

Owner / Developer

ROBERTSON BROTHERS HOMES
6905 Telegraph Road
Bloomfield Hills, MI 48301
Tel. (248) 282-1428

CONTACT: Tim Loughrin

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brad W. Brickel, P.E.

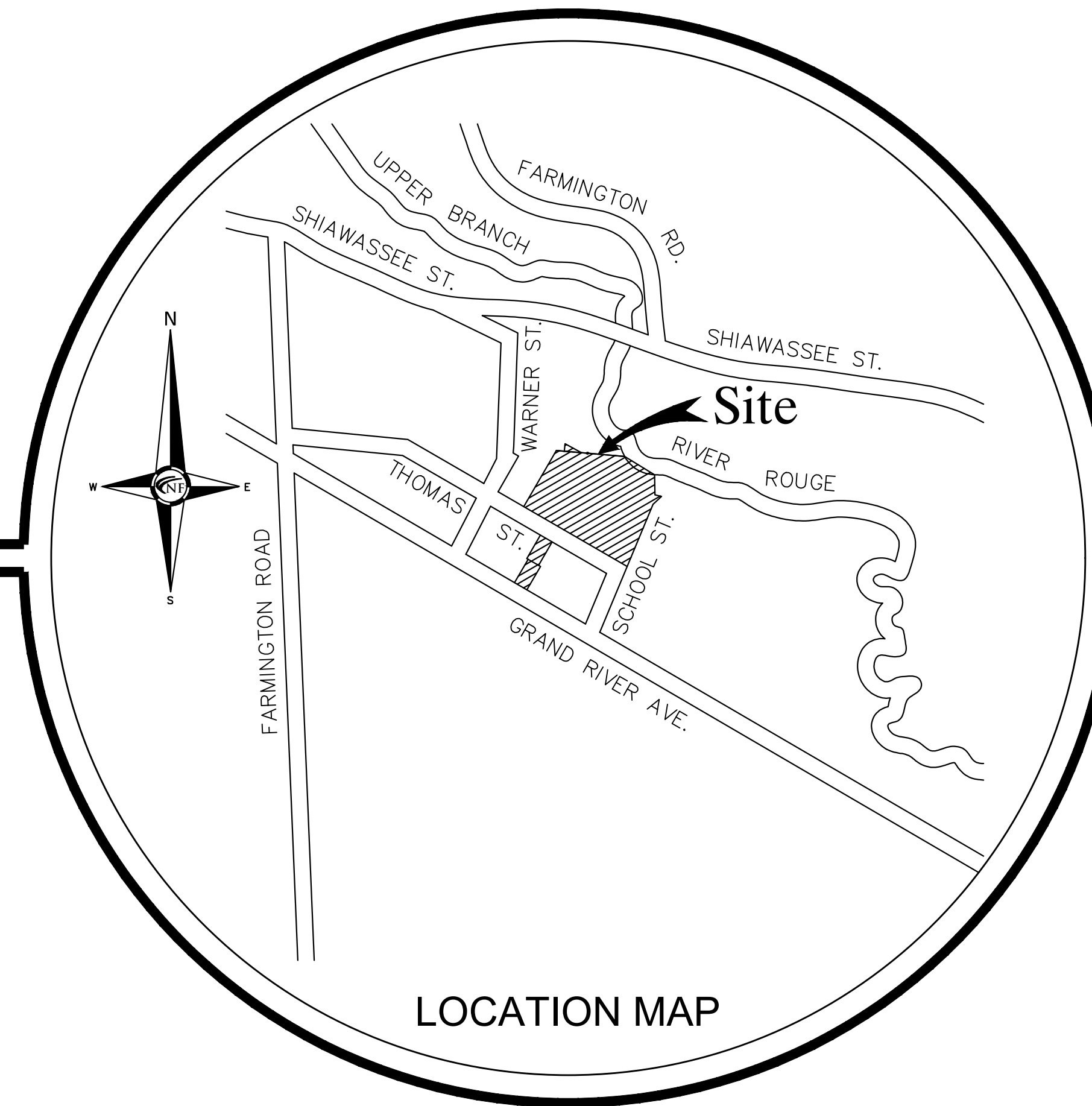
Landscape Architect

LAND DESIGN STUDIO
750 Forest Ave., Suite 101
Birmingham, MI 48009
Tel. (248) 594-3220

CONTACT: Tad Krear

City of Farmington, Oakland County, Michigan FINAL SITE PLAN Prepared For Robertson Brothers Homes

PART OF THE NW 1/4 OF SECTION 27, T.1N., R.9E.,
CITY OF FARMINGTON,
OAKLAND COUNTY, MICHIGAN



LOCATION MAP

Project Name

Hillside Townes



SHEET INDEX

- C00 Cover Sheet
- C01 ALTA/NSPS Land Title/ Topographic/ Tree Survey
- C02 Cross Sections A & B
- C03 Cross Sections C & D
- C04 Survey Notes-Tree List
- C05 Site Plan
- C06 Aerial Vicinity Plan
- C07 Fire Truck Turning Plan
- C08 Garbage Truck Turning Plan
- C09 Paving & Grading Plan (1 of 2)
- C10 Paving & Grading Plan (2 of 2)
- C10A Detailed Grading Plan
- C11 Calculation, Notes & Details Plan

- L-1 Overall Landscape Plan
- L-2 Promenade Enlargement Plans
- L-3 Landscape Enlargement Plans
- L-4 Typical Unit Landscape Plans
- L-5 Landscape Details and Notes

- 1 of 1 Site Photometric Plan
- 1 of 1 Park Area Photometric Plan

LIST OF DEVIATIONS

- REAR YARD SETBACK REQUIRED IS 25 FEET AND PROPOSED SETBACK IS 24.3 FEET.
- LOT LINE ABUTTING A RESIDENTIAL ZONE SETBACK REQUIRED IS 30 FEET AND PROPOSED SETBACK IS 24.3 FEET.

REVISIONS:
 09-01-20 ISSUED FOR SITE PLAN REVIEW
 05-15-23 REVISED PER SITE PLAN REVIEW
 10-12-23 ISSUED FINAL SITE PACKAGE

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND IN THE CITY OF FARMINGTON, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 2, BLOCK 8, OF AMENDED PLAT OF LOTS 21, 22, 23 AND 24 OF BLOCK 6, LOTS 31, 32, 33 AND 34 OF BLOCK 4, LOTS 35 AND 36 OF BLOCK 5, VACATED THIRD STREET AND VACATED PART OF CASS STREET OF "PLAT OF DAVIS ADDITION TO THE VILLAGE OF FARMINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 297 OF PLATS, PAGES 19 AND 20, OAKLAND COUNTY RECORDS.

PARCEL 2:
PART OF LOT 5, OF ASSESSOR'S PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54 OF PLATS, PAGE 7, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 8 OF "AMENDED PLAT OF LOTS 21, 22, 23 AND 24 OF BLOCK 6, LOTS 31, 32, 33 AND 34 OF BLOCK 4, LOTS 35 AND 35 OF BLOCK 5, VACATED THIRD STREET AND VACATED PART OF CASS STREET OF PLAT OF DAVIS ADDITION TO THE VILLAGE OF FARMINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 297 OF PLATS, PAGES 19 AND 20, OAKLAND COUNTY RECORDS; THENCE SOUTH 87 DEGREES 12 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 8, 39.20 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 03 DEGREES 45 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, 36.74 FEET; THENCE SOUTH 63 DEGREES 19 MINUTES 21 SECONDS EAST, 90.75 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 8; THENCE NORTH 87 DEGREES 12 MINUTES 02 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 2, BLOCK 8, 83.60 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THE NORTH 90 FEET OF LOT 15, BLOCK 3, EXCEPT THE EAST 5.75 FEET, OF PLAT OF DAVIS' ADDITION TO VILLAGE (NOW CITY) OF FARMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS.

PARCEL 5:
THE EAST 47 FEET OF THE SOUTH 110 FEET OF LOT 15, BLOCK 3, OF PLAT OF DAVIS' ADDITION TO VILLAGE (NOW CITY) OF FARMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS.

TAX ITEM NUMBER: 23-27-152-019, AS TO PARCEL 1
VACANT, FARMINGTON, MI 48336

TAX ITEM NUMBER: 23-27-152-017, AS TO PARCEL 2
VACANT, FARMINGTON, MI 48336

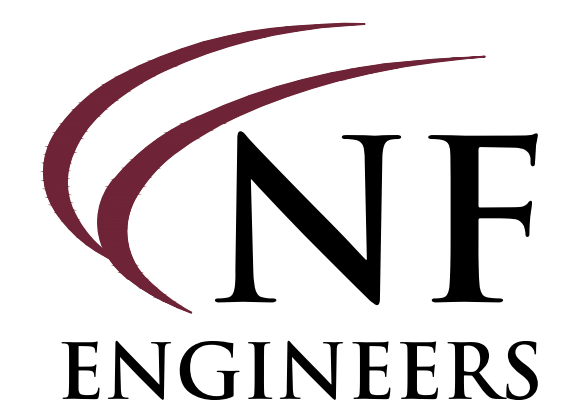
TAX ITEM NUMBER: 23-27-154-004, AS TO PARCEL 4
ADDRESS: 33107 THOMAS STREET, FARMINGTON, MI 48336

TAX ITEM NUMBER: 23-27-154-008, AS TO PARCEL 5
ADDRESS: 33104 GRAND RIVER AVENUE, FARMINGTON, MI 48336

PROJECT NARRATIVE

HILLSIDE TOWNES IS A NEW COMMUNITY TO BE BUILT IN DOWNTOWN FARMINGTON THAT WILL FURTHER STRENGTHEN THE DOWNTOWN CORE BY ADDING OWNER-OCCUPIED RESIDENTS THAT WILL TAKE PRIDE IN THEIR HOMES. THE CONCEPT IS DESIGNED TO PROVIDE AN IMPORTANT CONNECTIVITY FROM GRAND RIVER TO THE SHIAWASSEE RIVER VIA A PEDESTRIAN PATHWAY THAT TRAVERSES THROUGH THE DEVELOPMENT. AS PART OF THE DEVELOPMENT, ROBERTSON WILL CONSTRUCT A PROMENADE STARTING AT GRAND RIVER ON TWO ADDITIONAL LOTS OWNED BY THE CITY. THE VISION FOR THE PROJECT IS CENTERED IN THE PHILOSOPHY OF PUBLIC/PRIVATE INTEGRATION AND CONNECTION. THE HOMES WILL BECOME AN APPENDAGE OF THE COMMUNITY AND PROVIDE FOR A SEAMLESS TRANSITION FOR THE MANY PEDESTRIANS THAT TRAVERSE BETWEEN THE DOWNTOWN CORE AND THE RIVER PARK.

THE RESIDENTIAL COMMUNITY WILL FEATURE 53 FOR-SALE ATTACHED SINGLE-FAMILY TOWNHOMES THAT WILL ADD A QUALITY NEW HOUSING PRODUCT THAT IS CURRENTLY UNAVAILABLE IN THE AREA. THE PROJECT WILL CATER TO THE "MISSING MIDDLE" SEGMENT OF THE POPULATION THAT IS ATTRACTED TO A NO-MAINTENANCE HOME IN A GREAT AREA WITH CONVENIENCE TO A BUSTLING RETAIL DOWNTOWN CORE. THE TYPICAL RESIDENTS ARE WORKING PROFESSIONALS AND YOUNG FAMILIES THAT ARE LOOKING FOR ATTAINABLE QUALITY HOUSING IN ASPIRATIONAL COMMUNITIES AND SCHOOL DISTRICTS WITHOUT THE DOWNSIDE OF HOME AND YARD MAINTENANCE. IN PART DUE TO A FIRST-FLOOR OFFICE SPACE, THE HOMES ARE DESIGNED TO CAPITALIZE ON THE WORK-FROM-HOME DEMOGRAPHIC. ALL OF THE HOMES WILL OFFER 1,330 SQUARE FEET IN SIZE WITH TWO BEDROOMS AND TWO AND A HALF BATHS AND INCLUDE A ONE-CAR ATTACHED PRIVATE GARAGE. OVER THE PAST DECADES, ROBERTSON BROTHERS HAS HAD SUCCESS WITH THIS HOUSING PRODUCT AND IS CONFIDENT THE PROJECT WILL BE WELL RECEIVED BY THE DEFINED TARGET MARKET

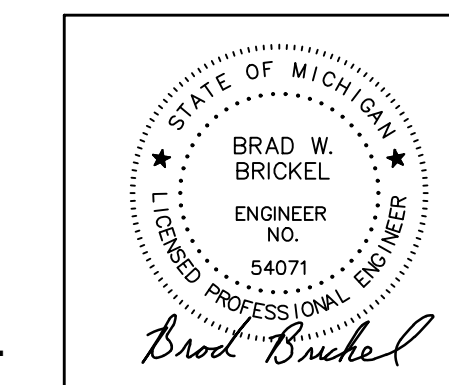


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

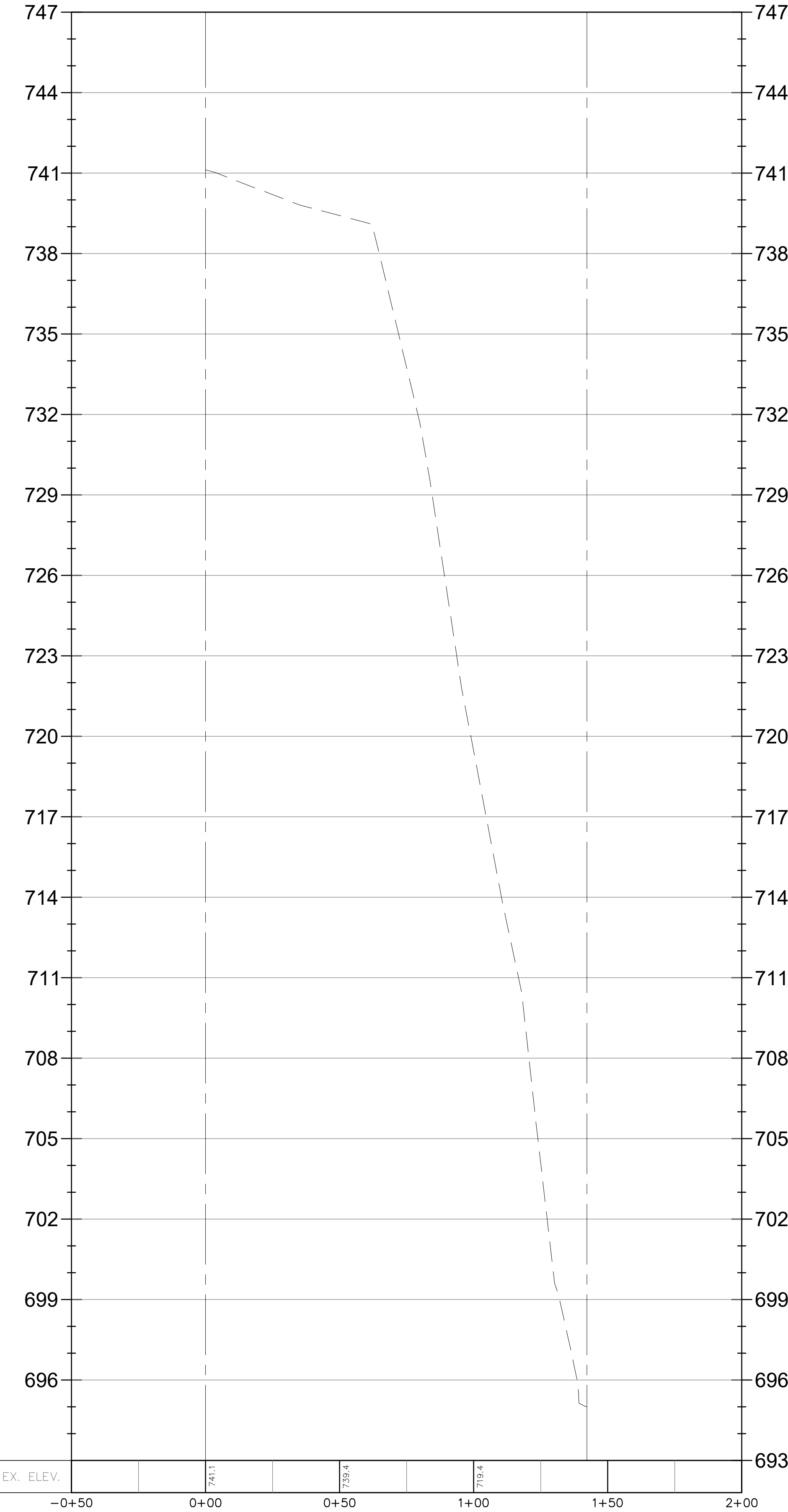
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



N & F JOB #H900-04

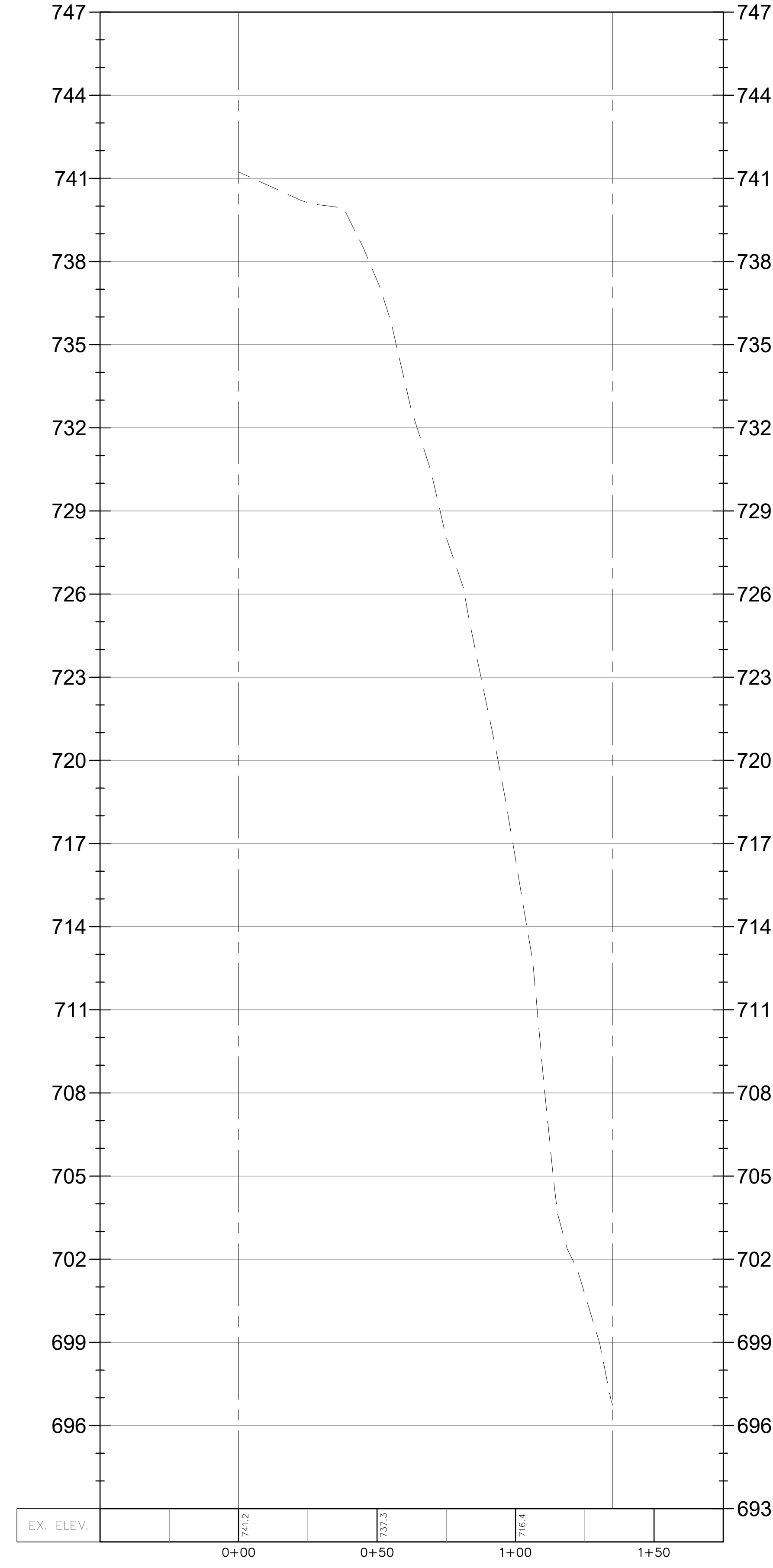


Profile View of Section A-A

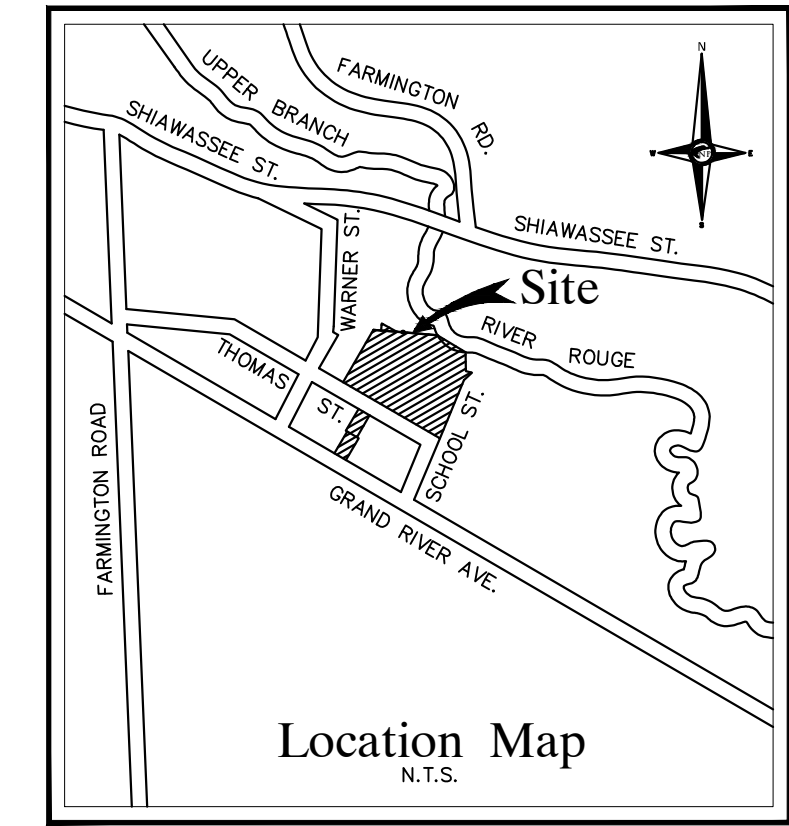


(Station -0+50.00 - 2+00.00)

