

CAMDEN CROSSING

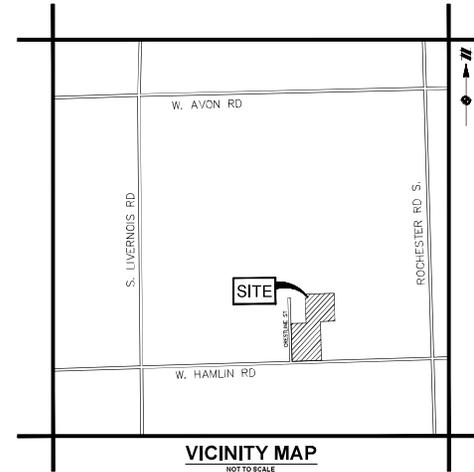
9.36 ACRE DEVELOPMENT
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FINAL SITE PLAN

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning	Kristen Kapelinski 248-641-2772 Kkapelinski@rochesterhills.org	Yes
Building	NA	
Engineering	Jason Boughton 248-641-2490 Boughton_J@rochesterhills.org	Yes
Traffic	NA	
Nat. Resources	NA	
Fire	Travis Combs 248-641-2707 LordsLA@rochesterhills.org	Yes

City of Rochester Hills
Planning & Economic Development

Conditions and notations noted throughout the plan set must be addressed prior to final approval.



DEVELOPMENT TEAM

DEVELOPER

M2J1, LLC
14955 TECHNOLOGY DRIVE
SHELBY TOWNSHIP, MI 48315
PHONE: (586) 421-5729
CONTACT: JIM POLYZOIS

LANDSCAPE ARCHITECT

NUNEZ DESIGN, INC.
249 PARK STREET
TROY, MI 48063
PHONE: (248) 224-6933
CONTACT: RALPH NUNEZ

CIVIL ENGINEER

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
PHONE: (248) 447-2000
CONTACT: ERIC LORD, P.E.

SURVEYOR

REICHERT
140 FLUMERFELT LANE
ROCHESTER, MI 48306
PHONE: (248) 651-0592
CONTACT: GEORGE REICHERT

LEGAL DESCRIPTION

15-22-451-029 LOT 15 EXCEPT THE NORTH 420.00 FT. OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

15-22-451-002 LOT 14 OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

PART OF 15-22-451-022 THE NORTH 404.00 FT. OF LOT 13 OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

SITE DATA

THE CURRENT ZONING CLASSIFICATION IS R-3 WITH MIXED RESIDENTIAL OVERLAY
GROSS AREA: 9.36 AC. NET AREA: 9.36 AC.

UNIT DENSITY

AREA=9.36 AC
UNITS=25 SINGLE FAMILY DETACHED CONDOMINIUMS
COVERAGE=25/9.36=2.67 UNITS PER ACRE

SETBACKS

PERIMETER
FRONT (STREET): 30'
FRONT (OTHER): 35'
SIDE: 15'
REAR: 60'
INTERIOR
FRONT: 20'
SIDE: 5/15' TOTAL
REAR: 35'

SIDEWALK PROVIDED
ROADS ARE TO BE PRIVATE

SHEET INDEX

C-01	COVER SHEET
C-02	SITE LAYOUT PLAN
C-03	GRADING PLAN
C-04	UTILITY PLAN
C-05	OVERALL DRAINAGE AREA PLAN
C-06	FIRE PROTECTION PLAN
C-07	DETAIL SHEET
C-08	DETAIL SHEET
C-09	ARCHITECTURAL DRAWINGS
C-10	ARCHITECTURAL DRAWINGS
C-11	ARCHITECTURAL DRAWINGS

ADDITIONAL SHEETS:

G-1.0 COVER
T-1.0 TREE PROTECTION PLAN
LA-1.0 LANDSCAPE CONCEPT & REQUIREMENTS
LA-1.1 LANDSCAPE PLANTING PLAN
LA-1.2 PATHWAY SIGHTLINE, CLEAR ZONE & PLANTING SETBACKS
LA-1.3 CAMDEN CROSSING PARKETTE
LA-1.4 AMENITIES
LA-1.5 SEEDING PLAN
LA-2.0 LANDSCAPE PLANTING DETAILS & NOTES
LA-2.1 ADDITIONAL SPECS
IR-1.0 IRRIGATION PLAN
TOPOGRAPHICAL SURVEY

The site plan includes the north 404 feet on Lot 13 of Hamlin Place Farms. A land division to split this portion from the 15-22-451-002 is required.

This can be accomplished in one of two ways.

1) A split/combination can be applied for, splitting the back 404 feet from 15-22-451-022 and combining that portion with parcel 15-22-451-002. New legal descriptions for both proposed properties will be required.

2) After receiving approval of the condominium plan and master deed and the registering of the master deed, The southern portion of 15-22-451-022 can be treated as a balance parcel. A new legal description for the balance parcel will be required.



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 prior to final site concept plan approval by City Staff.

