

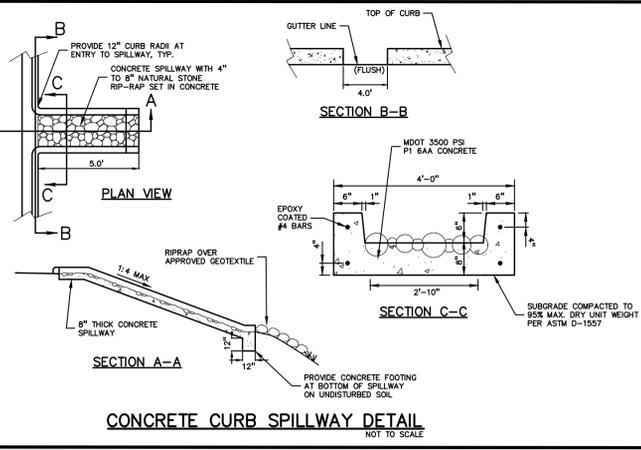
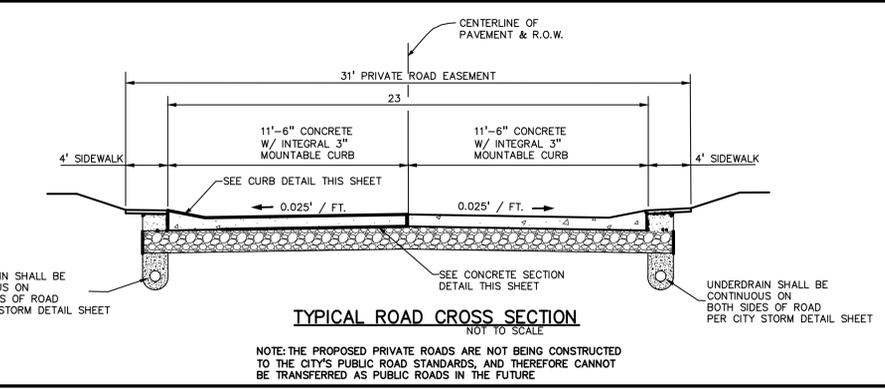
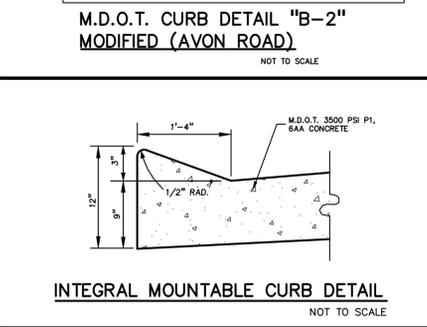
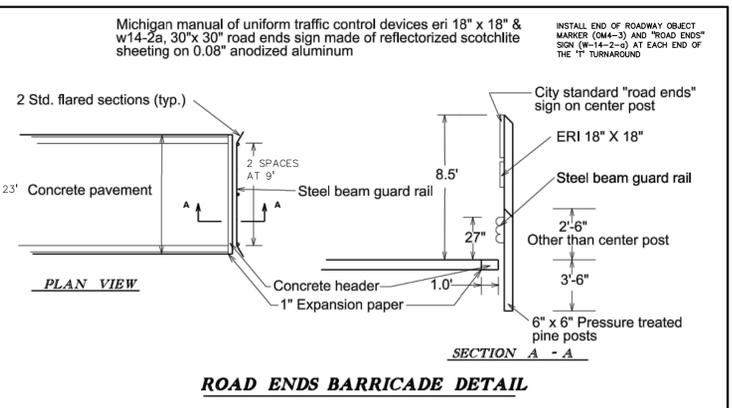
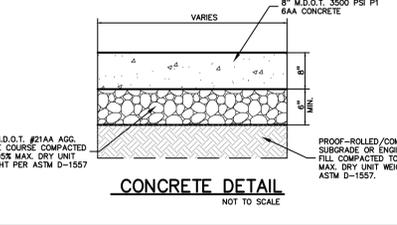
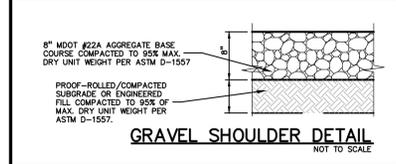
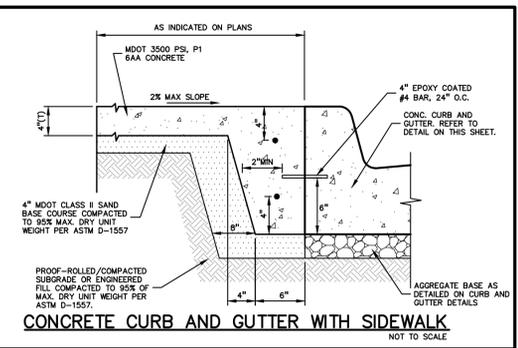
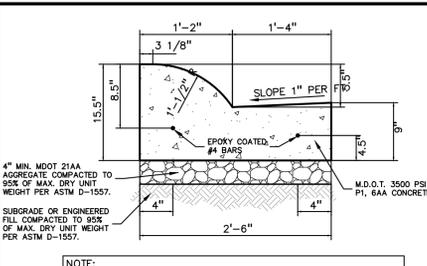
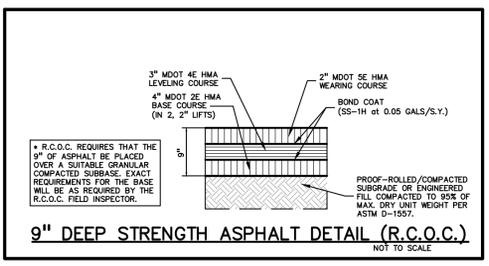
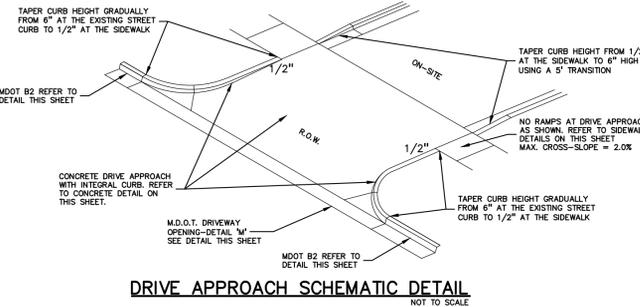
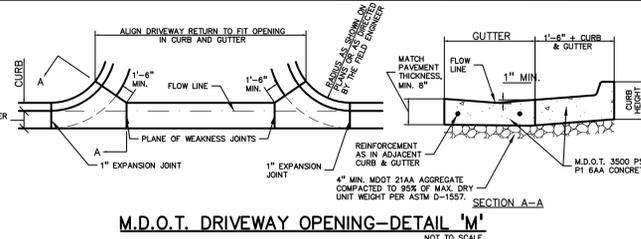
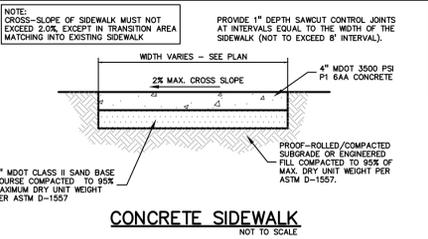
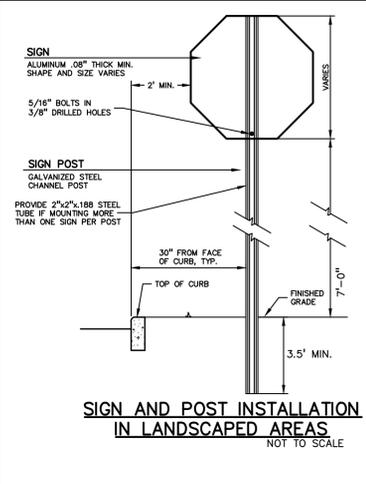
- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS, R.C.O.C. M.D.O.T.
  - THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
  - ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL ROCHESTER HILLS INSPECTION FEES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
  - THE CONTRACTOR SHALL NOTIFY MISS DIG (811) AND REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION (EXCLUDING WEEKENDS AND HOLIDAYS) FOR LOCATION AND STAKING OF ON-SITE UTILITY LINES. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
  - CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
  - ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
  - MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
  - CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
  - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
  - ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH M-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.

- PAVING NOTES:**
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND M.D.O.T.
  - IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
  - ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
  - THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROFFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR HEAVING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEORGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
  - SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
  - SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
  - BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
  - ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
  - FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
  - CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.

- GENERAL UTILITY NOTES:**
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND M.D.O.T.
  - ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
  - WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
  - THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY UTILITIES.
  - THE CONTRACTOR MUST COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
  - REFER TO CITY OF ROCHESTER HILLS STANDARD DETAILS FOR PIPE BEDDING DETAILS.
  - REFER TO CITY OF ROCHESTER HILLS STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

- STORM SEWER NOTES:**
- ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED. REFER TO CITY STANDARD DETAILS SHEETS FOR STANDARD BEDDING DETAILS.
  - JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
  - ALL STORM SEWER LEADS SHALL BE CONSTRUCTED OF PVC SCHEDULE 40 PIPE AT 1.00% MINIMUM SLOPE WITH GLUED JOINTS, UNLESS OTHERWISE NOTED.
- WATER MAIN NOTES:**
- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
  - ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
  - PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
  - MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
  - ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.

- SANITARY SEWER NOTES:**
- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
  - ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.00% MINIMUM SLOPE.
  - ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC TRUSS PIPE WITH A MINIMUM DIAMETER OF 8" PER CITY REQUIREMENTS.
  - JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.



