

# CAMDEN CROSSING

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

SECTION 22  
 TOWN 3 NORTH, RANGE 11 EAST

## Site Data

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

### LOT DENSITY

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

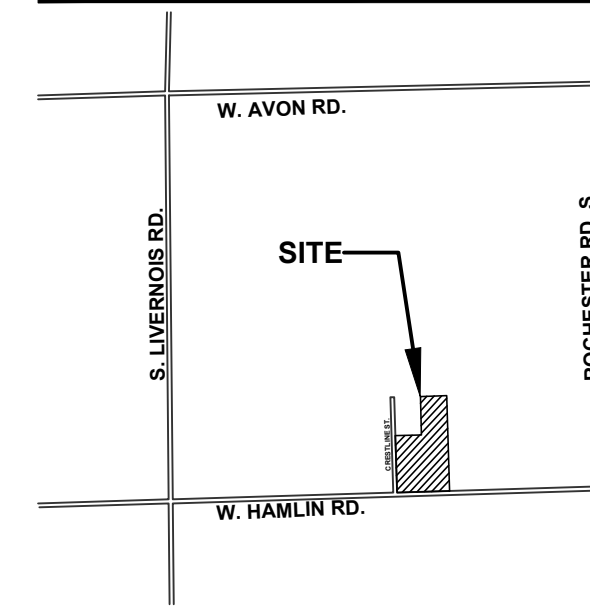
### SETBACKS

MR ZONING OVERLAY

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

SIDEWALK PROVIDED  
 ROADS ARE TO BE PRIVATE

### LOCATION MAP



### LOCATION MAP

NTS.

### LEGAL DESCRIPTION

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

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

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

### SHEET INDEX

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G-1.0	Cover
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C-03	GRADING PLAN
C-04	UTILITY PLAN
C-05	OVERALL DRAINAGE AREA PLAN
C-06	FIRE PROTECTION PLAN
C-07	DETAIL SHEET
C-08	DETAIL SHEET
C-09	ARCHITECTURAL DRAWINGS
C-10	ARCHITECTURAL DRAWINGS
C-11	ARCHITECTURAL DRAWINGS

LANDSCAPE SHEET INDEX	
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LA-1.0	LANDSCAPE CONCEPT & REQUIREMENTS
LA-1.1	LANDSCAPE PLANTING PLAN
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LA-1.3	CAMDEN CROSSING PARKETTE
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LA-1.5	SEEDING PLAN
LA-1.6	FOUNDATION PLANTING SCHEMES
LA-2.0	LANDSCAPE PLANTING DETAILS AND NOTES
IR-1.0	IRRIGATION PLAN

### PROJECT TEAM

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

PROJECT LANDSCAPE ARCHITECT/PLANNER  
 NÚÑEZDESIGN, INC.  
 RALPH L. NÚÑEZ, RLA, CLARB, ASLA, GRP  
 249 PARK ST.  
 TROY, MICHIGAN 48083  
 PHONE: (248) 224-5933

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

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

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

### 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.

### CITY REFERENCE NUMBER

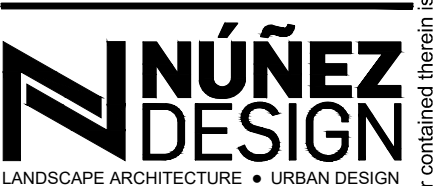
City File: #19-031 Section #: 22



CAMDEN CROSSING  
 HAMLIN RD.  
 SECTION 22, TOWN 3 NORTH, RANGE 11 EAST  
 ROCHESTER HILLS, MI

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



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 nunezdesigninc@gmail.com

Designed/Drawn: RN / JN  
 Checked/Approved: JN / JBN  
 Job #: N-01-02  
 N-01-02 LA Drawings Amenities + Specs Concept



SHEET:  
 COVER G-1.0

CITY FILE: #19-031  
 SECTION #: 22

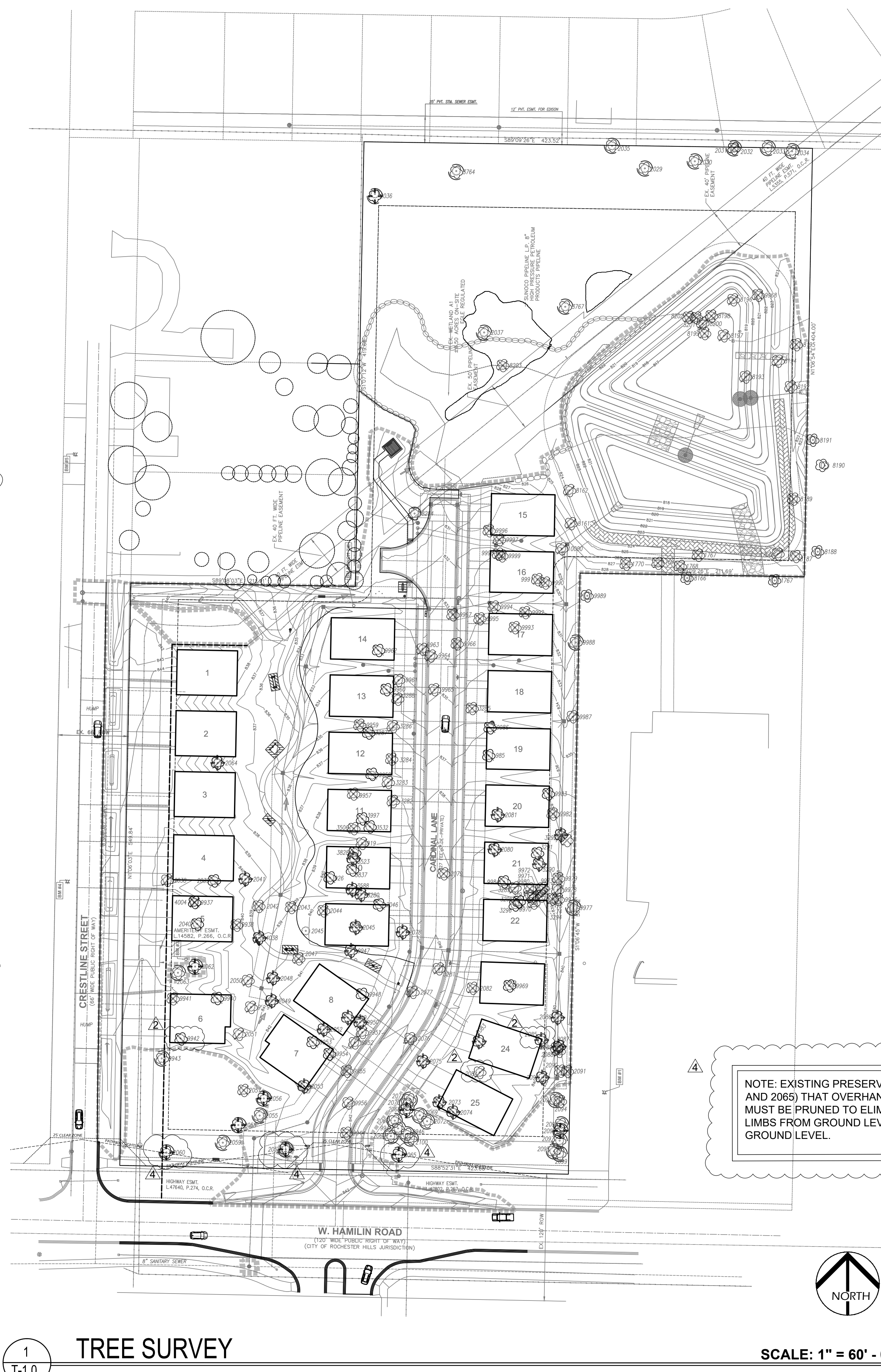


PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

# TREE INVENTORY

TREE INVENTORY for: Camden Crossing, 430 & 472 West Hamlin Road, Rochester Hills, Michigan  
 Eric A. Olson PLLC, 14 1/2 South Saginaw Street, Holly, Michigan 48842, September 10, 2023 and 12/20/24 revised

Tree ID	Date	Growth Rate	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (R) Regulated (S) Special	Specimen (S)	ANALYSIS BY NÚÑEZ DESIGN					Preserved						
									Preserved	Removed	Replaced	Retained	Preservation Percentage							
2001	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2002	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2003	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2004	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2005	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2006	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2007	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2008	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2009	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2010	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2011	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2012	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2013	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2014	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2015	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2016	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2017	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2018	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2019	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2020	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2021	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2022	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2023	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2024	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2025	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2026	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2027	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2028	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2029	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2030	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2031	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2032	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2033	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2034	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2035	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2036	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2037	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2038	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2039	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2040	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2041	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2042	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2043	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2044	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2045	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2046	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2047	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2048	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2049	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														
2050	10/11/12	10	Quercus rubra	Scarlet Oak	fair	Confined crown														



**NOTES:**  
 REICHERT SURVEYING INC.  
 ROCHESTER, MI  
 TREE SURVEY PREPARED  
 10/15/24  
 REFER TO ENGINEERING  
 PLANS FOR ADDITIONAL  
 INFORMATION  
 ERIC A. OLSON PLLC  
 HOLLY, MI  
 TREE INVENTORY PREPARED  
 9/13/2024



**TREE SYMBOL LEGEND:**  
 2078  
 Existing & Tag Numbers Typ.



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

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

**NÚÑEZ DESIGN**  
 LANDSCAPE ARCHITECTURE • URBAN DESIGN  
 Southfield, MI 48076  
 P: 248.224.5933  
 nunezdesigninc@gmail.com

SCALE: 1" = 60'-0"  
 TREE INVENTORY  
 T-1.0

TREE SURVEY  
 T-1.0

**TREE SURVEY LEGEND:**

- REGULATED TREE
- EXEMPT TREE - DEAD OR DISEASED REMOVED
- EXEMPT OFFSITE TREE
- REGULATED TREE - PRESERVED W/ TREE PROTECTION FENCING
- SPECIMEN TREE - PRESERVED TREE PROTECTION FENCING RECEIVE 1 TREE CREDIT
- REGULATED TREE REMOVED FROM BUILDING ENVELOPE. REPLACEMENT REQUIRED @ 1:1 RATIO
- SPECIMEN TREE REMOVED FROM BUILDING ENVELOPE. REPLACEMENT REQUIRED @ 50% DBH
- REGULATED TREE REMOVED FROM PRESERVATION PERCENTAGE AREA. REPLACEMENT REQUIRED @ 1:1 RATIO
- SPECIMEN TREE REMOVED FROM PRESERVATION PERCENTAGE AREA. REPLACEMENT REQUIRED @ 50% DBH

**TREE SUMMARY**

<b>TOTAL TREES TAGGED</b>	192
DEAD/DISEASED TREES	-54
OFFSITE EXEMPT	-6
REGULATED TREES ON SITE	132
REGULATED TREES WITHIN BUILDING ENVELOPE (BE)	-36
<b>TREES WITHIN PRESERVATION PERCENTAGE AREA (PPA)</b>	96
PRESERVATION MINIMUM (96 x 40%) = 38.4 Trees	<b>39 TREES REQUIRED</b>
<b>PRESERVED REGULATED TREES</b>	30 TREES PROVIDED
<b>PRESERVED SPECIMEN TREES</b>	9 TREES PROVIDED
<b>TOTAL TREES PRESERVED (within the PPA)</b>	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
(10 B.E. + 17 PPA)	254 TREES REPLACED
CREDITS PROVIDED FOR 9 SPECIMEN TREES PRESERVED	-9 TREES CREDITS
<b>TOTAL REPLACEMENT CREDITS DUE</b>	245 TREES REQUIRED
<b>AMOUNT TO BE PAID INTO CITY'S TREE FUND (245 X \$334)</b>	<b>\$81,830</b>
<b>TREE FUND</b>	
IF REQUIRED TREES CANNOT BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$334 PER TREE.	

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

SEC. 126-265.- ENFORCEMENT.

(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.

(c) Fee for illegally removed 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, if 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.