CITY FILE #19-031
SECTION #22

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

THE LOCATION OF UTILITIES AND THE DEPTH OF UTILITIES ARE NOT KNOWN WITH ACCURACY. ONLY THE INFORMATION PROVIDED BY THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR OR ANY OTHER PERSONS AS A RESULT OF ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE WORK OF PERSONS EMPLOYED IN THE CONSTRUCTION OF ANY STRUCTURES OR ANY OTHER PERSONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE PROTECTION OF ALL UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ATWELL
800-650-0000 www.atwell-engineers.com
100 SOUTHFIELD AVENUE
SOUTHFIELD, MI 48076
248-447-2000

SECTION 22
TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

M2J1, LLC
CAMDEN CROSSING
FINAL SITE PLAN
COVER SHEET

DATE: AUG. 16, 2019
2020-06-15 PER CITY
2021-01-21 PER CITY
2021-07-02 PER CITY
2021-08-23 PER CITY
2022-01-21 PER CITY
2022-02-16 PER CITY

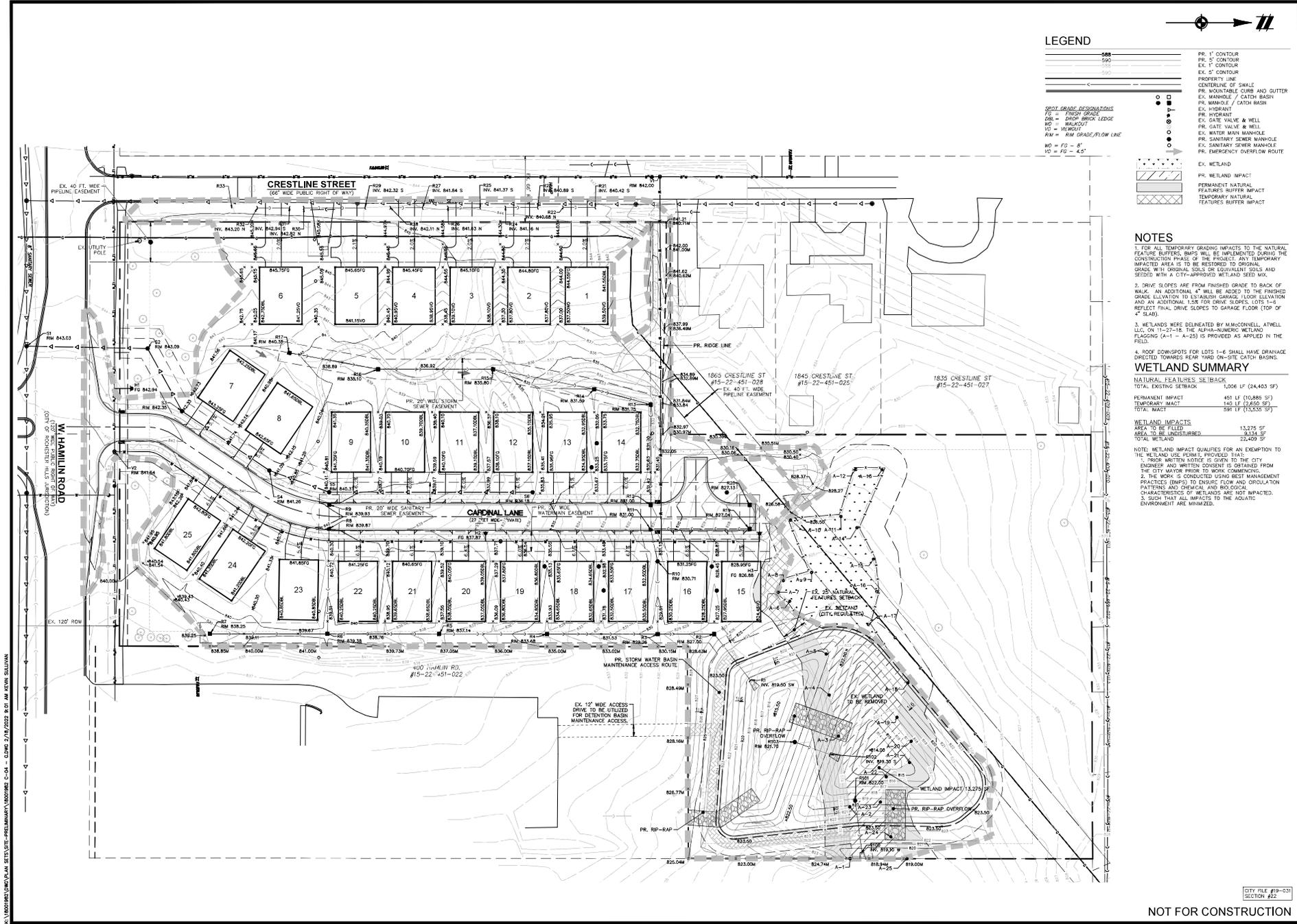
REVISIONS
NA NA NA
N/A

DRAWN BY: KJ
CHECKED BY: JA

P.M.: JACKFERMAN
JOB #: 1801982
FILE CODE: -

SHEET NO: C-01

1. 1/2"=10' (VERTICAL SCALE) 2. 1/4"=10' (HORIZONTAL SCALE) 3. 1/8"=10' (HORIZONTAL SCALE) 4. 1/16"=10' (HORIZONTAL SCALE) 5. 1/32"=10' (HORIZONTAL SCALE) 6. 1/64"=10' (HORIZONTAL SCALE) 7. 1/128"=10' (HORIZONTAL SCALE) 8. 1/256"=10' (HORIZONTAL SCALE) 9. 1/512"=10' (HORIZONTAL SCALE) 10. 1/1024"=10' (HORIZONTAL SCALE) 11. 1/2048"=10' (HORIZONTAL SCALE) 12. 1/4096"=10' (HORIZONTAL SCALE) 13. 1/8192"=10' (HORIZONTAL SCALE) 14. 1/16384"=10' (HORIZONTAL SCALE) 15. 1/32768"=10' (HORIZONTAL SCALE) 16. 1/65536"=10' (HORIZONTAL SCALE) 17. 1/131072"=10' (HORIZONTAL SCALE) 18. 1/262144"=10' (HORIZONTAL SCALE) 19. 1/524288"=10' (HORIZONTAL SCALE) 20. 1/1048576"=10' (HORIZONTAL SCALE) 21. 1/2097152"=10' (HORIZONTAL SCALE) 22. 1/4194304"=10' (HORIZONTAL SCALE) 23. 1/8388608"=10' (HORIZONTAL SCALE) 24. 1/16777216"=10' (HORIZONTAL SCALE) 25. 1/33554432"=10' (HORIZONTAL SCALE) 26. 1/67108864"=10' (HORIZONTAL SCALE) 27. 1/134217728"=10' (HORIZONTAL SCALE) 28. 1/268435456"=10' (HORIZONTAL SCALE) 29. 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LEGEND

