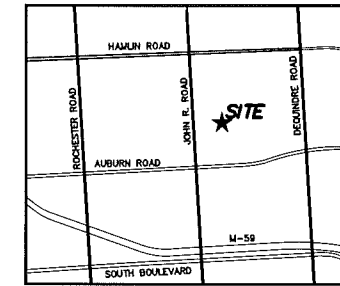


# HOLY FAMILY REGIONAL SCHOOLS RECREATION AREA

A PART OF SECTION 25 T-03-N, R-11-E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



LOCATION MAP  
NTS

**giffels webster**

Engineers  
Surveyors  
Planners  
Landscape Architects  
Environmental Specialists

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Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5088  
www.giffelswebster.com

**OWNER/APPLICANT**

HOLY FAMILY REGIONAL SCHOOLS / ARCHDIOCESE OF DETROIT  
AUTHORIZED REPRESENTATIVE : MR. TONY GALLO  
2633 JOHN R. ROAD  
ROCHESTER HILLS, MI 48307  
(248) 299-3798

**ENGINEER**

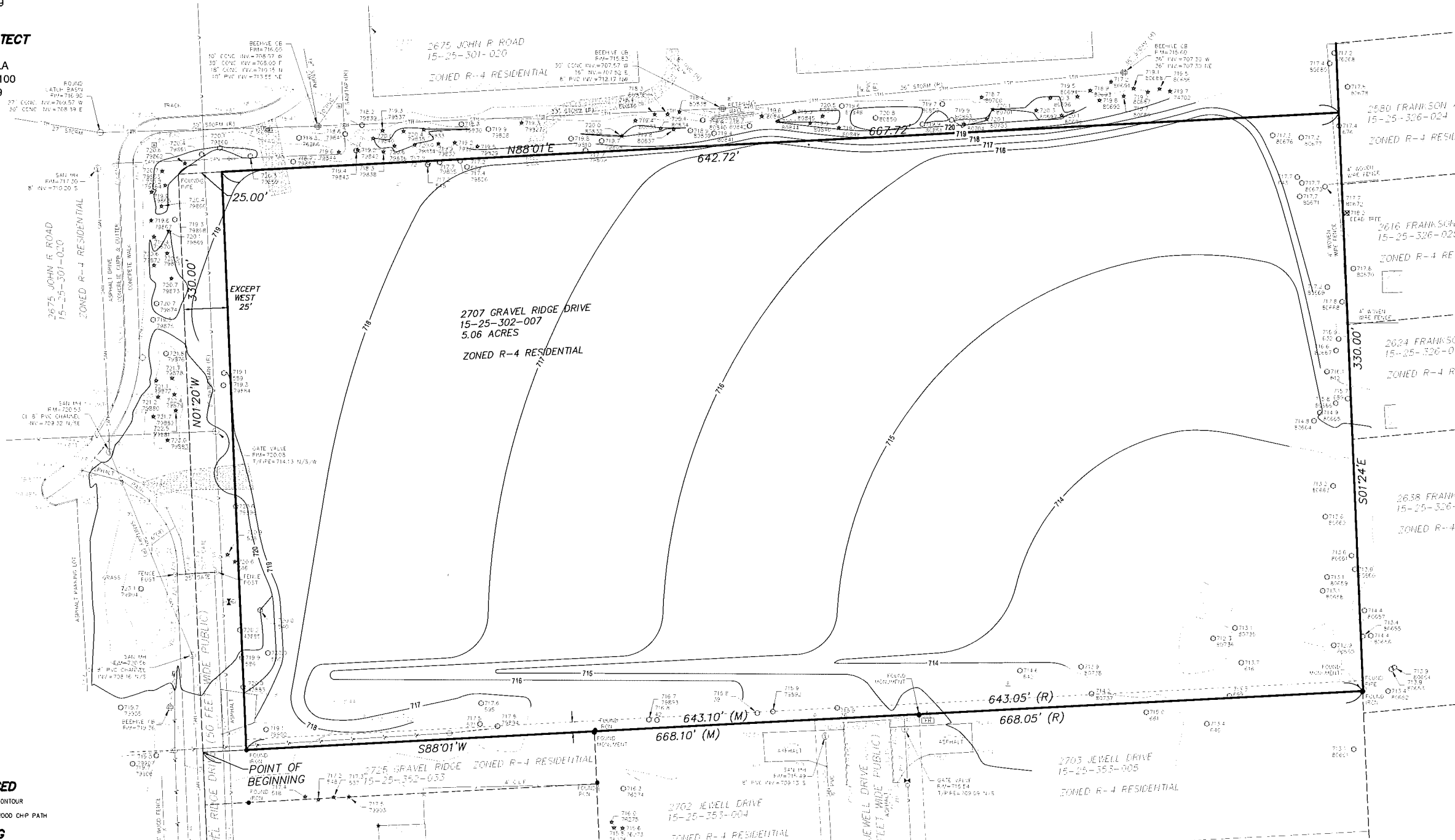
GIFFELS WEBSTER  
MR. ANDY WAKELAND, PE  
1025 E. MAPLE, SUITE 100  
BIRMINGHAM, MI 48009  
(248) 852-3100

**LANDSCAPE ARCHITECT**

GIFFELS WEBSTER  
MR. MARK HANSEN, RLA  
1025 E. MAPLE, SUITE 100  
BIRMINGHAM, MI 48009  
(248) 852-3100

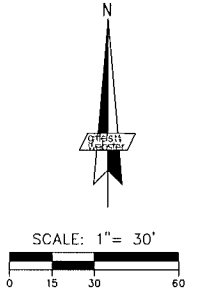
**SHEET INDEX**

- 01 SITE PLAN & GRADING SHEET
- 02 TOPOGRAPHIC SURVEY
- 03 TREE SURVEY & DEMOLITION PLAN
- 04 TREE INVENTORY
- 05 TREE INVENTORY & DETAILS
- 06 LANDSCAPE PLAN
- 07 LANDSCAPE DETAILS



Executive:	M.P.
Manager:	A.W.
Designer:	A.W./N.P.
Quality Control:	M.P.
Section:	25
T-03-N R-11-E	

Professional Seal



DATE	ISSUE
06/22/2016	OWNER REVIEW
06/24/2016	SITE PLAN SUBMITTAL
07/29/2016	OWNER REVIEW
08/30/2016	RESUBMITTAL
09/13/2016	PLAT/211G COMMSSION