NO.	DATE	DESCRIPTION
1	10/22/20	ISSUE FOR PERMITS
2	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
3	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
4	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
5	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
6	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
7	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
8	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
9	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
10	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
11	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
12	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
13	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
14	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
15	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
16	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
17	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
18	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
19	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19
20	11/12/20	REVISED PER R.C.O.C. REVIEW DATED 9-8-19

**CAUTION!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFINE, INDENTIFY AND MARK ALL EXISTING UTILITIES, OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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**WOLVERINE BUILDING COMPANY**  
4935 TECHNOLOGY DRIVE  
SHELBY TOWNSHIP, MICHIGAN 48315

**PRELIMINARY NOTES AND DETAILS**  
**CAMBRIDGE KNOLL**  
PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 11E, RANGE 14E, COUNTY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: TMK DN SUR KTR P.M. JBT  
S:\PROJECTS\2018\2018-033\DWG\CONSTRUCTION\BASE-18423.DWG  
S:\PROJECTS\2018\2018-033\DWG\CONSTRUCTION\BASE-18423.DWG  
S:\PROJECTS\2018\2018-033\DWG\CONSTRUCTION\BASE-18423.DWG

ORIGINAL ISSUE DATE:  
AUGUST 6, 2019

PEA JOB NO. 2018-423

SCALE: 1" = 40'

DRAWING NUMBER:  
**P-8**

**NOT FOR CONSTRUCTION**

CITY FILE #19-033, SECTION 14

**NATURAL FEATURES:**

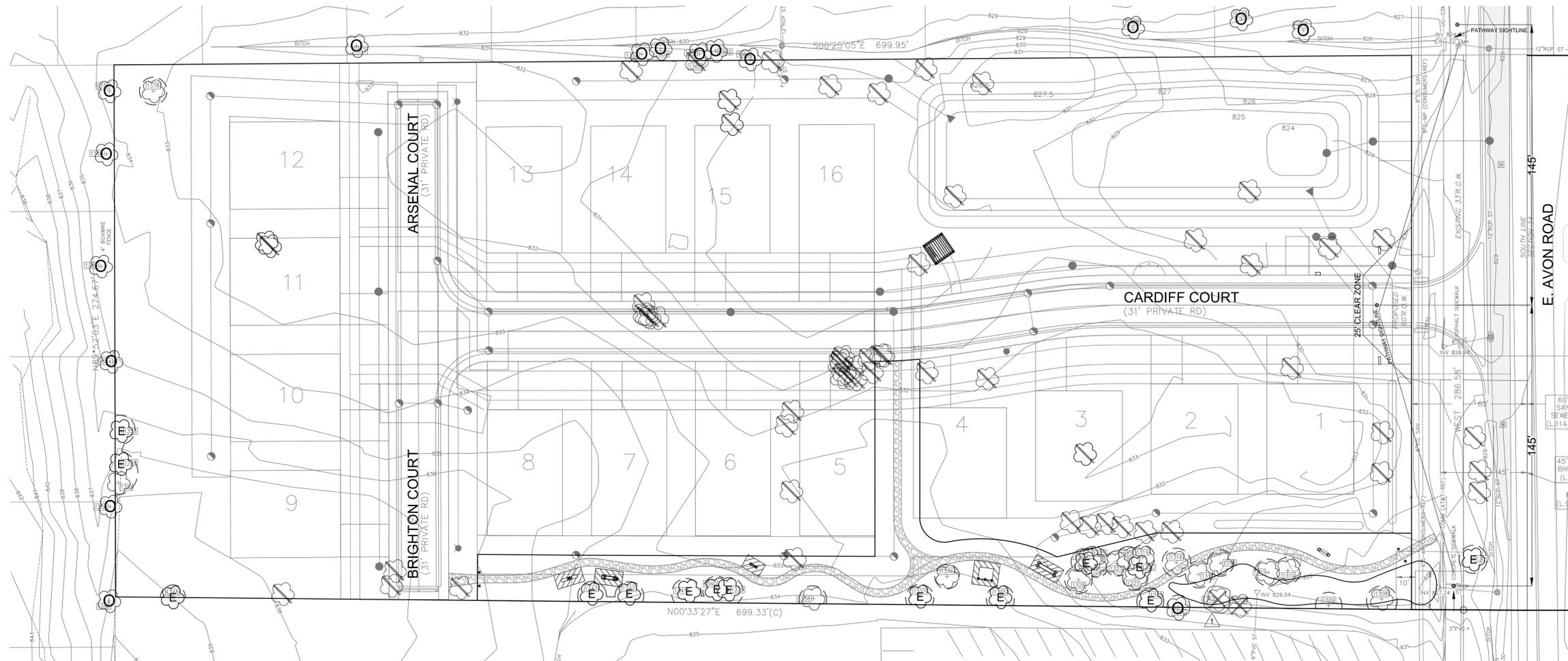
- MEASURES WERE TAKEN TO PRESERVE EXISTING FEATURES ON SITE AND MINIMIZE ENVIRONMENTAL IMPACTS, ESPECIALLY WITH REGARD TO MAINTAINING AS MANY TREES AS POSSIBLE ALONG THE NORTH AND WEST BORDERS OF THE SITE.
- THE SITE IS SUBJECT TO THE CITY'S TREE CONSERVATION ORDINANCE. TREES GREATER THAN 6" CALIPER THAT WILL BE REMOVED MUST BE REPLACED WITH ONE CREDIT. TREES THAT ARE DEAD ARE EXEMPT FROM REPLACEMENT.
- THE SITE DOES NOT CONTAIN REGULATED WETLANDS.
- THE SITE DOES NOT CONTAIN A REGULATED NATURAL FEATURES.
- SOIL TYPES ON SITE:  
6b/gk Marlette sandy loam, 1 to 6 percent slopes  
6b/gp Capac sandy loam, 0 to 4 percent slopes
- THE SITE DOES NOT CONTAIN ANY REGULATED STEEP SLOPES. REVIEW ENGINEERING TOPOGRAPHY SURVEY.

**TREE ANALYSIS:**

<b>TOTAL # OF TAGGED TREES</b>	109
# OF OFFSITE TAGGED TREES (NON-REGULATED)	-20
# OF DEAD TREES (NON-REGULATED)	-2
# OF REGULATED TREES	87
# OF REGULATED TREES WITHIN BUILDING PAD	-5
<b>TOTAL # OF REGULATED TREES WITHIN PRESERVATION ZONE</b>	<b>82</b>
<b>REQUIRED PRESERVATION PERCENTAGE WITHIN PRESERVATION ZONE (MINIMUM 37%)</b>	
TOTAL # OF REGULATED TREES PRESERVED	31 TREES
TOTAL % OF TREES PRESERVED	32 TREES
TOTAL % OF TREES PRESERVED	39%
<b>TREE FUND</b>	
IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$216.75 PER TREE.	
NOTE: TREE PROTECTION FENCING IS REQUIRED. REFER TO NOTES AND DETAIL 6 ON SHEET LA-2.0	

**TREE SURVEY LEGEND:**

-  **REGULATED TREE**
-  **REGULATED TREE - REMOVED & TREE CREDIT REPLACEMENT REQUIRED**
-  **EXEMPT TREE - DEAD OR DISEASED REMOVED**
-  **DECIDUOUS TREE - SAVED TREE PROTECTION FENCING**
-  **EVERGREEN TREE - SAVED TREE PROTECTION FENCING**



NOTE: PRESERVED TREES ARE COUNTED AS FULFILLING BUFFER REQUIREMENTS

NOTE:  
Existing R.O.W. trees 1302, 1303, 1304 to be removed per RCOC review dated 9/5/19 for road way improvements.

NOTE:  
Existing tree 1301 to have lower branches pruned to provide a minimum of 7' clearance to improve visibility due to their location within the pathway sightline and 25' corner clearance of the proposed private road.



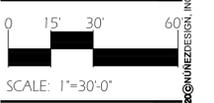
CAMBRIDGE KNOLL  
AVON RD.  
ROCHESTER HILLS, MI  
PART OF THE SW 1/4 OF SECTION 14,  
T03N, R11E  
PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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

Date:	8/10/2019
Date/Revisions:	Submitted for Preliminary Review
2/2/2019	Submitted for Preliminary Review
9/27/2019	Revisions Per City Review
10/8/2019	Revisions Per City Review
3/3/2020	Rev. Per RCOC Review 9-5-19
3/4/2020	PC Submittal
7/8/2020	PC Submittal - Revision
10/2/2020	PC Final Submittal

**NÚÑEZ DESIGN**  
LANDSCAPE ARCHITECTURE • URBAN DESIGN  
249 Park Street  
Troy, Michigan 48063  
P: 248.224.5933  
nunezdesigninc@gmail.com

Designed/Drawn: RN / JN  
Checked/Approved: JN / JN  
Job #: N-01-36  
N-01-36 LA Prelim for PC 9-1-2020.dwg



SHEET:  
T-1.0  
CITY FILE: #19-033  
SECTION #: 14



EXISTING TREE SURVEY

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RALPH L. NÚÑEZ LANDSCAPE ARCHITECT No. 0082



CAMBRIDGE KNOLL AVON RD. ROCHESTER HILLS, MI PART OF THE SW 1/4 OF SECTION 14, T03N, R11E PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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

Revision table with 5 entries: 1. 8/1/2019 Date, 2. 8/22/2019 Submitted for Preliminary Review, 3. 9/27/2019 Revisions Per City Review, 4. 10/8/2019 Revisions Per City Review, 5. 3/30/2020 Rev. Per RCOC Review 9-5-19



LANDSCAPE ARCHITECTURE • URBAN DESIGN 249 Park Street Troy, Michigan 48063 P: 248.224.5933 nunezdesigninc@gmail.com

Designed/Drawn: RNL/JLN Checked/Approved: JLN/JLN Job #: 21-01-36 N-01-36 LA Permit for PC 9-1-2020.dwg



NOTE: Existing Offsite R.O.W. trees 1302, 1303, 1304 to be removed per RCOC review dated 9/5/19 for road way improvements.

TREE SURVEY

Main tree survey table with columns: NO., CODE, DBH, COMMON NAME, LATIN NAME, COND., NOTE, OFFSITE, DEAD, SAVED, REMOVED, BUILDING PAD, REMOVED. Includes a 'TOTAL COUNT' row at the bottom.

TREE CONDITION AND SPECIES SUMMARY

Summary table with columns: CODE, COMMON NAME, GOOD, FAIR, POOR, VERY POOR, DEAD, TOTAL, %. Totals: 21 Good (19.3%), 71 Fair (65.1%), 12 Poor (11.0%), 3 Very Poor (2.8%), 2 Dead (1.8%), 109 Total (100.0%).