(d) 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

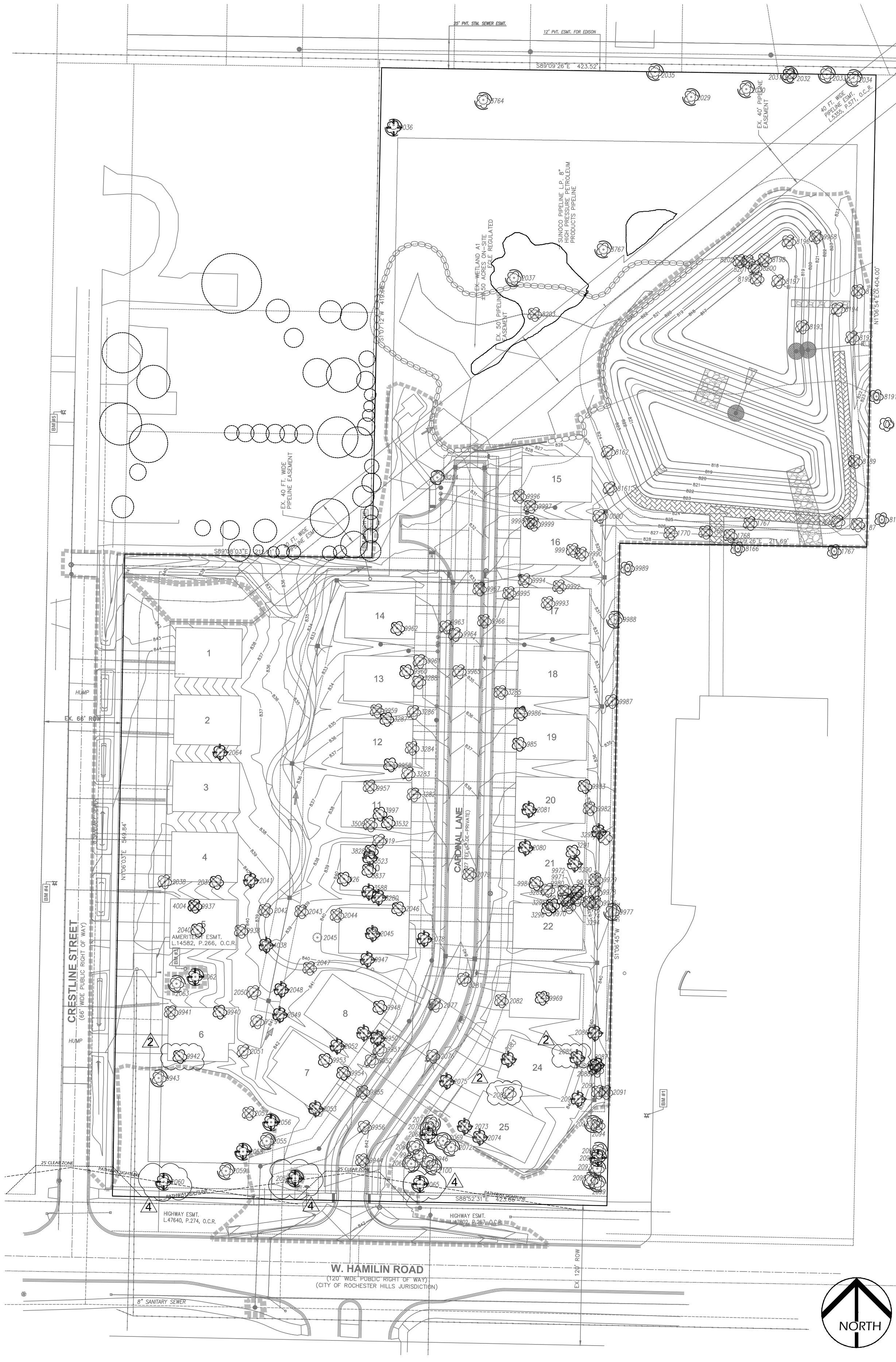
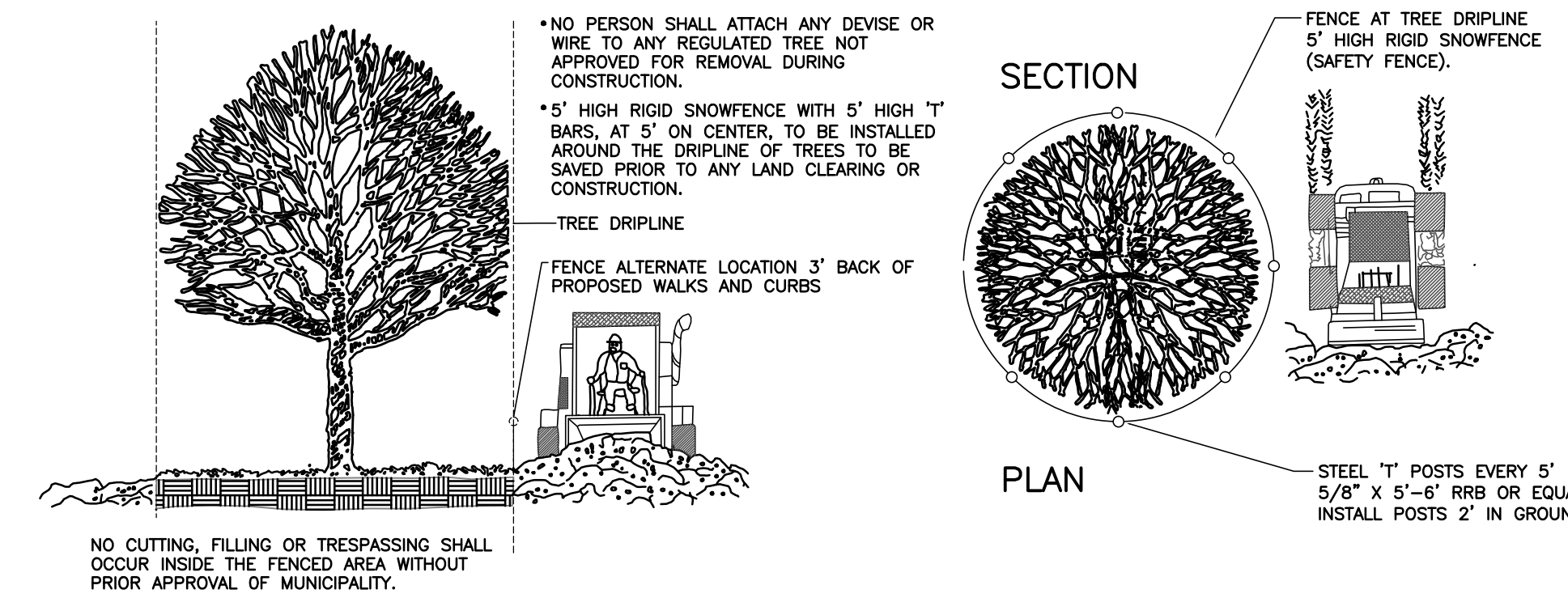
**TRP Tree Removal Permit**

\$81,830 paid into City Tree Fund

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

**NOTE:**

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.



**1 REGULATED TREE IDENTIFICATION PLAN** SCALE: 1" = 60' - 0"

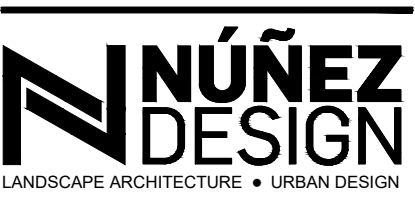
**2 TREE PROTECTION FENCE DETAIL**



CAMDEN CROSSING  
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 ROCHESTER HILLS, MI

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 Phone: (586)-421-5729

Date	Revisions
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2/10/2025	Preliminary & Final Review
3/9/2025	Preliminary & Final Review
3/25/2025	Preliminary & Final Review
10/23/2025	Preliminary & Final Review



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

Designed/Drawn: RN / JN  
 Checked/Approved: JN / RN  
 Job #: N-01-22  
 N-01-22 LA Preliminary.dwg



SCALE: 1"=40'-0"

SHEET:  
 LA -1.0

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

OPEN SPACE REQUIRED:  
 ACTIVE OPEN SPACE = 5% OF GROSS SITE  
 AREA 9.36 AC. = 407,721.6 S.F. x 5%  
 Required = 20,386 S.F.  
 ACTIVE SPACE AREA  
 Provided = 40,630 S.F.

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

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

**NOTE:**  
 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 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 \$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

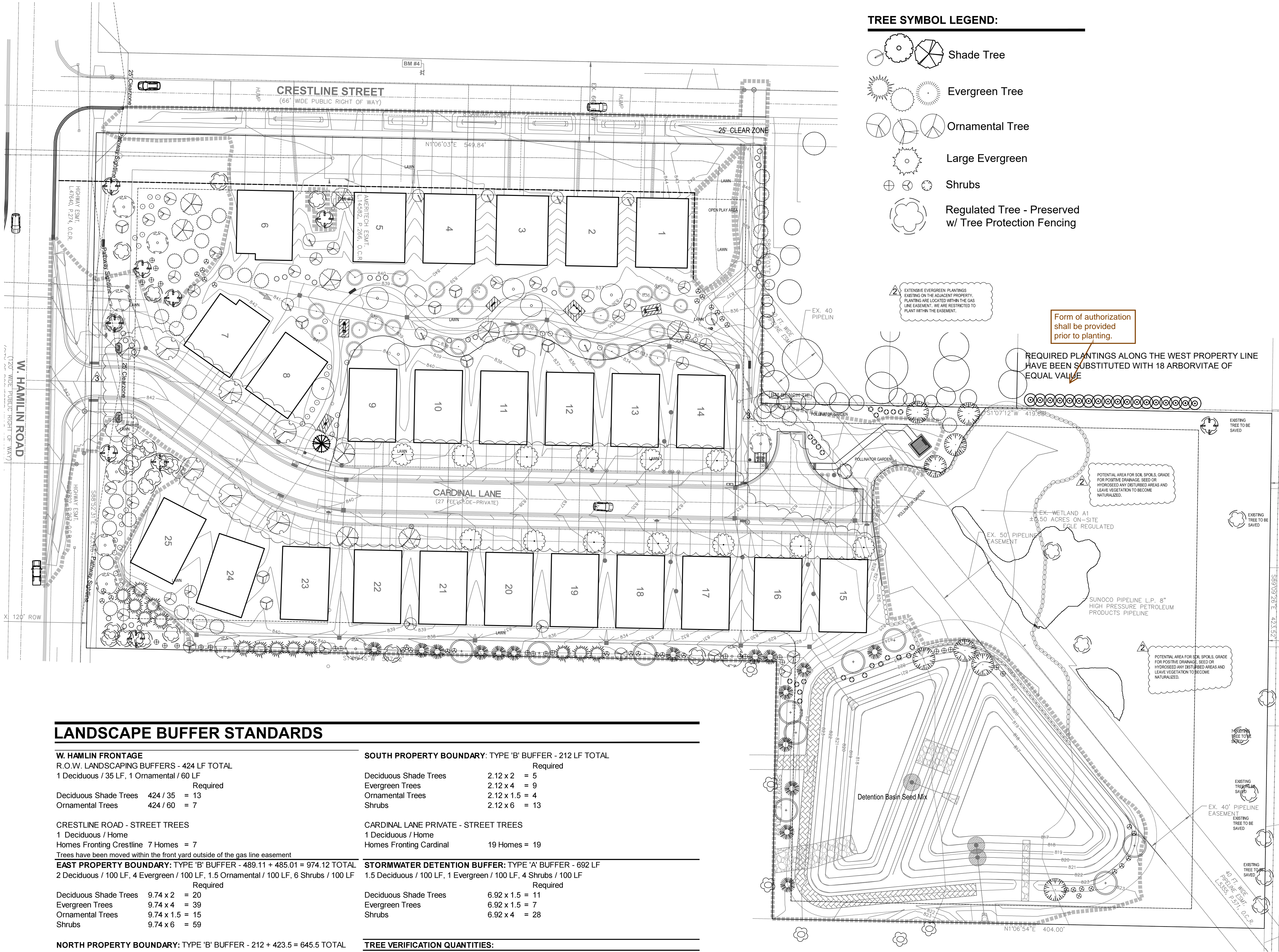
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PROPOSED TREES HAVE BEEN RELOCATED WITHIN THE PLAN. THE ORIGINAL TREE QUANTITIES HAVE NOT BEEN REDUCED.

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.

**TREE SYMBOL LEGEND:**

- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Large Evergreen
- Shrubs
- Regulated Tree - Preserved w/ Tree Protection Fencing



**LANDSCAPE BUFFER STANDARDS**

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

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

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

**EAST PROPERTY BOUNDARY: TYPE 'B' BUFFER - 489.11 + 485.01 = 974.12 TOTAL**  
 2 Deciduous / 100 LF, 4 Evergreen / 100 LF, 1.5 Ornamental / 100 LF, 6 Shrubs / 100 LF

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

**NORTH PROPERTY BOUNDARY: TYPE 'B' BUFFER - 212 + 423.5 = 645.5 TOTAL**

	Required
Deciduous Shade Trees	645 x 2 = 13
Evergreen Trees	645 x 4 = 26
Ornamental Trees	645 x 1.5 = 10
Shrubs	645 x 6 = 29

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

	Required
Deciduous Shade Trees	42 x 2 = 9
Evergreen Trees	42 x 4 = 17
Ornamental Trees	42 x 1.5 = 7
Shrubs	42 x 6 = 26

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

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

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

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

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

**TREE VERIFICATION QUANTITIES:**

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

Per City of RH, Engineering Design Standards, Ch 9, Section:  
 B-12: A minimum three-foot (3') lateral clearance should be maintained of each side of the sidewalk to fixed objects such as utility poles, trees, hydrants, etc.  
 B-13: A minimum eight-foot (8') vertical clearance should be maintained above the surface of the sidewalk to fixed objects such as utility poles, trees, signs, etc.  
 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.



**LANDSCAPE CONCEPT & REQUIREMENTS**

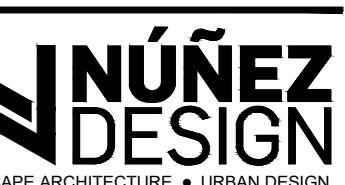
CITY FILE #19-031  
 SECTION # 22



CAMDEN CROSSING  
 HAMLIN RD.  
 SECTION 22, TOWN 3 NORTH, RANGE 11 EAST  
 ROCHESTER HILLS, MI

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

Date/Revisions
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 nunezdesigninc@gmail.com

Designed/Drawn: RN / JN  
 Checked/Approved: JN / RN  
 Job #: N-21-02  
 N-01-52 LA Preliminary.dwg



SCALE: 1"=40'-0"  
 SHEET:  
 LA -1.1  
 CITY FILE #19-031  
 SECTION # 22

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

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

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

Form of authorization shall be provide to the city prior to planting.