Developed For:  
HOLY FAMILY REGIONAL SCHOOLS / ARCHDIOCESE OF DETROIT  
2633 JOHN R. ROAD  
ROCHESTER HILLS, MI 48307  
248-299-3798

**SITE PLAN & GRADING SHEET**

HOLY FAMILY REGIONAL SCHOOLS - RECREATION AREA  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY  
MICHIGAN

Date:	06.01.2016
Scale:	1"=30'
Sheet:	SP01
Project:	19031.00

**LEGEND - PROPOSED**

- PR. CONTOUR
- PR. WOOD CHIP PATH

**LEGEND - EXISTING**

- EX PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- WISC. BRICK
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ELECTRIC OVERHEAD
- SAN. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- STORM MH
- CATCH BASIN
- BEEHIVE CB
- GAS VALVE
- TELE. RISER
- MANHOLE
- SEN
- PROT. POST/GUARD POST
- GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- EXISTING ELEVATION
- FENCE POST
- BENCHMARK
- FOUND PIPE
- FOUND MCH.

**FIRE DEPARTMENT NOTES**

- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH FC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES

**GENERAL NOTES**

- THERE ARE NO REGULATED WETLAND AREAS ON SITE.
- STORM WATER IS INTENDED TO FOLLOW THE EXISTING DRAINAGE PATTERN ON SITE.
- IMPERVIOUS AREA ON SITE IS BEING REDUCED BY REMOVING OF THE CURRENT RESIDENTIAL HOME AND GARAGE.
- AS A PART OF TREE REMOVAL THE SITE WILL BE CLEANED FROM EXISTING CONSTRUCTION DEBRIS AND RUBBISH
- PROPOSED GROUND COVER TO BE SEEDED GRASS FOR ALL DISTURBED AREAS
- ALL ACCESS TO SITE TO UTILIZE EXISTING ENTRANCES FROM JOHN R ROAD.
- ALL PARKING ASSOCIATED WITH PROPOSED SITE IMPROVEMENTS TO BE ACCOMMODATED WITHIN EXISTING CHURCH AND SCHOOL PARKING LOTS (CURRENTLY A TOTAL OF 457 STRIPED SPACES ON SITE)
- NO PORTABLE TOILETS ARE PLANNED FOR THIS RECREATIONAL AREA
- ALL TRASH SERVICE FOR THE PROPOSED RECREATION AREA WILL BE ACCOMMODATED THROUGH THE SCHOOL VIA TEMPORARY TRASH CANS AND EXISTING DUMPSTER.

**ZONING INFORMATION**

EXISTING ZONING: R-4 RESIDENTIAL  
EXISTING USE: SINGLE FAMILY RESIDENCE  
  
PROPOSED ZONING: NO CHANGE  
PROPOSED USE: RECREATION AREA FOR HOLY FAMILY REGIONAL SCHOOLS

**CITY FILE NO. 16-011  
NOT FOR CONSTRUCTION**

16191901001001: HFRS Recreation Area/SP01: Site Plan & Grading Sheet.dwg

**LEGEND - EXISTING**

- |   |   |   |  |
|---|---|---|--|
| <ul style="list-style-type: none"> <li>— E/ PAVEMENT</li> <li>— C/ CURB</li> <li>— CL ROAD</li> <li>— CL DITCH/STREAM</li> <li>— E/ WALK</li> <li>— MISC. LINE</li> <li>— FENCE</li> <li>— GUARD RAIL</li> <li>— WALL</li> <li>— BLDG. LINE</li> <li>— OVERHEAD WRES</li> <li>— RAILING</li> <li>— OVERHANG LINE</li> <li>— T/ BANK</li> <li>— B/ BANK</li> <li>— CL DITCH/STREAM</li> <li>— WATER EDGE</li> <li>— WEITLAND LINE</li> <li>— STORM LINE</li> <li>— SAN. LINE</li> <li>— W</li> <li>— WATER LINE</li> <li>— GAS</li> <li>— UG ELEC. LINE</li> <li>— UG TELE. LINE</li> <li>— UG CABLE TV LINE</li> <li>— SECTION LINE</li> <li>— ELECTRIC OVERHEAD</li> <li>— TELEPHONE OVERHEAD</li> </ul> | <ul style="list-style-type: none"> <li>○ SAN. MH</li> <li>○ C.C. SAN. CLEAN OUT</li> <li>○ SAN. RISER</li> <li>○ COMB. MH</li> <li>○ GATE VALVE</li> <li>○ HYDRANT</li> <li>○ WATER VALVE</li> <li>○ GUARD RAIL</li> <li>○ WELL HEAD</li> <li>○ STORM MH</li> <li>○ CATCH BASIN</li> <li>○ BEEHIVE CB</li> <li>○ CULVERT E.S.</li> <li>○ O.C. STORM CLEAN OUT</li> <li>○ ROUND CB</li> <li>○ LIGHT POLE</li> <li>○ UTILITY POLE</li> <li>○ STORM LINE</li> <li>○ SAN. LINE</li> <li>○ WATER LINE</li> <li>○ GAS</li> <li>○ UG ELEC. LINE</li> <li>○ UG TELE. LINE</li> <li>○ UG CABLE TV LINE</li> <li>○ SECTION LINE</li> <li>○ ELECTRIC OVERHEAD</li> <li>○ TELEPHONE OVERHEAD</li> </ul> | <ul style="list-style-type: none"> <li>○ EXISTING ELEVATION</li> <li>★ MISC. TOPD. SHOT</li> <li>▲ SURVEY CONTROL POINT</li> <li>● FOUND IRON</li> <li>✱ FOUND NAIL</li> <li>✱ F. CUT CROSS</li> <li>✱ SECTION COR.</li> <li>○ FENCE POST</li> <li>✱ BENCHMARK</li> <li>○ SIGN</li> <li>○ PROF. POST/GUARD POST</li> <li>○ GUY</li> <li>○ DECIDUOUS TREE</li> <li>✱ CONIFEROUS TREE</li> <li>✱ DEAD TREE</li> <li>✱ UTILITY FLAG</li> <li>★ BLDG. CORNER (FIELD LOCATED)</li> <li>✱ ELEC. TRANS.</li> <li>✱ WETLAND FLAG</li> <li>✱ RESIDENTIAL MAILBOX</li> <li>✱ TRAFFIC CONTROL BOX</li> </ul> | <ul style="list-style-type: none"> <li>ASPH. ASPHALT</li> <li>CONC. CONCRETE</li> <li>A.C. AIR CONDITIONER</li> <li>D.P. GAR POST</li> <li>C.L.F. CHAIN-LINK FENCE</li> <li>D.L. DOOR LEDGE</li> <li>F.F. FINISHED FLOOR</li> <li>S.I. SET IRON</li> <li>F.I.P. FOUND IRON PIPE</li> <li>R. RECKRD</li> <li>M. MEASURED</li> <li>S.N. SET NAIL</li> <li>F.M. FOUND MONUMENT</li> <li>CWP CORRODED METAL PIPE</li> <li>S.N. SET NAIL</li> <li>RCP REINFORCED CONCRETE PIPE</li> </ul> |
|---|---|---|--|