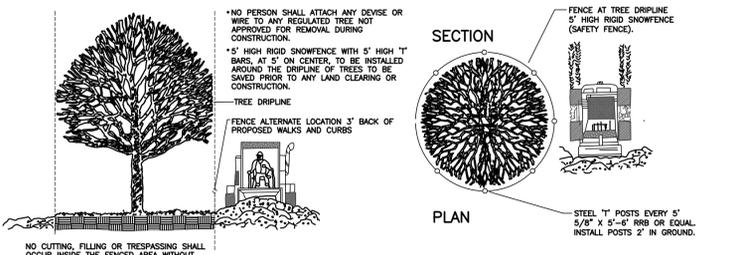
TREE ANALYSIS:

Tree analysis summary table: TOTAL # OF TAGGED TREES (109), # OF OFFSITE TAGGED TREES (-20), # OF DEAD TREES (-2), # OF REGULATED TREES (87), # OF REGULATED TREES WITHIN BUILDING PAD (-5), TOTAL # OF REGULATED TREES WITHIN PRESERVATION ZONE (82), REQUIRED PRESERVATION PERCENTAGE (37%), TOTAL # OF REGULATED TREES PRESERVED (32 TREES), TOTAL % OF TREES PRESERVED (39%), TOTAL # OF REPLACEMENT CREDITS REQUIRED (50), TOTAL # OF REPLACEMENT CREDITS REQUIRED (BUILDING PAD) (5), TOTAL # OF REPLACEMENT CREDITS REQUIRED (55), REPLACEMENT TREES PROVIDED ON SITE (-45), TOTAL REPLACEMENT CREDITS DUE (10), TREE FUND PAYMENT AT A RATE OF \$216.75 PER TREE WILL BE PAID INTO THE TREE FUND \$216.75 x 10 TREES \$2,167.50

REFER TO ENGINEERING DRAWING FOR TREE SURVEY. PRESERVED TREES INDICATED ON SHEETS LA 1.0 & LA-1.1

IMPORTANT:

ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED...



TREE PROTECTION FENCE DETAIL

# LANDSCAPE BUFFER STANDARDS

AVON ROAD - FRONTAGE = [ A ]

SOUTH PROPERTY BOUNDARY: R.O.W. LANDSCAPING - 287 LF

1 deciduous / 35 LF, 1 ornamental / 60 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	287 / 35 = 8.2	9	1 + 8 = 9
Ornamental Trees	287 / 60 = 4.8	5	0

EAST PROPERTY BOUNDARY: TYPE 'B' BUFFER - 700 LF = [ E ]

2 deciduous / 100 LF, 2 evergreen / 100 LF, 1.5 ornamental / 100 LF, 4 shrubs / 100 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	7 x 2 = 14	14	1 + 10 = 11
Evergreen Trees	7 x 2 = 14	14	-
Ornamental Trees	7 x 1.5 = 10.5	11	-
Shrubs	7 x 4 = 28	28	-

NORTH PROPERTY BOUNDARY: TYPE 'B' BUFFER - 275 LF = [ N ]

2 deciduous / 100 LF, 2 evergreen / 100 LF, 1.5 ornamental / 100 LF, 4 shrubs / 100 LF

	REQUIRED	EXISTING	PROVIDED
Deciduous Shade Trees	2.75 x 2 = 5.5	6	1 = 2
Evergreen Trees	2.75 x 2 = 5.5	6	2 = 8
Ornamental Trees	2.75 x 1.5 = 4.1	5	x = 5
Shrubs	2.75 x 4 = 11	11	x = 11

WEST PROPERTY BOUNDARY: TYPE 'B' BUFFER - 700 LF = [ W ]

2 deciduous / 100 LF, 2 evergreen / 100 LF, 1.5 ornamental / 100 LF, 4 shrubs / 100 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	7.00 x 2 = 14	14	16 = 0
Evergreen Trees	7.00 x 2 = 14	14	11 + 4 = 15
Ornamental Trees	7.00 x 1.5 = 11	11	x = 11
Shrubs	7.00 x 4 = 28	28	x = 28

## STORMWATER DETENTION BUFFER: TYPE 'A' BUFFER - 600 LF = [ D ]

1.5 deciduous / 100 LF, 1 evergreen / 100 LF, 4 shrubs / 100 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	6 x 1.5 = 9	9	x = 9
Evergreen Trees	6 x 1 = 6	6	x = 6
Shrubs	6 x 4 = 24	24	x = 24

## UNIT STREET TREES ALONG PRIVATE DRIVE :

16 UNITS X 1 DECIDUOUS SHADE TREE = 16

## PLANT MATERIAL REQUIREMENTS:

	REQUIRED
Deciduous Shade Trees	3 CALIPER INCHES*
Evergreen Trees	10 FEET HEIGHT AND 5 FEET SPREAD
Ornamental Trees	2 CALIPER INCHES* OR 6 FEET OVERALL HEIGHT
Shrubs	30 INCHES IN HEIGHT, 24 INCHES IN SPREAD WHEN USED FOR SCREENING OR BUFFERING PURPOSES, 3 GALLON CONTAINED SIZE WHEN USED FOR OTHER PURPOSES
Groundcovers	SHALL BE FROM FLATS

## OPEN SPACE REQUIRED:

	REQUIRED	PROVIDED
ACTIVE OPEN SPACE = 5% OF GROSS SITE AREA		
4.72 AC. = 205,603.2 S.F. x 5% =	10,280.16 S.F	17,027 S.F. Parkette TOTAL OPEN SPACE = 91,911.60 S.F.

**TREE CREDITS REQUIRED = 55**

**PROVIDED 45 TREES ON SITE = 10 REQUIRED**

IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$216.75 PER TREE.

PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

PROBABLE COST OF THE LANDSCAPE MATERIAL WILL BE INCLUDED ON THE PLANS FOR FINAL APPROVAL. Refer to Sheet LA-1.1

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INCLUDED FOR ALL LANDSCAPE AREAS AS REQUIRED BY CITY OF ROCHESTER HILLS

ALL LAWN AND PLANT BED AREAS TO BE IRRIGATED BETWEEN THE HOURS OF 12 AM AND 5 AM ONLY

IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY

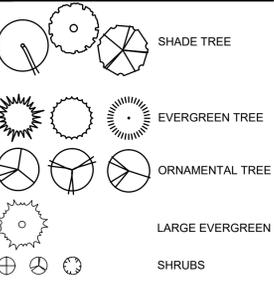
**CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12.109**

- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. THE PLANTING SEASON FOR THE DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED, ANY REVISIONS OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH BY INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

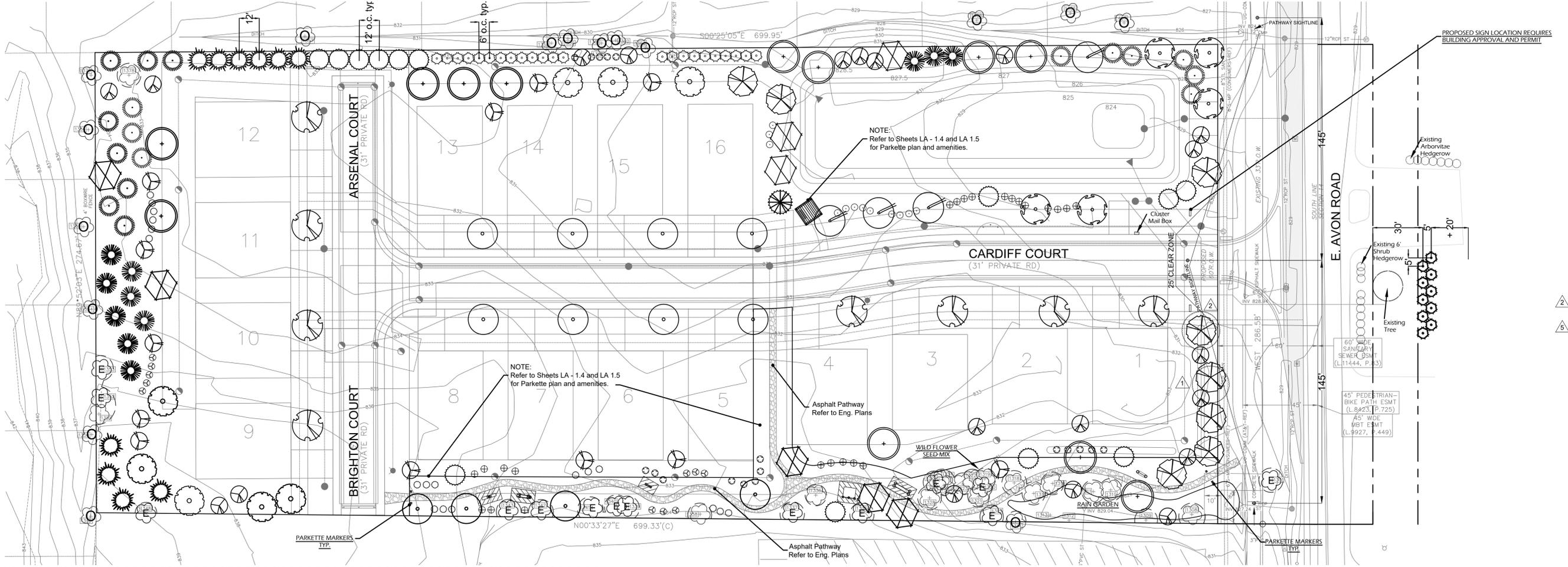
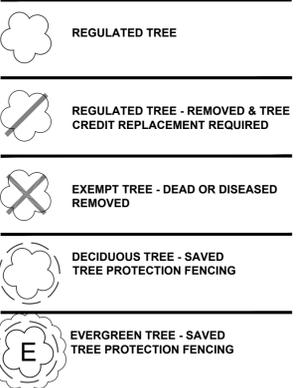
**TRAFFIC NOTES:**

- IF PROPOSED ROADS ARE BUILT AS PRIVATE ROADS AND DO NOT MEET PUBLIC ROAD STANDARDS THEN THEY WILL NOT BE TRANSFERABLE TO THE CITY FOR MAINTENANCE / OWNERSHIP RESPONSIBILITIES.
- A CITY RIGHT OF WAY PERMIT IS REQUIRED FOR WORK WITHIN E. AVON ROAD.
- CITY SHALL FURNISH AND PLACE ALL PERMANENT R.O.W. STREET SIGNS WITH MONIES PAID BY DEVELOPER.