**NOTE:**  
 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 PROVIDED ON SHEET LA-1.6  
 COST ESTIMATE AND IRRIGATION PLANS ARE PROVIDED

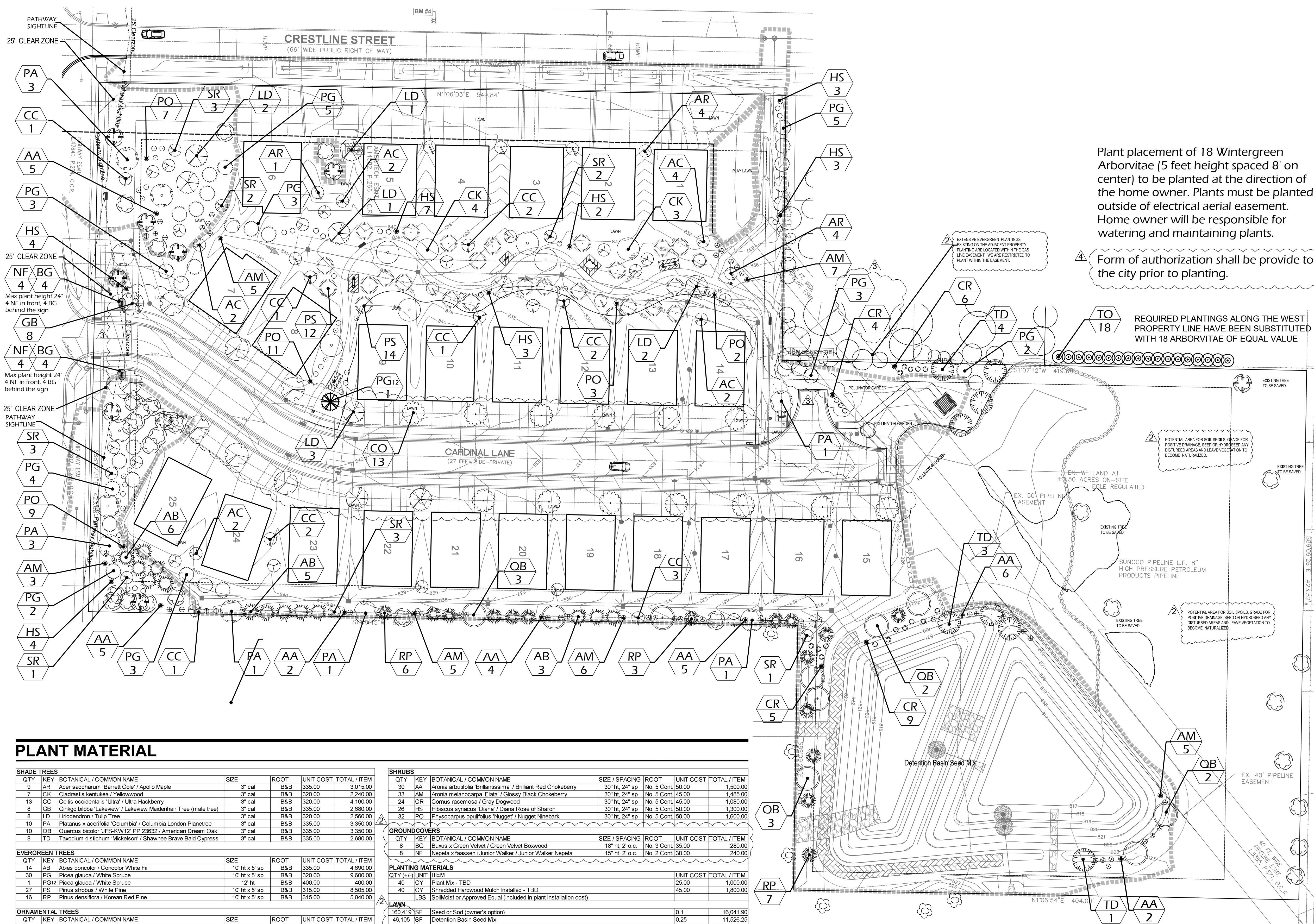
IF REQUIRED TREES CANNOT BE BE PLANTED DUE TO INFRASTRUCTURE CONFLICTS, A PAYMENT IN LIEU OF MAY BE MADE TO THE CITY'S TREE FUND AT A RATE OF \$334.00 PER TREE

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.



**PLANT MATERIAL**

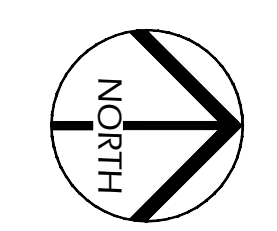
QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	UNIT COST	TOTAL / ITEM
9	AR	Acar saccharum / Barrett Cole / Apollo Maple	3" cal	B&B	335.00	3,015.00
7	CK	Cedrelas tentules / Yellowwood	3" cal	B&B	320.00	2,240.00
13	CO	Celtis occidentalis / Ultra Hackberry	3" cal	B&B	320.00	4,160.00
8	GB	Ginkgo biloba / Lakeview / Lakeview Maidenhair Tree (male tree)	3" cal	B&B	335.00	2,680.00
8	LD	Liriodendron / Tulip Tree	3" cal	B&B	320.00	2,560.00
10	PA	Platanus x acerifolia / Columbia / Columbia London Planetree	3" cal	B&B	335.00	3,350.00
10	QB	Quercus bicolor / JFS-KW12 PP 23632 / American Dream Oak	3" cal	B&B	335.00	3,350.00
8	TD	Taxodium distichum / Mickelson / Shawnee Brave Bald Cypress	3" cal	B&B	335.00	2,680.00
14	AB	Abies concolor / Concolor White Fir	10' ht x 5' sp	B&B	335.00	4,690.00
30	PG	Picea glauca / White Spruce	10' ht x 5' sp	B&B	320.00	9,600.00
1	PG12	Picea glauca / White Spruce	12' ht	B&B	400.00	400.00
27	PS	Pinus strobus / White Pine	10' ht x 5' sp	B&B	315.00	8,505.00
16	RP	Pinus densiflora / Korean Red Pine	10' ht x 5' sp	B&B	315.00	5,040.00
13	AC	Amelanchier canadensis / Shadblow Serviceberry	2" cal or 6" ht	B&B	250.00	3,250.00
13	CC	Cercis canadensis / Eastern Redbud	2" cal or 6" ht	B&B	265.00	3,445.00
15	SR	Syringa reticulata / Ivory Silk / Ivory Silk Japanese Tree Lilac	2" cal or 6" ht	B&B	265.00	3,975.00
18	TO	Thuja occidentalis / Wintergreen / Wintergreen American Arborvitae	5' ht 8" o.c.	B&B	200.00	3,600.00

QTY	KEY	BOTANICAL / COMMON NAME	SIZE / SPACING	ROOT	UNIT COST	TOTAL / ITEM
30	AA	Aronia arbutifolia / Brilliantissima / Brilliant Red Chokeberry	30" ht, 24" sp	No. 5 Cont.	50.00	1,500.00
33	AM	Aronia melanocarpa / Candy / Glossy Black Chokeberry	30" ht, 24" sp	No. 5 Cont.	45.00	1,485.00
24	CR	Cornus racemosa / Gray Dogwood	30" ht, 24" sp	No. 5 Cont.	45.00	1,080.00
26	HS	Hibiscus syriacus / Diana / Diana Rose of Sharon	30" ht, 24" sp	No. 5 Cont.	50.00	1,300.00
32	PO	Physocarpus opulifolius / Nugget / Nugget Ninebark	30" ht, 24" sp	No. 5 Cont.	50.00	1,600.00
8	BG	Buxus x Green Velvet / Green Velvet Boxwood	18" ht, 2" o.c.	No. 3 Cont.	35.00	280.00
8	NF	Nepeta x faasseni / Junior Walker / Junior Walker Nepeta	15" ht, 2" o.c.	No. 2 Cont.	30.00	240.00
160,419	SF	Seed or Sod (owner's option)				16,041.90
46,105	SF	Detention Basin Seed Mx			0.25	11,526.25
13,297	SF	Pollinator Seed Mx			0.25	3,324.25
		Soil/Mulch or Approved Equal (included in plant installation cost)				
						62,000.00
						169,717.40

Total: **\$169,717.40**  
 Landscape Bond = \$169,717.40, plus administrative fee

**LB Landscape Bond**  
 Landscape Bond = \$169,717.40 plus inspection fees.

Per City of RH, Engineering Design Standards, Ch 9, Section:  
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LANDSCAPE PLANTING PLAN

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.

**PLANTING SETBACK REQUIREMENTS:**

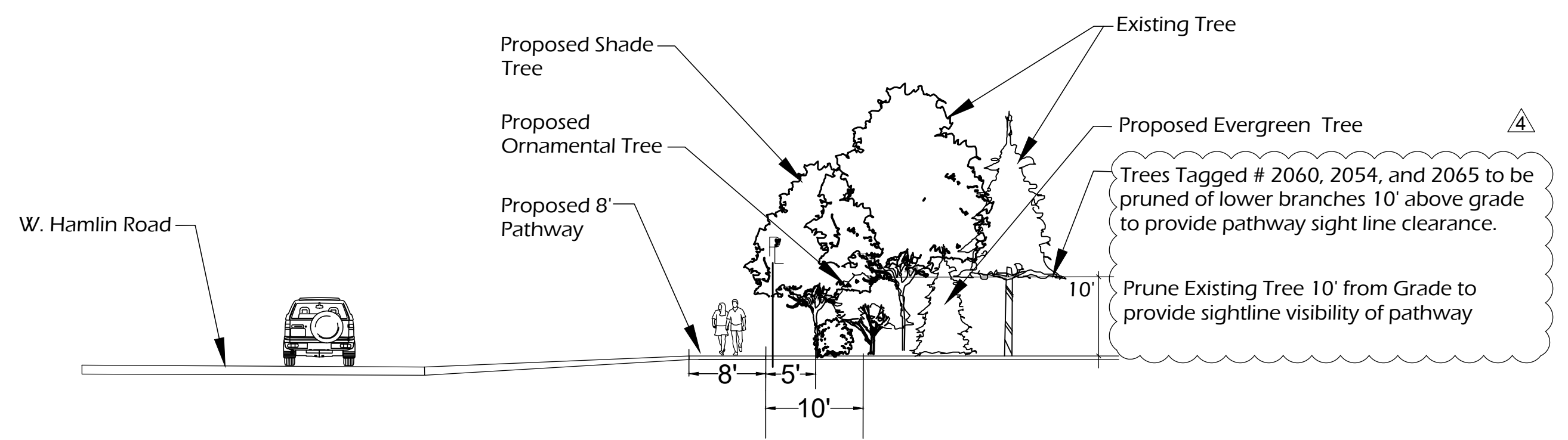
15' PLANTING SETBACK LINE FROM PROPOSED OVERHEAD UTILITY LINE AND EXISTING OVERHEAD UTILITY LINE. ALL EVERGREEN AND DECIDUOUS TREES MUST BE FIELD VERIFIED AND PLANTED A MINIMUM OF 15' FROM OVERHEAD UTILITY LINES.

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

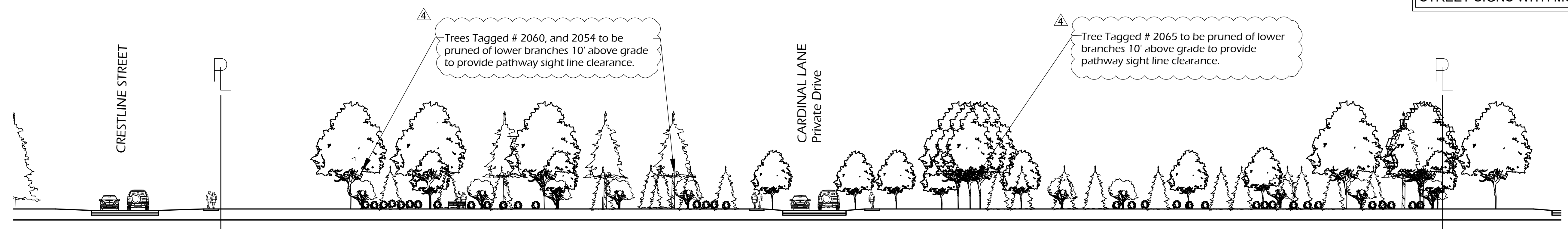
5' PLANTING SETBACK FOR SHRUBS AND DECIDUOUS TREES FROM A PUBLIC WALK OR PEDESTRIAN PATHWAY. (5' SETBACK APPLIES TO DECIDUOUS TREES IF NO OVERHEAD UTILITIES EXIST)

**NOTE:**

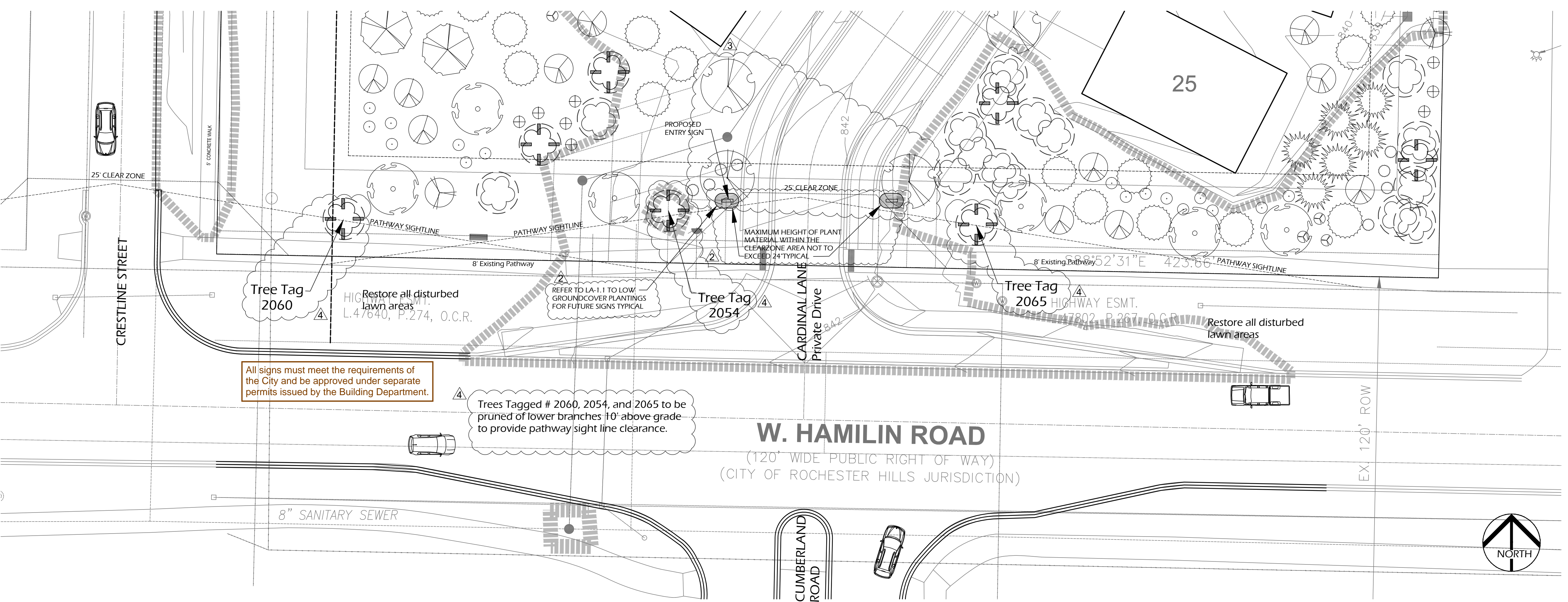
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3 W. HAMLIN ROAD LANDSCAPE FRONTAGE SECTION NTS



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



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

**TREE SYMBOL LEGEND:**

	Shade Tree
	Evergreen Tree
	Ornamental Tree
	Large Evergreen
	Shrubs
	Regulated Tree - Preserved w/ Tree Protection Fencing

CAMDEN CROSSING PARKETTE:

ACTIVE OPEN SPACE

AREA PROVIDED = 40,630 S.F.

