# CAMDEN CROSSING

Submitted for Site Plan Review

9.36 ACRE DEVELOPMENT Rochester Hills, Oakland County, Michigan

SECTION 22 TOWN 3 NORTH, RANGE 11 EAST

## Site Data

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

LOT DENSITY

AREA = 9.36 AC

UNITS - 25 SINGLE FAMILY DETACHED CONDOMINIUMS

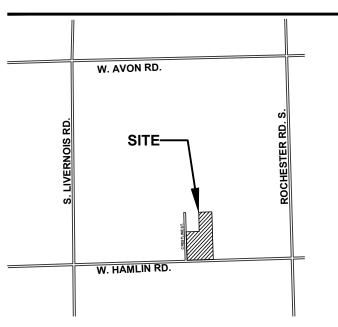
COVERAGE - 25/9.36 = 2.67 UNITS PER ACRE

SETBACKS MR ZONING OVERLAY

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

SIDEWALK PROVIDED ROADS ARE TO BE PRIVATE

#### **LOCATION MAP**





#### **LEGAL DESCRIPTION**

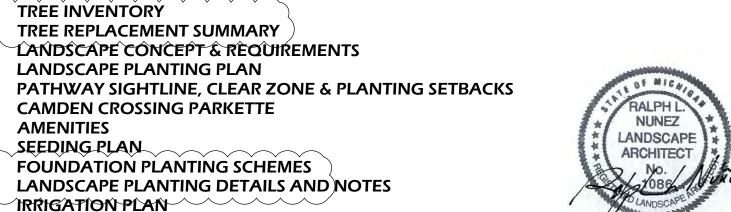
23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, OAKLAND COUNTY RECORDS.

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

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

#### **SHEET INDEX**

**GENERAL** G-1.0 Cover **ENGINEERING SHEET INDEX COVER SHEET** SITE LAYOUT PLAN C-02 C-03 **GRADING PLAN UTILITY PLAN OVERALL DRAINAGE AREA PLAN** C-05 **C**-06 FIRE PROTECTION PLAN C-07 **DETAIL SHEET C**-08 **DETAIL SHEET** C-09 ARCHITECTURAL DRAWINGS C-10 ARCHITECTURAL DRAWINGS C-11 **ARCHITECTURAL DRAWINGS** 



# **NÚÑEZ** DESIGN



**PROJECT TEAM** 

**CLIENT / APPLICANT** 

JIM POLYZOIS 14955 Technology Dr. PHONE: (586) 421-5729

PROJECT LANDSCAPE ARCHITECT/PLANNER

NÚÑEZDESIGN, INC.

CIVIL ENGINEER ATWELL, LLC

ERIC LORD, P.E. TWO TOWN SQUARE, SUITE 700 SOUTHFIELD, MICHIGAN 48076

SURVEYOR

ROCHESTER, MICHIGAN 48306 PHONE: (248) 651-0592

**CERTIFIED ARBORIST** Eric A. Olson, PLLC 114 1/2 South Saginaw Street HOLLY, MICHIGAN 48442 PHONE: (248) 634-4320

**NOTES:** 

REDUCED.

OVER THE EASEMENT.

LANDSCAPE SHEET INDEX

T-1.0

T-1.1

LA-1.0

LA-1.1 LA-1.2

LA-1.3

LA-1.4

LA-1.5

LA-1.6

LA-2.0

M2J1, LLC. SHELBY TWP, MICHIGAN 48315

RALPH L. NÚÑEZ, RLA, CLARB, ASLA, GRP 249 PARK ST.

TROY, MICHIGAN 48083 PHONE: (248) 224-5933

PHONE: (248) 447-2000

REICHERT SURVEYING INC. GEORGE H. REICHERT, P.S. 140 FLUMERFELT LANE

TREES ADJACENT TO THE GAS EASEMENT HAVE BEEN MOVED AWAY FROM THE EASEMENT LINE SO THAT THE

TREE CANOPIES AT MATURITY WILL NOT ENCROACH

PROPOSED TREES HAVE BEEN RELOCATED WITHIN THE PLAN. THE ORIGINAL TREE QUANTITIES HAVE NOT BEEN

REQUIRED CROSSING AND THE LAWN, AND OTHER SEED AMOUNTS HAVE BEEN REVISED AND IS REFLECTED IN

THE PATHWAY ALIGNMENT WAS MODIFIED BY THE

THE MATERIAL LIST AND FINAL COST.

M2J1, LLC

Jim Polyzois 14955 Technology Drive, Shelby Twp., MI 48315

Phone: (586)-421-5729

Date/Revisions 7/1/2022 Final 2/2/2023 Per Pipeline

2/10/2025 Preliminary & Final Review 6/9/2025 Preliminary & Final Review 8/25/2025 Preliminary & Final Review 10/23/2025 Preliminary & Final Review