## TREE SYMBOL LEGEND:



## TREE SURVEY LEGEND:



**TREE VERIFICATION: August 31, 2020**

	Required	Existing Trees	Proposed On Plan	Totals (Existing + Proposed)
Total Deciduous	68	19	+ 44	63
Total Evergreen	40	13	+ 35	48
Total Ornamental	32	-	+ 32	32
Total Shrubs	91	-	+ 106	106

**REPLACEMENT TREE CREDITS**

	Required	Proposed On Plan	Tree Credits Owed
Tree Credits	55	45	10

**10 Tree Credits x \$216.75 = \$2,167.50**

ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT

**NOTE:**

EXISTING TREE 1301 TO HAVE LOWER BRANCHES PRUNED TO PROVIDE A MINIMUM OF 7' CLEARANCE TO IMPROVE VISIBILITY DUE TO THEIR LOCATION WITHIN THE PATHWAY SIGHTLINE AND 25' CORNER CLEARANCE OF THE PROPOSED PRIVATE ROAD.



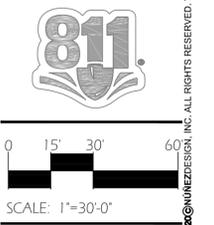
CAMBRIDGE KNOLL  
AVON RD.  
ROCHESTER HILLS, MI  
PART OF THE SW 1/4 OF SECTION 14,  
T03N, R11E  
PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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

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nunezdesigninc@gmail.com

Designed/Drawn: RN / JN  
Checked/Approved: JN / JN  
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LA -1.0  
CITY FILE #19-033  
SECTION # 14



**REPLACEMENT TREE CREDIT QUANTITY LIST:**

REPLACEMENT TREES						
SHADE TREES						
QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT COST	TOTAL / ITEM
4	CE2	Celtis occidentalis / Common Hackberry	2" cal	B&B	216.75	867.00
4	GT2	Gleditsia triacanthos inemis / Thornless Honeylocust	2" cal	B&B	216.75	867.00
5	MG2	Metasequoia Glyptostroboides / Dawn Redwood	2" cal	B&B	216.75	1,083.75
5	QB2	Quercus bicolor / Swamp White Oak	2" cal	B&B	216.75	1,083.75
EVERGREEN TREES						
QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT COST	TOTAL / ITEM
4	AB8	Abies concolor / Concolor White Fir	8' ht	B&B	216.75	867.00
8	PS8	Pinus strobus / White Pine	8' ht	B&B	216.75	1,734.00
5	RP8	Pinus densiflora / Korean Red Pine	8' ht	B&B	216.75	1,083.75
10	TP8	Thuja plicata 'Green Giant' / Green Giant Arborvitae	8' ht	B&B	216.75	2,167.50
45 Replacement Trees						<b>\$9,753.75</b>

**REPLACEMENT TREE LEGEND:**

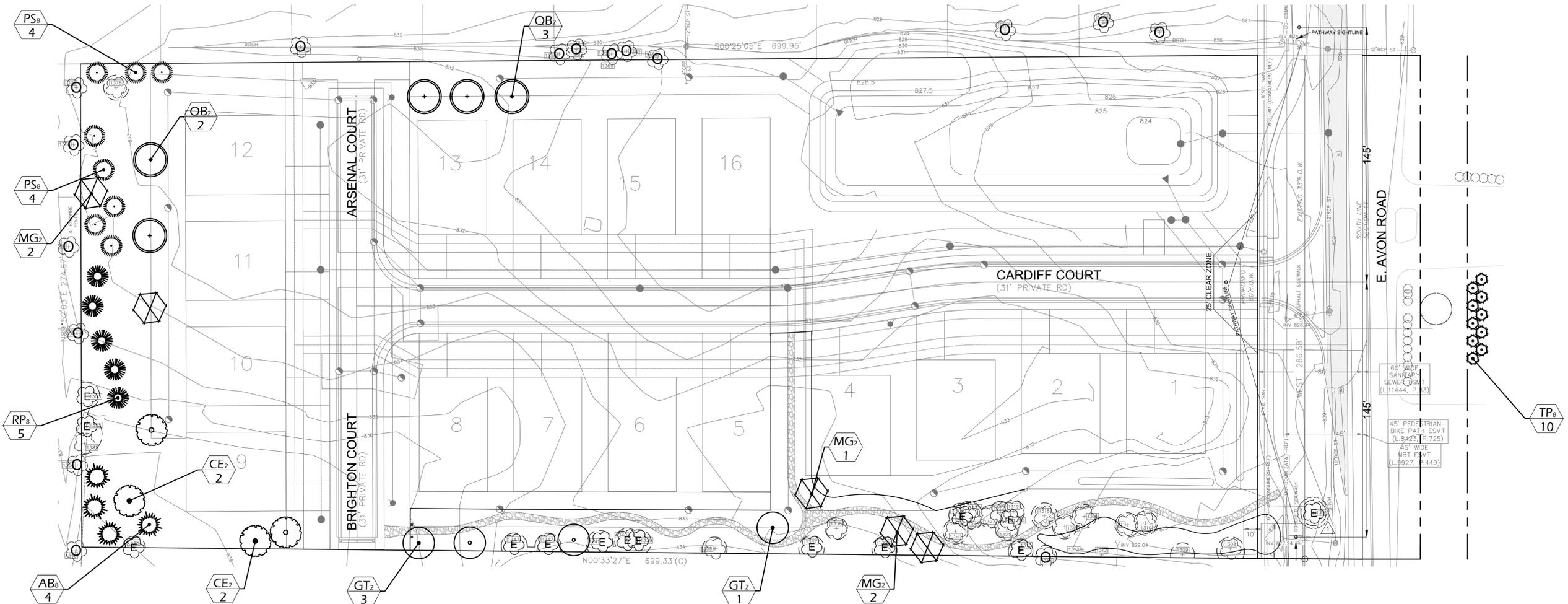
Replacement trees are labeled with the following designations

-  2" Caliper Shade Tree = 1 Replacement Credit
-  8' Ht. Evergreen Tree = 1 Replacement Credit

Refer to sheet LA-1.1A for Replacement Tree Credit Quantity List.



**NÚÑEZ DESIGN**



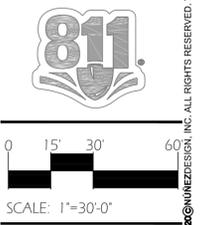
CAMBRIDGE KNOLL  
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SHEET:  
**LA -1.1A**  
CITY FILE: #19-033  
SECTION # 14

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IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY

THE MATURE MAXIMUM HEIGHT FOR ALL GROUNDCOVERS AND PLANTINGS WITHIN THE 25' CLEARZONE IS 30" IN HEIGHT UNMAINTAINED.

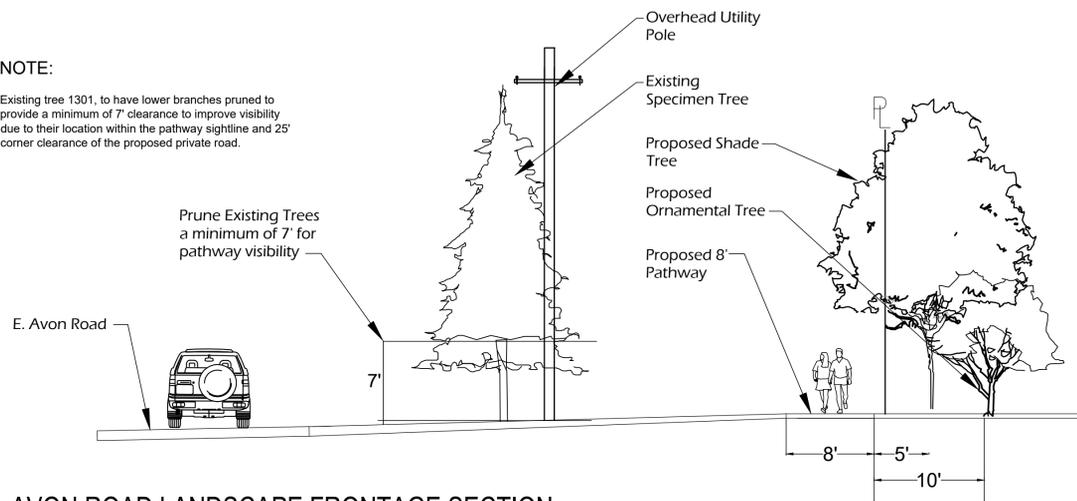
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

**REPLACEMENT TREE CREDIT PLAN**

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**NOTE:**

Existing tree 1301, to have lower branches pruned to provide a minimum of 7' clearance to improve visibility due to their location within the pathway sightline and 25' corner clearance of the proposed private road.



**PLANTING SETBACK REQUIREMENTS:**

15' PLANTING SETBACK LINE FROM PROPOSED OVERHEAD UTILITY LINE AND EXISTING OVERHEAD UTILITY LINE. ALL EVERGREEN AND DECIDUOUS TREES MUST BE FIELD VERIFIED AND PLANTED A MINIMUM OF 15' FROM OVERHEAD UTILITY LINES.