5% Required = 20,386 S.F.

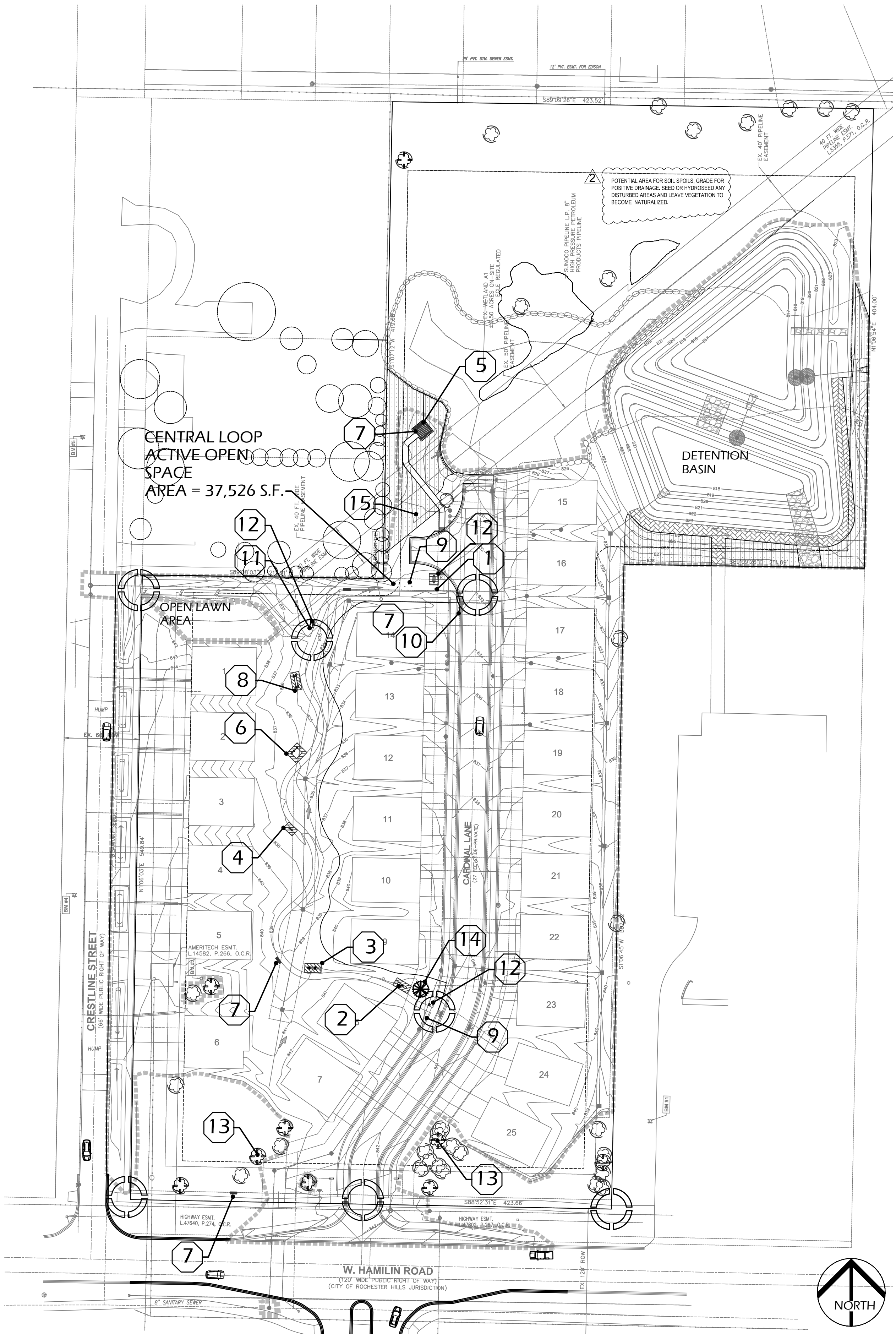
LEGEND: PARKETTE

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

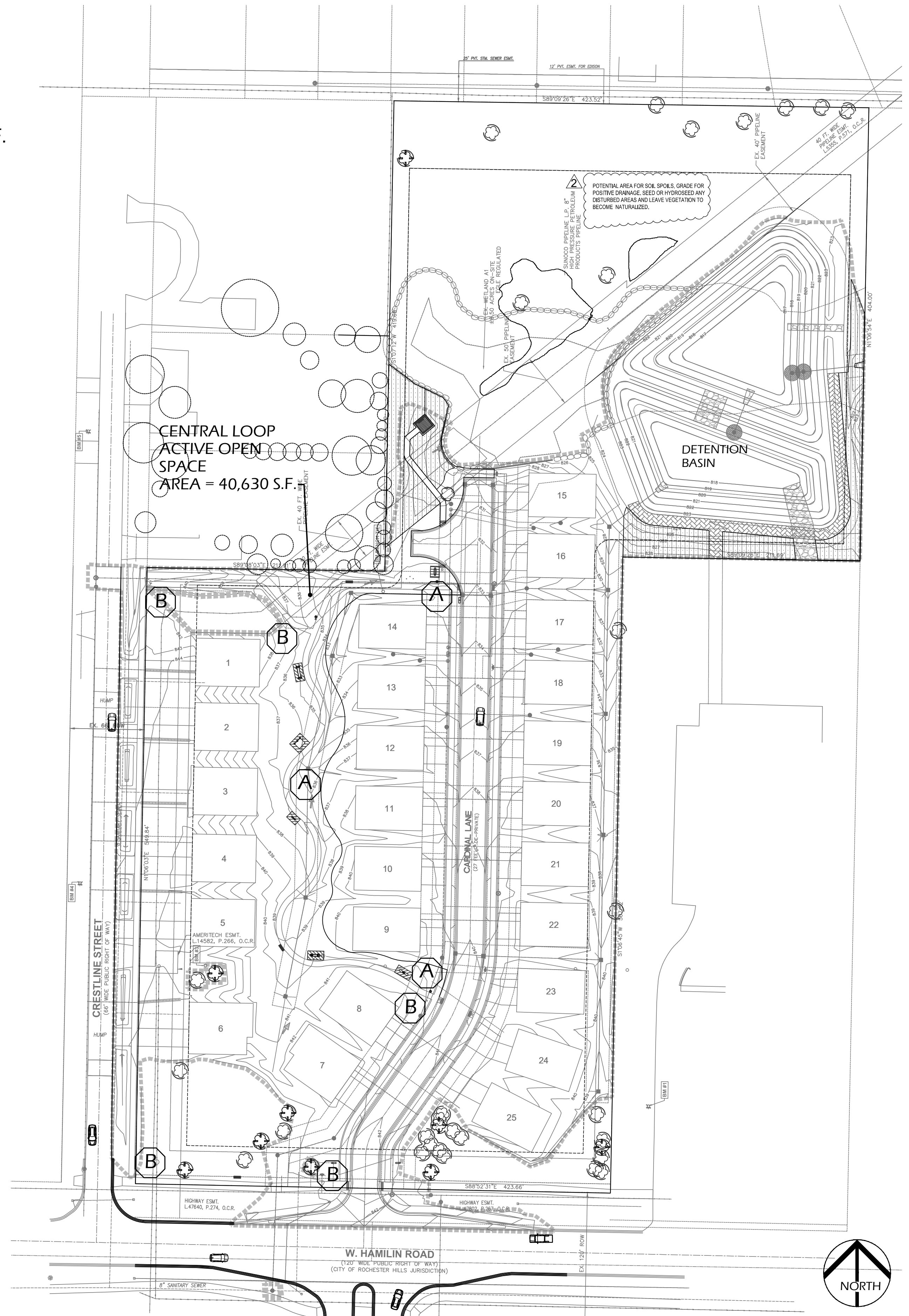
NOTE: REFER TO SHEET  
 LA-1.4 FOR AMENITY  
 DETAILS

LEGEND: CIRCULATION

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



1 LA-1.3 PARKETTE AMENITY PLAN



2 LA-1.3 PEDESTRIAN CIRCULATION PLAN



1 BENCH SWING  
LA-1.4



2 KNEE LIFT STATION  
LA-1.4



3 SIT-UP STATION  
LA-1.4



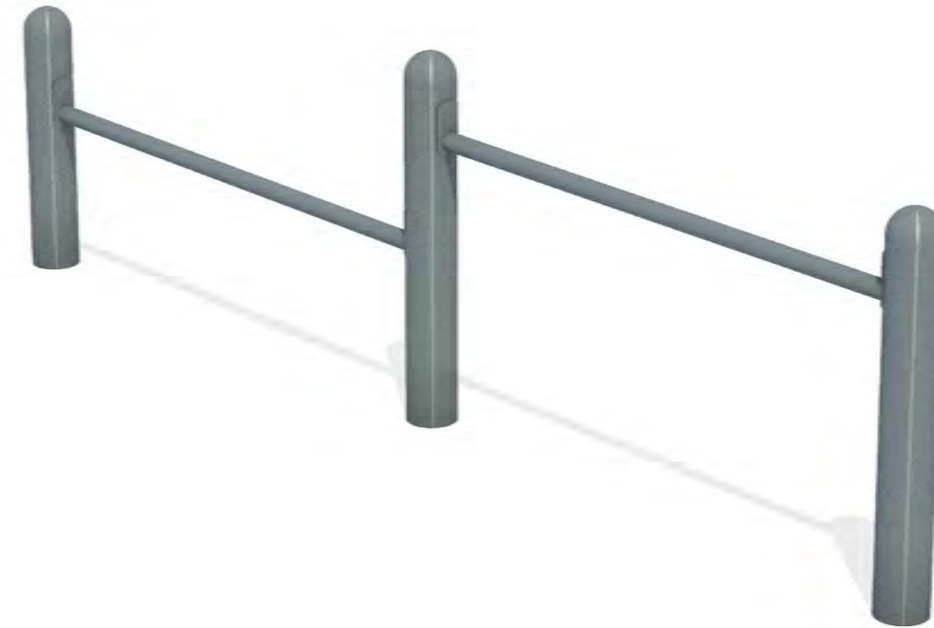
4 BALANCE PLANK STATION  
LA-1.4



5 12' x 12' PERGOLA  
LA-1.4



6 PUSH-UP STATION  
LA-1.4



8 PARALLEL BAR STATION  
LA-1.4



7 BENCH  
LA-1.4



9 BIRDHOUSES  
LA-1.4



10 MAILBOX DETAIL  
LA-1.4



11 PET WASTE STATION  
LA-1.4



12 TRASH RECEPTACLE  
LA-1.4



13 BAT HOUSE  
LA-1.4

**SITE AMENITIES**

KEY ITEM	MANUFACTURER	PRODUCT #	COLOR	QTY.
1 Steel 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
6 Push-Up Station	GameTime	13571	Black	1
7 Green Brook Park Bench	OCC Outdoors	GB-BEN-6	Black	4
8 Parallel Bar Station	GameTime	13572	Black	1
9 Heartwood Birdwampus 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
11 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	batsbirdyard.com		Cedar	2