**BENCH MARK DATA**

(NGVD 29) DATUM  
 SITE BENCH MARK NO. 1  
 ARROW ON HYDRANT ON THE EAST SIDE OF  
 GRAVEL RIDGE DRIVE AT HOUSE NO. 2707.  
 ELEVATION=723.07'  
 SITE BENCH MARK NO. 2  
 SOUTHEAST BOLT ON LIGHT POLE BASE,  
 +/- 104 FEET SOUTH AND +/- 50 FEET  
 WEST OF THE NORTHWEST CORNER OF THE  
 SUBJECT PROPERTY.  
 ELEVATION=719.25'

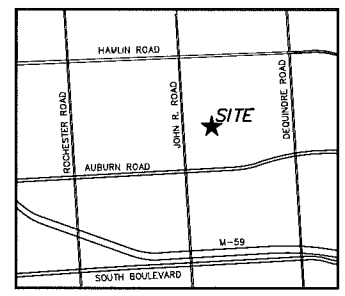
**UTILITY STATEMENT**

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.

**PROPERTY DESCRIPTION**

(PER TITLE COMMITMENT NO. C-137337, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 28, 2015)  
 LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN; PART OF THE NORTH PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 3 NORTH, RANGE 11 EAST, BEGINNING AT A POINT NORTH 88 DEGREES, 01 MINUTE EAST 680 FEET AND NORTH 1 DEGREE, 20 MINUTES WEST 1650 FEET FROM THE SOUTHWEST CORNER; THENCE NORTH 1 DEGREE, 20 MINUTES WEST 330 FEET ON THE CENTERLINE OF PUBLIC ROAD, THENCE NORTH 88 DEGREES, 01 MINUTE EAST 687.72 FEET; THENCE SOUTH 1 DEGREE, 24 MINUTES EAST 330 FEET; THENCE SOUTH 88 DEGREES, 01 MINUTE WEST 668.05 FEET TO THE POINT OF BEGINNING, EXCEPT A 25 FOOT STRIP ON THE WEST SIDE FOR ROAD. (5.06 ACRES TOTAL)

**NOTES:**  
 - TELEPHONE UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.  
 - THE BASIS OF BEARING FOR THE PROPERTY DESCRIPTION OVERALL PARCEL AS FIELD SURVEYED IS BASED ON DESCRIPTION OF RECORD.  
 - NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.  
 - NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.



**LOCATION MAP**  
 NTS

**giffels webster**  
 Engineers  
 Surveyors  
 Planners  
 Landscape Architects  
 Environmental Specialists  
 28 W. Adams Street  
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 Detroit, MI 48226  
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 f (313) 962-5068  
 www.giffelswebster.com

Executive:	M.P.
Manager:	A.W.
Designer:	A.W./N.P.
Quality Control:	M.P.
Section:	25
	T-03-N R-11-E

SCALE: 1" = 30'  
 0 15 30 60  
 DATE: 06/22/2016  
 ISSUE: OWNER REVIEW  
 06/24/2016 SITE PLAN SUBMITTAL  
 07/29/2016 OWNER REVIEW  
 08/30/2016 RESUBMITTAL  
 09/13/2016 PLANNING COMMISSION

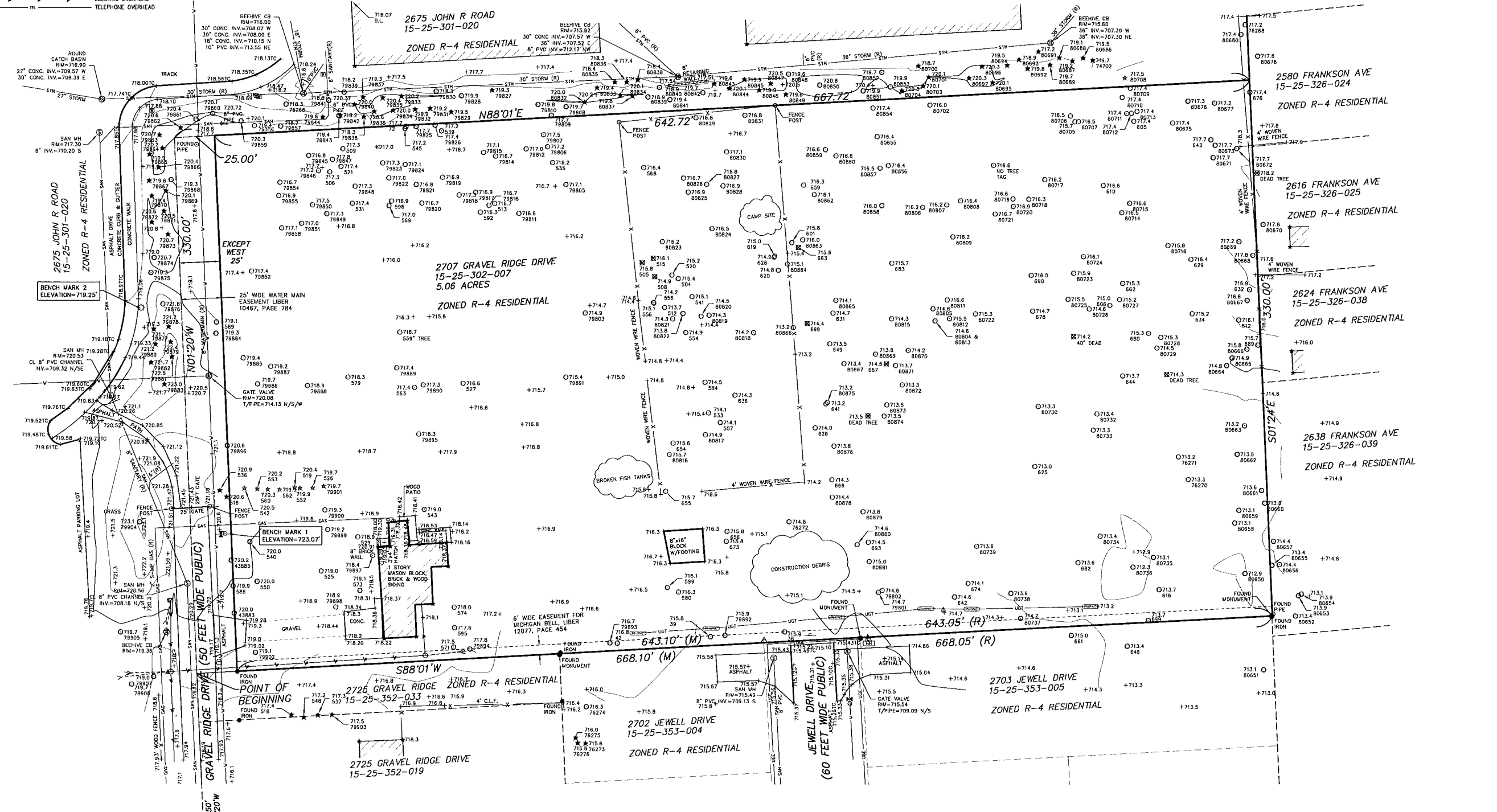
DATE	ISSUE
06/22/2016	OWNER REVIEW
06/24/2016	SITE PLAN SUBMITTAL
07/29/2016	OWNER REVIEW
08/30/2016	RESUBMITTAL
09/13/2016	PLANNING COMMISSION