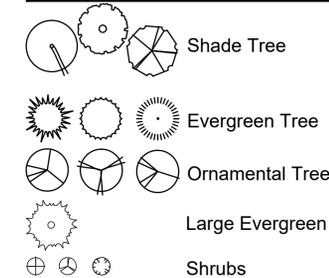
10' PLANTING SETBACK LINE ORNAMENTAL TREES AND EVERGREEN TREES MUST BE PLANTED A MINIMUM OF 10' FROM A WALK OR PEDESTRIAN PATHWAY

5' PLANTING SETBACK FOR SHRUBS AND DECIDUOUS TREES FROM A PUBLIC WALK OR PEDESTRIAN PATHWAY. (5' SETBACK APPLIES TO DECIDUOUS TREES IF NO OVERHEAD UTILITIES EXIST)

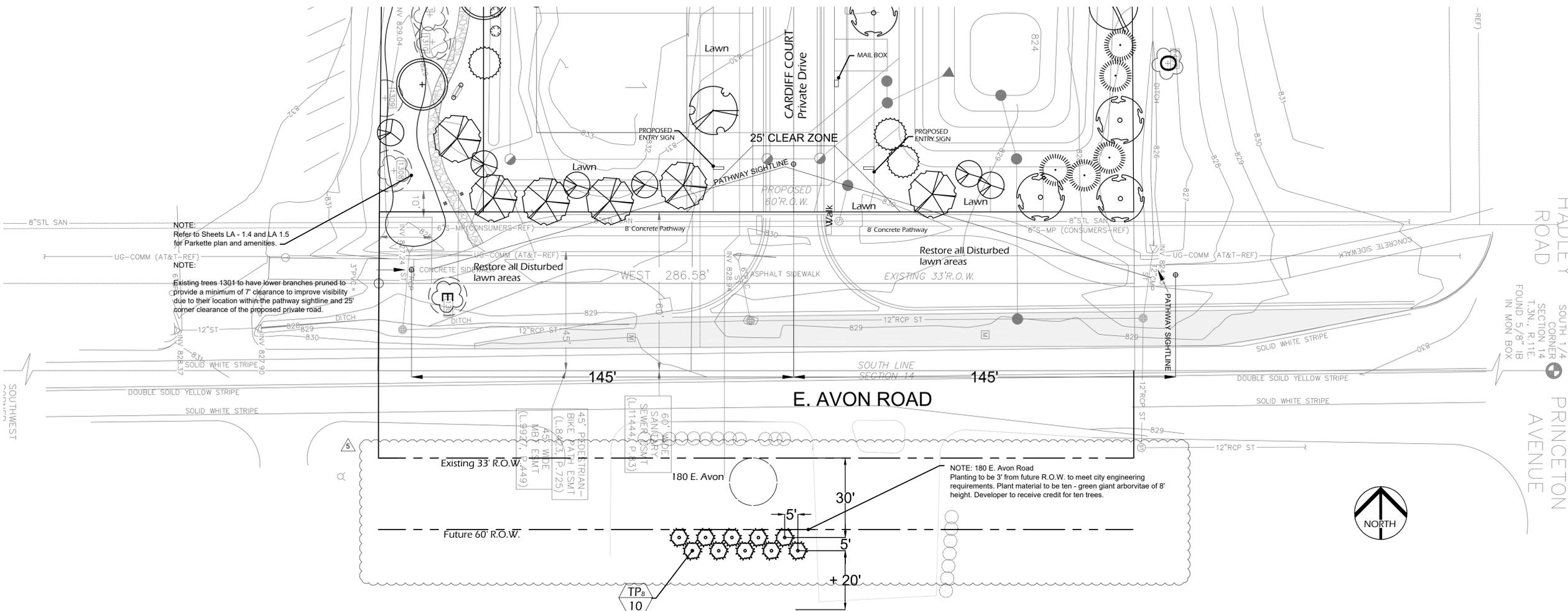
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**TREE SYMBOL LEGEND:**



**2 E. AVON ROAD LANDSCAPE FRONTAGE SECTION**



**1 E. AVON ROAD PLAN - SIGHTLINES, CLEAR ZONE AND PLANTING SETBACKS**

SCALE = 1" = 20' - 0"

NO LARGE SHRUBS OR TREES TO BE PLANTED WITHIN THE VISIBILITY SIGHTLINES FOR THE PEDESTRIAN PATHWAY, PUBLIC WALK OR WITHIN THE VISIBILITY SIGHTLINE FOR VEHICULAR TRAFFIC.

THE MATURE MAXIMUM HEIGHT FOR ALL GROUNDCOVERS AND PLANTINGS WITHIN THE 25' CLEAR ZONE IS 30" IN HEIGHT UNMAINTAINED.

**PATHWAY SIGHTLINE, CLEAR ZONE & PLANTING SETBACKS**

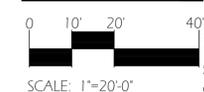
CAMBRIDGE KNOLL  
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ROCHESTER HILLS, MI  
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Designed/Drawn: RW / JN  
Checked/Approved: JN / JBN  
Job #: N-01-36  
N-01-36 LA Prelim for PC 9-1-2020.dwg



SHEET:  
**LA -1.2**  
CITY FILE: #19-033  
SECTION #: 14

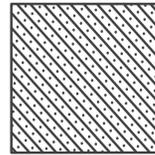
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**MICHIGAN WILDFLOWER FARM**  
**Detention Basin Mix**  
 40% Forbs and 60% Grass/Sedge/Rush  
 Seeding Rate: 3 oz./1000 s.f. or 6 lbs./acre  
 \$16.50/oz. or \$264/lb.

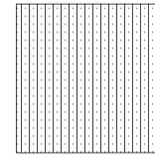
Scientific name	Common Name	% by wt.
<b>FORBS</b>		
Anemone canadensis	Canada Anemone	3.00
Angelica atropurpurea	Angelica	5.00
Asclepias incarnata	Swamp Milkweed	4.00
Eupatorium maculatum	Joe-Pye Weed	4.00
Eupatorium perfoliatum	Bonset	4.00
Helenium autumnale	Sneezeweed	4.00
Iris virginica	Wild Blue Flag	3.00
Lobelia siphilitica	Great Blue Lobelia	1.00
Rudbeckia hirta	Sweet Black-eyed Susan	1.00
Solidago graminifolia	Grassleaved Goldenrod	1.00
Solidago patula	Swamp Goldenrod	1.00
Symphoricarum puniceum	Swamp Aster	3.00
Vernonia hastata	Blue Vervain	3.00
Vernonia missouriensis	Ironweed	3.00
<b>Total Forbs</b>		<b>40.00</b>
<b>GRASSES</b>		
Carex spp.	Carex species	8.00
Elymus virginicus	Virginia Wild Rye	40.00
Scirpus spp.	Scirpus species	10.00
Sparganium eurycarpum	Common Bur Reed	2.00
<b>Total Grasses</b>		<b>60.00</b>

**MICHIGAN WILDFLOWER FARM**  
**WOODLAND EDGE MIX**  
 35% Forbs and 65% Grasses  
 Seeding Rate: 5 oz./1000 sf or 10 lbs./acre  
 \$14.50/oz. or \$232/lb.

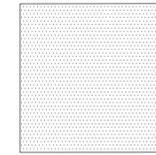
Scientific name	Common Name	% by wt.
Achillea millefolium	Yarrow	1.00
Allium cernuum	Nodding Wild Onion	3.00
Aquilegia canadensis	Wild Columbine	2.00
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Desmodium canadense	Showy Tick-Trefoil	2.00
Eupatorium rugosum	Snakeroot	3.00
Monarda fistulosa	Wild Bergamot	3.00
Penstemon digitalis	Foxglove Beard-tongue	3.00
Penstemon hirsutus	Hairy Beard-tongue	1.00
Rudbeckia hirta	Black-eyed Susan	4.00
Rudbeckia triloba	Three-lobed Coneflower	2.00
Solidago rigida	Stiff Goldenrod	2.00
Symphoricarum novae-angliae	New England Aster	1.00
Symphoricarum orientaliangensis	Prairie Heart-leaved Aster	1.00
Thalictrum dioicum	Early Meadow Rue	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00
<b>Total Forbs</b>		<b>35.00</b>
<b>Grasses</b>		
Elymus canadensis	Canada Wild Rye	30.00
Elymus hystrix	Bottlebrush Grass	10.00
Koeleria cristata	June Grass	3.00
Schizachyrium scoparium	Little Bluestem	22.00
<b>Total Grasses</b>		<b>65.00</b>



Detention Basin & Raingarden Hatch



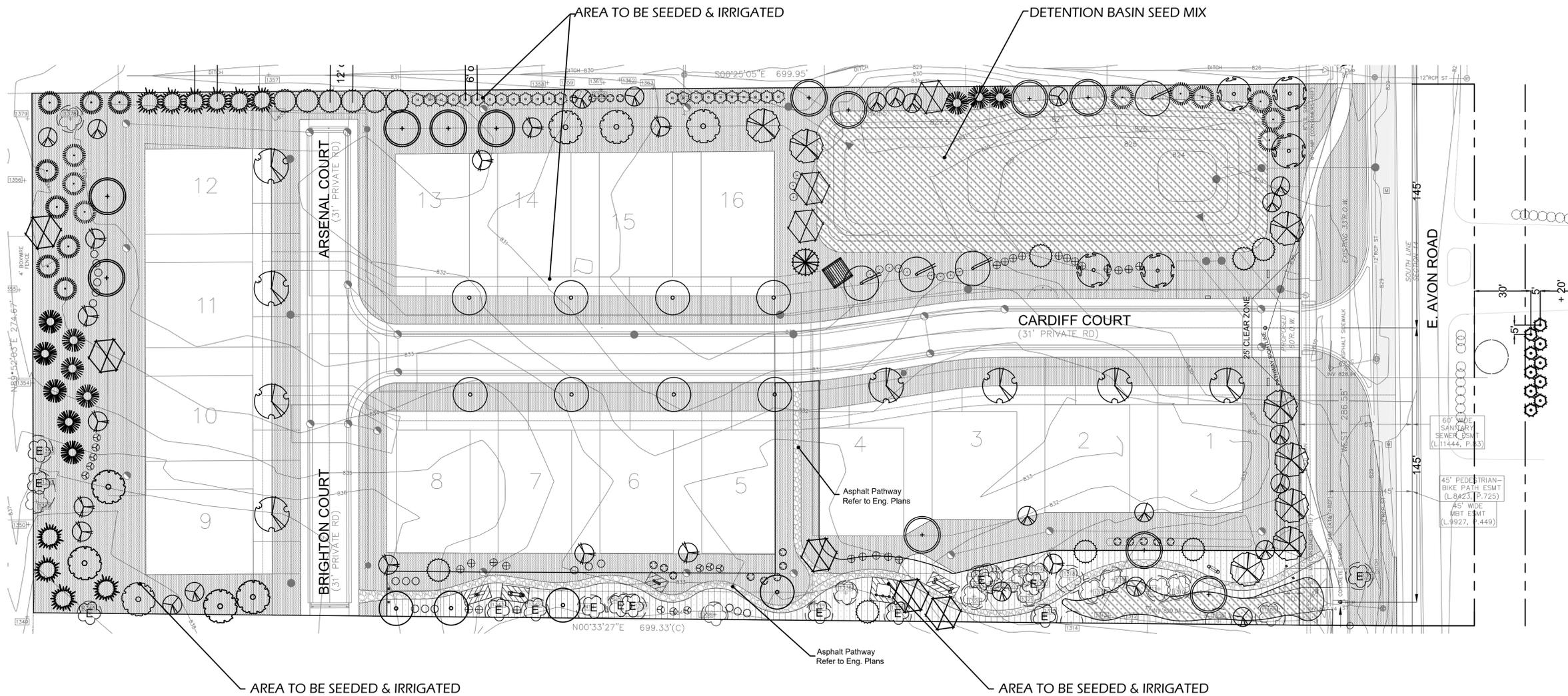
Woodland Edge Hatch



Seeded Area Hatch

1 DETENTION BASIN & RAINGARDEN SEED MIX

2 WOODLAND EDGE SEED MIX



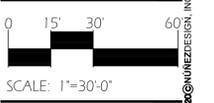
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SCALE: 1"=30'-0"  
 SHEET: LA-1.3  
 CITY FILE: #19-033  
 SECTION #: 14