OR APPROVED EQUAL ON ALL AMENITY LISTINGS



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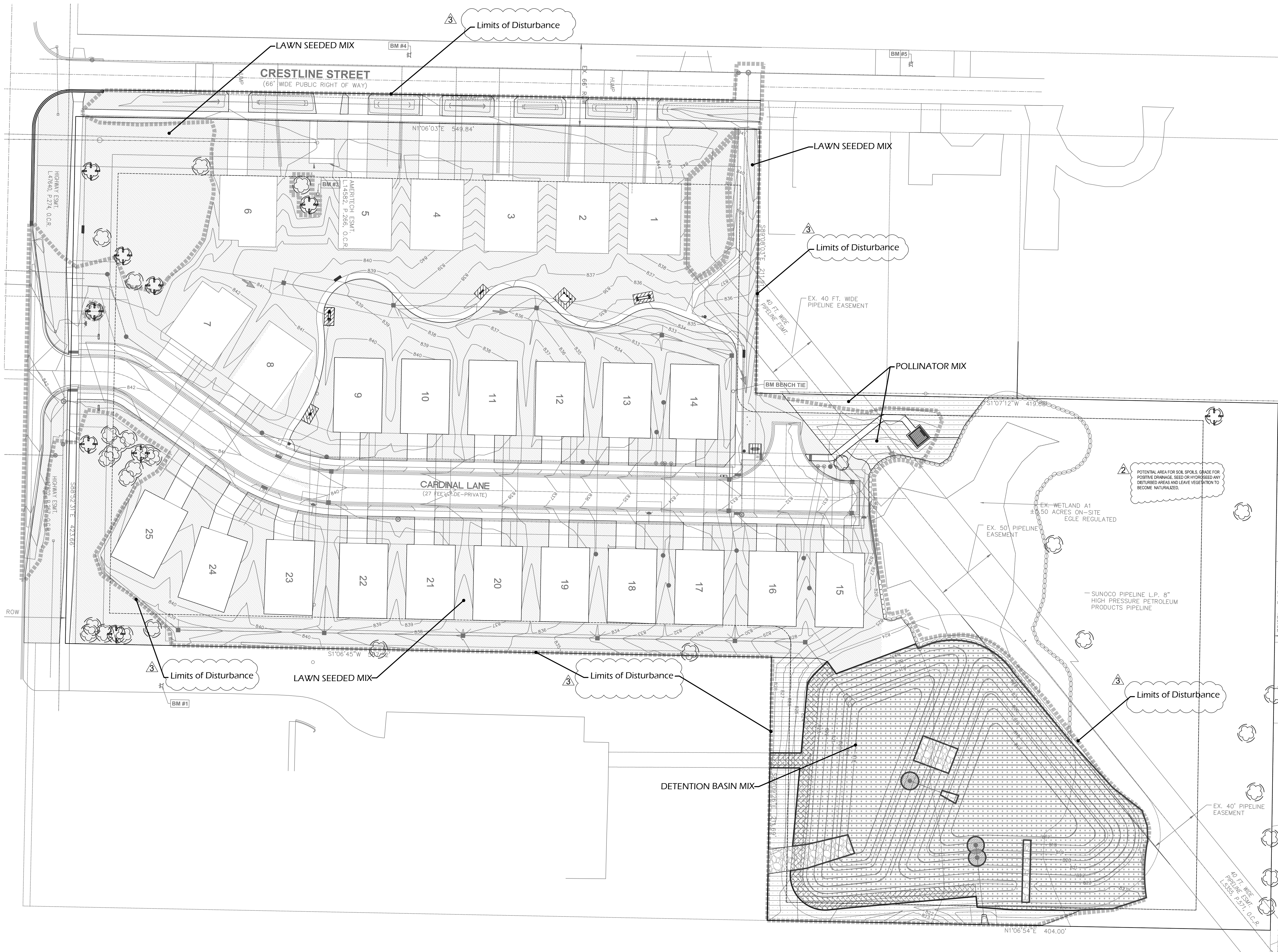


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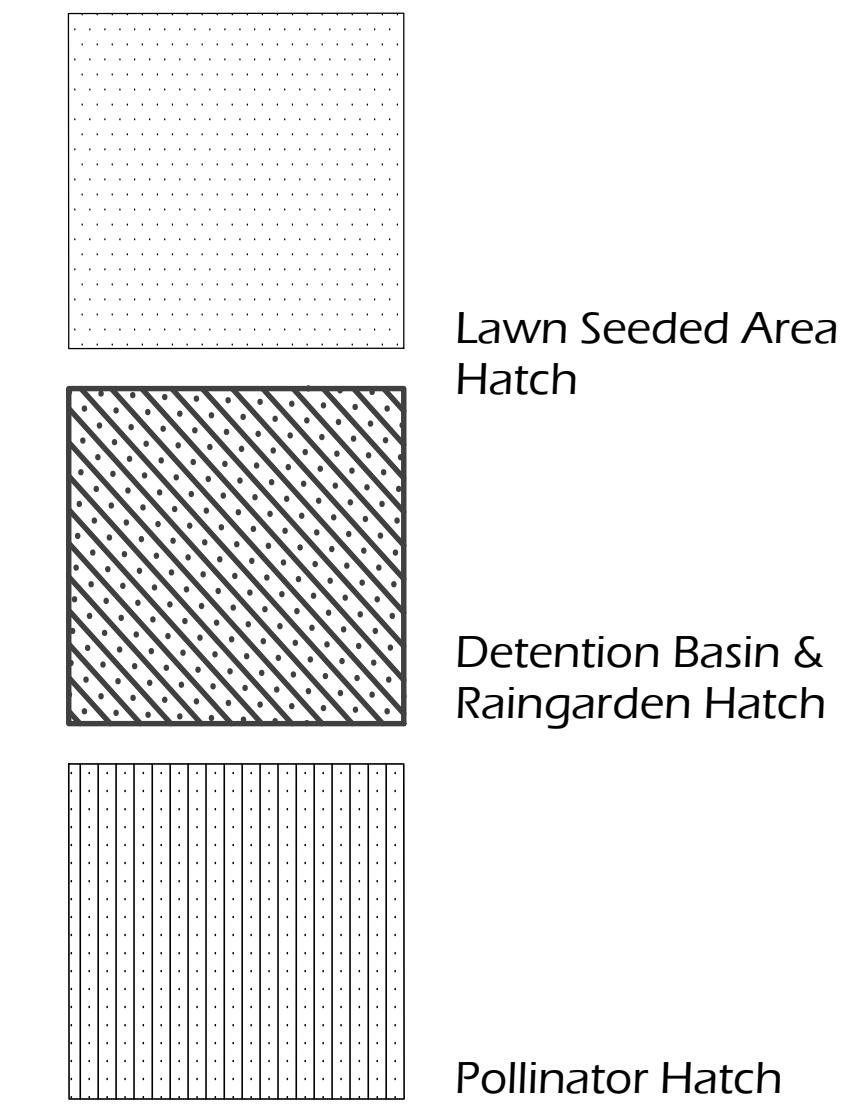
Designed/Drawn: RN / JN  
Checked/Approved: JN / JN  
JOB #: N-01-52  
N-01-52 LA Drawings Amenities + Specs Complete







**LEGEND:**



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

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

**1 DETENTION BASIN & RAINGARDEN SEED MIX**

**MICHIGAN WILDFLOWER FARM** 2020  
**Pollinator Mix**  
 70% Forbs and 30% Grasses  
 Seeding rate: 5 oz./1000 s.f. or 10 lbs./acre  
 \$16.50/oz. or \$264/lb.

Scientific Name	Common Name
<b>FORBS</b>	
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
Symphotrichum laeve	Smooth Aster
Symphotrichum novae-angliae	New England Aster
Symphotrichum oolentangiense	Prairie Heart-leaved Aster
Zizia aurea	Golden Alexander
<b>GRASSES</b>	
Elymus canadensis	Canada Wild Rye
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass

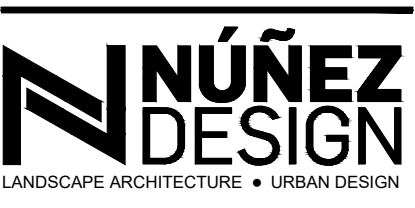
**2 POLLINATOR SEED MIX**



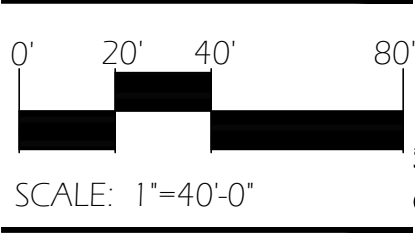
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SHEET:  
**SEEDING PLAN LA -1.5**

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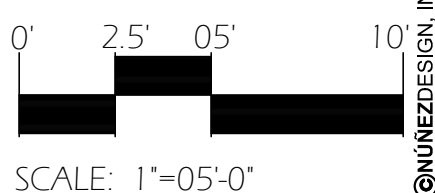
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SCALE: 1"=05'-0"  
 SHEET: LA-1.6  
 CITY FILE: #19-031  
 SECTION #: 22

### PLANT MATERIAL

#### LARGE PLANTS

KEY SCIENTIFIC NAME / COMMON NAME	MATURE SIZE	SPACING
L Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	4'-5'	No. 5 Cont. 3'-4' o.c.
L Hydrangea macrophylla 'Mariel's Variegata' / Mariel's Variegated Hydrangea	4'-5'	No. 3 Cont. 5'-6' o.c.
L Hydrangea macrophylla 'Forever Pink' / Forever Pink Hydrangea	3'-4'	No. 5 Cont. 3'-4' o.c.
L Hydrangea macrophylla 'Glowing Embers' / Glowing Embers Hydrangea	3'-4'	No. 5 Cont. 3'-4' o.c.
L Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	4'-5'	No. 5 Cont. 4'-5' o.c.
L Viburnum carlesii / Korean Spice Viburnum	5'	No. 5 Cont. 5' o.c.
Le Taxus x media 'Chadwickii' / Chadwick's Yew	3'-4'	No. 5 Cont. 4'-5' o.c.
Le Taxus x media 'Sebian' / Sebian Yew	3'-4'	No. 5 Cont. 4'-5' o.c.

#### MEDIUM PLANTS

KEY SCIENTIFIC NAME / COMMON NAME	MATURE SIZE	SPACING
M Spirea japonica / Neon Flash Spirea	3'	No. 3 Cont. 3' o.c.
M Spirea media 'SMSMBK' / Double Play Blue Kazoo Spirea	3'	No. 3 Cont. 3' o.c.
M Spirea japonica 'NCSX1' / Double Play Candy Corn Spirea	3'	No. 3 Cont. 3' o.c.
M Weigela florida 'Minuet' / Minuet Weigela	3'	No. 3 Cont. 2'-3' o.c.
M Buddleia Baby Bloomer Hot Pink / Baby Bloomer Hot Pink Butterfly Bush	2.5'	#2 Pot 3.5'-4' o.c.
M Pennisetum alopecuroides Hush Puppy / Hush Puppy Fountain Grass	2.5'	#1 Pot 2.5'-3' o.c.
M Pennisetum alopecuroides Lumen Gold / Lumen Gold Fountain Grass	2.5'	#1 Pot 2'-3' o.c.

#### SMALL PLANTS

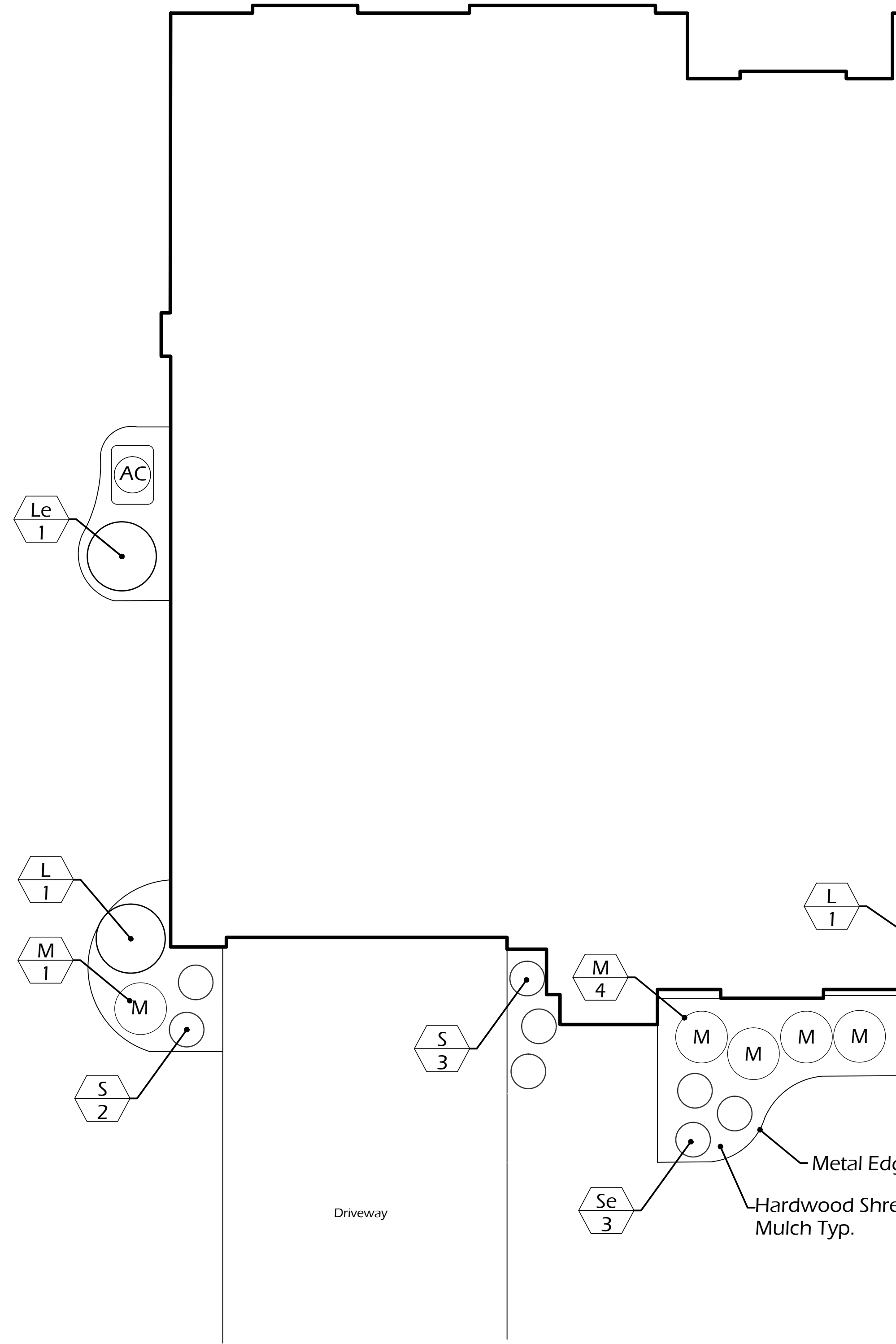
KEY SCIENTIFIC NAME / COMMON NAME	MATURE SIZE	SPACING
Se Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	2'	No. 3 Cont. 2'-3' o.c.
S Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	2'	No. 3 Cont. 2'-3' o.c.
S Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	2'	No. 3 Cont. 2'-3' o.c.
S Potentilla fruticosa 'Pink Beauty' P.P. 9874 / Pink Beauty Potentilla	2'	No. 3 Cont. 2'-3' o.c.
S Potentilla fruticosa 'Tangerine' / Tangerine Potentilla	2'	No. 3 Cont. 4' o.c.
S Miscanthus sinensis 'Little Kitten' / Little Kitten Japanese Silver Grass	2'	#1 Pot 1.5'-2' o.c.
S Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Fountain Grass	12"-16"	#1 Pot 14" - 1.5' o.c.
S Nepeta x faassenii Junior Walker / Junior Walker Nepeta	15"-18"	#1 Pot 2-2.5' o.c.
S Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Nepeta	14"-18"	#1 Pot 2-2.5' o.c.
S Forsythia viridissima 'Bronxensis' / Bronx Forsythia	12"	No. 3 Cont. 2'-3' o.c.