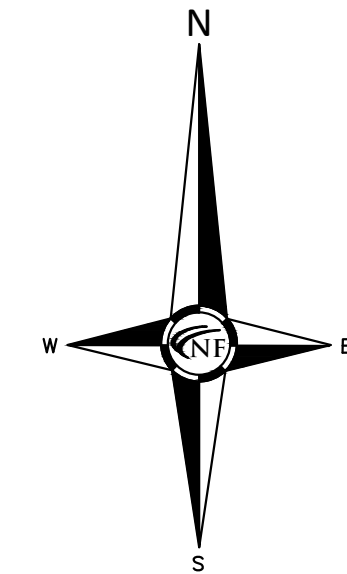
Profile View of Section B-B



(Station -0+50.00 - 1+75.00)



Location Map
N.T.S.



SEAL

PROJECT
Hillside Townes
33000 Thomas Street
Farmington, MI 48336

CLIENT
Robertson Brothers Homes
6905 Telegraph Road
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Tel. (248) 282-1428
Email:
toughrin@robertsonhomes.com

PROJECT LOCATION
Part of the NW 1/4
of Section 27
T.1N, R.9E.
City of Farmington,
Oakland, Michigan

SHEET
Cross Sections A & B



811
Know what's below
Call before you dig.

DATE ISSUED/REVISED
08-28-23 ISSUED FOR ENGINEERING REVIEW

DRAWN BY:
M. Carnaghi

DESIGNED BY:

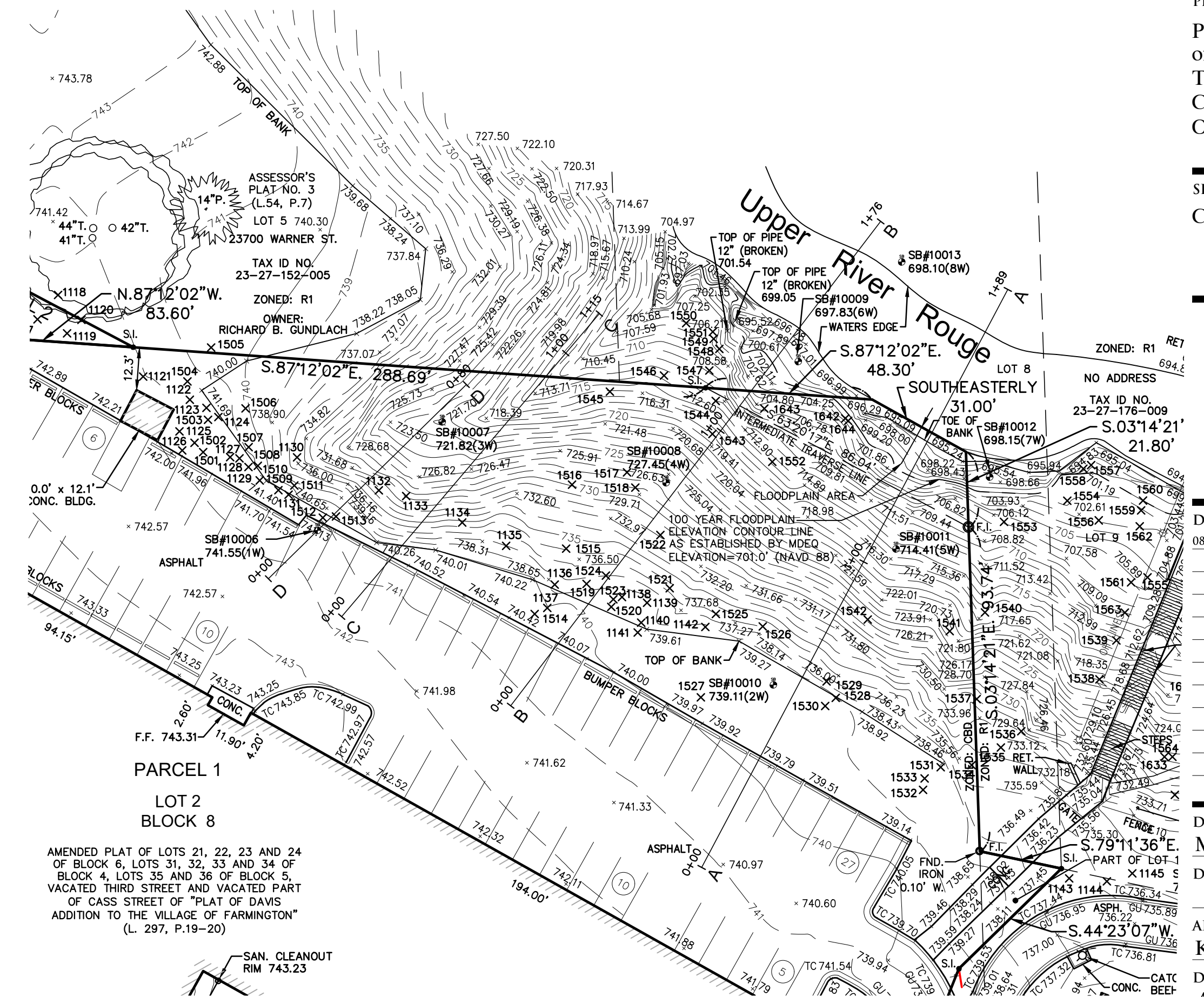
APPROVED BY:
K. Navaroli

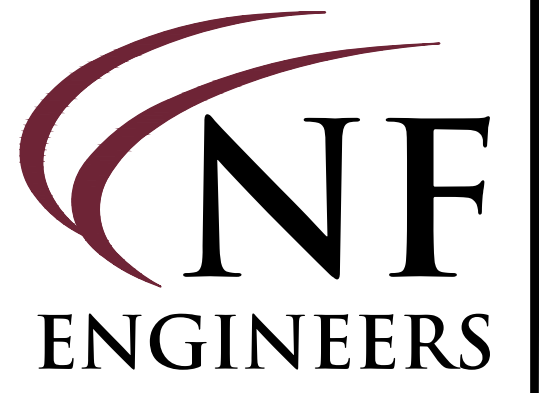
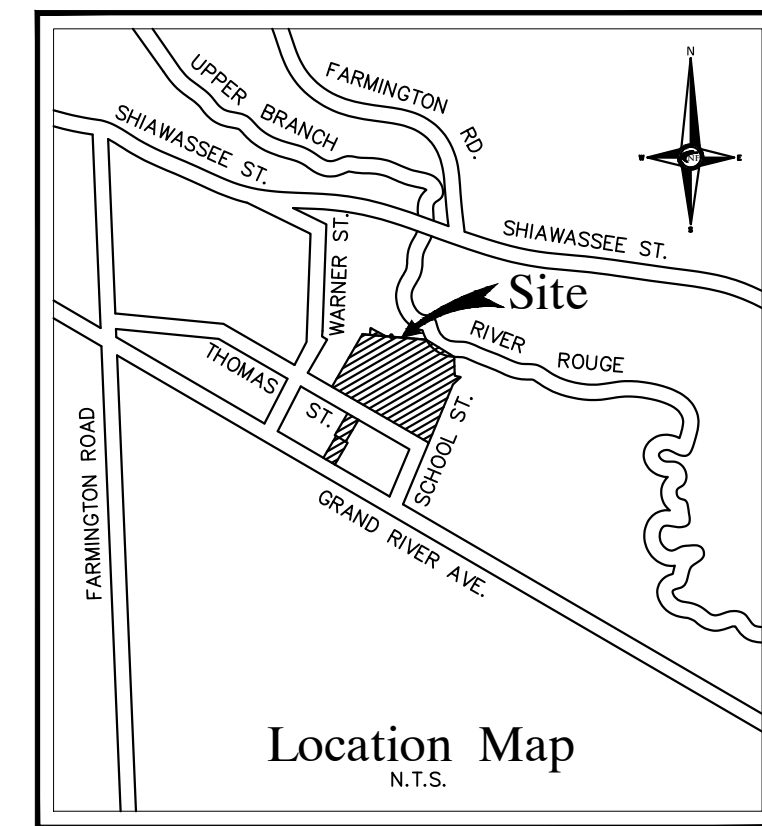
DATE:
August 14, 2023

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.
H900-04 C02





**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

PROJECT
Hillside Townes
33000 Thomas Street
Farmington, MI 48336

CLIENT
Robertson Brothers Homes
6905 Telegraph Road
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Tel. (248) 282-1428
Email:
tloughrin@robertsonhomes.com

PROJECT LOCATION
Part of the NW 1/4
of Section 27
T.1N, R.9E.
City of Farmington,
Oakland, Michigan