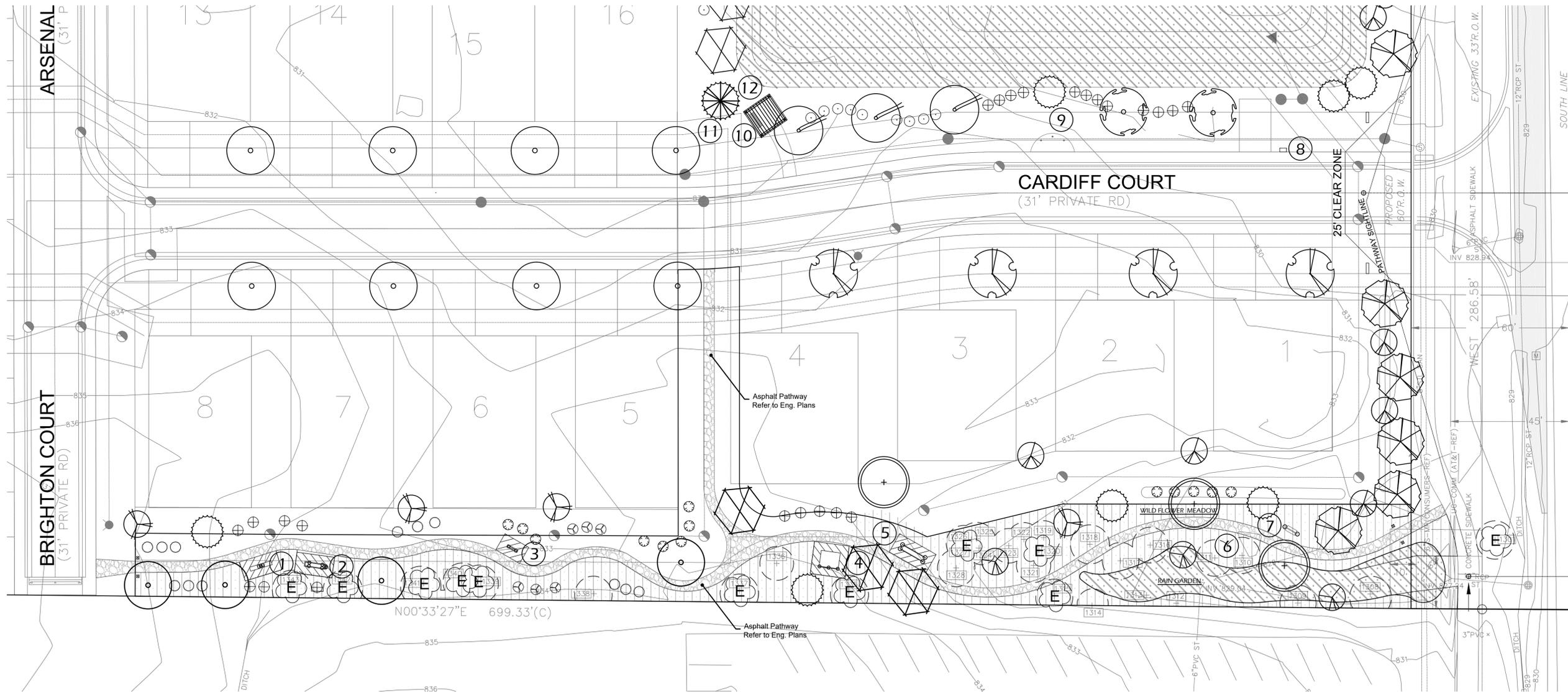
SEEDING PLAN

**LEGEND:**

- |                          |                  |
|--------------------------|------------------|
| 1. KNEE LIFT STATION     | 8. MAILBOX       |
| 2. SIT-UP STATION        | 9. BIRD HOUSES   |
| 3. BALANCE PLANK STATION | 10. BENCH        |
| 4. PUSH-UP STATION       | 11. HOLIDAY TREE |
| 5. PARALLEL BAR STATION  | 12. PERGOLA      |
| 6. BAT BOX               |                  |
| 7. BENCH SWING           |                  |

NOTE: REFER TO SHEET LA-1.5 FOR AMENITY DETAILS

NOTE: ACTIVE OPEN SPACE REQUIRED - 10,280 S.F.  
PROVIDED - 17,027 S.F.



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1 KNEE LIFT STATION  
LA-1.5



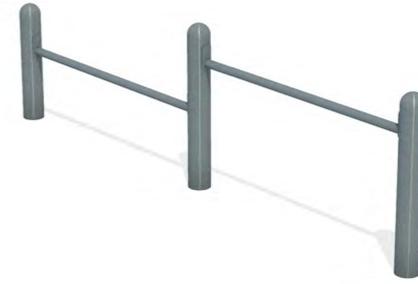
2 SIT-UP STATION  
LA-1.5



3 BALANCE PLANK STATION  
LA-1.5



4 PUSH-UP STATION  
LA-1.5



5 PARALLEL BAR STATION  
LA-1.5



6 BAT BOX  
LA-1.5



7 BENCH SWING  
LA-1.5

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**VITAL™ 1570 CLUSTER BOX UNIT**  
MODEL 1570-16

709-078 REVISION DATE 24/03/2017  
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**MANUFACTURER'S NOTES:**  
1. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.  
2. DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.  
3. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD. MOUNTING HARDWARE NOT INCLUDED. REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.  
4. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #C03808-08-B-0012.

**NOTES:**  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.  
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/HD-AND-ENTER REFERENCE NUMBER 709-078

8 MAILBOX DETAIL  
LA-1.5



9 BIRD HOUSES  
LA-1.5



10 BENCH  
LA-1.5



11 HOLIDAY TREE  
LA-1.5



12 PERGOLA  
LA-1.5

**811**

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13 FITNESS EQUIPMENT USE ZONE DETAIL  
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CAMBRIDGE KNOLL  
AVON RD.  
ROCHESTER HILLS, MI  
PART OF THE SW 1/4 OF SECTION 14,  
T03N, R11E

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

Date:	8/1/2019
Date/Revisions:	Submitted for Preliminary Review
	02/2019 Submitted for Preliminary Review
	07/2019 Revisions Per City Review
	10/8/2019 Revisions Per City Review
	3/30/2020 Rev. Per RCDC Review 9-5-19
	3/4/2020 PC Submittal
	7/8/2020 PC Submittal - Revision
	10/22/2020 PC Final Submittal



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Checked/Approved: JN, JBN  
Job #: N-01-36  
N-01-36 LA Drawings Amenities.dwg



## GENERAL NOTES

### CITY NOTES

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

### RESPONSIBILITY NOTES

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

### LANDSCAPING NOTES

- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
- ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
- NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.
- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
- THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILL SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.
- REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
- NO PLANT SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY'S PLANNING DEPARTMENT. ALL REQUESTS WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING. THE REQUEST WILL INCLUDE THE REASON FOR THE REQUESTED CHANGE ALONG WITH THE PROPOSED SUBSTITUTION AND HOW IT MEETS THE ORIGINAL DESIGN INTENT, SIZE, COLOR, ETC. THE LANDSCAPE ARCHITECT WILL EITHER MAKE RECOMMENDATIONS, APPROVE OR REJECT REQUESTS. IF THE SUBSTITUTION IS NEEDED AND APPROVED, THE LANDSCAPE ARCHITECT WILL FORWARD THE REQUEST AND HIS APPROVAL TO THE CITY FOR THEIR APPROVAL. FAILURE TO DO SO WILL RESULT IN PLANTS BEING REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.
- TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.
- THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

### CITY OF ROCHESTER HILLS NOTES

- ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM. IRRIGATION PLAN TO BE PROVIDED AT FINAL SUBMITTAL.
- IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY.
- SIGNS SHALL MEET THE REQUIREMENTS OF CHAPTER 134 OF THE CITY'S CODE OF ORDINANCES.

4. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE DRAWINGS.

### TREE PROTECTION NOTES

- THE TREE PROTECTION FENCING (TPF) SHALL BE ERRECTED PER THE PLANS APPROVED BY THE CITY OF ROCHESTER HILLS PLANNING DEPARTMENT. THE TPF MUST BE IN PLACE AND BE INSPECTED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY EARTHWORK OR CONSTRUCTION OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE A TPF INSPECTION. THE TPF SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS OR UNTIL THE CITY AUTHORIZES THE REMOVAL OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
- UPON COMPLETION OF GRADING AND THE INSTALLATION OF THE INFRASTRUCTURE A SECOND INSPECTION OF THE TPF AND THE TREES DESIGNATED FOR PRESERVATION IS REQUIRED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS TPF INSPECTION.
- UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE CITY OF ROCHESTER HILLS MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
- A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS IS REQUIRED AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD. THE LANDSCAPE MAINTENANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
- THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES WITHIN THE DRIP LINE OF AND REGULATED TREES NOT APPROVED FOR REMOVAL, INCLUDING BUT NOT LIMITED TO LAND CLEARING, GRUBBING, TRENCHING, GRADING OR FILLING, NO PERSON SHALL PLACE ANY SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OF TREES DESIGNATED FOR PRESERVATION.