585	PR. 1' CONTOUR
590	PR. 5' CONTOUR
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695	PR. 1' CONTOUR
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715	PR. 1' CONTOUR
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735	PR. 1' CONTOUR
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745	PR. 1' CONTOUR
750	PR. 5' CONTOUR
755	PR. 1' CONTOUR
760	PR. 5' CONTOUR
765	PR. 1' CONTOUR
770	PR. 5' CONTOUR
775	PR. 1' CONTOUR
780	PR. 5' CONTOUR
785	PR. 1' CONTOUR
790	PR. 5' CONTOUR
795	PR. 1' CONTOUR
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815	PR. 1' CONTOUR
820	PR. 5' CONTOUR
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830	PR. 5' CONTOUR
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950	PR. 5' CONTOUR
955	PR. 1' CONTOUR
960	PR. 5' CONTOUR
965	PR. 1' CONTOUR
970	PR. 5' CONTOUR
975	PR. 1' CONTOUR
980	PR. 5' CONTOUR
985	PR. 1' CONTOUR
990	PR. 5' CONTOUR
995	PR. 1' CONTOUR
1000	PR. 5' CONTOUR

- ### NOTES
- FOR ALL TEMPORARY GRADING IMPACTS TO THE NATURAL FEATURES BUFFER, BMPs WILL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROJECT. ANY TEMPORARY IMPACTED AREA IS TO BE RESTORED TO ORIGINAL GRADE WITH ORIGINAL SOILS OR EQUIVALENT SOILS AND SEEDS WITH A CITY-APPROVED WETLAND SEED MIX.
 - DRIVE SLOPES ARE FROM FINISHED GRADE TO BACK OF WALK. AN ADDITIONAL 4" WILL BE ADDED TO THE FINISHED GRADE ELEVATION TO ESTABLISH GARAGE FLOOR ELEVATION AND AN ADDITIONAL 1.5" FOR DRIVE SLOPES. LOTS 1-8 REFLECT FINAL DRIVE SLOPES TO GARAGE FLOOR (TOP OF 4" SLAB).
 - WETLANDS WERE DELINEATED BY MCCONNELL, ATWELL, LLC ON 11-27-16. THE ALPHA-NUMBER WETLAND FLAGGING (A-1 - A-25) IS PROVIDED AS APPLIED IN THE FIELD.
 - ROOF DOWNSPOTS FOR LOTS 1-6 SHALL HAVE DRAINAGE DIRECTED TOWARDS REAR YARD ON-SITE CATCH BASINS.

WETLAND SUMMARY

NATURAL FEATURES SETBACK		1,006 LF (34,463 SF)
TOTAL EXISTING SETBACK		1,006 LF (34,463 SF)
PERMANENT IMPACT		481 LF (15,686 SF)
TEMPORARY IMPACT		140 LF (4,550 SF)
TOTAL IMPACT		591 LF (13,535 SF)
WETLAND IMPACTS		13,375 SF
AREA TO BE FILLED		9,134 SF
AREA TO BE UNDISTURBED		22,400 SF
TOTAL WETLAND		31,534 SF

NOTE: WETLAND IMPACT QUALIFIES FOR AN EXEMPTION TO THE WETLAND USE PERMIT, PROVIDED THAT:

- PROOF WRITTEN NOTICE IS GIVEN TO THE CITY ENGINEER AND WRITTEN CONSENT IS OBTAINED FROM THE CITY ENGINEER PRIOR TO WORK COMMENCING.
- THE WORK IS CONDUCTED USING BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE FLOW AND CIRCULATION PATTERNS AND CHEMICAL AND BIOLOGICAL CHARACTERISTICS OF WETLANDS ARE NOT IMPACTED.
- SUCH THAT ALL IMPACTS TO THE AQUATIC ENVIRONMENT ARE MINIMIZED.