SHEET
Cross Sections C & D



DATE ISSUED/REVISED
08-28-23 ISSUED FOR ENGINEERING REVIEW

DRAWN BY:
M. Carnaghi

DESIGNED BY:
K. Navaroli

APPROVED BY:
K. Navaroli

DATE
August 14, 2023

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. SHEET NO.
H900-04 C03

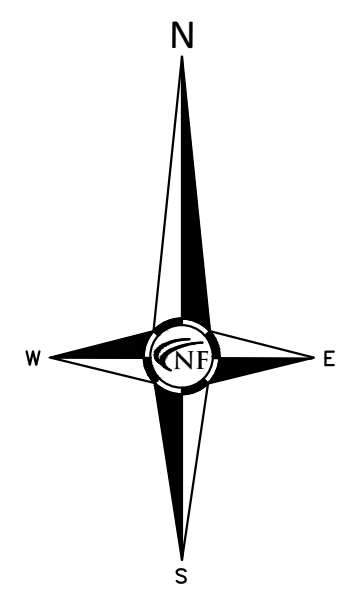
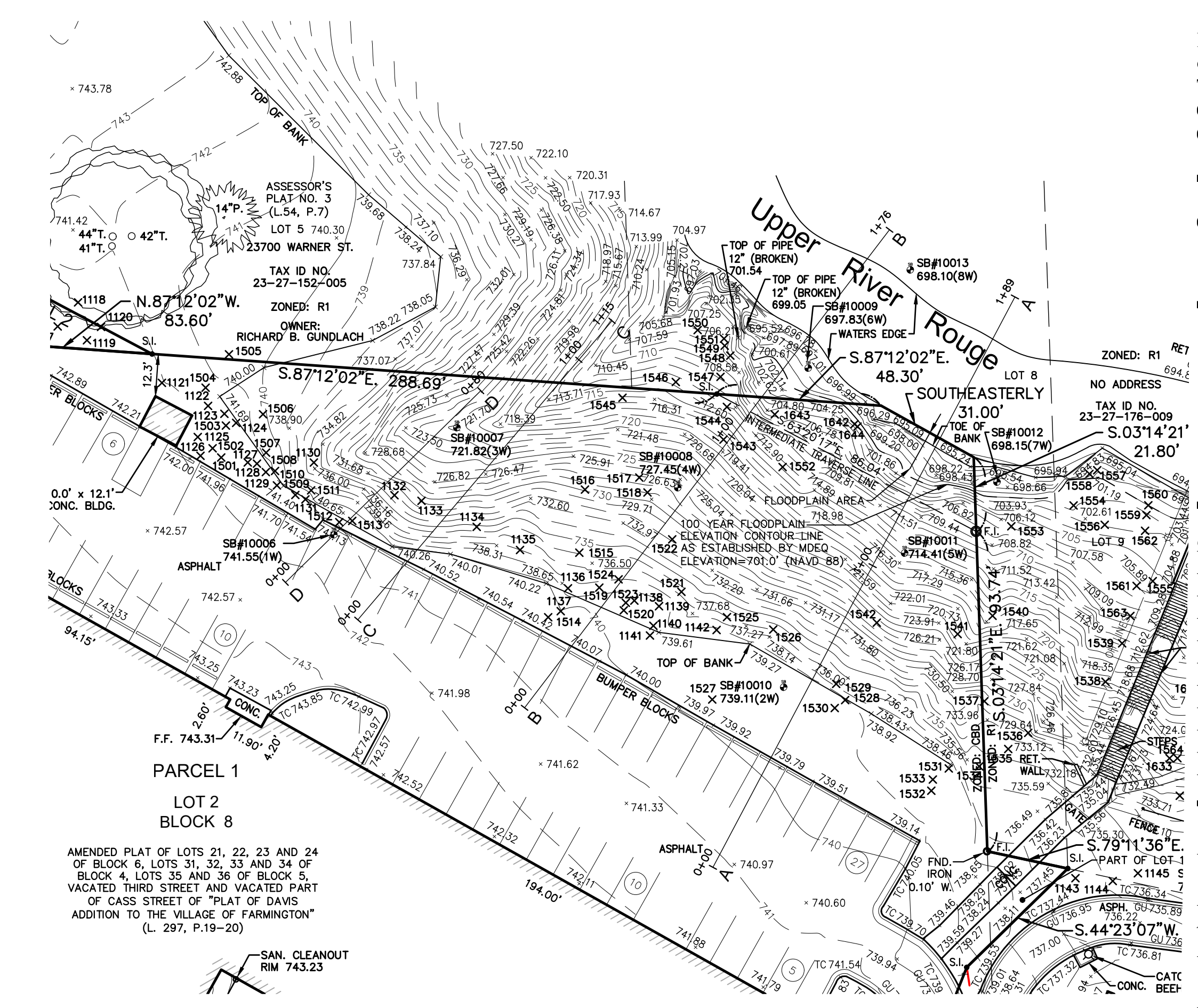
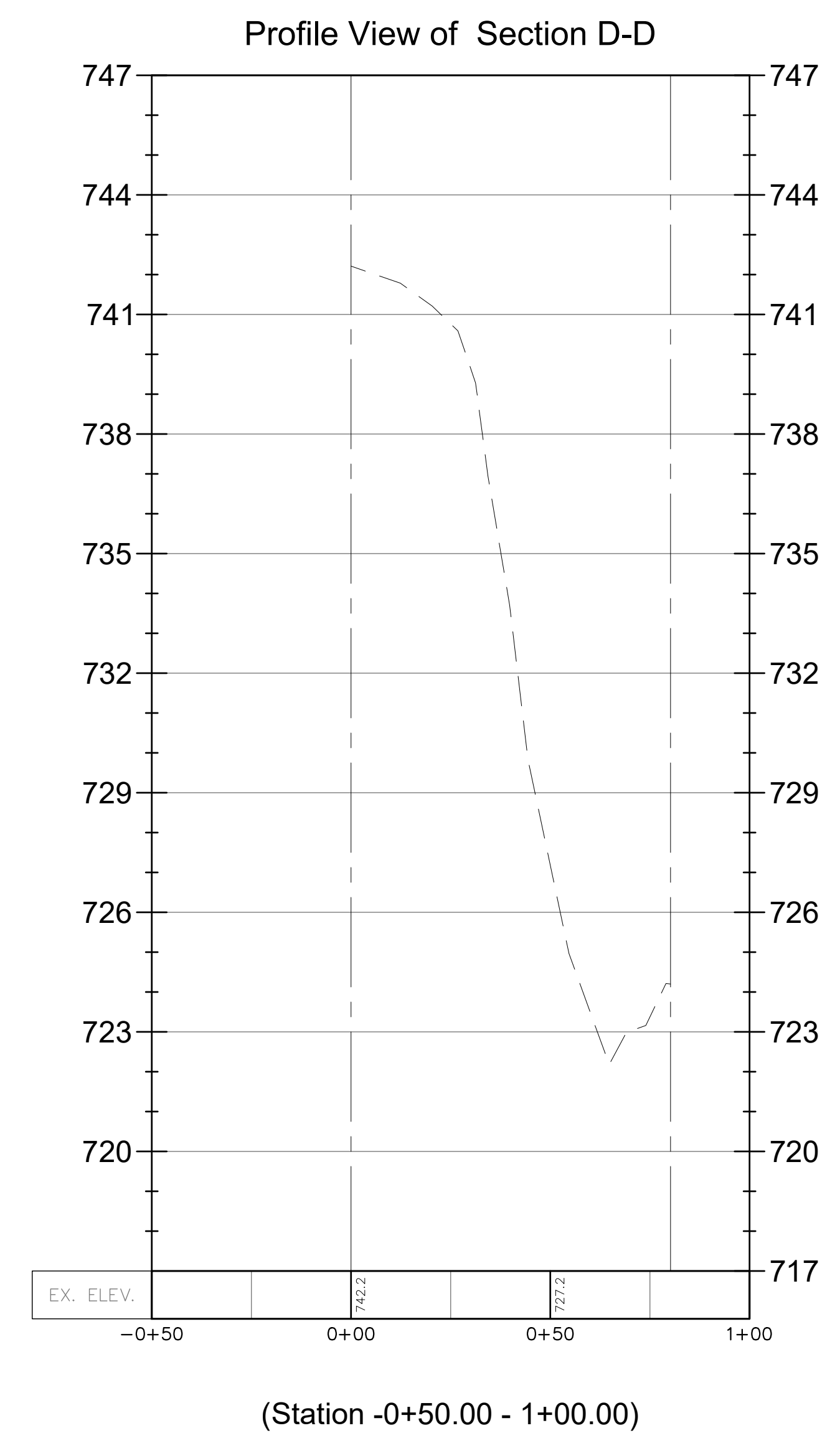
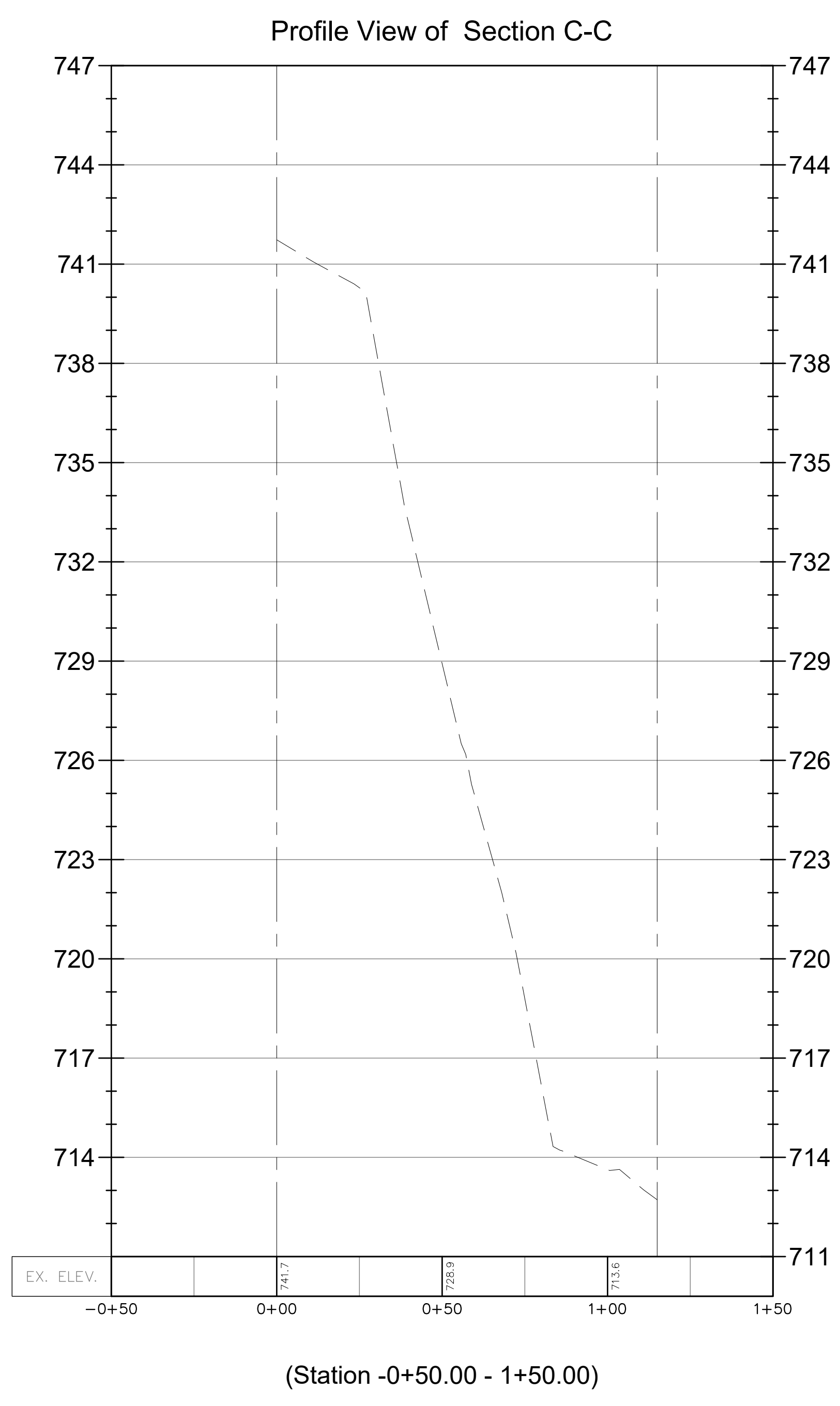
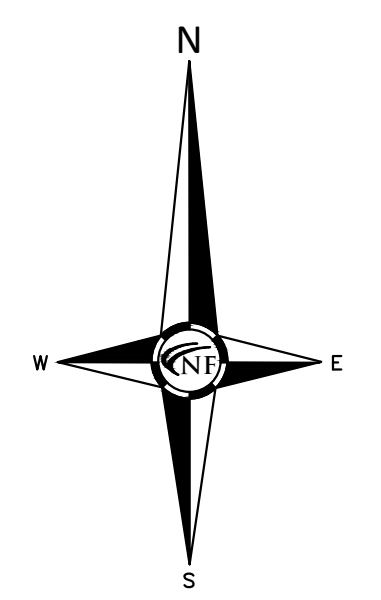
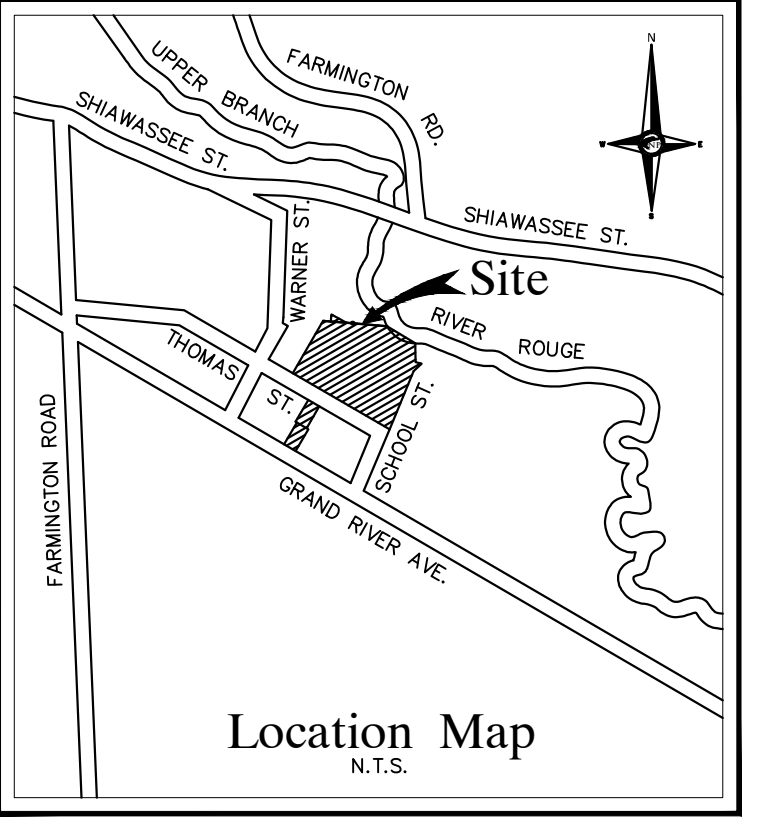
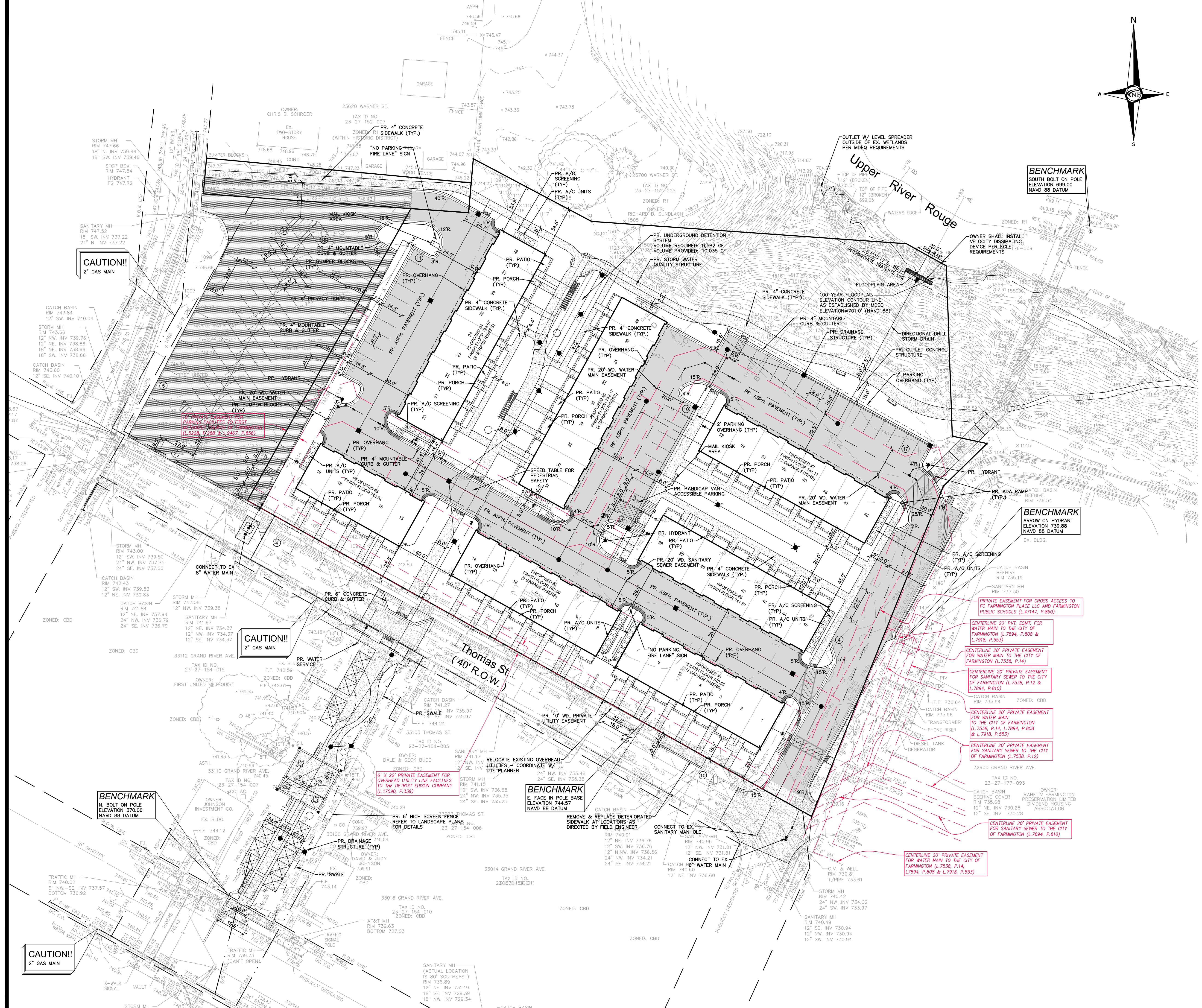


Table 1: Tree Inventory 33000 Thomas Street, Farmington, MI; ASTI project number 12444

ID	Latitude	Longitude	Tree Tag #	Common Name	Scientific Name	DBH1	DBH2	Condition	Assessment	Justification	Inspect	Notes	GPS Date	GVSS-Height	Vert Prec	Horz Prec	(North)	(East)	Max POOP
1	42.46489	-83.37243	1501	Siberian Elm	Ulmus pumila	11.1	0.0	Fair	Structure	Leaver (LE)	Stem		6/24/2022	63.371	0.0	3521.64	133912.1	3.1	
2	42.46489	-83.37245	1502	American Elm	Ulmus americana	13.6	0.0	Good	NULL	NA	NA		6/24/2022	64.169	1.9	1.4	3521.66	1339160.7	4.3
3	42.46492	-83.37243	1503	Siberian Elm	Ulmus pumila	13.4	0.0	Fair	Structure	Leaver (DW)	NA		6/24/2022	63.63	2.7	2.4	3522.76	1339162.1	3.1
4	42.46495	-83.37242	1504	Box-Elder	Acer negundo	1.01	0.0	Fair	Structure	Leaver (LE)	Roots	Root plate eroding on steep slope	6/24/2022	64.88	5.6	4.6	3522.87	1339163.5	6.6
5	42.46498	-83.3724	1505	Norway Maple	Acer platanoides	6.6	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	65.975	1.5	1.2	3523.85	1339164.2	4.5
6	42.46493	-83.37236	1506	Black Walnut	Juglans nigra	12.3	0.0	Good	Structure	Leaver (LE)	Stem		6/24/2022	64.014	2.3	1.8	3523.09	1339163.2	3.2
7	42.46489	-83.37238	1507	Box-Elder	Acer negundo	6.3	0.0	Good	Structure	Leaver (LE)	Stem		6/24/2022	65.343	2.7	2.1	3521.56	1339162.5	3
8	42.46488	-83.37235	1508	Siberian Elm	Ulmus pumila	13.6	0.0	Fair	Structure	Leaver (LE)	Stem		6/24/2022	64.506	2.3	2.5	3522.43	1339163.6	4.7
9	42.46486	-83.37231	1509	Box-Elder	Acer negundo	6.3	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	64.167	1.8	1.2	3523.07	1339164.6	3.8
10	42.46487	-83.37234	1510	Norway Maple	Ulmus americana	13.1	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	65.581	4.3	3.2	3521.01	1339163.6	3.9
11	42.46487	-83.37231	1511	American Elm	Ulmus americana	6.3	0.0	Good	NULL	NA	NA		6/24/2022	64.308	1.6	1.3	3520.86	1339166.2	3.2
12	42.46488	-83.37229	1512	American Elm	Ulmus americana	12.8	0.0	Fair	Structure	Stem crot (SC)	Stem	Root plate eroding on steep slope	6/24/2022	65.954	3	2.5	3521.51	1339165.2	21.4
13	42.46484	-83.37226	1513	American Elm	Ulmus americana	15.8	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	63.959	2.9	1.9	3520.97	1339162.9	3.9
14	42.46476	-83.37205	1514	Bur Oak	Quercus macrocarpa	7.9	0.0	Good	NULL	NA	NA		6/24/2022	64.548	2.1	1.8	3521.74	1339175.7	14.2
15	42.46481	-83.37202	1515	Black Walnut	Juglans nigra	1.8	0.0	Good	NULL	NA	NA		6/24/2022	63.726	2	1.8	3521.03	1339172.8	3.2
16	42.46487	-83.37201	1516	Norway Maple	Acer platanoides	8.8	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	63.229	2.2	2	3520.28	1339172.6	3.6
17	42.46487	-83.37199	1517	Sugar Maple	Acer saccharum	7.2	0.0	Good	NULL	NA	NA		6/24/2022	64.838	2.4	1.7	3521.24	1339174.4	5.5
18	42.46486	-83.37194	1518	Sugar Maple	Acer saccharum	8.5	0.0	Good	NULL	NA	NA		6/24/2022	62.455	5.4	4.8	3523.26	1339174.8	2.9
19	42.46479	-83.3719	1519	Black Walnut	Juglans nigra	1.8	0.0	Good	NULL	NA	NA		6/24/2022	62.145	2.9	1.6	3521.81	1339170.7	2.8
20	42.46477	-83.3719	1520	Sugar Maple	Acer saccharum	7.5	0.0	Good	NULL	NA	NA		6/24/2022	64.514	2.1	1.5	3521.59	1339176.8	14.1
21	42.46478	-83.37191	1521	Freeman Maple	Acer spicatum	6.8	0.0	Good	NULL	NA	NA		6/24/2022	62.853	1.9	1.9	3521.78	1339175.7	2.9
22	42.46482	-83.37192	1522	Sugar Maple	Acer saccharum	7.4	0.0	Good	NULL	NA	NA		6/24/2022	65.127	1.8	1.5	3521.94	1339175.2	3.7
23	42.46477	-83.37192	1523	Sugar Maple	Acer saccharum	6.5	0.0	Good	NULL	NA	NA		6/24/2022	62.706	1.9	1.5	3521.75	1339178.4	3
24	42.46479	-83.37198	1524	Sugar Maple	Acer saccharum	6.2	0.0	Good	NULL	NA	NA		6/24/2022	63.24	2	1.7	3521.85	1339176.2	3.8
25	42.46476	-83.37198	1525	Sugar Maple	Acer saccharum	6.5	0.0	Good	NULL	NA	NA		6/24/2022	63.143	1.7	1.4	3521.75	1339178.1	2.5
26	42.46475	-83.37191	1526	Sugar Maple	Acer saccharum	6.4	0.0	Good	NULL	NA	NA		6/24/2022	63.466	2.6	2.4	3521.67	1339178.1	8.1
27	42.46467	-83.37197	1527	Sugar Maple	Acer saccharum	1.9	0.0	Good	NULL	NA	NA		6/24/2022	66.866	3.4	2.6	3521.47	1339176.8	2.8
28	42.46469	-83.37193	1528	Norway Maple	Acer platanoides	23.6	0.0	Good	NULL	NA	NA		6/24/2022	62.958	2.9	2.9	3521.72	1339176.2	2.9
29	42.46471	-83.37194	1529	Black Walnut	Juglans nigra	17.1	0.0	Fair	Structure	Leaver (LE)	Stem		6/24/2022	63.702	1.7	1.3	3521.51	1339180.1	2.8
30	42.46469	-83.37194	1530	Sugar Maple	Acer saccharum	7.1	0.0	Good	NULL	NA	NA		6/24/2022	64.773	2.2	1.8	3521.44	1339179.7	2.8
31	42.46464	-83.37162	1531	Norway Maple	Acer platanoides	7.5	0.0	Good	NULL	NA	NA		6/24/2022	64.735	4.7	3.9	3521.27	1339183.8	3.7
32	42.46467	-83.37158	1532	Sugar Maple	Acer saccharum	6.0	0.0	Good	NULL	NA	NA		6/24/2022	64.912	2.7	1.5	3521.84	1339186.2	4.5
33	42.46463	-83.37164	1533	Norway Maple	Acer platanoides	6.4	0.0	Good	NULL	NA	NA		6/24/2022	62.556	6.7	5	3521.29	1339182.4	3.2
34	42.46464	-83.37159	1534	Norway Maple	Acer platanoides	7.4	0.0	Good	NULL	NA	NA		6/24/2022	64.54	4.3	3.1	3521.27	1339184.2	3.2
35	42.46465	-83.37155	1535	Sugar Maple	Acer saccharum	1.09	0.0	Good	NULL	NA	NA		6/24/2022	63.321	2.1	1.5	3521.38	1339180.5	2.8
36	42.46467	-83.37158	1536	Freeman Maple	Acer spicatum	6.1	0.0	Good	NULL	NA	NA		6/24/2022	62.958	2.9	2.9	3521.72	1339176.2	2.9
37	42.46469	-83.37158	1537	Sugar Maple	Acer saccharum	1.67	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	63.567	3.5	2.3	3521.46	1339184.5	3.7
38	42.46473	-83.37149	1538	Sugar Maple	Acer saccharum	1.48	0.0	Good	NULL	NA	NA		6/24/2022	63.023	3.1	1.8	3521.62	1339186.7	18.7
39	42.46475	-83.37149	1539	Sugar Maple	Acer saccharum	1.98	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	61.86	2	1.6	3521.66	1339186.2	3.5
40	42.46467	-83.37158	1540	Sugar Maple	Acer saccharum	1.92	0.0	Good	NULL	NA	NA		6/24/2022	63.246	2.3	1.7	3521.79	1339186.8	4.2
41	42.46475	-83.37161	1541	Sugar Maple	Acer saccharum	8.5	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	63.078	5.2	3.2	3521.65	1339183.5	7.6
42	42.46476	-83.3717	1542	Sugar Maple	Acer saccharum	6.8	0.0	Good	NULL	NA	NA		6/24/2022	64.122	2.8	1.7	3521.69	1339181.2	10.4
43	42.46469	-83.37196	1543	Norway Maple	Acer platanoides	7.8	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	64.134	7.6	4.6	3522.25	1339177.1	3.3
44	42.46469	-83.37198	1544	Norway Maple	Acer platanoides	10.1	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	62.943	2.5	1.7	3521.62	1339182.1	3.3
45	42.46464	-83.37197	1545	Norway Maple	Acer platanoides	1.01	0.0	Good	NULL	NA	NA		6/24/2022	60.725	5	2.6	3523.37	1339175.5	8.4
46	42.46495	-83.37191	1546	Sugar Maple	Acer saccharum	7.4	0.0	Good	NULL	NA	NA		6/24/2022	61.125	2.7	1.5	3522.40	1339173.1	4.9
47	42.46495	-83.37198	1547	Sugar Maple	Acer saccharum	6.8	0.0	Good	NULL	NA	NA		6/24/2022	63.617	2	1.2	3521.47	1339186.2	4.8
48	42.46467	-83.37198	1548	Norway Maple	Acer platanoides	10.6	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	62.946	2.8	2.8	3521.58	1339182.1	3.2
49	42.46498	-83.37196	1549	Norway Maple	Acer platanoides	6.6	0.0	Good	NULL	NA	NA		6/24/2022	62.545	4.2	2.5	3521.31	1339176.4	5.2
50	42.46499	-83.37189	1550	Bur Oak	Quercus macrocarpa	1.88	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	60.407	5.9	3.1	3522.55	1339179.5	3
51	42.46499	-83.37198	1551	Sugar Maple	Acer saccharum	7.0	0.0	Good	NULL	NA	NA		6/24/2022	61.538	5.1	3.5	3522.51	1339176.2	5.5
52	42.46469	-83.37198	1552	Norway Maple	Acer platanoides	6.1	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	62.764	1.1	0.7	3521.62	1339176.4	1.1
53	42.46463	-83.37155	1553	Norway Maple	Acer platanoides	8.8	0.0	Good	NULL	NA	NA		6/24/2022	62.483	5.5	3.9	3521.88	1339185.1	3.5
54	42.46485	-83.37148	1554	Norway Maple	Acer platanoides	1.8	0.0	Good	NULL	NA	NA		6/24/2022	61.728	2.3	1.4	3520.24	1339186.6	3.5
55	42.4648	-83.37148	1555	Bur Oak	Quercus macrocarpa	1.86	0.0	Good	NULL	NA	NA		6/24/2022	63.242	4.5	3.1	3521.84	1339185.1	11.8
56	42.46483	-83.37145	1556	Cottonwood	Populus deltoides	1.96	0.0	Good	NULL	NA	NA		6/24/2022	63.42	6.1	4.6	3521.85	1339182.4	6.1
57	42.46488	-83.37145	1557	Box-Elder	Acer negundo	9.6	0.0	Good	NULL	NA	NA		6/24/2022	59.218	3.7	2.5	3521.24	1339186.6	2.4
58	42.46487	-83.37148	1558	Cottonwood	Populus deltoides	1.46	0.0	Fair	Structure	Leaver (RP)	Roots	Root plate eroding on steep slope	6/24/2022	59.273	5.2	3.5	3521.24	1339187.4	3.2
59	42.46485	-83.3																	



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM

NOTES
 REFER TO SHEETS C09-C10 FOR DETAIL SITE GRADING (TYP)
 REFER TO SHEET C11 FOR NOTES AND DETAILS.

