

SITE PLANS FOR

WALTON OAKS

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

- GENERAL NOTES:**
- ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND OTHER GOVERNMENT AGENCIES.
 - NO LOADING/UNLOADING REQUIRED FOR THIS TYPE OF DEVELOPMENT.
 - WASTE WATER DISPOSAL TO BE EXTENDED TO THE SITE AND DISCHARGED TO THE CITY OF ROCHESTER HILLS WASTEWATER WHICH MUST GET CITY OF ROCHESTER HILLS, OAKLAND COUNTY WATER RESOURCE COMMISSION, GREAT LAKES WATER AUTHORITY AND MICHIGAN EGLE APPROVAL.
 - WATER SUPPLY TO BE CONNECTED TO THE CITY OF ROCHESTER PUBLIC WATER SUPPLY.
 - TRASH DISPOSAL TO BE RESIDENTIAL COLLECTION.
 - A SOIL EROSION AND SEDIMENTATION PERMIT FROM OAKLAND COUNTY DRAIN COMMISSION TO BE REQUIRED.
 - NO STREET LIGHTING PROPOSED. CARRIAGE LIGHTING ON EACH BUILDING ONLY.
 - SIGN DETAILS ARE TO BE PROVIDED TO THE CITY AND APPROVAL GRANTED PRIOR TO THE PLACEMENT OF ANY SIGNS. SEE LANDSCAPE PLANS FOR SIGN DETAILS.
 - CLEAN STONE ENTRANCE DRIVES TO BE CONSTRUCTED AS FIRST PART OF CONSTRUCTION PROVIDE ACCESS FOR FIRE DEPARTMENT AND CONSTRUCTION TRAFFIC DURING CONSTRUCTION.
 - ALL SANITARY AND WATERMAIN WILL BE DEDICATED TO THE CITY OF ROCHESTER HILLS WITHIN A 20' EASEMENT.
 - STORM SEWER DETENTION TO BE PROVIDED ON SITE WITH DETENTION PONDS DISCHARGING TO THE WALTON ROAD DITCHLINE REQUIRING A STORM WATER DISCHARGE PERMIT GRANTED BY OAKLAND COUNTY ROAD COMMISSION.
 - ALL REQUIREMENTS BY THE FIRE DEPARTMENT PER THE INTERNATIONAL FIRE CODE WILL BE MET.
 - BUILDINGS ARE NOT TO EXCEED 35' IN HEIGHT AND/OR 2 1/2 STORIES.
 - ALL PROPOSED ROADS ARE TO BE PRIVATE, OWNED AND MAINTAINED BY THE CONDO ASSOCIATION. MASTER DEED MUST PROVIDE MAINTENANCE RESPONSIBILITIES AND A ROAD MAINTENANCE MUST BE PROVIDED AND EXCEPTED BY CITY OF ROCHESTER HILLS ENGINEERING DEPARTMENT.
 - PLOT PLANS WILL BE REQUIRED FOR EACH LOT AND MUST MEET THE 2015 MRC.

LEGAL DESCRIPTION AS SURVEYED (TAX ID #15-07-376-038):

A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/2 CORNER OF SAID SECTION 7; THENCE S88°36'01"W, 66.01 FT. ALONG THE SOUTH LINE OF SAID SECTION 7 AND THE CENTERLINE OF WALTON BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUING S88°36'01"W 100.16 FT. THENCE N00°25'40"W, 428.00 FT. THENCE S88°36'01"W, 150.00 FT TO A POINT ON THE EASTERLY LINE OF "BROOKDALE WEST" AS RECORDED IN L. 164 OF PLATS, PAGES 30-32, OAKLAND COUNTY RECORDS; THENCE N00°26'34"W 1023.60 FT. (PREVIOUSLY RECORDED AS N00°26'58"W, 1023.53 FT) ALONG SAID LINE; THENCE N88°36'25"E, 250.02 FT. (PREVIOUSLY RECORDED AS N88°36'01"E, 250.00 FT) ALONG A SOUTHERLY PORTION OF SAID "BROOKDALE WEST"; THENCE S00°26'37"E, 1451.57 FT. (PREVIOUSLY RECORDED AS S00°26'58"E, 1451.53 FT) TO THE POINT OF BEGINNING. CONTAINING 6.857 ACRES.

SHEET INDEX

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S-5	UTILITY PLAN (EAST)
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L-5	LANDSCAPE PLAN (5 OF 6)
L-6	LANDSCAPE PLAN (6 OF 6)

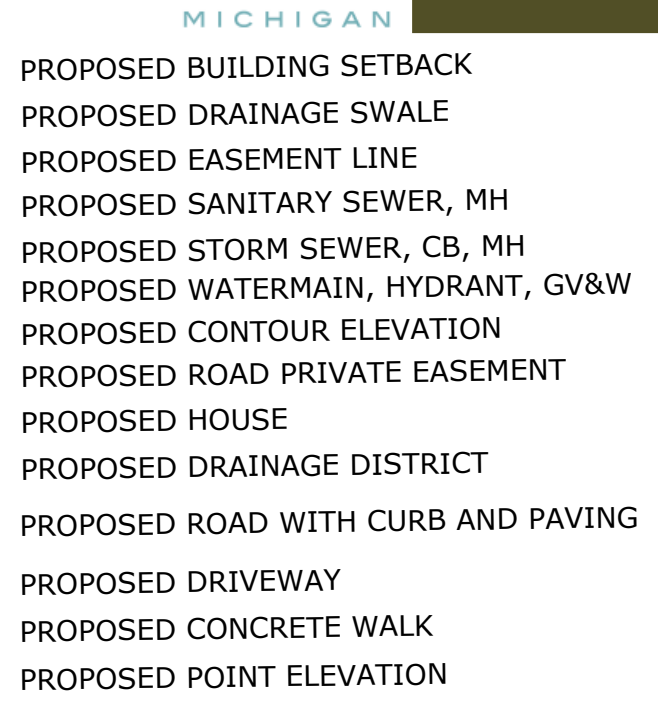
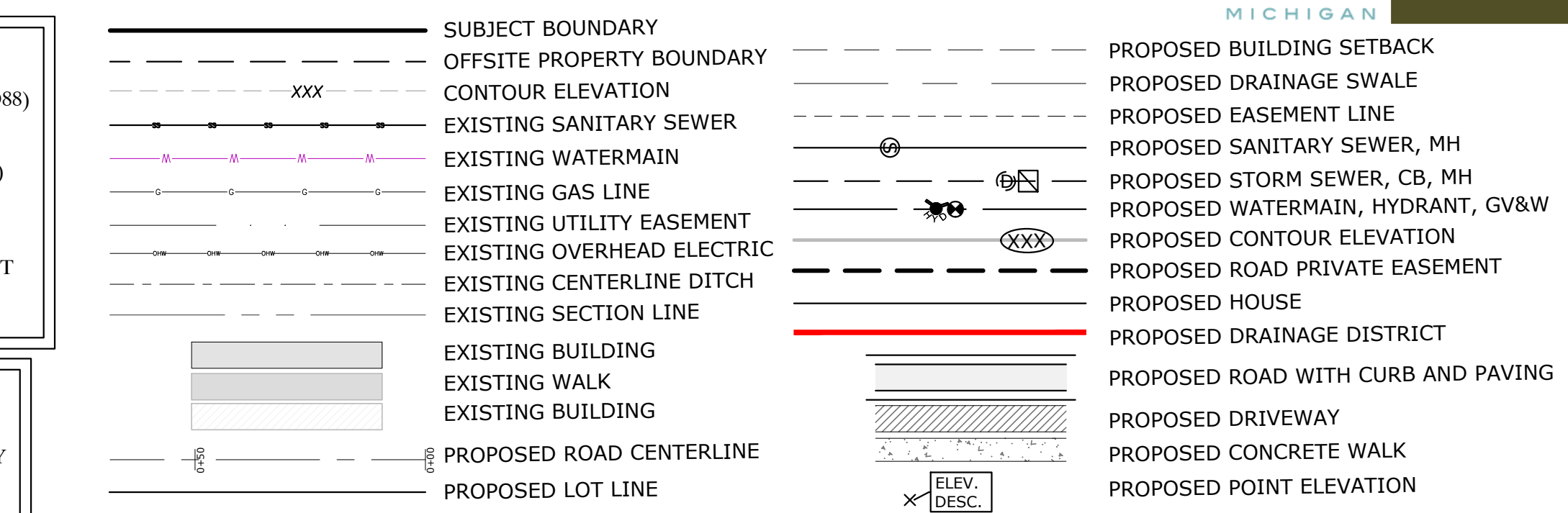
R-2 SETBACKS:

	REQUIRED	AVERAGE PROVIDED
FRONT	40'	40'
SIDE	15'/15'	15'/15'
BACK	35'	35'
LOT WIDTH	100'	100.45'
LOT SIZE	15,000 SF	15,120 SF

LOT TABLE:
ACCORDING TO LOT SIZE VARIATION SECTION 138-5.200

LOT #	AREA	FRONT SETBACK	SIDE SETBACK	BACK SETBACK	FRONTAGE
1	13,515 SF	40'	15'	35'	126.32'
2	13,512 SF	40'	15'	35'	123.70'
3	13,948 SF	40'	15'	35'	93.00'
4	13,948 SF	40'	15'	35'	93.00'
5	13,948 SF	40'	15'	35'	93.00'
6	13,948 SF	40'	15'	35'	93.00'
7	13,948 SF	40'	15'	35'	93.00'
8	13,948 SF	40'	15'	35'	93.00'
9	17,670 SF	40'	15'	66'	93.00'
10	17,670 SF	40'	15'	40'	93.00'
11	20,270 SF	40'	15'	40'	111.00'
TOTAL	166,325 SF				1105.02'
AVERAGE	15,120 SF	40'	15'	35'	100.45'

LINETYPE LEGEND



Site Plan Review

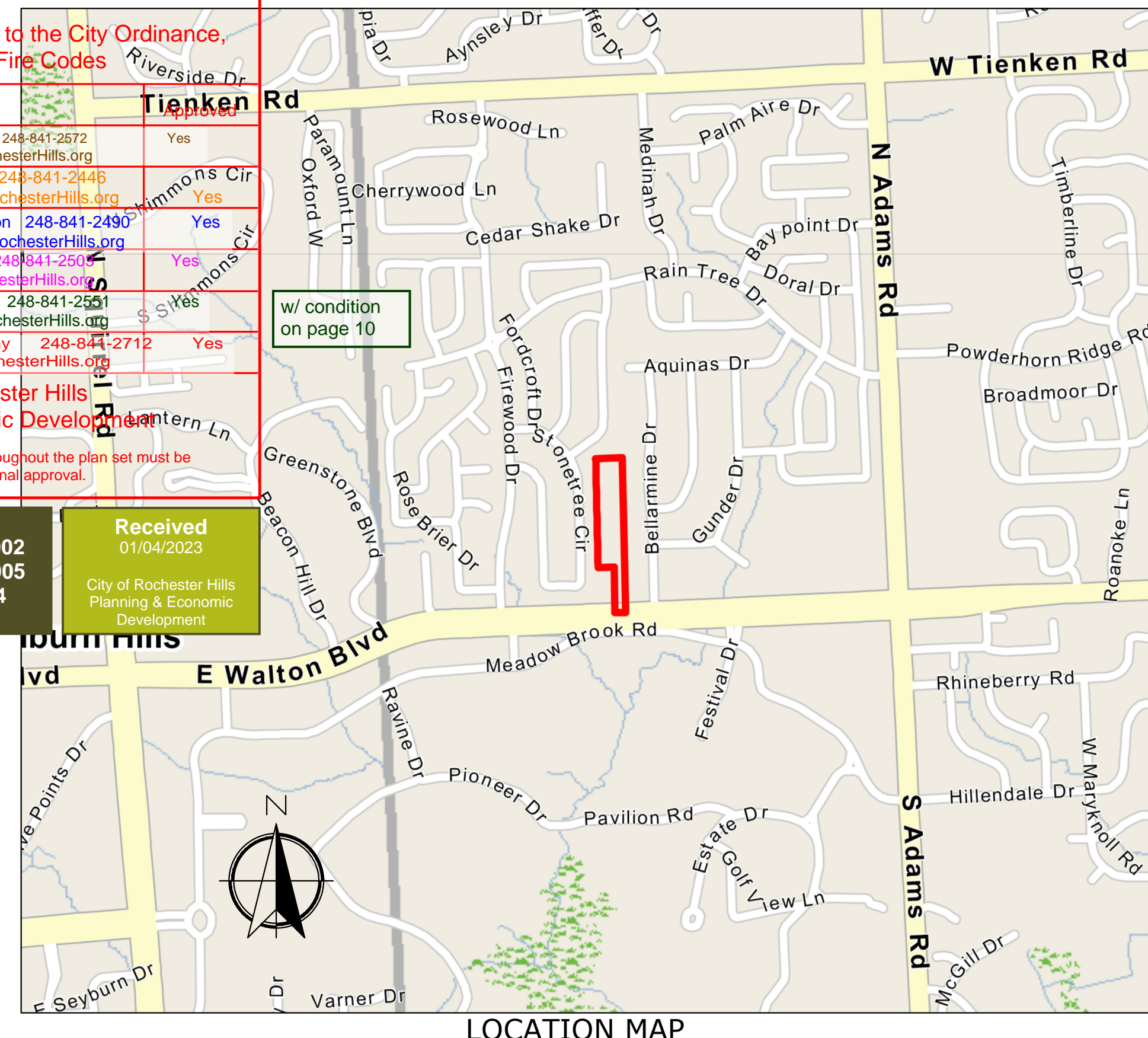
Reviewed for compliance to the City Ordinance, Building and Fire Codes

Department	Reviewer	Reviewed
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	Yes
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2500 DeppK@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Lt. Walter Murphy 248-841-2712 MurphyW@RochesterHills.org	Yes

City of Rochester Hills
Planning & Economic Development
Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.

JSC2022-0002
PSP2022-0005
Revision 4

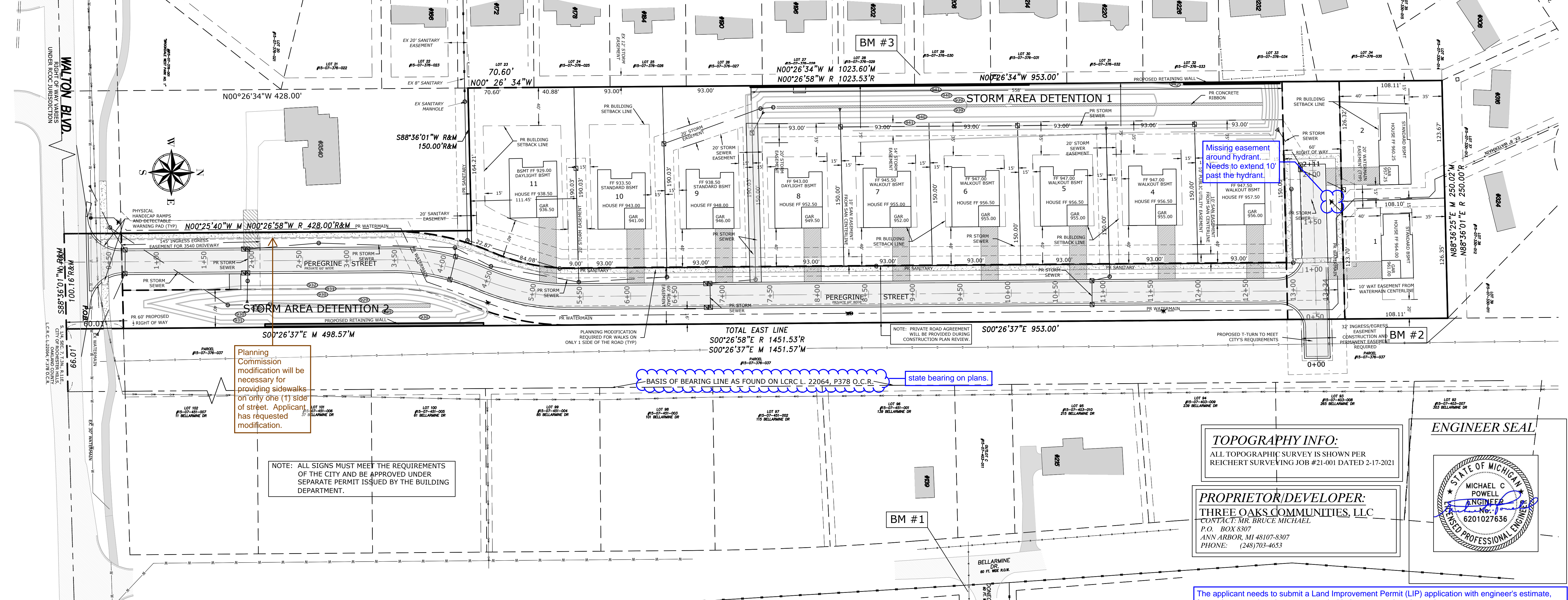
Received
01/04/2023
City of Rochester Hills
Planning & Economic Development



Power Engineering & Associates, LLC
Consulting Civil Engineers
"Engineering A Better Michigan"

4700 Conestoga Drive, White Lake, Michigan 48383
P: 248.714.5895 info@powerengineeringllc.com

NOTE: AS AN AID TO THE CONTRACTOR, UTILITY AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES BY EACH FROM FIELD SURVEY AND AS SHOWN ON THE PLAN AND PROFILE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.



Planning Commission modification will be necessary for providing sidewalks on only one (1) side of street. Applicant has requested modification.

Missing easement around hydrant. Needs to extend 10' past the hydrant.

BASIS OF BEARING LINE AS FOUND ON LCRC L. 22064, P378 O.C.R. state bearing on plans.