Southfield, MI 48076 P: 248.224.5933 nunezdesigninc@gmail.com

Designed/Drawn: RN / JN

N-01-52 LA Drawings Amenities + Specs Cong

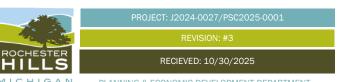


CITY FILE: #19-031 SECTION #: 22

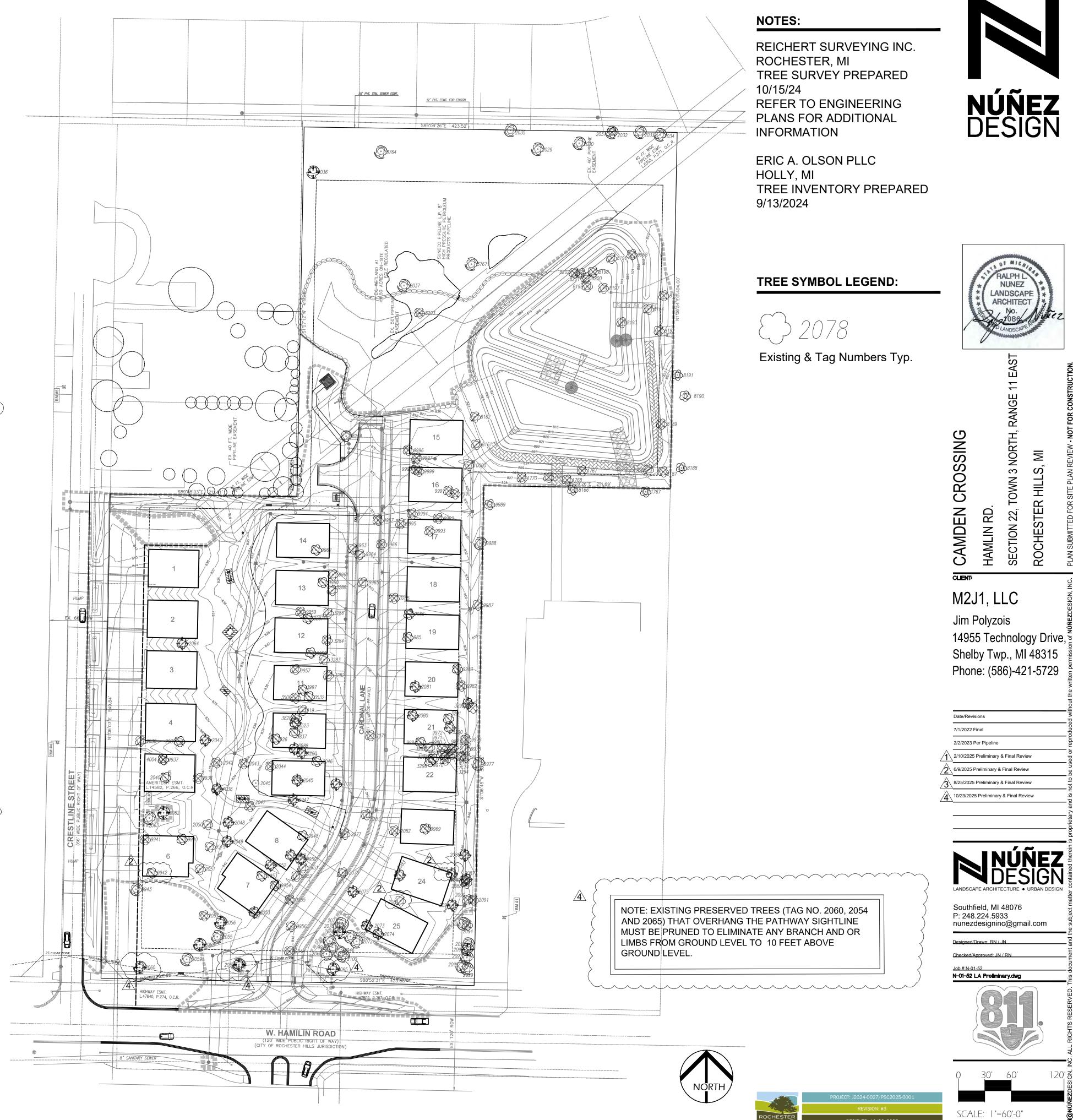
CITY REFERENCE NUMBER

City File: #19-031 Section #: 22

COVER G-1.0



	Ţ					2 West Hamilin Road, Rochester Hills, Michigan Michigan, 48442, September 9, 10, and 13 2024 revised	(N) Not Regulated		Exen Dead /	npt Offsite	Building Envelope Regulated Trees 1:1	ANALYSIS BY Specimen Preserve	Preservat	ion Percentag	ge Area Regulated Trees 1:1	Preserv
n # d			Botanical Name	Common Name	Condition	Comments - Contorted crown	(N) Not Regulated (* = \$ize, c = condition)	Specimen (S)	Diseased	Olisite	Removed/Replaced	(S) Credit (1		(Reg)	Removed/Replaced	Fiesel
926 765	11	14 ft. 14 ft.	Acer negando Frexinus spp. Pinus sylvostas	Boxelder Ash	fair poor	Contorted crown Signs of Emerald Ash Borer	N (c)			Offsite	Removed			x x	Replace	
765 767 768	6/6/5 10/0	11 ft 8 ft 13 ft	Fraxinus spp Fraxinus spp.	Scotch Pine Ash Ash	good poor poor	- Signs of Emerald Ash Borer - Signs of Emerald Ash Borer	N (c)		Dead Dead						Replace	
/69 //0 029	10 16 / 14	11 n. 13 n. 20 ft.	Fraxinus spp. Fraxinus spp. Jugians spp	Ash Ash Walnut / Butternut	poor poor fair	Signs of Emerald Ash Borer Signs of Emerald Ash Borer - "V"-shaped crotch(es)	N (c)		Dead Dead					X		Preser
030 031 032	10 5 10	13 ft. 6 ft 13 ft.	Malus spp Hainus spp. Pranas spp.	Apple/Crabapple Cherry Cherry	fait fair fair	- Leeriling - Gall(s)/sanker(s) on trunk - Contorted crown	N (s)		Dead					×		Preser
033 034	6/6/	8.0	Pronus app. Crotocgus spp	Gherry Hawthorne	fair fair	Rot in trunk - Rot in trunk								X	,	Preser
035 036 007	6/6/6/ 14/12/8/ 11	8 ft 18 ft 14 ft.	Grataegus spp. Maius spp. Pyrus spp.	Hawtherne Apple/Crabapple Ornamental Pear	fair fair fair	- Dead branch(es) - Rot in trunk - Vine choked		s				S 1		×		Preser Preser Preser
038 039 040	15/7/6 14/6 16/14	19 ft. 18 ft. 20 ft	Acer secchaffnum Ficea glauca Carya spp.	Silver Mapte White Spruce Hickory	fati fati fatir	- Tar spot on leaves - Dead/missing main leader(s) - W-shaped crotch(os)					Removed Removed				Replace Replace Replace	+
041 042 043	22 / 15 19 / 14 / 8 13 / 12	10 ft.	Acer sacchemium Acer sacchemium Acer secchemium	Silver Maple Silver Maple Silver Maple	fair poor poor	V-shaped crotch(es)     All leaders dead, smallest trunk dead, & rot in crotches     Soar/crack/split formed under crotch	N (c)	S	Dead Dead			<u>u</u>	. 22			+
044 045 046	12 / 9 23 15	10 ft. 29 ft	Acer seccherinum Acer seccherinum Juglans Spp.	Silver Mapte Silver Mapte Vival Mapte Vival Mapte	poor fair good	- Larger trunk(s) dead & substantial rot - Dead branch(ea)	N (c)	s	Dead		Removed Removed	s	23		Replace	
047 048	17 22 / 17	21 ft 28 ft.	Acer succhannum Acer succharinum	Silver Maple Silver Maple	poor fair	Leader removed for utilities     Dead branch(es)	N (c)	· · · · ·	Dead		Removed	8	22		керіаса	
049 050 051	23 / 22 / 21 17 14	21 ft 18 ft	Acer seccharinum Picca pungans Picca pungans	Silver Mapte Colorado Spruce Colorado Spruce	fair fair fair	Dead branch(es)  - Lower/shaded branches dead/missing  - Lower/shaded branches dead/missing		S				S	23	×	Replace Replace	
052 053 054	18 18 18	23 ft 23 ft. 23 ft.	Pinas nigra Pidea pangens Pidea pangens	Austrian Pine Colorado Spruce Colorado Spruce	fair fair fair	- Stunted & thinning foliage Stunted & thinning foliage Stunted & thinning foliage		8 8 8			Removed	S 5 1	18 18			Preser
055 058 057	13 26 10	16 ft. 33 ft. 13 ft.	Picea pungens Acer secchennum Acer platanoides	Colorado Spruce Silver Mapte Norway Maple	fair poor	Lower/shaded branches dead/missing     Dead branch(es)     Substantial rot, dead leader, & dead branches	N (c)	8	Dead			S 1		×		Preser Preser
058 059	28 14 30	35 ft. 18 ft	Piotonus spp Picon glauca	Planetree / Sycamore White Spruce	good fair	- Lower/shaded branches dead/missing	17 (0)	S	Dead			S 1		х		Preser
060 062 063	21 / 19 / 14 / 10 15 / 6	19 ft.	Acer saccharnain Acer platanoides Picea pungens	Silver Maple Norway Maple Colorado Spruce	fair fair fair	- 'V'-shaped crotch(es) - Utility-pruned - Lower/shaded branches dead/missing		8				E 1		X		Presen Presen
064 065 066	33] 24] 14		Acor soccholoum Populus olbo Populus olbu	Silver Mepte White Popler White Popler	fair fair fair	- 'V'-shaped crotch(es) - Rot in trunk - Contorted crown		5 5				S 1	33	×		Preser Preser
067 068 069	12 25 11		Populus alba Pinus sylvestas Picea pungens	White Poplar Scotch Pine Colorado Spruce	fair fair	- Leaning Gall(s)/canker(s) on trunk Lower/shided household developments		s				E 1		X		Preser Preser Preser
070 071 072	16 13 16	20 ft. 16 ft. 20 ft.	Pinus sylvastiis Jugtans spp. Acor socchailnum	Scotch Pine Walnut / Butternut Silver Meple	fair fair fair	Lower/shaded branches dead/missing - Lower/shaded branches dead/missing - Contorted crown - Contorted crown								×		Preser Preser Preser
073 074	16 19 42	24 ft. 53 ft.	Acer secchemnum Acer secchemnum	Silver Maple Silver Meple	fair fail	Contorted grown - Dead branch(es)		ა გ			Removed Removed	S S	19 42			,-19861
	38 10 13 / 13 / 12 / 11 /	19 ft 16 ft.	Acer secchednum Acer negunde Acer negunde	Silver Mepte Boxelder Boxelder	fair tair fair	- Rot in trunk - Contorted crown Smaller trunk(s) dead/dying		S				8	38		Replace Replace	
078 079 080	36 31 35 / 27 / 22	45 ft. 39 ft 44 ft.	Primus sorottna Acer secchemnum	Cottonwood Black Cherry Silver Maple	fair poor fair	Dead branch(es) - Hollow/extensive rot 'V' shaped crotch(es)	N (c)	3:	Dead		Removed	8	36 35			
001 002 083	30 / / / 4 / 3 15 / 14 / 10	38 ft 19 ft.	Ловт <u>saccharnain</u> Acer negando <u>Acer swocherhai</u> n	Gilver Maple Boxelder Silver Maple	fair poor	- Leaning Extensive rot/hollow @ crotch Rot.urtrask	N (c)	5	Dead		Removed	S S	30 52			
085 085	30 21/18	20 R.	Promus spp. Acer secchennum Acer secchallerin	Cherry Silver Maple	fair fair	Bent/crooked/bowed leader  Dead branch(es)  Country  Coun	* * * *	3			Removed		30	, ×,	Replace	Ť
087 088 088	73 73 11 11 / 11	20 ft 20 ft 14 ft 14 ft	Acor sacchadain Acor saccharaan Acor saccharaan Acor saccharaan	Silver Maple Silver Maple Silver Maple	fair fair fair	- Contorted grown - Control crown - V shaped crotch(es)		<u> </u>				5	23	X	Replace Replace	
090 091	17767473 16	21 n.	Acer negando 	Boxelder	poor dead	Extensive rot & dead branches/leader	N (c) N (c)		Dead Dead					Î	Керіасе	
092 093 094	27 12 207 157 8	15 #	Acor saccharinum Picon glauca Acer negundo	Silver Mepte White Spruce Boxelder	fail fair poor	Leaning     Lower/shaded branches dead/missing     Ret in trunk, substantial lean, & dead branches	N (c)	5	Dead			8	27			Proso
095 096 097	10 21 8 / 8	13 ft. 26 ft. 10 ft.	Acer sacchannum Acer negundo Acer sacchaffnum	Silver Maple Boxelder Silver Maple	fair fair fair	Leaning - Leaning - Contacted crown		S				S 1				Prese Prese
099 100	1//1/	10 ff	Picon glauca Acer succhannum Malus spp.	White Spruce Silver Maple	fair fair	- Lower/shaded branches dead/missing - 'V'-shaped crotch(cs)			,							Prosei Presei
280 281	12 10	13 ft	Cretaegus spp. Pronus spp	Apple/Crabapple Hawthorne Flowering Cherry	fair good	Dead branch(es)		S				S	12	×	Replace	Prese
282 283 284	7/7/7/ 10	13 ft 9 ft	Jugians spp Maius spp.	Walnut / Butternut Applo/Crabapple	fair fair dead	- Bent/crooked/bowed leader - Contorted crown	N (c)		Dead						Replace Replace	
285 286 287	ಚ 11 / 10 / 6 / 5 8 / 7 /	10 ft. 14 ft.	Fraxinus spp. Acer seccharinum Pynis spp	Ash Silver Maple Pear	poor fair fair	Signs of Emerald Ash Borer - Contorted grown - 'V'-shaped omtch(ea)	N (C)		Dead		Removed				Replace Replace	
288 289 290	13 8 27	16 ft 10 ft.		Black Cherry Sugar Maple Silver Maple	fair fair good	- Dead branch(es) Vertical crack(s)/scar(s) on trunk		s			Removed	s	2/		Replace Replace	1
291 292	11 21 / 17	14 ft. 26 ft.	Acor saccharinum Acor saccharinum	Silver Mapte Silver Mapte	fail fail	- Bent/crooked/bowed leader - Debruik 8, vines grown into diotoh		8			Removed	8	21		Replace	+
293 294 295	12 / 4 12 /		Acer negundo Acer negundo Jugians spp.	Boxelder   Boxelder   Walnut / Butternut	fair fair fair	- Leaning - Contorted crown Bent/crooked/bowed leader					Removed				Replace Replace Replace	+
298 508 523 1	7 36 / 30 / 28 18 / 17 / 16 / 12 /	9 ft. 45 ft. 23 ft	Juglens spp Acer secchaffnum Acer secchaffnum	Walnut / Butternut Silver Mapte Silver Mapte	fair poor fair	Bent/crooked/bowed leader     Larger trunk(s) dead & substantial rot     Smaller trunk(s) dead/dying	N (c)	5	Dead		Removed Removed	5	18		Replace	
502 508 764	10 2575 979797		Prunus seretina Acer sacchannum Malus spp.	Black Cherry Silver Maple Apple/Crabapple	fair fair fair	Leaning     Smaller trunk(s) dead/dying     Contorted grown		8			Removed	8	25		Replaco	Preser
767 828 837	11 8		Ulinus pumile Jugians spp Prunus serotina	Siberian Etm Welnut / Butternut Black Cherry	fair fair fair	"V" shaped crotch(es)  - Bent/crooked/bowed leader  - Contorted crown					Removed Removed				Replace Replace	Preser
997 038	7 18	9 ft 23 ft.	Prunus serotina Acer seccherinum	Black Cherry Silver Maple	fair fair	- Conterted crown Rot in trunk		S			Removed	8	18		Replace	
161 162 004	13 7 6	16 R. ១ R.	Pinus nigra Ulmus spp	Austrian Pine   Elim   0	fair good doad	Stunted & thinning foliage - Signs of Emorald Ash Boror	N (c)		Dead						Replace Replace	
166 187 188	6/6/3 9 10	8 ft 11 ft. 13 ft.	Fraxinus spp. Fraxinus spp. Fraxinus spp.	Ash Ash Ash	poor poor	- Signs of Emerald Ash Borer Signs of Emerald Ash Borer Signs of Emerald Ash Borer	N (c) N (c) N (c)		Dead	Offsite						
189 190 191	8 9 5/4/2		Frexinus spp Juniporus virginiani Pynis spp	Ash	poor good fair	- Signs of Emerald Ash Borer - 'V'-shaped crotch(as)	N (c)		Dead	Offsite						
192 193	9/7	8 ft 11 ft.	Olmus pumila Ulmus pumila	Siberian Elm Siberian Elm	fair fair	Vertical crack(s)/scar(s) on trunk     'V' shaped crotch(es)	14 (2)			CALANT					Replace Replace	
194 195 196	18 9 672	8 n.	Ulmus pumila Malus spp.	Siberian Etm  Apple/Crabapple	fair dead fair	Vine choked  Contorted crown	N (c)		Dead						Replace Replace	-
197 198 199	7 / € / 7 G		Malus spp Fraxinus spp Fraxinus spp.	Apple/Crabapple Ash Ash	fail poor poor	- Contorted crown - Signs of Emerald Ash Borer - Signs of Emerald Ash Borer	Ñ (c) N (c)		Dead Doad						Replace	-
200 201 202		ម n ម n ខ n	Juniporus virginiani Fraxinus spp. Fraxinus spp	Hastern Redcedar Ash Ash	poor poor	- Lower/shaded branches dead/missing Signs of Emerald Ash Borer - Signs of Emerald Ash Borer	N (c) N (c)		Dead Dead						Replace	+
203 204	6 / 6 37	8 ft. 8 ft	Froxinus spp Pyrus spp.	Ash Ornamental Pear Siberian Fire	poor fair	- Signs of Emerald Ash Borer - Vine-choked	N (c)		Dead							Proso
938 938	11 / 8 9	5 ft. 5 ft. 11 ft	Acar platanoidas	Apple/Crabapple Norway Maple	poor poor fair	Dead except for a few suckers     Smaller trunk(s) dead, largest trunk mostly dead     Rent/crooked/bowed leader	N (c)		Dead Dead						Replace	
940 941 942	9//	9 1.	Pyros spp. <del>Acer saceliyaman</del> Juglans spp	Ornamental Pear Silver Maple Wajnut / Bulternut	good good	· 'V' shaped crotch(es)  bytenske_rot/kejlow 截_erotet(	N/E)		tresd		Removed				Replace	
943 944 945	7A 7A 6	7 <del>5 f</del> 35 f 8 ft.	Dimus pamila Acor sacchannum Ulmus spp.	Sityer Maple Silver Maple Elm	poor fair	- Vine chaked - Dead/missing main leader(s) Contorted grown	N (n)		Doad							Prese
945 047 048	9/8/6 27 6/6/	11 ft 34 ft	Malus spp Acer secchannum Rhamnus cathartic	Apple/Crabappte Silver Maple	fair fair fair	- Gontofied Grown - Gontofied Grown - Gontofied Grown		s			Removed	s	77		Replace	Prese
949 950	55 / 21 55 / 21	31 ft. 28 ft.	Acer saccharinum Acer saccharinum	Silver Maple Silver Maple	fair fair	Rot in trunk "V" shaped crotch(es)	†	8			Removed	9 9	95 95		· ·	+
951 952 953	9 9 7	១ត	Acer secchainum Acer secchainum Populus delteides	Silver Mapte Silver Mapte Cottonwood	fair fair fair	- Contorted grown - Leaning - Bent/crooked/bowed leader					Removed				Replace Replace Replace	
954 955 956	6 25 8 / 7	31 ft.	Populas deltordes Acer saccharnain Ulmus spp	Cottonwood Silver Maple Elm	fair poor fair	- Bent/crooked/bowed leader Hollow/extensive rot 'V'-shaped crotch(es)	N (c)		Dead		Removed				Replace Replace	+
957 958 959	18 6/5/ 7/0	23 ft 8 ft 9 ft	Pyrus spp Malus spp Luxinus spp.	Pear Apple/Crabapple Ash	poor fair poor	- Cryahed by fallen tree - Bent/crooked/bowed leader - Signs of Emerald Ash Borer	N (c)		Dead Dead		Removed				Replace	
960 961 962	875 775 18		Malus spp. Malus spp. Ulmus pumila	Apple/Crabapple Apple/Crabapple Siberien Etm	fair fair fair	- Contorted crown - Vine-ottoked					Removed				Replace Replace Replace	<del></del>
963 964	18 11707675 9	14 R. 11 R.	Malus spp. Juniperus virginians	Apple/Crabapple Dastern Redoedar	fair fair	Conterted crown Lower/shaded branches dead/missing					Removed				Replace Replace	#
965 966 967	67 776 672	១ n ម n	Fraxinus spp. Fraxinus spp.	Apple/Crabapple Ash Ash	fair poor poor	- Dead branch(es) - Signs of Emorald Ash Borer - Vine-choked	N (c)		Dead Dead						Replace	
968 969 970	10 9 7	13 ft	Fruxinas spp. Prunas spp. Acer negando	Ash  Weeping Cherry  Boxelder	poor good poor	- Signs of Emerald Ash Borer  Lean > 45 degrees	N (c)		Dead Dead		Removed				Replace	+
971 972	7 7 8 / 8	9 ft 10 ft	Acor nogundo Acor nogundo	Boxelder Boxelder	fair fair	- Dead branch(ea) - Dead branch(ea)	14 (4)		Jedu						Replace Replace Replace	
973 974 975	G /	9 ft 9 ft.	Acer negundo Acer negundo Acer negundo	Boxelder Boxelder Boxelder	fair fair poor	- Contorted crown - Contorted crown Lean > 45 degrees	N (c)	1	Dead						Replace Replace	+
976 977 978	9 8 8 / 7	10 ft.	Acer negundo Juglens spp. Morus spp.	Boxelder   Walnut / Butternut   Mulberry	poor fair fair	Half or more leader dead/missing & severe lean Contorted grown     Smaller trunk(a) dead/dying	N (c)		Dead		<u></u>				Replace	Prese
979 980 981	9/6 7 6/5/	11 ft. 9 ft	Acer negunde Acer negunde Lonicera spp.	Boxelder Boxelder Honoysucklo	poor	- Lean * 45 degrees - 50% or more doad - Splitting) apart	N (c) N (c) N (c)		Dead Dead Dead							
982 983	ر ن	9 ft. 10 ft.	Fraxinus spp. Pronus serotina	Ash Black Cherry	poor fuir	- Spiriting) apart Signs of Emerald Ash Borer Contorted crown	N (c)		Dead		Removed				Replace	+
984 985 986	11 6 / 4 6	14 ft. 8 ft 8 ft	Malus spp Cratnogus spp	Walnut / Butternut Apple/Crabapple Hawtherne	good fair fair	- Grown into fence/wires - Contented crown					Removed Removed Removed				Replace Replace Replace	
907 988 909	978757 8777 8	11 ft 10 ft 10 ft	Crataegus spp. Malus spp. Fraxinus spp.	Hawthorne Apple/Crabapple Ash	fair fair poor	- Grown into tence/wires - Contorted grown - Signs of Emerald Ash Borer	N (c)			Offsite					Replace	Prose
990 991 992	/ 11 7	9 ft. 14 ft.		Ash Ash	poor	Signs of Emerald Ash Borer Signs of Emerald Ash Borer Signs of Emerald Ash Borer	N (c) N (c) N (c)		Dead Dead Dead							
992 993 994	ก 10 / 4	11 ft 13 ft	Fraxinus spp Fraxinus spp.	Ash Ash	poor	- Signs of Emerald Ash Borer - Signs of Emerald Ash Borer	N (c) N (c)		Dead Dead							
995	6757	8 11	l tuxinus spp.	Ash	poor	- Signs of Emerald Ash Borer	N (c)	1	Dead	I	1	1	1	1		



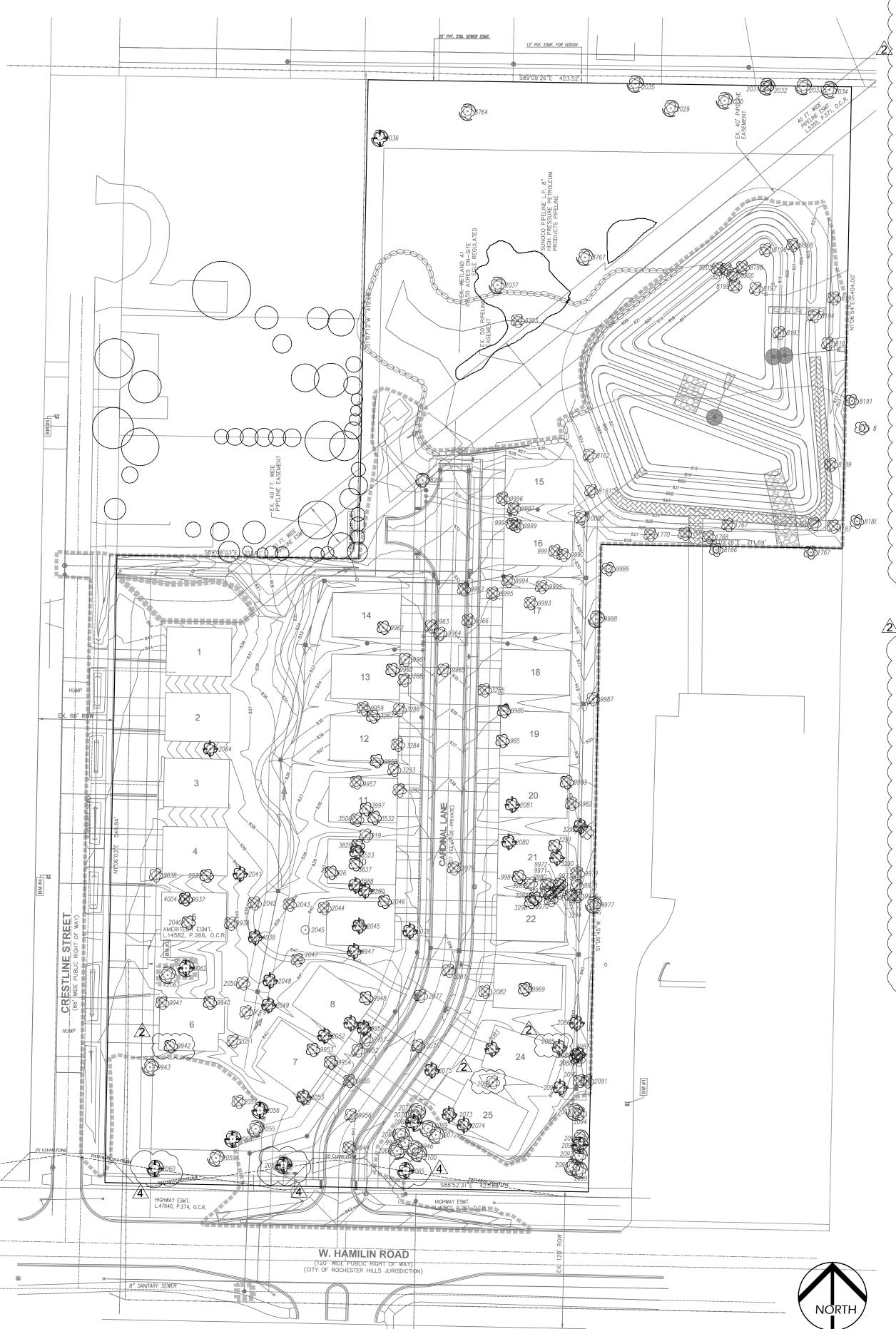
SCALE: 1" = 60' - 0"

TREE INVENTORY

T -1.0

CITY FILE: #19-031 SECTION #: 22

TREE SURVEY



REGULATED TREE IDENTIFICATION PLAN

TREE SUMMARY 192 TOTAL TREES TAGGED DEAD/DISEASED TREES OFFSITE EXEMPT REGULATED TREES ON SITE REGULATED TREES WITHIN BUILDING ENVELOPE (BE) TREES WITHIN PRESERVATION PERCENTAGE AREA (PPA) PRESERVATION MINIMUM (96 x 40%) = 38.4 Trees 39 TREES REQUIRED PRESERVED REGULATED TREES 30 TREES PROVIDED PRESERVED SPECIMEN TREES 9 TREES PROVIDED TOTAL TREES PRESERVED (within the PPA) 39 TREES PROVIDED REGULATED TREES REMOVED 66 Replacement = 1:1) 24 BE+41 PPA 66 TREES REQUIRED SPECIMEN TREES REMOVED 27 @ 50% DBH = 375"/ 2" tree = 187.5 Replacement Trees) 188 TREES REQUIRED 254 TREES REPLACED (10 B.E. + 17 PPA) CREDITS PROVIDED FOR 9 SPECIMEN TREES PRESERVED -9 TREES CREDITS TOTAL REPLACEMENT CREDITS DUE 245 TREES REQUIRED AMOUNT TO BE PAID INTO CITY'S TREE FUND (245 X \$334) \$81,830 TREE FUND

IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE

TREE SURVEY LEGEND:

REGULATED TREE



**EXEMPT TREE - DEAD OR** DISEASED REMOVED



**EXEMPT OFFSITE TREE** 



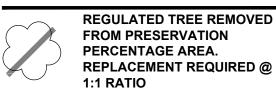


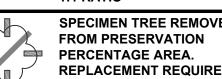
TREE PROTECTION FENCING REGULATED TREE REMOVED

FROM BUILDING ENVELOPE. REPLACEMENT REQUIRED @



SPECIMEN TREE REMOVED FROM BUILDING ENVELOPE. REPLACEMENT REQUIRED @ 50% DBH





REPLACEMENT REQUIRED @

#### IMPORTANT: ARTICLE III.- TREE CONSERVATION

|MADE TO THE CITY'S TREE FUND AT A RATE OF \$334 PER TREE.