Developed for:  
**HOLY FAMILY REGIONAL SCHOOLS / ARCHDIOCESE OF DETROIT**  
 2633 JOHN R. ROAD  
 ROCHESTER HILLS, MI 48307  
 248-299-3798

**TOPOGRAPHIC SURVEY**  
 HOLY FAMILY REGIONAL SCHOOLS - RECREATION AREA  
 CITY OF ROCHESTER HILLS  
 OAKLAND COUNTY  
 MICHIGAN

Date:	06.01.2016
Scale:	1"=30'
Sheet:	SP02
Project:	19031.00

**CITY FILE NO. 16-011**  
**NOT FOR CONSTRUCTION**



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**LEGEND - EXISTING**

- E/ PAVEMENT CURB
- - - E/ GRAVEL CL ROAD
- - - E/ WALK
- - - E/ BRICK
- - - MISC. LINE
- - - FENCE
- - - WALL
- - - BLDG. LINE
- - - OVERHEAD WIRES
- - - RAILING
- - - OVERHANG LINE
- - - T/ BANK
- - - B/ BANK
- - - CL. DITCH/STREAM
- XXXXXX DEMO FENCE
- XXXXXXXXX DEMO UTILITY
- XXXXXXXXX DEMO OVERHEAD
- XXXXX DEMO TREE
- XXXXX DEMO BUILDING
- XXXXX TREE PROTECTIVE FENCING
- SAN. MH
- SAN. CLEAN OUT
- SAN. RISER
- COMB. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- WELL HEAD
- STORM MH
- CATCH BASIN
- BEEHIVE CB
- STORM CLEAN OUT
- ROUND CB
- UTILITY POLE
- ELEC. TRANS.
- AIR CONDITIONER
- ELEC. MH
- ELEC. METER
- ELEC. RISER
- TRAFFIC CONTROL BOX
- GAS METER
- GAS RISER
- GAS VALVE
- TELE. RISER
- TELE. MH
- TELE. CROSS BOX
- CABLE RISER
- MANHOLE
- SIGN
- FRONT POST/GUARD POST
- GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- DEAD TREE
- UTILITY FLAG
- BLDG. CORNER (FIELD LOCATED)
- METEOR. FLAG
- RESIDENTIAL MAILBOX
- EXISTING ELEVATION
- ★ MISC. TOPO SHOT
- ▲ SURVEY CONTROL POINT
- FOUND IRON
- FOUND NAIL
- F. CUT CROSS
- SECTION COR.
- FENCE POST
- BENCHMARK
- FOUND PIPE
- FOUND WIRE
- ASPH. ASPHALT
- CONC. CONCRETE
- A.C. AIR CONDITIONER
- G.P. GUARD POST
- C.L.F. CHAIN-LINK FENCE
- D.L. DOOR LEDGE
- F.F. FINISHED FLOOR
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- M. MEASURED
- R. RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE

**BENCH MARK DATA**

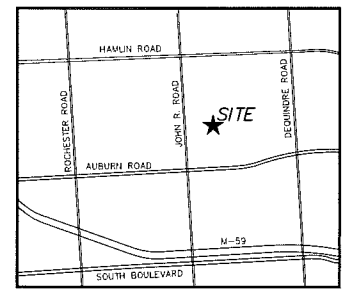
(NGVD 29) DATUM  
 SITE BENCH MARK NO. 1  
 ARROW ON HYDRANT ON THE EAST SIDE OF GRAVEL RIDGE DRIVE AT HOUSE NO. 2707. ELEVATION=723.07'  
 SITE BENCH MARK NO. 2  
 SOUTHEAST BOLT ON LIGHT POLE BASE +/- 104 FEET SOUTH AND +/- 50 FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION=719.25'

**TREE IMPACT CALCULATIONS**

TOTAL NUMBER OF TREES SURVEYED: 368  
 NUMBER OF TREES OFFSITE: 111  
 TOTAL NUMBER OF TREES ONSITE: 257  
 NUMBER OF REGULATED TREES ONSITE: 243  
 NUMBER OF REGULATED TREES PRESERVED: 54  
 NUMBER OF REGULATED TREES REMOVED: 189  
 TOTAL NUMBER OF REPLACEMENT TREES PROPOSED: 95  
 TOTAL NUMBER OF REPLACEMENT TREE CREDITS PROPOSED: 150

**DEMOLITION NOTES**

- CONTRACTOR TO CUT/CAP WATER LEAD AT THE EASEMENT/PROPERTY LINE.
- CONTRACTOR TO CUT/CAP SANITARY SERVICE LEAD AT THE EASEMENT/PROPERTY LINE.

