

[illegible]

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.

LEGEND

585	PR. 1" CONTOUR
590	EX. 1" CONTOUR
595	EX. 5" CONTOUR
600	PROPERTY LINE
605	CENTERLINE OF SWALE
610	PR. MOUNTABLE CURB AND GUTTER
615	EX. MANHOLE / CATCH BASIN
620	EX. HYDRANT
625	EX. GAS VALVE & WELL
630	PR. GATE VALVE & WELL
635	EX. WATER MAIN MANHOLE
640	EX. SANITARY SEWER MANHOLE
645	EX. SANITARY SEWER MANHOLE
650	PR. EMERGENCY OVERFLOW ROUTE
655	EX. WETLAND

SPOT GRADE DESIGNATIONS
FG = FINISHED GRADE
DEL = DITCH / BRICK LEDGE
WFO = WFOOT
RM = RM GRADE FLOW LINE
1/W = TOP OF WALL
B/W = BOTTOM OF WALL
WD = FG - 1'
VO = FG - 4.5'

NOTES

1. FOR ALL TEMPORARY GRADING IMPACTS TO THE NATURAL FEATURE BUFFERS, BMPs WILL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROJECT. ANY TEMPORARY IMPACTED AREA IS TO BE RESTORED TO ORIGINAL GRADE, WITH ORIGINAL SOILS OR EQUIVALENT SOILS AND SEEDS WITH A CITY-APPROVED WETLAND SEED MIX.
2. DRIVE SLOPES ARE FROM FINISHED GRADE TO BACK OF WALK. AN ADDITIONAL 4" WILL BE ADDED TO THE FINISHED GRADE ELEVATION TO ESTABLISH GARAGE FLOOR ELEVATION AND AN ADDITIONAL 1.5" FOR DRIVE SLOPES. LOTS 1-6 REFLECT FINAL DRIVE SLOPES TO GARAGE FLOOR (TOP OF 4" SLAB).
3. WETLAND DELINEATION CONDUCTED BY ATWELL ON MAY 2, 2024 (DON WERNINGER AND CHRIS KUNDEL). THE ALPHA-NUMERIC WETLAND FLAGGING (A1-A1.31 AND A21-A2.0) AS APPLIED IN THE FIELD BY ATWELL AND FLAGGING MDS 1 - MDS 15) AS APPLIED IN THE FIELD BY CITY WETLAND CONSULTANTS IN APRIL 2025 IS PROVIDED ON THE WETLAND IMPACT PLAN.
4. ROOF DOWNSPOUTS FOR LOTS 1-6 SHALL HAVE DRAINAGE DIRECTED TOWARDS REAR YARD ON-SITE CATCH BASINS.

BENCHMARK (NAVD85 DATUM)

- BW #1
ARROW ON FIRE HYDRANT
ELEV=839.34
- BW #2 (RELOCATED HYD)
ARROW ON FIRE HYDRANT
ELEV=843.95
- BW#3
MAG NAIL UTILITY POLE
ELEV=844.87
- BW#4
ARROW ON FIRE HYDRANT
ELEV=843.95
- BW#5
ARROW ON FIRE HYDRANT
ELEV=843.94

CITY FILE #19-031
SECTION #22

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Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS GAS, WATER, AND SEWER, ARE NOT KNOWN WITH 100% ACCURACY. ANY INFORMATION PROVIDED BY THE CITY OF ROCHESTER HILLS IS FOR INFORMATIONAL PURPOSES ONLY. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.

NOTICE: CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

ATWELL
248.447.2000
www.atwell-llc.com



SECTION 22
TOWN 5 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

M2J, LLC
CAMDEN CROSSING
FINAL SITE PLAN
GRADING PLAN

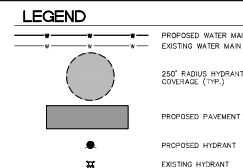
DATE: AUG. 16, 2019
2020-06-15 PER CITY
2021-03-31 PER CITY
2021-07-02 PER CITY
2021-08-23 PER CITY
2022-01-21 PER CITY
2022-03-18 PER CITY
2024-07-11 PER CITY
2025-02-12 PER CITY
2025-06-11 PER CITY
2025-09-24 PER CITY
2025-10-23 PER CITY