SCALE: 1" = 60' - 0"

(a) Municipal civil infraction. Any person who violates any section of this article shall be responsible for a municipal civil infraction, subject to a fine as provided in section 66-37, plus costs and other sanctions for each infraction.

(b) Injunctive relief. Any activity conducted in violation of this article is declared to be a nuisance per se, and the city may commence a civil suit in any court of competent jurisdiction for an order abating or enjoining the violation.

Fee for illegally removal trees. In addition to any civil fine or sanction provided for a determination of responsibility for violation of this article, and notwithstanding whether or not the city has commenced a civil suit for injunctive relief. (1) Payment to city tree fund. Any person who removes or causes any tree to be removed except in accordance with this article shall forfeit and pay to the city a civil fee equal to total value of trees illegally removed or damaged, as computed by city staff applying the International Society of Arboriculture standards. The fee shall accrue to the city, and, f necessary, the city file a civil action to recover the fee. The city shall place any sum collected in the city tree fund. (2) Tree replacement. Alternatively the city may require replacement of illegally removed or damaged trees as restitution in lieu of the fee. Replacement will be on an inch-for-inch basis computed by adding the total diameter measured at the diameter at breast height in inches of the illegally removed or damaged trees, unless an alternative basis of replacement or restitution is approved by the city. The city use other reasonable means to estimate the tree loss if of the illegally removed or damaged trees prevents exact measurement. (3) Fee payment and tree replacement. The city may also require a combination of fee payment and tree replacement.

Stop work order. The city may also issue a stop work order or withhold issuance of a certificate of occupancy, permits or inspections until the sections of this article, including any conditions attached to a tree removal permit, have been fully met. Failure to obey a stop work order shall constitute a violation of this article.

Tree Removal Permit

\$81,830 to be paid into City's Tree Fund



TRP Tree Removal Permit

\$81,830 paid into City Tree Fund

NOTE: EXISTING PRESERVED TREES (TAG NO. 2060, 2054 AND 2065) THAT OVERHANG THE PATHWAY SIGHTLINE MUST BE PRUNED TO ELIMINATE ANY BRANCH AND OR LIMBS FROM GROUND LEVEL TO 10 FEET ABOVE GROUND LEVEL.

ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED

M2J1, LLC Jim Polyzois

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

LANDSCAPE ARCHITECT

Date/Revisions 7/1/2022 Final

2/2/2023 Per Pipeline

2/10/2025 Preliminary & Final Review 6/9/2025 Preliminary & Final Review

8/25/2025 Preliminary & Final Review 0/23/2025 Preliminary & Final Review



Southfield, MI 48076 P: 248.224.5933 nunezdesigninc@gmail.com

N-01-52 LA Preliminary.dwg



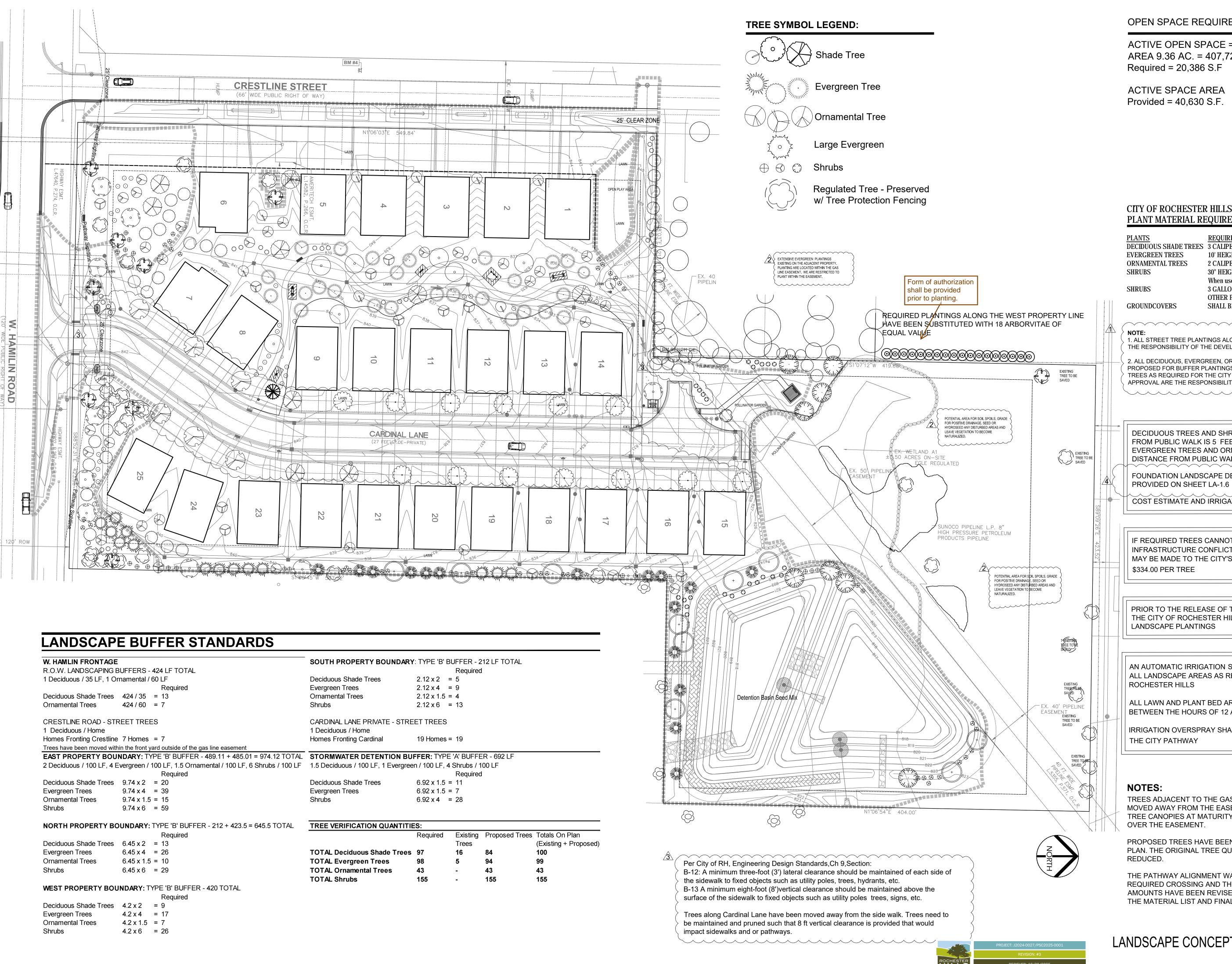
SCALE: 1"=60'-0" CITY FILE: #19-031

FENCE AT TREE DRIPLINE
5' HIGH RIGID SNOWFENCE • NO PERSON SHALL ATTACH ANY DEVISE OR WIRE TO ANY REGULATED TREE NOT APPROVED FOR REMOVAL DURING SECTION 5' HIGH RIGID SNOWFENCE WITH 5' HIGH 'T' BARS, AT 5' ON CENTER, TO BE INSTALLED AROUND THE DRIPLINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR FENCE ALTERNATE LOCATION 3' BACK OF ROPOSED WALKS AND CURBS PLAN NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA WITHOUT PRIOR APPROVAL OF MUNICIPALITY.

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. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. STEEL 'T' POSTS EVERY 5' 5/8" X 5'-6' RRB OR EQUAL. INSTALL POSTS 2' IN GROUND.

TREE PROTECTION FENCE DETAIL





#### **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.



NUNEZ

LANDSCAPE

ARCHITECT

M2J1, LLC

Jim Polyzois

Date/Revisions 7/1/2022 Final

2/2/2023 Per Pipeline

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Designed/Drawn: RN / JN

N-01-52 LA Preliminary.dwg

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Shelby Twp., MI 48315

Phone: (586)-421-5729

#### CITY OF ROCHESTER HILLS PLANT MATERIAL REQUIREMENTS

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 When used for screening or buffering purposes, 3 GALLON CONTAINED SIZE WHEN USED FOR

OTHER PURPOSES

SHALL BE FROM FLATS

1. ALL STREET TREE PLANTINGS ALONG THE PRIVATE ROADWAY ARE THE RESPONSIBILITY OF THE DEVELOPER

2. ALL DECIDUOUS, EVERGREEN, ORNAMENTAL TREES AND SHRUBS PROPOSED FOR BUFFER PLANTINGS AND AND OR REPLACEMENT TREES AS REQUIRED FOR THE CITY OF ROCHESTER HILLS SITE PLAN APPROVAL ARE THE RESPONSIBILITY OF THE DEVELOPER

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 DESIGNS FOR UNITS ARE

COST ESTIMATE AND IRRIGATION PLANS ARE PROVIDED

IF REQUIRED TREES CANNOT BE BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF

MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$334.00 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

## **NOTES:**

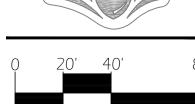
TREES ADJACENT TO THE GAS EASEMENT HAVE BEEN MOVED AWAY FROM THE EASEMENT LINE SO THAT THE TREE CANOPIES AT MATURITY WILL NOT ENCROACH OVER THE EASEMENT.

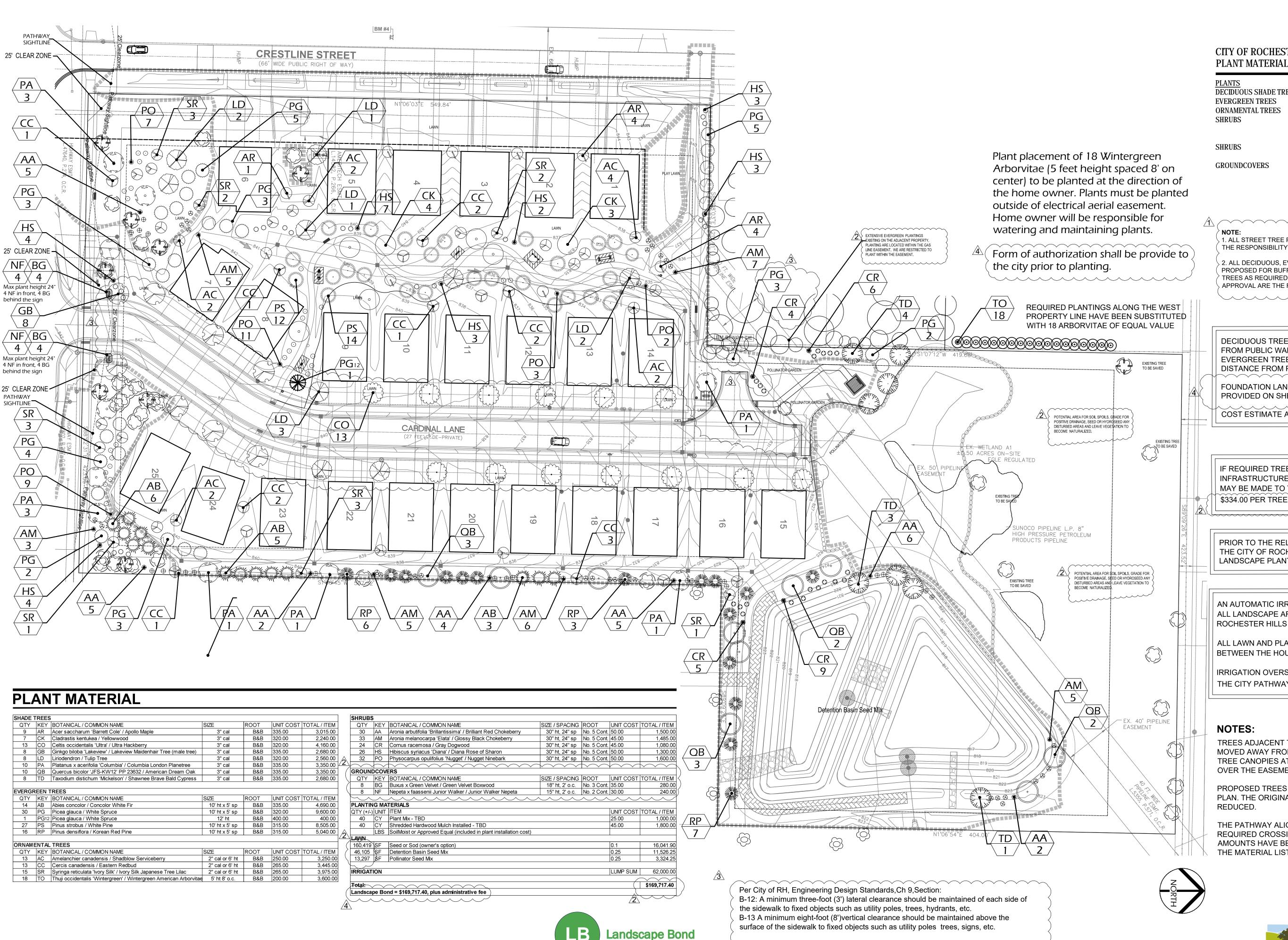
PROPOSED TREES HAVE BEEN RELOCATED WITHIN THE PLAN. THE ORIGINAL TREE QUANTITIES HAVE NOT BEEN REDUCED.

THE PATHWAY ALIGNMENT WAS MODIFIED BY THE REQUIRED CROSSING AND THE LAWN, AND OTHER SEED AMOUNTS HAVE BEEN REVISED AND IS REFLECTED IN THE MATERIAL LIST AND FINAL COST.

SCALE: 1"=40'-0"

LANDSCAPE CONCEPT & REQUIREMENTS





Landscape Bond = \$169,717.40

plus inspection fees.

Trees along Cardinal Lane have been moved away from the side walk. Trees need to

be maintained and pruned such that 8 ft vertical clearance is provided that would

impact sidewalks and or pathways.



REQUIRED

DECIDUOUS SHADE TREES 3 CALIPER INCHES

**EVERGREEN TREES** 10' HEIGHT AND 5' SPREAD

2 CALIPER INCHES OR 6' OVERALL HT. 30" HEIGHT, 24" SPREAD

WHEN USED FOR SCREENING OR BUFFERING

3 GALLON CONTAINED SIZE WHEN USED FOR

OTHER PURPOSES

SHALL BE FROM FLATS

> 1. ALL STREET TREE PLANTINGS ALONG THE PRIVATE ROADWAY ARE

2. ALL DECIDUOUS, EVERGREEN, ORNAMENTAL TREES AND SHRUBS PROPOSED FOR BUFFER PLANTINGS AND AND OR REPLACEMENT TREES AS REQUIRED FOR THE CITY OF ROCHESTER HILLS SITE PLAN

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 DESIGNS FOR UNITS ARE PROVIDED ON SHEET LA-1.6

COST ESTIMATE AND IRRIGATION PLANS ARE PROVIDED

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

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** 

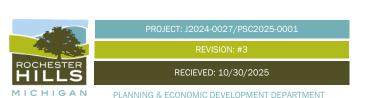
ALL LAWN AND PLANT BED AREAS TO BE IRRIGATED BETWEEN THE HOURS OF 12 AM AND 5 AM ONLY

IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY

TREES ADJACENT TO THE GAS EASEMENT HAVE BEEN MOVED AWAY FROM THE EASEMENT LINE SO THAT THE TREE CANOPIES AT MATURITY WILL NOT ENCROACH OVER THE EASEMENT.