NOTE
 ALL DRIVE ISLES ARE A MINIMUM OF 22' WIDE.

CONSTRUCTION NOTE
 NO CONSTRUCTION TRAFFIC WILL BE PERMITTED ON WARNER STREET DURING SITE CONSTRUCTION.

SANITARY NOTE
 THE DEVELOPER SHALL TELEVESE THE SANITARY SEWER DOWNSTREAM OF EXISTING CONNECTION, ALONG WITH DOWNSTREAM OF THE PROPOSED CONNECTION AS WELL.

GARBAGE NOTE
 TRASH PICK-UP SHALL BE DONE BY THE MUNICIPAL TRASH PROVIDED ON A WEEKLY BASIS. THE GARBAGE WILL BE STORED IN INDIVIDUAL INTERIOR TRASH BINS AND MOVED OUTSIDE OF GARAGE ON DESIGNATED TRASH COLLECTION DAYS.

UTILITY NOTE
 CONTRACTOR TO EXPOSE FIBER/ ELECTRIC/ TELEPHONE CONDUIT PRIOR TO COMMENCING CONSTRUCTION. UTILITY OWNER TO BE PRESENT. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER OR RECORD FOLLOWING EXPOSURE TO COORDINATE.

SITE DATA

SITE AREA: 128,908.20 SQUARE FEET OR 2.959 ACRES
 PARCEL 1: 128,908.20 SQUARE FEET OR 2.959 ACRES
 PARCEL 2: 1,535.52 SQUARE FEET OR 0.035 ACRES
 PARCEL 4: 3,982.50 SQUARE FEET OR 0.091 ACRES
 PARCEL 5: 5,170.00 SQUARE FEET OR 0.119 ACRES

ZONING:
 PARCEL 1: CBD, CENTRAL BUSINESS DISTRICT
 PARCEL 2: R1, SINGLE-FAMILY RESIDENTIAL DISTRICT
 PARCEL 4: CBD, CENTRAL BUSINESS DISTRICT
 PARCEL 5: CBD, CENTRAL BUSINESS DISTRICT

PARKING SPACES:
 PARCEL 1: 100 SPACES, INCLUDING 6 BARRIER-FREE SPACES
 PARCEL 2: NONE
 PARCEL 4: NONE
 PARCEL 5: NONE

PARKING REQUIRED:
 2 SPACES PER DWELLING UNIT
 VISITOR PARKING SHALL BE DISTRIBUTED THROUGHOUT THE SITE AND IN ADDITION TO DRIVEWAYS OR RESIDENT ASSIGNED PARKING.

PARKING PROVIDED:
 GARAGE: 53 SPACES
 GUEST: 41 SPACES
 STREET: 14 SPACES
 PARKING DISTRIBUTION: 2.06 SPACES/ DU.

BUILDING SETBACKS (CENTRAL BUSINESS DISTRICT):
 FRONT: 5 FEET REQUIRED; 9' MIN. (TO DECK)
 SIDE: 20 FEET REQUIRED
 REAR: 30 FEET REQUIRED

ROAD WIDTH: 24'
 ROAD LENGTH: 1,158 LF
 ROAD LENGTH PER UNIT: 21.44 LF/DU.

MAXIMUM BUILDING HEIGHT (CENTRAL BUSINESS DISTRICT):
 4 STORIES / 45 FEET

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED MILLED/ RESURFACED PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 0.10' CURB HEIGHT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	PR. R. Y. CATCH BASIN		PROPOSED LIGHT POLE

SEAL

PROJECT
 Hillside Townes
 33000 Thomas Street
 Farmington, MI 48336

CLIENT
 Robertson Brothers Homes
 6905 Telegraph Road
 Bloomfield Hills, MI 48301

Contact: Tim Loughrin
 Tel. (248) 282-1428
 Email:
 tloughrin@robertsonhomes.com

PROJECT LOCATION
 Part of the NW 1/4
 of Section 27
 T.1N, R.9E,
 City of Farmington,
 Oakland, Michigan

SHEET
 Site Plan

811
 Know what's below
 Call before you dig.

DATE	ISSUED/REVISED
09-01-20	ISSUED FOR SITE PLAN REVIEW
05-15-23	REVISED PER SITE PLAN REVIEW
10-12-23	ISSUED FINAL SITE PACKAGE

DRAWN BY:
 J. Lawrey

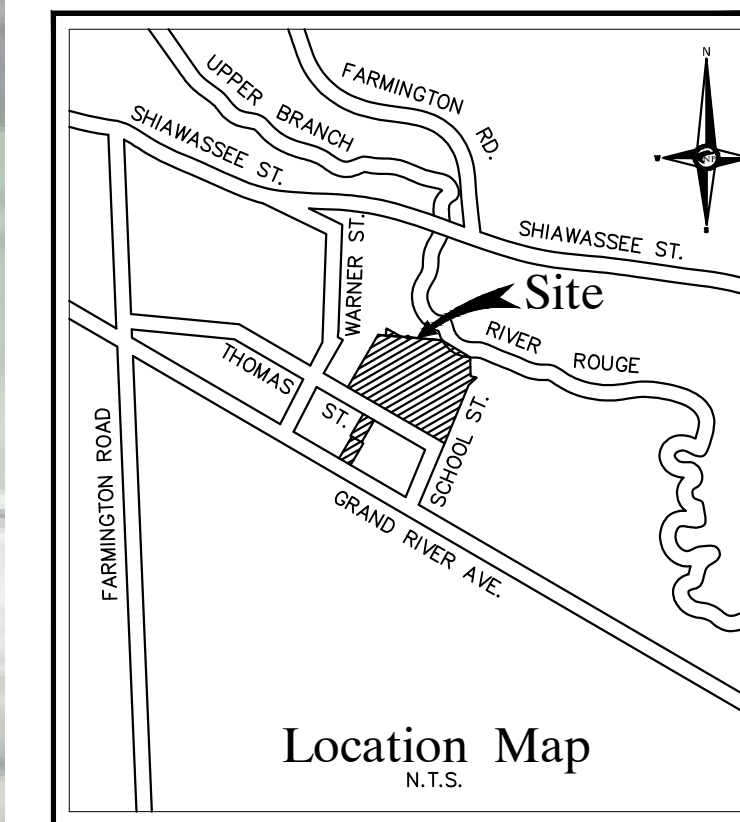
DESIGNED BY:
 B. Brickel

APPROVED BY:
 B. Brickel

DATE:
 August 14, 2023

SCALE: 1" = 30'

NFE JOB NO. **H900-04** SHEET NO. **C05**

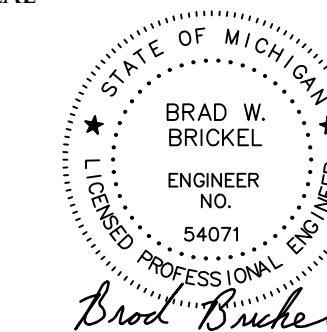


NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL



PROJECT

Hillside Townes
33000 Thomas Street
Farmington, MI 48336

CLIENT

Robertson Brothers Homes
6905 Telegraph Road
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Tel. (248) 282-1428
Email:
toughrin@robertsonhomes.com

PROJECT LOCATION

Part of the NW 1/4
of Section 27
T.1N, R.9E,
City of Farmington,
Oakland, Michigan

SHEET

Aerial Vicinity Plan



Know what's below
Call before you dig.

DATE	ISSUED/REVISED
09-01-20	ISSUED FOR SITE PLAN REVIEW
05-15-23	REVISED PER SITE PLAN REVIEW
10-12-23	ISSUED FINAL SITE PACKAGE

DRAWN BY:

J. Lawrey

DESIGNED BY:

B. Brickel

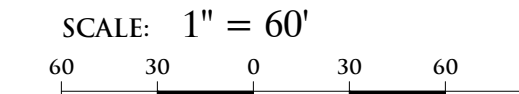
APPROVED BY:

B. Brickel

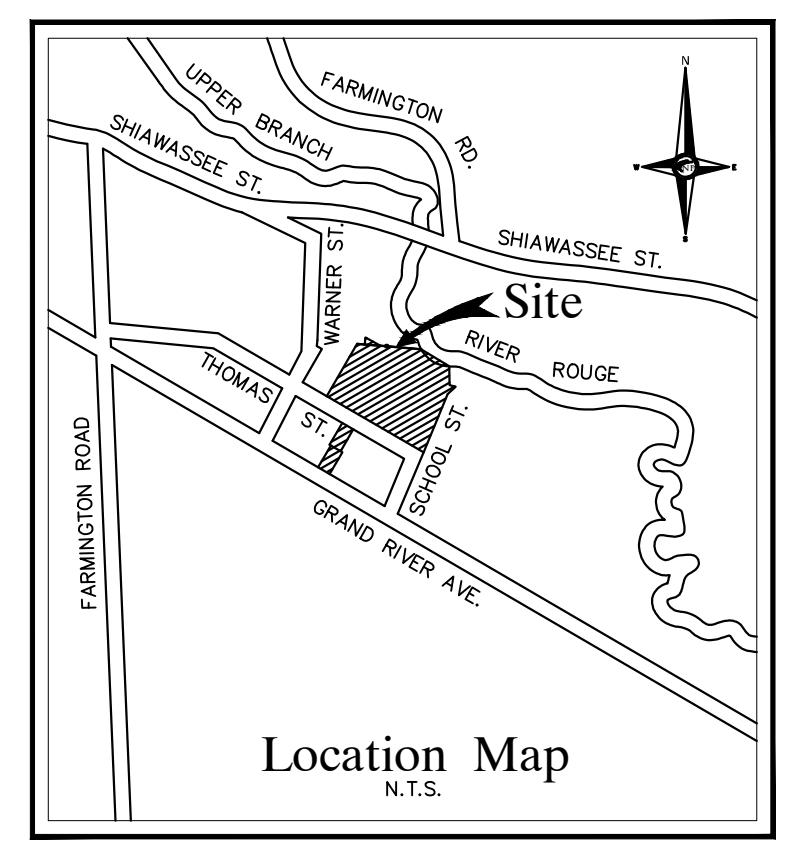
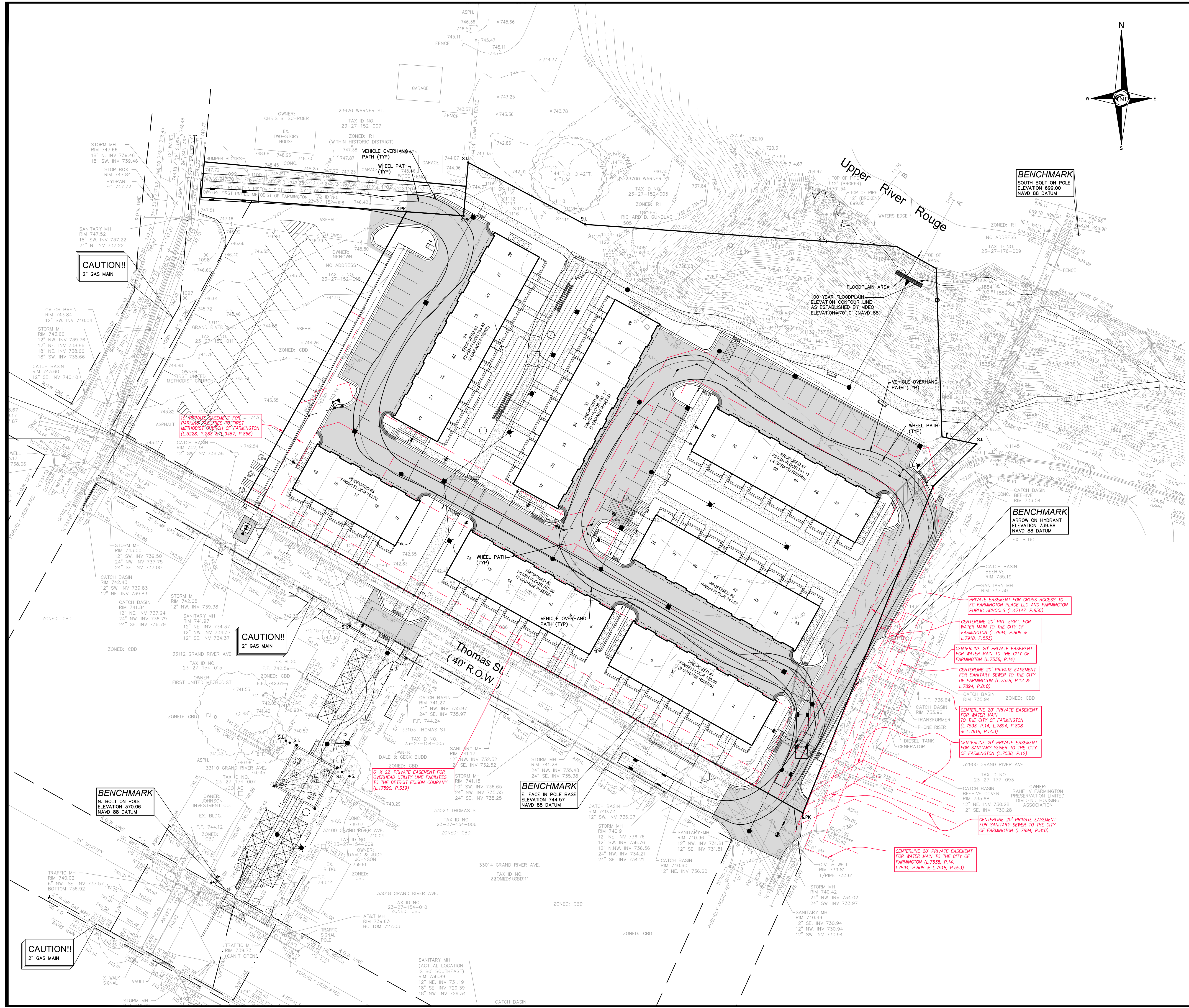
DATE:

August 14, 2023

SCALE: 1" = 60'

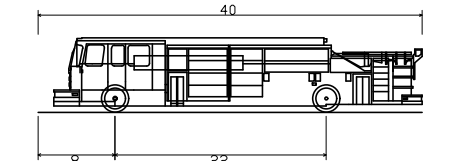
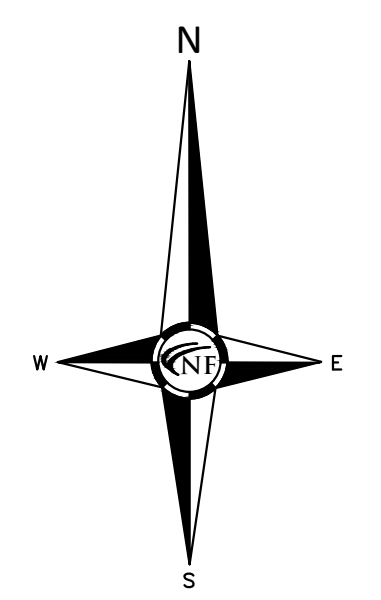


NFE JOB NO. SHEET NO.
H900-04 C06

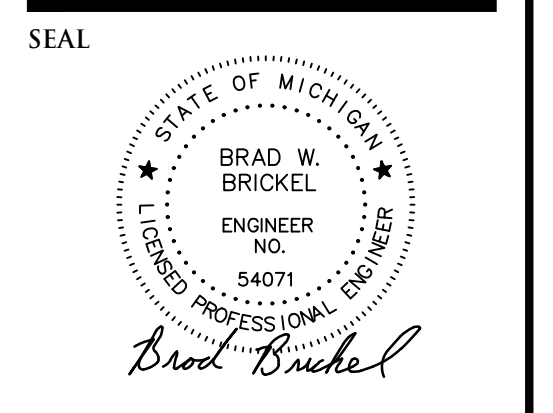


NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 6.25ft
 Min. Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 2.000s
 Max Wheel Angle 45.00°



PROJECT
 Hillside Townes
 33000 Thomas Street
 Farmington, MI 48336

CLIENT
 Robertson Brothers Homes
 6905 Telegraph Road
 Bloomfield Hills, MI 48301

Contact: Tim Loughrin
 Tel. (248) 282-1428
 Email: tloughrin@robertsonhomes.com

PROJECT LOCATION
 Part of the NW 1/4
 of Section 27
 T.1N, R.9E,
 City of Farmington,
 Oakland, Michigan

