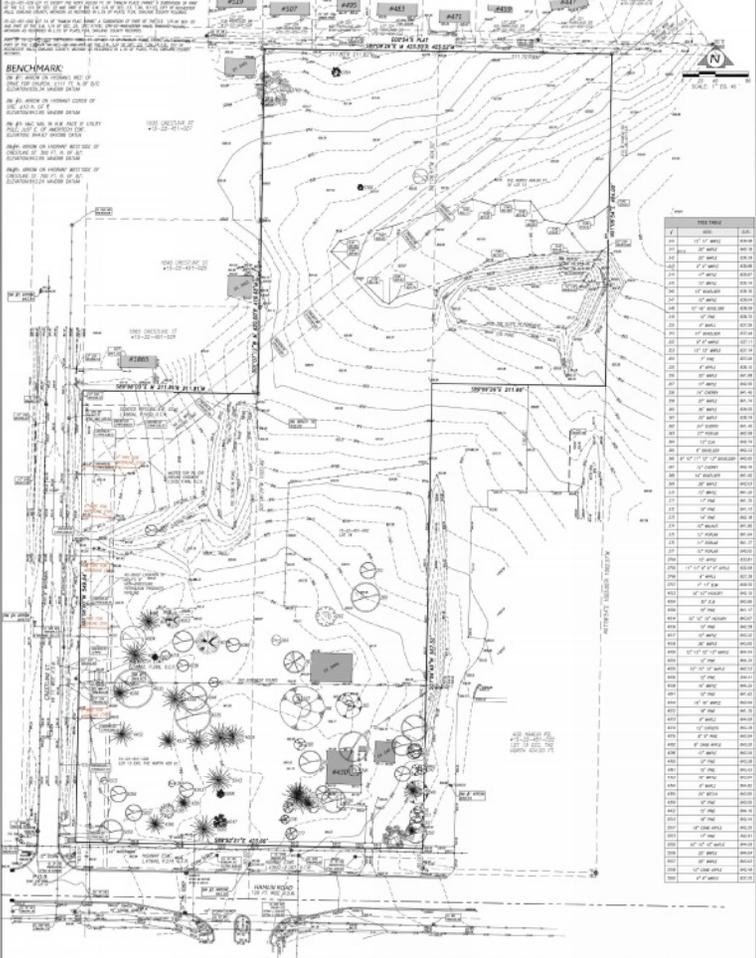
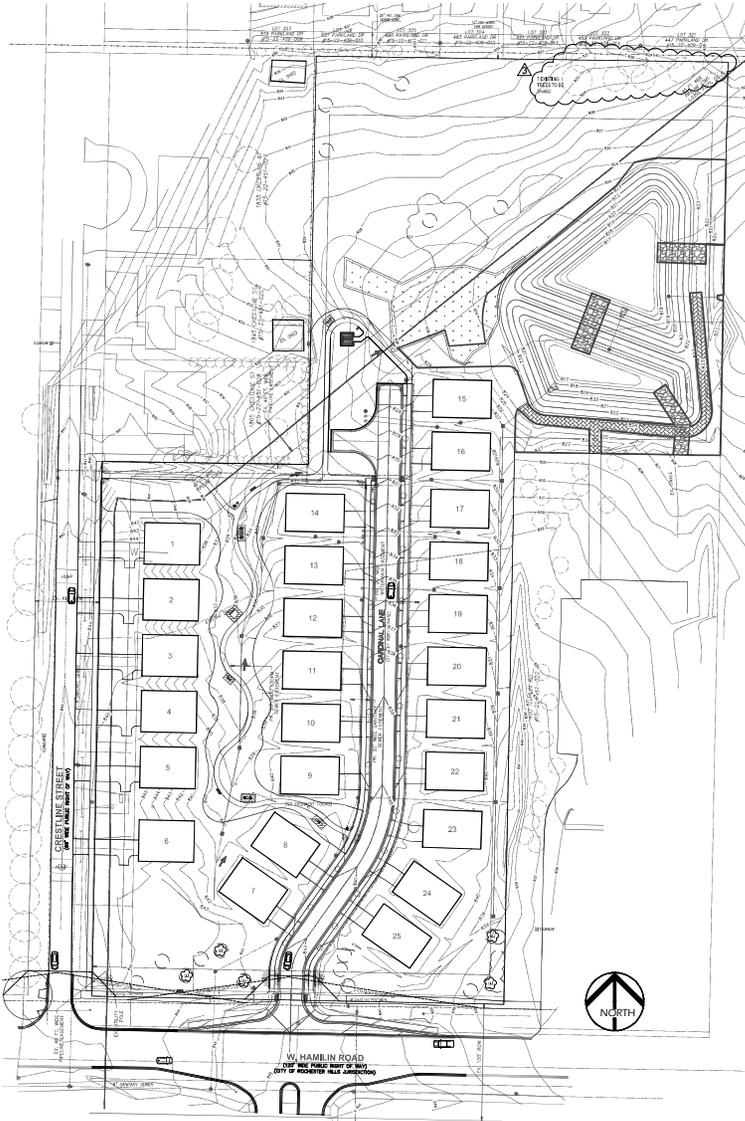


# TOPOGRAPHICAL SURVEY



<b>LEGEND</b>	<ul style="list-style-type: none"> <li>EXISTING DRAINAGE</li> <li>EXISTING HIGH WATER</li> <li>EXISTING ELEVATION</li> <li>EXISTING SURFACE</li> <li>EXISTING ASPHALT</li> <li>EXISTING UNPAVED AREA</li> <li>EXISTING DRAINAGE</li> <li>EXISTING HIGH WATER</li> <li>EXISTING ELEVATION</li> <li>EXISTING SURFACE</li> <li>EXISTING ASPHALT</li> <li>EXISTING UNPAVED AREA</li> </ul>	<ul style="list-style-type: none"> <li>PROPOSED CONCRETE</li> <li>PROPOSED FINISH</li> <li>PROPOSED ASPHALT</li> <li>PROPOSED UNPAVED AREA</li> <li>PROPOSED DRAINAGE</li> <li>PROPOSED HIGH WATER</li> <li>PROPOSED ELEVATION</li> <li>PROPOSED SURFACE</li> <li>PROPOSED ASPHALT</li> <li>PROPOSED UNPAVED AREA</li> </ul>	<p><b>3 FULL WORKING DAYS BEFORE YOU DIG CALL</b></p> <p><b>811</b></p> <p>Michigan's toll-free number for locating underground utilities is 811. For more information, visit <a href="http://www.811.org">www.811.org</a></p>
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THE SITE WAS SUBMITTED PRIOR TO THE ADOPTION OF THE LATEST TREE PRESERVATION ORDINANCE

**TREE SYMBOL LEGEND:**

- Deciduous Tree - Saved Tree Protection Fencing
- Evergreen Tree - Saved Tree Protection Fencing
- Existing Trees - Located from aerial

**TREE PRESERVATION: LIST OF TREES SAVED ON SITE**

#	Description
248	12" 16' Boxelder
249	12" Pine
250	9" Maple
251	17" Boxelder
252	8" 8" Maple
253	13" 13" Maple
254	7" Pine
255	8" Apple
275	13" Poplar
276	11" Poplar
277	15" Poplar
3764	13" Apple
3765	11" 11" 9" 9" 9" Apple
3766	8" Apple
3767	7" 11" Elm
4390	12" Pine
4391	10" Pine
4395	20" Beech
5053	17" Pine
5055	10" 10" 10" Maple
5057	20" Maple