PROPOSED TREES HAVE BEEN RELOCATED WITHIN THE PLAN. THE ORIGINAL TREE QUANTITIES HAVE NOT BEEN

THE PATHWAY ALIGNMENT WAS MODIFIED BY THE REQUIRED CROSSING AND THE LAWN, AND OTHER SEED AMOUNTS HAVE BEEN REVISED AND IS REFLECTED IN THE MATERIAL LIST AND FINAL COST.





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

Date/Revisions

7/1/2022 Final 2/2/2023 Per Pipeline 2/10/2025 Preliminary & Final Review

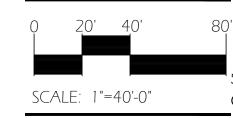
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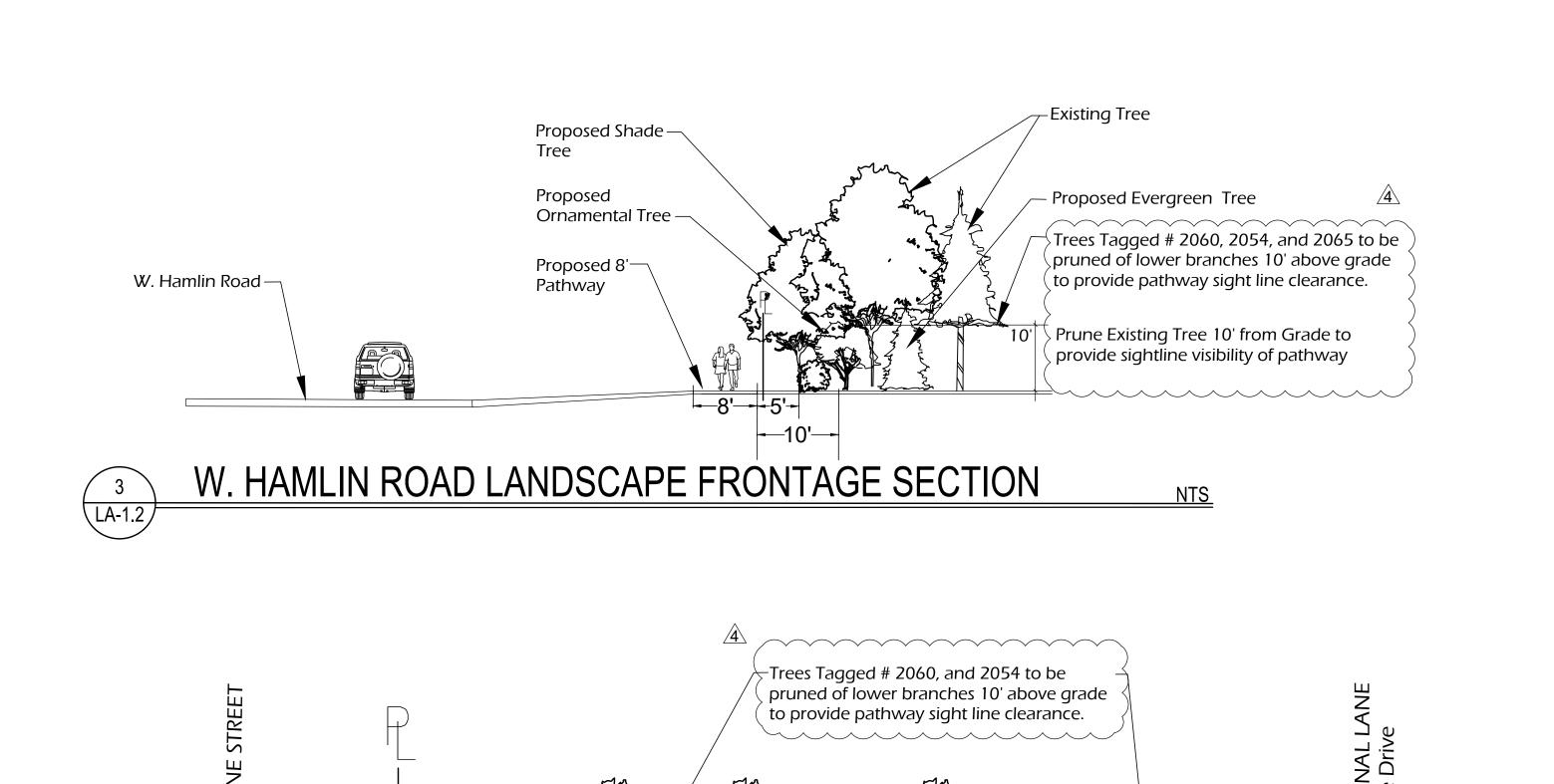
Designed/Drawn: RN / JN

N-01-52 LA Preliminary.dwg





LANDSCAPE PLANTING PLAN



W. HAMLIN ROAD LANDSCAPE FRONTAGE

#### PLANTING SETBACK REQUIREMENTS:

PATHWAY

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

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)

Tree Tagged # 2065 to be pruned of lower

branches 10' above grade to provide

pathway sight line clearance.

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 MAINTAINED.

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

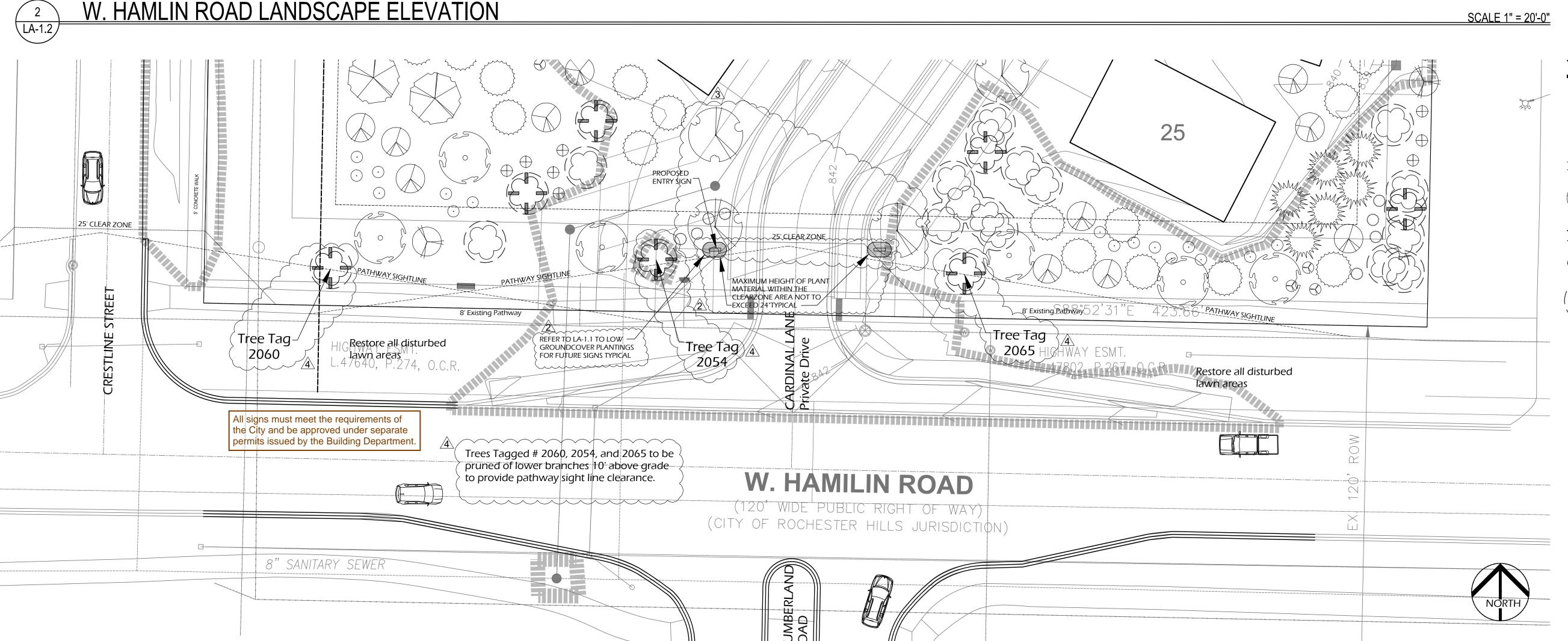
CITY SHALL FURNISH AND PLACE ALL PERMANENT R.O.W. STREET SIGNS WITH MONIES PAID BY DEVELOPER.



**NÚÑEZ** DESIGN

1. ALL STREET TREE PLANTINGS ALONG THE PRIVATE ROADWAY ARE THE RESPONSIBILITY OF THE

ARE THE RESPONSIBILITY OF THE DEVELOPER



TREE SYMBOL LEGEND:

Ornamental Tree Large Evergreen

Shrubs

Regulated Tree -Preserved w/ Tree Protection Fencing

Jim Polyzois 14955 Technology Drive, Shelby Twp., MI 48315 Phone: (586)-421-5729 Date/Revisions 7/1/2022 Final

M2J1, LLC

2/2/2023 Per Pipeline

Southfield, MI 48076

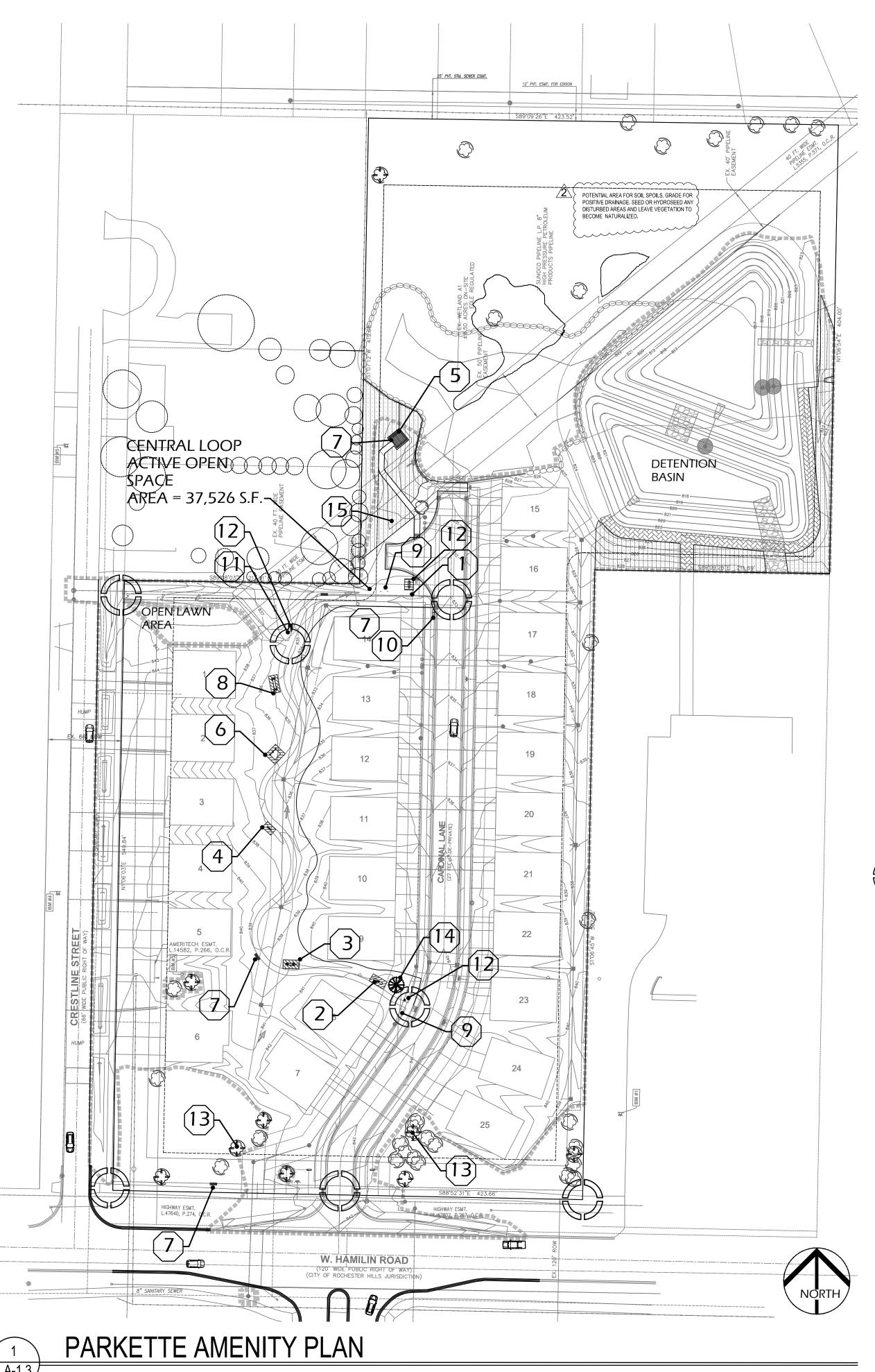
P: 248.224.5933 nunezdesigninc@gmail.com



SCALE: 1"=20'-0"

PATHWAY SIGHTLINE, CLEAR ZONE & PLANTING SETBACKS LA -1.2 CITY FILE: #19-031 SECTION #: 22

SCALE 1" = 20'-0'



CAMDEN CROSSING PARKETTE:

### ACTIVE OPEN SPACE

AREA PROVIDED = 40,630 S.f.

5% Required = 20,386 S.F

## LEGEND: PARKETTE

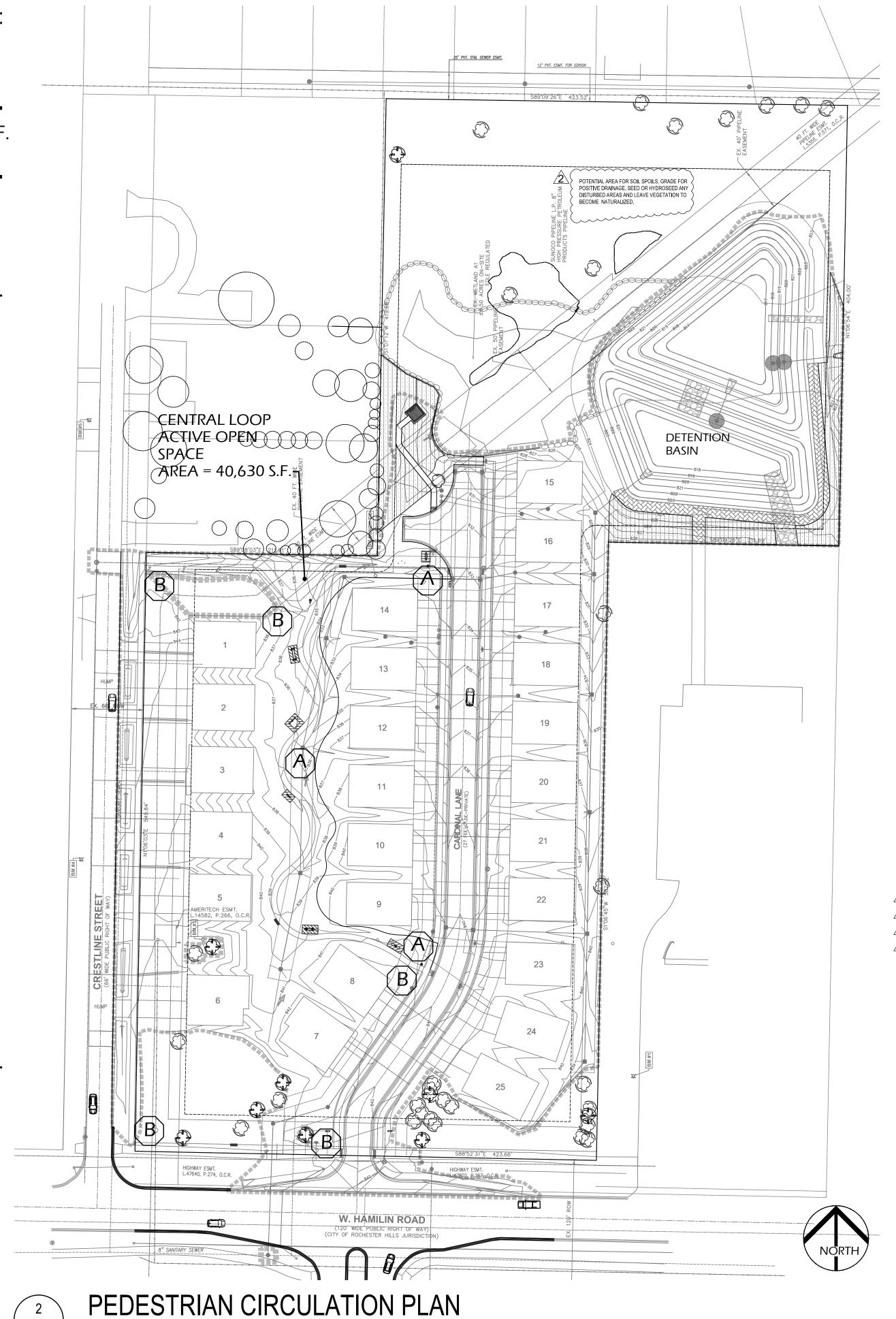
- 1. BENCH SWING
- 2. KNEE LIFT STATION
- 3. SIT-UP STATION
- 4. BALANCE PLANK STATION
- 5. 12' x 12' PERGOLA
- 6. PUSH-UP STATION
- 7. BENCH
- 8. PARALLEL BAR STATION
- 9. WOODEN BIRD HOUSE
- 10. MAILBOXES
- 11. DOG WASTE STATION
- 12. TRASH RECEPTACLE
- 13. BAT HOUSE
- 14. HOLIDAY TREE
- 15. POLLINATOR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