ATWELL
ENGINEERS, ARCHITECTS & PLANNERS
1000 W. HAMILIN RD. SUITE 200
ROCHESTER HILLS, MI 48063-1000
248.847.1000

SECTION 22

TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

M2/J1 - LLC
CAMDEN CROSSING
FINAL SITE PLAN
GRADING PLAN

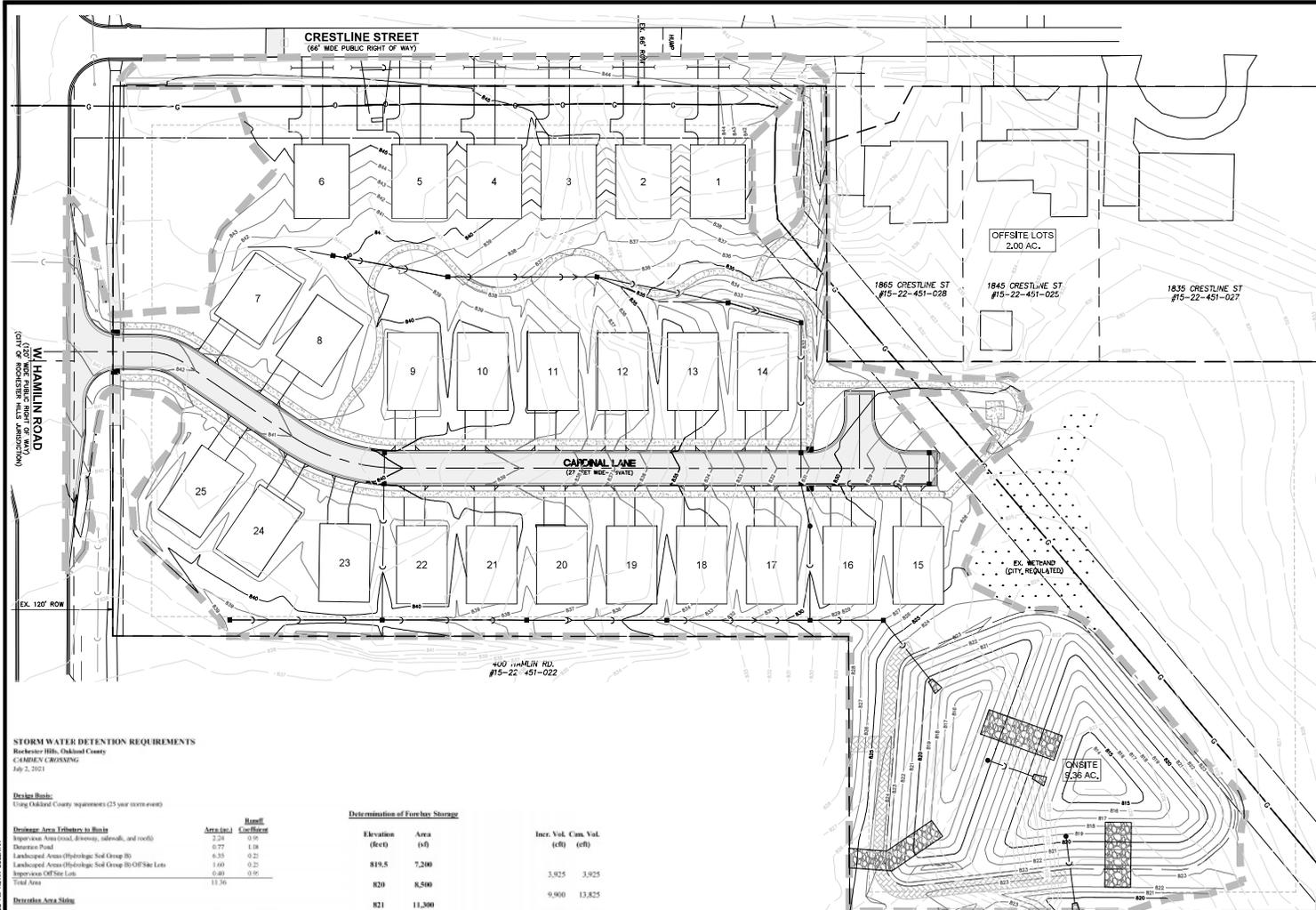
DATE: AUG. 16, 2019

2020-06-15	PER CITY
2020-03-23	PER CITY
2021-07-02	PER CITY
2021-08-23	PER CITY
2022-05-25	PER CITY
2022-02-16	PER CITY

REVISIONS

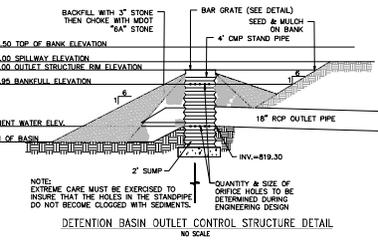
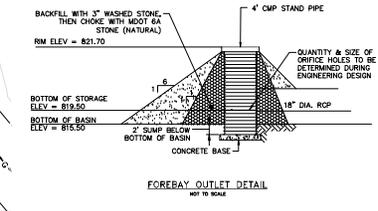
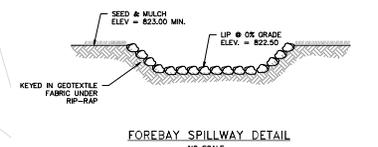
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P.L.M.:	JACKERMAN	
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FILE CODE:	-	
SHEET NO.:	C-03	

NOT FOR CONSTRUCTION



LEGEND

- 589 PR. 1' CONTOUR
- 590 PR. 5' CONTOUR
- 595 PR. 1' CONTOUR
- 590 EX. 5' CONTOUR
- PROPERTY LINE
- CENTERS OF SWALE
- PROPOSED R.O.W. LINE
- LIMITS OF GRADING
- EX. MANHOLE / CATCH BASIN
- PR. MANHOLE / CATCH BASIN



STORM WATER DETENTION REQUIREMENTS
 Rochester Hills, Oakland County
 CAMDEN CROSSING
 July 2, 2021

Design Basis:
 Using Oakland County requirements (25 year storm event)

Drainage Area Tributaries to Basin

Area (ac)	Runoff Coefficient
Impervious Area (including driveways, sidewalks, and roofs)	0.80
Drainage Pond	0.77
Landscaped Areas (Hydrologic Soil Group B)	0.50
Landscaped Areas (Hydrologic Soil Group C)	0.40
Impervious Off Site Lots	0.80
Total Area	13.36

Determination of Forebay Storage

Elevation (feet)	Area (sf)	Incr. Vol. (cf)	Can. Vol. (cf)
820	8,500	3,925	3,925
821	11,300	9,900	13,825
822	14,400	12,850	26,675
		Total Volume =	26,675 cf

Drainage Area Slopes

1) Total Tributary Area	=	13.36
Developed Runoff Coefficient (C _d)	=	0.80
Allowable Discharge Rate (Q _d)	=	0.20 cfs/ac
2) Minimum Allowable Runoff Coefficient (C _{min})	=	0.27 cfs/ac
Minimum Allowable Runoff Check Point Detention Calculation	=	0.70 cfs/ac
Total Minimum Allowable Runoff	=	2.97 cfs
3) Calculate Q _{in} = Q _d (a ² / c)	=	0.43 cfs/acre impervious
(from outflow per acre impervious)		
4) Max. Storage Time, T = 24 (3600) / Q _{in}	=	18.72 minutes
5) Max. Storage Required, V _s = (1.12500) * (T) * (2.5) - 40Q _{in} T	=	3634 cf/acre impervious
6) Total Storage Required, V _T = V _s * A * C	=	48,175 cf
In-Bank Volume of Existing Check Basin (Per As-Built Site Mark Check plan dated 9-15-1995)	=	10,241 cf
Total Storage Required	=	58,116 cf