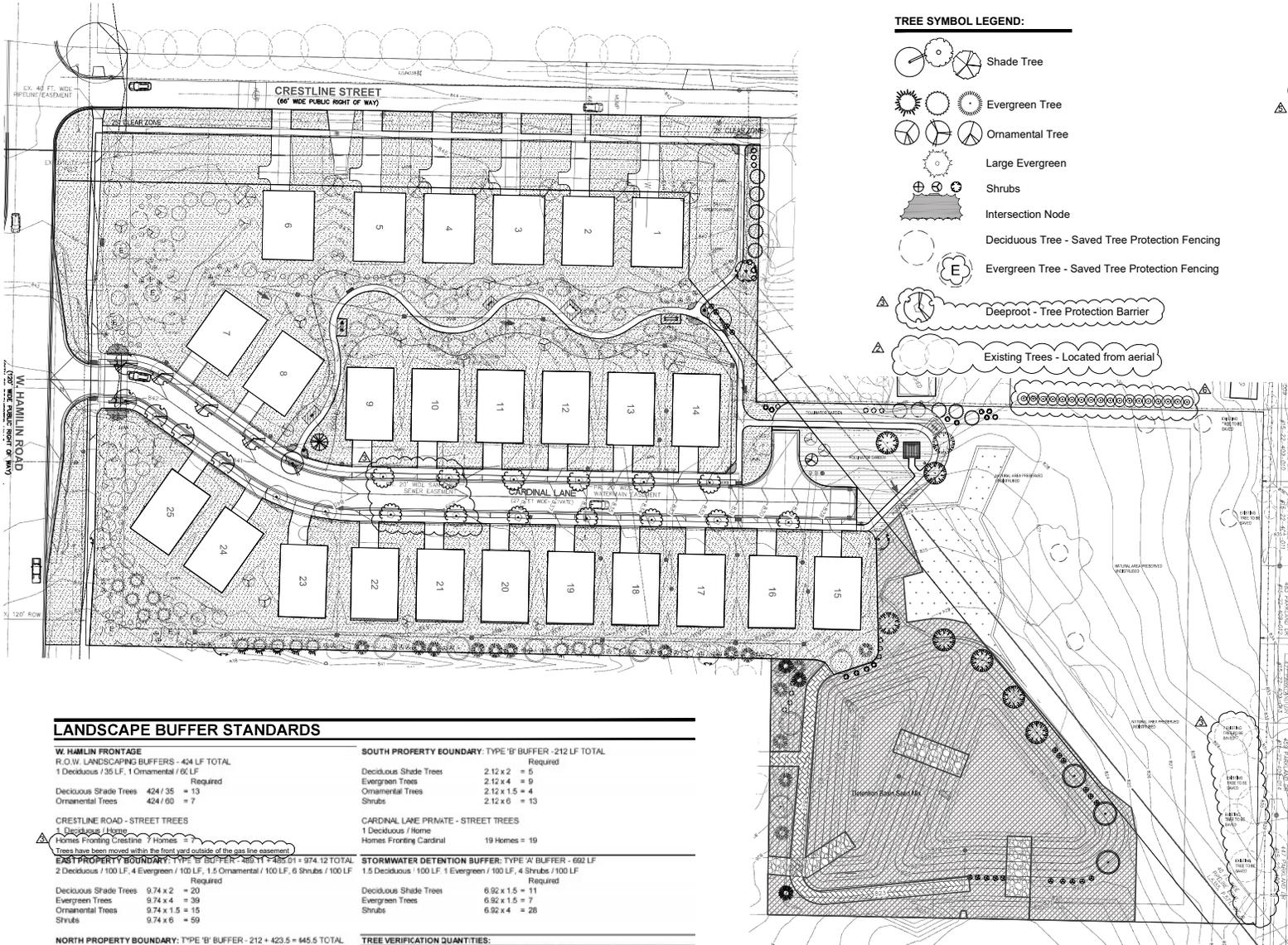
CAMDEN CROSSING  
 HAMLIN RD.  
 SECTION 22, TOWN 5 NORTH, RANGE 11 EAST  
 ROCHESTER HILLS, MI

M2J1, LLC  
 Jim Polyzois  
 14955 Technology Drive,  
 Shelby Twp., MI 48315  
 Phone: (586)-421-5729



249 Park Street  
 Troy, Michigan 48068  
 P: 248.224.5933  
[nunezdesigninc@gmail.com](mailto:nunezdesigninc@gmail.com)





**TREE SYMBOL LEGEND:**

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Large Evergreen
- Shrubs
- Intersection Node
- Deciduous Tree - Saved Tree Protection Fencing
- Evergreen Tree - Saved Tree Protection Fencing
- Deeproot - Tree Protection Barrier
- Existing Trees - Located from aerial

**OPEN SPACE REQUIRED:**

ACTIVE OPEN SPACE = 5% OF GROSS SITE  
 AREA 9.36 AC. = 407,721.6 S.F. x 5%  
 Required = 20,386 S.F.

ACTIVE SPACE AREA  
 Provided = 40,630 S.F.

**CITY OF ROCHESTER HILLS  
 PLANT MATERIAL REQUIREMENTS:**

PLANTS	REQUIRED
DECIDUOUS SHADE TREES	3 CALIPER INCHES
EVERGREEN TREES	10' HEIGHT AND 5' SPREAD
ORNAMENTAL TREES	2 CALIPER INCHES OR 6' OVERALL HT. 30" HEIGHT, 24" SPREAD
SHRUBS	When used for screening or buffering purposes 3 GALLON CONTAINED SIZE WHEN USED FOR OTHER PURPOSES SHALL BE FROM FLATS
SHRUBS	3 GALLON CONTAINED SIZE WHEN USED FOR OTHER PURPOSES SHALL BE FROM FLATS
GROUNDCOVERS	SHALL BE FROM FLATS

DECIDUOUS TREES AND SHRUBS MINIMUM DISTANCE FROM PUBLIC WALK IS 5 FEET  
 EVERGREEN TREES AND ORNAMENTAL TREES MINIMUM DISTANCE FROM PUBLIC WALK IS 10 FEET

FOUNDATION LANDSCAPE DESIGN WILL BE PROVIDED BY THE HOME BUYER

COST ESTIMATE AND IRRIGATION PLANS ARE PROVIDED

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 \$304.00 PER TREE

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

AN AUTOMATIC IRRIGATION SYSTEM IS INCLUDED FOR ALL LANDSCAPE AREAS AS REQUIRED BY THE 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

**TREE REPLACEMENT QUALIFICATIONS**

THE SITE WAS SUBMITTED PRIOR TO THE ADOPTION OF THE LATEST TREE PRESERVATION ORDINANCE

**LANDSCAPE BUFFER STANDARDS**

**W. HAMLIN FRONTAGE**  
 R.O.W. LANDSCAPING BUFFERS - 424 LF TOTAL  
 1 Deciduous / 35 LF, 1 Ornamental / 60 LF

Deciduous Shade Trees 424 / 35 = 13 Required  
 Ornamental Trees 424 / 60 = 7

**CRESTLINE ROAD - STREET TREES**  
 1 Deciduous / 10 LF  
 Homes Fronting Crestline / Homes = 7  
 Trees have been moved within the front yard outside of the gas line easement

**EAST PROPERTY BOUNDARY: TYPE 'B' BUFFER - 485 LF = 974.12 TOTAL**  
 2 Deciduous / 100 LF, 4 Evergreen / 100 LF, 1.5 Ornamental / 100 LF, 6 Shrubs / 100 LF

Deciduous Shade Trees 974 x 2 = 20  
 Evergreen Trees 974 x 4 = 39  
 Ornamental Trees 974 x 1.5 = 15  
 Shrubs 974 x 6 = 59

**NORTH PROPERTY BOUNDARY: TYPE 'B' BUFFER - 212 + 423.5 = 635.5 TOTAL**

Deciduous Shade Trees 6.45 x 2 = 13 Required  
 Evergreen Trees 6.45 x 4 = 26  
 Ornamental Trees 6.45 x 1.5 = 10  
 Shrubs 6.45 x 6 = 29