REVISIONS
0 30 60
SCALE: 1" = 40 FEET
DRAWN BY: JKS
CHECKED BY: JKS
P.L.M.: JKS
JOB #: 18001882
FILE CODE: -
SHEET NO: C-03

CITY FILE #19-031
SECTION #22

NOT FOR CONSTRUCTION

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CITY OF MICHIGAN DEPARTMENT OF HIGHWAYS

CONSTRUCTION PERMITS

1. **CONSTRUCTION SITES SHALL BE SAFEGUARDED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE. THE FIRE LANE SIGN SHALL BE NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE" AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.**

2. **FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 503**

3. **CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TIRE, DEBRIS OR ANY OTHER CLEARING MATERIALS OR BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR. IT IS THE DUTY OF THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.**

4. **FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 503.67 & 503.67.2**

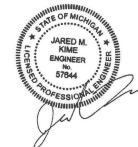
5. **BUILDING CONSTRUCTION TYPE WILL BE: WOOD FRAME, ASPHALT SHEDS, AND STONE AND STONE EXTENSION WITH UNDOOR WOOD SHEDS PAINTED ON GABLES.**

6. **THE TYPICAL SQUARE FOOTAGE OF EACH UNIT IS AS FOLLOWS:**

7. **TYPE A - 1,856**

8. **TYPE B - 2,133 OF 2,120 SQ FT**

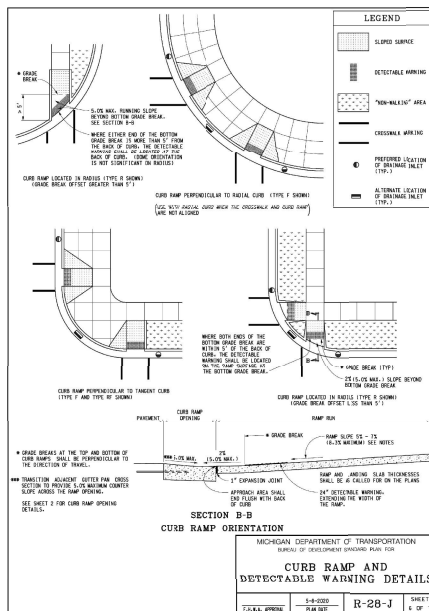
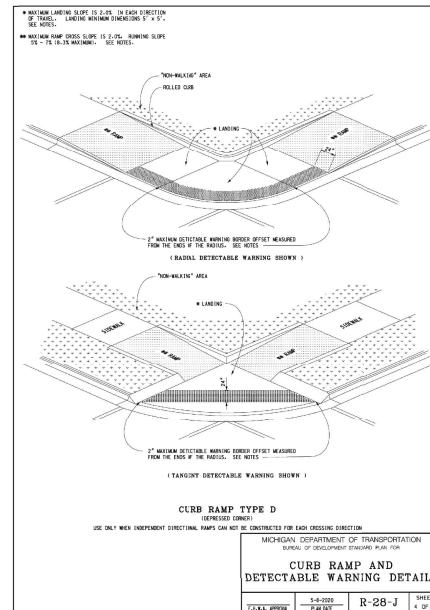
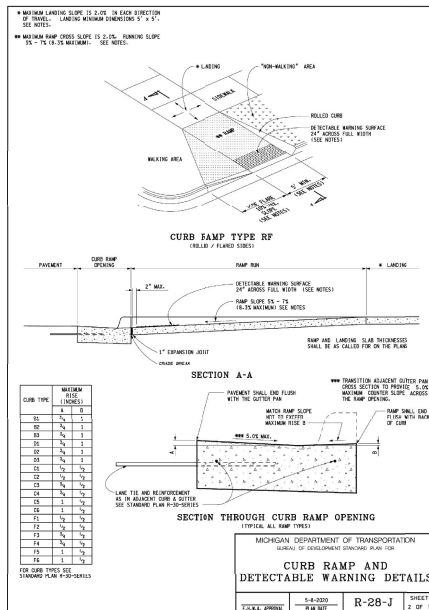
9. **REQUIRED FIRE FLOW = 1200 GPM**