6. PROPOSED GRADES ARE TO MATCH THE EXISTING ELEVATIONS OUTSIDE THE LIMITS OF THE TPF. NO GRADING EITHER CUT OR FILL IS PERMITTED WITHIN THE DRIP LINE OF ANY TREE DESIGNATED FOR PRESERVATION.

7. DURING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DEVICE OR WIRE/CABLE/CORD/ROPE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED.

8. ALL UTILITY SERVICE REQUEST MUST INCLUDED NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF.

9. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINE OF THE ANY TREE DESIGNATED FOR PRESERVATION. SWALES SHALL BE CONSTRUCTED SO AS NOT TO DIRECT ANY ADDITIONAL FLOW INTO THE DRIP LINE A TREE DESIGNATED FOR PRESERVATION.

10. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT ENTIRE PERIOD REQUIRED, THE REPLACEMENT OF THAT TREE WILL BE REQUIRED ON AND INCH FOR INCH BASIS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

11. REGULATED TREES LOCATED OFF-SITE ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED HERE IN.

12. THE TPF SHALL CONSIST OF 4 FOOT HIGH ORANGE SNOW FENCING TO BE INSTALLED AROUND THE DRIP LINE OF ALL TREE DESIGNATED TO BE SAVED. THIS FENCING SHALL BE SUPPORTED BY 6 FOOT METAL T-BAR POSTS 5 FEET ON CENTER AND DRIVEN A MINIMUM OF 24" INTO GROUND. THE TPF FENCING SHALL REMAIN UPRIGHT AND SECURELY IN PLACE FOR THE REQUIRED TIME AS SPECIFIED ABOVE.

**CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12-109**

- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION. ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. THE PLANTING SEASON FOR THE DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED, ANY REVISIONS OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH BY INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

### CITY OF ROCHESTER HILLS FORESTRY NOTES

- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY.
- NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE AT LEAST 10' FROM ANY HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.
- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.

### PLANTING NOTES:

1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.

2. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.

3. SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH, SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.

4. EDGING SHALL BE A SHOVEL EDGE.

5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).

6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.

7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.

8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.

10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.

11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.

12. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.

13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.

14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.

15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.

16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.

17. ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

- REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
  - REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP OF CURB AND SIDEWALK. ADD 4"-6" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

19. ALL PLANT MATERIAL TO RECEIVE SOILMOIST SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.

### MAINTENANCE NOTES

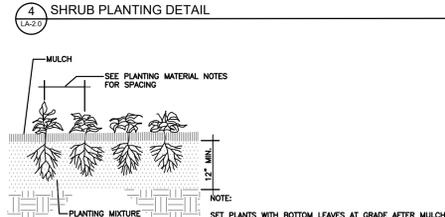
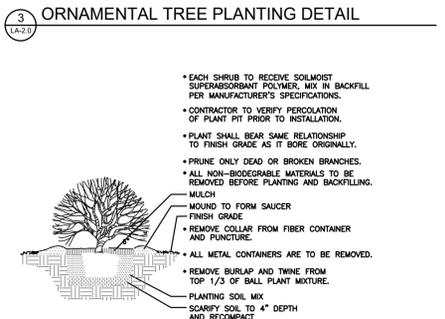
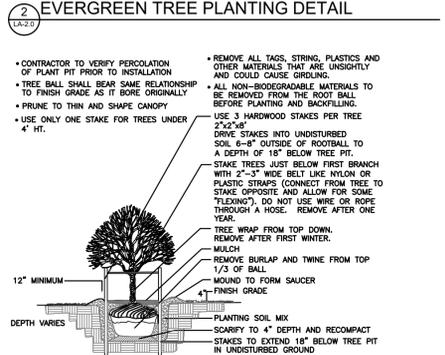
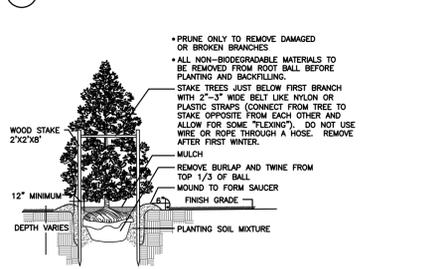
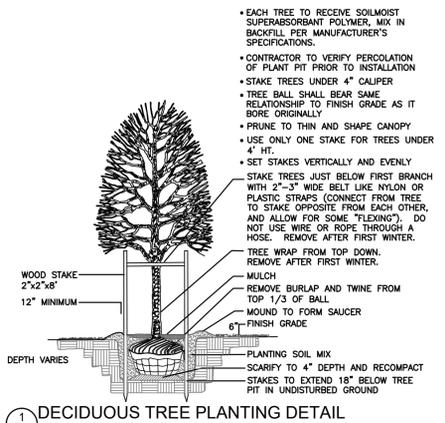
- THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.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

### PLANT WARRANTY

A. WARRANTED PLANT MATERIAL TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 2 YEARS AFTER COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT. INSPECTION OF PLANTS WILL BE MADE BY THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE AT COMPLETION OF PLANTING.

B. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT CONTRACTOR'S EXPENSE. WARRANTY ALL REPLACEMENT PLANTS FOR 1 YEAR AFTER INSTALLATION.

C. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSE BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.



CAMBRIDGE KNOLL  
AVON RD.  
ROCHESTER HILLS, MI  
PART OF THE SW 1/4 OF SECTION 14,  
T03N, R11E

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

DATE	REVISIONS
8/1/2019	02/2019 Submitted for Preliminary Review
02/2019	02/2019 Submitted for Preliminary Review
02/2019	Revisions Per City Review
03/08/2019	Revisions Per City Review
03/20/2019	Rev. Per RCDC Review 9-5-19
04/02/2019	PC Submittal
07/02/2019	PC Submittal - Revision
10/22/2020	PC Final Submittal



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Designed/Drawn: RN / JN

Checked/Approved: JN / JN

Job #: N-01-36

N-01-36 LA Prohm for PC 9-1-2020.dwg

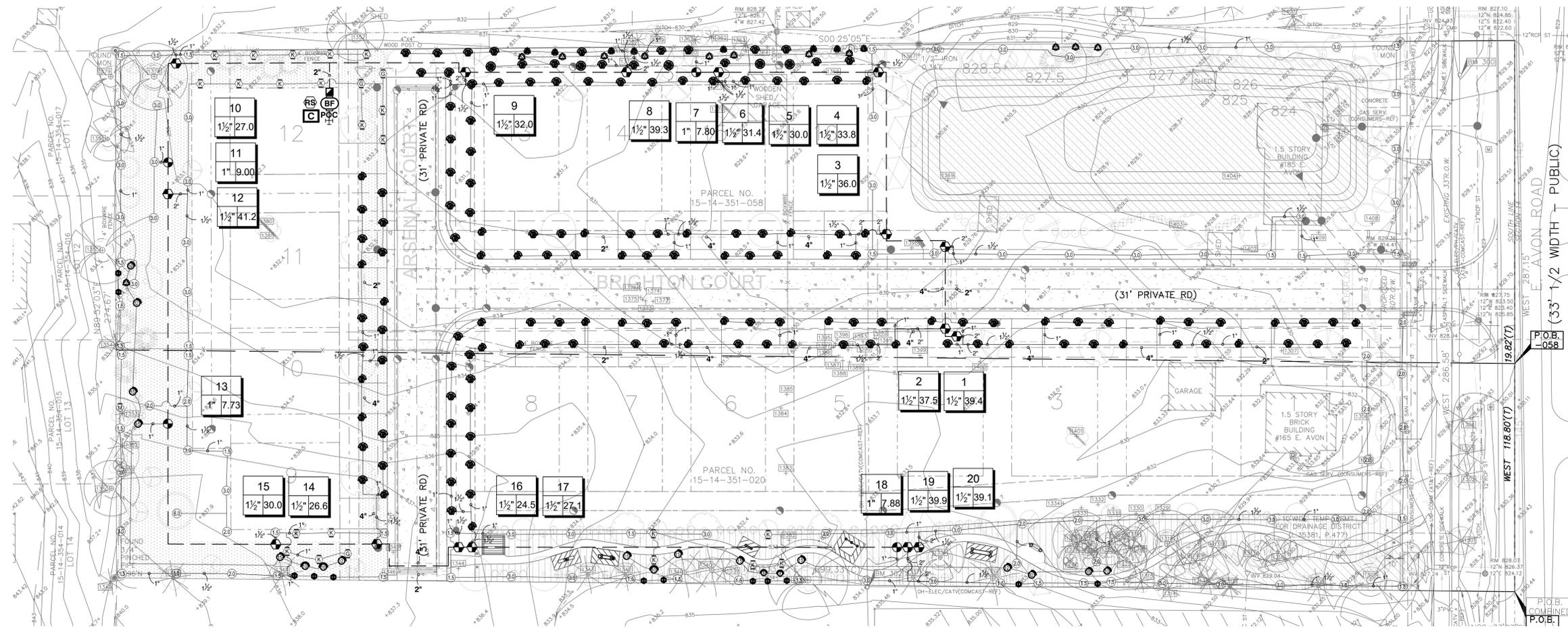


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CITY FILE #19-033  
SECTION # 14

## LANDSCAPE PLANTING DETAILS & NOTES

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CAMBRIDGE KNOLL  
 AVON RD.  
 ROCHESTER HILLS, MI  
 PART OF THE SW 1/4 OF SECTION 14,  
 T03N, R11E  
 PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PROS-04 5' strip spray	8
	Hunter PROS-04 12' radius	5
	Hunter PROS-04 15' radius	149
	Hunter PROS-12 5' strip spray	12
	Hunter PROS-12 8' radius	2
	Hunter PROS-12 10' radius	6
	Hunter PROS-12 12' radius	4
	Hunter PROS-12 15' radius	7
	Hunter MP1000 PROS-04-PRS40-CV	1
	Hunter MP2000 PROS-04-PRS40-CV	24
	Hunter MP800SR PROS-04-PRS40-CV	12
	Hunter PGP-04	34
	Hunter PGP-04	16
	Hunter PGP-04	54
	Hunter PGP-04	1