SHEET
 Fire Truck Turning Plan



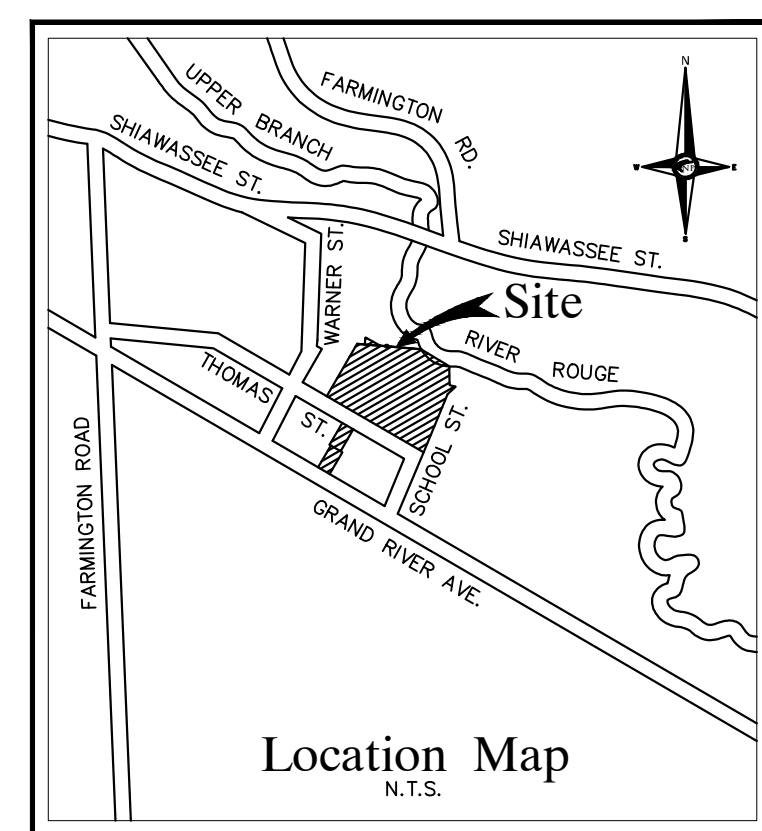
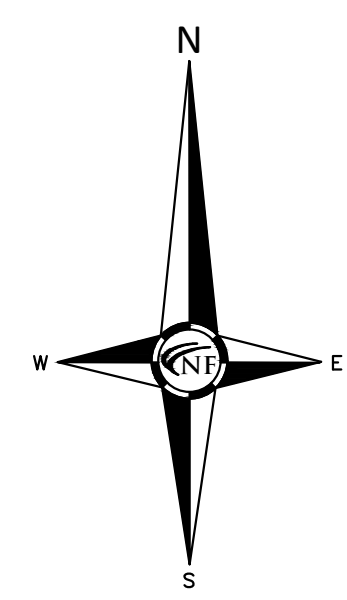
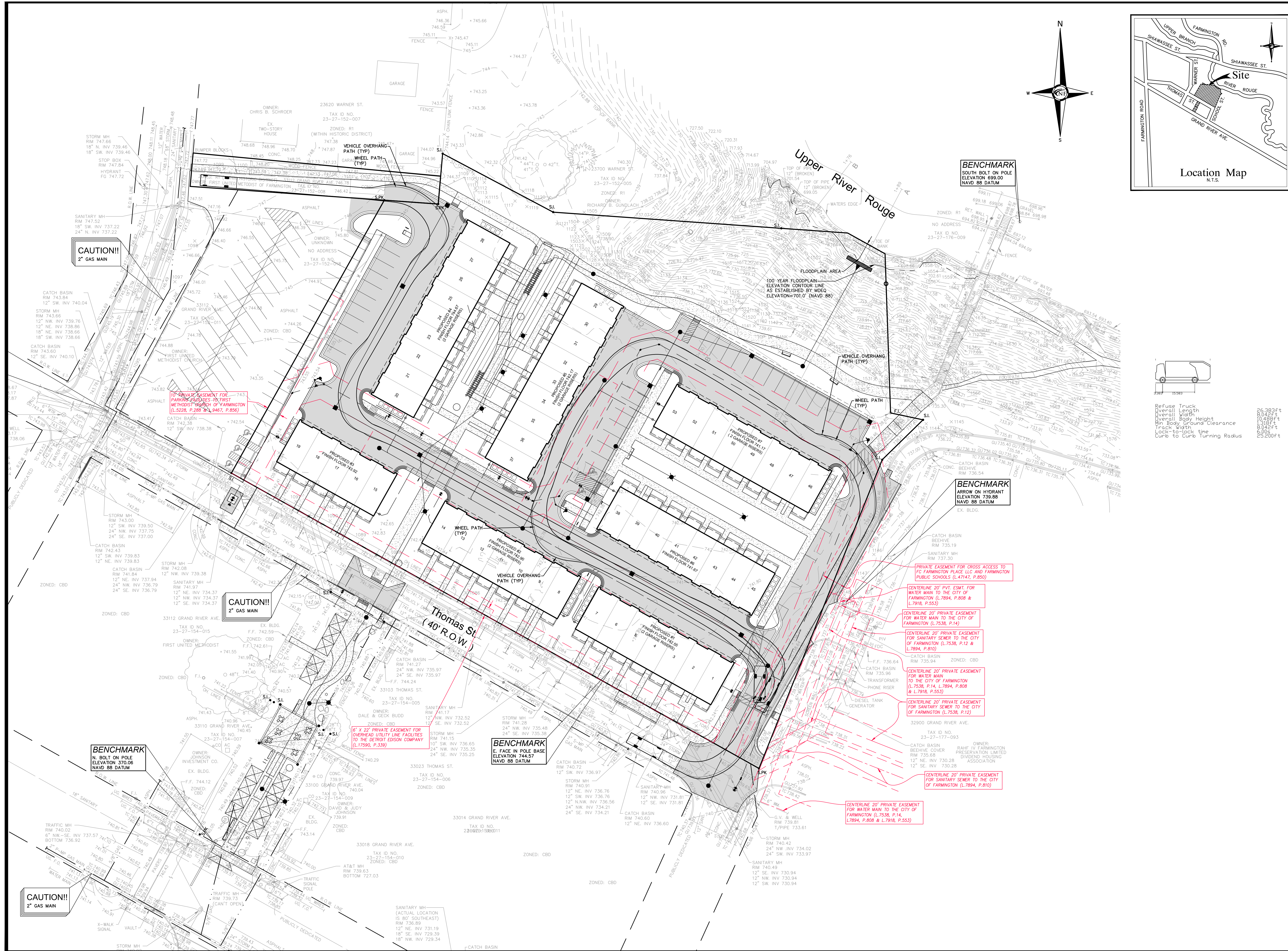
DATE ISSUED/REVISED
 09-01-20 ISSUED FOR SITE PLAN REVIEW
 05-15-23 REVISED PER SITE PLAN REVIEW
 10-12-23 ISSUED FINAL SITE PACKAGE

DRAWN BY:
 J. Lawrey
DESIGNED BY:
 B. Brickel
APPROVED BY:
 B. Brickel

DATE:
 August 14, 2023

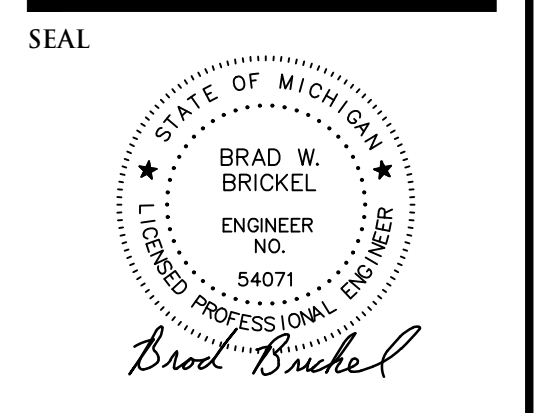
SCALE: 1" = 30'
 30 15 0 15 30 45

NFE JOB NO. SHEET NO.
 H900-04 C07



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 Hillside Townes
 33000 Thomas Street
 Farmington, MI 48336

CLIENT
 Robertson Brothers Homes
 6905 Telegraph Road
 Bloomfield Hills, MI 48301

Contact: Tim Loughrin
 Tel. (248) 282-1428
 Email:
 tloughrin@robertsonhomes.com

PROJECT LOCATION
 Part of the NW 1/4
 of Section 27
 T.1N, R.9E,
 City of Farmington,
 Oakland, Michigan

SHEET
 Garbage Truck Turning
 Plan



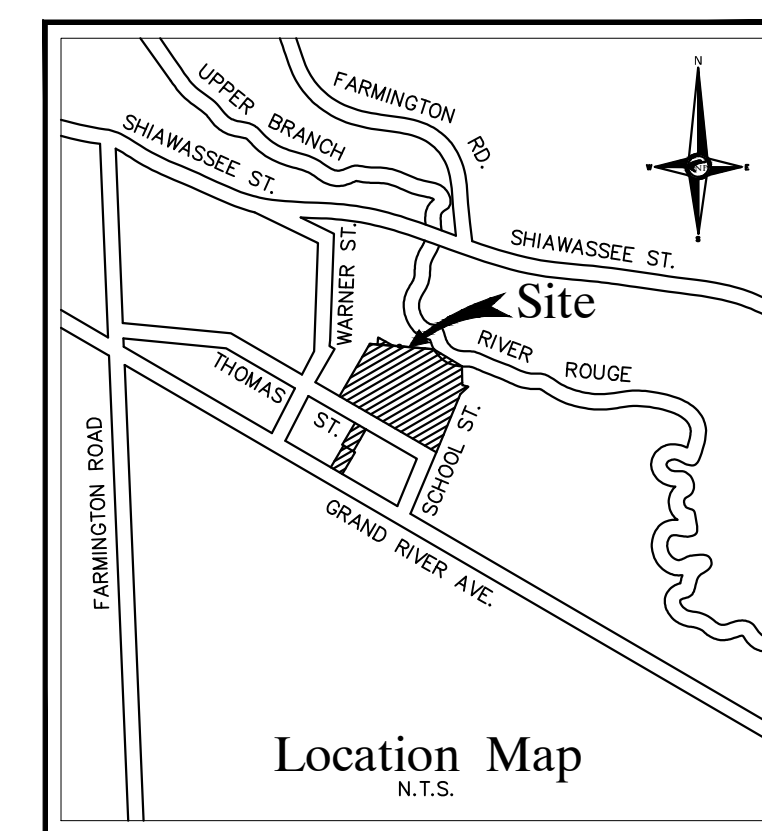
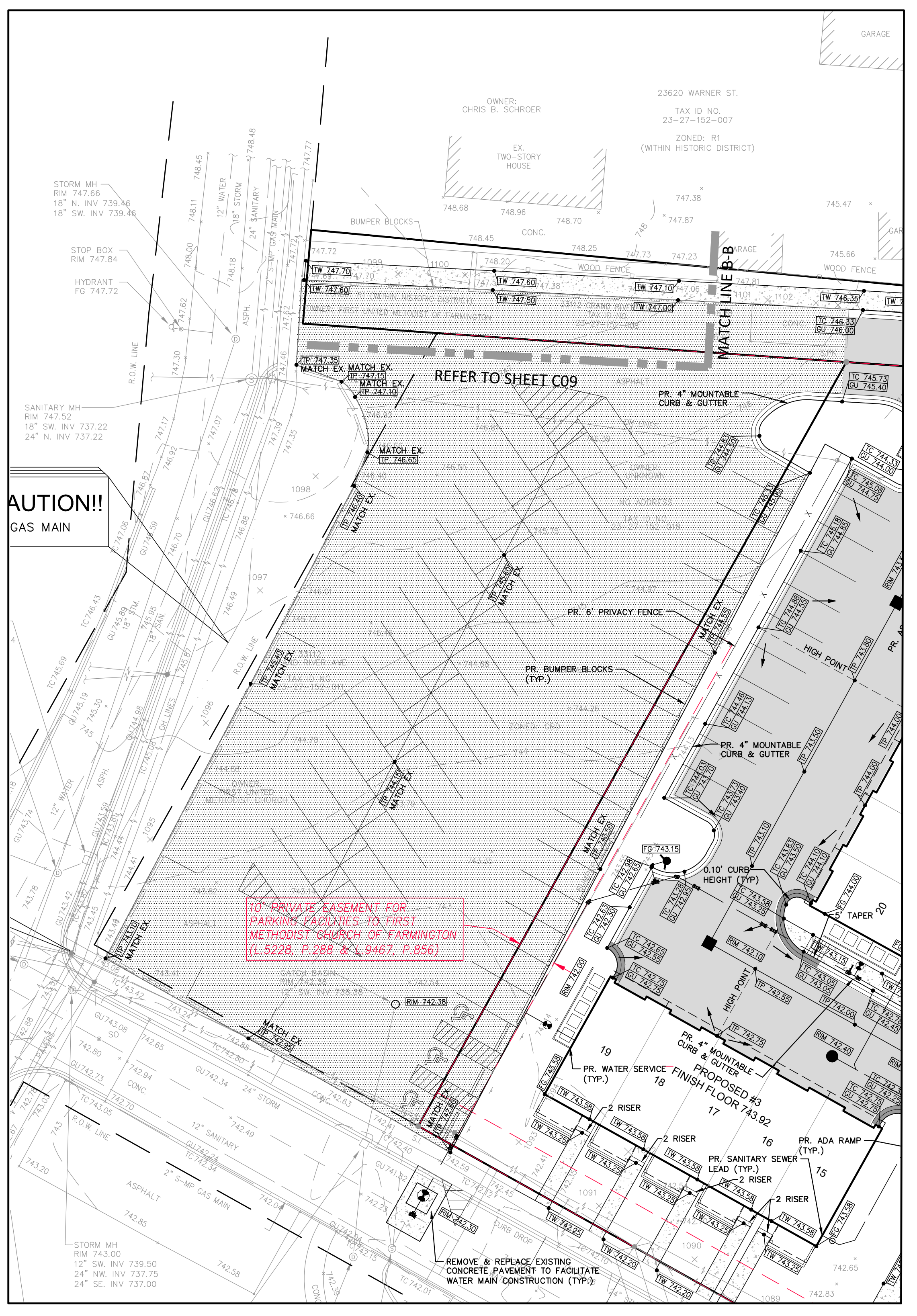
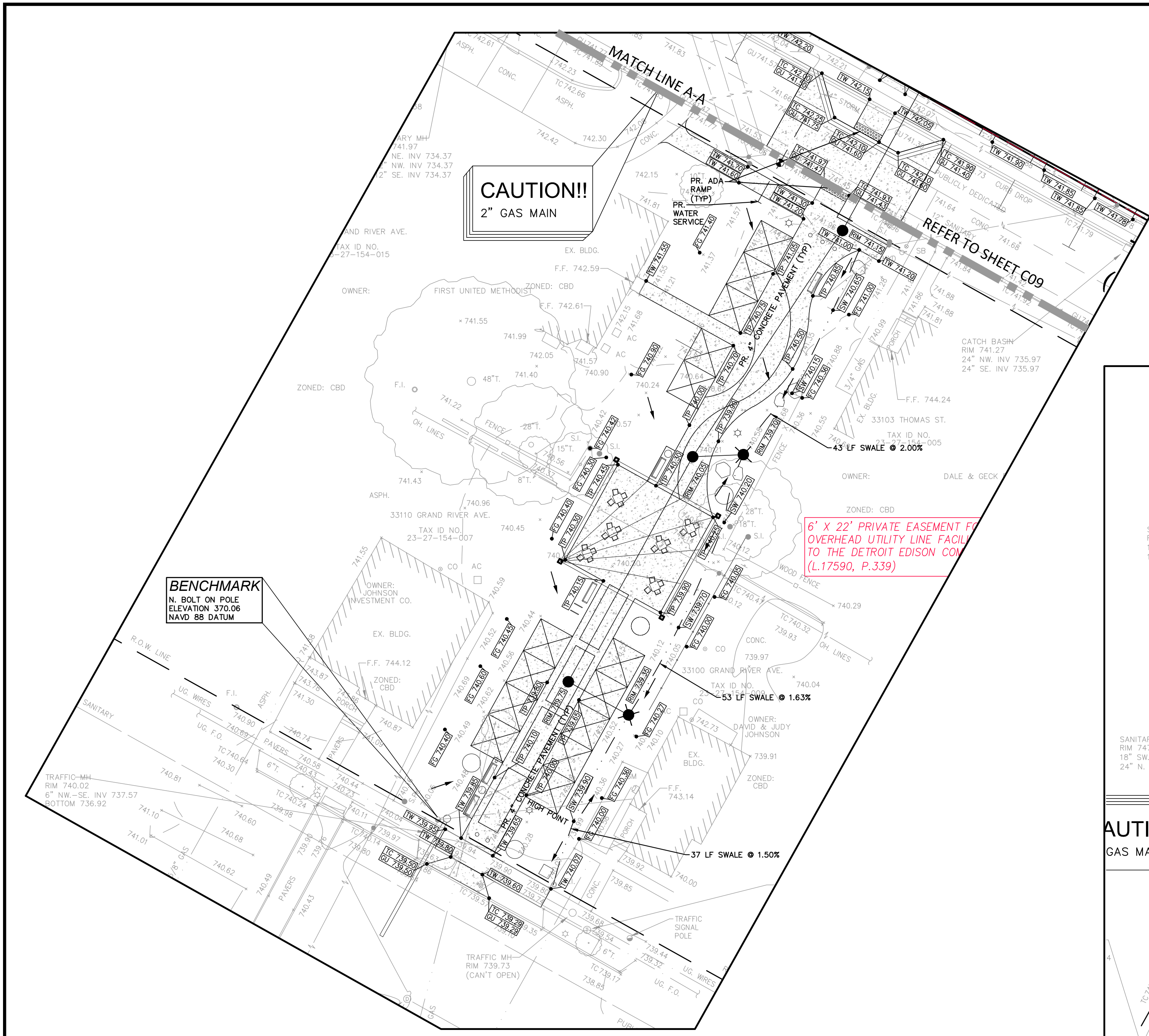
DATE ISSUED/REVISED
 09-01-20 ISSUED FOR SITE PLAN REVIEW
 05-15-23 REVISED PER SITE PLAN REVIEW
 10-12-23 ISSUED FINAL SITE PACKAGE

DRAWN BY:
 J. Lawrey
 DESIGNED BY:
 B. Brickel
 APPROVED BY:
 B. Brickel

DATE:
 August 14, 2023

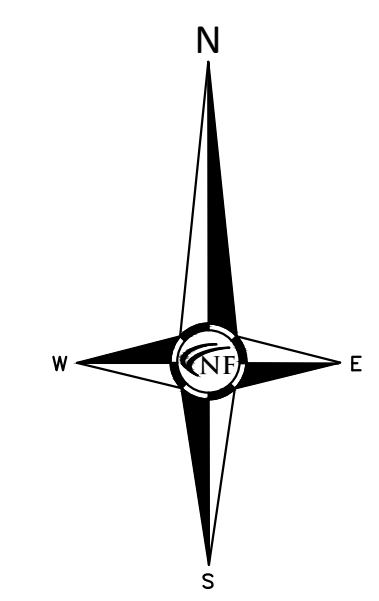
SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
H900-04 C08



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



NOTES

REFER TO SHEETS C09-C10 FOR DETAIL SITE GRADING (TYP)
 REFER TO SHEET C11 FOR NOTES AND DETAILS.
 REFER TO SHEETS ###-### FOR UTILITY PLAN AND PROFILES.

LAWN RESTORATION NOTE

LAWN RESTORATION SHALL BE COMPLETED WITH 3" TOPSOIL, SEED, AND STRAW MULCH (OR OTHER APPROVED METHOD) BY THE CONTRACTOR AS REQUIRED TO RE-ESTABLISH PERMANENT VEGETATION IN DISTURBED LAWN AREAS ADJACENT TO PAVING REMOVAL AND REPLACEMENT AREAS.

STORM SYSTEM CLEANING NOTE

EXISTING STORM SYSTEM SHOULD BE FACTORED, CLEANED, AND JETTED TO REMOVE DEBRIS AND MAINTAIN PROPER FUNCTIONING POST CONSTRUCTION.

PAVEMENT DESIGN DISCLAIMER*

THE BASE BID SCOPE OF WORK FOR THE PROPOSED ASPHALT & SUBBASE CROSS-SECTION IS AS NOTED IN THE CROSS-SECTION DETAILS PROVIDED ON THIS SHEET. THIS SCOPE INCLUDES RE-COMPACTING/RE-SHAPING THE EX. AGGREGATE BASE, ADDING SUPPLEMENTAL 21AA AGGREGATE AS REQUIRED, COMPACTING, PROOF-ROLLING, AND PERFORMING SUBGRADE UNDERCUTTING WITH 21AA GRADATION AGGREGATE IN ACCORDANCE WITH CURRENT MDOT STANDARDS, ETC., PRIOR TO PAVING.