Determination of Storage Provided in Basin (Including Forebay Storage)

Elevation (feet)	Area (sf)	Incr. Vol. (cf)	Can. Vol. (cf)
820	17,200	13,510	13,510
821	21,400	24,350	37,860
822	27,300	30,550	68,410
		Total Volume =	68,410 cf

Checking 18\"/>

Storage & Elevation Summary

As-built 25-Year Storm Elevation	=	821.59
Design 25-Year Storm Elevation	=	822.00 feet
Top of Bank Elevation	=	823.50 feet
Minimum Top of Bank Elevation	=	824.00 feet
Bank-Fill Volume: V _{bf} = 0.897 * C * A	=	36,332 cf
Bank-Fill Elevation	=	820.95 feet
Volume Provided	=	68,410 pf
Volume Required	=	58,116 cf
Forebay Volume Elevation	=	821.70

8) Sizing of Overflow Weir

Q = CLAP 3.0	=	10.00 cfs
O = (C)A	=	7.8
H =	=	0.5
C =	=	3.907
L = Q(1.487)^(3/2) / C	=	9.8

811
 Know what's below.
 Call before you dig.
 THE LOCATION OF UTILITIES, THE DEPTH AND TYPE OF UTILITIES, AND ANY AND ALL RECORDS OF THE LOCATION OF UTILITIES SHALL BE DETERMINED BY THE OPERATOR OF THE UTILITIES. THE OPERATOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES. THE OPERATOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES. THE OPERATOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.

ATWELL
 810.930.0000 www.atwell-engineers.com
 1000 SOUTH ZEEB ROAD, SUITE 200
 TROY, MI 48068
 248.247.1000

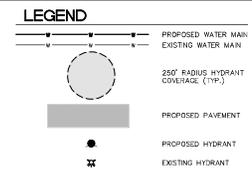
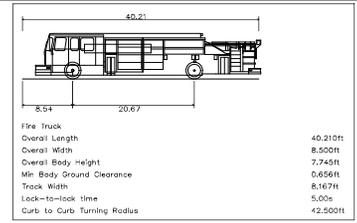
SECTION 22
 TOWN 3 NORTH, RANGE 11 EAST
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

M2.J1, LLC
 CAMDEN CROSSING
 FINAL SITE PLAN
 OVERALL DRAINAGE AREA PLAN

DATE: AUG. 16, 2019
 2020-06-15 PER CITY
 2021-01-21 PER CITY
 2021-07-02 PER CITY
 2021-08-23 PER CITY
 2022-01-21 PER CITY
 2022-02-10 PER CITY

REVISIONS

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 P.M.: JACKERMAN
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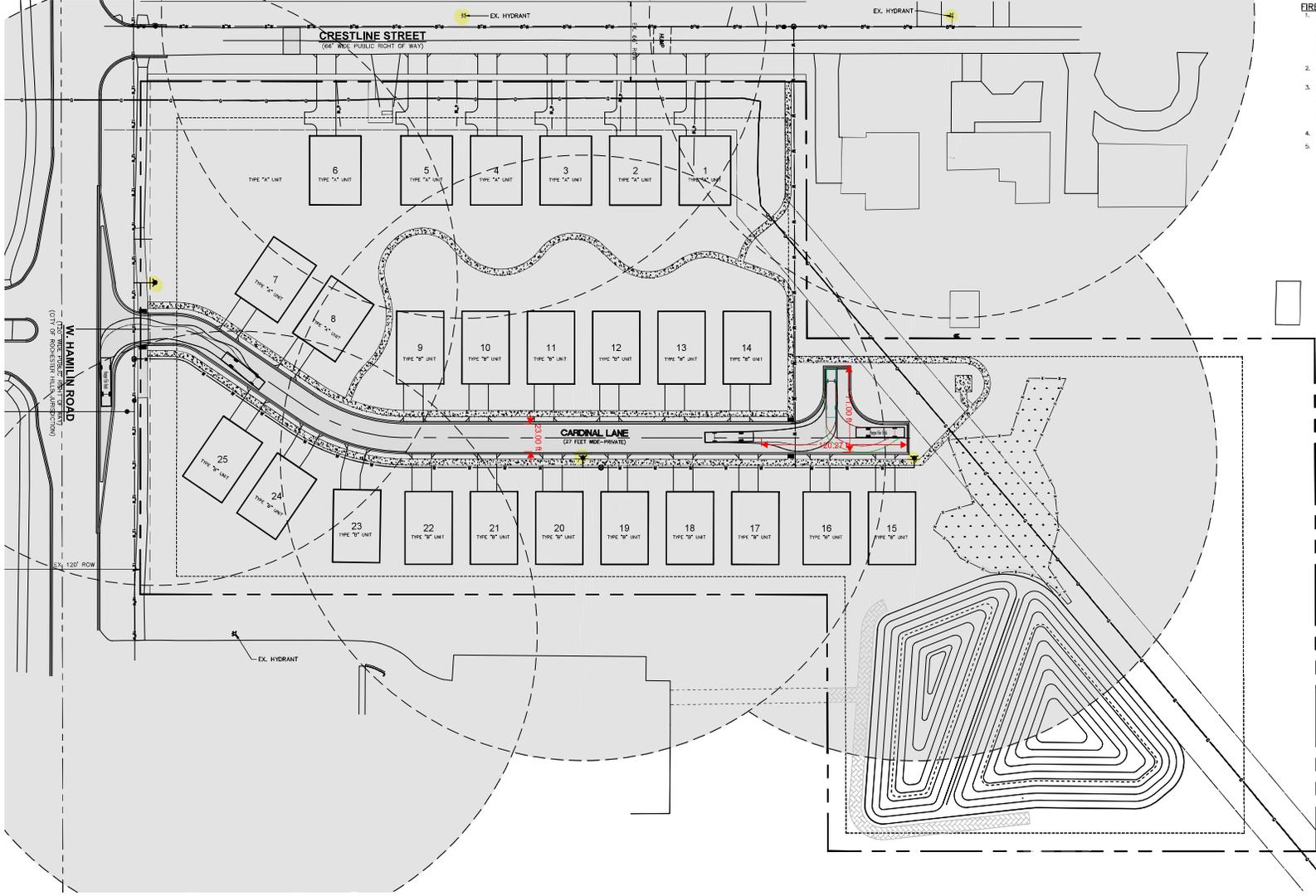


THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN THE LATEST LOCATION OF ALL UTILITIES FROM THE CITY OF ROCHESTER HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE INCURRED BY THE CONTRACTOR OR ITS SUBSIDIARIES AND ALL UNDERGROUND UTILITIES.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN THE LATEST LOCATION OF ALL UTILITIES FROM THE CITY OF ROCHESTER HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY BE INCURRED BY THE CONTRACTOR OR ITS SUBSIDIARIES AND ALL UNDERGROUND UTILITIES.



- FIRE DEPARTMENT NOTES:**
- FIRE LINES SHALL BE IDENTIFIED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. 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 FC 2006 CHAPTER 14.
 - OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRUCK, 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 OUTLINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3.
 - BUILDING CONSTRUCTION TYPE WILL BE WOOD FRAME.
 - THE TYPICAL SQUARE FOOTAGE OF EACH UNIT IS AS FOLLOWS:
TYPE A = 1,826 SF
TYPE B = 2,113 SF OR 2,120 SF



1. MICHIGAN STATE PLANNING BOARD, 1000 WEST WASHINGTON AVENUE, ANN ARBOR, MI 48106-1500
 2. CITY OF ROCHESTER HILLS, 1000 WEST WASHINGTON AVENUE, ANN ARBOR, MI 48106-1500

CITY FILE #18-031
SECTION #2

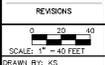
NOT FOR CONSTRUCTION

SECTION 22
TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

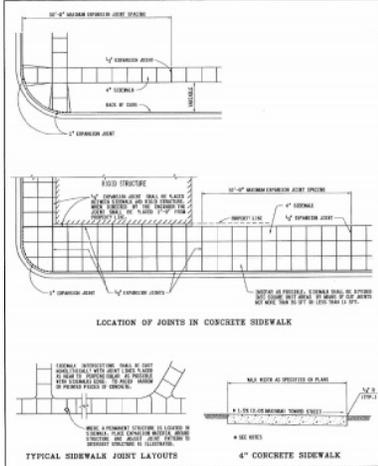
M&J, LLC
CAMDEN CROSSING
FINAL SITE PLAN
FIRE PROTECTION PLAN

DATE: AUG. 16, 2019

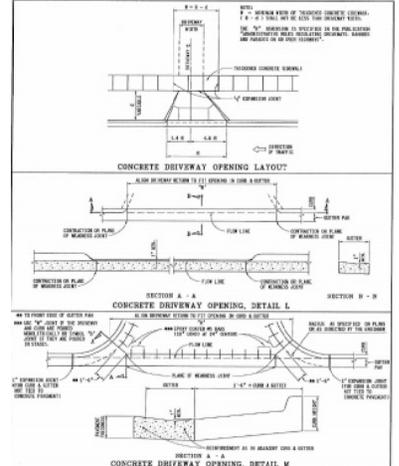
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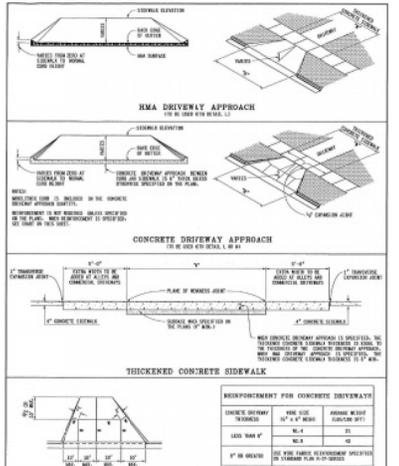
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JOB #: 1801982
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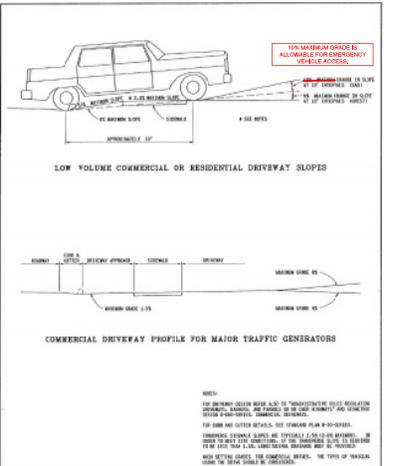
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 DIVISION OF HIGHWAY CONSTRUCTION
DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALK
 SHEET R-29-1



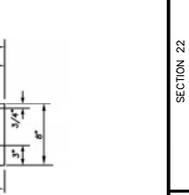
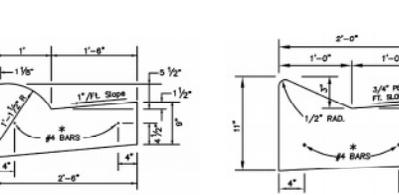
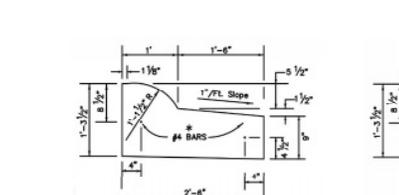
ATWELL
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 DIVISION OF HIGHWAY CONSTRUCTION
DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALK
 SHEET R-29-1