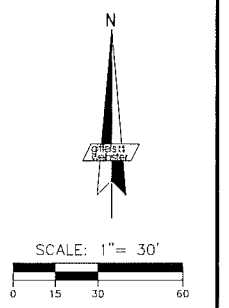


**LOCATION MAP**  
 NTS

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Executive:	M.P.
Manager:	A.W.
Designer:	A.W./N.P.
Quality Control:	M.P.
Section:	25
T-03-N R-11-E	

Professional Seal



DATE	ISSUE
06/22/2016	OWNER REVIEW
06/24/2016	SITE PLAN SUBMITTAL
07/29/2016	OWNER REVIEW
06/30/2016	RESUBMITTAL
09/13/2016	FINAL/ISSUE FOR CONSTRUCTION

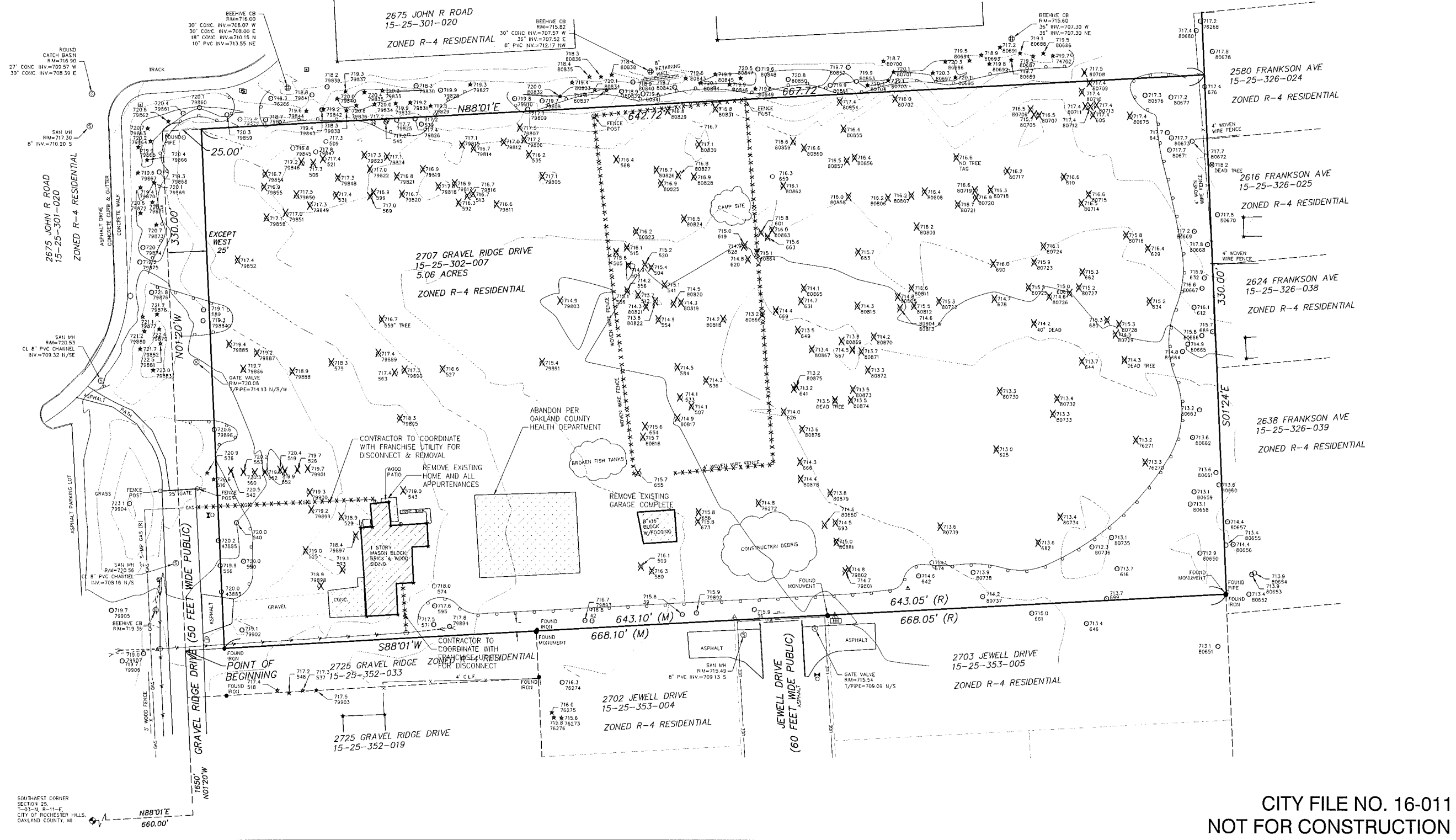
Developed For:  
**HOLY FAMILY REGIONAL SCHOOLS / ARCHDIOCESE OF DETROIT**  
 2633 JOHN R. ROAD  
 ROCHESTER HILLS, MI 48307  
 248-299-3798

**TREE SURVEY & DEMOLITION PLAN**

HOLY FAMILY REGIONAL SCHOOLS - RECREATION AREA  
 CITY OF ROCHESTER HILLS  
 OAKLAND COUNTY  
 MICHIGAN

Date:	06.01.2016
Scale:	1"=30'
Sheet:	SP03
Project:	19031.00

**CITY FILE NO. 16-011**  
**NOT FOR CONSTRUCTION**



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H:\19\19001\19031\HFRS Recreation Area\Drawings\Final\Site Plan\SP05 - Tree Inventory.dwg

Table with columns: TAG #, SIZE, COMMON NAME, SCIENTIFIC NAME, REGULATION, INTENT, CONDITIONS, LOCATION. Contains tree inventory data for tags 79889 through 80734.

Table with columns: TAG #, SIZE, COMMON NAME, SCIENTIFIC NAME, REGULATION, INTENT, CONDITIONS, LOCATION. Contains tree inventory data for tags 80735 through 80881.



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Executive: M.P.  
Manager: A.W.  
Designer: A.W. / N.P.  
Quality Control: M.P.  
Section: 25  
T-03-N R-11-E

Professional Seal



SCALE: 1" = 30'  
0 15 30 60

Table with columns: DATE, ISSUE. Contains revision history for 06/22/2016 through 08/13/2016.