#### PLANTING MATERIALS

ITEM	UNIT
Plant Mx - TBD	CY
Shredded Hardwood Mulch Installed - TBD	CY
Metal Edging	LF
Soil/Moist or Approved Equal (included in plant installation cost)	LBS

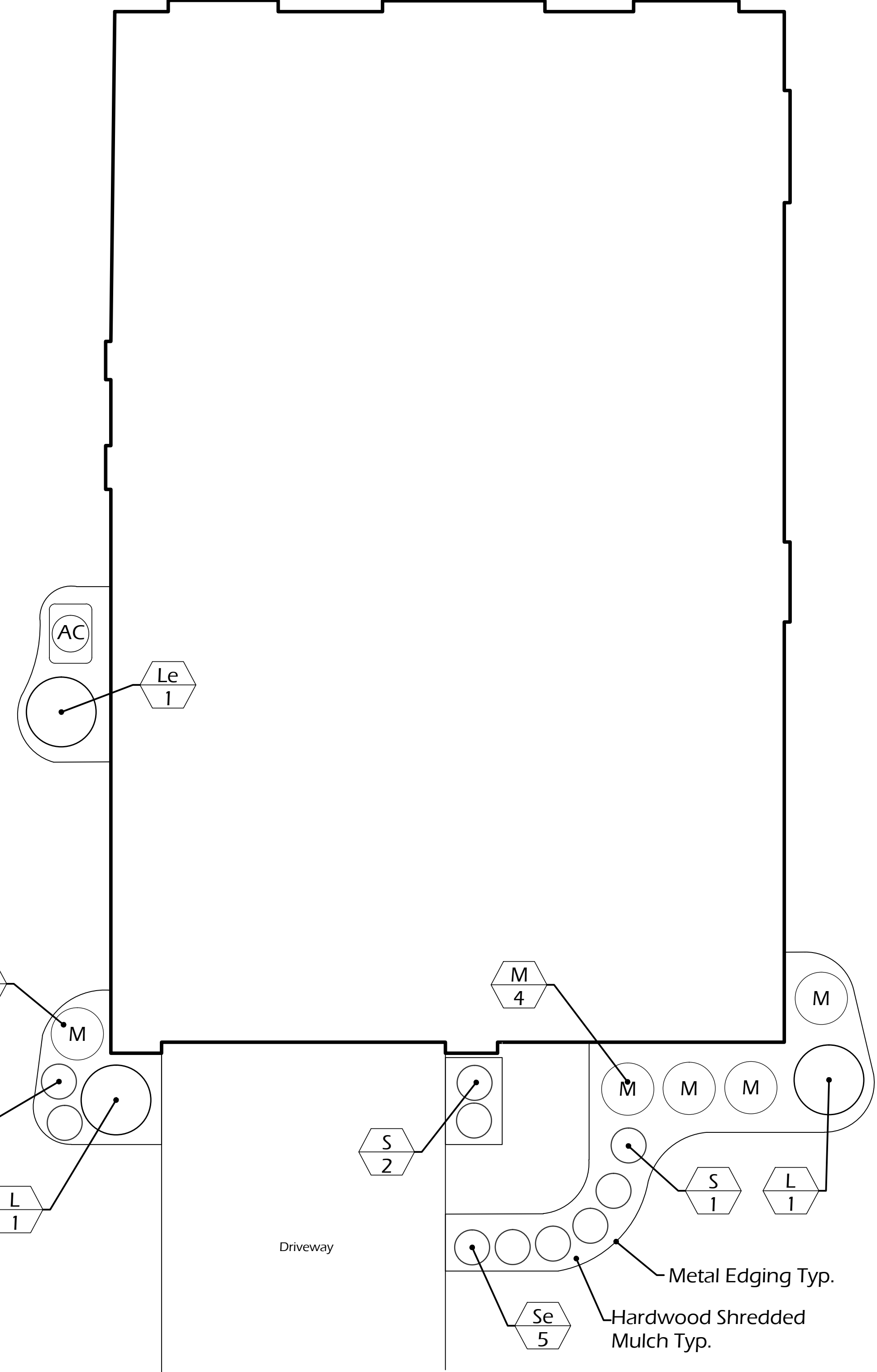
NOTE: The landscape planting plan is conceptual. The building footprint is preliminary and the design may need to be refined.

Each unit will have one (1) Le shrub to screen the AC unit and two (2) L shrubs for accents, five (5) M shrubs, five (5) Se shrubs and five (5) S shrubs.



1 PLAN A: LANDSCAPE FOUNDATION PLANTING SCHEME

LA-2.2



2 PLAN B: LANDSCAPE FOUNDATION PLANTING SCHEME

LA-2.2



Date	Revisions
6/15/2020	PC Submittal
7/17/2021	PC Submittal
7/19/2021	PC Submittal - Preliminary Site Review #3
8/23/2021	PC Submittal - Preliminary & Final
11/11/2021	PC Comments
12/12/2022	PC & CC Final Submittal
7/1/2022	Final
2/22/2023	Per Pipeline

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PROS-04 15' radius	144
	Hunter MP Strip PROS-04-PRS40-CV	3
	Hunter MP1000 PROS-04-PRS40-CV	3
	Hunter MP2000 PROS-04-PRS40-CV	106
	Hunter MP800SR PROS-04-PRS40-CV	21
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGP-04	132
	Hunter PGP-04	50
	Hunter PGP-04	140
	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
	Hose Bibb	2
	Isolation Valve Line Size	3
	Febco 765 1-1/2"	1
	Hunter I2C-0800-PL	1
	Hunter EZ-1	28
	Hunter WSS	1
	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"	206.9 l.f.
	Valve Cutoff	
	Valve Number	
	Valve Flow	
	Valve Size	

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

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

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

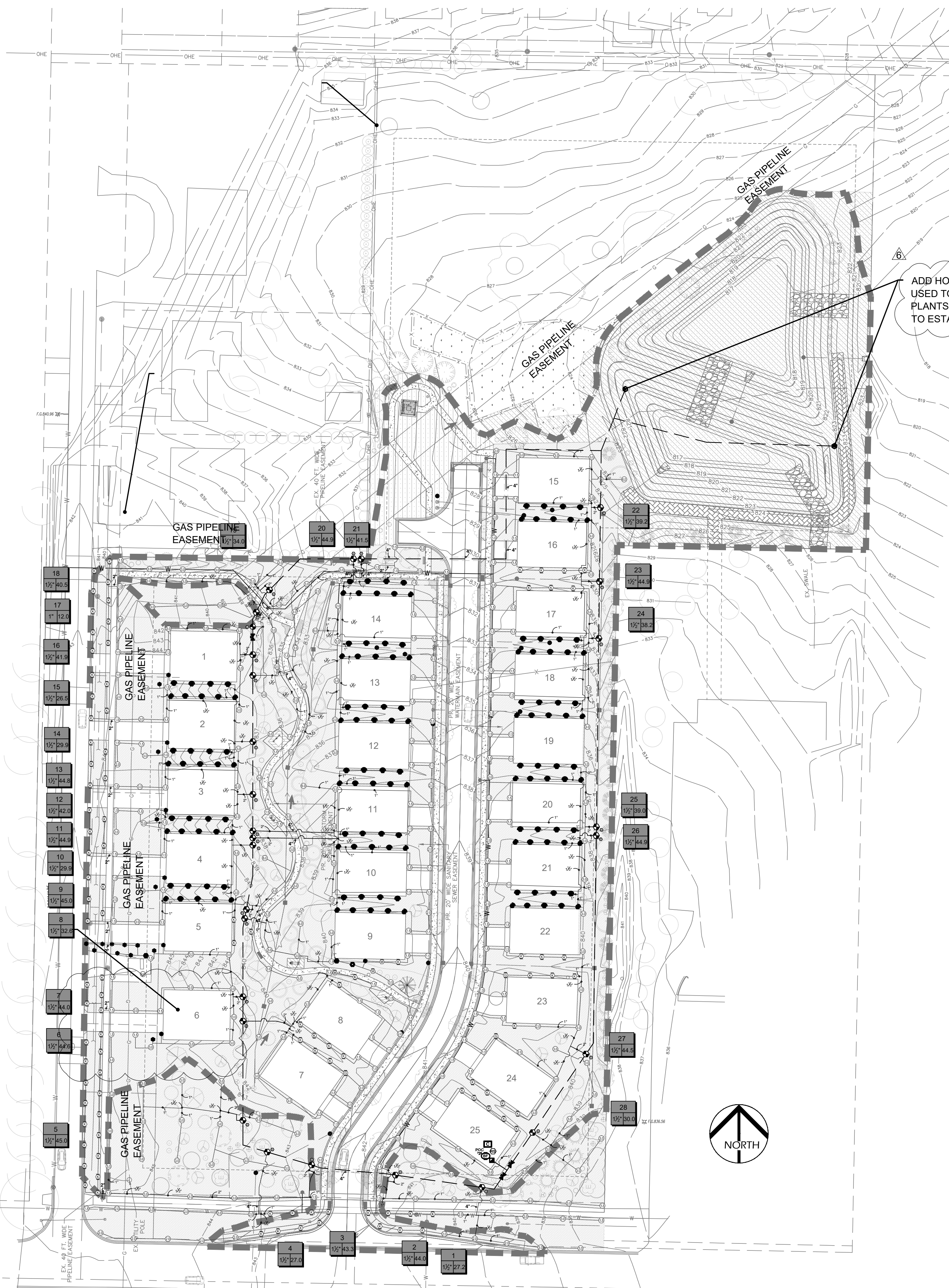
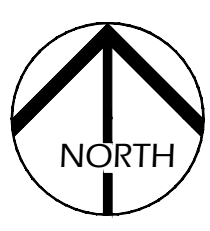
IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY

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

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.

**IRRIGATION SPECIFICATIONS**

- IRRIGATION SYSTEM DESIGN BASED ON 45 GPM AT 70 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM) AND POUNDS PER SQUARE INCH(PHI) FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 2-WIRE, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.



# TOPOGRAPHICAL SURVEY

**LEGAL DESCRIPTIONS #15-22-451-029:** LOT 15 EXCEPT THE NORTH 420.00 FT. OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L15 OF PLATS, P.34, O.C.R. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 OF SAID "HAMLIN PLACE FARMS"; N.01°06'29"E., 1000.49 FT. (RECORDED AS 1001.00 FT.) ALONG THE WEST LINE OF SAID LOT 14 TO THE NORTH LINE OF SAID LOT 14; THENCE ALONG NORTH LINE OF SAID LOTS 14 & 13, S.89°09'26"E., 423.52 FT. (RECORDED AS 423.50 FT.) TO THE EAST LINE OF SAID LOT 13; THENCE S.01°06'54"W., 404.00 FT. ALONG THE EAST LINE OF SAID LOT 13; THENCE N.89°09'26"W., 211.69 FT. TO THE EAST LINE OF 14; THENCE ALONG THE EAST LINE OF SAID LOT 14, S.01°06'54"W., 597.53 FT. TO THE SOUTH LINE OF SAID LOT 14 & NORTH RIGHT OF WAY LINE OF W. HAMLIN RD.; THENCE N.88°52'29"W., 211.74 FT. (RECORDED AS 211.8 FT.) TO THE POINT OF BEGINNING, CONTAINING 297,515.09 SQUARE FEET OR 6.830 ACRES, MORE OR LESS

**LEGAL DESCRIPTIONS #15-22-451-038:** THE NORTH 404.00 FT. OF LOT 13 & 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 L15 OF PLATS, P.34, O.C.R. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 OF SAID "HAMLIN PLACE FARMS"; N.01°06'29"E., 1000.49 FT. (RECORDED AS 1001.00 FT.) ALONG THE WEST LINE OF SAID LOT 14 TO THE NORTH LINE OF SAID LOT 14; THENCE ALONG NORTH LINE OF SAID LOTS 14 & 13, S.89°09'26"E., 423.52 FT. (RECORDED AS 423.50 FT.) TO THE EAST LINE OF SAID LOT 13; THENCE S.01°06'54"W., 404.00 FT. ALONG THE EAST LINE OF SAID LOT 13; THENCE N.89°09'26"W., 211.69 FT. TO THE EAST LINE OF 14; THENCE ALONG THE EAST LINE OF SAID LOT 14, S.01°06'54"W., 597.53 FT. TO THE SOUTH LINE OF SAID LOT 14 & NORTH RIGHT OF WAY LINE OF W. HAMLIN RD.; THENCE N.88°52'29"W., 211.74 FT. (RECORDED AS 211.8 FT.) TO THE POINT OF BEGINNING, CONTAINING 297,515.09 SQUARE FEET OR 6.830 ACRES, MORE OR LESS