**WEST PROPERTY BOUNDARY: TYPE 'B' BUFFER - 420 TOTAL**

Deciduous Shade Trees 4.2 x 2 = 9 Required  
 Evergreen Trees 4.2 x 4 = 17  
 Ornamental Trees 4.2 x 1.5 = 7  
 Shrubs 4.2 x 6 = 26

**SOUTH PROPERTY BOUNDARY: TYPE 'B' BUFFER - 212 LF TOTAL**

Deciduous Shade Trees 2.12 x 2 = 5 Required  
 Evergreen Trees 2.12 x 4 = 9  
 Ornamental Trees 2.12 x 1.5 = 4  
 Shrubs 2.12 x 6 = 13

**CARDINAL LANE PRIMATE - STREET TREES**  
 1 Deciduous / Home  
 Homes Fronting Cardinal 19 Homes = 19

**STORMWATER DETENTION BUFFER: TYPE 'A' BUFFER - 692 LF**  
 1.5 Deciduous / 100 LF, 1 Evergreen / 100 LF, 4 Shrubs / 100 LF

Deciduous Shade Trees 6.92 x 1.5 = 11 Required  
 Evergreen Trees 6.92 x 1.5 = 7  
 Shrubs 6.92 x 4 = 28

**TREE VERIFICATION QUANTITIES:**

	Required	Existing	Proposed Trees	Totals On Plan (Existing + Proposed)
TOTAL Deciduous Shade Trees	97	16	84	100
TOTAL Evergreen Trees	98	5	94	99
TOTAL Ornamental Trees	43	-	43	43
TOTAL Shrubs	155	-	155	155

REQUIRED PLANTINGS ALONG THE WEST PROPERTY LINE HAVE BEEN SUBSTITUTED WITH 16 ARBORVITAE OF EQUAL VALUE



CAMDEN CROSSING  
 HAMLIN RD.  
 SECTION 22, TOWN 5 NORTH, RANGE 11 EAST  
 ROCHESTER HILLS, MI

M2J1, LLC  
 Jim Polyzios  
 14955 Technology Drive,  
 Shelby Twp., MI 48315  
 Phone: (586)-421-5729

- 11/02000 PC Schedule
- 11/02001 PC Schedule
- 11/02002 PC Schedule - Preliminary Site Review #1
- 11/02003 PC Schedule - Preliminary & Final
- 11/02004 PC Comments
- 11/02005 PC & OCE Final Schedule



SHEET: LA-1.0



CAMDEN CROSSING  
 HAWLIN RD.  
 SECTION 22, TOWN 5 NORTH, RANGE 11 EAST  
 ROCHESTER HILLS, MI

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 Shelby Twp., MI 48315  
 Phone: (586)-421-5729



249 Park Street  
 Troy, Michigan 48068  
 P: 248.224.5533  
 nunezdesigninc@gmail.com



SCALE: 1"=40'-0"

LA-1.1

**CITY OF ROCHESTER HILLS  
 PLANT MATERIAL REQUIREMENTS:**

PLANTS	REQUIRED
DECIDUOUS SHADE TREES	3 CALIPER INCHES
EVERGREEN TREES	10' HEIGHT AND 5' SPREAD
ORNAMENTAL TREES	2 CALIPER INCHES OR 6' OVERALL HT. 30" HEIGHT, 24" SPREAD
SHRUBS	When used for screening or buffering purposes, 3 GALLON CONTAINED SIZE WHEN USED FOR OTHER PURPOSES SHALL BE FROM FLATS
GROUNDCOVERS	

**LEGEND:**

- Deeproot - Tree Protection Barrier
- Intersection Node

Plant placement of 18 Wintergreen Arborvitae (5 feet height spaced 8' on center) to be planted at the direction of the home owner. Plants must be planted outside of electrical aerial easement. Home owner will be responsible for watering and maintaining plants

DECIDUOUS TREES AND SHRUBS MINIMUM DISTANCE FROM PUBLIC WALK IS 5 FEET  
 EVERGREEN TREES AND ORNAMENTAL TREES MINIMUM DISTANCE FROM PUBLIC WALK IS 10 FEET

FOUNDATION LANDSCAPE DESIGN WILL BE PROVIDED BY THE HOME BUYER

COST ESTIMATE AND IRRIGATION PLANS ARE PROVIDED

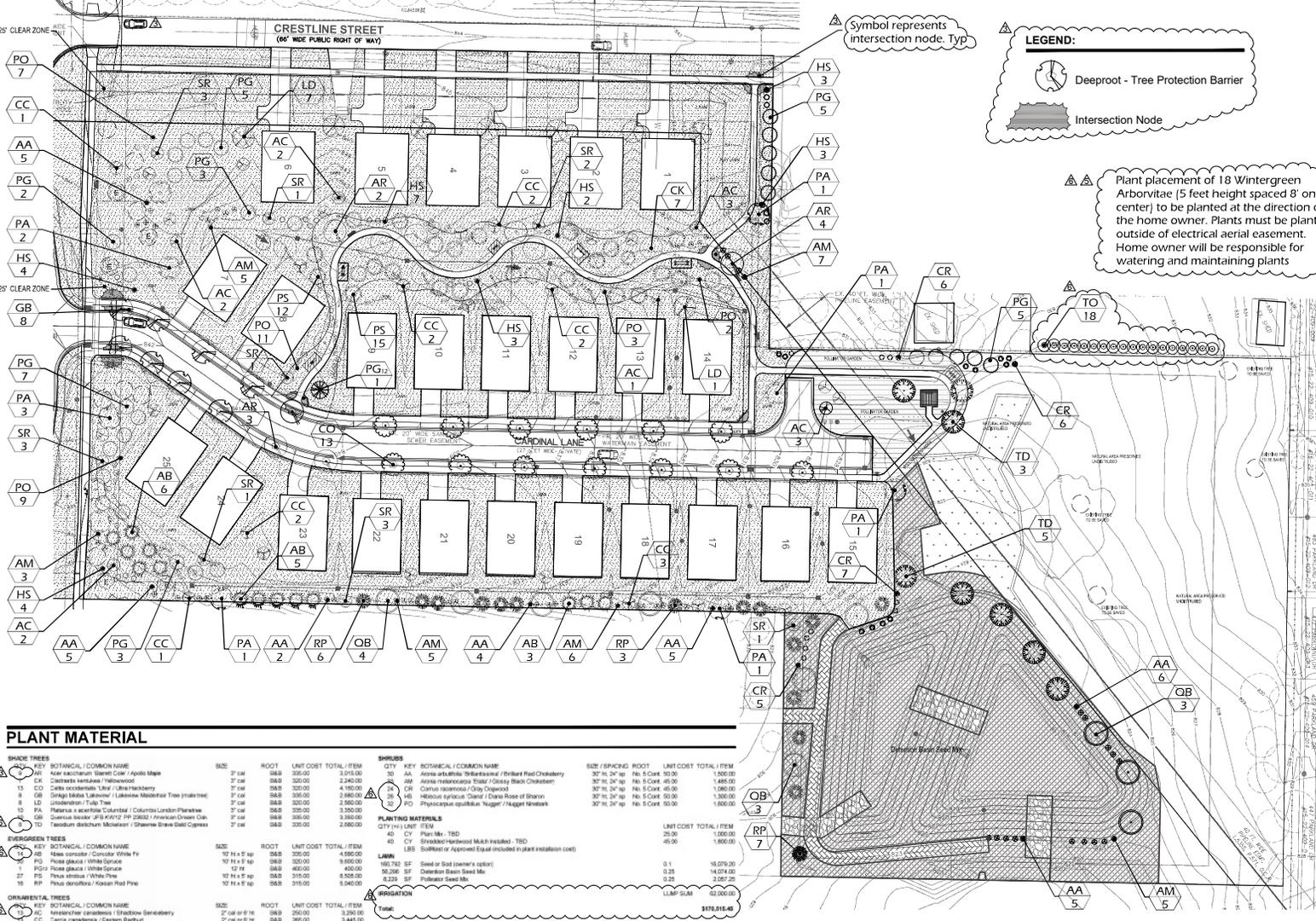
IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$304.00 PER TREE