Developed For:  
HOLY FAMILY REGIONAL  
SCHOOLS / ARCHDIOCESE  
OF DETROIT  
2633 JOHN R. ROAD  
ROCHESTER HILLS, MI 48307  
248-299-3798

TREE INVENTORY

HOLY FAMILY REGIONAL  
SCHOOLS - RECREATION AREA

CITY OF ROCHESTER HILLS  
OAKLAND COUNTY  
MICHIGAN

Date: 06.01.2016  
Scale: 1"=30'  
Sheet: SP05  
Project: 19031.00

CITY FILE NO. 16-011  
NOT FOR CONSTRUCTION

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PLANT LIST:

TREES:	NO.	COMMON NAME	SIZE	SYMBOL
	31	SCOTCH PINE	10' HT. B&B	SP
	29	WHITE PINE	10' HT. B&B	WP
	7	DOUGLAS FIR	10' HT. B&B	DF
	6	NORWAY SPRUCE	10' HT. B&B	NS
	6	LONDON PLANETREE	3" CAL. B&B	LP
	10	SUGAR MAPLE	3" CAL. B&B	RM
	6	RED OAK	3" CAL. B&B	RO
	95	TOTAL TREES PROPOSED		
	190	TREE CREDITS PROPOSED		
TOTAL LANDSCAPE COST \$42,110.00				



LOCATION MAP  
NTS

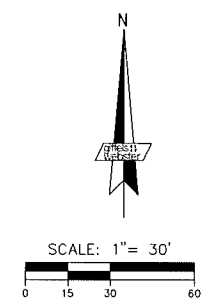
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Section:	25
T-03-N R-11-E	



DATE	ISSUE
05/22/2016	OWNER REVIEW
06/24/2016	SITE PLAN SUBMITTAL
07/29/2016	OWNER REVIEW
08/30/2016	RESUBMITTAL
09/13/2016	PLANNING COMMISSION

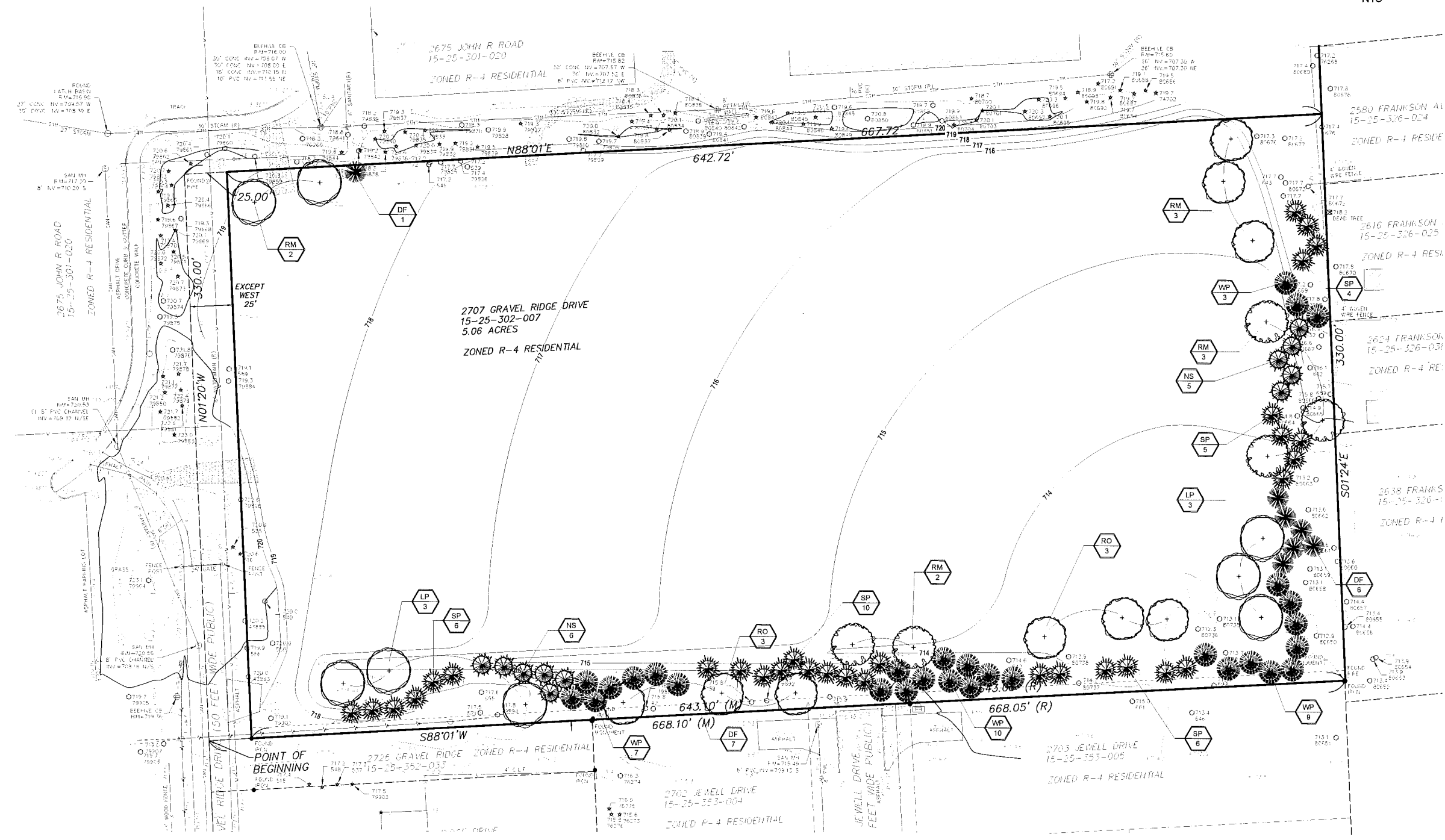
Developed For:  
**HOLY FAMILY REGIONAL SCHOOLS / ARCHDIOCESE OF DETROIT**  
2633 JOHN R. ROAD  
ROCHESTER HILLS, MI 48307  
248-299-3798

LANDSCAPE PLAN

HOLY FAMILY REGIONAL SCHOOLS - RECREATION AREA  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY  
MICHIGAN

Date:	06.01.2016
Scale:	1"=30'
Sheet:	SP06
Project:	19031.00

CITY FILE NO. 16-011  
NOT FOR CONSTRUCTION



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**PLANT NOTES:**

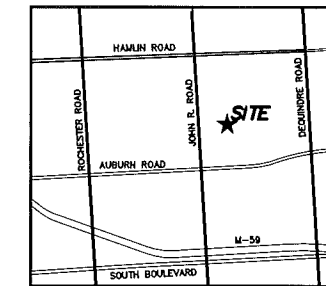
1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 + A3002004.)
2. PLANTING BED SOIL FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL & PERENNIAL BED, APPLY A PRE-EMERGENT ("PREEN" OR EQUAL) AFTER PLANTING ANNUALS, 2-3 TIMES PER GROWING SEASON, AT A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
3. PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL, SAUCER SHALL BE MADE ON THE EDGES OF PLANTING POCKET.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
6. TREES SHALL BE MULCHED WITH MN. 3" DEEP HARDWOOD BARK MULCH AROUND PLANTS.
7. GRASS SEED SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT. ALL LAWN AREAS SHALL BE FERTILIZED AND WATERED AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING LAWN.
8. PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (24 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS.
9. CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST TWO GROWING SEASON.
10. REMOVE TOP 1/3 OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL NYLON CORD.
11. PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF COUNTY COOPERATIVE EXTENSION SERVICE.