NOTE: REFER TO SHEET LA-1.4 FOR AMENITY DETAILS

## LEGEND: CIRCULATION

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



**NÚÑEZ** DESIGN

M2J1, LLC

Jim Polyzois

7/1/2022 Final 2/2/2023 Per Pipeline

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Shelby Twp., MI 48315

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SCALE: 1"=60'-0"

LA -1.3 CITY FILE: #19-031 SECTION #: 22







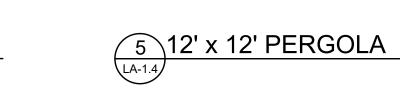




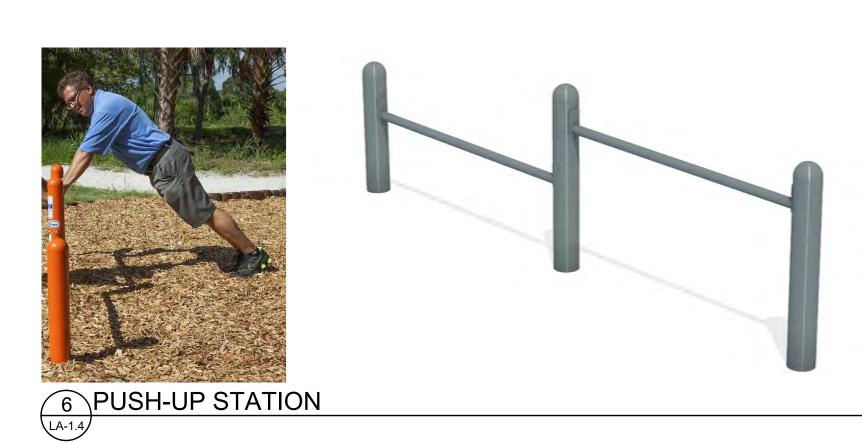






















9 BIRDHOUSES

## M2J1, LLC Jim Polyzois

14955 Technology Drive, \$\bar{\bar{\bar{b}}}{\bar{b}}\$ Shelby Twp., MI 48315 Phone: (586)-421-5729

Date/Revisions 7/1/2022 Final

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6/9/2025 Preliminary & Final Review 8/25/2025 Preliminary & Final Review

Southfield, MI 48076 P: 248.224.5933 nunezdesigninc@gmail.com

N-01-52 LA Drawings Amenities + Specs Conce





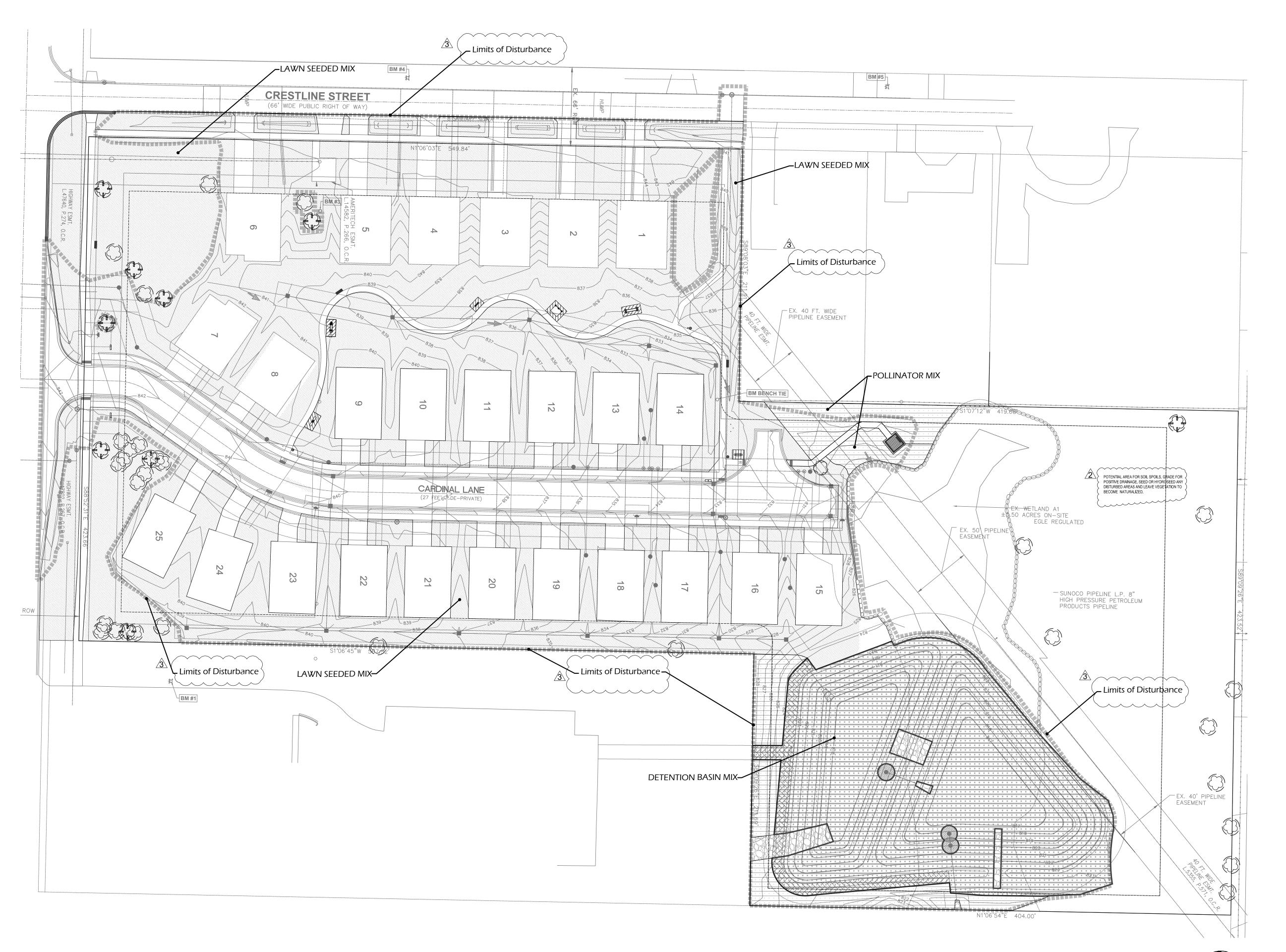






SITE	E AMENITIES				
KEY	ITEM	MANUFACTURER	PRODUCT #	COLOR	QTY.
1	Steel Contour Swing Bench	Belson Outdoors	967-W6	Black	1
2	Knee Lift Station	GameTime	13574	Black	1
3	Sit-Up Station	GameTime	13570	Black	1
4	Balance Plank Station	GameTime	13279	Black	1
5	12' x 12' Wooden Pergola	Yardistry	YM12775	Wood	1
3	Push-Up Station	GameTime	13571	Black	1
7	Green Brook Park Bench	OCC Outdoors	GB-BEN-6	Black	4
3	Parallel Bar Station	GameTime	13572	Black	1
9	Heartwood Birdiwampus Bird House	bestnest.com	HW-247D	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
l1	Dog Waste Station	Dog Waste Depot	Depot 022	Black	2
12	Trash Receptacle	OCC Outdoors	Rec-S8292A-04	Dark Granite 174	3
13	Bat House	batsbirdsyard.com		Cedar	2

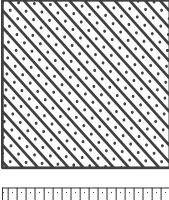
OR APPROVED EQUAL ON ALL AMENITY LISTINGS



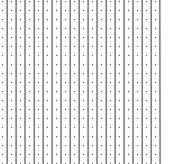


## LEGEND:





Detention Basin & Raingarden Hatch



Pollinator Hatch

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 1
FORBS		
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	Boneset	4.00
Helenium autumnale	Sneezeweed	4.00
Iris virginica	Wild Blue Flag	3.0
Lobelia siphilitica	Great Blue Lobelia	1.0
Rudbeckia fulgida	Sweet Black-eyed Susan	1.0
Solidago graminifolia	Grassleaved Goldenrod	1.0
Solidago patula	Swamp Goldenrod	1.0
Symphyotrichum puniceum	Swamp Aster	3.0
Verbena hastata	Blue Vervain	3.0
Vernonia missurica	Ironweed	3.0
Total Forbs		40.0
GRASSES		
Carex spp.	Carex species	8.0
Elymus virginicus	Virginia Wild Rye	40.0
Scirpus spp.	Scirpus species	10.0
Sparganium eurycarpum	Common Bur Reed	2.0
<b>Total Grasses</b>		60.0

1 DETENTION BASIN & RAINGARDEN SEED MIX

MICHIGAN WILDFLOWER FARM **Pollinator Mix** 70% Forbs and 30% Grasses Seeding rate: 5 oz/1000 s.f. or 10 lbs/acre

\$16.50/oz. or \$264/lb.	o s.i. or to ibs/acre
Scientific Name	Common Name
Aquilegia canadensis	Wild Columbine
Asclepias incarnata	Swamp Milkweed
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Coreopsis lanceolata	Sand Tickseed
Desmodium canadense	Showy Tick-Trefoil
Echinacea purpurea	Purple Coneflower
Lespedeza capitata	Round Headed Bush-Clover
Liatris aspera	Rough Blazing Star
Monarda fistulosa	Wild Bergamot
Monarda punctata	Horsemint
Penstemon digitalis	Foxglove Beard-tongue
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia triloba	Three-lobed Coneflower
Solidago rigida	Stiff Goldenrod
Symphyotrichum laeve	Smooth Aster

Symphyotrichum novae-angliae New England Aster

Symphyotrichum oolentangiensis Prairie Heart-leaved Aster

Golden Alexander

GRASSES	
Elymus canadensis	Canada Wild Rye
Schizachyrium scoparius	Little Bluestem
Sorghastrum nutans	Indian Grass

Zizia aurea







M2J1, LLC Jim Polyzois 14955 Technology Drive, ្ទឹ Shelby Twp., MI 48315

Phone: (586)-421-5729 Date/Revisions 7/1/2022 Final

2020

2/2/2023 Per Pipeline 2/10/2025 Preliminary & Final Review 6/9/2025 Preliminary & Final Review 8/25/2025 Preliminary & Final Review 10/23/2025 Preliminary & Final Review

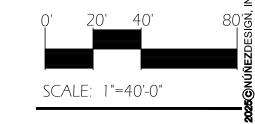


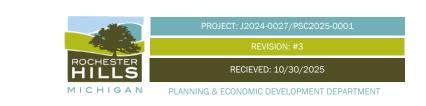
Southfield, MI 48076 P: 248.224.5933 nunezdesigninc@gmail.com

Designed/Drawn: RN / JN

Job # N-01-52 N-01-52 LA Preliminary.dwg

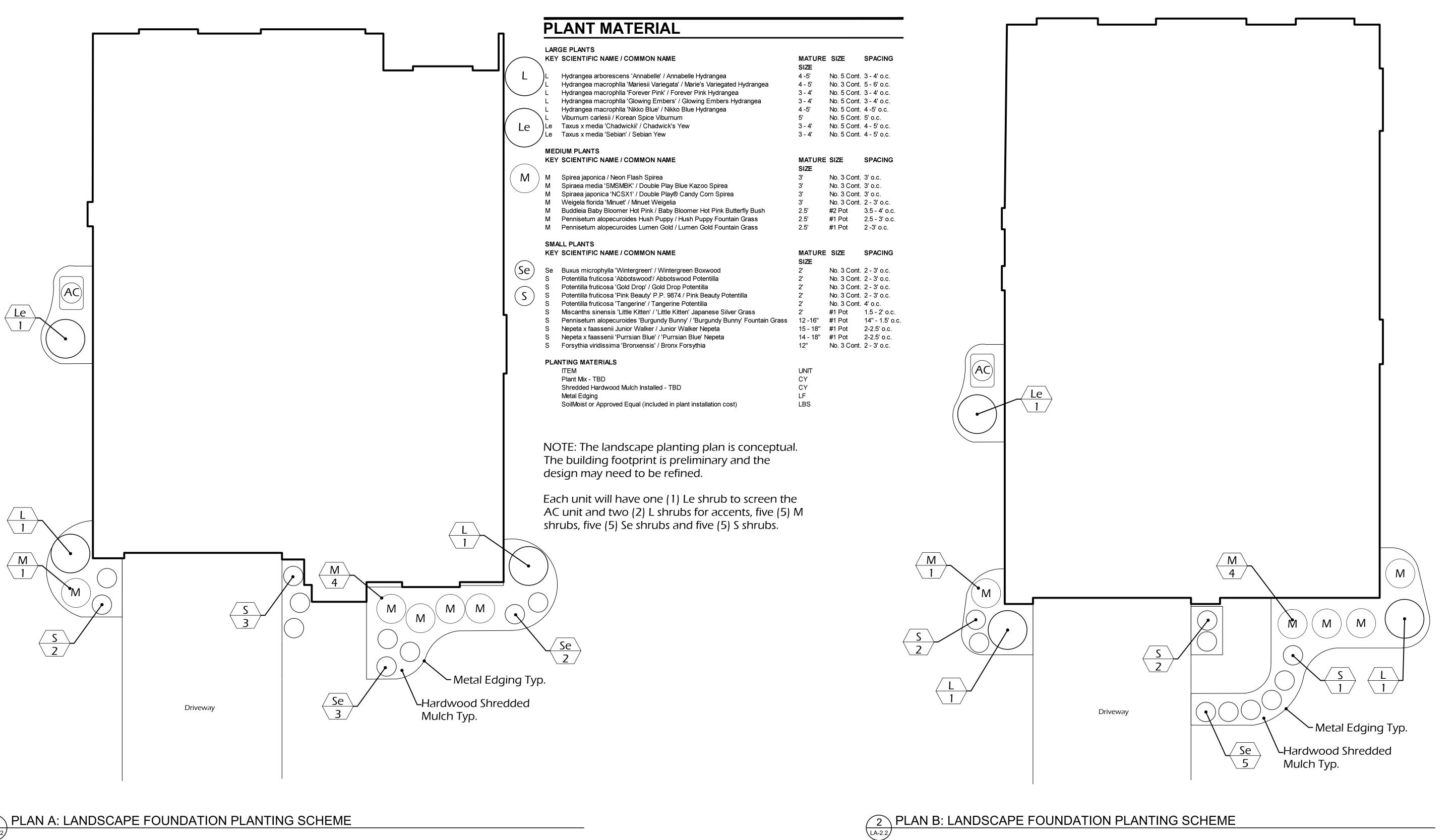






SEEDING PLAN LA -1.5 CITY FILE: #19-031 SECTION #: 22







CAMDEN CROSSING
HAMLIN RD.
SECTION 22, TOWN 3 NORTH, RANGE 11 E/

M2J1, LLC

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

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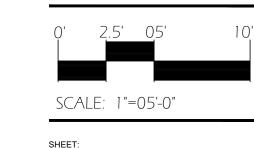
P: 248.224.5933 nunezdesigninc@gm Designed/Drawn: RN / JN

Checked/Approved: JN / RN

Job # N-01-52

N-01-52 LA Foundation Planting Options.dwg







#### **GENERAL NOTES**

#### CITY NOTES

- 1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
- 2. 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.
- 3. ALL PLANT MATERIAL SHALL B E 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.
- 4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS AND PLANTING BEDS.
- 5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF THIS ARTICLE.
- 6. 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.
- 7. 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.
- 8. 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.
- 9.PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.
- 10. 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.
- 11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT
- 12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN
- 13. 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

- 1. 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
- 2. 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.
- 3. 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
- 4. 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.
- 5. 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
- 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK

#### LANDSCAPING NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- 4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
- 5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
- 6. 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.
- 7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
- 8. 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.
- 9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.
- 10. THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

CITY OF ROCHESTER HILLS NOTES

TREE PROTECTION NOTES

1. 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

2. IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY.

3. 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.