NOTE: ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

TOPOGRAPHY INFO:
ALL TOPOGRAPHIC SURVEY IS SHOWN PER REICHERT SURVEYING JOB #21-001 DATED 2-17-2021

PROPRIETOR/DEVELOPER:
THREE OAKS COMMUNITIES, LLC
CONTACT: MR. BRUCE MICHAEL
P.O. BOX 8307
ANN ARBOR, MI 48107-8307
PHONE: (248)703-4653

ENGINEER SEAL

STATE OF MICHIGAN
MICHAEL C POWELL
ENGINEER
6201027636
LICENSED PROFESSIONAL ENGINEER

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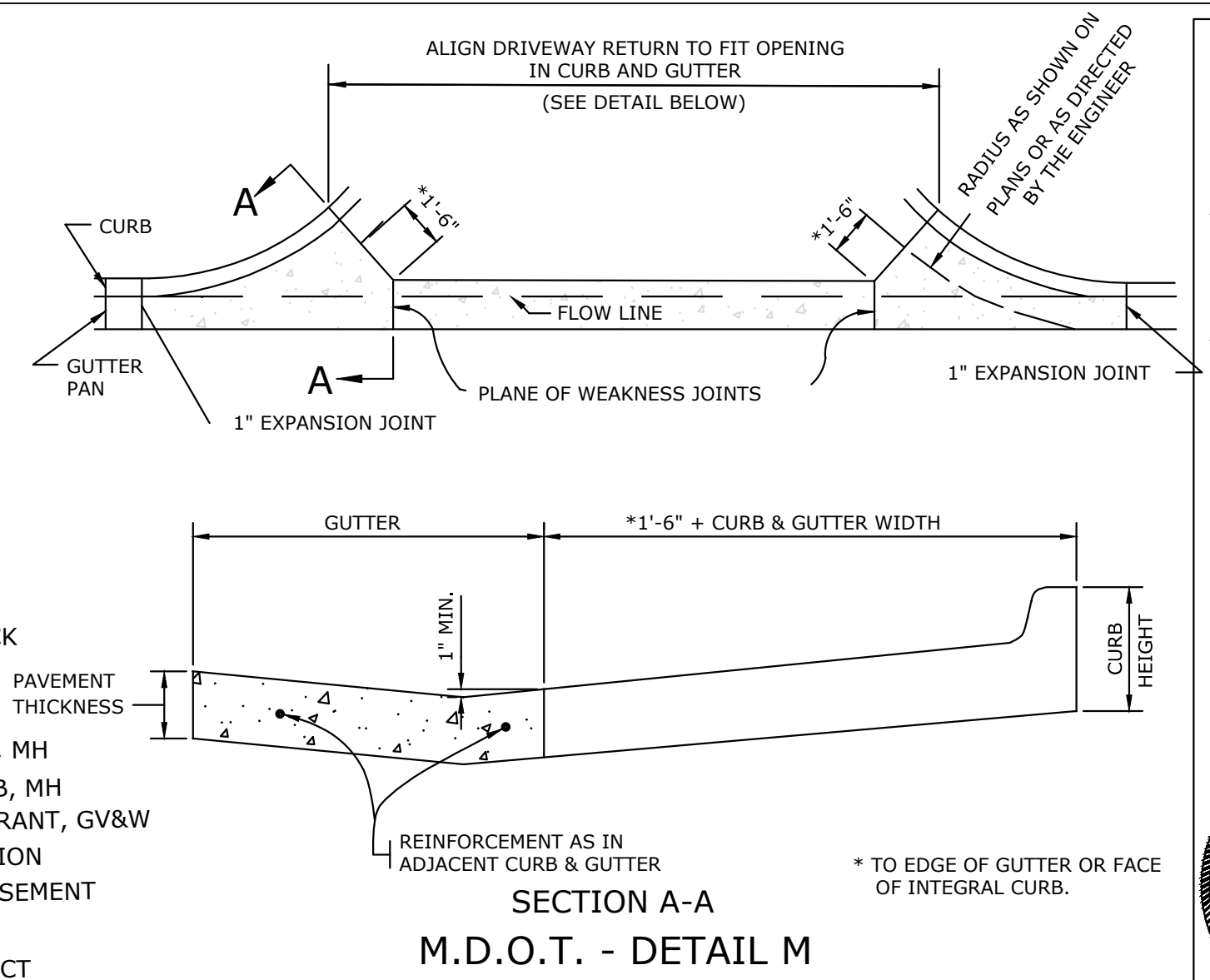
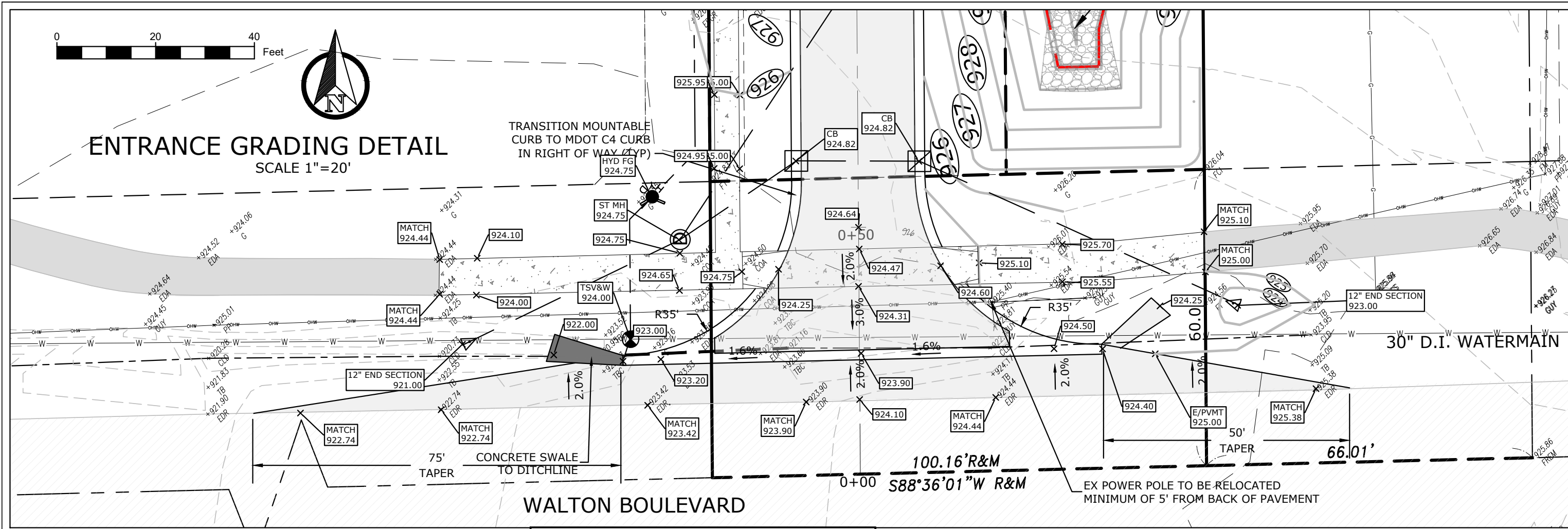
3 GENERATIONS ROCHESTER WALTON SITE CONDOMINIUM
WALTON BOULEVARD, CITY OF ROCHESTER HILLS
THREE GENERATIONS ROCHESTER HILLS SITE PLANS

ISSUE DATES

SITE PLAN	12/2022
SITE PLAN	9/26/2022
SITE PLAN	12/2023

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCP
P.E. JOB No.	21-419
SCALE	1"=50'
S1	SITE PLAN

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.

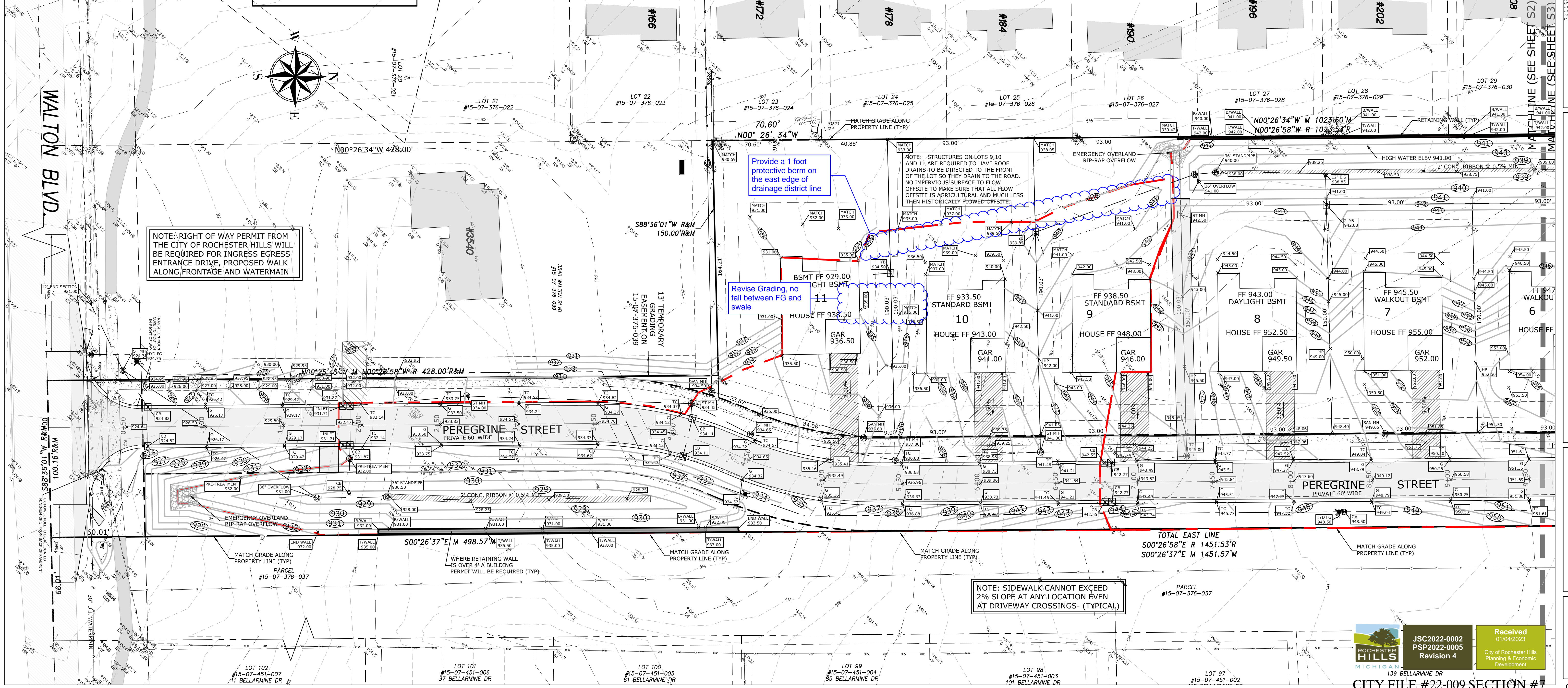
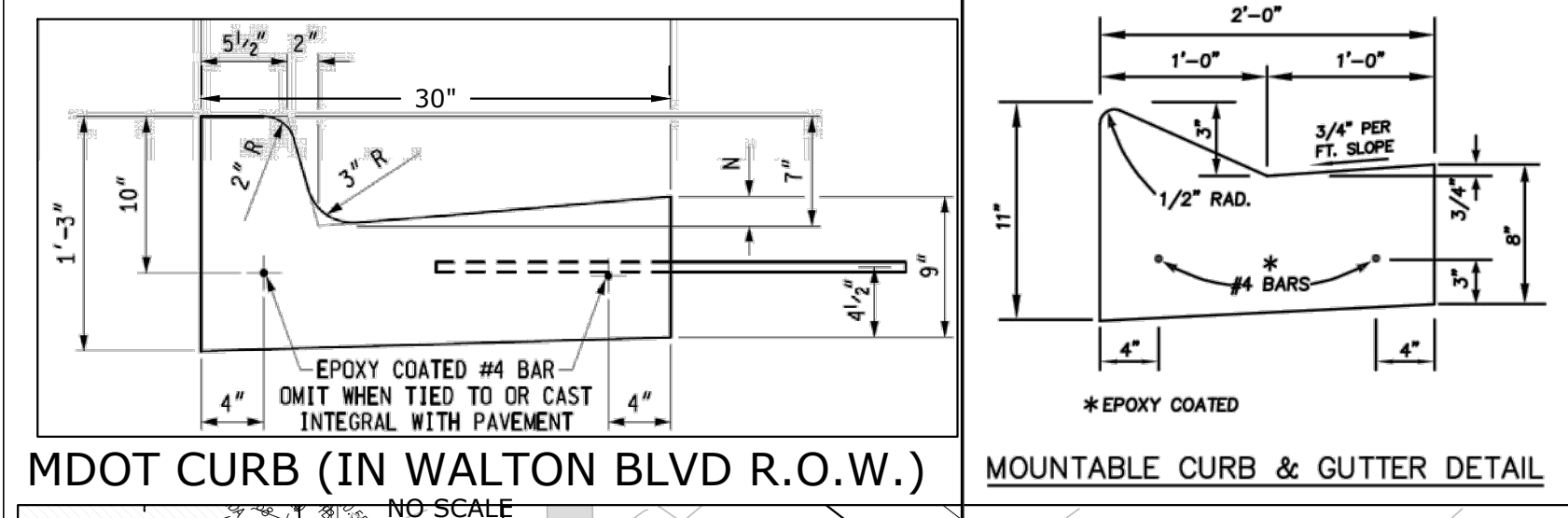


LINETYPE LEGEND

	SUBJECT BOUNDARY		PROPOSED BUILDING SETBACK
	OFFSITE PROPERTY BOUNDARY		PROPOSED DRAINAGE SWALE
	CONTOUR ELEVATION		PROPOSED EASEMENT LINE
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER, MH
	EXISTING WATERMAIN		PROPOSED STORM SEWER, CB, MH
	EXISTING GAS LINE		PROPOSED WATERMAIN, HYDRANT, GV&W
	EXISTING UTILITY EASEMENT		PROPOSED CONTOUR ELEVATION
	EXISTING OVERHEAD ELECTRIC		PROPOSED ROAD PRIVATE EASEMENT
	EXISTING CENTERLINE DITCH		PROPOSED HOUSE
	EXISTING SECTION LINE		PROPOSED DRAINAGE DISTRICT
	EXISTING BUILDING		PROPOSED ROAD WITH CURB AND PAVING
	EXISTING WALK		PROPOSED DRIVEWAY
	EXISTING BUILDING		PROPOSED CONCRETE WALK
	PROPOSED ROAD CENTERLINE		PROPOSED POINT ELEVATION
	PROPOSED LOT LINE		

BUILDING DEPARTMENT GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM AND COMPLY WITH THE STANDARDS OF THE 2015 MICHIGAN BUILDING CODE, MICHIGAN UNIFORM ENERGY CODE 2009, MICHIGAN MECHANICAL CODE 2015 MICHIGAN ELECTRICAL CODE 2014 AND MICHIGAN PLUMBING CODE 2015.
- ALL GRADES MUST FALL A MINIMUM OF 6" AT 10' FROM THE PROPOSED BUILDING FOUNDATION.
- ALL DRIVEWAYS MUST BE BETWEEN 2% AND 10% MAXIMUM SLOPE WITH A SLOPE OF 1%-2% CROSS SLOPE ACROSS SIDEWALKS.
- ANY BUILDING OVER 200 SQUARE FEET PROPOSED TO BE DEMOLISHED MUST HAVE PERMIT FOR DEMOLITION.
- THE FOLLOWING DESCRIPTIONS FOR GRADES APPLY:
 - TC = TOP OF CURB GRADE
 - G = GUTTER GRADE
 - ST MH = STORM RIM GRADE
 - CB = STORM CATCH BASIN RIM GRADE
 - YB = STORM YARD BASIN RIM GRADE
 - SAN MH = SANITARY RIM GRADE
 - NO DESCRIPTION = FINISH GRADE AT LOCATION
 - SWALE = CENTERLINE DRAINAGE SWALE
 - STANDPIPE = BAR SCREEN ELEVATION
 - OVERFLOW = BAR SCREEN ELEVATION
 - T/WALL = TOP RETAINING WALL
 - B/WALL = BOTTOM RETAINING WALL
 - MATCH = MATCH EXISTING GRADE
 - HYD FG = HYDRANT FINISH GRADE
 - GV = WATERMAIN GATE VALVE RIM



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Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48393
P: 248.714.9895 info@powellengineeringllc.com

NOTE: AS AN AID TO THE CONTRACTOR, UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD SURVEYING AND PUBLIC RECORDS. BUT THE ENGINEER HAS NOT AND DOES NOT GUARANTEE THEIR LOCATION, DEPTH, OR THAT UTILITIES MAY NOT BE ENCOUNTERED IF THE CONTRACTOR DOES A DEEPER EXCAVATION THAN THE UNDEVELOPED UTILITIES AND/OR STRUCTURES OR UNDEVELOPED UTILITIES OR STRUCTURES SHOWN ON THESE PLANS AND PROFILES. THE CONTRACTOR SHALL INDIVIDUALLY VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND STRUCTURES FROM THE START OF WORK TO THE END OF WORK.

BEFORE YOU DIG CALL MISS DIG
1-800-482-7171

3 GENERATIONS ROCHESTER GRADING PLAN (SOUTH)
WALTON BOULEVARD, CITY OF ROCHESTER HILLS
THREE GENERATIONS ROCHESTER HILLS SITE PLANS

ISSUE DATES

CITY SITE PLAN	7/2/2022
SITE PLAN	8/26/2022
SITE PLAN	11/2/2023

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCS
P.E. JOB NO.	21-419
SCALE	1"=30'
S2	SITE PLAN

ROCHESTER HILLS MICHIGAN
139 BELLARME DR
CITY FILE #22-009 SECTION #7

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Planning & Economic Development

NOTE: SIDEWALK CANNOT EXCEED 2% SLOPE AT ANY LOCATION EVEN AT DRIVEWAY CROSSINGS - (TYPICAL)

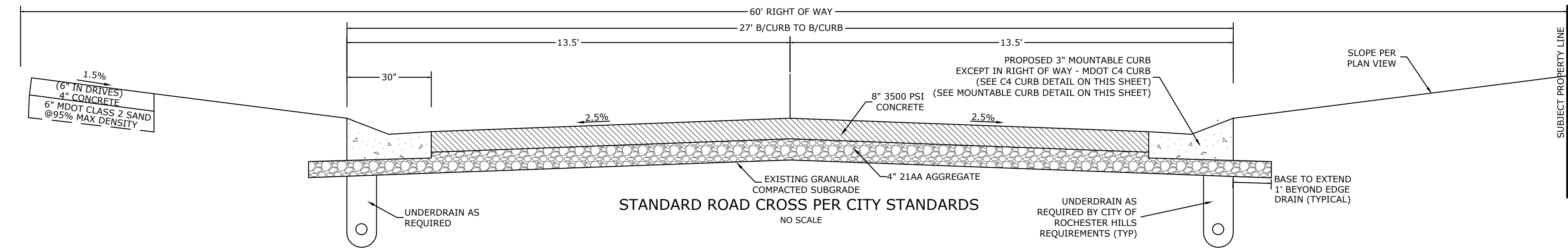
Provide a 1 foot protective berm on the east edge of drainage district line

Revise Grading, no fall between FG and swale

NOTE: RIGHT OF WAY PERMIT FROM THE CITY OF ROCHESTER HILLS WILL BE REQUIRED FOR INGRESS EGRESS ENTRANCE DRIVE, PROPOSED WALK ALONG FRONTAGE AND WATERMAIN

LINETYPE LEGEND

	SUBJECT BOUNDARY		PROPOSED BUILDING SETBACK
	OFFSITE PROPERTY BOUNDARY		PROPOSED DRAINAGE SWALE
	CONTOUR ELEVATION		PROPOSED EASEMENT LINE
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER, MH
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	EXISTING BUILDING		PROPOSED ROAD WITH CURB AND PAVING
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	EXISTING BUILDING		PROPOSED CONCRETE WALK
	PROPOSED ROAD CENTERLINE		PROPOSED POINT ELEVATION
	PROPOSED LOT LINE		



The LedgeStone texture is available on any Redi-Rock® block. That means you can create a retaining wall, top it with a freestanding wall, and accent it with columns. Beautiful!

REDI-ROCK TEXTURE: LEDGESTONE

Strong. Rugged. Handsome. What, you don't have those thoughts about retaining walls? Well, we do. At Redi-Rock, we like retaining walls to look great while doing the hard job of holding back the earth. We painstakingly sought out world-class stone to create molds that give these blocks their classic stone aesthetics.