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

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

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

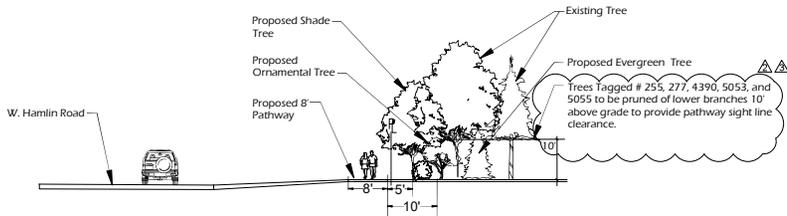
IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY



**PLANT MATERIAL**

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT COST	TOTAL / ITEM
<b>SHADE TREES</b>					
13	CK Castanea vesicaria / Yellowwood	3" cal	SR	\$250.00	3,250.00
14	CO Carya ovata / White Oak	3" cal	SR	\$300.00	3,900.00
15	CR Cornus alternifolia / Spicebush	3" cal	SR	\$200.00	2,600.00
16	LD Liquidambar styraciflua / Sweetgum	3" cal	SR	\$350.00	4,550.00
17	PA Platanus acerifolia / Columbia London Plane tree	3" cal	SR	\$350.00	4,550.00
18	GB Quercus bicolor / Swamp White Oak	3" cal	SR	\$350.00	4,550.00
19	TD Taxodium distichum / Swamp Cypress	3" cal	SR	\$350.00	4,550.00
<b>EVERGREEN TREES</b>					
1	CC Carica candensis / Christmas Tree	10' H x 5' Sp	SR	\$300.00	3,900.00
2	PG Podocarpus neriifolia / White Spruce	10' H x 5' Sp	SR	\$300.00	3,900.00
3	PS Picea canadensis / White Pine	10' H x 5' Sp	SR	\$300.00	3,900.00
4	RP Thuja occidentalis / Korean Fir	10' H x 5' Sp	SR	\$300.00	3,900.00
<b>ORNAMENTAL TREES</b>					
5	AC Anemone pulsatilla / Black-eyed Susan	2" cal or 6" H	SR	\$250.00	3,250.00
6	CC Carica candensis / Christmas Tree	2" cal or 6" H	SR	\$250.00	3,250.00
7	SR Syringa oblata / White Syringa	2" cal or 6" H	SR	\$250.00	3,250.00
8	TO Thuja occidentalis / Korean Fir	8' H x 6" S.S.	SR	\$200.00	2,600.00
<b>SHRUBS</b>					
9	AA Arisaema rotundifolium / Bright Red Chokeberry	30"	SR	\$50.00	1,500.00
10	AM Amelanchier canadensis / Black Chokeberry	30" H x 24" Sp	SR	\$50.00	1,500.00
11	CR Cornus alternifolia / Spicebush	30" H x 24" Sp	SR	\$50.00	1,500.00
12	HS Hibiscus syriacus / China Rose of Sharon	30" H x 24" Sp	SR	\$50.00	1,500.00
13	PS Physocarpus opulifolius / Russian Spangletop	30" H x 24" Sp	SR	\$50.00	1,500.00
<b>PLANTING MATERIALS</b>					
CITY (14) LUMP ITEM				UNIT COST	TOTAL / ITEM
40 CY Plant Mtx - TBD				25.00	1,000.00
40 CY Shrubbed Hardwood Mulch installed - TBD				45.00	1,800.00
<b>LAWN</b>					
150,730 SF Seed or Sod (owner's option)				0.11	16,579.30
50,266 SF Disturbed Areas Seed Mtx				0.25	12,566.50
8,229 SF Pollinator Seed Mtx				0.25	2,057.25
<b>IRRIGATION</b>				LUMP SUM	\$2,000.00
<b>Total:</b>					<b>\$178,915.48</b>

REQUIRED PLANTINGS ALONG THE WEST PROPERTY LINE HAVE BEEN SUBSTITUTED WITH 18 ARBORVITAE OF EQUAL VALUE



**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)

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

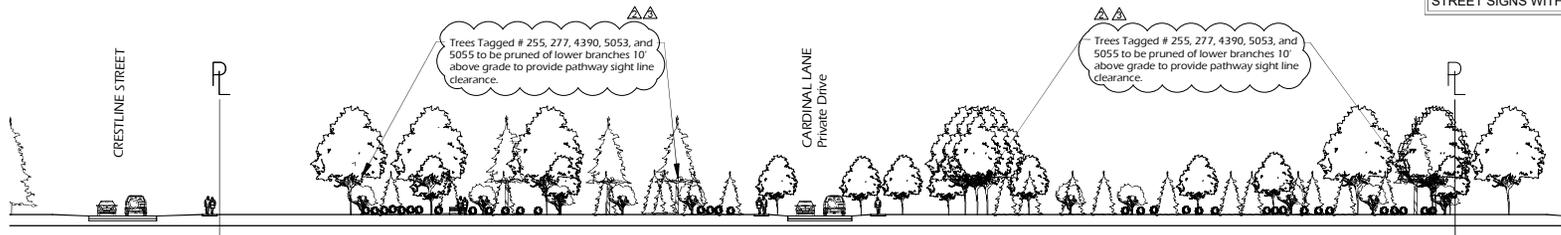
NO LARGE SHRUBS OR TREES TO BE PLANTED WITHIN THE VISIBILITY SIGHTLINES FOR THE PEDESTRIAN PATHWAY, PUBLIC WALK OR WITHIN THE VISIBILITY SIGHTLINE FOR VEHICULAR TRAFFIC.

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

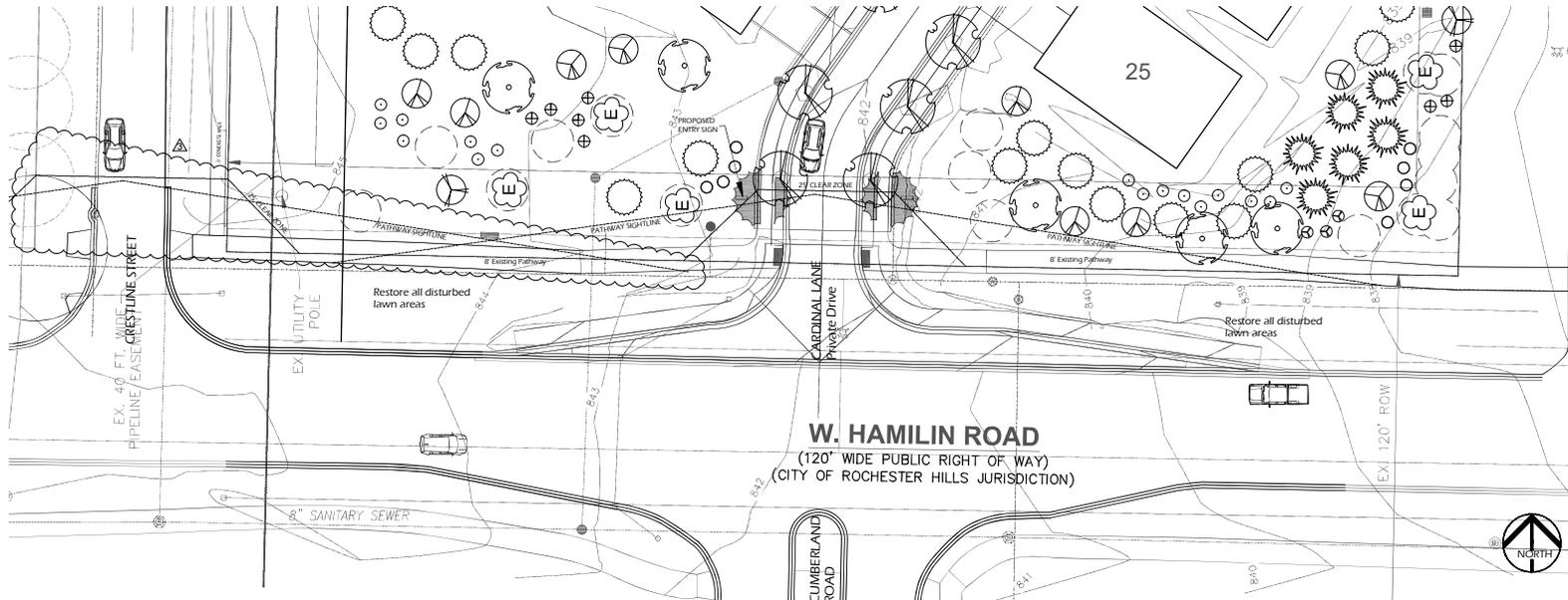
A CITY RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN W. HAMLIN ROAD AND CRESTLINE STREET.