 PROJECT: 2024-0027-PRC2025-0301
 RELEASE #3
 RELEASED: 10/30/2025

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 Know what's below. Call before you dig. The locations of existing underground utilities are shown on an appropriate map. ONLY YOUR HOME REPRESENTATIVE OR ITS REPRESENTATIVE, THE CONTRACTOR, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES BEFORE COMMENCING ANY WORK. ANY DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BEFORE THE OWNER BEGINS ANY WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK. COPYRIGHT 2000 AT&T INTEL, LLC. NO REPRODUCTION OR TRANSMISSION OF ANY KIND WITHOUT THE WRITTEN PERMISSION OF AT&T INTEL, LLC.	
 AT&T INTEL 100 SOUTH HILLWAY, SUITE 100 DALLAS, TEXAS 75201 214.447.2000	
SECTION 22	TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN
M2J1, LLC CAMDEN CROSSING FINAL SITE PLAN FIRE PROTECTION PLAN	DATE AUG. 16, 2019 2020-06-15 PER CITY 2021-01-21 PER CITY 2021-07-02 PER CITY 2021-08-23 PER CITY 2022-01-21 PER CITY 2022-05-18 PER CITY 2023-02-16 PER CITY 2023-07-11 PER CITY 2025-02-12 PER CITY 2025-06-17 PER CITY 2025-09-24 PER CITY 2025-10-23 PER CITY
REVISIONS SCALE: 1" = 40 FEET DRAWN BY: KS CHECKED BY: JMC DESIGN BY: 18001982 FILE CODE: - SHEET NO. C-07	



\\s010000\CAMDEN\PLAN SET\WOL\WOLV\WOLV000000 C-08_ARCH.DWG 10/23/2020 9:20 AM KEVIN SULLIVAN

Camden Crossing Rochester Hills



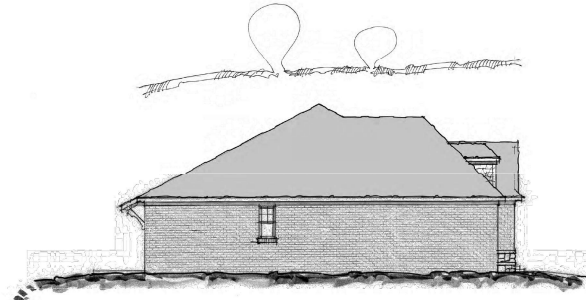
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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21059 Camden Crossing v.4 03/25/21

Camden Crossing Rochester Hills



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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Camden Crossing Rochester Hills



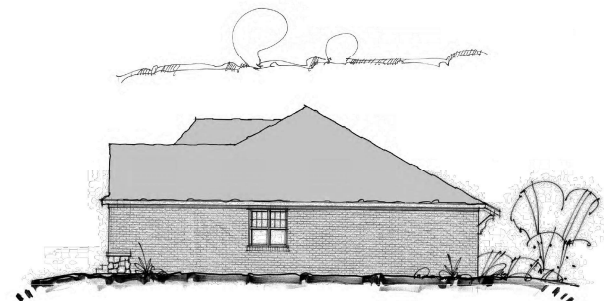
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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Camden Crossing Rochester Hills



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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CITY FILE #19-031
SECTION #2

811

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THE LOCATION OF EXISTING UTILITY LINES, WHETHER KNOWN OR UNKNOWN, MAY ONLY BE DETERMINED BY A QUALIFIED PROFESSIONAL PERSON. THE CONTRACTOR SHALL OBTAIN THE EXISTING LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, SEWER, AND TELEPHONE LINES, PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ATWELL

888.650.0000

www.atwell-group.com

1000 W. WATKINS AVE. SUITE 200

ANN ARBOR, MI 48106

248.247.2000

SECTION 22	TOWN 3 NORTH, RANGE 11 EAST	CITY OF ROCHESTER HILLS	OAKLAND COUNTY, MICHIGAN
M2.1, LLC	CAMDEN CROSSING	FINAL SITE PLAN	ARCHITECTURAL DRAWINGS
AUG. 16, 2019			
2020-06-15 PER CITY			
2021-01-21 PER CITY			
2021-07-02 PER CITY			
2021-08-23 PER CITY			
2022-01-21 PER CITY			
2023-01-18 PER CITY			
2024-07-11 PER CITY			
2025-02-12 PER CITY			
2025-06-17 PER CITY			
2025-09-24 PER CITY			
2025-10-23 PER CITY			
REVISIONS			
NA	NA	NA	NA
DRAWN BY: KS			
CHECKED BY: JK			
P.M.: JKME			
JOB #: 18001982			
FILE CODE: -			
SHEET NO: C-10			