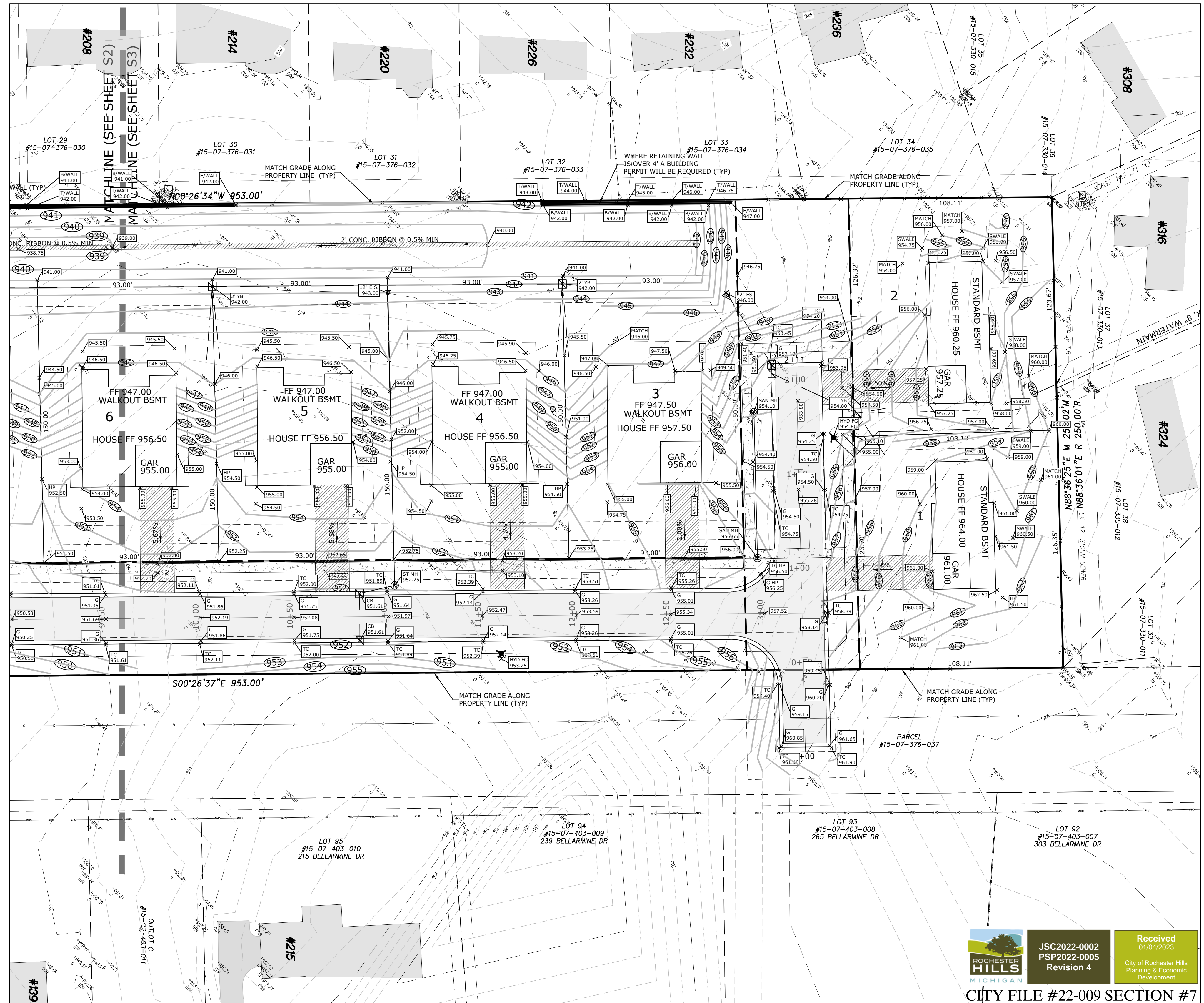
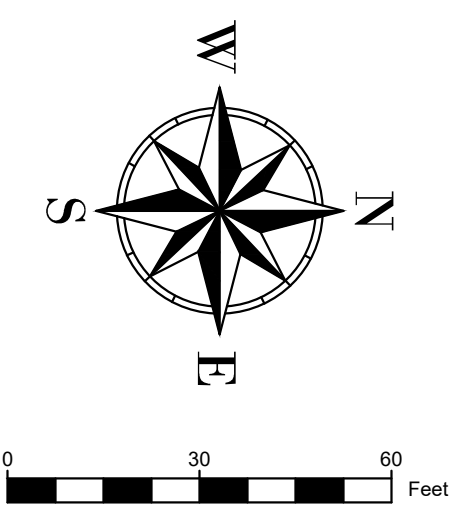
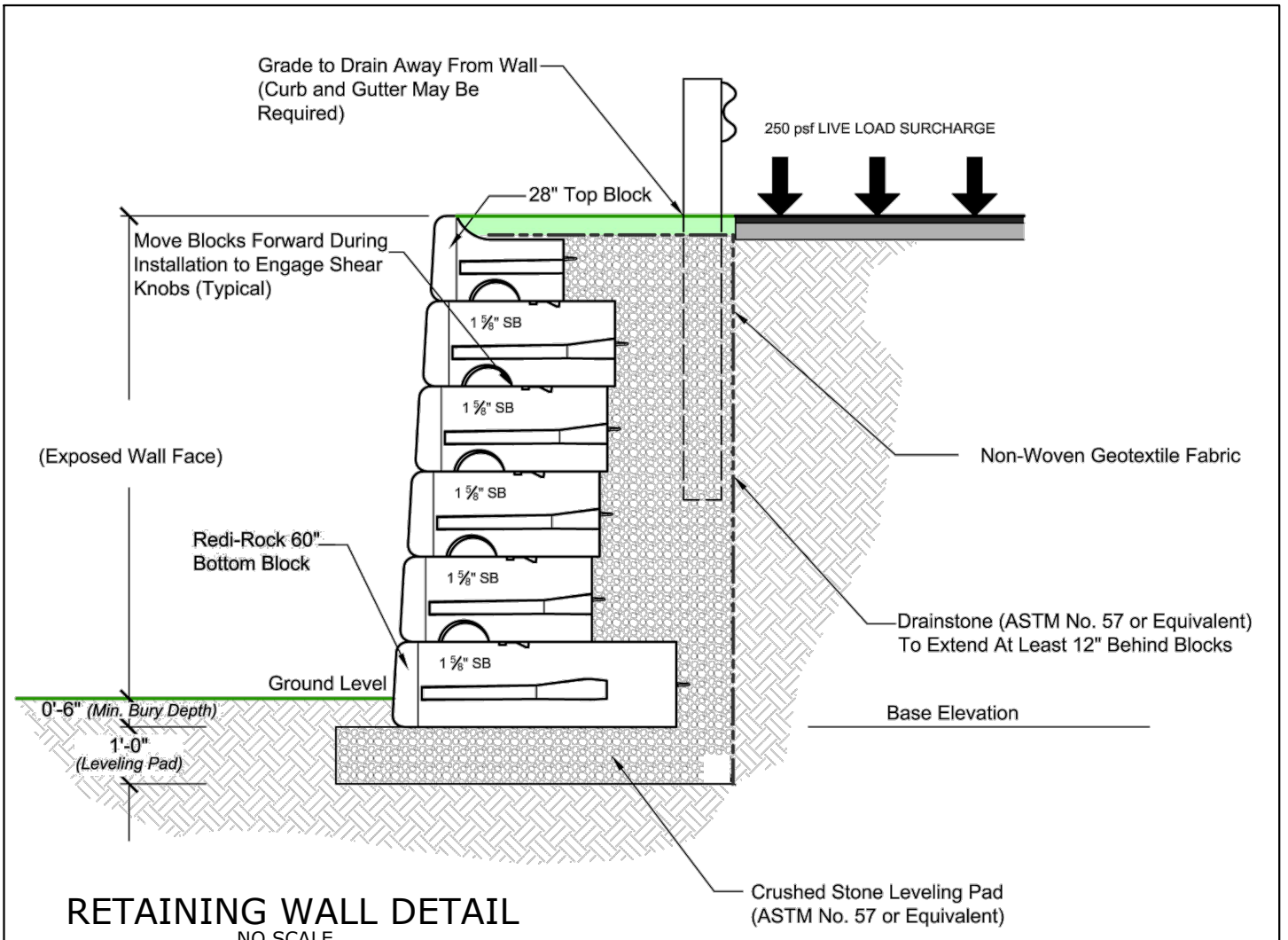
Redi-Rock LedgeStone blocks give projects a random, stacked stone look. Because they're made using architectural-grade precast concrete, the level of detail in the texture is outstanding.

- LedgeStone Block Specifications**
- Trapezoidal shape allows convex and concave radii
 - 5.5 inch (140 millimeter) deep texture
 - Colors can be formulated based upon local region
 - Ten individual face molds offer up to 115 square feet (10.5 square meters) of non-repeating patterns
 - Wet-cast concrete gives a greater level of detail and durability

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit redi-rock.com to learn more about the Redi-Rock LedgeStone face today!

RETAINING WALL NOTES:

1. ALL RETAINING WALLS OVER 42" IN HEIGHT WILL REQUIRE A 42" HIGH PROTECTIVE FENCING.
2. ALL RETAINING WALLS OVER 48" IN HEIGHT OR GREATER WILL NEED TO BE STRUCTURALLY ENGINEERED.
3. RETAINING WALLS TO BE REDI-ROCK TEXTURED LEDGESTONE OR EQUAL



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BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