CITY SHALL FURNISH AND PLACE ALL PERMANENT R.O.W. STREET SIGNS WITH MONIES PAID BY DEVELOPER.

3 W. HAMLIN ROAD LANDSCAPE FRONTAGE SECTION NTS



2 W. HAMLIN ROAD LANDSCAPE ELEVATION SCALE 1"=20'-0"



1 W. HAMLIN ROAD LANDSCAPE FRONTAGE

**TREE SYMBOL LEGEND:**

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Large Evergreen
- Shrubs
- Intersection Node
- Deciduous Tree - Saved Tree Protection Fencing
- Evergreen Tree - Saved Tree Protection Fencing
- Existing Trees - Located from aerial



CAMDEN CROSSING  
 HAMLIN RD.  
 SECTION 22, TOWN 5 NORTH, RANGE 11 EAST  
 ROCHESTER HILLS, MI  
 PLAN SUBMITTED FOR REVIEW AND APPROVAL FOR CONSTRUCTION.

M2J1, LLC  
 Jim Polyzois  
 14955 Technology Drive,  
 Shelby Twp., MI 48315  
 Phone: (586)-421-5729

- 110200 PC Submittal
- 110201 PC Submittal - Pathway Sign (Shrub #1)
- 110202 PC Submittal - Pathway Sign (Tree #1)
- 110203 PC Submittal - Pathway Sign (Tree #2)
- 110204 PC Submittal - Pathway Sign (Tree #3)
- 110205 PC Submittal - Pathway Sign (Tree #4)
- 110206 PC Submittal - Pathway Sign (Tree #5)
- 110207 PC Submittal - Pathway Sign (Tree #6)
- 110208 PC Submittal - Pathway Sign (Tree #7)
- 110209 PC Submittal - Pathway Sign (Tree #8)
- 110210 PC Submittal - Pathway Sign (Tree #9)
- 110211 PC Submittal - Pathway Sign (Tree #10)
- 110212 PC Submittal - Pathway Sign (Tree #11)
- 110213 PC Submittal - Pathway Sign (Tree #12)
- 110214 PC Submittal - Pathway Sign (Tree #13)
- 110215 PC Submittal - Pathway Sign (Tree #14)
- 110216 PC Submittal - Pathway Sign (Tree #15)
- 110217 PC Submittal - Pathway Sign (Tree #16)
- 110218 PC Submittal - Pathway Sign (Tree #17)
- 110219 PC Submittal - Pathway Sign (Tree #18)
- 110220 PC Submittal - Pathway Sign (Tree #19)
- 110221 PC Submittal - Pathway Sign (Tree #20)



249 Park Street  
 Troy, Michigan 48068  
 P: 248.224.5933  
 nunezdesigninc@gmail.com

110222 PC Submittal - Pathway Sign (Tree #21)



SCALE: 1"=20'-0"  
 SHEET: LA-1.2

CAMDEN CROSSING PARKETTE:

ACTIVE OPEN SPACE  
 AREA PROVIDED = 40,630 S.F.

5% Required = 20,386 S.F

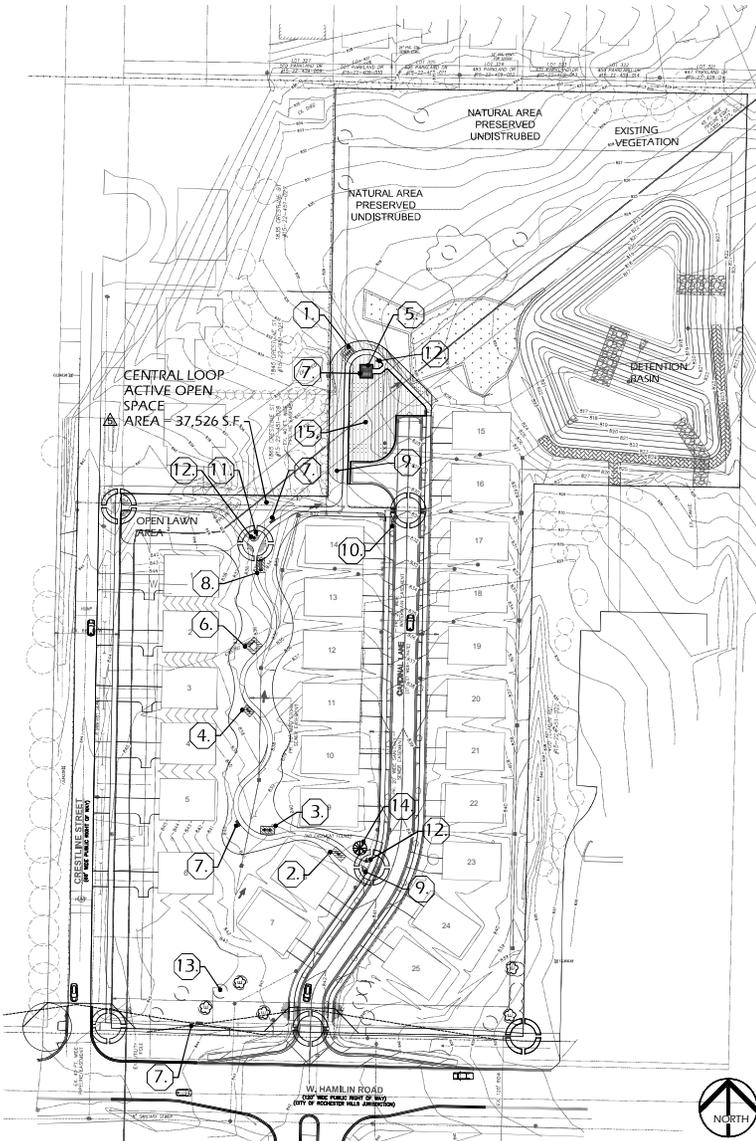
LEGEND: PARKETTE

1. BENCH SWING
  2. KNEE LIFT STATION
  3. SIT-UP STATION
  4. BALANCE PLANK STATION
  5. 12' x 12' PERGOLA
  6. PUSH-UP STATION
  7. BENCH
  8. PARALLEL BAR STATION
  9. WOODEN BIRD HOUSE
  10. MAILBOXES
  11. DOG WASTE STATION
  12. TRASH RECEPTACLE
  13. BAT HOUSE
  14. HOLIDAY TREE
  15. POLLINATOR GARDEN
- ⊙ PARKETTE ACCESS