## BENCHMARK:

BM #1: ARROW ON HYDRANT; WEST OF DRIVE FOR CHURCH.  
±111 FT. N. OF B/C  
ELEVATION: 839.34 NAVD88 DATUM

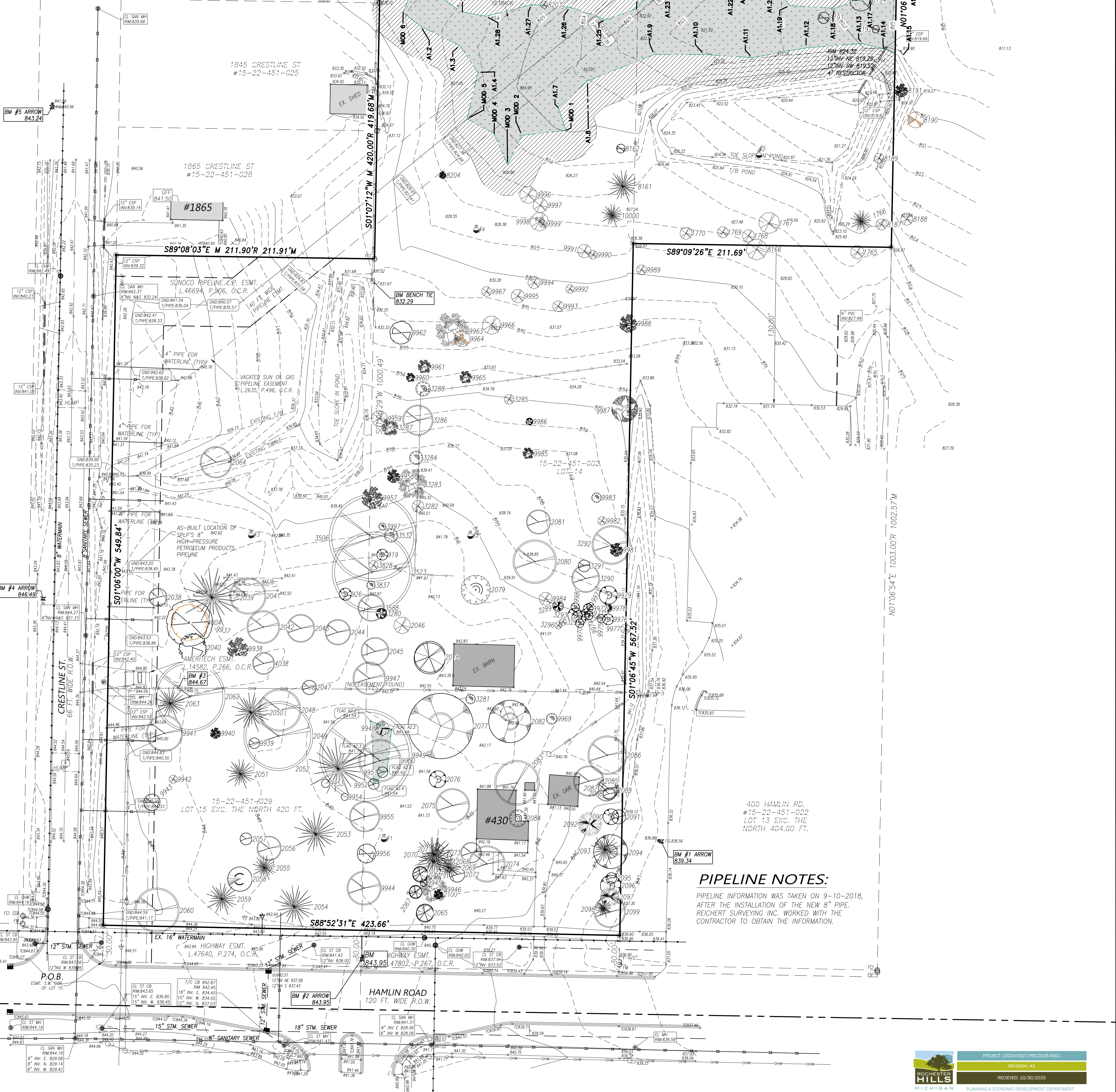
1835 CRESTLINE ST  
#15-22-451-027

BM #2: ARROW ON HYDRANT CENTER OF SITE. ±10 N. OF P  
ELEVATION: 843.95 NAVD88 DATUM

BM #3: MAG NAIL IN N.W. FACE OF UTILITY POLE; JUST E.  
OF AMERITECH ESMT.  
ELEVATION: 844.67 NAVD88 DATUM

BM #4: ARROW ON HYDRANT WEST SIDE OF CRESTLINE ST.  
300 FT. N. OF B/C  
ELEVATION: 843.95 NAVD88 DATUM

BM #5: ARROW ON HYDRANT WEST SIDE OF CRESTLINE ST.  
700 FT. N. OF B/C  
ELEVATION: 843.24 NAVD88 DATUM



## PIPELINE NOTES:

PIPELINE INFORMATION WAS TAKEN ON 9-10-2018, AFTER THE INSTALLATION OF THE NEW 8" PIPE. REICHERT SURVEYING, INC. WORKED WITH THE CONTRACTOR TO OBTAIN THE INFORMATION.

## LEGEND:

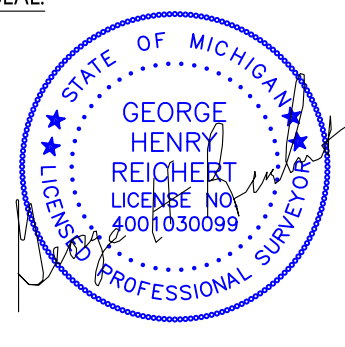
- |                     |                            |                           |                               |                              |                        |
|---------------------|----------------------------|---------------------------|-------------------------------|------------------------------|------------------------|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

DATE 4-19-19	SCALE 1"=40'	DRAWN: B.G.R.
JOB # G02-009	SHEET: 1 OF 2	CHECK: G.H.R.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

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

NO.	DATE	REV	DESCRIPTION	BY	SEAL
1	6-1-20		REV PORTION OF LOT 19	GHR	
2	11-23-20		ADD L & P. EGMT5	GHR	
3	7-18-22		ADD INVERTS HAMLIN RD	GHR	
4	10/17/24		REV TREE TAG & CHART	DGR	
5	10/15/24		UPDATE TREE & TREE LIST	DGR	
6	11/21/24		REV POND INFO	DGR	
7	6/16/25		REV WETLANDS AREA	DGR	



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

**TOPOGRAPHICAL SURVEY**  
THE NORTH 404.00 FT. OF LOT 13 & LOT 14, LOT 15 EXCEPT THE NORTH 420.00 FT. OF "HAMLIN PLACE FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 22 AND PART OF THE S.W. 1/4 OF SEC. 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L15 OF PLATS, P.34, O.C.R.

**811**  
Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net

# TREE LIST

TREE TABLE		
#	DESC.	ELEV.
919	10" BOXELDER	841.58
926	11" BOXELDER	843.39
1765	11" ASH	826.72
1766	9" PINE	826.31
1767	6"6"5" ASH	826.56
1768	10" 9" ASH	828.52
1769	9" ASH	828.28
1770	10" ASH	828.26
2029	14" 14" WALNUT	830.30
2030	9" APPLE	829.65
2031	6" CHERRY	829.92
2032	9" CHERRY	829.93
2033	7" CHERRY	828.84
2034	9" HAWTHORNE	828.29
2035	6" 7" 7" HAWTHORNE	832.28
2036	8" 8" 8" 9" 9" 10" 12" APPLE	832.26
2037	10" GINKO	827.22
2038	15" 7" 6" MAPLE	842.72
2039	8" 16" PINE - TOP GONE	841.62
2040	12" 12" CATALPA	843.84
2041	17" 13" MAPLE	842.10
2042	12" 15" MAPLE	843.60
2043	11" 12" MAPLE	843.67
2044	8" 13" MAPLE	843.54
2045	23" MAPLE	842.61
2046	14" WALNUT	842.74
2047	12" MAPLE	843.32
2048	19" 16" MAPLE	843.94
2049	18" 19" 20" MAPLE	842.53
2050	16" PINE	843.95
2051	12" PINE	844.34
2052	9" 16" PINE	841.17
2053	18" PINE	842.44
2054	17" PINE	842.61
2055	10" PINE	843.43
2056	20" MAPLE	843.64
2057	10" MAPLE	844.82
2058	20" SYCAMORE	843.85
2059	13" PINE	843.28
2060	11" 13" 13" MAPLE	844.09
2062	9" 13" 19" 17" MAPLE	844.54
2063	13" PINE	844.41
2064	26" " MAPLE	837.25
2065	15" POPLAR	840.95
2066	13" POPLAR	841.64
2067	11" POPLAR	841.37
2068	19" PINE	841.73
2069	11" PINE	841.35
2070	14" PINE	842.18
2071	10" WALNUT	841.80
2072	13" MAPLE	841.20
2073	17" MAPLE	842.50
2074	30" MAPLE	841.88
2075	28" MAPLE	842.03
2076	14" BOXELDER	841.90
2077	9" 10" 11" 12" 12" BOXELDER	842.65
2078	27" POPLAR	842.99
2079	24" CHERRY	841.40
2080	36" MAPLE	839.55
2081	20" MAPLE	838.74

TREE TABLE		
#	DESC.	ELEV.
2082	9" 12" 14" BOXELDER	842.33
2083	37" MAPLE	841.74
2084	14" CHERRY	841.45
2085	25" MAPLE	840.18
2086	15" 17" MAPLE	839.98
2087	17" MAPLE	839.87
2088	10" MAPLE	839.74
2089	9" 9" MAPLE	839.88
2090	13" BOXELDER	838.76
2091	12" MAPLE	839.04
2092	20" HICKORY	839.39
2093	12" PINE	838.70
2094	12" 16" BOXELDER	838.59
2095	9" MAPLE	837.56
2096	17" BOXELDER	837.49
2097	8" 8" HICKORY	837.11
2098	7" PINE	837.26
2099	13" 13" MAPLE	837.14
2100	8" CRAB APPLE	842.49
3280	9" HAWTHORNE	842.56
3281	8" CHERRY	842.76
3282	10" WALNUT	840.42
3283	6" 6" 7" 7" APPLE	840.04
3284	11" CHERRY	838.98
3285	8" ASH	835.18
3286	6" 9" 10" MAPLE	836.23
3287	7" 8" APPLE	836.45
3288	12" CHERRY	834.55
3289	9" OAK	840.60
3290	23" MAPLE	838.69
3291	10" MAPLE	837.91
3292	15" 17" MAPLE	837.06
3293	12" BOXELDER	839.89
3294	12" BOXELDER	840.07
3295	6" WALNUT	840.57
3296	6" WALNUT	840.70
3506	24" 24" 24" MAPLE	841.61
3523	15" 15" 14" 11" 11" MAPLE	842.28
3532	11" CHERRY	841.11
3588	22" MAPLE	843.20
3764	6" 8" 8" 8" 9" APPLE	833.81
3767	10" 12" ELM	826.50
3828	8" WALNUT	841.79
3837	7" CHERRY	842.50
3997	6" CHERRY	841.13
4004	30" DEAD	843.66
4038	18" MAPLE	844.43
8161	13" PINE	826.84
8162	7" PINE	825.92
8166	6"6"5" ASH	828.42
8187	9" ASH	824.45
8188	10" ASH	824.15
8189	8" ASH	824.57
8190	9" CEDAR	821.33
8191	5" 4" 2" PEAR	823.62
8192	6" ELM	819.26
8193	9" 7" ELM	820.41
8194	18" ELM	819.49
8195	9" DEAD	819.40
8196	6" APPLE	822.37

TREE TABLE		
#	DESC.	ELEV.
8197	7" 6" APPLE	0.00
8198	7" ASH	821.85
8199	6" ASH	821.94
8200	6" CEDAR	821.94
8201	6" ASH	822.05
8202	6" ASH	822.39
8203	6" ASH	825.65
8204	6" PEAR	828.38
9937	37" ELM	843.32
9938	11" 7" CRAB APPLE	843.63
9939	9" MAPLE	843.67
9940	9" 7" PEAR	843.98
9941	20" 5" 5" MAPLE	844.22
9942	7" WALNUT	844.87
9943	13" ELM	844.74
9944	28" MAPLE	842.12
9945	6" ELM	841.73
9946	9" 8" 6" APPLE	840.96
9947	27" MAPLE	842.50
9948	6" 6" BUCKTHORN	841.90
9949	55" MAPLE	841.61
9950	35" 21" MAPLE	841.80
9951	9" MAPLE	841.64
9952	9" MAPLE	843.85
9953	7" COTTONWOOD	841.84
9954	6" COTTONWOOD	841.86
9955	25" MAPLE	841.90
9956	8" 7" ELM	842.66
9957	18" PEAR	840.16
9958	6" 5" CRAB APPLE	839.45
9959	7" 6" ASH	836.16
9960	8" 5" APPLE	834.07
9961	7" 5" APPLE	833.56
9962	18" ELM	832.59
9963	11" 8" 6" 5" APPLE	832.38
9964	9" CEDAR	832.28
9965	6" APPLE	834.23
9966	7"5" ASH	831.90
9967	6"2" ASH	830.58
9968	10" ASH	821.82
9969	9" CHERRY	841.20
9970	7" BOXELDER	839.78
9971	7" BOXELDER	839.76
9972	8" BOXELDER	839.81
9973	6" BOXELDER	839.26
9974	7" BOXELDER	839.72
9975	7" BOXELDER	839.47
9976	9" BOXELDER	839.58
9977	8" WALNUT	839.21
9978	8" MULBERRY	839.36
9979	9" 6" BOXELDER	838.53
9980	7" BOXELDER	839.72
9981	6" 5" HONEYSUCKLE	836.94
9982	7" ASH	838.31
9983	8" CHERRY	836.80
9984	11" WALNUT	840.44
9985	6" 4"APPLE	836.76
9986	6" HAWTHORNE	835.99
9987	9" 8" 5" HAWTHORNE	834.68
9988	8" 7" CRAB APPLE	832.29