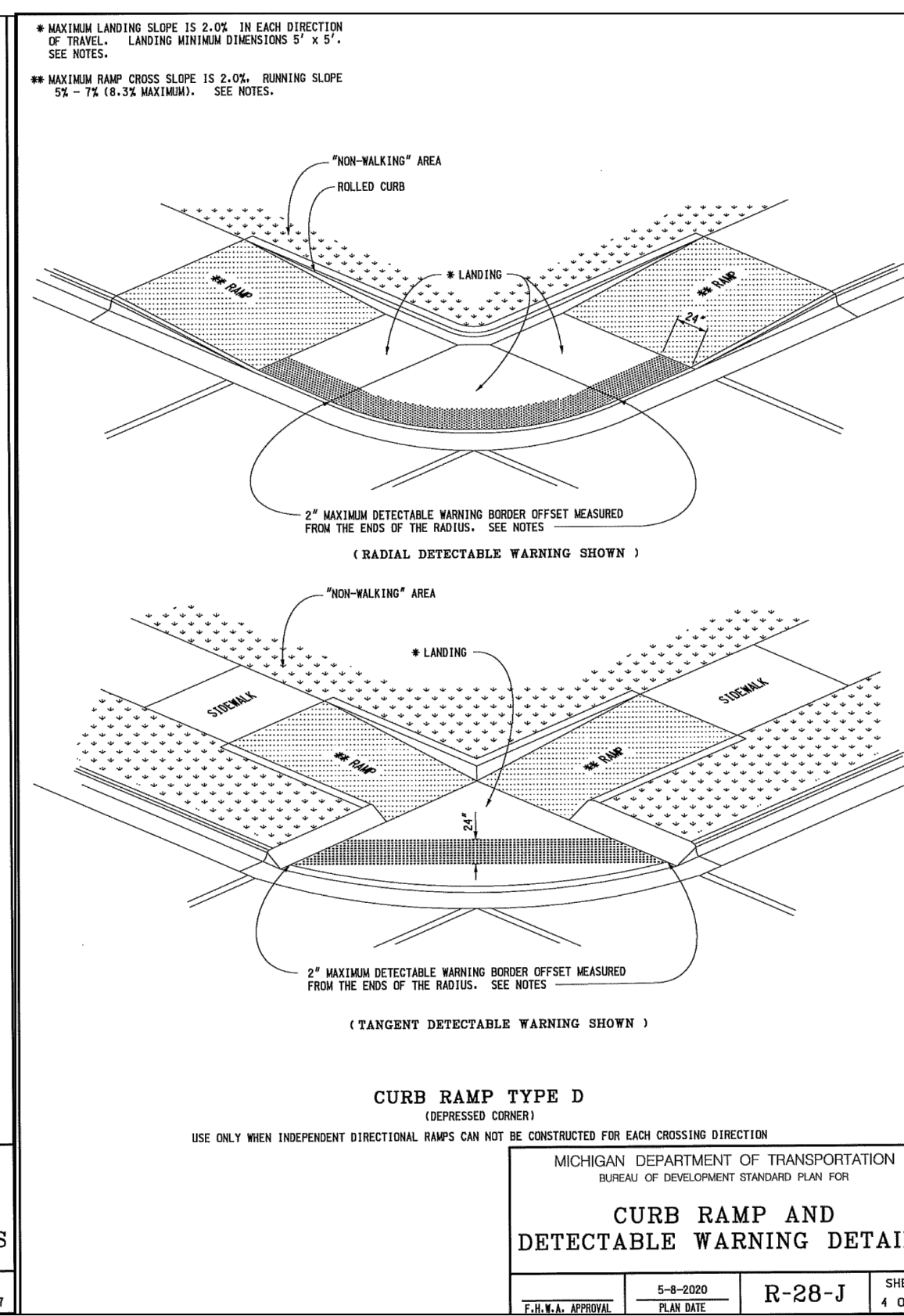
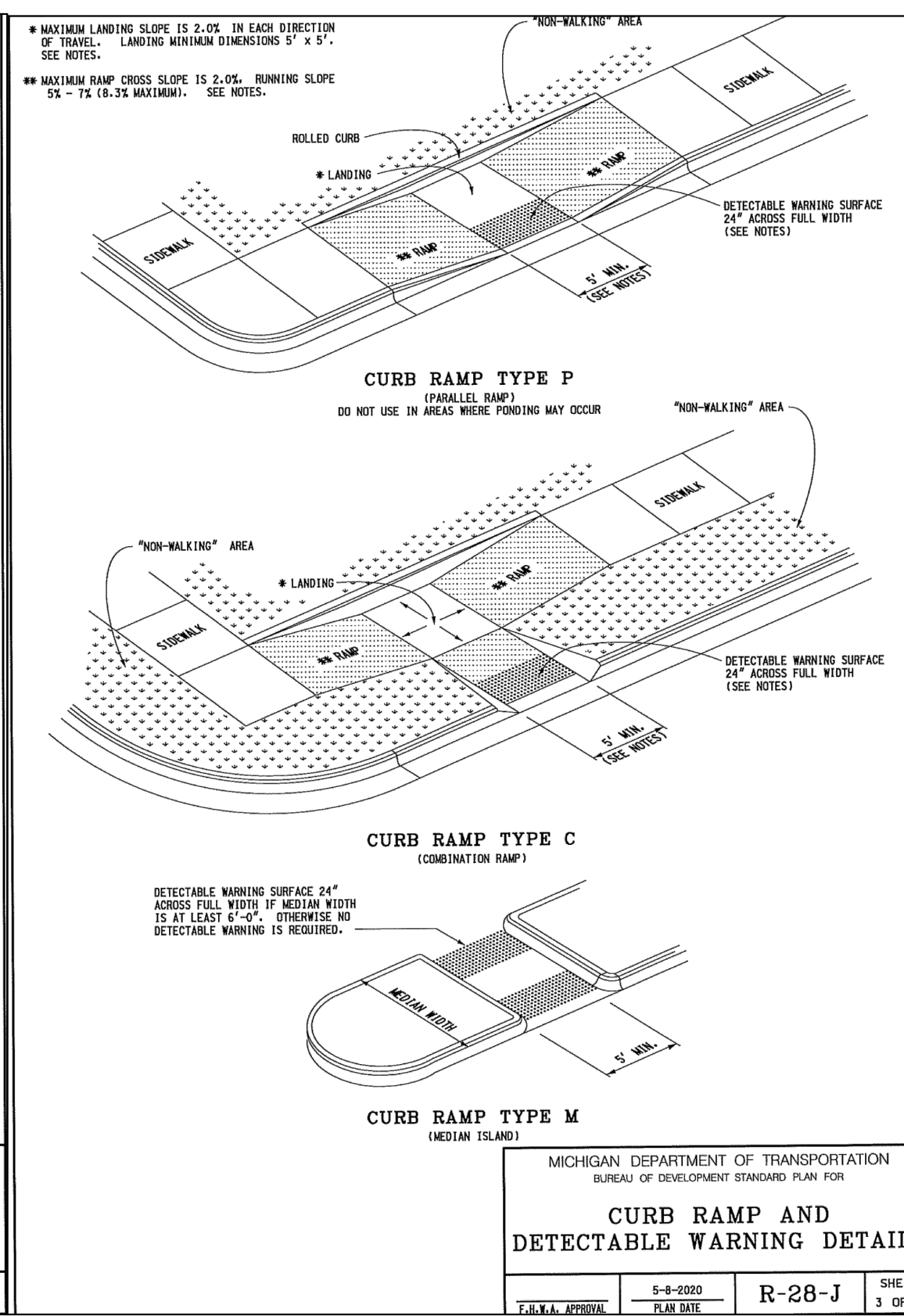
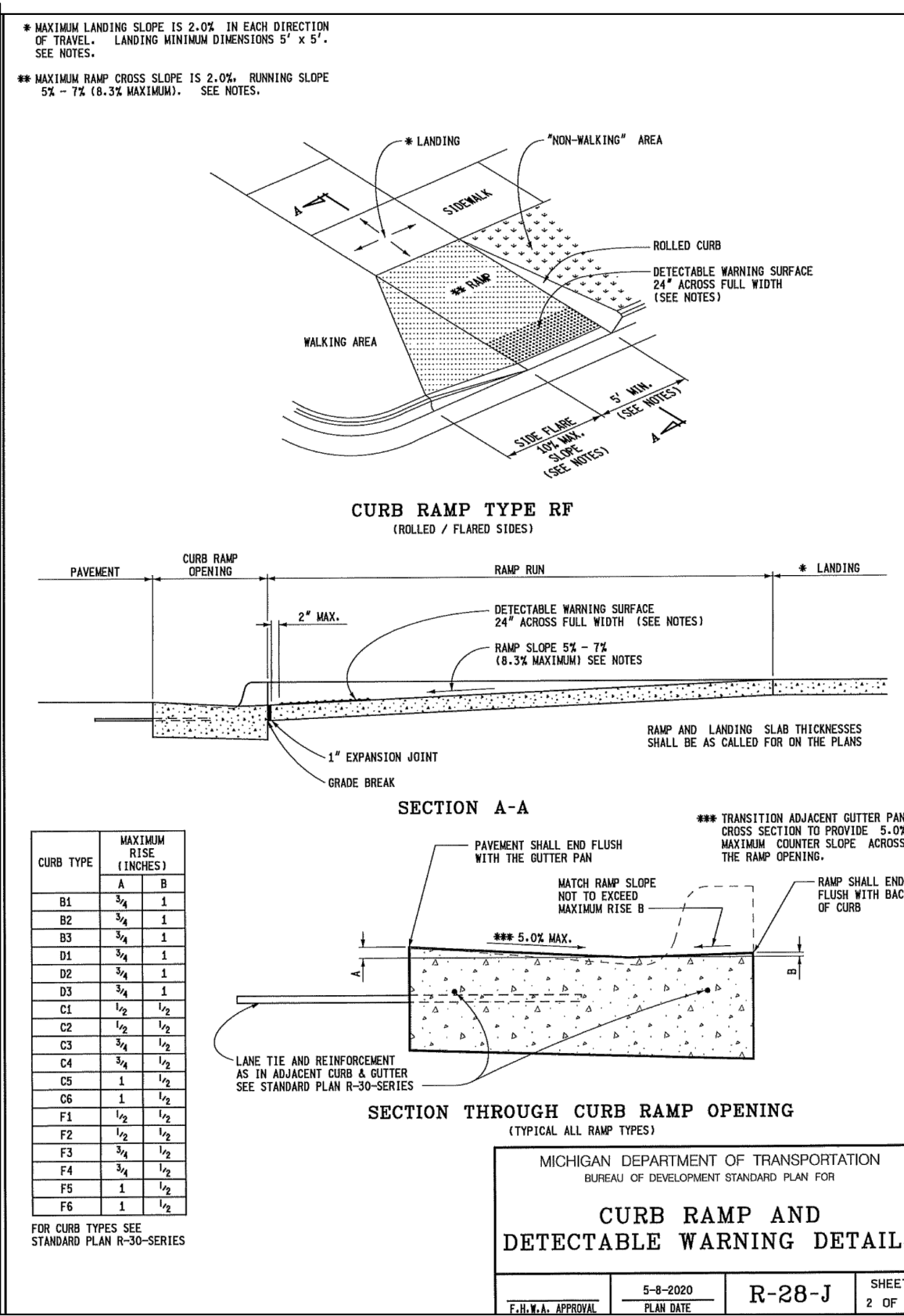
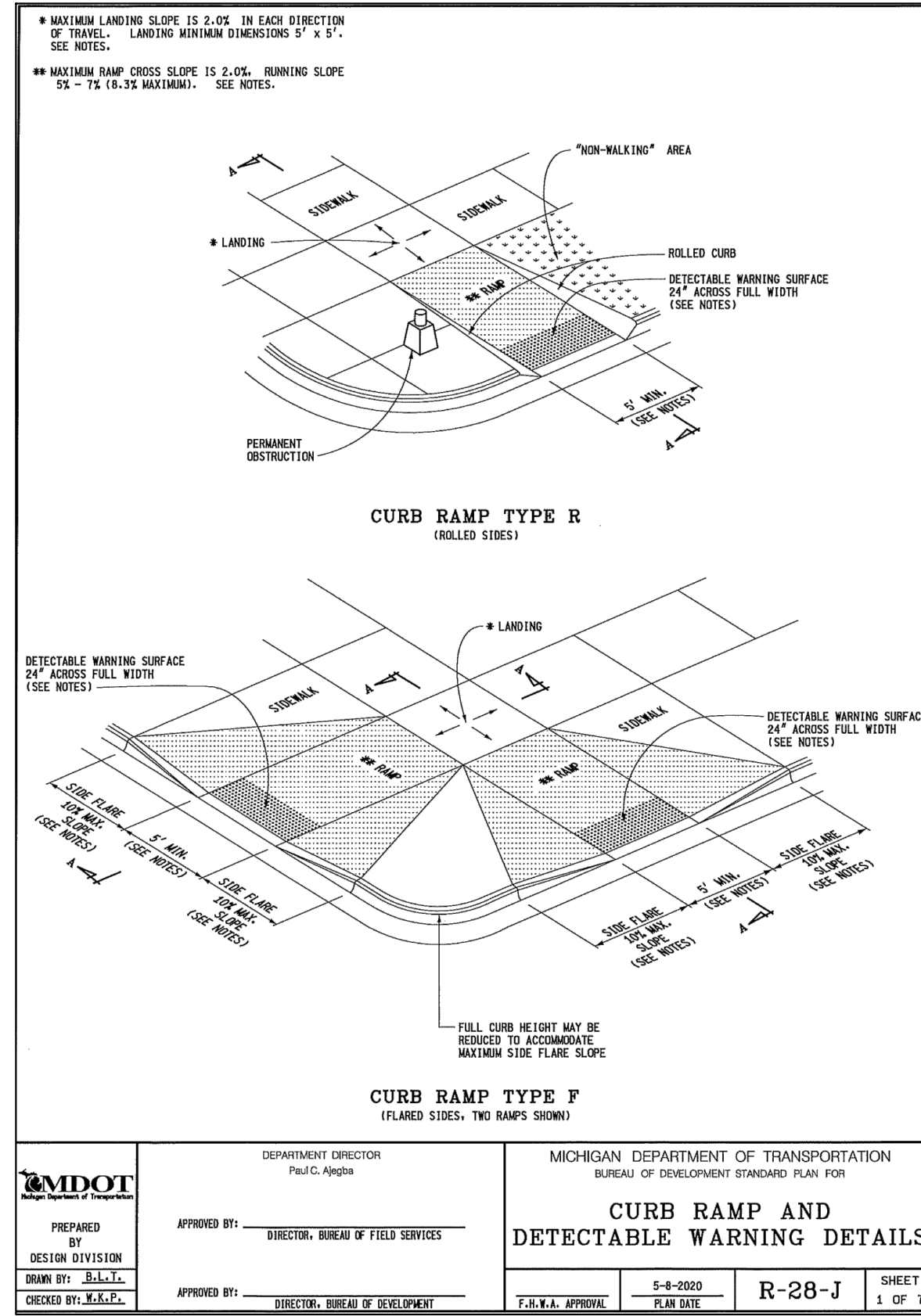
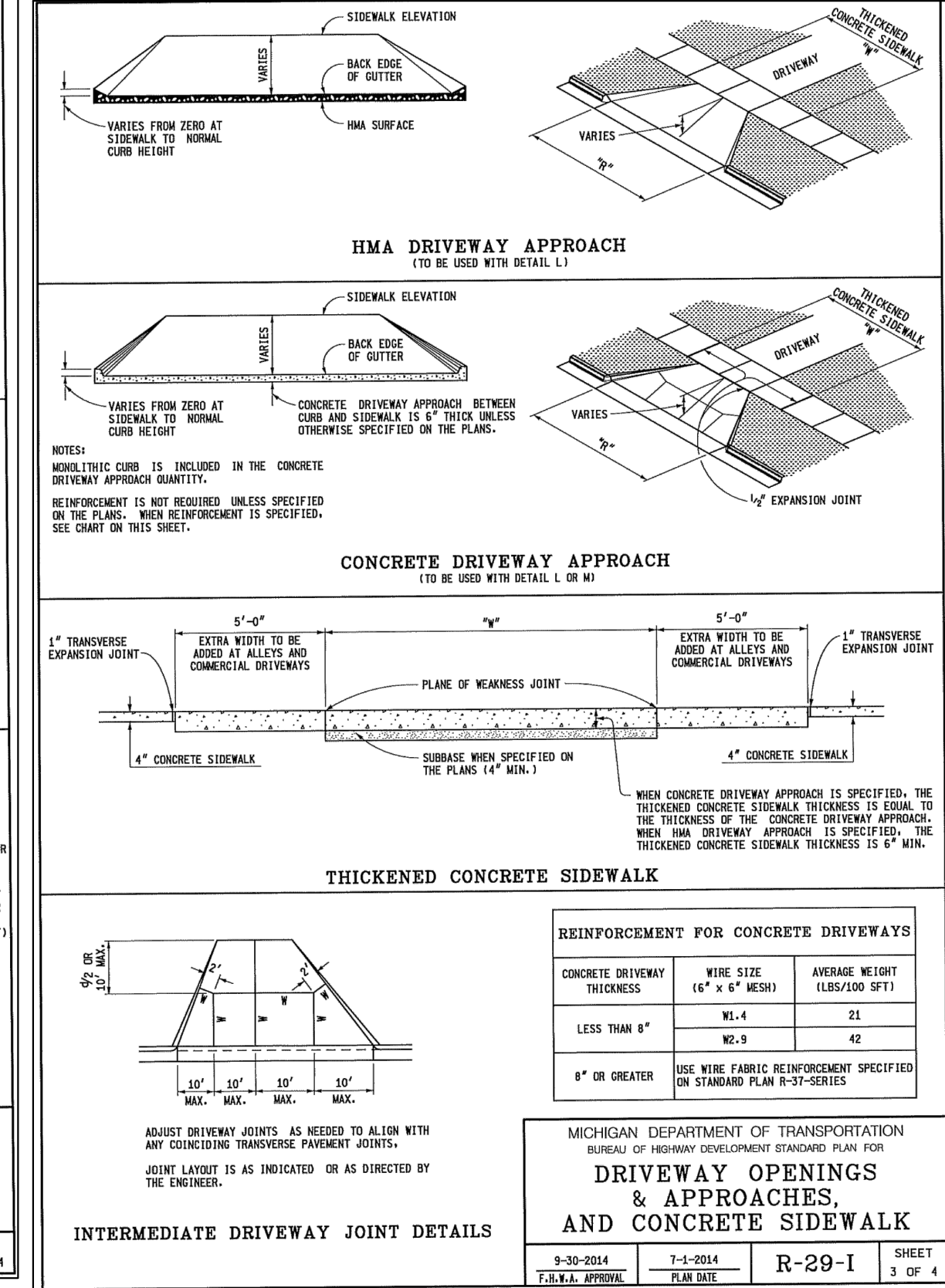
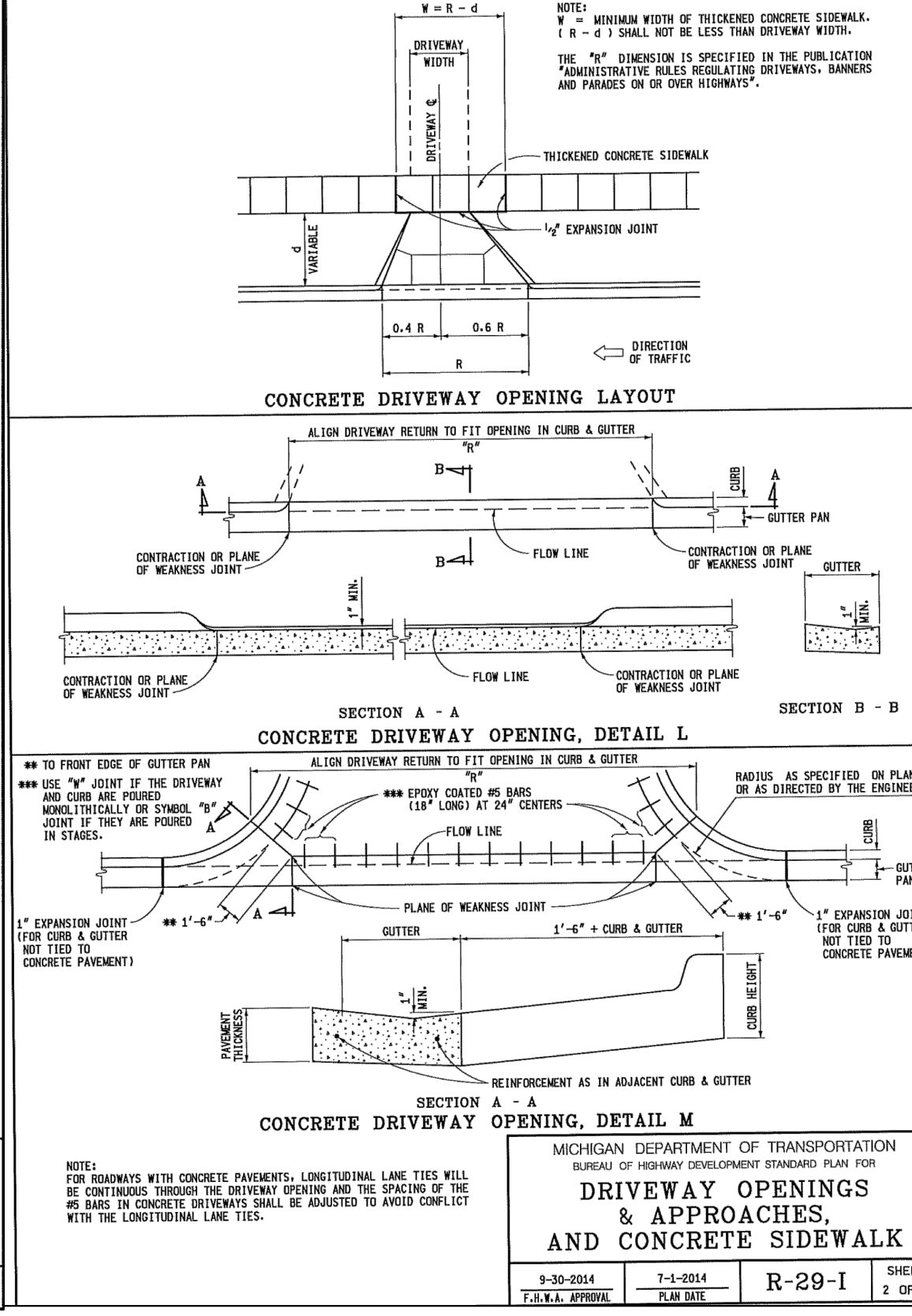
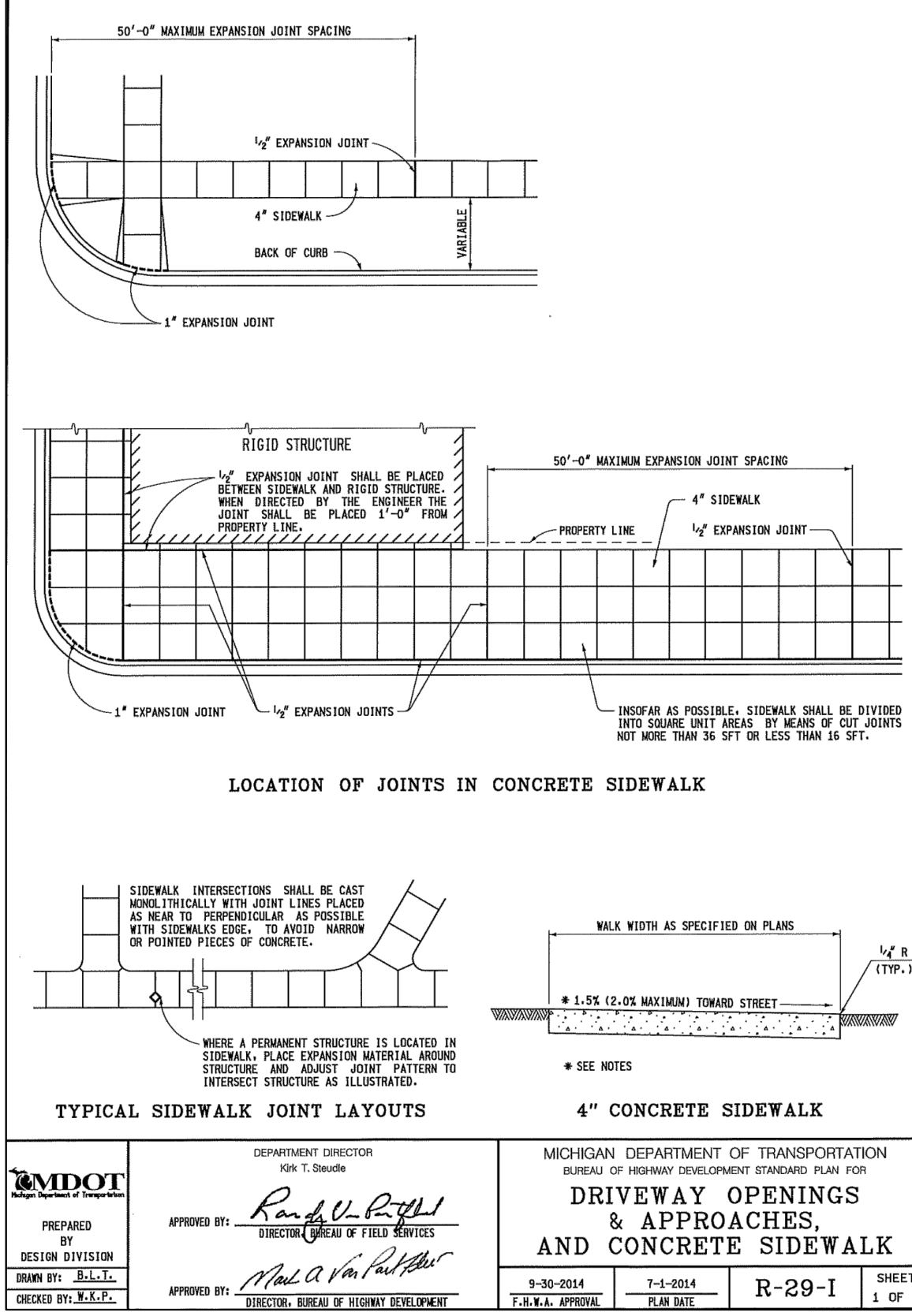
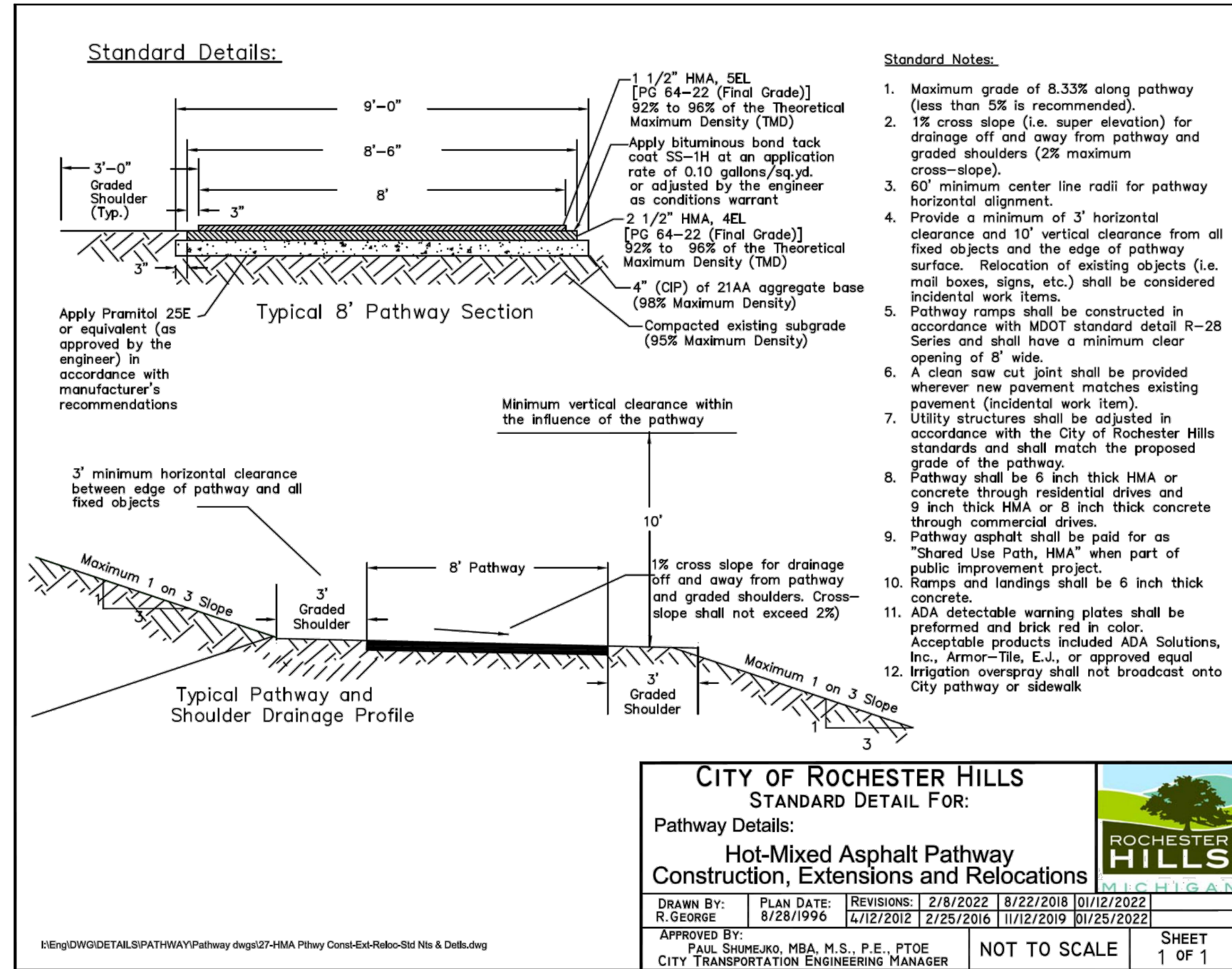
3 GENERATIONS ROCHESTER GRADING PLAN (NORTH)
WALTON BOULEVARD, CITY OF ROCHESTER HILLS
THREE GENERATIONS ROCHESTER HILLS SITE PLANS