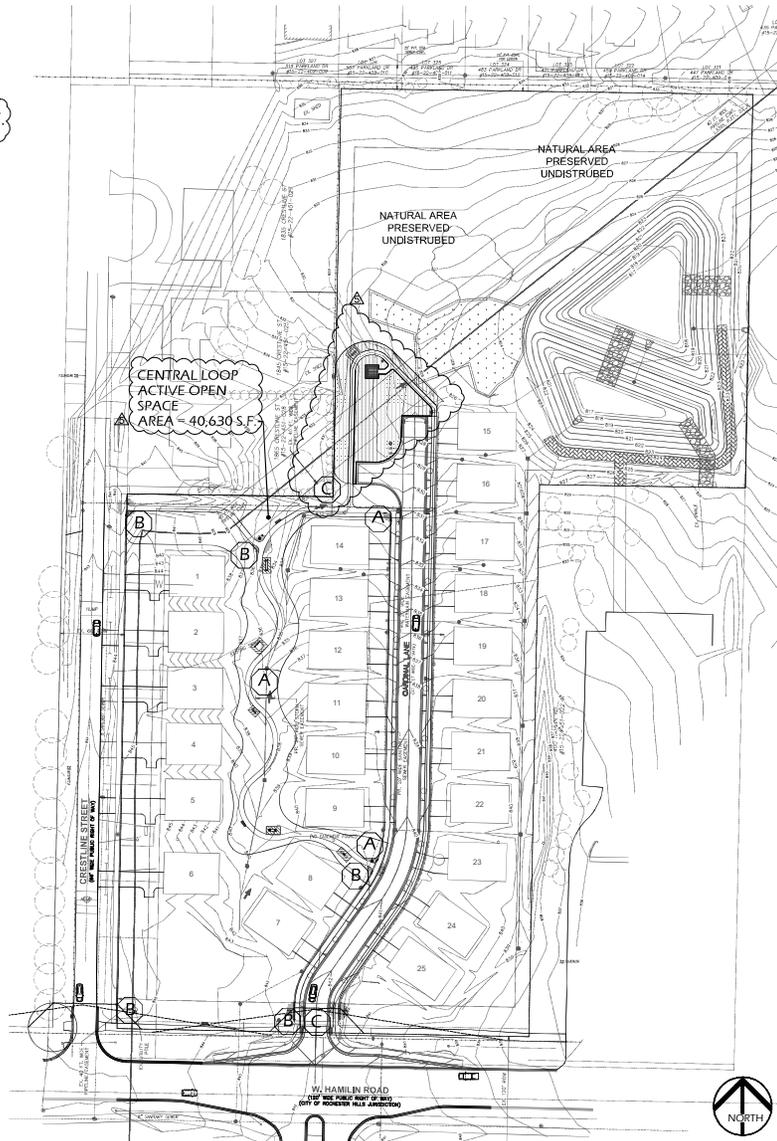
NOTE: REFER TO SHEET  
 LA-1.4 FOR AMENITY  
 DETAILS

LEGEND: CIRCULATION

- Ⓐ 1,020 L.F.
- Ⓑ 1,540 L.F.
- Ⓒ 1,983 L.F.



1 LA-1.3 PARKETTE AMENITY PLAN



2 LA-1.3 PEDESTRIAN CIRCULATION PLAN



1 BENCH SWING  
LA-1.4



2 KNEE LIFT STATION  
LA-1.4



3 SIT-UP STATION  
LA-1.4



4 BALANCE PLANK STATION  
LA-1.4



5 12' x 12' PERGOLA  
LA-1.4



6 PUSH-UP STATION  
LA-1.4



7 BENCH  
LA-1.4



8 PARALLEL BAR STATION  
LA-1.4



9 BIRDHOUSES  
LA-1.4



10 MAILBOX DETAIL  
LA-1.4



11 PET WASTE STATION  
LA-1.4



12 TRASH RECEPTACLE  
LA-1.4



13 BAT HOUSE  
LA-1.4

### SITE AMENITIES

KEY	ITEM	MANUFACTURER	PRODUCT #	COLOR	QTY.
1	Steel Cortour Swing Bench	Beison Outdoors	967-W6	Black	1
2	Knee Lift Station	GameTime	13574	Black	1
3	Sit-Up Station	GameTime	13570	Black	1
4	Balance Plank Station	GameTime	13279	Black	1
5	12' x 12' Wooden Pergola	Yardistry	YM12775	Wood	1
6	Push-Up Station	GameTime	13571	Black	1
7	Green Brook Park Bench	DCC Outdoors	GB-BEN-6	Black	4
8	Parallel Bar Station	GameTime	13572	Black	1
9	Heartwood Birdiwampus Bird House	bestnest.com	HW-247C	Turquoise	1
9	Heartwood Lord of the Wing Bird House	bestnest.com	HW-195A	Blue	1
9	Heartwood Prairie Home Bird House	bestnest.com	HW-183B	Blue	1
10	Cluster Mailbox	Florence Corporation	1570-13	Black	2
11	Dog Waste Station	Dog Waste Depot	Depot 022	Black	2
12	Trash Receptacle	DCC Outdoors	Rec-S8252A-04	Dark Granite 174	3
13	Bat House	batsbirdyard.com		Cedar	2

OR APPROVED EQUAL ON ALL AMENITY LISTINGS



CAMDEN CROSSING  
HAWLIN RD.  
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ROCHESTER HILLS, MI

M2J1, LLC  
Jim Polyzois  
14955 Technology Drive,  
Shelby Twp., MI 48315  
Phone: (586)-421-5729

- 11/15/2020 PC Submittal
- 11/15/2020 PC Submittal
- 11/15/2021 PC Submittal - Preliminary Site Review #1
- 11/15/2021 PC Submittal - Preliminary & Final
- 11/15/2021 PC Comments
- 12/15/2022 PC & CCE Final Submittal



249 Park Street  
Troy, Michigan 48068  
P: 248.224.5933  
nunezdesigninc@gmail.com











Project Services

1-800-347-4272

http://www.projectservices.siteone.com

650 Stephenson Highway

Troy, Michigan 48063

Phone 248.588.2100

Fax 248.588.3528

www.siteone.com

800.347.4272

Project Services Number: 240244

CAMDEN CROSSING

ROCHESTER HILLS, MI. 48308

Design Date: 07/12/21

Drawn By: CH

Checked By: C.GRAHAM

CAMDEN CROSSING

HAMLIN RD.