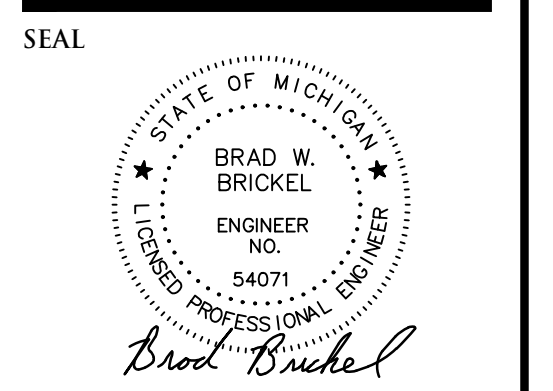
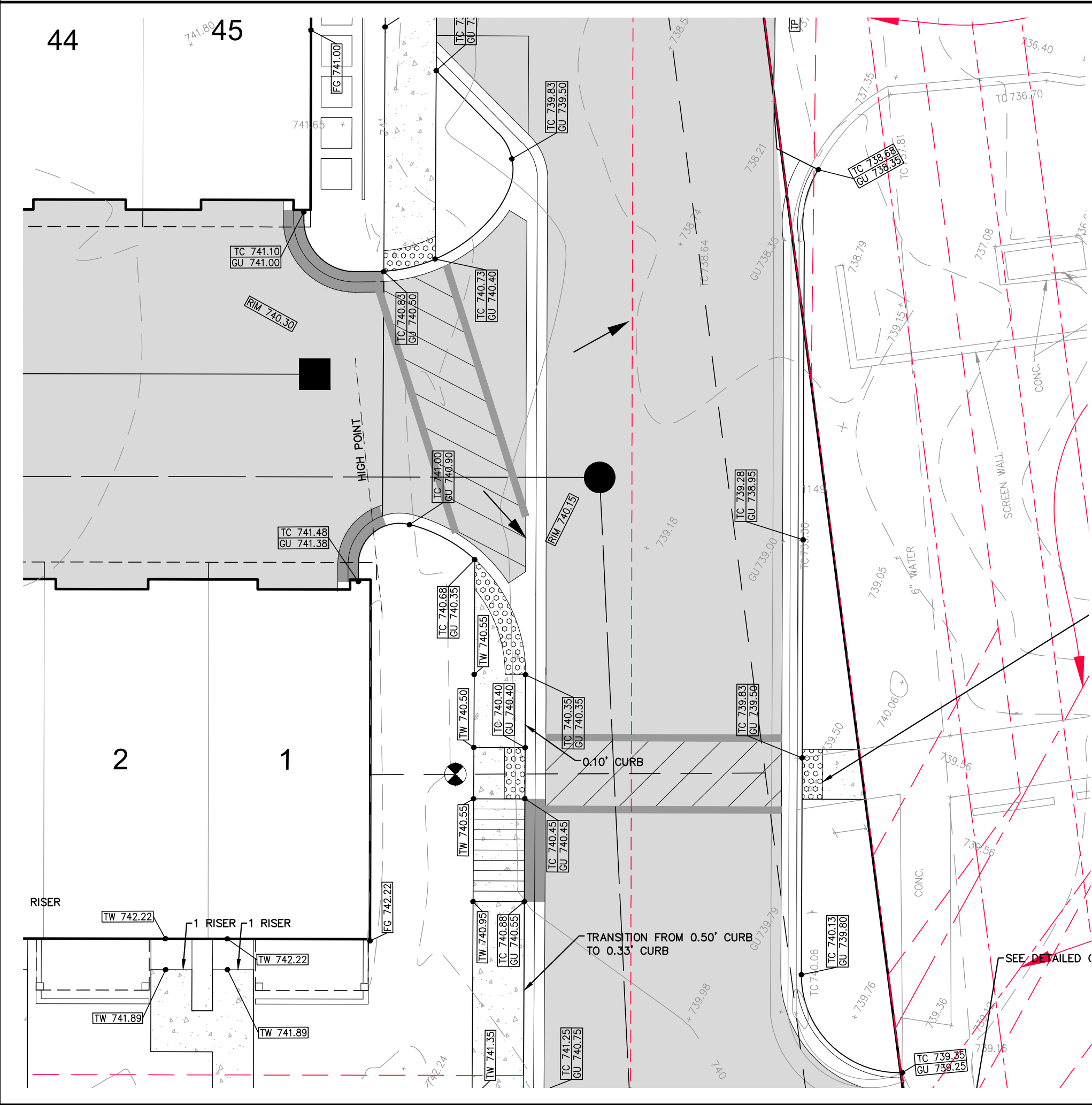
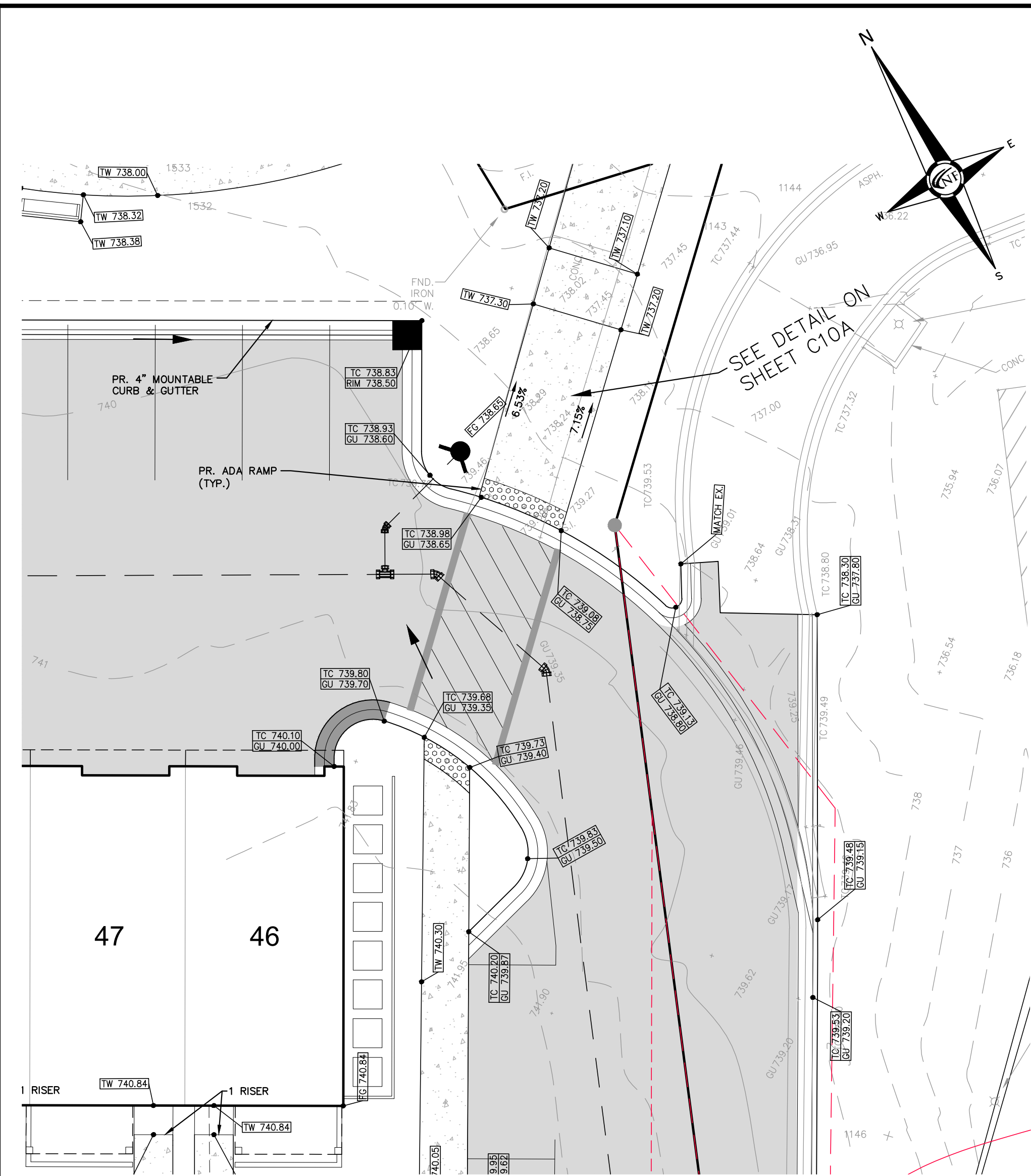
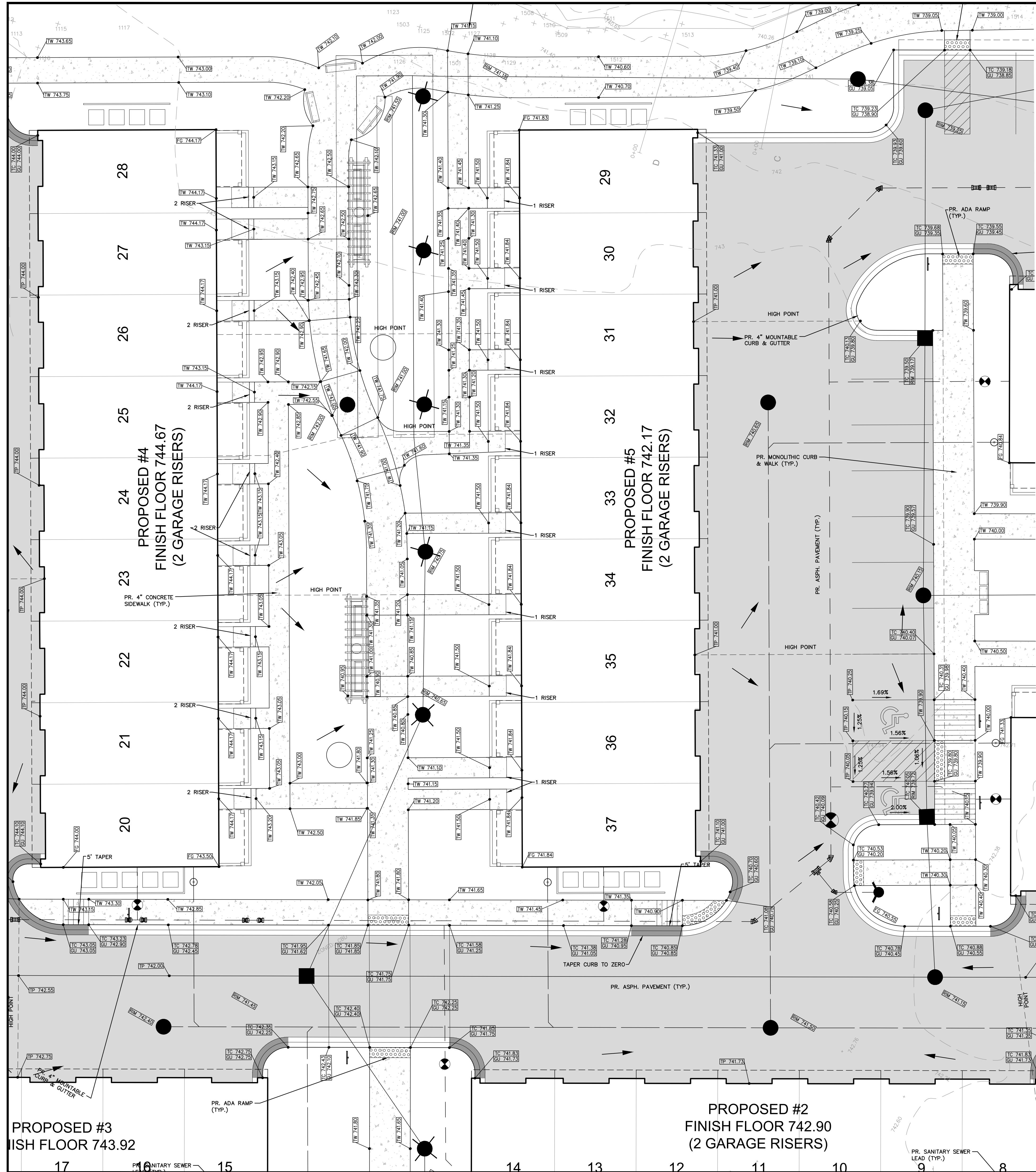
A DETAILED PAVEMENT DESIGN AND ANALYSIS OF EXISTING SUBBASE/SUBGRADE FOR THE PROPOSED PAVEMENT SECTIONS HAVE NOT BEEN PERFORMED. AS SUCH, PERFORMING THE PAVEMENT INSTALLATIONS WITHOUT COMPLETE REMOVAL AND REPLACEMENT OF THE AGGREGATE BASE WITH NEW 21AA AGGREGATE BASE MATERIAL THROUGHOUT THE SITE MAY CREATE A HIGHER RISK EXPOSURE (FOR THE OWNER) OF MORE FREQUENT MAINTENANCE / REPAIRS THAN IN TYPICAL COMPLETE PAVEMENT SECTION RECONSTRUCTION METHODS.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED MILLED / RESURFACED PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 0.10' CURB HEIGHT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY WIRE		EX. R. Y. CATCH BASIN
	LIGHT POLE		EXISTING BURIED CABLES
	SIGN		OVERHEAD LINES
	EXISTING GAS MAIN		PROPOSED LIGHT POLE
	PR. SANITARY SEWER		PR. GAS MAIN
	PR. WATER MAIN		PR. STORM SEWER
	PR. STORM SEWER		PR. R. Y. CATCH BASIN
	PR. R. Y. CATCH BASIN		PR. MANHOLE
	PR. MANHOLE		PR. HYDRANT
	PR. HYDRANT		PR. GATE VALVE
	PR. GATE VALVE		PR. CATCH BASIN
	PR. CATCH BASIN		PR. CURB & GUTTER
	PR. CURB & GUTTER		PR. FINISH FLOOR
	PR. FINISH FLOOR		PR. ADA RAMP
	PR. ADA RAMP		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD
	PR. SANITARY SEWER LEAD		PR. WATER MAIN LEAD
	PR. WATER MAIN LEAD		PR. STORM SEWER LEAD
	PR. STORM SEWER LEAD		PR. CATCH BASIN LEAD
	PR. CATCH BASIN LEAD		PR. CURB & GUTTER LEAD
	PR. CURB & GUTTER LEAD		PR. FINISH FLOOR LEAD
	PR. FINISH FLOOR LEAD		PR. ADA RAMP LEAD
	PR. ADA RAMP LEAD		PR. SANITARY SEWER LEAD



PROJECT
Hillside Townes
33000 Thomas Street
Farmington, MI 48336

CLIENT
Robertson Brothers Homes
6905 Telegraph Road
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Tel. (248) 282-1428
Email:
toughrin@robertsonhomes.com

PROJECT LOCATION
Part of the NW 1/4
of Section 27
T.1N, R.9E,
City of Farmington,
Oakland, Michigan

SHEET
Detailed Grading Plan



DATE	ISSUED/REVISED
09-01-20	ISSUED FOR SITE PLAN REVIEW
05-15-23	REVISED PER SITE PLAN REVIEW
10-12-23	ISSUED FINAL SITE PACKAGE

DRAWN BY:
J. Lawrey
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel

DATE:
August 14, 2023

SCALE: 1" = 10'
0 5 10 15

NFE JOB NO. SHEET NO.
H900-04 C10A

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA 4E ML; SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA 5E ML; BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT Poured RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

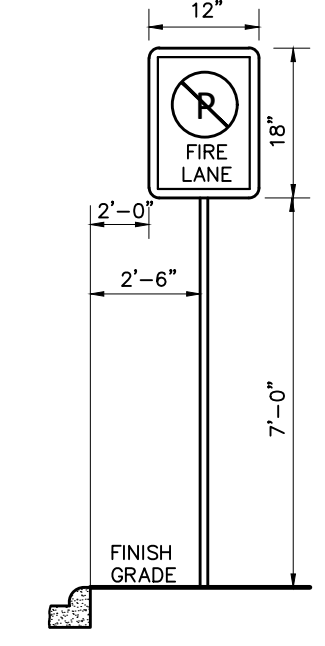
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

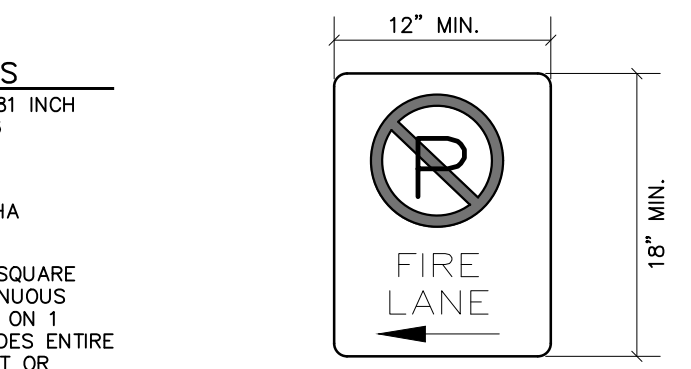
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

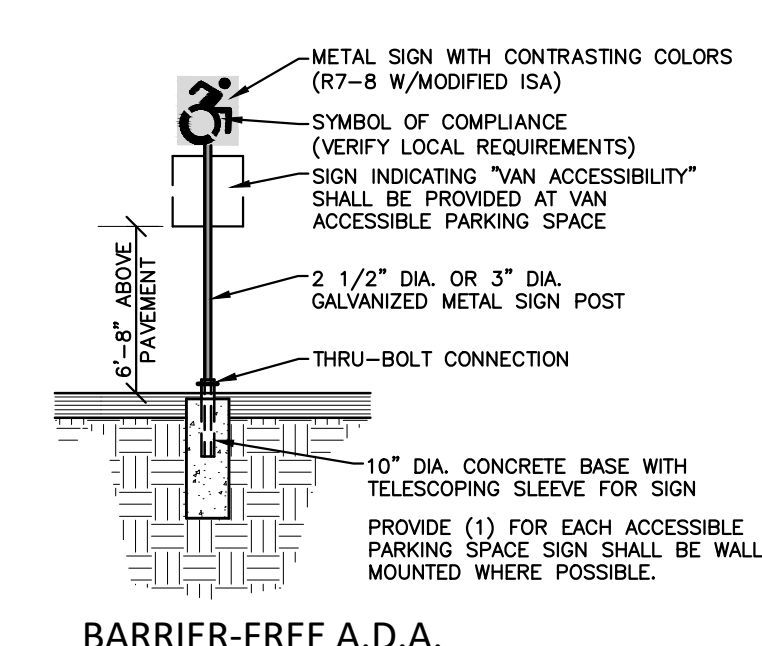
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



NO PARKING SIGN DETAIL



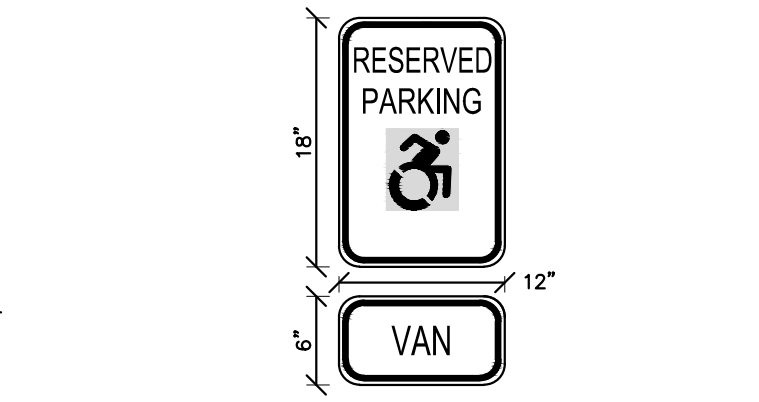
FIRE LANE SIGN DETAIL



BARRIER-FREE A.D.A. PARKING SIGN DETAIL



UNIVERSAL SYMBOL OF ACCESSIBILITY DETAILS



TYPICAL R7-8 BARRIER FREE PARKING SIGN DETAIL

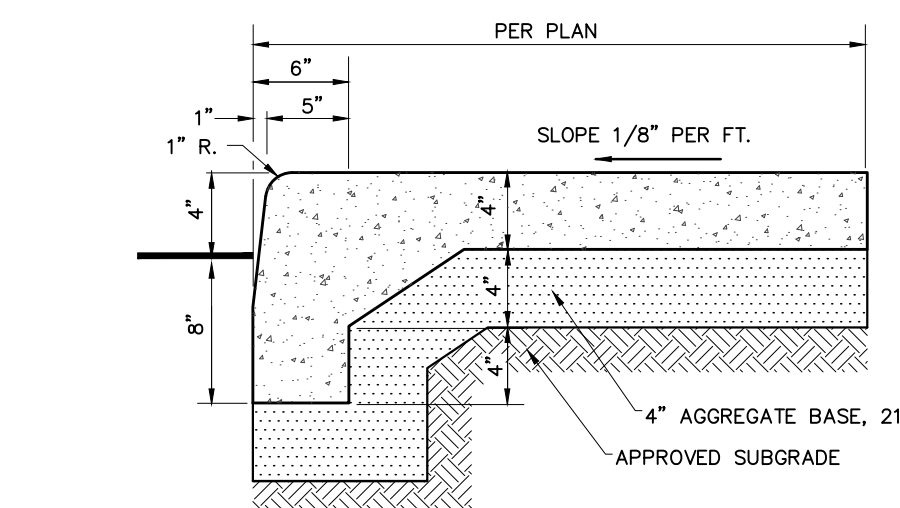
SPECIFICATIONS
METAL PANELS 0.081 INCH THICK NO. 6061-T6 ALUMINUM
SIGN SHEET REFLECTORIZED FWHM 6.306
POST GALVANIZED SQUARE TUBING WITH CONTINUOUS 7/16 ROUND HOLES ON 1 CENTERS. ALL 4 SIDES ENTIRE LENGTH - UNISTRUT OR APPROVED EQUAL - 1-3/4 SQUARE
LETTER SIZE 2 INCH
SIGN SPACING 75 FEET (MAX.)