ISSUE DATES

CITY SITE PLAN	7/21/2022
SITE PLAN	9/26/2022
SITE PLAN	1/2/2023

DRAWN MCS
DESIGNED MCS
APPROVED MCP
P.E. JOB NO. 21-419
SCALE 1"=30'
33 SITE PLAN

ROCHESTER HILLS MICHIGAN
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CITY FILE #22-009 SECTION #7



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**3 GENERATIONS ROCHESTER
DETAILS**

WALTON BOULEVARD, CITY OF ROCHESTER HILLS
THREE GENERATIONS ROCHESTER HILLS SITE PLANS

ISSUE DATES

CITY SITE PLAN	7/1/2022
SITE PLAN	9/26/2022
SITE PLAN	1/2/2023

DRAWN: MCS
DESIGNED: MCS
APPROVED: MCP
P.E. JOB NO.: 21-419
SCALE: 1"=30'
S3A
SITE PLAN

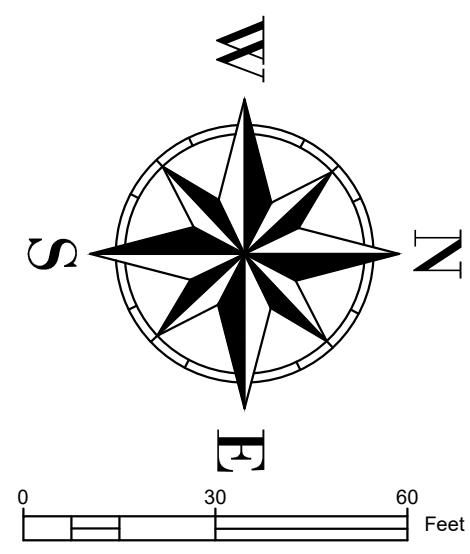
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Development

CITY FILE #22-009 SECTION #7



HYDRANT FLOW TEST RESULT

THE HYDRANT WITH AN 8" SUPPLY MAIN SIZE WHICH IS LOCATED AT SHELLBOURNE DRIVE WAS TESTED ON OCTOBER 31, 2022 BY MR. W. RYBACK M. GREENWOOD AND CALCULATIONS BY MR. WAYNE RYBACK FOUND THE FOLLOWING:

- 1 HYDRANT FLOWING
- 2 - 2.5" OUTLETS OPEN
- 0.9 FRICTION LOSS COEFFICIENT
- 65 PSI STATIC PRESSURE
- 50 PSI RESIDUAL PRESSURE
- 25 PSI PITO PRESSURE
- 1678 GPM RESIDUAL FLOW
- 3037 FIRE FLOW AT 20 PSI

THE ABOVE PRESSURE MEETS THE REQUIREMENTS FOR THE NEW 8" LOOPED LINE AS DESIGNED.

FIRE DEPARTMENT NOTES:

- A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE THROUGH KNOX COMPANY AT 222.KNOXBOX.COM (IFC 2006 SEC. 1028.2).
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH THE FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE" AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC 503).
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING. OPEN BURNING FOR WARMING AND SAND AND / OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3. MORTAR PERMIT CAN BE APPLIED FOR ONLINE AT WWW.ROCHESTERHILLS.ORG/FIRE IN THE "FOR YOUR BUSINESS" SECTION.
- PROVIDE A "NO PARKING FIRE DEPARTMENT CONNECTION" SIGN OVER THE FIRE DEPARTMENT CONNECTION.
- FDC'S SHALL NOT BE OBSTRUCTED BY LANDSCAPING, PARKING, OR ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICES.
- IF THE FIRE DEPARTMENT CONNECTION IS NOT LOCATED ON THE STREET FRONT OF THE BUILDING, A WHITE / CLEAR STROBE LIGHT SHALL BE TIED INTO THE FIRE ALARM SYSTEM AND INSTALLED OVER THE FDC.

STORM WATER CALCULATIONS - STORM AREA 2

DETERMINATION OF C_f FACTOR

TOTAL AREA GOING INTO POND (GROSS & NET)	=	1.74 ACRES		
PAVING AREA (WALKS, DRIVES, ROAD)	=	0.37 ACRES	@	0.95
BUILDING AREA	=	0.18 ACRES	@	0.95
LAWN AREA	=	1.2 ACRES	@	0.25
DETENTION AND WETLAND (LOW WATER AREA)	=	0.02 ACRES	@	1.00
TOTAL AREA	=	1.74 ACRES		0.835

C_{avg} = TOTAL C_f / TOTAL ACRES = 0.83 / 1.74 = **0.48**

TIME OF CONCENTRATION IN SWALE

V = K x S^{1/2} (1/2)

drain swale (ft) = 47 USE K = 1.2 SLOPE = 1%

V = 1.2 x (0.01)^{1/2} = 0.12 ft/s

T_s = L / 3600v = 0.108796 hrs = 6.53 min

TIME OF CONCENTRATION IN PIPE

V = 3 ft/sec average

pipe length (ft) = 796

T_p = L / 3600v = 0.073704 hrs = 4.42 min

T_c = 6.53 + 4.42 = 10.95 min USE **15** min

100-YEAR INTENSITY CALCULATION

I₁₀₀ = 30.20 x 0.22 / (T_c + 9.17)^{0.81} = 6.30 in/hr

CHANNEL PROTECTION VOLUME CALCULATION:

V_(cpc) = 4719 x C x A = **3930** cubic feet

CHANNEL PROTECTION CONTROLLED - EXTENDED CALCULATION:

V_(ED) = 6897 x C x A = **5758** cubic feet

100 YEAR PEAK INFLOW CALCULATION:

Q_{100in} = C x I₁₀₀ x A = 5.26 cfs

100 YEAR ALLOWABLE AGRICULTURAL RUNOFF

Q_(allow) = 0.2 cfs/acre = 0.35 cfs

VARIABLE RELEASE RATE CALCULATION:

Q_{vrr} = 1.1055 - 0.206 x LN(A) = 1.1055 - 0.206 x LN(2.11) = 0.99 cfs/acre

Q_{100p} = Q_{vrr} x A = 1.72 cfs

STORAGE CURVE FACTOR CALCULATION:

R = 0.206 - 0.15 x LN(Q_{100P}/Q_{100IN}) = 0.37

100-YEAR RUNOFF CALCULATION:

V_{100R} = 18985 x C x A = 15849 CF

100-YEAR STORAGE VOLUME CALCULATION:

V_{100D} = V_{100R} x R = **5917** CF

A MECHANICAL CHAMBER WILL BE USED IN PLACE OF A FOREBAY BASIN

DETENTION BASIN 2			
ELEV	AREA (SQ.FT.)	VOLUME (CU.FT.)	ACCUM VOLUME
928	0	0	0
929	2549	425	425
930	6072	4311	4735
931	10118	8295	12830
930.37 - 931.37 (1' FREEBOARD)			

* VOLUME FROM 929 - 930 IS CALCULATED VIA = ((AREA 929 - AREA 928) / 2) * 1/3 = VOLUME OF PYRAMID

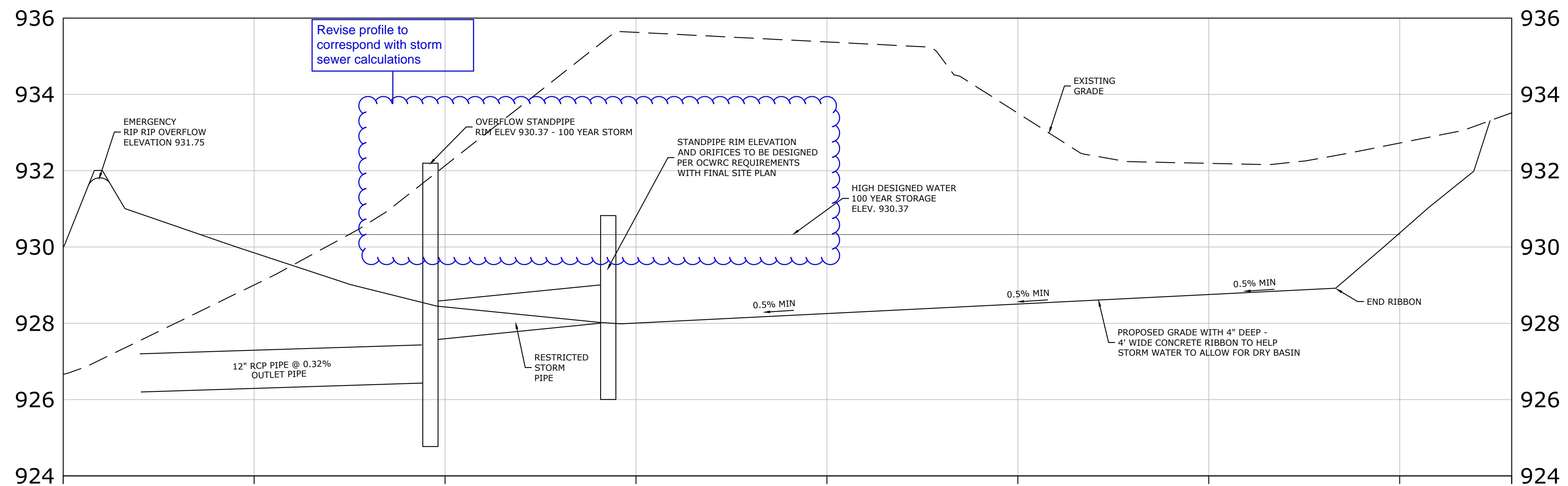
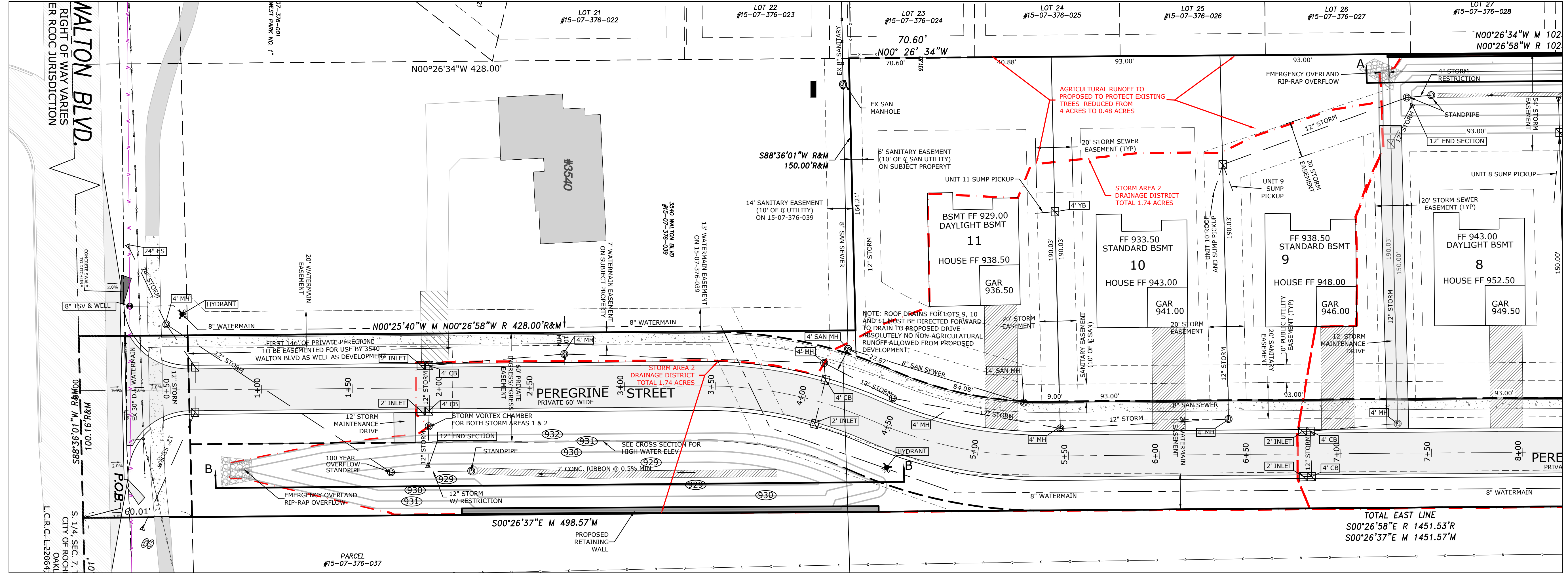
REQUIRED STORAGE MUST MEET THE FOLLOWING VOLUMES

V_(cpc) = 3939 CF @ ELEV 929.90

V_(ED) = 5758 CF @ ELEV 930.13

V_(100D) = 7735 CF @ ELEV 930.37 (THIS IS SUBTRACTING THE VCPVC 4027)

PROVIDED STORAGE 12,830 CF > REQUIRED STORAGE 7735 CF



CROSS SECTION B-B
HORIZ: 1"=30' VERT: 1"=3'

LINETYPE LEGEND

---	SUBJECT BOUNDARY	---	PROPOSED BUILDING SETBACK
---	OFFSITE PROPERTY BOUNDARY	---	PROPOSED DRAINAGE SWALE
---	CONTOUR ELEVATION	---	PROPOSED EASEMENT LINE
---	EXISTING SANITARY SEWER	---	PROPOSED SANITARY SEWER, MH
---	EXISTING WATERMAIN	---	PROPOSED STORM SEWER, CB, MH
---	EXISTING GAS LINE	---	PROPOSED WATERMAIN, HYDRANT, GV&W
---	EXISTING UTILITY EASEMENT	---	PROPOSED CONTOUR ELEVATION
---	EXISTING OVERHEAD ELECTRIC	---	PROPOSED ROAD PRIVATE EASEMENT
---	EXISTING CENTERLINE DITCH	---	PROPOSED HOUSE
---	EXISTING SECTION LINE	---	PROPOSED DRAINAGE DISTRICT
---	EXISTING BUILDING	---	PROPOSED ROAD WITH CURB AND PAVING
---	EXISTING WALK	---	PROPOSED DRIVEWAY
---	EXISTING BUILDING	---	PROPOSED CONCRETE WALK
---	PROPOSED ROAD CENTERLINE	---	PROPOSED POINT ELEVATION

NOTE: ALL STORM SEWERS TO MEET THE CITY OF ROCHESTER HILLS ENGINEERING REQUIREMENTS.

NOTE: ALL SANITARY TO MEET THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY WATER RESOURCE COMMISSIONER AND MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY. ENGINEERING REQUIREMENTS.

NOTE: ALL WATERMAIN TO MEET THE CITY OF ROCHESTER HILLS AND MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY. ENGINEERING REQUIREMENTS.

SANITARY BASIS OF DESIGN
INITIAL & ULTIMATE DESIGN

ESTIMATED INITIAL AND ULTIMATE LOAD = 11 RESIDENTIAL UNITS
P = POPULATION = 2.44 PEOPLE/REU x 11 REU = 27 PP

INITIAL AVERAGE FLOW = 27 PP x 100 GPDP = 0.0027 MGD = 0.0042 CFS

PEAKING FACTOR 4.0

INITIAL AND ULTIMATE PEAK DESIGN FLOW = 4.0 x 0.0042 = 0.0168 CFS

CAPACITY OF 8" SANITARY SEWER @ 0.40% = 0.75 CFS

SEWER CAPACITY = 0.75 CFS > 0.0168 CFS DESIGN FLOW

WATERMAIN BASIS OF DESIGN
INITIAL & ULTIMATE DESIGN

ESTIMATED INITIAL AND ULTIMATE LOAD = 11 RESIDENTIAL UNITS
P=POPULATION = 2.44 PEOPLE/REU x 11 REU = 27 PP

INITIAL AVERAGE FLOW = 27 PP x 100 GPDP = 0.0027 MGD = 0.0042 CFS

PEAKING FACTOR = 2.5

INITIAL AND ULT PEAK DESIGN FLOW = 2.5 x 0.0042 MGD = 0.0105 MGD = 0.0162 CFS

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3 GENERATIONS ROCHESTER UTILITY PLAN (SOUTH)

WALTON BOULEVARD, CITY OF ROCHESTER HILLS
THREE GENERATIONS ROCHESTER HILLS SITE PLANS

ISSUE DATES

CITY SITE PLAN	7/21/2022
SITE PLAN	9/26/2022
SITE PLAN	1/2/2023

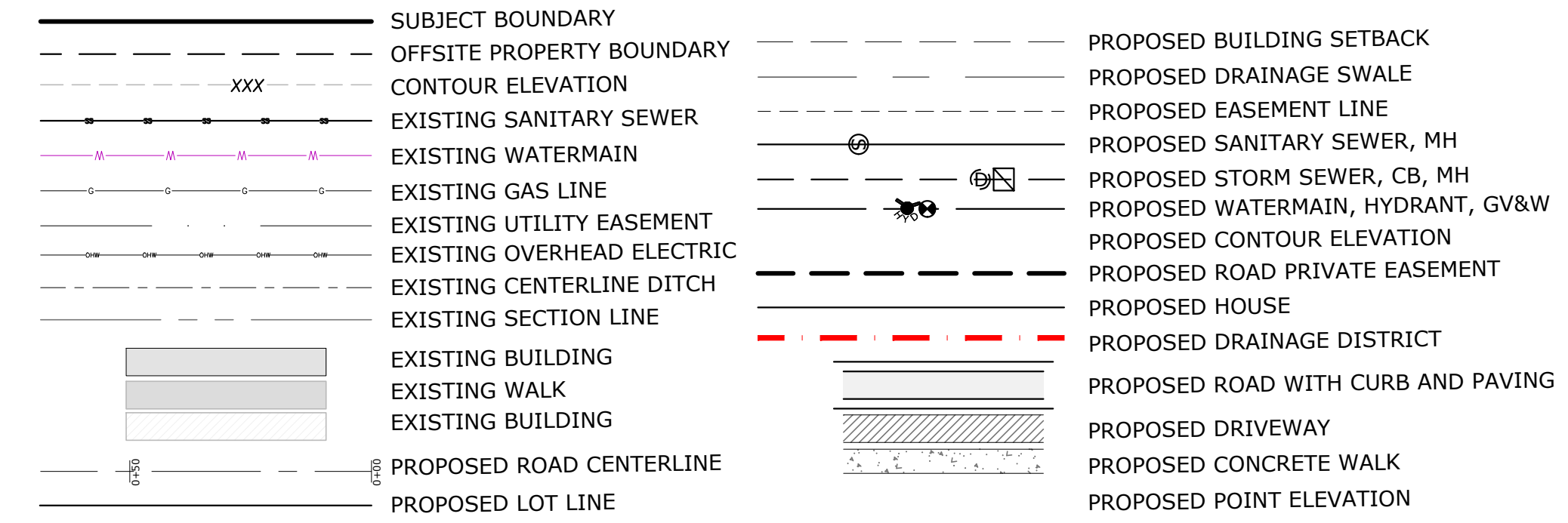
DRAWN MCS
DESIGNED MCS
APPROVED MCS
P.E. JOB No. 21-419
SCALE 1"=30'
S4
SITE PLAN