SECTION 22, TOWN 3 NORTH, RANGE 11 EAST

ROCHESTER HILLS, MI

PLAN SUBMITTED FOR SET-AS-APPROVED REVIEW AND FOR CONSTRUCTION

M2J1, LLC

Jim Polyzois

14955 Technology Drive,

Shelby Twp., MI 48315

Phone: (586)421-5729

Drawn By: CH

Checked By: C.GRAHAM

Project Services Number: 240244

Design Date: 07/12/21

Drawn By: CH

Checked By: C.GRAHAM

Project Services Number: 240244

Design Date: 07/12/21

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Checked By: C.GRAHAM

Project Services Number: 240244

Design Date: 07/12/21

Drawn By: CH

Checked By: C.GRAHAM

IRRIGATION SCHEDULE

Symbol	Description	Quantity
●	Water P100401 1/2" Galv	18
●	Water P100402 1/2" Galv	1
●	Water P100403 1/2" Galv	18
●	Water P100404 1/2" Galv	18
●	Water P100405 1/2" Galv	17
○	Water P100406 1/2" Galv	18
○	Water P100407 1/2" Galv	18
○	Water P100408 1/2" Galv	18
○	Water P100409 1/2" Galv	18
○	Water P100410 1/2" Galv	18
○	Water P100411 1/2" Galv	18
○	Water P100412 1/2" Galv	18
○	Water P100413 1/2" Galv	18
○	Water P100414 1/2" Galv	18
○	Water P100415 1/2" Galv	18
○	Water P100416 1/2" Galv	18
○	Water P100417 1/2" Galv	18
○	Water P100418 1/2" Galv	18
○	Water P100419 1/2" Galv	18
○	Water P100420 1/2" Galv	18
○	Water P100421 1/2" Galv	18
○	Water P100422 1/2" Galv	18
○	Water P100423 1/2" Galv	18
○	Water P100424 1/2" Galv	18
○	Water P100425 1/2" Galv	18
○	Water P100426 1/2" Galv	18
○	Water P100427 1/2" Galv	18
○	Water P100428 1/2" Galv	18
○	Water P100429 1/2" Galv	18
○	Water P100430 1/2" Galv	18
○	Water P100431 1/2" Galv	18
○	Water P100432 1/2" Galv	18
○	Water P100433 1/2" Galv	18
○	Water P100434 1/2" Galv	18
○	Water P100435 1/2" Galv	18
○	Water P100436 1/2" Galv	18
○	Water P100437 1/2" Galv	18
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○	Water P100439 1/2" Galv	18
○	Water P100440 1/2" Galv	18
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○	Water P100442 1/2" Galv	18
○	Water P100443 1/2" Galv	18
○	Water P100444 1/2" Galv	18
○	Water P100445 1/2" Galv	18
○	Water P100446 1/2" Galv	18
○	Water P100447 1/2" Galv	18
○	Water P100448 1/2" Galv	18
○	Water P100449 1/2" Galv	18
○	Water P100450 1/2" Galv	18
○	Water P100451 1/2" Galv	18
○	Water P100452 1/2" Galv	18
○	Water P100453 1/2" Galv	18
○	Water P100454 1/2" Galv	18
○	Water P100455 1/2" Galv	18
○	Water P100456 1/2" Galv	18
○	Water P100457 1/2" Galv	18
○	Water P100458 1/2" Galv	18
○	Water P100459 1/2" Galv	18
○	Water P100460 1/2" Galv	18
○	Water P100461 1/2" Galv	18
○	Water P100462 1/2" Galv	18
○	Water P100463 1/2" Galv	18
○	Water P100464 1/2" Galv	18
○	Water P100465 1/2" Galv	18
○	Water P100466 1/2" Galv	18
○	Water P100467 1/2" Galv	18
○	Water P100468 1/2" Galv	18
○	Water P100469 1/2" Galv	18
○	Water P100470 1/2" Galv	18
○	Water P100471 1/2" Galv	18
○	Water P100472 1/2" Galv	18
○	Water P100473 1/2" Galv	18
○	Water P100474 1/2" Galv	18
○	Water P100475 1/2" Galv	18
○	Water P100476 1/2" Galv	18
○	Water P100477 1/2" Galv	18
○	Water P100478 1/2" Galv	18
○	Water P100479 1/2" Galv	18
○	Water P100480 1/2" Galv	18
○	Water P100481 1/2" Galv	18
○	Water P100482 1/2" Galv	18
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○	Water P100491 1/2" Galv	18
○	Water P100492 1/2" Galv	18
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○	Water P100495 1/2" Galv	18
○	Water P100496 1/2" Galv	18
○	Water P100497 1/2" Galv	18
○	Water P100498 1/2" Galv	18
○	Water P100499 1/2" Galv	18
○	Water P100500 1/2" Galv	18

ELIMINATE IRRIGATION IN THIS AREA DUE TO PLAN CHANGES REQUESTED BY CITY PLANNING COMMISSION AND CITY COUNCIL

GAS PIPELINE EASEMENT

ADD HOSE BIB TO END OF LINE TO BE USED TO FILL TREEGATOR BAGS FOR PLANTS ALONG THE DETENTION AREA TO ESTABLISH PLANTS.

IRRIGATION PLAN IS SCHEMATIC AND WILL NEED TO BE FIELD ADJUSTED. PLAN MAYBE MODIFIED TO MEET THE GAS COMPANY'S SAFETY REQUIREMENTS FOR THEIR UTILITY EASEMENT

AN AUTOMATIC IRRIGATION SYSTEM IS INCLUDED FOR ALL LANDSCAPE AREAS AS REQUIRED BY THE 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

IRRIGATION PLAN IS SCHEMATIC AND WILL NEED TO BE FIELD ADJUSTED. PLAN MAYBE MODIFIED TO MEET THE GAS COMPANY'S SAFETY REQUIREMENTS FOR THEIR UTILITY EASEMENT

REVISE IRRIGATION IN THIS OPEN SPACE AREA THAT WHERE A UNIT WAS ELIMINATED.

IRRIGATION SPECIFICATIONS

1. IRRIGATION SYSTEM DESIGN BASED ON 45 GPM AT 70 PSI.
2. 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.
3. 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.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
6. 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.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
8. ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES, EXCEPT AS OTHERWISE INDICATED.
9. 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.
10. PPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
11. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
12. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
13. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 2-WIRE, UL APPROVED DIRECT BURY.
14. 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.



Drawn By: CH

Checked By: C.GRAHAM

Project Services Number: 240244

Design Date: 07/12/21

Drawn By: CH

Checked By: C.GRAHAM

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Design Date: 07/12/21

Drawn By: CH

Checked By: C.GRAHAM



IRRIGATION PLAN

IR-1.0

Sheet

1 of 1

Scale

1"=50'-0"