THE SYMBOL 'P' IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE BACKGROUND AND BLACK BORDER.

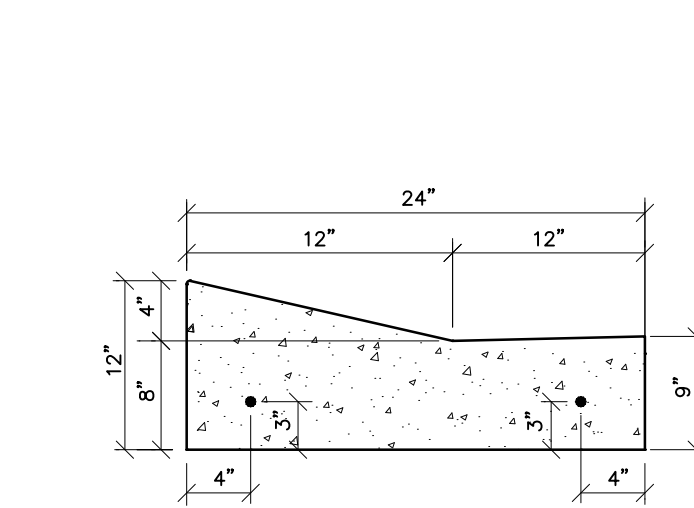
THE SUPPLEMENTAL EDUCATIONAL PLAQUE NO. PARKING WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.

CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.

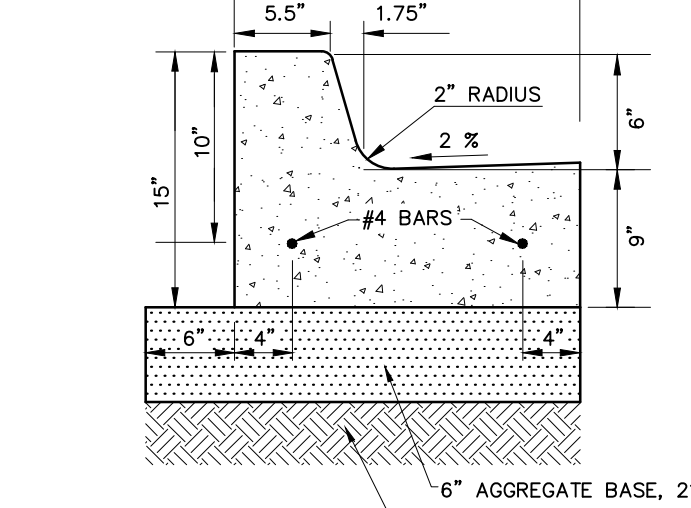
COLORS
BACKGROUND: WHITE
LEGEND: GREEN
BORDER: GREEN
SYMBOL: WHITE ON BLUE BACKGROUND-MODIFIED ISA



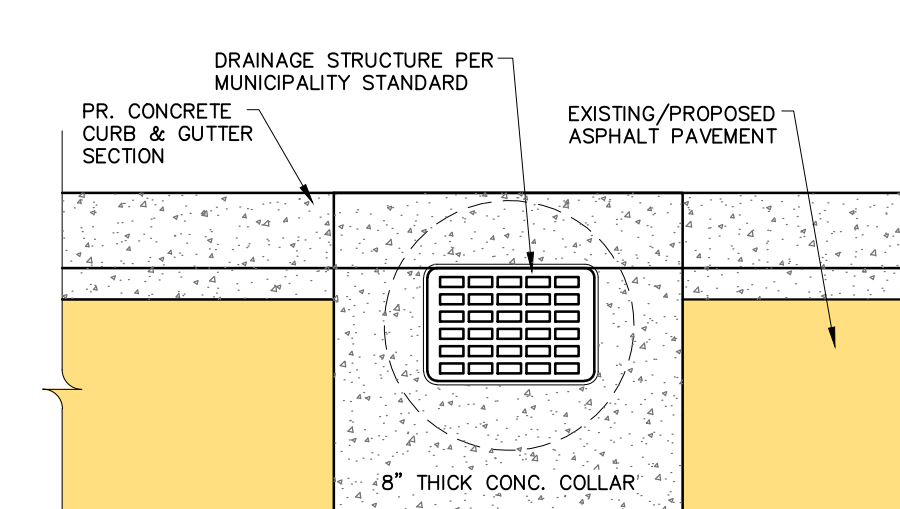
4\"/>



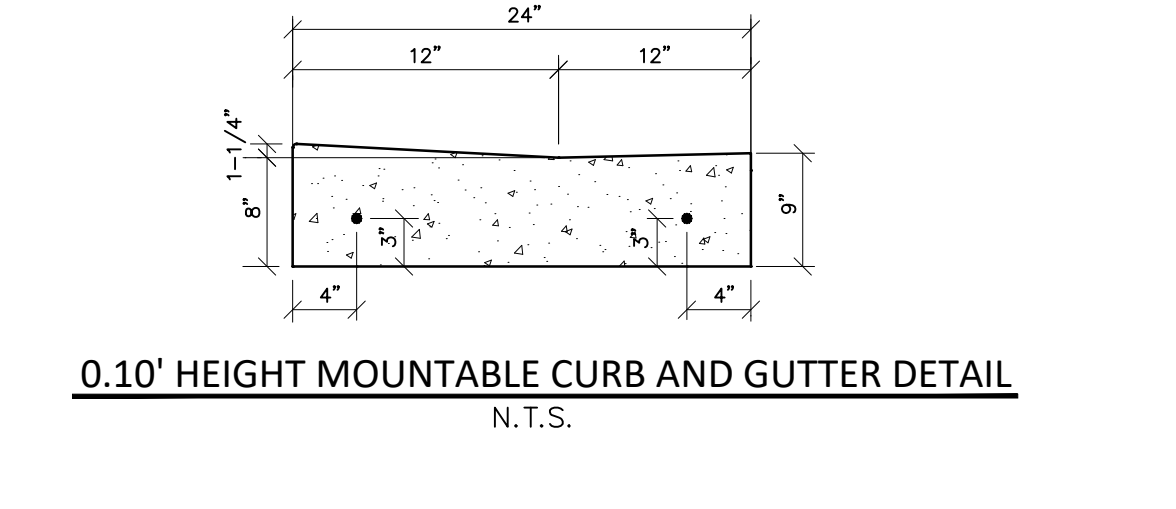
MOUNTABLE CURB AND GUTTER DETAIL



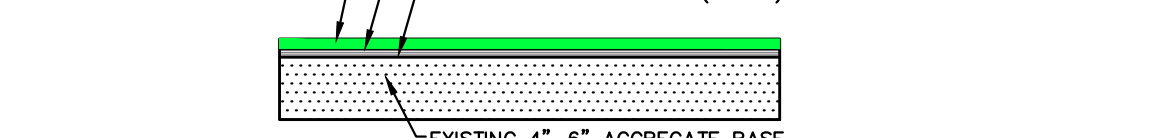
CONCRETE CURB DETAIL 'A'



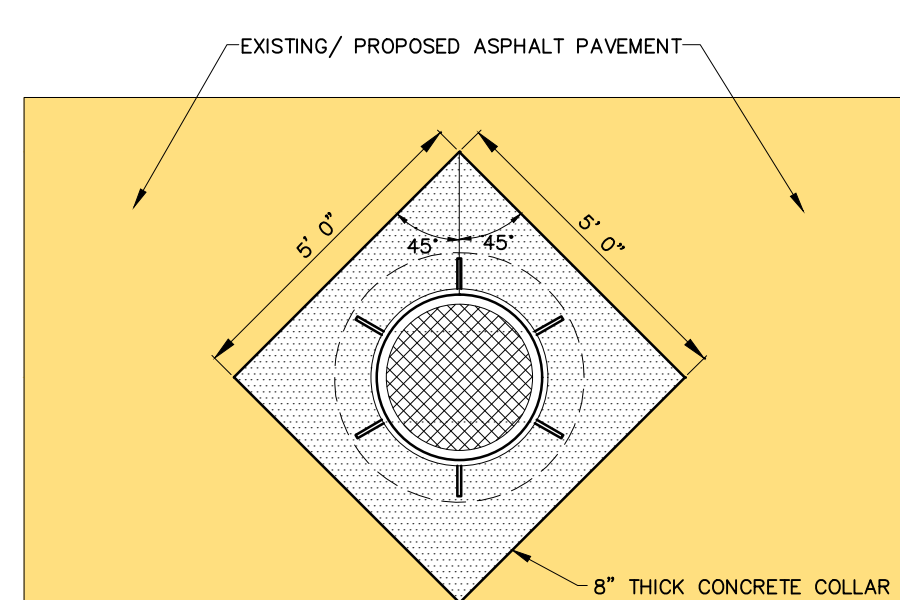
DRAINAGE STRUCTURE BOXOUT DETAIL I



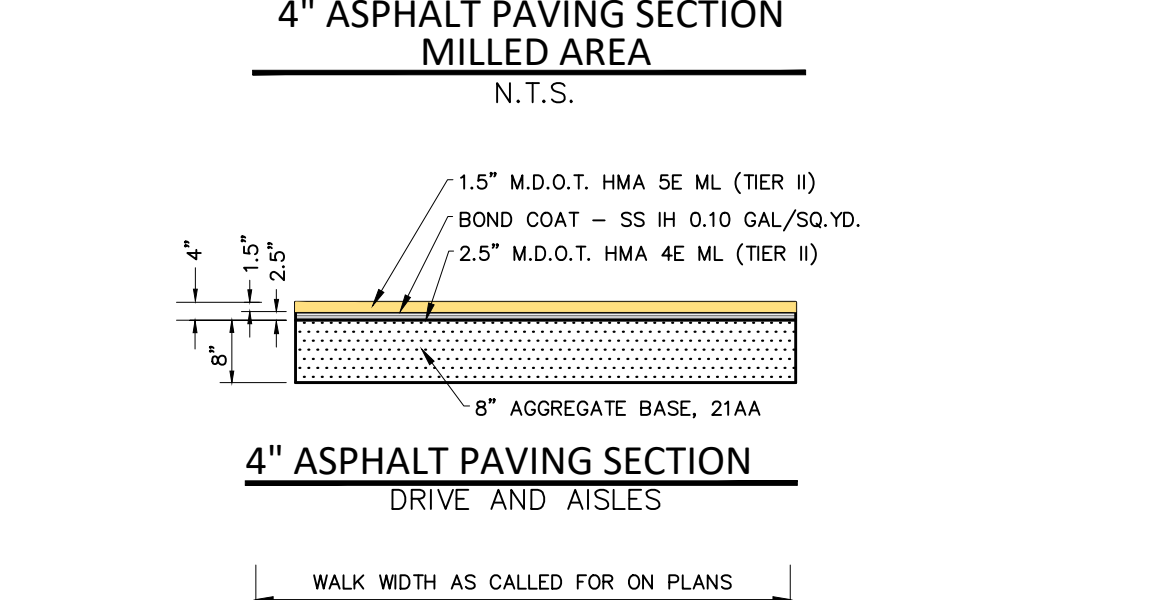
0.10' HEIGHT MOUNTABLE CURB AND GUTTER DETAIL



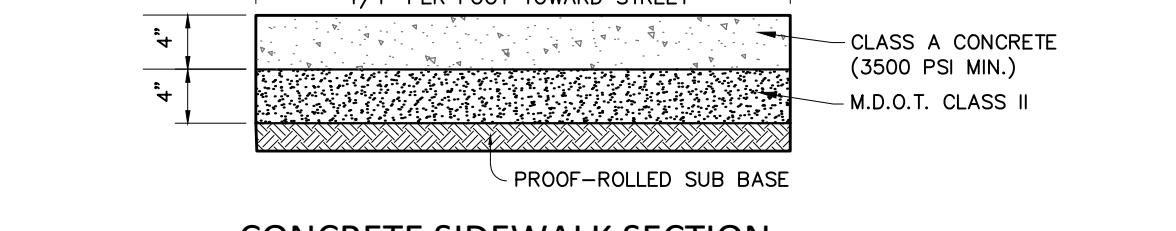
4\"/>



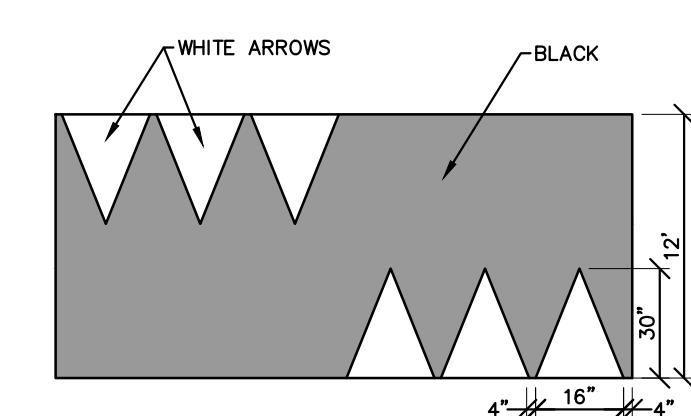
DRAINAGE STRUCTURE BOXOUT DETAIL II



4\"/>



CONCRETE SIDEWALK SECTION

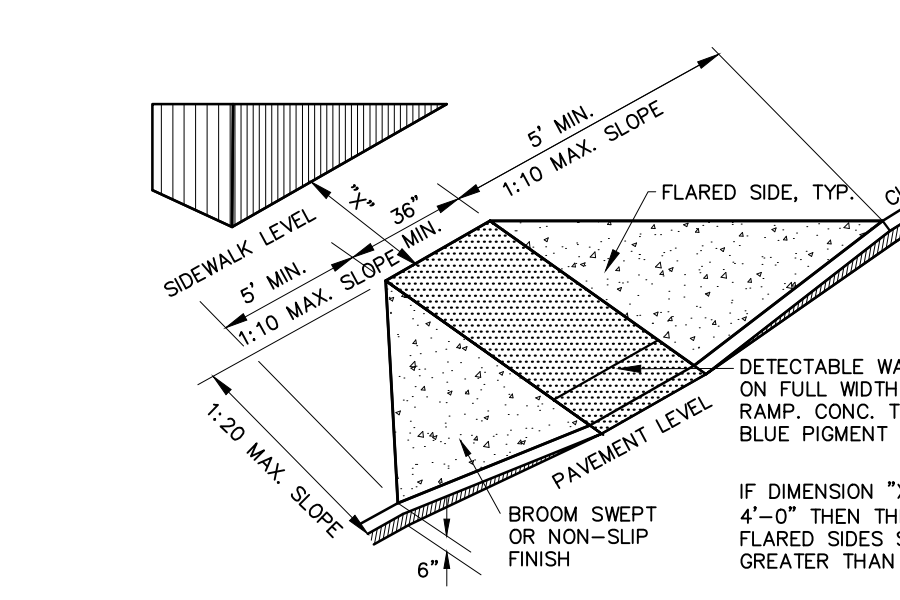


PG-15 Pavement graphics-large speed bump.

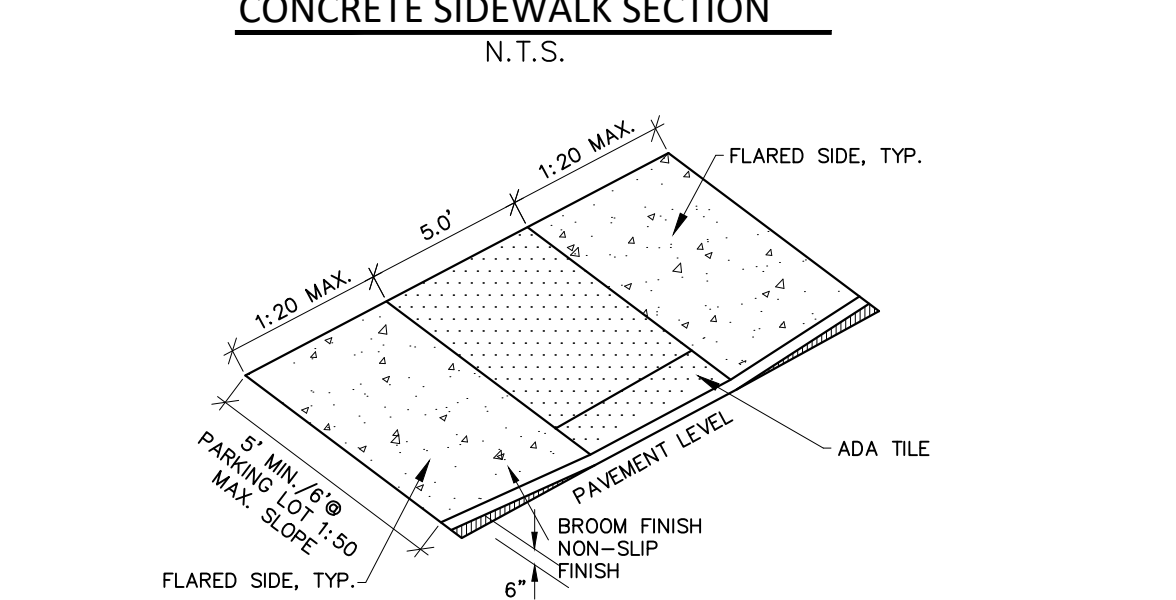
Use to control speed at outlying drive aisles.

White thermal applied white arrows.

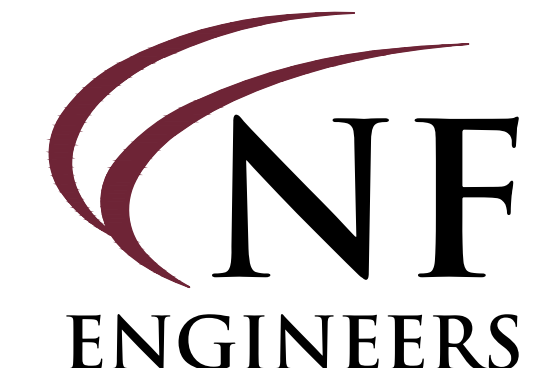
Removeable heavy-duty rubber speed humps not allowed.



CURB & WALK RAMP DETAIL

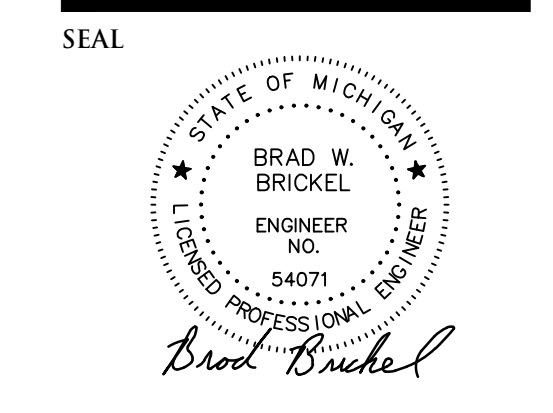


BARRIER FREE RAMP DETAIL



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
Hillside Townes
33000 Thomas Street
Farmington, MI 48336

CLIENT
Robertson Brothers Homes
6905 Telegraph Road
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Tel. (248) 282-1428
Email:
toughrin@robertsonhomes.com

PROJECT LOCATION
Part of the NW 1/4
of Section 27
T.1N, R.9E.
City of Farmington,
Oakland, Michigan

SHEET
Notes & Details Plan



DATE ISSUED/REVISED
09-01-20 ISSUED FOR SITE PLAN REVIEW
05-15-23 REVISED PER SITE PLAN REVIEW
10-12-23 ISSUED FINAL SITE PACKAGE

DRAWN BY:
J. Lawrey
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel

DATE:
August 14, 2023

SCALE: N.T.S.