**GENERAL NOTES:**

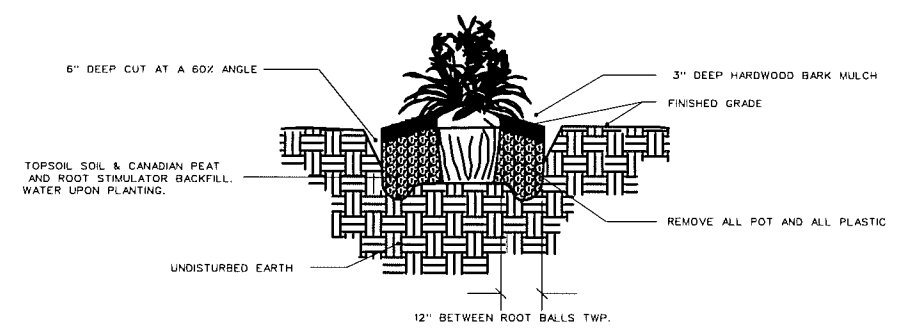
1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF LOCAL ORDINANCES.
2. ALL AREAS NOT BUILT, LANDSCAPED, OR PAVED UPON SHALL BE SEEDED OR SOODED. TERRA SEED SYSTEM OR APPROVED EQUAL IS ENCOURAGED.
3. ALL LAWN AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. IRRIGATION HEADS SHALL BE PLACED SUCH THAT WATER WILL NOT HIT ANY HARD STRUCTURES OR SURFACES.
4. TWO YEAR GUARANTEE PERIOD BEGINS AT FINAL INSPECTION OF LANDSCAPE MATERIAL BY THE CITY'S REPRESENTATIVE A LANDSCAPE ARCHITECT OR NURSERYMAN, AND PRIOR TO THE AUTHORIZATION OF THE OCCUPANCY PERMIT. THIS IS THE FIRST OF TWO REQUIRED CITY INSPECTIONS OF THE LANDSCAPE PLAN INSTALLATION.
5. BUILDING DEPARTMENT WILL NOT RELEASE CONSTRUCTION BONDS UNTIL CITY APPROVED LANDSCAPE ARCHITECT OR NURSERYMAN HAS INSPECTED THE SITE AND APPROVED THE INSTALLATION OF LANDSCAPE PLANS. FINAL BOND WILL NOT BE RELEASED UNTIL THE TWO YEAR GUARANTEE EXPIRES AND FINAL INSPECTION IS MADE.
6. OWNER IS THEN RESPONSIBLE FOR CARE AND MAINTANCE OF ALL PLANTS UPON RETURN OF BONDS. ALL PLANT MATERIAL IS TO BE MAINTAINED FOR THE NATURAL LIFE OF THE PLANT. NO REMOVAL OF ANY PLANT MATERIAL IS PERMITTED WITHOUT REPLACEMENT.

**LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"**

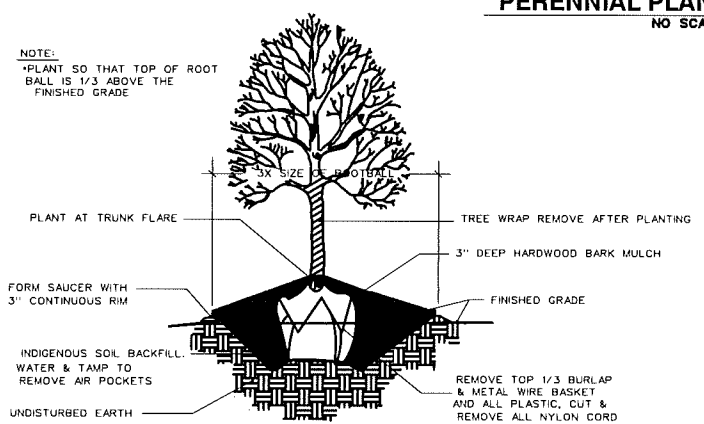
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY ADJUST THE IRRIGATION SYSTEM (PROVIDED BY OTHERS) AS REQUIRED TO INSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLANT MATERIAL, AND SEEDED LAWN AREAS (SERVICED BY THE IRRIGATION SYSTEM) TO INSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIALS AND LAWNS FOR THEIR FIRST YEAR OF GROWTH. FOLLOWING THE LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD", THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SUGGESTED "IRRIGATION MAINTENANCE SCHEDULE" FOR THEIR USE.



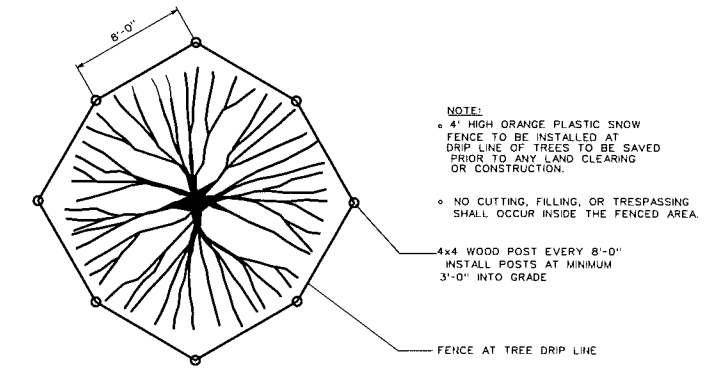
**LOCATION MAP**  
NTS



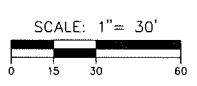
**PERENNIAL PLANTING DETAIL**  
NO SCALE



**DECIDUOUS TREE PLANTING DETAIL**  
NO SCALE



**NOTE:**  
 • 4" HIGH ORANGE PLASTIC SNOW FENCE TO BE INSTALLED AT DRIP LINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION.  
 • NO CUTTING, FILLING, OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.