- 1. THE TREE PROTECTION FENCING (TPF) SHALL BE ERECTED 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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
- 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

#### CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12.109 1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM

- **DEBRIS AND REFUSE** 2. 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
- 3. 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 4. 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.
- 5. 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.

#### PLANT WARRANTY

- A. PLANT MATERIAL UNDER WARRANTY 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.

1. 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.

2. 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.

3.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. WOOD STAKE-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 WOOD STAKE 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 DEPTH VARIES! 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 LA2.
- 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: A. 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.
- B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) DEPTH VARIES TO A MINIMUM OF 2" ABOVE TOP F 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 3 ORNAMENTAL TREE PLANTING DETAIL
- 19. ALL PLANT MATERIAL TO RECEIVE SOILMOIST SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.

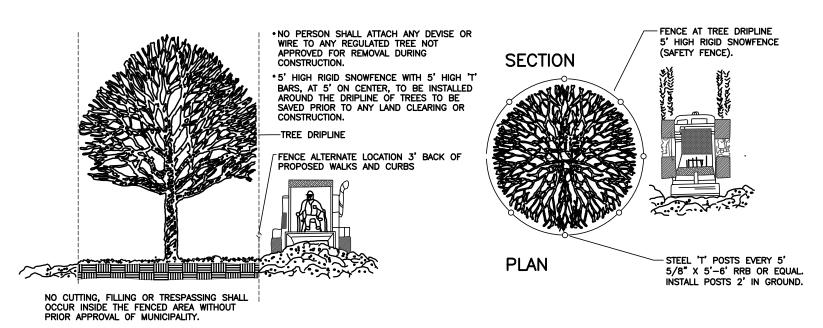
YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

#### **MAINTENANCE NOTES**

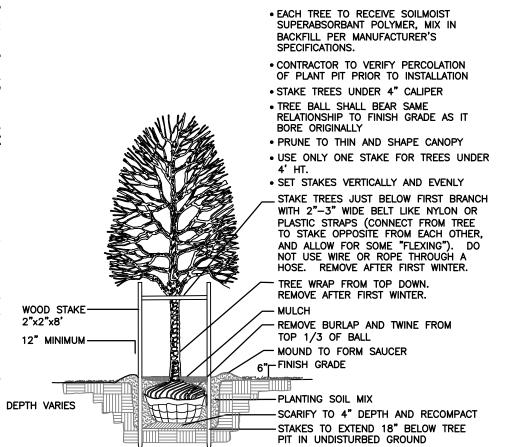
- 1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
- 2. 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.

#### IMPORTANT:

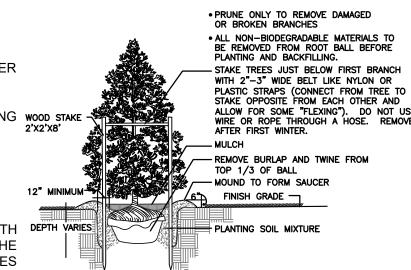
ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING.



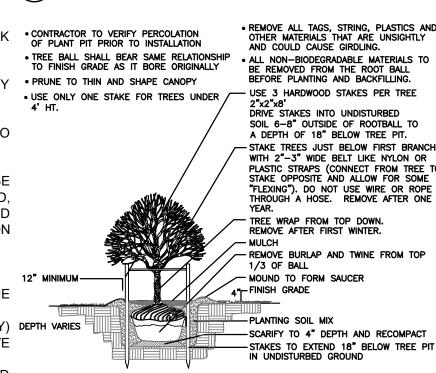
TREE PROTECTION FENCE DETAIL

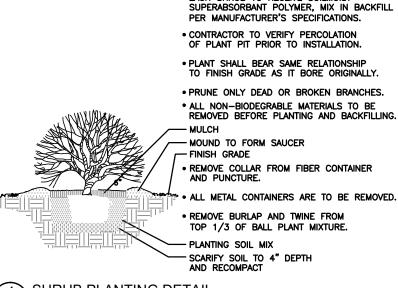


□ DECIDUOUS TREE PLANTING DETAIL

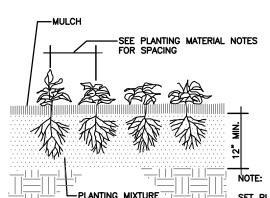


#### EVERGREEN TREE PLANTING DETAIL





4 SHRUB PLANTING DETAIL



ANNUAL, PERENNIAL, GROUND COVER PLANTING DETAIL



LANDSCAPE PLANTING DETAILS & NOTES





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\ 2/10/2025 Preliminary & Final Review \ 6/9/2025 Preliminary & Final Review \ 8/25/2025 Preliminary & Final Review

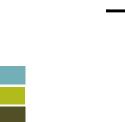
10/23/2025 Preliminary & Final Review

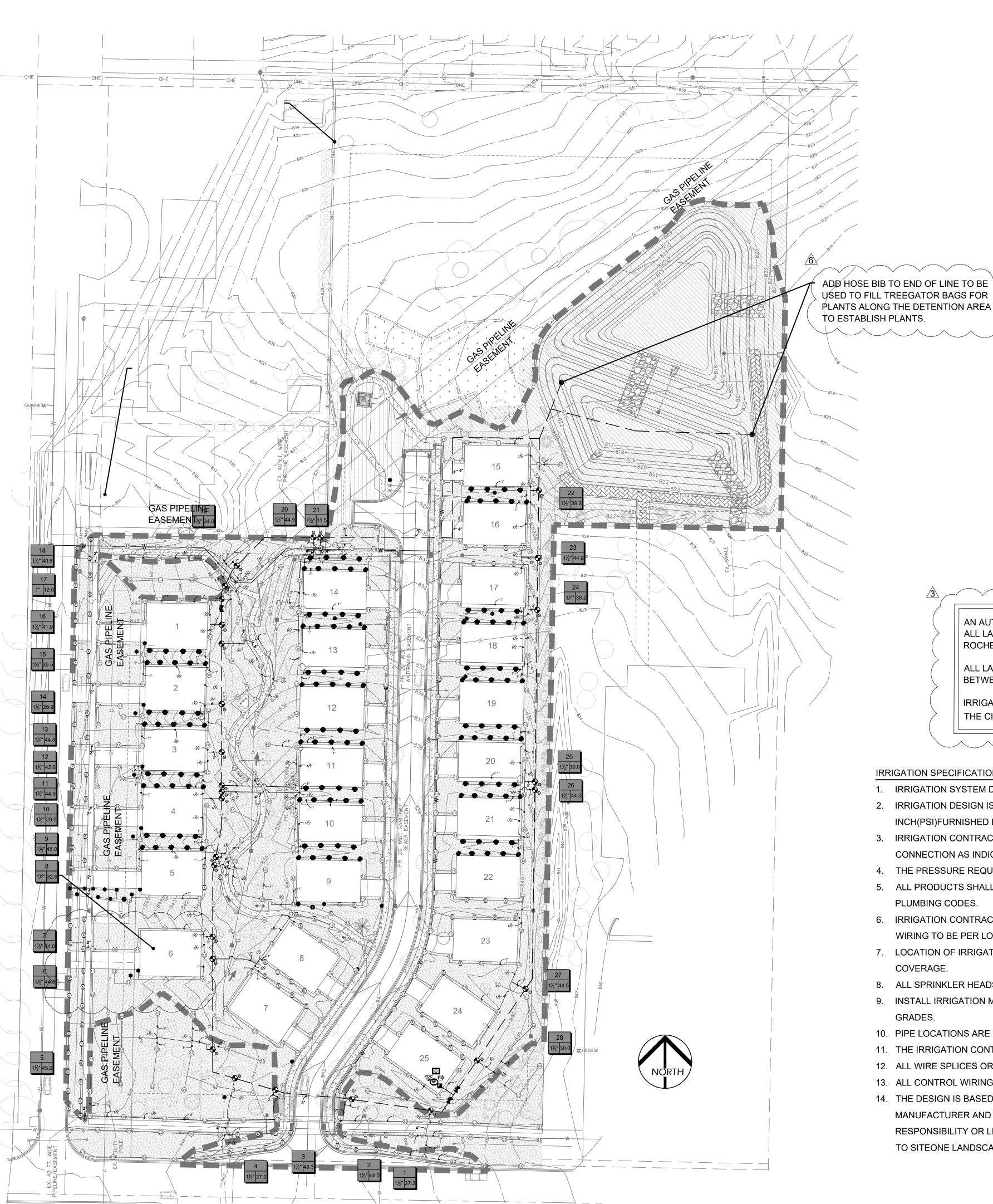


Southfield, MI 48076 P: 248.224.5933 nunezdesigninc@gmail.com Designed/Drawn: RN / JN

N-01-52 LA Drawings Amenities + Specs Cond







#### IRRIGATION SCHEDULE

<u>SYMBOL</u>	MANUFACTURER/MODEL	<u>QTY</u>
<b>ĻĢĢĢĢ</b>	Hunter PROS-04 15` radius	144
	Hunter MP Strip PROS-04-PRS40-CV	3
	Hunter MP1000 PROS-04-PRS40-CV	3
<b>®⊚®</b>	Hunter MP2000 PROS-04-PRS40-CV	106
<b>A</b> DJ. 360	Hunter MP800SR PROS-04-PRS40-CV	21
<u>SYMBOL</u>	MANUFACTURER/MODEL	QTY
1.5)	Hunter PGP-04	132
2.0	Hunter PGP-04	50
3.0)	Hunter PGP-04	140
6.0	Hunter PGP-04	5
SYMBOL	MANUFACTURER/MODEL	QTY
•	Hunter PGV-101G 1"	1
•	Hunter PGV-151 Globe 1-1/2"	27
	Hunter HQ-44RC 1"	1
<del>(1</del> 3	Hose Bibb	2
×	Isolation Valve Line Size	3
₿₽	Febco 765 1-1/2"	1
С	Hunter I2C-0800-PL	1
(D)	Hunter EZ-1	28
(RS)	Hunter WSS	1
POC T	POC 1-1/2"	1
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"	11,134 l.f.
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"	2,274 l.f.
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 2"	619.3 l.f.
	Irrigation Mainline: PVC Class 160 SDR 26 2"	2,011 l.f.
=======	Pipe Sleeve: PVC Class 160 SDR 26 2"	65.4 l.f.
	Pipe Sleeve: PVC Class 160 SDR 26 4"  Valve Callout	206.9 l.f.



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www.Siteone.com 800.347.4272 Project Services Number: 240244

**CAMDEN CROSSING** ROCHESTER HILLS, MI, 48308

Design Date: 01/12/21 01/21/22 Revision Date: DB Drawn By: C.GRAHAM Checked By:

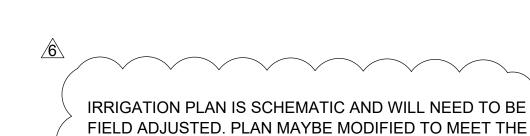
AN AUTOMATIC IRRIGATION SYSTEM IS INCLUDED FOR ALL LANDSCAPE AREAS AS REQUIRED BY THE CITY OF **ROCHESTER HILLS** 

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 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. PIPE 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.



GAS COMPANY'S SAFETY REQUIREMENTS FOR THEIR UTILITY EASEMENT

ALL IRRIGATION SYSTEMS SHALL BE LOCATED OUTSIDE OF THE EASEMENT. THE SYSTEM MAY CROSS THE EASEMENT AT 90 DEGREES, BUT NO IRRIGATION HEADS AND VALVES ARE PERMITTED IN THE EASEMENT.

Date: 7/18/19 Preliminary Site Plan

√ 6/15/2020 PC Submittal

M2J1, LLC

Jim Polyzois

14955 Technology Drive,

Shelby Twp., MI 48315

Phone: (586)-421-5729

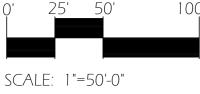
CROSSING

CAMDEN

**NÚÑEZ** DESIGN

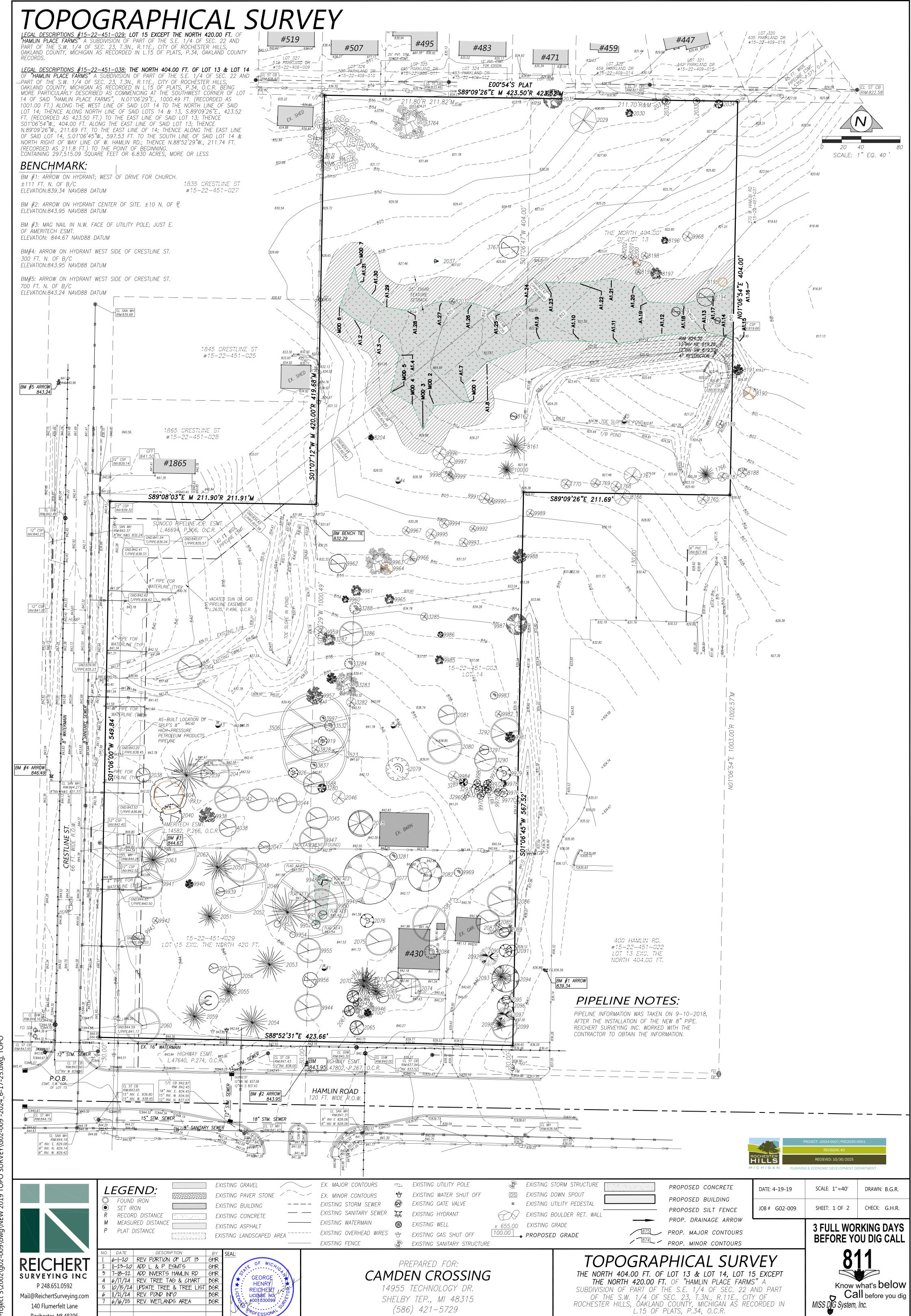
Southfield, MI 48076 P: 248.224.5933 nunezdesigninc@gmail.com