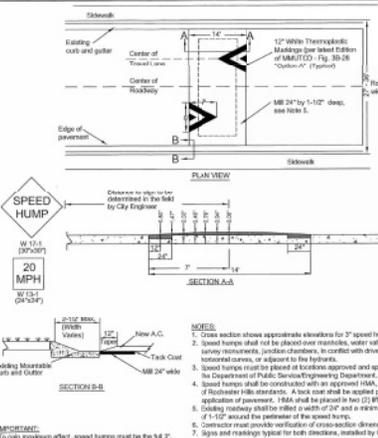
ATWELL
 MEDICAL DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAY CONSTRUCTION
DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALK
 SHEET R-29-1



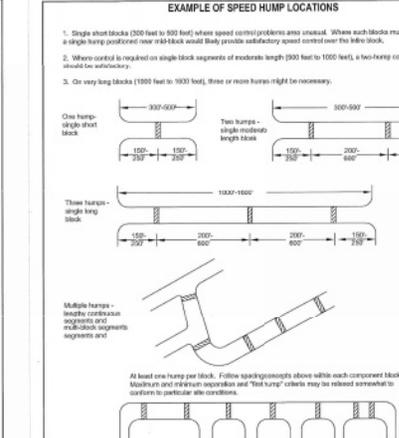
ATWELL
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 SHEET R-29-1



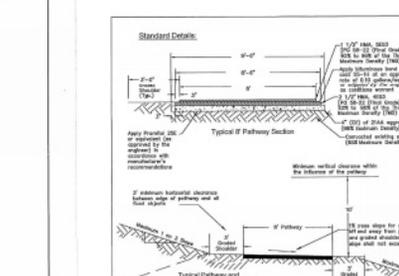
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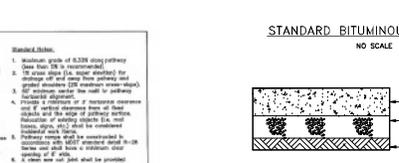
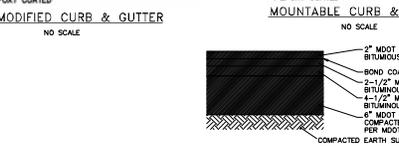
CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR
Speed Hump Detail
 SHEET R-29-1



CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR
Speed Hump Location Detail
 SHEET R-29-1



CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR
Hot Mixed Asphalt Roadway Construction, Extensions and Restorations
 SHEET R-29-1



CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR
Concrete Sidewalk Detail
 SHEET R-29-1

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 www.atwell-llc.com
 208.447.1000

SECTION 22
 TOWN 3 NORTH, RANGE 11 EAST
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

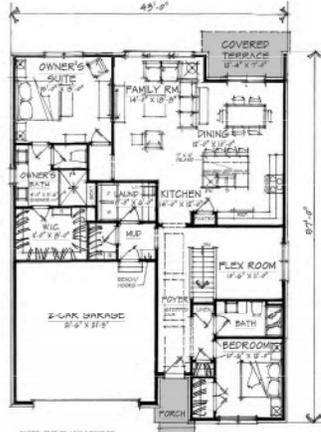
DATE: AUG. 16, 2019
 2020-06-15 PER CITY
 2021-07-21 PER CITY
 2021-07-02 PER CITY
 2021-08-23 PER CITY
 2022-01-21 PER CITY
 2022-02-18 PER CITY

REVISIONS

NA NA NA
 N/A
 DRAWN BY: KS
 CHECKED BY: JA
 P.L.M.: JAEGERMAN
 JOB #: 18001982
 FILE CODE: -
 SHEET NO. C-08

NOT FOR CONSTRUCTION

Camden Crossing Rochester Hills



FIRST FLOOR - PLAN 'A'
SCALE 1/4" = 1'-0"
FIRST FLOOR: 1,826 SQ. FT.
FRONT PORCH: 33 SQ. FT.

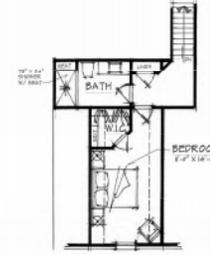


21059 Camden Crossing v.4 03/25/21

Camden Crossing Rochester Hills



SECOND FLOOR PLAN - OPTION A
SCALE 1/4" = 1'-0"
SECOND FLOOR: 36 SQ. FT.
OPT. BONUS: 23 SQ. FT.

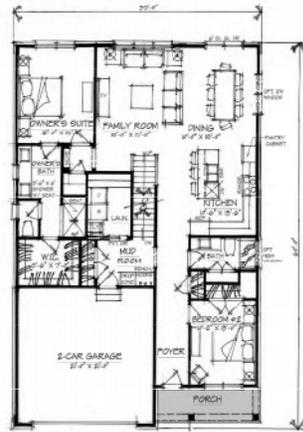


SECOND FLOOR PLAN - OPTION B
SCALE 1/4" = 1'-0"
SECOND FLOOR: 42 SQ. FT.



21059 Camden Crossing v.4 03/25/21

Camden Crossing Rochester Hills



FIRST FLOOR - PLAN 'B'
SCALE 1/4" = 1'-0"
FIRST FLOOR: 1,694 SQ. FT.
FRONT PORCH: 80 SQ. FT.



