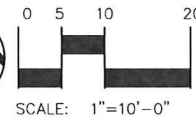
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SCALE: 1"=10'-0"

Entrance Landscape Plan

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CITY GENERAL NOTES

1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN IN A NORTHERN CLIMATE; HARDY TO THE CLIMATE OF MICHIGAN; APPROPRIATE FOR THE SOIL; CLIMATIC AND ENVIRONMENTAL CONDITIONS; AND RESISTANT TO DISEASE AND INSECT ATTACK.
4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS.
5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF THIS ARTICLE.
6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SODDED OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION. SOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
7. A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS. ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.
8. LIVE GROUNDCOVERS SUCH AS MYRTLE, BLUE RUG JUNIPERS, BAL TIC IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
9. PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.
10. DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY.
11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT.
12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING. SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

RESPONSIBILITY NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPILL PILE.
4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
5. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGINNING AFTER APPROVAL BY THE CITY OF ROCHESTER HILLS' 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 OF ROCHESTER HILLS' LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.

MAINTENANCE NOTES

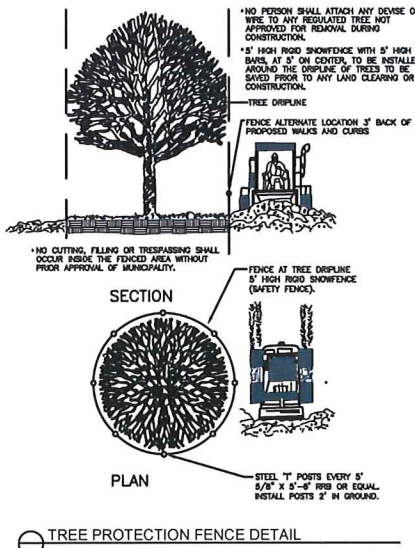
1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.

LANDSCAPING NOTES

1. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING 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 POSSIBLY REPLACE ANY SUCH TREES.
2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W.. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.
4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.
7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
8. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

TREE PROTECTION NOTES

1. THE TREE PROTECTION FENCING (TPF) SHALL BE ERRECTED 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 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.
2. 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 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.
3. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE CITY OF ROCHESTER HILLS 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.
4. A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS 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.
5. 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 MATERIALS, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OF TREES DESIGNATED FOR PRESERVATION.
6. 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.
7. DURING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DEVICE OR WIRE/CABLE/CORD/ROPE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED.
8. ALL UTILITY SERVICE REQUEST MUST INCLUDED NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF.
9. 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.
10. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT ENTIRE PERIOD REQUIRED, THE REPLACEMENT OF THAT TREE WILL BE REQUIRED ON AND INCH FOR INCH BASIS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
11. REGULATED TREES LOCATED OFF-SITE ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED HERE IN.
12. 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.

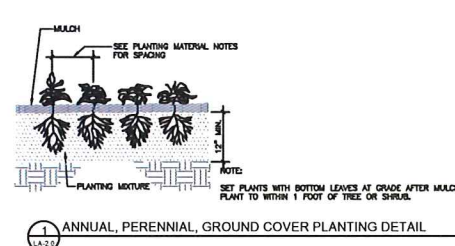
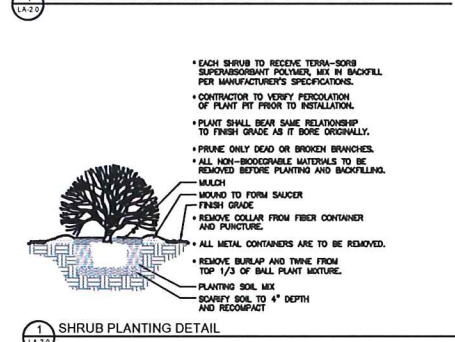
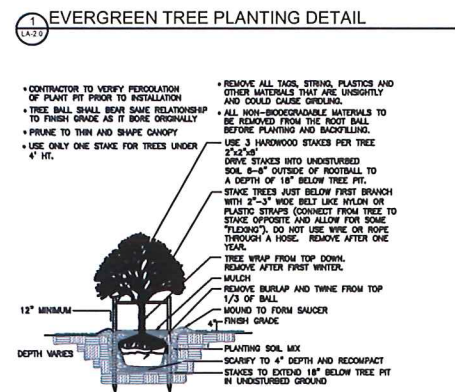
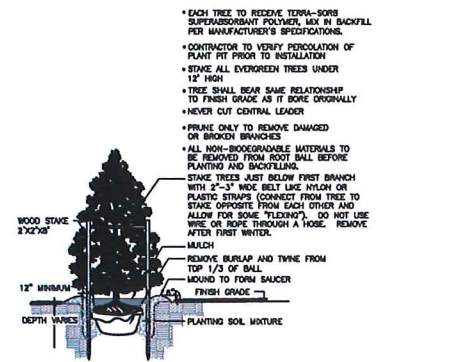
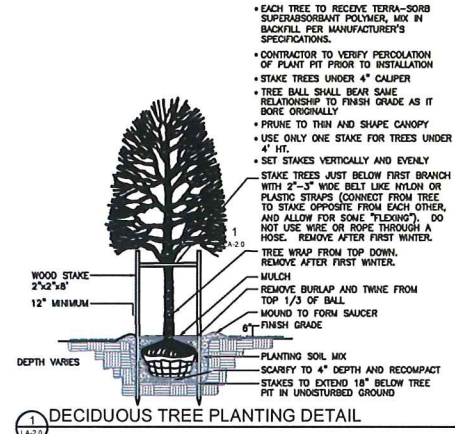


IMPORTANT

ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. IF ANY REGULATED TREES ARE DAMAGED ON THE ADJACENT PROPERTIES THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNERS PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR THE BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION CALL THE CITY'S PLANNING DEPARTMENT 248-646-4660.

PLANTING NOTES:

1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.
3. SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH. SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS, ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.
4. EDGING SHALL BE A SHOVEL EDGE.
5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).
6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.
8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.
11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.
12. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
17. ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
 - A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
 - B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP F CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTling UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
19. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.





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PROPOSED ELEVATIONS A-1