ROCHESTER HILLS MICHIGAN

JSC2022-0002
PSP2022-0005
Revision 4

Received 01/04/2023
City of Rochester Hills
Planning & Economic Development

LINETYPE LEGEND



STORM WATER CALCULATIONS - STORM AREA 1

DETERMINATION OF 'C' FACTOR

TOTAL AREA GOING INTO POND (GROSS & NET)	=	4.32 ACRES		
PAVING AREA (WALKS, DRIVES, ROAD)	=	0.84 ACRES	@	0.95 = 0.80
BUILDING AREA	=	0.46 ACRES	@	0.95 = 0.44
LAWN AREA	=	3.0 ACRES	@	0.25 = 0.74
DETENTION AND WETLAND (LOW WATER AREA)	=	0.05 ACRES	@	1.00 = 0.05
TOTAL AREA	=	4.32 ACRES		2.028
C avg. = TOTAL C / TOTAL ACRES	=	2.03 / 4.32	=	0.47

TIME OF CONCENTRATION IN SWALE

$v = K \times S^{1/2}$
 $v = 1.2 \times (0.1)^{1/2} = 0.12$ ft/s
 $Tt = L / 3600v = 211 / 3600 \times 0.12 = 0.488426$ hrs = 29.31 min

TIME OF CONCENTRATION IN PIPE

$v = 3$ ft/sec average
 $Tt = L / 3600v = 192 / 3600 \times 3 = 0.017778$ hrs = 1.07 min
 $Tc = 29.31 + 1.07 = 30.37$ min USE **20** min

100-YEAR INTENSITY CALCULATION

$I100 = 30.20v^{0.22} = 30.20 \times 3^{0.22} = 5.41$ in/hr
 $(Tc + 9.17)^{0.81} = 5.41$

CHANNEL PROTECTION VOLUME CALCULATION:
 $V(cpsc) = 4719 \times C \times A = 9570$ cubic feet

CHANNEL PROTECTION CONTROLLED - EXTENDED CALCULATION:
 $V(ED) = 6897 \times C \times A = 13887$ cubic feet

100 YEAR PEAK INFLOW CALCULATION:

$Q100p = C \times 1100 \times A = 10.98$ cfs

100 YEAR ALLOWABLE AGRICULTURAL RUNOFF
 $Q(allow) = 0.2$ cfs/acre = 0.86 cfs

VARIABLE RELEASE RATE CALCULATION:
 $Qvrr = 1.1055 - 0.206 \times \ln(A) = 1.1055 - 0.206 \times \ln(2.11) = 0.80$ cfs/acre

$Q100p = Qvrr \times A = 3.48$ cfs

STORAGE CURVE FACTOR CALCULATION:
 $R = 0.206 - 0.15 \times \ln(Q100p/Q100in) = 0.38$

100-YEAR RUNOFF CALCULATION:
 $V100R = 18985 \times C \times A = 38501$ CF

100-YEAR STORAGE VOLUME CALCULATION:
 $V100S = V100R \times R = 14572$ CF

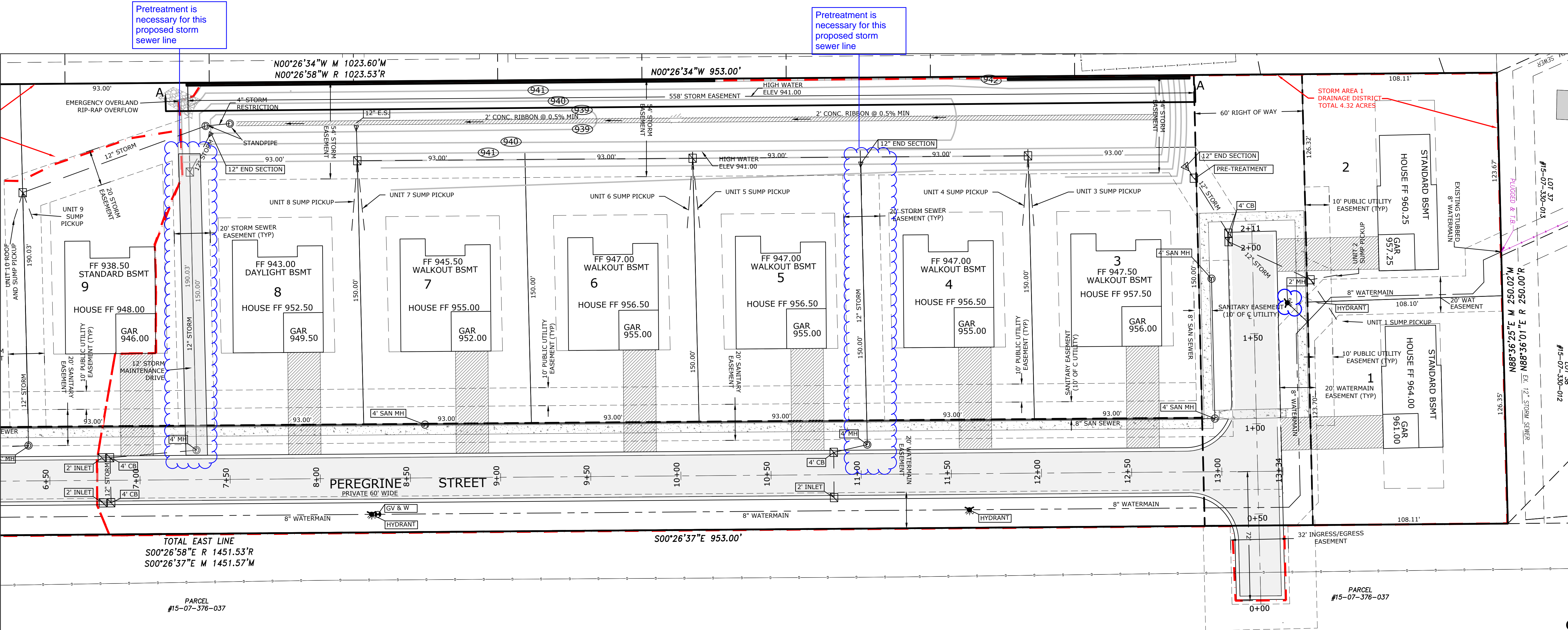
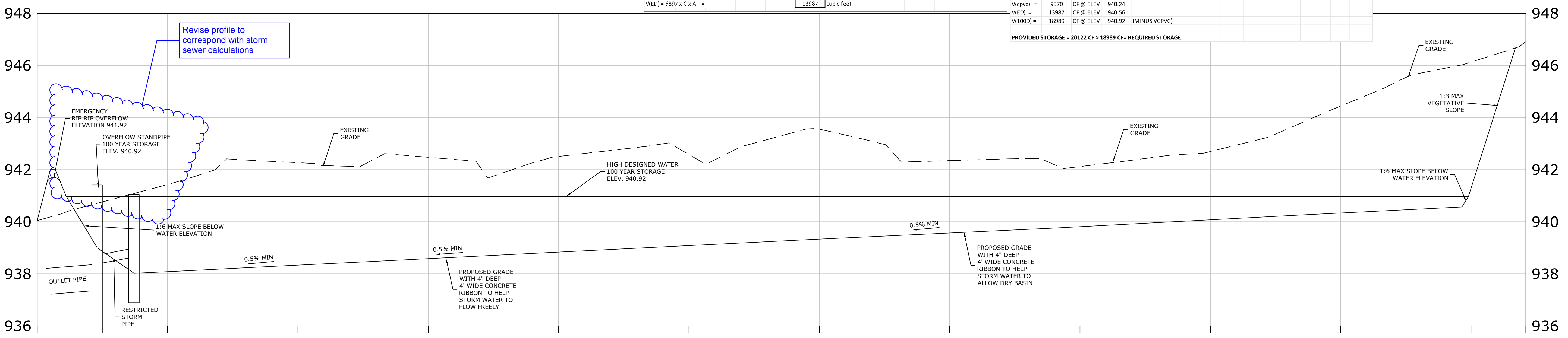
DETECTION BASIN 1

ELEV	AREA (SQ.FT.)	VOLUME (CU.FT.)	ACCUM VOLUME
938	10		
939	2193	365	365
940	9481	5832	6197
941	18368	13925	20122
940.94 - 941.94	FREEBOARD		

* VOLUME FROM 938 - 939 IS CALCULATED AS AREA @ 938 x AREA @ 939 / (2 * 1.51) AREA OF PYRAMID

REQUIRED STORAGE MUST MEET THE FOLLOWING VOLUMES
 $V(cpsc) = 9570$ CF @ ELEV 940.24
 $V(ED) = 13887$ CF @ ELEV 940.56
 $V(100S) = 18989$ CF @ ELEV 940.92 (MINUS VCPVC)

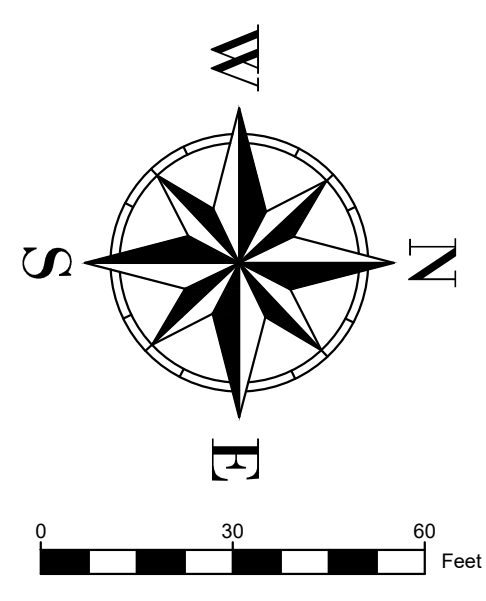
PROVIDED STORAGE = 20122 CF > 18989 CF = REQUIRED STORAGE



NOTE: ALL STORM SEWERS TO MEET THE CITY OF ROCHESTER HILLS ENGINEERING REQUIREMENTS.

NOTE: ALL SANITARY TO MEET THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY WATER RESOURCE COMMISSIONER AND MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY. ENGINEERING REQUIREMENTS.

NOTE: ALL WATERMAIN TO MEET THE CITY OF ROCHESTER HILLS AND MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY. ENGINEERING REQUIREMENTS.



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NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THESE PLANS AND PROFILES IS TAKEN FROM FIELD SURVEY AND AVAILABLE RECORDS, BUT THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION, DEPTH, OR TYPE OF UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND TYPE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND UNDERGROUND STRUCTURES. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND AGENCY FOR RECORDS FROM THE COMMENCEMENT OF WORK UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO THE START OF WORK AND THROUGHOUT THE PROJECT.

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

3 GENERATIONS ROCHESTER UTILITY PLAN (NORTH)
 WALTON BOULEVARD, CITY OF ROCHESTER HILLS
 THREE GENERATIONS ROCHESTER HILLS SITE PLANS

ISSUE DATES

CITY SITE PLAN	7/21/2022
SITE PLAN	9/26/2022
SITE PLAN	12/2/2023

DRAWN MCS
DESIGNED MCS
APPROVED MCP
 P.E. JOB NO. 21-419
 SCALE 1"=30'
S5 SITE PLAN

Issued For:	Revision:
08.30.2021 Preliminary PUD Review	Revision
04.04.2022	Revision
07.22.2022	Revision
10.04.2022	Revision
11.07.2022	Revision
01.03.2023	Revision

Project:
WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:

Tree Removal & Preservation Plan - South

Seal:



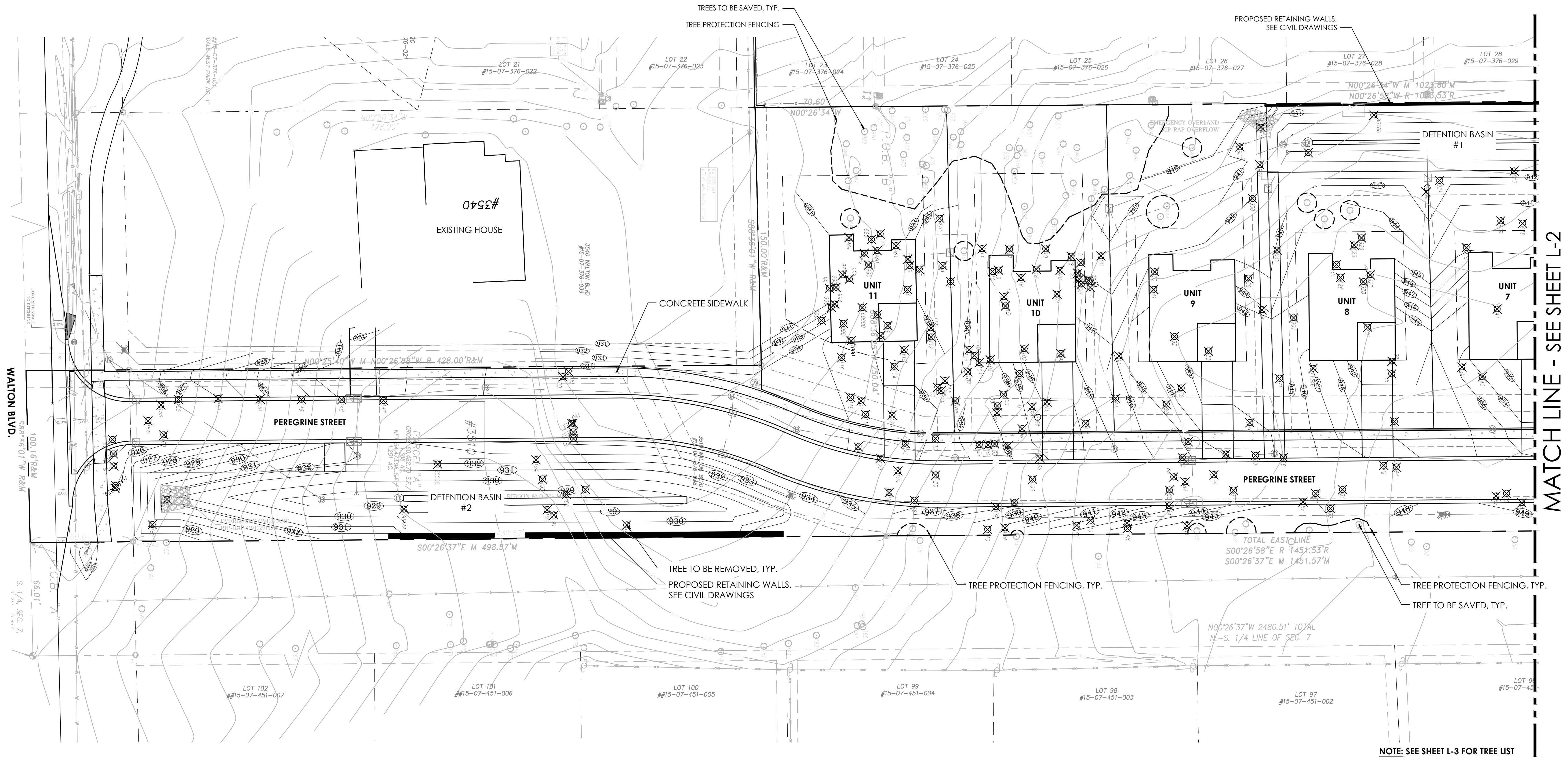
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Date: 06.2021
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Project Number:

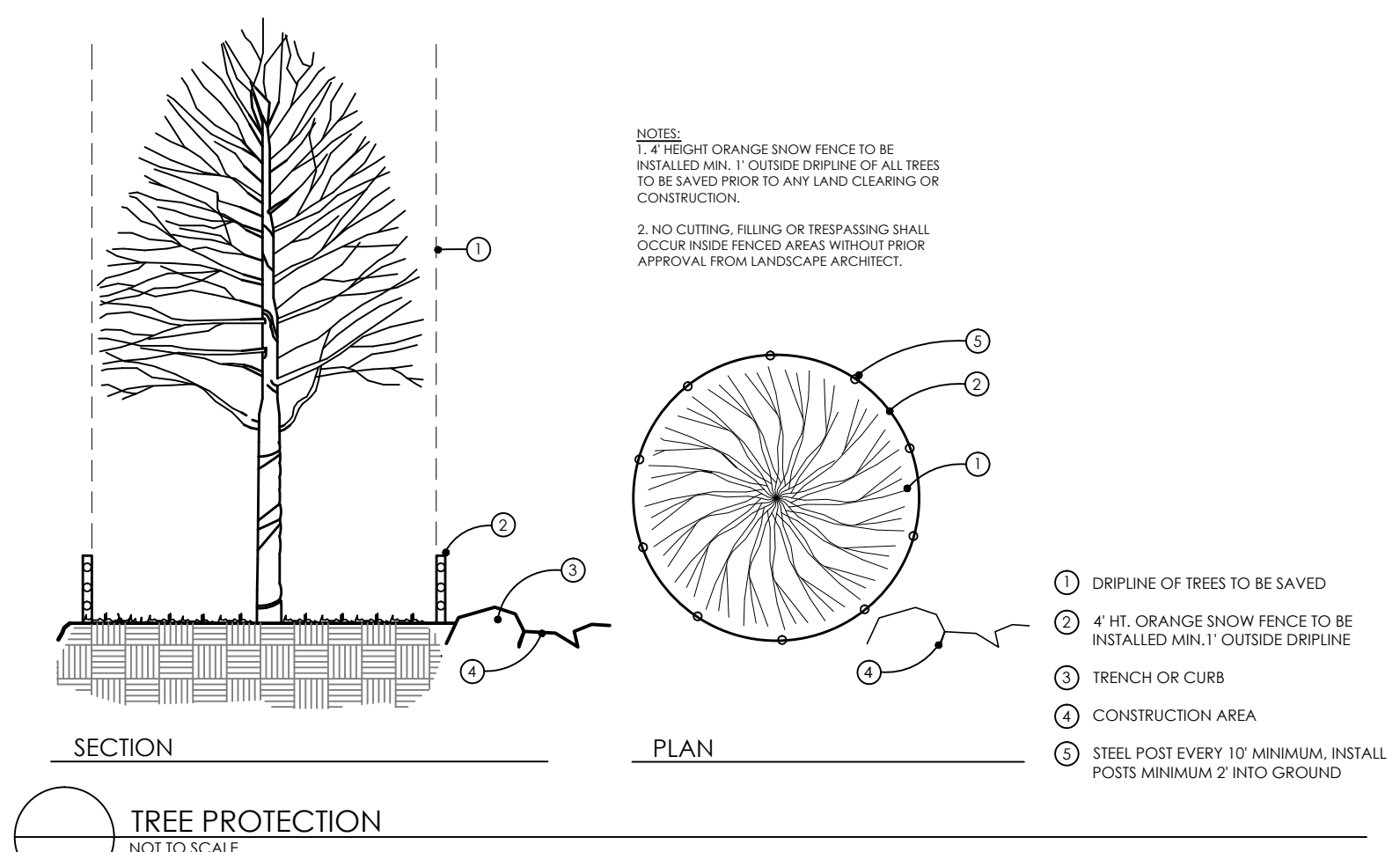
22.004

Sheet Number:

L-1



NOTE: SEE SHEET L-3 FOR TREE LIST



TREE PROTECTION NOTE

No person may conduct any construction or development activity within the drip line of any regulated tree not approved for removal, including but not limited to land clearing, grubbing, trenching, grading, or filling, nor shall any person place solvents, building material, construction equipment, soil deposits, or other harmful materials within the drip line unless authorized by the parks and natural resources department.