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101G 1"	4
	Hunter PGV-151 Globe 1-1/2"	16
	Hunter HQ-44RC 1"	1
	Febco 765 1-1/2"	1
	Hunter I2C-2400-PL	1
	Hunter WSS	1
	POC 1-1/2"	1
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"	5,004 I.F.
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"	1,622 I.F.
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 2"	149.6 I.F.
	Irrigation Mainline: PVC Class 160 SDR 26 2"	1,250 I.F.
	Pipe Sleeve: PVC Class 160 SDR 26 2"	139.3 I.F.
	Pipe Sleeve: PVC Class 160 SDR 26 4"	234.5 I.F.
	Valve Callout	
	Valve Number	
	Valve Flow	
	Valve Size	



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 800.347.4272  
 Project Services Number: 112219  
 Design Date: 10/24/19  
 Drawn By: CH  
 Checked By: C.GRAHAM

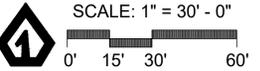
**IRRIGATION SPECIFICATIONS**

- IRRIGATION SYSTEM DESIGN BASED ON 42 GPM AT 65 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(Psi)FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

Date: 8/10/19	1/28/2019 Revisions Per City Review
1/28/2019 Revisions Per City Review	3/3/2020 Rev. Per RCOC Review 9-5-19
3/4/2020 PC Submittal	10/2/2020 PC Final Submittal



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 Cambridge Knoll - IRR.dwg

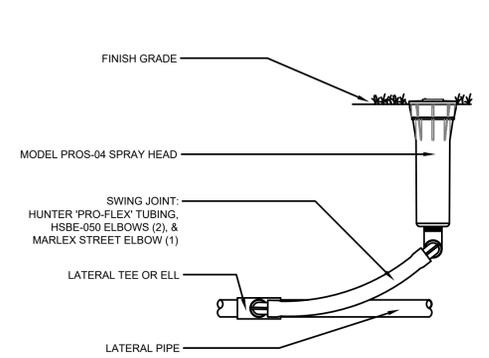


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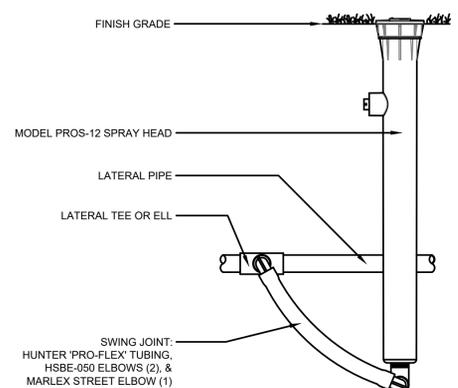
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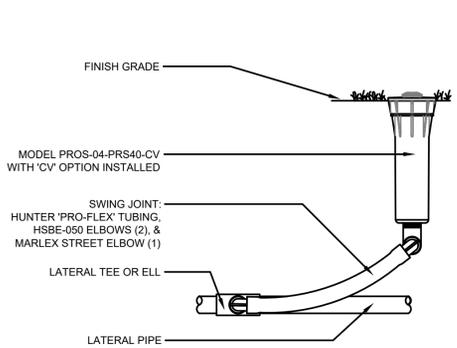
\*When using larger GPM nozzles, beware of high friction loss in swing joints.



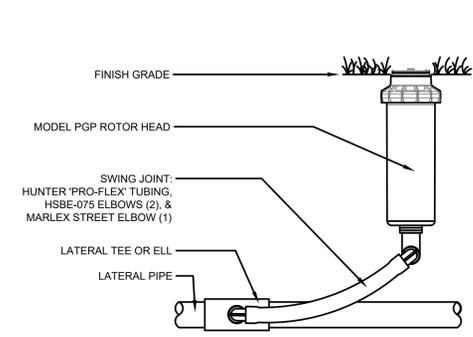
1 PROS-04 SPRAY HEAD WITH PRO-FLEX TUBING  
S1-SP-HUN-01



2 PROS-12 SPRAY HEAD WITH PRO-FLEX TUBING  
S1-SP-HUN-03

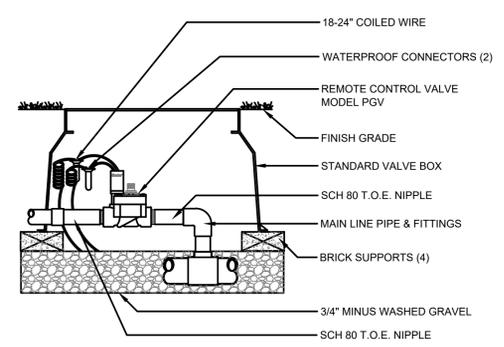


3 PROS-04-PRS40-CV MP ROTATOR SPRINKLER  
S1-RO1-HUN-01

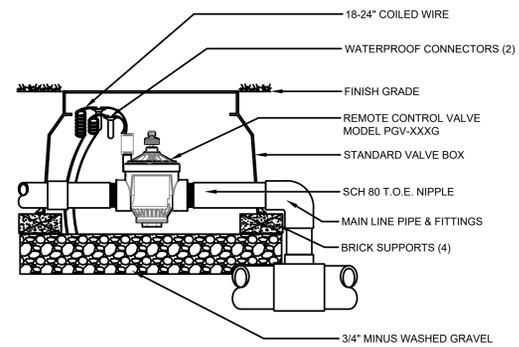


4 PGP ROTOR HEAD WITH PRO-FLEX TUBING  
NTS S1-RO-HUN-01

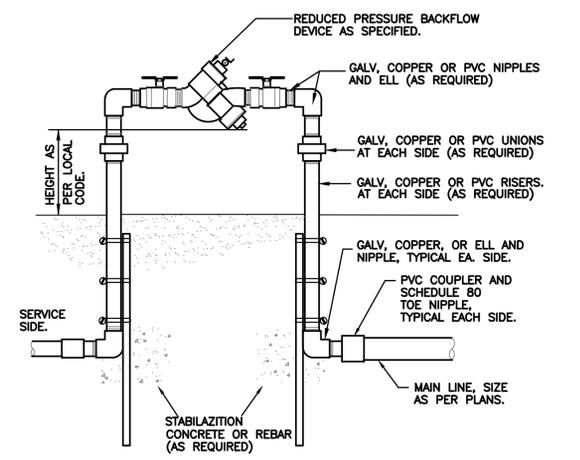
OPTIONS:  
 R = FACTORY INSTALLED RECLAIMED RUBBER COVER  
 CV = FACTORY INSTALLED DRAIN CHECK VALVE



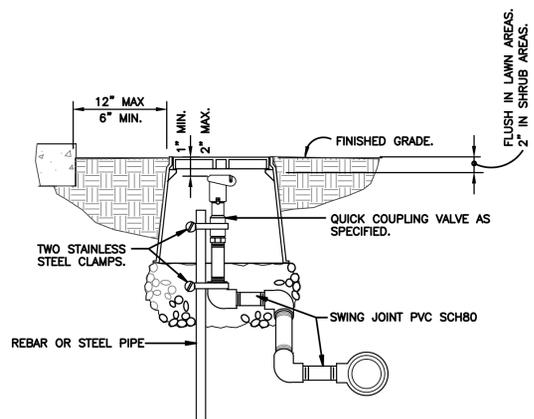
5 PGV GLOBE VALVE 1"  
S1-VA-HUN-01



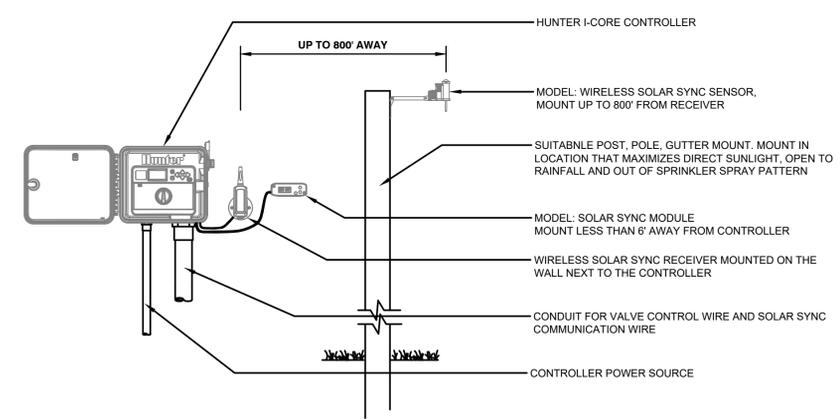
6 PGV GLOBE VALVE 151/201  
NTS S1-VA-HUN-02



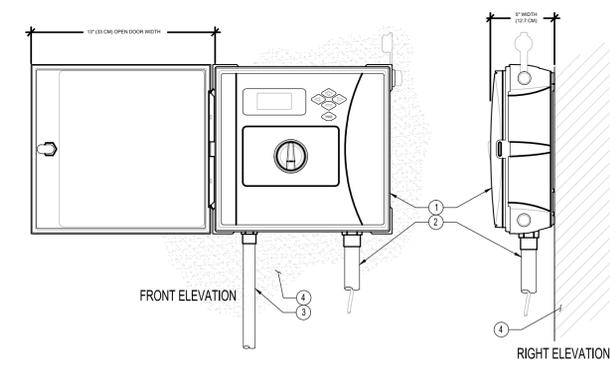
7 REDUCED PRESSURE BACKFLOW DEVICE STANDARD  
S1-BA-01



8 QUICK COUPLING VALVE IN BOX  
S1-QU-01



9 WIRELESS SOLAR SYNC SYSTEM WITH I-CORE  
NTS S1-SE-HUN-07



10 HUNTER ICC2 CONTROLLER PLASTIC WALL MOUNT

LEGEND:  
 1 IRRIGATION CONTROLLER (12C-800-PL) PER PLAN  
 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES  
 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, BOX INSIDE CONTROLLER  
 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE:  
 MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL  
 CONTROLLER SHALL BE HARD-WIRED TO GROUNDING  
 110 VAC POWER SOURCE

**SiteOne**  
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Project Services Number: 112219  
 Design Date: 10/24/19  
 Drawn By: CH  
 Checked By: C. GRAHAM



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 Date/Revisions: Submitted for Preliminary Review  
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 9/23/2019 Revisions Per City Review  
 10/6/2019 Revisions Per City Review  
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 Job #: N19-156  
 Cambridge Knoll - PFI.dwg

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