IRRIGATION PLAN IR-1.0





1-800-482-7171 www.missdig.net

R:\Land Project 3\2002\g02-009\dwg\NEW 2019 TOPO SURVEY\G02-009 -2024\_6-17-25.dwg, TOPO

Rochester, MI 48306

## TREE LIST

	TREE TABLE			
#	DESC.	ELEV.	#	
919	10" BOXELDER	841.58	2082	9"
926	11" BOXELDER	843.39	2083	
1765	11" ASH	826.72	2084	
1766	9" PINE	826.31	2085	
1767	6"6"5" ASH	826.56	2086	
1768	10" 9" ASH	828.52	2087	
1769	9" ASH	828.28	2088	
1770	10" ASH	828.26	2089	
2029	14" 14" WALNUT	830.30	2090	
2030	9" APPLE	829.65	2091	
2031	6" CHERRY	829.92	2092	
2032	9" CHERRY	829.93	2093	
2033	7" CHERRY	828.84	2094	
2034	9" HAWTHORNE	828.29	2095	
2035	6"7"7"HAWTHORNE	832.28	2096	
2036	8" 8" 8" 9" 9" 10" 12" APPLE	832.26	2097	
2037	10" GINKO	827.22	2098	
2038	15" 7" 6" MAPLE	842.72	2099	
2039	8" 16" PINE — TOP GONE	841.62	2100	
2040	12" 12" CATALPA	843.84	3280	
2041	17" 13" MAPLE	842.10	3281	
2042	12" 15" MAPLE	843.60	3282	
2043	11" 12" MAPLE	843.67	3283	6
2044	8" 13" MAPLE	843.54	3284	
2045	23" MAPLE	842.61	3285	
2046	14" WALNUT	842.74	3286	
2047	12" MAPLE	843.32	3287	
2048	19" 16" MAPLE	843.94	3288	
2049	18" 19" 20" MAPLE	842.53	3289	
2050	16" PINE	843.95	3290	
2051	12" PINE	844.34	3291	
2052	9" 16" PINE	841.17	3292	
2053	18" PINE	842.44	3293	
2054	17" PINE	842.61	3294	
2055	10" PINE	843.43	3295	
2056	20" MAPLE	843.64	3296	
2057	10" MAPLE	844.82	3506	2
2058	20" SYCAMORE	843.85	3523	15" 1
2059	13" PINE	843.28	3532	
2060	11" 13" 13" MAPLE	844.09	3588	
2062	9" 13" 19" 17" MAPLE	844.54	3764	6"
2063	13" PINE	844.41	3767	
2064	26"" MAPLE	837.25	3828	
2065	15" POPLAR	840.95	3837	
2066	13" POPLAR	841.64	3997	
2067	11" POPLAR	841.37	4004	
2068	19" PINE	841.73	4038	
2069	11" PINE	841.35	8161	
2070	14" PINE	842.18	8162	
2071	10" WALNUT	841.80	8166	
2072	13" MAPLE	841.20	8187	
2073	17" MAPLE	842.50	8188	
2074	30" MAPLE	841.88	8189	
2075	28" MAPLE	842.03	8190	
2076	14" BOXELDER	841.90	8191	
2077	9" 10" 11" 12" 12" BOXELDER	842.65	8192	
2078	27" POPLAR	842.99	8193	
2079	24" CHERRY	841.40	8194	
2080	36" MAPLE	839.55	8195	
	OU IVI/ II LL	230.00		

838.74 8196

6" APPLE

20" MAPLE

	TREE TABLE				TREE TABLE	
#	DESC.	ELEV.		#	DESC.	ELEV.
2082	9" 12" 14" BOXELDER	842.33		8197	7" 6" APPLE	0.00
2083	37" MAPLE	841.74		8198	7" ASH	821.85
2084	14" CHERRY	841.45		8199	6" ASH	821.94
2085	25" MAPLE	840.18		8200	6" CEDAR	821.94
2086	15" 17" MAPLE	839.98		8201	6" ASH	822.05
2087	17" MAPLE	839.87		8202	6" ASH	822.39
2088	10" MAPLE	839.74		8203	6" ASH	825.65
2089	9"9"MAPLE	839.88		8204	6" PEAR	828.38
2090	13" BOXELDER	838.76		9937	37" ELM	843.32
2091	12" MAPLE	839.04		9938	11" 7" CRAB APPLE	843.63
2092	20" HICKORY	839.39		9939	9" MAPLE	843.67
2093	12" PINE	838.70		9940	9" 7" PEAR	843.98
2094	12" 16" BOXELDER	838.59		9941	20" 5" 5" MAPLE	844.22
2095	9" MAPLE	837.56		9942	7" WALNUT	844.87
2096	17" BOXELDER	837.49	-	9943	13" ELM	844.74
2097	8" 8" HICKORY	837.11	-	9944	28" MAPLE	842.12
2098	7" PINE	837.26	-	9945	6" ELM	841.73
2099	13" 13" MAPLE	837.14		9946	9"8"6"APPLE	840.96
2100	8" CRAB APPLE	842.49		9947	27" MAPLE	842.50
3280	9" HAWTHORNE	842.56		9948	6" 6" BUCKTHORN	841.90
3281	8" CHERRY	842.76		9949	55" MAPLE	841.61
3282	10" WALNUT	840.42		9950	35" 21" MAPLE	841.80
3283	6" 6" 7" 7" APPLE	840.04		9951	9" MAPLE	841.64
3284	11" CHERRY	838.98		9952	9" MAPLE	843.85
3285	8" ASH	835.18		9953	7" COTTONWOOD	841.84
3286	6" 9" 10" MAPLE	836.23		9954	6" COTTONWOOD	841.86
3287 3288	7"8"APPLE 12"CHERRY	836.45 834.55		9955	25" MAPLE 8" 7" ELM	841.90 842.66
3289	9" OAK	840.60		9957	18" PEAR	840.16
3290	23" MAPLE	838.69		9958	6" 5" CRAB APPLE	839.45
3291	10" MAPLE	837.91		9959	7" 6" ASH	836.16
3292	15" 17" MAPLE	837.06		9960	8" 5" APPLE	834.07
3293	12" BOXELDER	839.89		9961	7" 5" APPLE	833.56
3294	12" BOXELDER	840.07		9962	18" ELM	832.59
3295	6" WALNUT	840.57		9963	11" 8" 6" 5" APPLE	832.38
3296	6" WALNUT	840.70		9964	9" CEDAR	832.28
3506	24" 24" 24" MAPLE	841.61		9965	6" APPLE	834.23
3523	15" 15" 14" 11" 11" MAPLE	842.28		9966	7"5" ASH	831.90
3532	11" CHERRY	841.11		9967	6"2" ASH	830.58
3588	22" MAPLE	843.20		9968	10" ASH	821.82
3764	6"8"8"8"9"APPLE	833.81		9969	9" CHERRY	841.20
3767	10" 12" ELM	826.50		9970	7" BOXELDER	839.78
3828	8" WALNUT	841.79		9971	7" BOXELDER	839.76
3837	7" CHERRY	842.50		9972	8" BOXELDER	839.81
3997	6" CHERRY	841.13		9973	6" BOXELDER	839.26
4004	30" DEAD	843.66		9974	7" BOXELDER	839.72
4038	18" MAPLE	844.43		9975	7" BOXELDER	839.47
8161	13" PINE	826.84		9976	9" BOXELDER	839.58
8162	7" PINE	825.92		9977	8" WALNUT	839.21
8166	6"6"5" ASH	828.42		9978	8" MULBERRY	839.36
8187 8188	9" ASH 10" ASH	824.45 824.15		9979	9" 6" BOXELDER 7" BOXELDER	838.53 839.72
8189	8" ASH	824.57		9981	6" 5" HONEYSUCKLE	836.94
8190	8 ASH 9" CEDAR	821.33		9982	6 5 HUNEYSUCKLE 7" ASH	838.31
8191	9 CEDAR 5" 4" 2" PEAR	823.62	_	9983	8" CHERRY	836.80
8192	6" ELM	819.26		9984	11" WALNUT	840.44
8193	9" 7" ELM	820.41		9985	6" 4"APPLE	836.76
8194	18" ELM	819.49		9986	6" HAWTHORNE	835.99
8195	9" DEAD	819.40		9987	9" 8" 5" HAWTHORNE	834.68
0400	-"	000.77	-		_" _""	0.70.00

822.37 9988 8" 7" CRAB APPLE 832.29

		TREE TABLE						
	#	DESC.	ELEV.					
	9989	8" ASH	830.15					
5	9990	7" ASH	829.50					
4	9991	11" ASH	829.02					
4	9992	7" ASH	830.64					
5	9993	9" ASH	830.24					
9	9994	10" 4" ASH	830.07					
5	9995	6"5" ASH	830.50					
3	9996	14" ASH	827.24					
2	9997	12" ASH	827.68					
3	9998	15" ASH	827.93					
7	9999	6" ASH	828.02					
3	10000	9" PINE	829.00					
2								



P 248.651.0592 ail@ReichertSurveying.com 140 Flumerfelt Lane Rochester, MI 48306

TREELIST

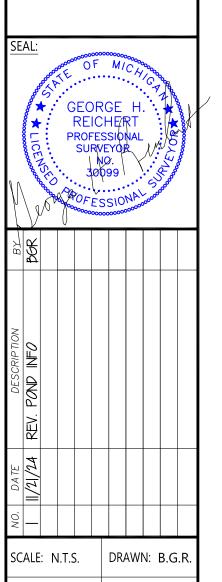
FRORTH 404.00 FT. OF LOT 13 & LOT 14, LOT 15 EXCEPT THE NORTH 420.00

OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC.

2 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER

LLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.15 OF PLATS, P.34, O.C.R.

CAMDEN CROSSING
14955 TECHNOLOGY DR.
SHELBY TWP., MI 48315
(586) 421-5729



DATE: 10/15/24 | CHECK: G.H.R.

JOB # G02-009 | SHEET: 2 OF 2

#### Standard Details: Standard Notes: 1 1/2" HMA, 5EL 1. Maximum grade of 8.33% along pathway [PG 64-22 (Final Grade)] 9'-0' (less than 5% is recommended). 92% to 96% of the Theoretical Maximum Density (TMD) 2. 1% cross slope (i.e. super elevation) for drainage off and away from pathway and Apply bituminous bond tack graded shoulders (2% maximum coat SS-1H at an application 3'-0" rate of 0.10 gallons/sq.yd. cross-slope). Graded or adjusted by the engineer 3. 60' minimum center line radii for pathway Shoulder as conditions warrant horizontal alignment. (Typ.) 4. Provide a minimum of 3' horizontal 2 1/2" HMA, 4EL [PG 64-22 (Final Grade)] 92% to 96% of the Theoretical clearance and 10' vertical clearance from all fixed objects and the edge of pathway Maximum Density (TMD) surface. Relocation of existing objects (i.e. mail boxes, signs, etc.) shall be considered 4" (CIP) of 21AA aggregate base incidental work items. (98% Maximum Density) Typical 8' Pathway Section 5. Pathway ramps shall be constructed in Apply Pramitol 25E Compacted existing subgrade accordance with MDOT standard detail R-28 or equivalent (as (95% Maximum Density) Series and shall have a minimum clear approved by the opening of 8' wide. engineer) in 6. A clean saw cut joint shall be provided accordance with wherever new pavement matches existing manufacturer's pavement (incidental work item). recommendations Minimum vertical clearance within 7. Utility structures shall be adjusted in the influence of the pathway accordance with the City of Rochester Hills standards and shall match the proposed grade of the pathway. 3' minimum horizontal clearance 8. Pathway shall be 6 inch thick HMA or between edge of pathway and all concrete through residential drives and fixed objects 9 inch thick HMA or 8 inch thick concrete 10' through commercial drives. 9. Pathway asphalt shall be paid for as Maximum 1 on 3 Slope "Shared Use Path, HMA" when part of 1% cross slope for drainage 8' Pathway public improvement project. off and away from pathway 10. Ramps and landings shall be 6 inch thick and graded shoulders. Crossconcrete. Graded slope shall not exceed 2%) 11. ADA detectable warning plates shall be Shoulder preformed and brick red in color. Acceptable products included ADA Solutions, Maximum 1 on 3 Slope Inc., Armor-Tile, E.J., or approved equal 12. Irrigation overspray shall not broadcast onto City pathway or sidewalk Typical Pathway and Graded Shoulder Shoulder Drainage Profile CITY OF ROCHESTER HILLS STANDARD DETAIL FOR:

Pathway Details:

#### Hot-Mixed Asphalt Pathway Construction, Extensions and Relocations

DRAWN BY S. Bucholz

REVISIONS: 10/30/2024 2/8/2022 8/22/2018 01/12/2022

PLAN DATE: 8/28/1996 4/12/2012 | 2/25/2016 | 11/12/2019 | 01/25/2022

APPROVED BY: SETH BUCHOLZ, CITY TRANSPORTATION TECHNICIAN KEITH DEPP, CITY PROJECT ENGINEER

NOT TO SCALE

SHEET 0F 1



10448 Citation Drive, Suite 100 Brighton, MI 48116

Phone: 800 395-ASTI Fax: 810.225.3800

www.asti-env.com

November 3, 2025

Chris McLeod, Planning Manager Department of Planning and Economic Development City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309-3033

Subject: Camden Crossing Site Condominiums;

Wetland Use Permit Review #4; Plans dated October 23, 2025 ASTI File No. A25-0125.10

**Applicant:** Jim Polyzois

Dear Mr. McLeod:

The above-mentioned project proposes to construct twenty-five residential structures on 9.36 acres of land located in the northeast quadrant of Hamlin Road and Crestline Street. The subject site includes wetland regulated by the City of Rochester Hills but not likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

ASTI has reviewed the site plans received from the City dated October 23, 2025 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

#### COMMENTS

- 1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing, and the proposed activity has not been previously authorized.
- 2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
  - This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on the site by the Applicant's wetland



consultant, Atwell, which was verified in the field by ASTI on April 11, 2025. One City-regulated wetland was found in the northern portion of the site. On-site wetland boundaries appear to be shown accurately on the Current Plans as well as stating that the wetland delineation was completed by Atwell on May 2, 2024. Alpha-numeric wetland flagging is now shown on the Current Plans as applied in the field. Furthermore, ASTI observed additional wetland on-site and placed seven additional wetland flags (pink pin flags labeled RH-1 to RH-7) in the eastern portion of the wetland; these flagging locations are now shown on the Current Plans as MOD-1 to MOD-7, which is to ASTI's satisfaction. The applicant should be advised that wetland delineations are only considered valid by EGLE and the City for a period of three years. Please note the EGLE has final authority on the extent and jurisdiction of all State-regulated wetland, lakes, and streams in Michigan.

#### b. Wetland Quality Assessment

The on-site wetland is an emergent wetland located in the northern portion of the site. Dominant vegetation observed within the on-site wetland was essentially all non-native and included Phragmites (Phragmites australis) and reed canary grass (*Phalaris arundinacea*) with inclusions of purple loosestrife (*Lythrum* salicaria). Herbaceous coverage was thick at the time of the inspection by ASTI. Tree and shrub coverage was sparse and sporadic and was comprised of the common native species of gray dogwood (Cornus racemosa) and box elder (Acer negundo). Soils were comprised of sandy clayey loams that are considered hydric because a depleted matrix was observed; wetland hydrology was observed in the form of oxidized rhizospheres on living roots and soil saturation at the surface. No obvious signs of detrimental contaminants were observed within the on-site wetland. Overall, vegetation within Wetland A was dominated by non-native species (90-100%); this fact, along with its relatively small size and highly urbanized location, lowers the potential for the wetland to provide locally diverse wildlife habitat as well as ecological functions associated with wetlands. This wetland extends off-site to the east onto the adjoining properties and was observed to be actively detaining and draining surface water on the day of the site inspection. Based on these factors, it is ASTI's opinion that the on-site wetland is of low ecological quality but does provide minimal function for storm water detainment and filtration and, thus, should be considered a medium/lowquality natural resource to the City.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.