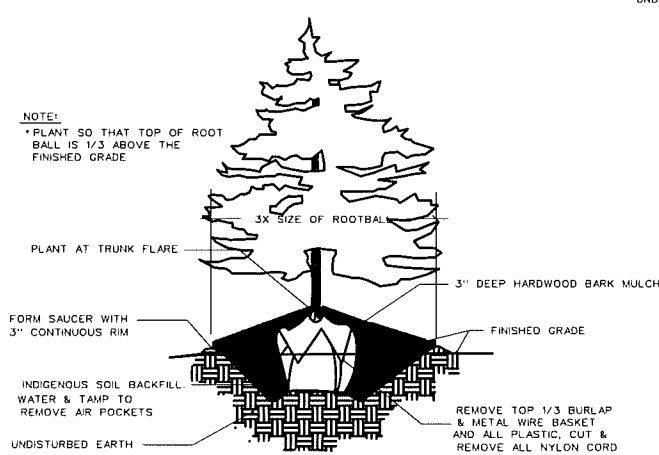
DATE	ISSUE
06.22.2016	OWNER REVIEW
06.24.2016	SITE PLAN SUBMITTAL
07.29.2016	OWNER REVIEW
08.30.2016	RESUBMITTAL
09.13.2016	PLANTING COMMISSION

Developed for:  
**HOLY FAMILY REGIONAL SCHOOLS / ARCHDIOCESE OF DETROIT**  
 2633 JOHN R. ROAD  
 ROCHESTER HILLS, MI 48307  
 248-299-3798

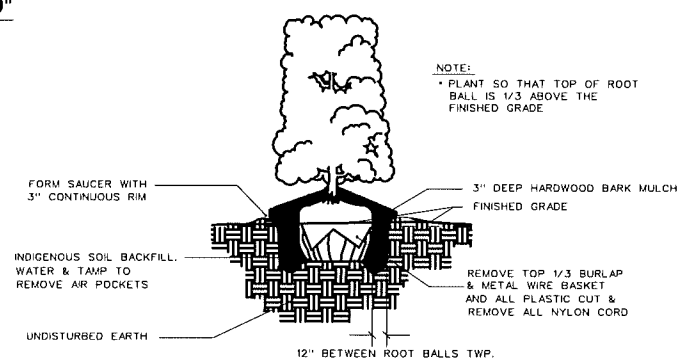
**LANDSCAPE DETAILS**

HOLY FAMILY REGIONAL SCHOOLS - RECREATION AREA  
 CITY OF ROCHESTER HILLS  
 OAKLAND COUNTY  
 MICHIGAN

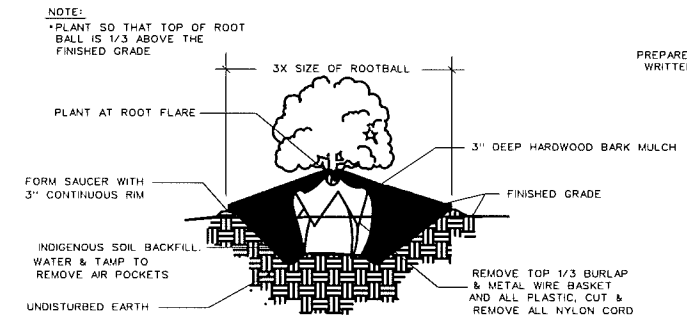
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Project:	19031.00



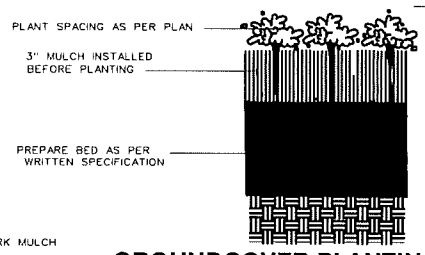
**EVERGREEN TREE PLANTING DETAIL**  
NO SCALE



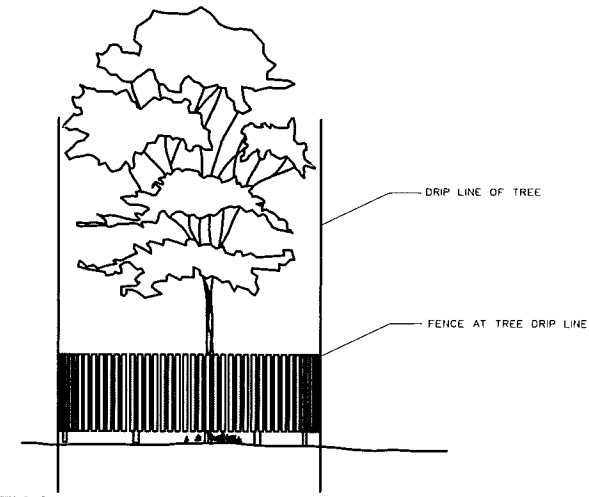
**SHRUB HEDGE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



**GROUNDCOVER PLANTING DETAIL**  
NO SCALE



**EXISTING TREE PROTECTION DETAIL**  
NO SCALE

**LAWN SEED MIX:**

- 30% PERENNIAL RYEGRASS
- 20% PARK KENTUCKY BLUEGRASS
- 45% CREEPING RED FESCUE
- 5% ANNUAL RYEGRASS
- 4"/1000 S.F. SEEDING RATE

**CITY FILE NO. 16-011**  
**NOT FOR CONSTRUCTION**



**LOCATION MAP**  
NTS

Executive:	M.P.
Manager:	A.W.
Designer:	A.W. / N.P.
Quality Control:	M.P.
Section:	25
T-03-N R-11-E	

Professional Seal:



SCALE: 1" = 30'  
0 15 30 60

DATE	ISSUE
09/09/2016	OWNER REVIEW
09/13/2016	PC SUBMISSION

Developed For:  
**HOLY FAMILY REGIONAL  
SCHOOLS / ARCHDIOCESE  
OF DETROIT**  
2633 JOHN R. ROAD  
ROCHESTER HILLS, MI 48307  
248-299-3798

**COLOR  
RENDERING**

HOLY FAMILY REGIONAL  
SCHOOLS - RECREATION AREA

CITY OF ROCHESTER HILLS  
OAKLAND COUNTY  
MICHIGAN

Date:	06.01.2016
Scale:	1"=30'
Sheet:	C 1
Project:	19031.00

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**CITY FILE NO. 16-011  
NOT FOR CONSTRUCTION**