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

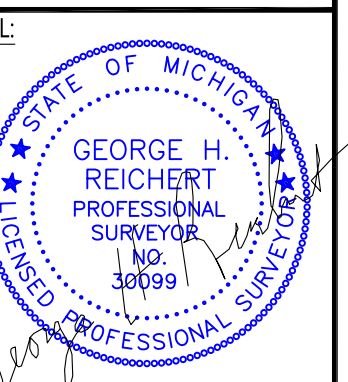


**REICHERT SURVEYING INC.**

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

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PREPARED FOR:  
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 14955 TECHNOLOGY DR.  
 SHELBY TWP., MI 48315  
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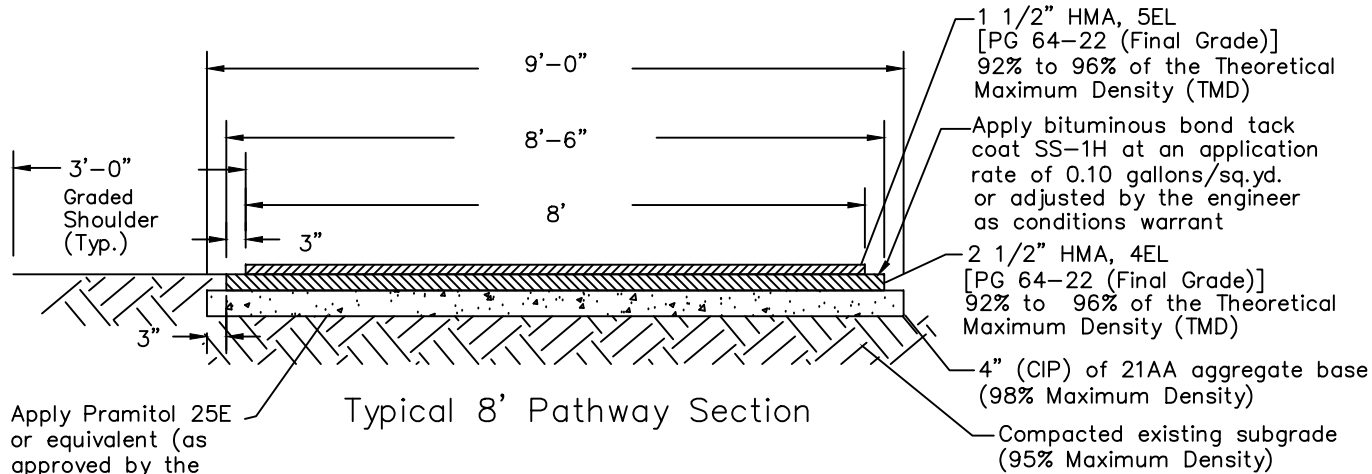


NO.	DATE	DESCRIPTION
1	11/21/24	REV. PAND INFO

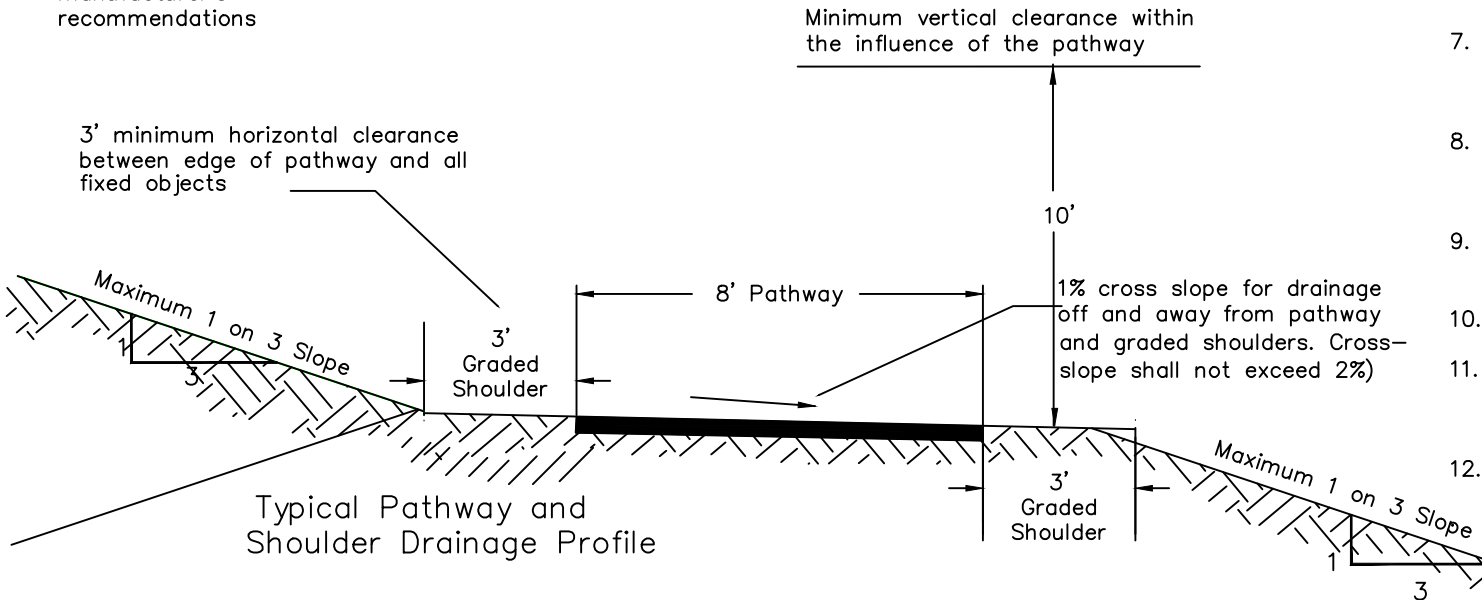
SCALE: N.T.S. DRAWN: B.G.R.  
 DATE: 10/15/24 CHECK: G.H.R.  
 JOB # G02-009 SHEET: 2 OF 2

PROJECT: J2024-0027/PSC0225-0001  
 REVISION: #3  
 RECEIVED: 10/30/2025

# Standard Details:



Apply Pramitol 25E or equivalent (as approved by the engineer) in accordance with manufacturer's recommendations



## Standard Notes:

- Maximum grade of 8.33% along pathway (less than 5% is recommended).
- 1% cross slope (i.e. super elevation) for drainage off and away from pathway and graded shoulders (2% maximum cross-slope).
- 60' minimum center line radii for pathway horizontal alignment.
- Provide a minimum of 3' horizontal clearance and 10' vertical clearance from all fixed objects and the edge of pathway surface. Relocation of existing objects (i.e. mail boxes, signs, etc.) shall be considered incidental work items.
- Pathway ramps shall be constructed in accordance with MDOT standard detail R-28 Series and shall have a minimum clear opening of 8' wide.
- A clean saw cut joint shall be provided wherever new pavement matches existing pavement (incidental work item).
- Utility structures shall be adjusted in accordance with the City of Rochester Hills standards and shall match the proposed grade of the pathway.
- Pathway shall be 6 inch thick HMA or concrete through residential drives and 9 inch thick HMA or 8 inch thick concrete through commercial drives.
- Pathway asphalt shall be paid for as "Shared Use Path, HMA" when part of public improvement project.
- Ramps and landings shall be 6 inch thick concrete.
- ADA detectable warning plates shall be performed and brick red in color. Acceptable products included ADA Solutions, Inc., Armor-Tile, E.J., or approved equal
- Irrigation overspray shall not broadcast onto City pathway or sidewalk

## CITY OF ROCHESTER HILLS STANDARD DETAIL FOR:

Pathway Details:

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



DRAWN BY: S. BUCHOLZ	PLAN DATE: 8/28/1996	REVISIONS:	10/30/2024	2/8/2022	8/22/2018	01/12/2022
		4/7/2012	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  
1 OF 1

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.
  - a. 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/low-quality 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 on-site 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

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## Building Department (2)

---

Mark Artinian 248-841-2446  
ArtinianM@RochesterHills.org

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 11/4/2025 4:13:32 PM  
**Status:**

Mark Artinian 248-841-2446  
ArtinianM@RochesterHills.org

Yes

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 11/4/2025 4:13:55 PM  
**Status:**

Yes

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## Engineering Department (1)

---

J Boughton 760-968-1100  
JBoughton@RochesterHills.org

**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 10/31/2025 7:49:00 AM  
**Status:**

---

## Fire Department (3)

---



**Subject:** Fire Department  
**Author:** Jon Mills  
**Date:** 11/3/2025 8:25:49 AM  
**Status:**

Orient Front of Fire Hydrant facing Cardinal Lane

Reattach Water Flow Report

**Subject:** Fire Department  
**Author:** Jon Mills  
**Date:** 11/3/2025 8:28:30 AM  
**Status:**

Reattach Water Flow Report

J Mills 248-841-2708  
JMills@RochesterHills.org

**Subject:** Fire Department  
**Author:** Jon Mills  
**Date:** 11/17/2025 1:35:39 PM  
**Status:**

---

## Group (38)

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**Subject:** Group  
**Author:** macdonaldj  
**Date:** 10/30/2025 2:08:33 PM  
**Status:**

City of Rochester Hills Planning & Economic Development

Wetland Permit

**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:35:10 PM  
**Status:**

WP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:35:10 PM  
**Status:**



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:35:10 PM  
**Status:**

NFSM



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:35:10 PM  
**Status:**

Tree Removal Permit



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:54 AM  
**Status:**

LIP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:54 AM  
**Status:**

LB



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:54 AM  
**Status:**



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:03 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:13 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:23 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:27 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:35 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:39 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:45 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:53 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:02:58 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:03 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:10 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:15 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:21 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:27 AM  
**Status:**

REVISION: #3



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**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:33 AM  
**Status:**

REVISION: #3





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**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:38 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:44 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:49 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:03:55 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:12 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:20 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:24 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:29 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:32 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 9:04:37 AM  
**Status:**

REVISION: #3



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 11:40:48 AM  
**Status:**

Tree Removal Permit



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 11:42:45 AM  
**Status:**

LB



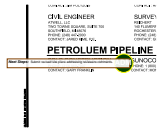
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**Author:** C.McLeod  
**Date:** 11/3/2025 11:53:06 AM  
**Status:**

WP



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/3/2025 11:54:15 AM  
**Status:**

NFSM



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:51:09 PM  
**Status:**

Jenny McGuckin - YES (1)



**Subject:** Jenny McGuckin - YES  
**Author:** Seth Bucholz  
**Date:** 11/13/2025 11:33:02 AM  
**Status:**

Natural Resources (1)



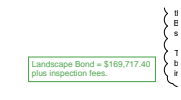
**Subject:** Natural Resources  
**Author:** Matt Einheuser  
**Date:** 11/6/2025 3:25:56 PM  
**Status:**

Planning Department (13)



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/3/2025 10:06:36 AM  
**Status:**

Parcel Area. Development using the mixed residential option may only occur on a parcel with a minimum area of ten acres located in a Mixed Residential Overlay District, unless the minimum area requirement is modified by the Planning Commission (see Section 138-6.507 below).



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/3/2025 11:43:18 AM  
**Status:**

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 = \$169,717.40 plus inspection fees.

\$81,830 paid into City Tree Fund

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:32:32 PM  
**Status:**

\$81,830 paid into City Tree Fund

EXISTING PRESERVED TREES (TAG NO. 20)  
W/ THAT OVERHANG THE PATHWAY 8x8x4

487 linear feet - 11,301 square feet of permanent impact.

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/3/2025 11:56:07 AM  
**Status:**

487 linear feet - 11,301 square feet of permanent impact.

11,427 square feet of permanent wetland impact

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/3/2025 12:00:22 PM  
**Status:**

11,427 square feet of permanent wetland impact

Form of authorization shall be provided prior to planting.  
REQUIRED PLANTINGS ALONG THE  
HAVE BEEN SUBSTITUTED WITH 18"  
EQUAL VALUE

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/3/2025 12:07:37 PM  
**Status:**

Form of authorization shall be provided prior to planting.

Highway adjacent to disturbed area signs L47640, P274, O.C.F.  
All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/3/2025 2:55:07 PM  
**Status:**

All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.

487 linear feet - 11,301 square feet of permanent impact.

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:35:10 PM  
**Status:**

487 linear feet - 11,301 square feet of permanent impact.

11,427 square feet of permanent wetland impact

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:35:10 PM  
**Status:**

11,427 square feet of permanent wetland impact

Assessing Yes

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/12/2025 2:28:45 PM  
**Status:**

Assessing Yes

Chris McLeod 249-841-0272  
mccleod@richlandwa.gov

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 11/13/2025 12:31:24 PM  
**Status:**

132 Regulated Trees  
 39 Trees Preserved  
 245 Tree Credits Required  
 \$81,830 paid into City Tree Fund

**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  
 \$81,830 paid into City Tree Fund

Text Box (3)

Yes

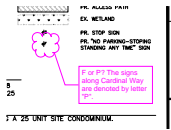
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**Author:** macdonaldj  
**Date:** 11/17/2025 2:14:16 PM  
**Status:**

Yes

**Subject:** Text Box  
**Author:** macdonaldj  
**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)



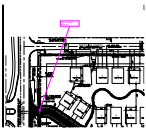
**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 11/10/2025 3:10:37 PM  
**Status:**

F or P? The signs along Cardinal Way are denoted by letter "P".



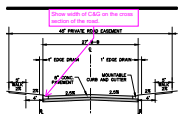
**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 11/10/2025 3:13:07 PM  
**Status:**

PR. City of Rochester Hills 30-inch Mountable Curb & Gutter



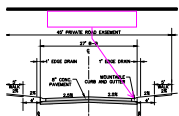
**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 11/10/2025 3:14:13 PM  
**Status:**

Add crosswalk markings.

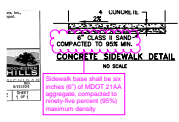


**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 11/10/2025 3:15:21 PM  
**Status:**

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

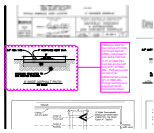


**Subject:** Traffic  
**Author:** Emira Barrette  
**Date:** 11/10/2025 3:15:58 PM  
**Status:**



**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.



**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:**

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### Underground Utilities (1)

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**Subject:** Underground Utilities  
**Author:** Keith  
**Date:** 11/12/2025 1:52:38 PM  
**Status:**

Provide updated detail attached.