Date

07/12/21

Drawn By

CH

Checked By

C.GRAHAM

Project Services Number

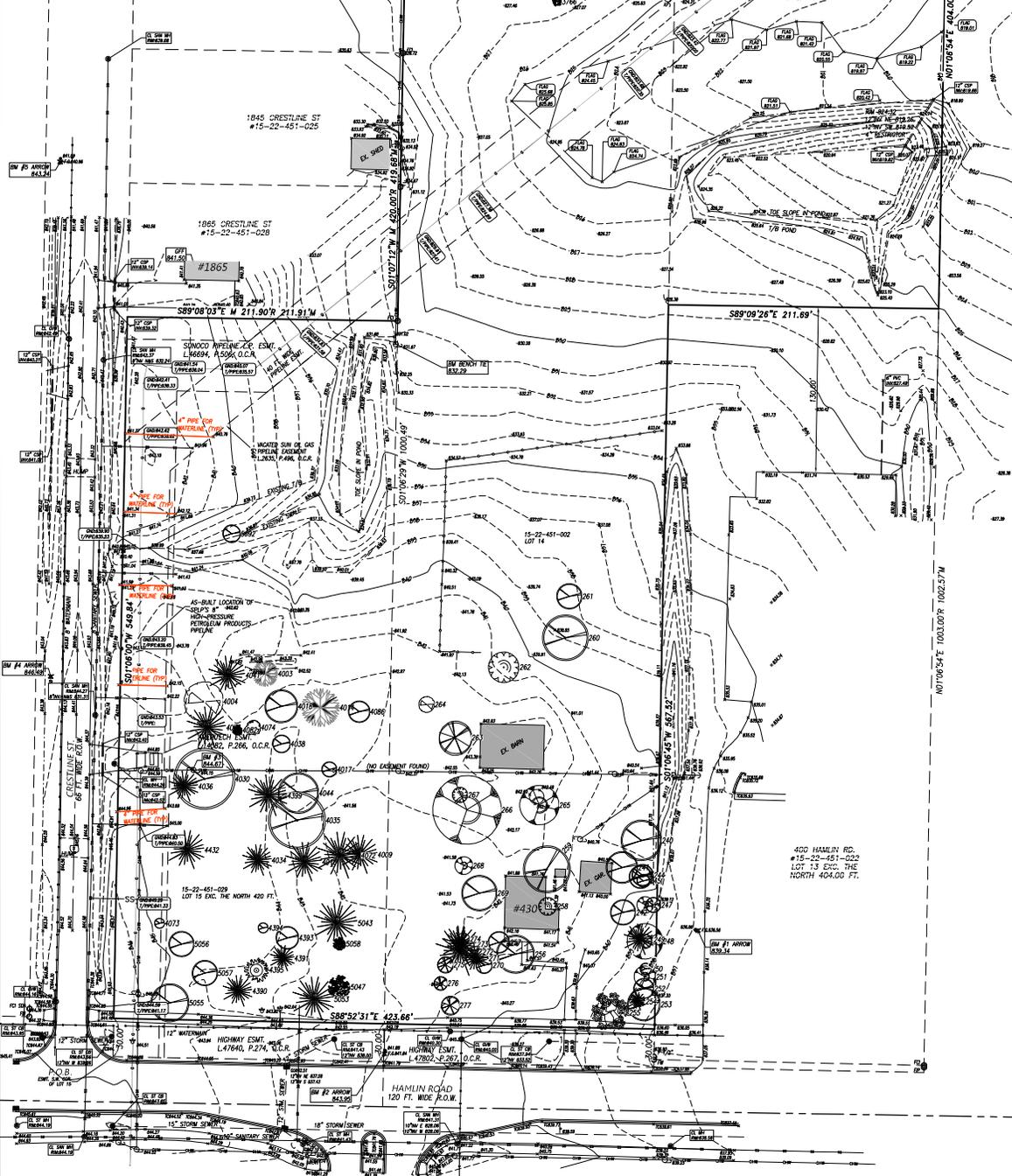
240244

# TOPOGRAPHICAL SURVEY

LEGAL DESCRIPTIONS:  
 15-22-451-029 LOT 19 EXCEPT THE NORTH 400.00 FT. OF "HAMLEN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.15N., R.11E., CO. OF ROCHESTER HILLS, OKLAHOMA COUNTY, OKLAHOMA AS RECORDED IN L15 OF PLATS, P.34, OKLAHOMA COUNTY RECORDS.  
 15-22-451-029 LOT 14 OF "HAMLEN 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.15N., R.11E., CO. OF ROCHESTER HILLS, OKLAHOMA COUNTY, OKLAHOMA AS RECORDED IN L15 OF PLATS, P.34, OKLAHOMA COUNTY RECORDS.  
 PART OF 15-22-451-029 THE NORTH 400.00 FT. OF "HAMLEN 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.15N., R.11E., CO. OF ROCHESTER HILLS, OKLAHOMA COUNTY, OKLAHOMA AS RECORDED IN L15 OF PLATS, P.34, OKLAHOMA COUNTY RECORDS.

## BENCHMARK:

- BM #1: ARROW ON HYDRANT, WEST OF DRIVE FOR CHURCH, 2111 FT. N. OF B/C ELEVATION: 843.34 NAVD83 DATUM
- BM #2: ARROW ON HYDRANT CENTER OF SIDE, 310 N. OF E ELEVATION: 843.95 NAVD83 DATUM
- BM #3: MAG NAIL IN N.W. FACE OF UTILITY POLE, JUST E. OF AMERITECH ESMT. ELEVATION: 844.67 NAVD83 DATUM
- BM #4: ARROW ON HYDRANT WEST SIDE OF CRESTLINE ST, 300 FT. N. OF B/C ELEVATION: 843.95 NAVD83 DATUM
- BM #5: ARROW ON HYDRANT WEST SIDE OF CRESTLINE ST, 700 FT. N. OF B/C ELEVATION: 843.24 NAVD83 DATUM



#	DESC.	ELEV.
240	15" 17" MAPLE	839.89
241	25" MAPLE	840.18
242	20" MAPLE	839.39
243	9" MAPLE	839.88
244	18" MAPLE	838.87
245	10" MAPLE	839.74
246	13" BOXELDER	838.78
247	12" MAPLE	839.04
248	12" 16" BOXELDER	838.59
249	12" PINE	838.70
250	9" MAPLE	837.56
251	17" BOXELDER	837.48
252	8" MAPLE	837.11
253	13" 13" MAPLE	837.14
254	7" PINE	837.26
255	8" APPLE	838.10
256	30" MAPLE	841.88
257	12" MAPLE	842.50
258	14" CHERRY	841.45
259	30" MAPLE	841.74
260	36" MAPLE	839.55
261	20" MAPLE	838.74
262	24" CHERRY	841.40
263	27" POPLAR	842.99
264	12" ELM	842.74
265	9" BOXELDER	842.33
266	9" 10" 11" 12" 12" BOXELDER	842.85
267	12" CHERRY	842.30
268	14" BOXELDER	841.30
269	28" MAPLE	842.03
270	13" MAPLE	841.20
271	11" PINE	841.35
272	10" PINE	841.23
273	14" PINE	842.18
274	10" WALNUT	841.80
275	13" POPLAR	841.64
276	11" POPLAR	841.37
277	15" POPLAR	840.95
278	13" APPLE	833.81
279	11" 11" 9" 9" 9" APPLE	832.09
279	8" APPLE	827.38
279	7" 11" ELM	828.50
4003	10" 10" HICKORY	842.10
4004	30" ELM	843.66
4009	15" PINE	841.17
4014	10" 10" 10" HICKORY	843.87
4018	15" PINE	842.58
4017	12" MAPLE	843.32
4018	26" MAPLE	843.60
4030	12" 12" 12" 12" MAPLE	844.54
4034	12" PINE	844.34
4035	15" 15" 15" MAPLE	842.53
4036	12" PINE	844.41
4038	14" MAPLE	844.25
4041	15" PINE	841.62
4044	16" 16" MAPLE	843.94
4072	18" PINE	841.75
4073	8" MAPLE	844.49
4074	12" CUMULUS	843.39
4075	8" 8" PINE	843.84
4082	8" ORN APPLE	843.20
4086	17" MAPLE	843.54
4390	12" PINE	843.28
4391	10" PINE	843.43
4393	18" MAPLE	843.64
4394	8" MAPLE	844.82
4395	20" BEECH	844.85
4399	16" PINE	843.95
4432	15" PINE	844.10
5043	18" PINE	842.44
5047	18" ORN APPLE	842.50
5053	17" PINE	842.61
5055	10" 10" 10" MAPLE	844.09
5056	20" MAPLE	844.64
5057	20" MAPLE	843.83
5058	10" ORN APPLE	842.49
5092	6" 8" MAPLE	837.25

**LEGEND:**

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- P PLAT DISTANCE
- EXISTING GRAVEL
- EXISTING PAVED STONE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING LANDSCAPED AREA
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- EXISTING BOULDER RET. WALL
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED SILT FENCE
- PROP. DRAINAGE ARROW
- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS

DATE: 4-19-19  
 SCALE: 1"=40'  
 DRAWN: B.G.R.

JOB #: G22-009  
 SHEET: 1 OF 1  
 CHECK: G.H.R.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

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 1-800-462-7171 www.missdig.net

PREPARED FOR:  
**CRESTLINE HAMLIN LLC**  
 140 FLUMERFELT LANE  
 ROCHESTER, MI 48306  
 (248) 651-7077

**TOPOGRAPHICAL SURVEY**

**REICHERT SURVEYING INC.**  
 P. 248.651.0592  
 F. 248.651.7099  
 Mail@ReichertSurveying.com  
 140 Flumerfelt Lane  
 Rochester, MI 48306

NO. DATE DESCRIPTION  
 1 1-23-20 REV PORTION OF LOT 19  
 2 1-23-20 ADD L & P. ESMTS