- a. The City-regulated wetland is a portion of a wetland that extends off-site that is greater than two acres in size, thus, warranting City regulation. ASTI strongly recommends the Applicant contact EGLE to determine if the on-site wetland is EGLE-regulated prior to any impacts to said wetland. Once an EGLE regulatory determination has been provided to the Applicant, it should be sent to the City for review; if a permit is required from EGLE for the wetland impacts shown on the Current Plans, said permit must also be submitted to the City for review prior to construction.
- b. The Current Plans show 11,284 square feet of the on-site wetland will be permanently impacted from the construction of the proposed detention basin in the northeast portion of the site. This proposed action qualifies for an exemption to the Wetland and Watercourse Ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. This is noted on the Current Plans to ASTI's satisfaction.
- c. As stated above, the City-regulated wetland impacts associated with the construction of the proposed on-site detention basin qualify for an exemption to the City's Wetland and Watercourse Ordinance. The on-site wetland will be bisected from its off-site portion to the east as a result. ASTI has observed that the on-site wetland has been mowed in the eastern portion, at least sporadically. Therefore, in order to protect the remaining on-site wetland from future potential mowing activities, intensive use, or other unplanned impacts, ASTI recommended in earlier reviews that a single or split rail wooden fence, or some other City-approved protective structure be constructed around the remaining portion of the on-site wetland. The Current Plans depict a boulder wall is to be placed around the remaining Natural Features Setback on site, which should discourage future mowing activities within the Natural Features Setback and City-regulated wetland. This action is to ASTI's satisfaction based on City acceptance of the final proposed boulder wall design.
- d. The Current Plans show 143 square feet of permanent impacts to the on-site City-regulated wetland will occur from grading activities associated within the northern portion of the proposed Cardinal Lane and the proposed Lot 15. These impacts are not exempt from City regulation as described above. The wetland in this area has been degraded from historic sporadic mowing as part of landscaping activities. The wetland in this area is also dominated by non-native



- species (Phragmites, reed canary grass, and purple loosestrife) and is of low ecological quality and function. Moreover, the proposed impacts are very small, and thus, ASTI recommends the City allow for these impacts as proposed.
- 4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
  - a. A Wetland Use Permit from the City is required for this project as proposed on the Current Plans. EGLE should be contacted by the Applicant to confirm whether the on-site wetland is under its jurisdiction prior to any impacts to the onsite wetland.
- 5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
  - a. The Current Plans show the on-site Natural Features Setback areas accurately, which is to ASTI's satisfaction.
  - b. Natural Features Setback areas on-site were mainly comprised of areas of mowed lawn, which was dominated by common lawn species including Kentucky blue grass (*Poa pratensis*) and clover species (*Trifolium* spp.), and un-mowed areas with inclusions of shrubby upland dominated by the non-native species of smooth brome (*Bromus inermis*), multiflora rose (*Rosa multiflora*), teasel (*Dipsacus fullonum*), Kentucky blue grass, and orchard grass (*Dactylis* glomerata) and the common native species of gray dogwood, box elder, crabapple (*Malus coronaria*), and tall goldenrod (*Solidago altissima*). The total tree canopy was approximately 25% in this area, and the shrub layer was thick. The on-site Natural Features Setback was dominated by invasive and adventive species (approximately 70% total coverage) and, therefore, low in ecological quality and function.
  - c. Regardless of the low-quality of the Natural Features Setback around the on-site wetland, it does provide at least minimal natural buffering for the on-site wetland. Therefore, steps should be taken to preserve the remaining portions of this area, which will also minimize unplanned impacts to the remaining portion of the on-site wetland. To help minimize unplanned impacts to the remaining Natural Features Setbacks, and presumably the on-site City-regulated wetland from future potential mowing activities, intensive use, or other unplanned impacts,



ASTI recommended in earlier reviews that a single or split rail wooden fence, or some other City-approved protective structure be constructed around the remaining portion of the on-site wetland. The Current Plans depict a boulder wall is to be placed around the remaining Natural Features Setback on site, which should discourage future mowing activities within the Natural Features Setback (and City-regulated wetland). This action is to ASTI's satisfaction based on City acceptance of the final proposed boulder wall design.

- d. The Current Plans indicate 378 linear feet of permanent impacts to the on-site Natural Features Setback will occur from the construction of the proposed detention pond. This proposed action qualifies for an exception to the Natural Features Setback Ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. This is now noted on the Current Plans to ASTI's satisfaction.
- e. The Current Plans state that 9 linear feet of temporary Natural Features Setback impacts will occur from grading activities associated with the construction of proposed detention pond. This proposed action qualifies for an exception to the Natural Features Setback Ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. This is now noted on the Current Plans to ASTI's satisfaction.
- f. The Current Plans state that 94 linear feet of temporary Natural Features Setback impacts will occur from grading activities associated with the construction of the terminus of Cardinal Lane. The impacts to the Natural Features Setback in this area are of low ecological quality and the impacts are small and, thus, ASTI recommends the City allow for these temporary impacts. Moreover, the Current Plans state that any temporarily impacted Natural Features Setback are to be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix. This is to ASTI's satisfaction.



g. The Current Plans indicate approximately 109 linear feet of permanent Natural Features Setback impacts will occur from the construction of proposed Unit 15 and the northern portion of the proposed Cardinal Lane. The Natural Features Setback in this area has been comprised of semi-maintained lawn for at least the last fifteen years based on review of historical aerial photography and is of low ecological value and function; therefore, ASTI recommends the City allow for these impacts. Moreover, this is all shown and stated on the Current plans to ASTI's satisfaction.

#### **RECOMMENDATION**

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL** 

Kyle Hottinger Wetland Ecologist

Professional Wetland Scientist #2927

#### Site plan.pdf Markup Summary

#### **Building Department (2)** Subject: Building Department Mark Artinian 248-841-2446 Author: Mark Artinian ArtinianM@RochesterHills.org Date: 11/4/2025 4:13:32 PM Status: Subject: Building Department Yes Author: Mark Artinian Yes Date: 11/4/2025 4:13:55 PM Status: **Engineering Department (1)** Subject: Engineering Department Author: Jason Boughton Date: 10/31/2025 7:49:00 AM Status: Fire Department (3) Subject: Fire Department Orient Front of Fire Hydrant facing Cardinal Lane Author: Jon Mills Date: 11/3/2025 8:25:49 AM Status: Subject: Fire Department Reattach Water Flow Report Author: Jon Mills Date: 11/3/2025 8:28:30 AM Status: Subject: Fire Department Author: Jon Mills Date: 11/17/2025 1:35:39 PM Status: Group (38) Subject: Group City of Rochester Hills Planning & Economic Author: macdonaldj Development Date: 10/30/2025 2:08:33 PM Status: Subject: Group WP Author: C.McLeod

LINE CONTACT: Subject: Group SUNOCO PIPELINE

Author: C.McLeod

Date: 11/13/2025 12:35:10 PM

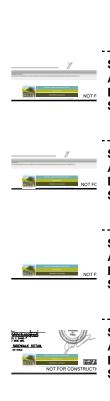
Date: 11/13/2025 12:35:10 PM

Status:

Status:

Subject: Group NFSM Author: C.McLeod Date: 11/13/2025 12:35:10 PM Status: Subject: Group Tree Removal Permit Author: C.McLeod Date: 11/13/2025 12:35:10 PM Status: Subject: Group LIP Author: C.McLeod Date: 11/3/2025 9:04:54 AM Status: Subject: Group LB Author: C.McLeod Date: 11/3/2025 9:04:54 AM Status: Subject: Group Author: C.McLeod Date: 11/3/2025 9:04:54 AM Status: ..... Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:03 AM Status: Subject: Group REVISION: #3 Author: C.McLeod Date: 11/3/2025 9:02:13 AM Status: Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:23 AM Status: ..... Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:27 AM DISCAPE PLANTING DETAILS & NOTES 4 Status: Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:35 AM Status:

Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:39 AM Status: Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:45 AM Status: Subject: Group :ULATION PLAN **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:02:53 AM Status: Subject: Group REVISION: #3 Author: C.McLeod Date: 11/3/2025 9:02:58 AM LEAR ZONE & PLANTING SETBACKS LA. Status: **Subject:** Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:03:03 AM LANDSCAPE PLANTING PLAN LA- Status: ..... Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:03:10 AM Status: Subject: Group REVISION: #3 Author: C.McLeod Date: 11/3/2025 9:03:15 AM Status: Subject: Group **REVISION: #3** Author: C.McLeod ) Date: 11/3/2025 9:03:21 AM Status: Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:03:27 AM Status: Subject: Group **REVISION: #3** Author: C.McLeod Date: 11/3/2025 9:03:33 AM Status:



Subject: Group Author: C.McLeod

Date: 11/3/2025 9:03:38 AM

Status:

Subject: Group Author: C.McLeod

Date: 11/3/2025 9:03:44 AM

Status:

Subject: Group Author: C.McLeod

Date: 11/3/2025 9:03:49 AM

Status:

Subject: Group Author: C.McLeod

**Date:** 11/3/2025 9:03:55 AM

Status:



Subject: Group Author: C.McLeod

Date: 11/3/2025 9:04:12 AM

Status:



**Subject:** Group **Author:** C.McLeod

Date: 11/3/2025 9:04:20 AM

Status:



Subject: Group Author: C.McLeod

Date: 11/3/2025 9:04:24 AM

Status:



Subject: Group Author: C.McLeod

Date: 11/3/2025 9:04:29 AM

Status:



Subject: Group Author: C.McLeod

Date: 11/3/2025 9:04:32 AM

Status:



Subject: Group Author: C.McLeod

Date: 11/3/2025 9:04:37 AM

Status:

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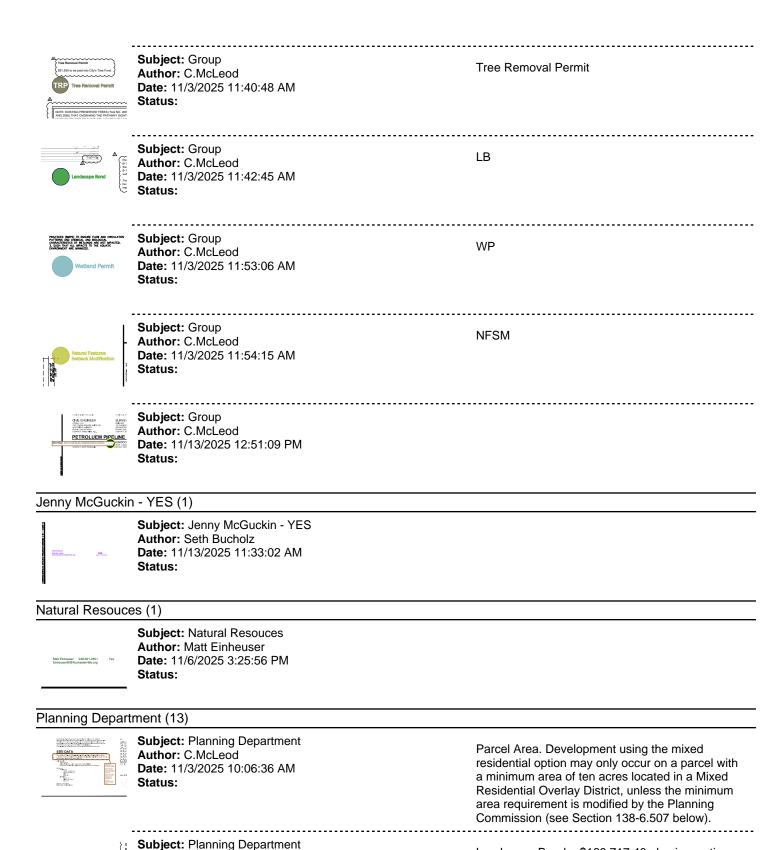
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Group
C. McLeod
REV



Author: C.McLeod

Status:

Date: 11/3/2025 11:43:18 AM

Landscape Bond = \$169,717.40 plus inspection

fees.

Landscape Bond = \$169,717.40 plus inspection fees.	Subject: Planning Department Author: C.McLeod Date: 11/3/2025 11:46:26 AM Status:	Landscape Bond = \$169, fees.	717.40 plus inspection
S81,500 paid into City Tree Fund  EXISTING PRESERVED TREES (TAG NO. 20 NO. THAT OWERHANG THE PATHWAY SIGH	Subject: Planning Department Author: C.McLeod Date: 11/13/2025 12:32:32 PM Status:	\$81,830 paid into City Tre	ee Fund
467 linear feet - 11,301 square feet of permanent singual.	Subject: Planning Department Author: C.McLeod Date: 11/3/2025 11:56:07 AM Status:	487 linear feet - 11,301 s impact.	quare feet of permanent
11,427 square fact of permanent welfared impact	Subject: Planning Department Author: C.McLeod Date: 11/3/2025 12:00:22 PM Status:	11,427 square feet of per	manent wetland impact
Form of authorization shall be provided prior to payable, and the provided prior to pa	Subject: Planning Department Author: C.McLeod Date: 11/3/2025 12:07:37 PM Status:	Form of authorization sha planting.	all be provided prior to
Highway piganation L47870 P274, 0.03 Alliago actinest the represented of second to be designed t	Subject: Planning Department Author: C.McLeod Date: 11/3/2025 2:55:07 PM Status:	All signs must meet the re and be approved under s the Building Department.	equirements of the City eparate permits issued by
487 Innear feet - 11,301 square feet of permanent sequet.	Subject: Planning Department Author: C.McLeod Date: 11/13/2025 12:35:10 PM Status:	487 linear feet - 11,301 s impact.	quare feet of permanent
11,07 square test of permanent welfard impact	Subject: Planning Department Author: C.McLeod Date: 11/13/2025 12:35:10 PM Status:	11,427 square feet of per	manent wetland impact
Assessing Yes	Subject: Planning Department Author: C.McLeod Date: 11/12/2025 2:28:45 PM Status:	Assessing	Yes
Chip Makada Sel Anti-2022 No. endocal-@flechaeneride.org	Subject: Planning Department Author: C.McLeod Date: 11/13/2025 12:31:24 PM Status:		

Subject: Planning Department

Author: C.McLeod

Date: 11/13/2025 12:35:10 PM

Status:

132 Regulated Trees 39 Trees Preserved 245 Tree Credits Required

Yes

\$81,830 paid into City Tree Fund

Text Box (3)

Yes

Subject: Text Box Author: macdonaldj

Date: 11/17/2025 2:14:16 PM

Status:

Subject: Text Box Author: macdonaldi

Date: 11/17/2025 2:14:28 PM

Status:

Subject: Text Box Author: macdonaldj

Date: 11/17/2025 2:14:58 PM

Status:

#### Traffic (9)



Subject: Traffic

Author: Emira Barrette Date: 11/10/2025 3:10:37 PM

Status:

F or P? The signs along Cardinal Way are denoted

by letter "P".



Subject: Traffic

Author: Emira Barrette

Date: 11/10/2025 3:13:07 PM

Status:

PR. City of Rochester Hills 30-inch Mountable

Curb & Gutter



Subject: Traffic

Author: Emira Barrette Date: 11/10/2025 3:14:13 PM

Status:

Add crosswalk markings.



Subject: Traffic

Author: Emira Barrette

Date: 11/10/2025 3:15:21 PM

Status:

Show width of C&G on the cross section of the

road.



Subject: Traffic

Author: Emira Barrette Date: 11/10/2025 3:15:58 PM

Status:



Subject: Traffic

Author: Emira Barrette

Date: 11/10/2025 3:22:45 PM

Status:

Sidewalk base shall be six inches (6") of MDOT 21AA aggregate, compacted to ninety-five percent

(95%) maximum density



Subject: Traffic

Author: Emira Barrette
Date: 11/10/2025 3:25:54 PM

Status:

Pathways shall be four inches (4") thick, hot mixed asphalt (HMA) comprised of one-and-a-half inch (1.5") of HMA 5EL over two-and-a-half inch (2.5") of HMA 4EL. Pathways shall consist of an additional two inches (2") of HMA 4EL through existing and proposed drives commercial drives.

In Communities yelves, yourself officials of yearing along sidencedes, god manys, and that recognition weeks and fail facility away we consign and demonstrate dependent on the charlest for compliance with 30th explainments.

Subject: Traffic Author: Emira Barrette

Date: 11/10/2025 3:29:52 PM

Status:

In Construction plans, provide detailed grading along sidewalks, pathways, and their respective ramps and/or landing areas so running and transverse slopes can be checked for compliance with ADA requirements.

Subject: Traffic Author: Keith

Date: 11/12/2025 1:51:07 PM

Status:

Сирри и носнаванная .crg

#### Underground Utilities (1)

Subject: Underground Utilities

Author: Keith

Date: 11/12/2025 1:52:38 PM

Status:

Provide updated detail attached.