During construction or development activity, persons shall not attach any device or wire to any regulated tree not approved for removal.

Replacement and relocated trees must be staked, fertilized, and mulched and shall be guaranteed by the tree removal permit holder to exhibit a normal growth cycle for at least one year following planting.

Tree Mitigation Calculations

Regulated Trees Surveyed	414
Tree Exemptions	103 (building envelop (80), poor condition (23))
Remaining Regulated Trees	311 (414-103)
Trees Required to be Saved	125 (311 x 40%)
Regulated Trees Saved	137
Percentage of Trees Saved	44.05% (137/311)
Regulated Trees Removed	167
Regulated Trees Required	167 (1 to 1 replacement ratio less 23 in poor condition*)
Specimen Trees Removed	39 (1,064*)
Specimen Trees Saved	33
Specimen Trees Credits	33 (1 - 2" tree credit per saved tree)
Specimen Trees Required	233 ((1,064 * 50% = 532) / 2 = 266 2" trees - 33 credits)
Total Replacements Required	400 (167+233)
Total Replacements Provided	262
Trees Paid into City Tree Fund	138

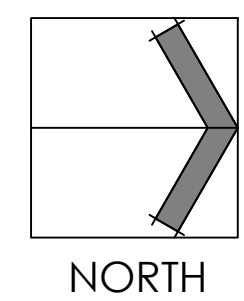
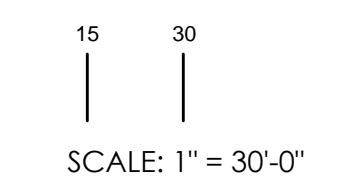
*The trees identified as being in poor condition are in such a state of decline with some showing signs of disease, it is our belief that these trees will be dead within the next two (2) years

NOT FOR CONSTRUCTION



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City of Rochester Hills
Planning & Economic
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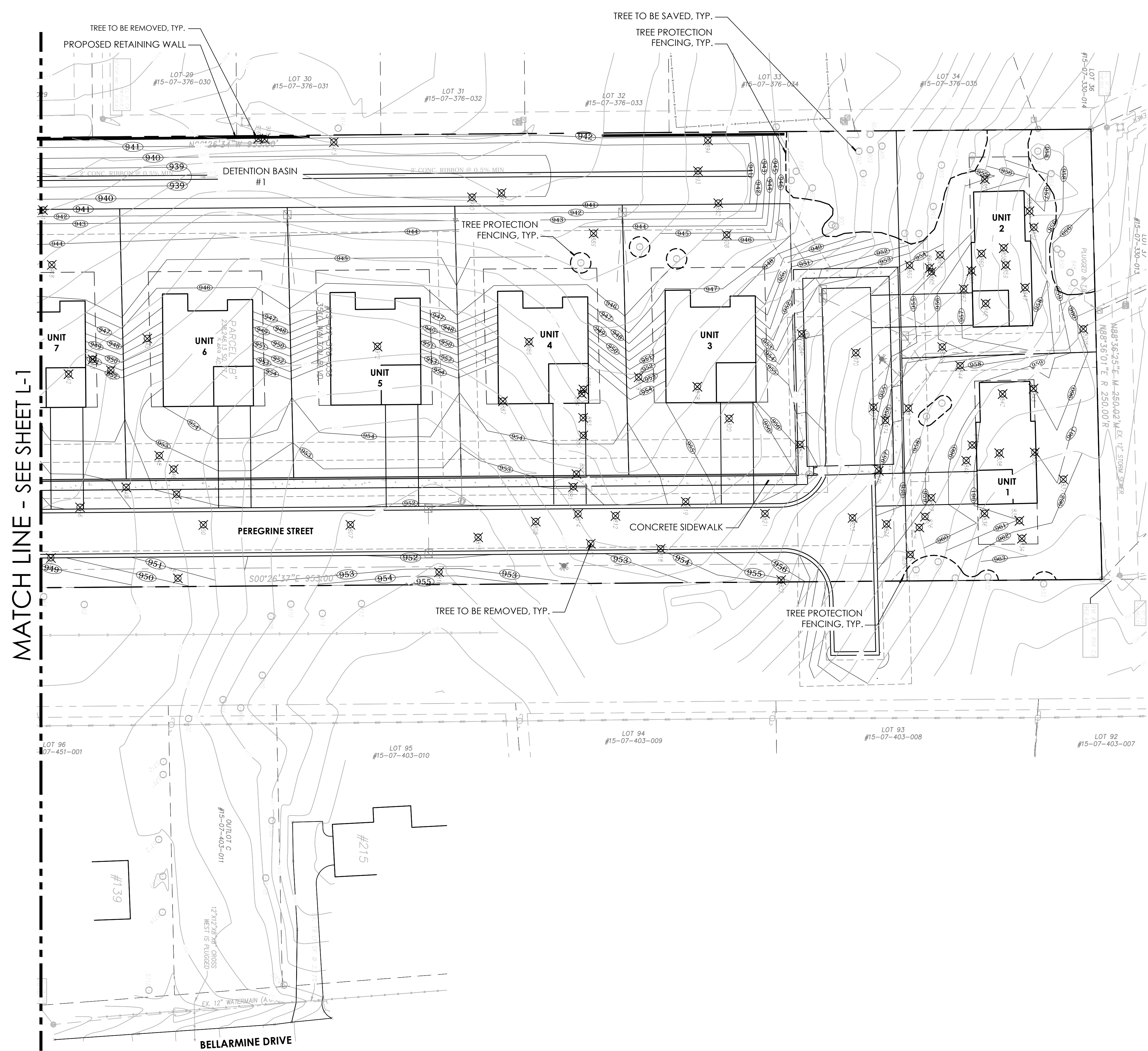


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08.30.2021	Preliminary PUD Review
04.04.2022	Revision
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01.03.2023	Revision

Project:
WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:
Tree Removal & Preservation Plan - North

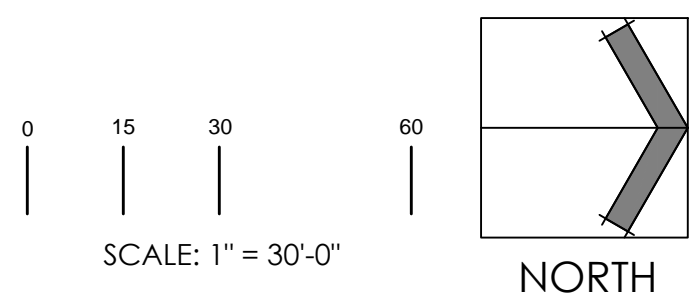


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Project Number:
22.004
Sheet Number:
L-1

Issued For:

08.30.2021 Preliminary PUD Review
04.04.2022 Revision
07.22.2022 Revision
10.04.2022 Revision
11.07.2022 Revision
01.03.2023 Revision

Project:

WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:

Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:

Tree List

Scale:



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Checked: JG
Date: 06.2021
Scale: No Scale

Project Number:

22.004

Sheet Number:

L-3

Tag No.	DBH (in.)	Common Name	Botanical Name	Condition	Elevation	Specimen	Remove	Exempt
1	12	Elm	Ulmus americana	Good	932.81		X	
2	15	Black Locust	Robinia pseudoacacia	Good	932.56		X	
3	11	Black Locust	Robinia pseudoacacia	Fair	932.74		X	
4	12	Black Maple	Acer nigrum	Good	933.15		X	
5	11	Black Locust	Robinia pseudoacacia	Fair	933.06		X	
6	12	Black Locust	Robinia pseudoacacia	Poor	933.17		X	
7	13	Black Locust	Robinia pseudoacacia	Fair	933.33		X	
8	7	Hawthorn	Crataegus	Fair	934.16		X	
9	15	Black Locust	Robinia pseudoacacia	Good	934.52		X	
10	16	Elm	Ulmus americana	Good	935.35		X	
11	36	Black Walnut	Juglans nigra	Good	936.56	X	X	
12	38	Black Walnut	Juglans nigra	Good	937.37	X	X	
13	20	Black Walnut	Juglans nigra	Good	937.51	X	X	
14	11	White Oak	Quercus alba	Good	937.20	X	X	
15	8	White Oak	Quercus alba	Good	937.28	X	X	
16	10	Black Walnut	Juglans nigra	Fair	938.35	X	X	
17	18	Black Walnut	Juglans nigra	Fair	937.58	X	X	
18	27	Black Walnut	Juglans nigra	Good	939.13	X	X	
19	14	Black Maple	Acer nigrum	Good	939.25	X	X	
20	22	Black Walnut	Juglans nigra	Good	940.00	X	X	
21	10	Elm	Ulmus americana	Poor	939.88		X	
22	11	Elm	Ulmus americana	Good	941.35		X	
23	12	Black Walnut	Juglans nigra	Fair	941.05		X	
24	14	Black Walnut	Juglans nigra	Good	940.78		X	
25	13	Black Walnut	Juglans nigra	Good	940.55		X	
26	13	Elm	Ulmus americana	Fair	940.98		X	
27	20	Black Walnut	Juglans nigra	Good	940.38		X	
28	33	Black Walnut	Juglans nigra	Good	939.92	X	X	
29	35	Black Walnut	Juglans nigra	Good	941.05	X	X	
30	28	Black Walnut	Juglans nigra	Good	942.74	X	X	
31	16	Black Walnut	Juglans nigra	Good	943.44	X	X	
32	10	Black Walnut	Juglans nigra	Good	944.95	X	X	
33	18	Black Cherry	Prunus serotina	Dead	945.41	X	X	
34	12	White Oak	Quercus alba	Good	945.25	X	X	
35	46	Black Walnut	Juglans nigra	Good	944.52	X	X	
36	6	Elm	Ulmus americana	Good	945.96		X	
37	13	Red Oak	Quercus rubra	Good	946.40	X	X	
38	24	Red Oak	Quercus rubra	Good	946.51	X	X	
39	17	Elm	Ulmus americana	Good	946.73		X	
40	17	Elm	Ulmus americana	Good	947.04		X	
41	9.17	Mulberry	Morus alba	Fair	946.12		X	
42	9	Ash	Fraxinus	Good	947.08	X	X	
43	10	Elm	Ulmus americana	Poor	947.26	X	X	
44	13	Elm	Ulmus americana	Dead	948.08	X	X	
45	16	Elm	Ulmus americana	Good	947.74	X	X	
46	7	Ash	Fraxinus	Good	950.24		X	
47	6.5	Apple	Malus spp.	Good	950.19		X	
48	8.6	Black Cherry	Prunus serotina	Good	949.70		X	
49	13	Scotch Pine	Pinus sylvestris	Good	948.92		X	
50	29	Scotch Pine	Pinus sylvestris	Good	948.85		X	
51	8.5,5	Apple	Malus spp.	Good	949.65		X	
52	9	Apple	Malus spp.	Good	948.35		X	
53	9	Honeylocust	Gleditsia triacanthos	Good	948.06		X	
54	8	Black Cherry	Prunus serotina	Dead	948.39		X	
55	10	Black Cherry	Prunus serotina	Poor	948.28		X	
56	8	Ash	Fraxinus	Good	948.12		X	
57	11.7,5	Apple	Malus spp.	Good	948.44		X	
58	28	Scotch Pine	Pinus sylvestris	Good	948.74	X	X	
59	29	Scotch Pine	Pinus sylvestris	Good	948.85	X	X	
60	14	Red Oak	Quercus rubra	Good	946.81		X	
61	8,7,8	Black Cherry	Prunus serotina	Poor	948.13	X	X	
62	25	Black Walnut	Juglans nigra	Good	947.63	X	X	
63	15	Black Cherry	Prunus serotina	Fair	947.33	X	X	
64	8	Elm	Ulmus americana	Good	946.17	X	X	
65	9	Red Oak	Quercus rubra	Good	946.14	X	X	
66	8	Elm	Ulmus americana	Good	945.58	X	X	
67	10	Elm	Ulmus americana	Good	945.42	X	X	
68	11	Ulmus americana	Ulmus americana	Good	945.00	X	X	
69	13	Elm	Ulmus americana	Good	944.46	X	X	
70	9	Elm	Ulmus americana	Good	944.65	X	X	
71	7	Elm	Ulmus americana	Good	945.21	X	X	
72	11	Black Maple	Acer nigrum	Good	944.68	X	X	
73	8	Ash	Fraxinus	Fair	943.86		X	
74	9	Black Cherry	Prunus serotina	Poor	944.31		X	
75	8	Elm	Ulmus americana	Good	944.34	X	X	
76	18	Elm	Ulmus americana	Good	944.54	X	X	
77	10	Elm	Ulmus americana	Good	944.75	X	X	
78	13	Elm	Ulmus americana	Good	945.70		X	
79	8	Red Oak	Quercus rubra	Good	945.25		X	
80	19	Scotch Pine	Pinus sylvestris	Good	945.67	X	X	
81	11	Elm	Ulmus americana	Good	945.47		X	
82	12	Blue Spruce	Picea pungens	Good	945.22		X	
83	16	Elm	Ulmus americana	Good	945.55	X	X	
84	22	Black Cherry	Prunus serotina	Poor	944.92	X	X	
85	13	Elm	Ulmus americana	Fair	944.71	X	X	
86	8	Elm	Ulmus americana	Good	944.70	X	X	
87	10	Black Cherry	Prunus serotina	Fair	944.68	X	X	
88	9	Hawthorn	Crataegus	Good	N/F		X	
89	8	Elm	Ulmus americana	Good	943.75	X	X	
90	7	Black Walnut	Juglans nigra	Fair	942.90	X	X	
91	9	Elm	Ulmus americana	Good	942.09	X	X	
92	9	Elm	Ulmus americana	Good	940.27	X	X	
93	18	Elm	Ulmus americana	Dead	940.04	X	X	
94	16	Black Locust	Robinia pseudoacacia	Good	939.29	X	X	
95	10	Elm	Ulmus americana	Fair	940.40	X	X	
96	7	Black Cherry	Prunus serotina	Fair	939.63	X	X	
97	21	Black Cherry	Prunus serotina	Poor	942.41	X	X	
98	13	Elm	Ulmus americana	Good	938.34	X	X	
99	17	Black Locust	Robinia pseudoacacia	Good	938.62	X	X	
100	10.5	Black Locust	Robinia pseudoacacia	Good	937.96	X	X	
101	12	Black Locust	Robinia pseudoacacia	Good	937.82	X	X	
102	17	Black Locust	Robinia pseudoacacia	Good	938.25	X	X	
103	11	Black Locust	Robinia pseudoacacia	Good	938.60	X	X	
104	6	Elm	Ulmus americana	Fair	939.09	X	X	
105	11	Black Locust	Robinia pseudoacacia	Fair	935.43	X	X	
106	15	Black Locust	Robinia pseudoacacia	Good	938.02	X	X	
107	14	Black Locust	Robinia pseudoacacia	Poor	938.18	X	X	
108	11	Elm	Ulmus americana	Good	936.56	X	X	
109	16	Black Cherry	Prunus serotina	Good	935.87	X	X	
110	13	Black Locust	Robinia pseudoacacia	Good	935.65	X	X	
111	14	Black Locust	Robinia pseudoacacia	Good	935.65	X	X	
112	19	Black Locust	Robinia pseudoacacia	Good	934.28	X	X	
113	7	Ash	Fraxinus	Fair	934.12	X	X	
114	12	Black Walnut	Juglans nigra	Good	933.70	X	X	
115	17	Black Locust	Robinia pseudoacacia	Good	933.70	X	X	
116	11	Black Locust	Robinia pseudoacacia	Poor	932.03	X	X	
117	8	Black Locust	Robinia pseudoacacia	Good	932.89	X	X	
118	9	Hawthorn	Crataegus	Good	932.64	X	X	
119	15	Elm	Ulmus americana	Good	933.20	X	X	
120	13	Black Locust	Robinia pseudoacacia	Fair	934.06	X	X	
121	16	Black Locust	Robinia pseudoacacia	Good	935.19	X	X	
122	16	Black Locust	Robinia pseudoacacia	Good	933.79	X	X	
123	10	Elm	Ulmus americana	Good	934.74	X	X	
124	10.6	Apple	Malus spp.	Poor	935.48	X	X	
125	14	Black Locust	Robinia pseudoacacia	Good	935.61	X	X	
126	13	Black Cherry	Prunus serotina	Fair	937.01	X	X	
127	9	Elm	Ulmus americana	Good	937.02	X	X	
128	11	Elm	Ulmus americana	Good	937.61	X	X	
129	9	Elm	Ulmus americana	Good	937.30	X	X	
130	10	Elm	Ulmus americana	Good	936.37	X	X	