A black and white architectural sketch of a single-story house. The house features a gabled roof with a small dormer window on the right side. The front facade has a two-car garage with double doors on the left and a front entrance with a small porch on the right. The house is surrounded by stylized trees and a driveway leading to the garage. The drawing is done in a sketchy, artistic style with cross-hatching for shading.



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A black and white architectural sketch of a house. The house has a gabled roof with a dormer window in the center. The dormer window has three panes. The main body of the house has two windows on the front facade. The house is surrounded by trees and shrubs. The sketch is done in a loose, artistic style with visible pencil or pen lines.



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A black and white architectural sketch of a single-story house. The house features a gabled roof with a chimney on the left side. There is a small porch on the left and a window with a flower box below it. The drawing is done in a sketchy, hand-drawn style with some areas shaded in grey.



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49'-0"

COVERED TERRACE 12'-0" x 12'-0"

OWNER'S SUITE 12'-0" x 12'-0"

FAMILY RM. 12'-0" x 12'-0"

DINING 12'-0" x 12'-0"

KITCHEN 11'-0" x 11'-0"

FLEX ROOM 12'-0" x 12'-0"

BEDROOMS 10'-0" x 12'-0"

BATH

HALL

CLO.

OWNER'S BATH 5'-0" x 5'-0"

2-CAR GARAGE 21'-0" x 21'-0"

2-CAR GARAGE 21'-0" x 21'-0"

PORCH

28'-0"

THE PLANS WERE PREPARED TO MEET THE MOST RECENT REQUIREMENTS OF THE CITY OF HOUSTON.



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21059 Camden Crossing v.4 03/25/21

75' x 88'
DUPLEX / 1000

W.I.C.

BEDROOM
10'0" x 12'0"

BATH

KITCHEN

BREAKFAST ROOM

LIVING ROOM

DINING ROOM

HALL

FRONT PORCH

OPT. BONUS
10'0" x 20'0"

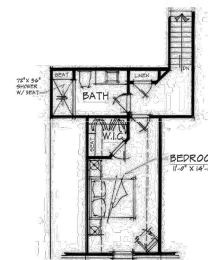
P.O. BOX

SECOND FLOOR: 366 SQ. FT.
OPT. BONUS: 253 SQ. FT.



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SECOND FLOOR: 426 SQ. FT.

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TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

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

M2J1, LLC
CAMDEN CROSSING
FINAL SITE PLAN
ARCHITECTURAL
DRAWINGS

DATE AUG. 16. 2019

2020-06-15	PER CITY
2021-01-21	PER CITY
2021-07-02	PER CITY
2021-08-23	PER CITY
2022-01-21	PER CITY
2022-02-18	PER CITY
2024-07-11	PER CITY
2025-02-12	PER CITY
2025-06-17	PER CITY
2025-09-24	PER CITY
2025-10-23	PER CITY

REVISIONS

NA	NA	NA

N/A
DRAWN BY: KS
CHECKED BY: JK

P.M.: JKME
JOB #: 18001982
FILE 0000

SHEET NO. C-12

NOT FOR CONSTRUCTION

C-12

G:\16001962\DWG\PLAN SETS\SITE-PRELIMINARY\16001962 C-08- ARCH.DWG 10/23/2025 9:31 AM KEVIN SULLIVAN

2-CAR GARAGE
 21'0" x 31'0"

The plan shows a 2-car garage with a central staircase leading up. To the left is a large open area, and to the right is a smaller area with a door labeled 'DOOR TO HOUSE'. The overall dimensions are 21'0" x 31'0".

FIRST FLOOR: 1,694 SQ. FT.
FRONT PORCH: 80 SQ. FT.



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U11059	Camden Crossing	v.4	03/25/21
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 PROJECT: 12024-0027, 7562025-0001
 PHASE: 1B
 RECEIVED: 01/09/2025

CITY F
SECTION

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