21059 Camden Crossing v.4 03/25/21



Know what's below.
Call before you dig.
THE LOCATION OF UTILITIES
SHOWN ON THIS DRAWING IS ONLY
AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY
THE CONTRACTOR. THE CONTRACTOR
SHALL OBTAIN THE EXACT LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL BE RESPONSIBLE FOR
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES MUST BE
FORWARDED TO THE CONTRACTOR
PRIOR TO ANY CONSTRUCTION
AND ALL UNDERGROUND UTILITIES
AND ALL UNDERGROUND UTILITIES

NOTICE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
LOCATION OF UTILITIES. THE CONTRACTOR
SHALL OBTAIN THE EXACT LOCATION OF ALL
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AND ALL UNDERGROUND UTILITIES

ATWELL
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1100 SOUTHFIELD AVENUE, SUITE 700
ANN ARBOR, MI 48106
248.847.2000



SECTION 22
TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

M.J.U. LLC
CAMDEN CROSSING
FINAL SITE PLAN
ARCHITECTURAL
DRAWINGS

DATE:
AUG. 16, 2019
2020-06-15 PER CITY
2021-07-21 PER CITY
2021-07-02 PER CITY
2021-08-23 PER CITY
2022-01-21 PER CITY
2022-02-18 PER CITY

REVISIONS
NA NA NA
N/A
DRAWN BY: KS
CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 18001982
FILE CODE: -
SHEET NO. C-11

CITY FILE #19-031
SECTION #2

NOT FOR CONSTRUCTION

K:\WORK\2019\19-031\19-031-001\19-031-001-001.dwg 2/17/2020 2:05 PM SCW BULLMAN

CAMDEN CROSSING

Submitted for Site Plan Review
9.36 ACRE DEVELOPMENT
Rochester Hills, Oakland County, Michigan

SECTION 22
TOWN 3 NORTH, RANGE 11 EAST

Site Data

THE CURRENT ZONING CLASSIFICATION IS R-3 WITH MIXED RESIDENTIAL OVERLAY
GROSS AREA 9.36 AC. NET AREA 9.36 AC.

LOT DENSITY

AREA = 9.36 AC
UNITS - 25 SINGLE FAMILY DETACHED CONDOMINIUMS
COVERAGE - 25/9.36 = 2.67 UNITS PER ACRE

SETBACKS

MR ZONING OVERLAY

FRONT: 35' FROM PROPERTY LINE
SIDE: 15' FROM PROPERTY LINE
REAR: 60' FROM PROPERTY LINE

SIDEWALK PROVIDED
ROADS ARE TO BE PRIVATE

LOCATION MAP



LOCATION MAP



LEGAL DESCRIPTION

15-22-451-029 LOT 15 EXCEPT THE NORTH 420.00 FT. OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

15-22-451-002 LOT 14 OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

PART OF 15-22-451-022 THE NORTH 404.00 FT. OF LOT 13 OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

SHEET INDEX

GENERAL
G-1.0 Cover

ENGINEERING SHEET INDEX

C-01 COVER SHEET
C-02 SITE LAYOUT PLAN
C-03 GRADING PLAN
C-04 UTILITY PLAN
C-05 OVERALL DRAINAGE AREA PLAN
C-06 FIRE PROTECTION PLAN
C-07 DETAIL SHEET
C-08 DETAIL SHEET
C-09 ARCHITECTURAL DRAWINGS
C-10 ARCHITECTURAL DRAWINGS
C-11 ARCHITECTURAL DRAWINGS

LANDSCAPE SHEET INDEX

T-1.0 TREE PROTECTION PLAN
LA-1.0 LANDSCAPE CONCEPT & REQUIREMENTS
LA-1.1 LANDSCAPE PLANTING PLAN
LA-1.2 PATHWAY SIGHTLINE, CLEAR ZONE & PLANTING SETBACKS
LA-1.3 CAMDEN CROSSING PARKETTE
LA-1.4 AMENITIES
LA-1.5 SEEDING PLAN
LA-2.0 LANDSCAPE PLANTING DETAILS AND NOTES
LA-2.1 ADDITIONAL SPECS
IR-1.0 IRRIGATION PLAN

PROJECT TEAM

CLIENT / APPLICANT

M2J1, LLC.
JIM POLYZOIS
14955 Technology Dr.
SHELBY TWP, MICHIGAN 48315
PHONE: (586) 421-5729

PROJECT LANDSCAPE ARCHITECT/PLANNER

NUÑEZDESIGN, INC.
RALPH L. NUÑEZ, RLA, CLARB, ASLA, GRP
249 PARK ST.
TROY, MICHIGAN 48063
PHONE: (248) 224-5933

CIVIL ENGINEER

ATWELL, LLC
ERIC LORD, P.E.
TWO TOWN SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
PHONE: (248) 447-2000

SURVEYOR

REICHERT SURVEYING INC.
GEORGE H. REICHERT, P.S.
140 FLUMERFELT LANE
ROCHESTER, MICHIGAN 48306
PHONE: (248) 651-0592



CAMDEN CROSSING
HAMLIN RD.
SECTION 22, TOWN 3 NORTH, RANGE 11 EAST
ROCHESTER HILLS, MI
PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

M2J1, LLC

Jim Polyzois
14955 Technology Drive,
Shelby Twp., MI 48315
Phone: (586) 421-5729

- 11/02/2019 PC Submittal
- 11/02/2019 PC Submittal
- 11/02/2019 PC Submittal - Preliminary Site Review #1
- 11/02/2019 PC Submittal - Preliminary & Final
- 11/15/2019 PC Comments
- 12/15/2019 PC & CCE Final Submittal



249 Park Street
Troy, Michigan 48063
P: 248.224.5933
nunezdesigninc@gmail.com

Designated Contact: Eric Lord, P.E.
Designated Contact: Jim Polyzois

11/15/2019 PC Comments



CITY REFERENCE NUMBER

City File: #19-031 Section #: 22

COVER

SHEET:

G-1.0



Cover sheet design and construction. All other sheets refer to this sheet for project name, location, and other information. Do not use this sheet for construction purposes.