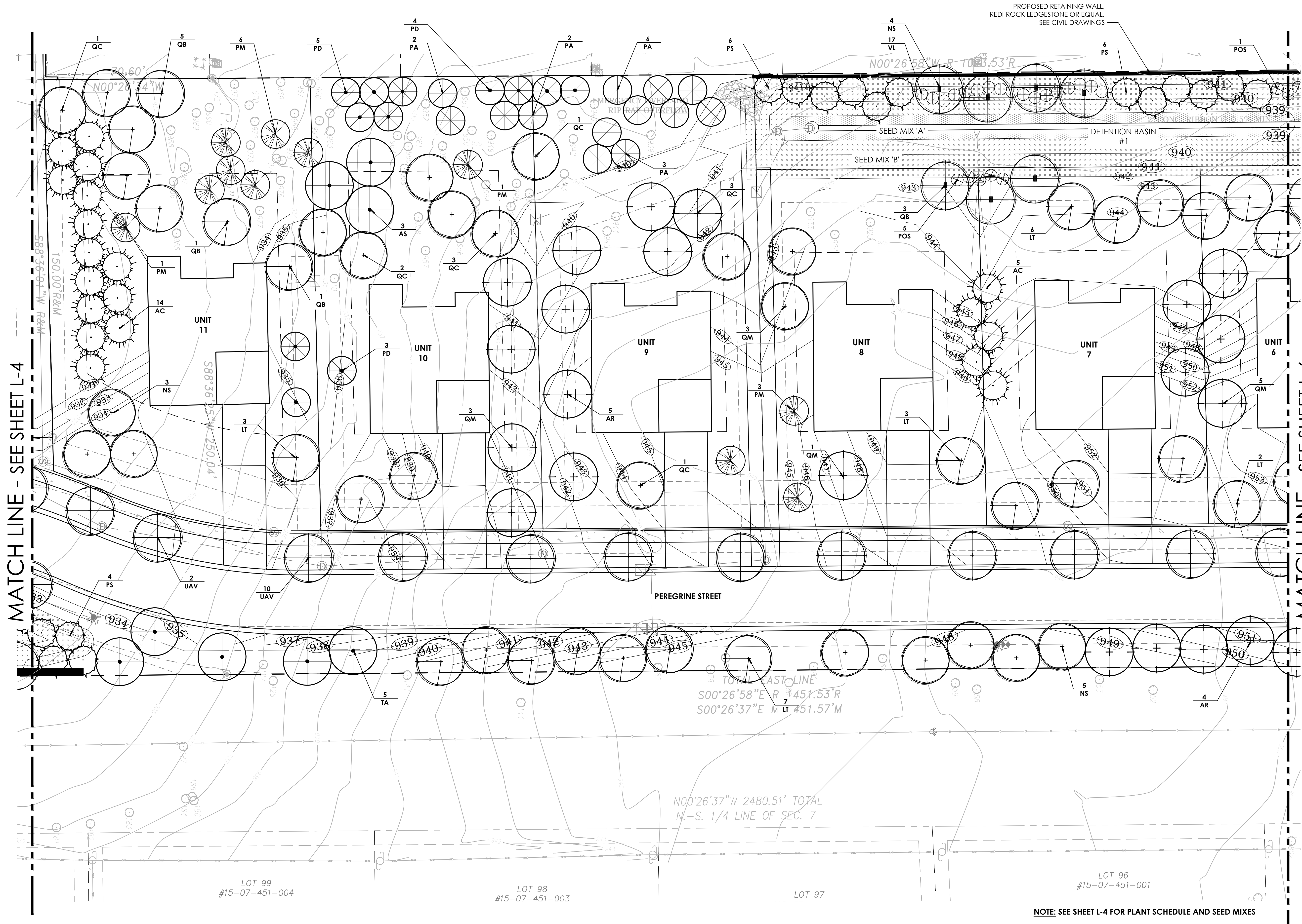
Tag No.	DBH (in.)	Common Name	Botanical Name	Condition	Elevation	Specimen	Remove	Exempt
131	11	Elm	Ulmus americana	Good	938.34		X	
132	10	Elm	Ulmus americana	Good	938.51		X	
133	12	Elm	Ulmus americana	Good	938.64		X	
134	8	Elm	Ulmus americana	Good	939.74		X	
135	9	Ash	Fraxinus	Poor	941.20		X	
136	9.8,8.8	Black Cherry	Prunus serotina	Fair	941.69		X	
137	10	Elm	Ulmus americana	Fair	940.67		X	
138	7	Ash	Fraxinus	Poor	939.70		X	
139	10.8	Elm	Ulmus americana	Good	940.09		X	
140	6	Elm	Ulmus americana	Fair	939.51		X	
141	10	Apple	Malus spp.	Good	940.70		X	
142	13	Elm	Ulmus americana	Good	943.10		X	
143	9	Black Walnut	Juglans nigra	Good	943.34		X	
144	12	Elm	Ulmus americana	Good	943.76		X	
145	9	Elm	Ulmus americana	Good	944.53		X	
146	13	Elm	Ulmus americana	Good	944.58		X	
147	24	Sugar Maple	Acer saccharum	Good		X	X	
148	20	Sugar Maple	Acer saccharum	Good		X	X	
149	14	Sugar Maple	Acer saccharum	Good		X	X	
150	22	Sugar Maple	Acer saccharum	Good		X	X	
151	27	Sugar Maple	Acer saccharum	Good		X	X	
152	19	Sugar Maple	Acer saccharum	Good		X	X	
153	18	Sugar Maple	Acer saccharum	Good		X	X	
154	20	Sugar Maple	Acer saccharum	Good		X	X	
155	28.8	Norway Spruce	Picea abies	Good		X	X	
156	22	Norway Spruce	Picea abies	Good		X	X	
157	11	Norway Spruce	Picea abies	Good		X	X	
158	29	Norway Spruce	Picea abies	Good		X	X	
159	13	Elm	Ulmus americana	Poor		X	X	
160	20,12	Silver Maple	Acer saccharinum	Good		X	X	
161	24	Silver Maple	Acer saccharinum	Good		X	X	
162	23	Silver Maple	Acer saccharinum	Good		X	X	
163	8,12	Silver Maple	Acer saccharinum	Good		X	X	
164	14	Sugar Maple	Acer saccharum	Good		X	X	
165	28	Silver Maple	Acer saccharinum	Good		X	X	
166	7	Elm	Ulmus americana	Good		X	X	
167	14	Elm	Ulmus americana	Good		X	X	
168	24,15	Apple	Malus spp.	Poor		X	X	
169	23	Red Maple	Acer rubrum	Good		X	X	
170	19	Silver Maple	Acer saccharinum	Good		X	X	
171	22	Red Maple	Acer rubrum	Good		X	X	
172	7							

Issue Date	Issued For
08.30.2021	Preliminary PUD Review
04.04.2022	Revision
07.22.2022	Revision
10.04.2022	Revision
11.07.2022	Revision
01.03.2023	Revision

Project:
WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

Sheet Name:
**Landscape Plan
Central**



MATCH LINE - SEE SHEET L-4

MATCH LINE - SEE SHEET L-6

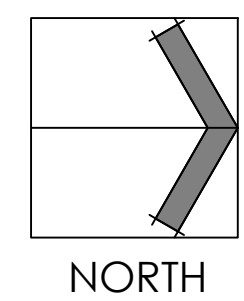
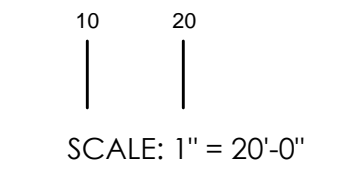
NOTE: SEE SHEET L-4 FOR PLANT SCHEDULE AND SEED MIXES

NOT FOR CONSTRUCTION



JSC2022-0002
PSP2022-0005
Revision 4

Received
01/04/2023
City of Rochester Hills
Planning & Economic
Development



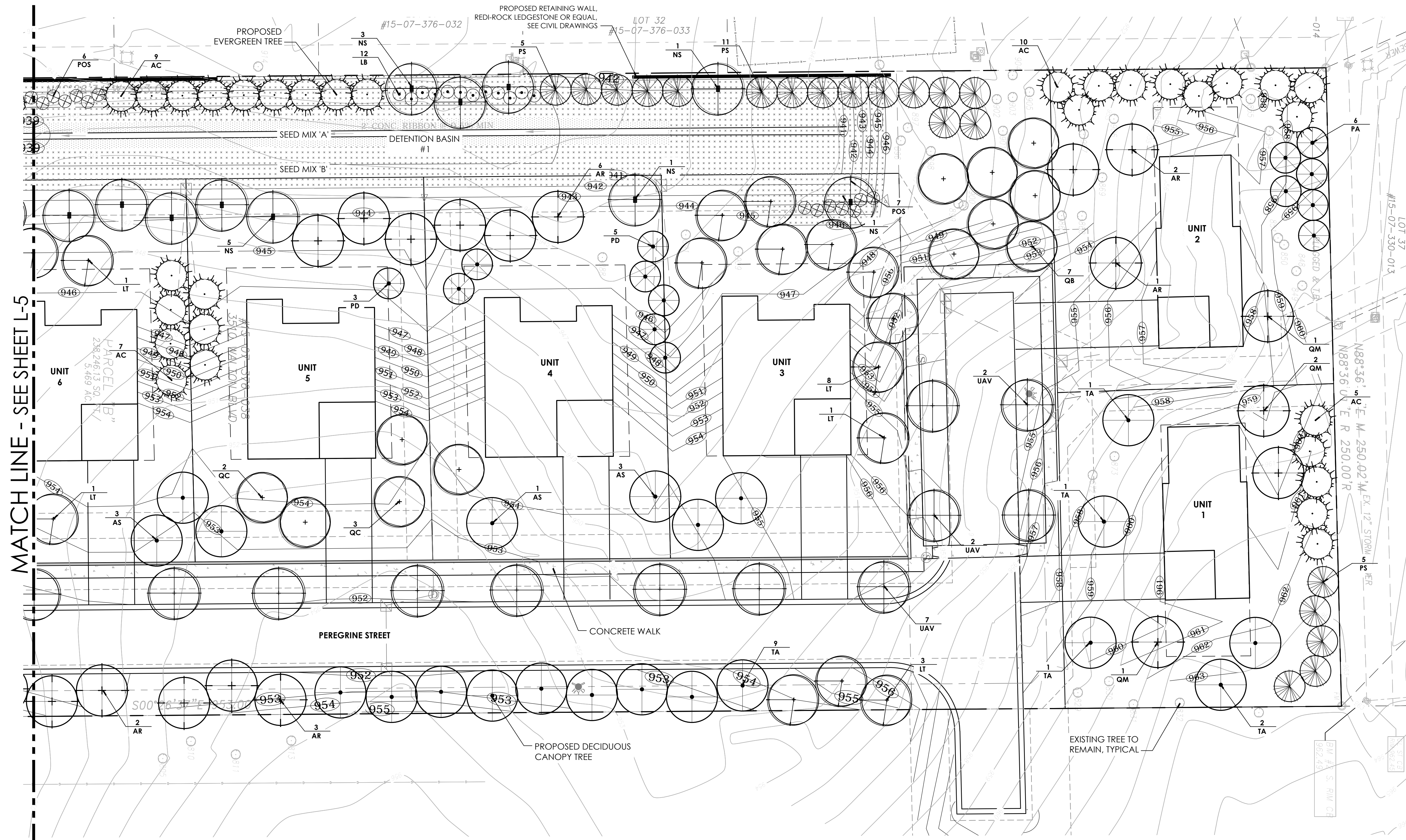
Project Number:
22.004
Sheet Number:
L-5

Issued For:	Revision:
08.30.2021 Preliminary PUD Review	04.04.2022 Revision
07.22.2022 Revision	10.04.2022 Revision
11.07.2022 Revision	01.03.2023 Revision

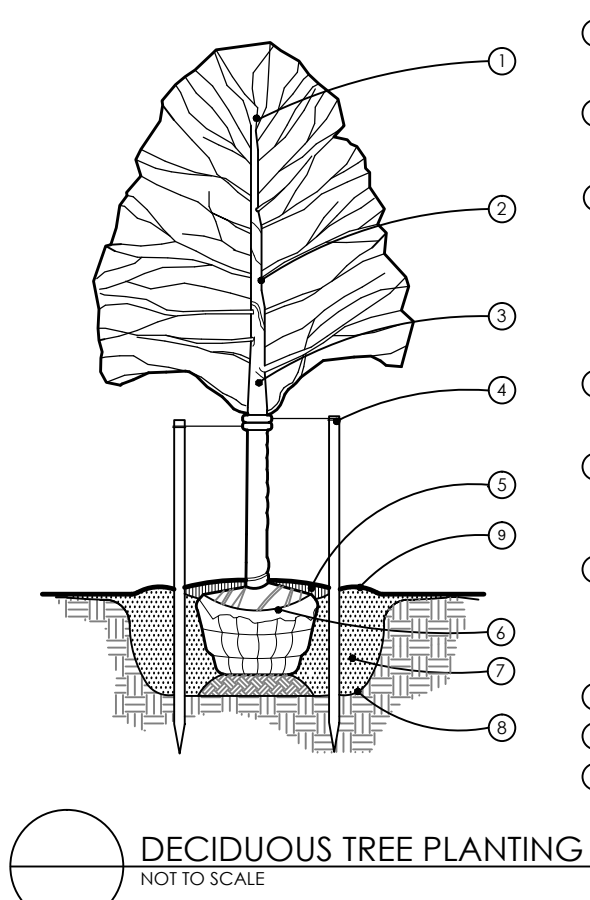
Project:
WALTON OAKS
A Planned Unit Development
East Walton Boulevard
Rochester Hills, Michigan

Project Sponsor:
Three Oaks Communities, LLC
P.O. Box 8307
Ann Arbor, MI 48107

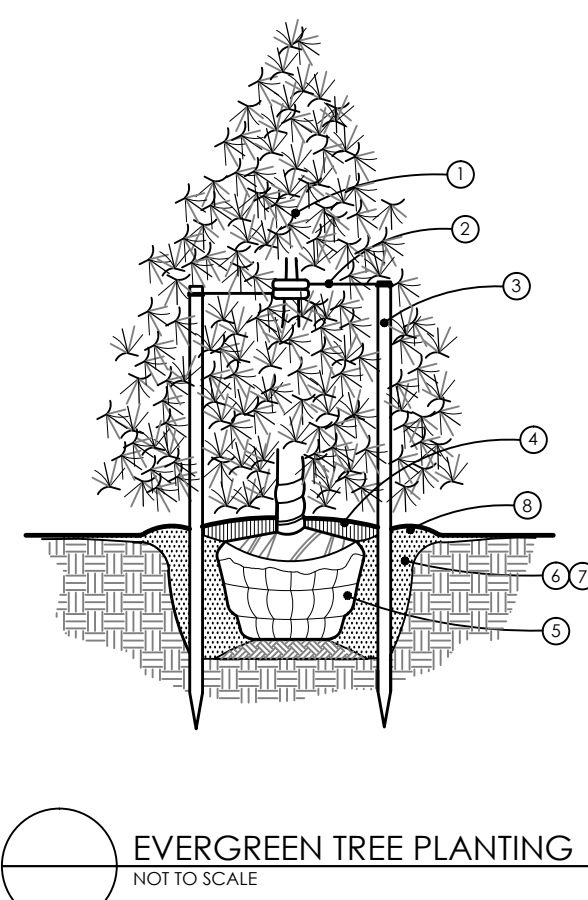
Sheet Name:
Landscape Plan North



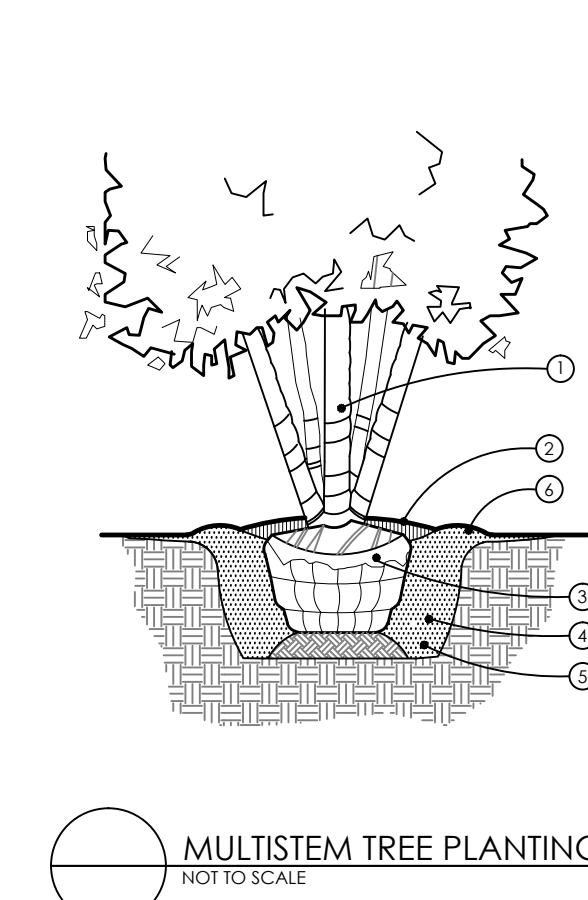
MATCH LINE - SEE SHEET L-5



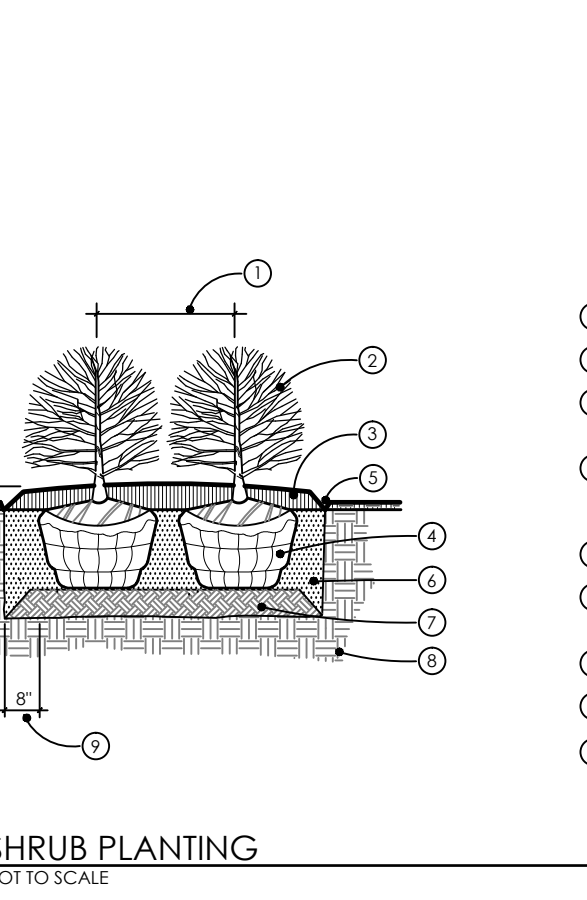
- REMOVE SECONDARY LEADERS. DO NOT PRUNE TERMINAL LEADER OR BRANCH TOPS. PRUNE ALL DEAD AND BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - STAKE TREES JUST BELOW FIRST BRANCH W/ 2" WIDE BELT-LIKE FABRIC STRAPS ONLY. ARBOR TRE OR APPROVED EQUAL. (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME "FLEXING") DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
 - (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
 - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND THE BASE OF THE TRUNK.
 - REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER
- NOTE:**
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE. IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS, CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - STAKE TREES WITH 2-3" WIDE BELT-LIKE FABRIC STRAPS ONLY. ARBOR TRE OR APPROVED EQUAL. (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME "FLEXING") DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
 - (3) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
 - COVER PLANTING W/ 3" SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIAMETER, CONNECT EVERGREEN PLANTINGS WHERE POSSIBLE.
 - REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER
- NOTE:**
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE. IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS, CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
 - REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER
- NOTE:**
CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2. SET TOP OF ROOTBALL 3" ABOVE FINISH GRADE



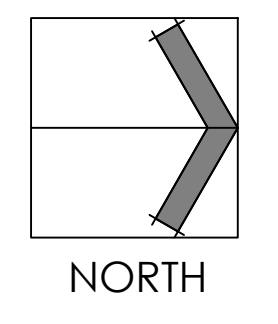
- SEE PLAN FOR SPACING
 - SHRUBS. SEE PLANT SCHEDULE
 - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
 - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL. REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL.
 - SHOVEL CUT OR METAL EDGE. SEE PLAN
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX
 - SCAFFRY TO 4" DEPTH AND RECOMPACT
 - UNDISTURBED SUBGRADE
 - MINIMUM 8" BETWEEN ROOTBALL AND EDGE OF PLANTING PIT
- NOTE:**
CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE

Scale:



Drawn: JG
Checked: JG
Date: 06.2021
Scale: 1" = 20'-0"

Project Number:
22.004
Sheet Number:
L-6





FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: January 6, 2023
Re: Walton Oaks - Section #7 – City Project # 22-009 Review #3

NOT APPROVED

The street names submitted on the drawings I received by Planning on 1/5/2023 have been reviewed as follows:

The following name(s) is/are Approved:

Prefi x	Street Name	Suffi x
	Peregrine	St

The following name(s) is/are Not Approved:

Prefi x	Street Name	Suffi x

>>> A second street name needed for lots 1 & 2I

**No change since REV2*

NOTE: Requests must not be, Like, Similar and or Sound alike names to ones already approved

To speed your review process up I recommend that you contact me by Email with proposed names prior to your re-submittal:

Email: foisyv@rochesterhills.org

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Communication Systems Administrator

cc: File