NFE JOB NO. SHEET NO.
H900-04 C11

Landscape Summary

Frontage Greenbelt Landscape	Required: 10' Width Greenbelt 1 Tree & 6 Shrubs / 30 LF of Frontage
Thomas St. Frontage:	438.67 LF
Required:	10' Width Greenbelt 15 Trees & 88 Shrubs
Provided:	10' Width Greenbelt 13 Trees & 88 Shrubs (4 Canopy Trees & 18 Ornamental Trees) (2 Credits from Saved Trees)
Parking Lot Landscape	Required: 1 Canopy Tree & 100 SF of Landscape Area / 8 Parking Spaces
Number of Spaces:	42
Required:	6 Trees & 525.00 SF Landscape Area
Provided:	6 Trees & 1,066.06 SF Landscape Area
Street Trees	Required: 1 Tree per 40 LF of street frontage
Total Street Frontage:	2,170 LF
Required:	54 Trees
Provided:	23 Trees (31 Credits from Saved Trees)
Landscape Diversity	Required: No one species comprising more than 33% of all proposed landscape
Total Proposed Plants:	1,033
Proposed Diversity:	

common name	qty.	% of proposed
Arctic Fire Red Twig Dogwood	29	2.81%
Armstrong Freeman Maple	13	1.26%
Autumn Brilliance Serviceberry	9	0.87%
Big Blue Lilyturf	80	7.74%
Blue Angel Hosta	8	0.77%
Carousel Little Bluestem	8	0.77%
Dense Yew	96	9.29%
Diablo Ninebark	22	2.13%
First Frost Hosta	16	1.55%
Goldsturm Black-Eyed Susan	101	9.78%
Green Gem Boxwood	14	1.36%
Heritage Oak	6	0.58%
Karl Foerster Feather Reed Grass	58	5.61%
Kodiak Orange Diervilla	22	2.13%
Little Business Daylily	144	13.94%
Low Scape Hedge Chokeberry	48	4.65%
Magnus Purple Coneflower	10	0.97%
Palace Purple Coral Bells	18	1.74%
Patriot Hosta	28	2.71%
Princeton American Elm	4	0.39%
Princeton Sentry Ginkgo	3	0.29%
Quickfire Panicle Hydrangea	33	3.19%
Royal Raindrops Crabapple	9	0.87%
Russian Sage	6	0.58%
Shenandoah Switchgrass	75	7.26%
Slender Silhouette Sweetgum	3	0.29%
Sun King Japanese Spikenard	24	2.32%
Tulip Tree	4	0.39%
Visions in Red Astilbe	64	6.20%
Walker's Low Catmint	78	7.55%



sheet title:
Overall Landscape Plan

project title:
Hillside Townes

location:
Farmington, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number: 20051
date: 07.18.2022

drawn by: EMJ
checked by: WTK

Tree Preservation Summary

Total Trees Surveyed:	217
- Total Trees Offsite:	122
Total Onsite Trees:	95
Total Trees Saved:	42
Total Trees Removed:	53
- Offsite Trees Removed:	5
Credits from Saved Trees	
Trees larger than 12"	Quantity: 7, Credits: 14
Trees smaller than 11.9"	Quantity: 35, Credits: 35
Total Credits from Saved Trees	49

* Credits are calculated using the parameters set forth in the City of Farmington Ordinance, Section 35-183 - Incentives for Preserving Existing Vegetation.

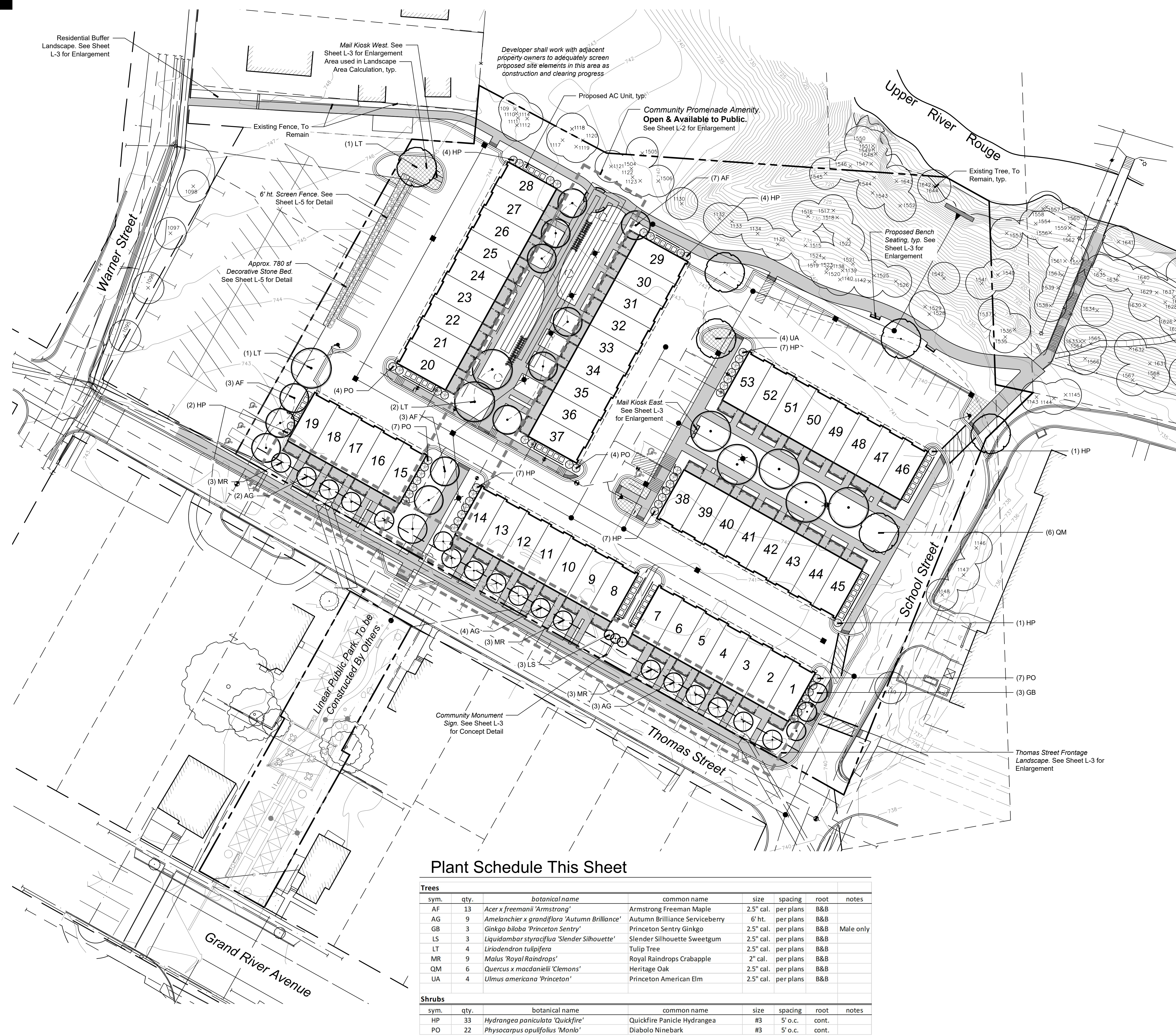
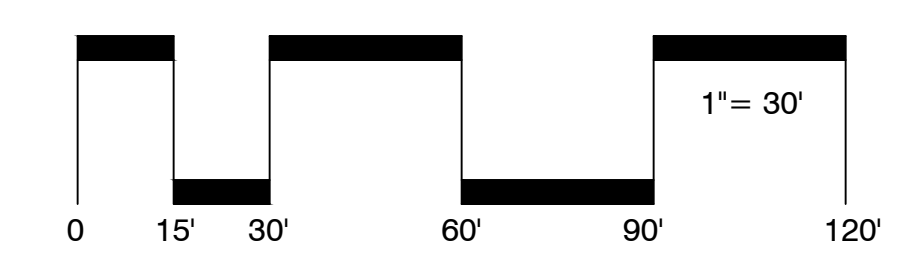
General Notes

- All landscaped areas shall be provided with irrigation via automatic irrigation system or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Landscape shall be installed as construction activity progresses and conditions become favorable for the health, protection, and longevity of the installed plant material.



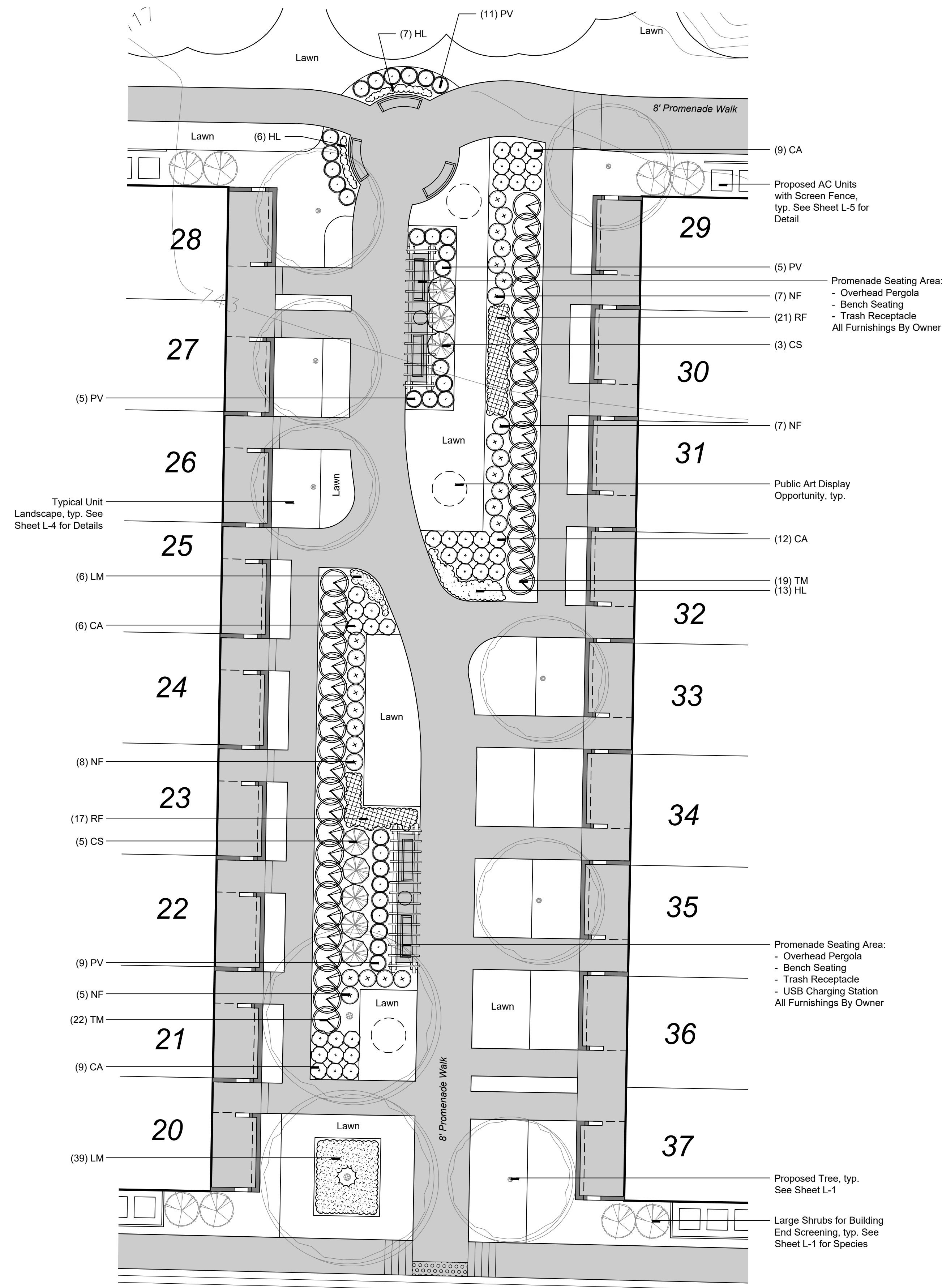
revisions:

09.01.2022	Per Municipal Review
11.14.2022	Per Municipal Review
05.15.2023	Per Landscape Development
08.28.2023	Per Council Feedback
10.12.2023	Issued for Final Site Plan Approval

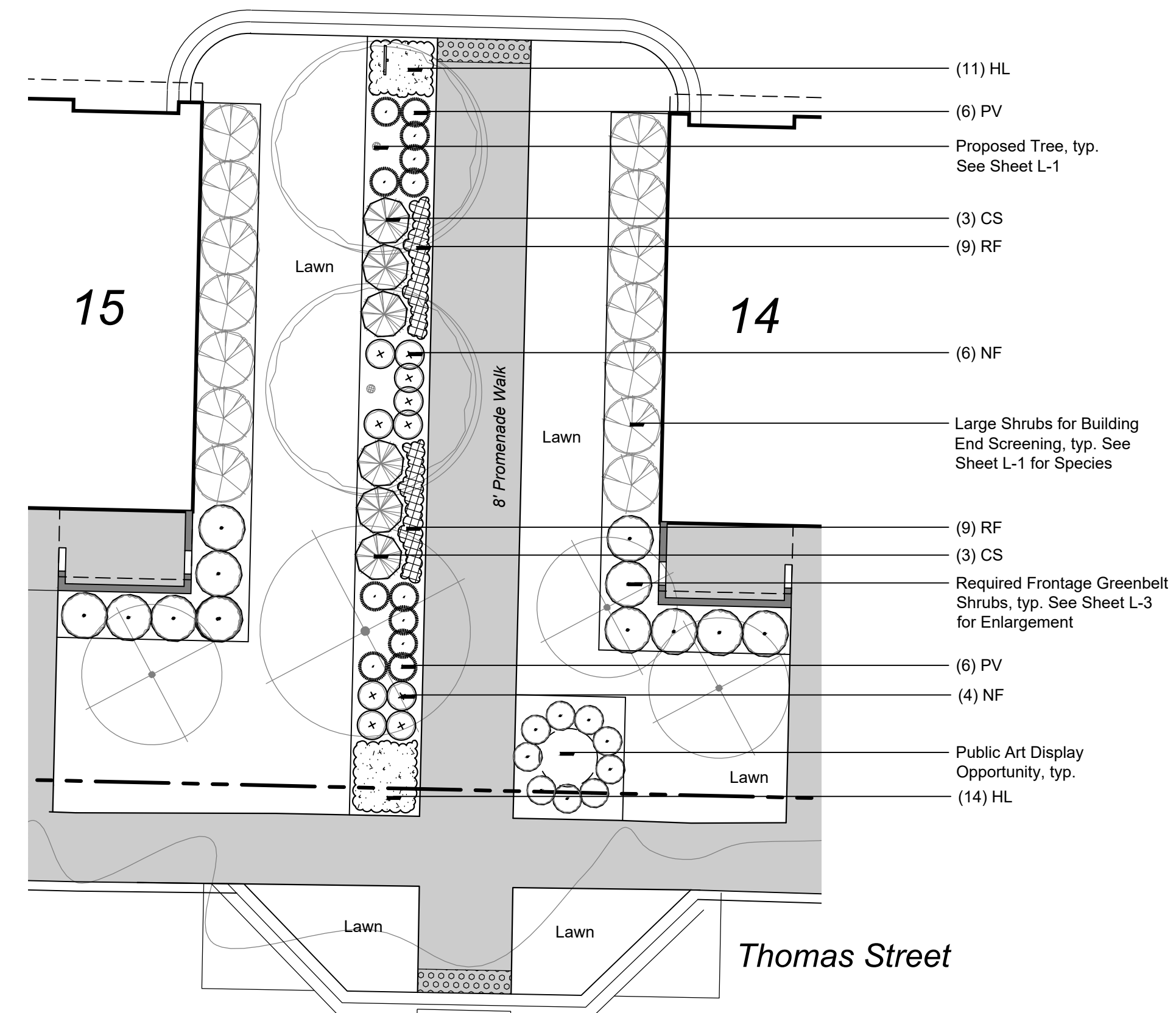


Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root notes
AF	13	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Freeman Maple	2.5" cal.	per plans	B&B
AG	9	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	per plans	B&B
GB	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" cal.	per plans	B&B Male only
LS	3	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	2.5" cal.	per plans	B&B
LT	4	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	per plans	B&B
MR	9	<i>Malus</i> 'Royal Raindrops'	Royal Raindrops Crabapple	2" cal.	per plans	B&B
QM	6	<i>Quercus x macdanielii</i> 'Clemons'	Heritage Oak	2.5" cal.	per plans	B&B
UA	4	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2.5" cal.	per plans	B&B
Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root notes
HP	33	<i>Hydrangea paniculata</i> 'Quickfire'	Quickfire Panicle Hydrangea	#3	5' o.c.	cont.
PO	22	<i>Physocarpus opulifolius</i> 'Monlo'	Diablo Ninebark	#3	5' o.c.	cont.



Community Promenade Amenity - North Concept Enlargement



Community Promenade Amenity - South Concept Enlargement

Plant Schedule This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
CS	14	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Twig Dogwood	#3	48" o.c.	cont.	
TM	41	<i>Taxus x media</i> 'Densiformis'	Dense Yew	24" ht.	36" o.c.	B&B	Hedge at 36" ht.

Ornamental Grasses, Perennials & Bulbs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
CA	36	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	30" o.c.	cont.	
HL	51	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.	
LM	45	<i>Liriope muscarii</i> 'Big Blue'	Big Blue Lilyturf	#1	18" o.c.	cont.	
NF	37	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#1	30" o.c.	cont.	
PV	42	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	#2	30" o.c.	cont.	
RF	56	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	18" o.c.	cont.	

General Notes

- All landscaped areas shall be provided with irrigation via automatic irrigation system or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Landscape shall be installed as construction activity progresses and conditions become favorable for the health, protection, and longevity of the installed plant material.
- Community Promenade Amenity shall be open and accessible to the Public



sheet title:
Promenade Enlargement Plans

project title:
Hillside Townes

Farmington, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

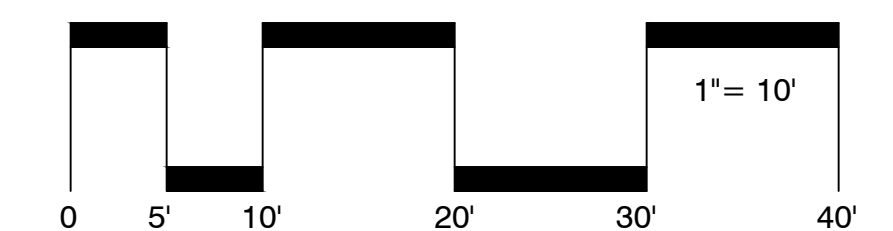
job number: 20051
date: 07.18.2022

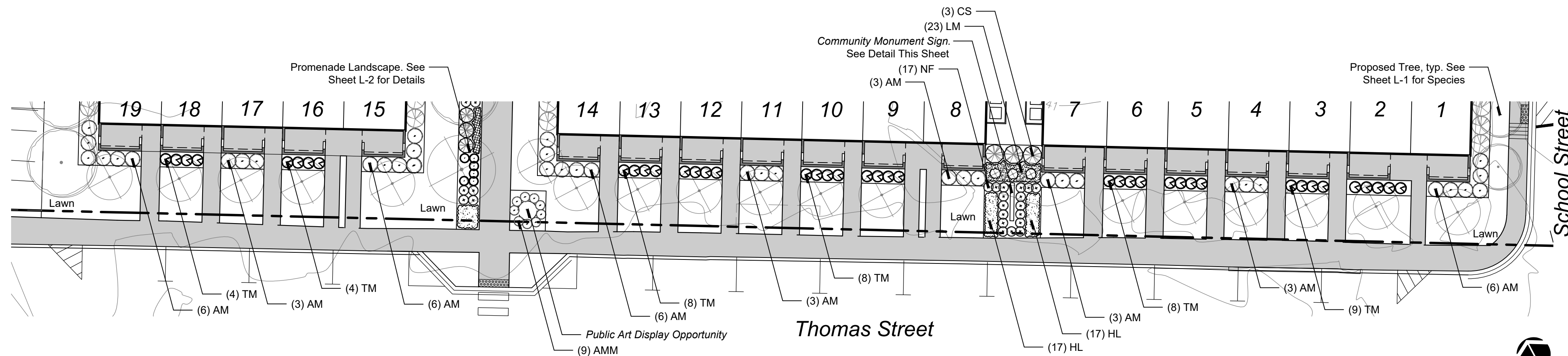
drawn by: EMJ
checked by: WTK



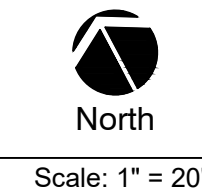
revisions:

09.01.2022	Per Municipal Review
11.14.2022	Per Municipal Review
05.15.2023	Per Landscape Development
08.28.2023	Per Council Feedback
10.12.2023	Issued for Final Site Plan Approval





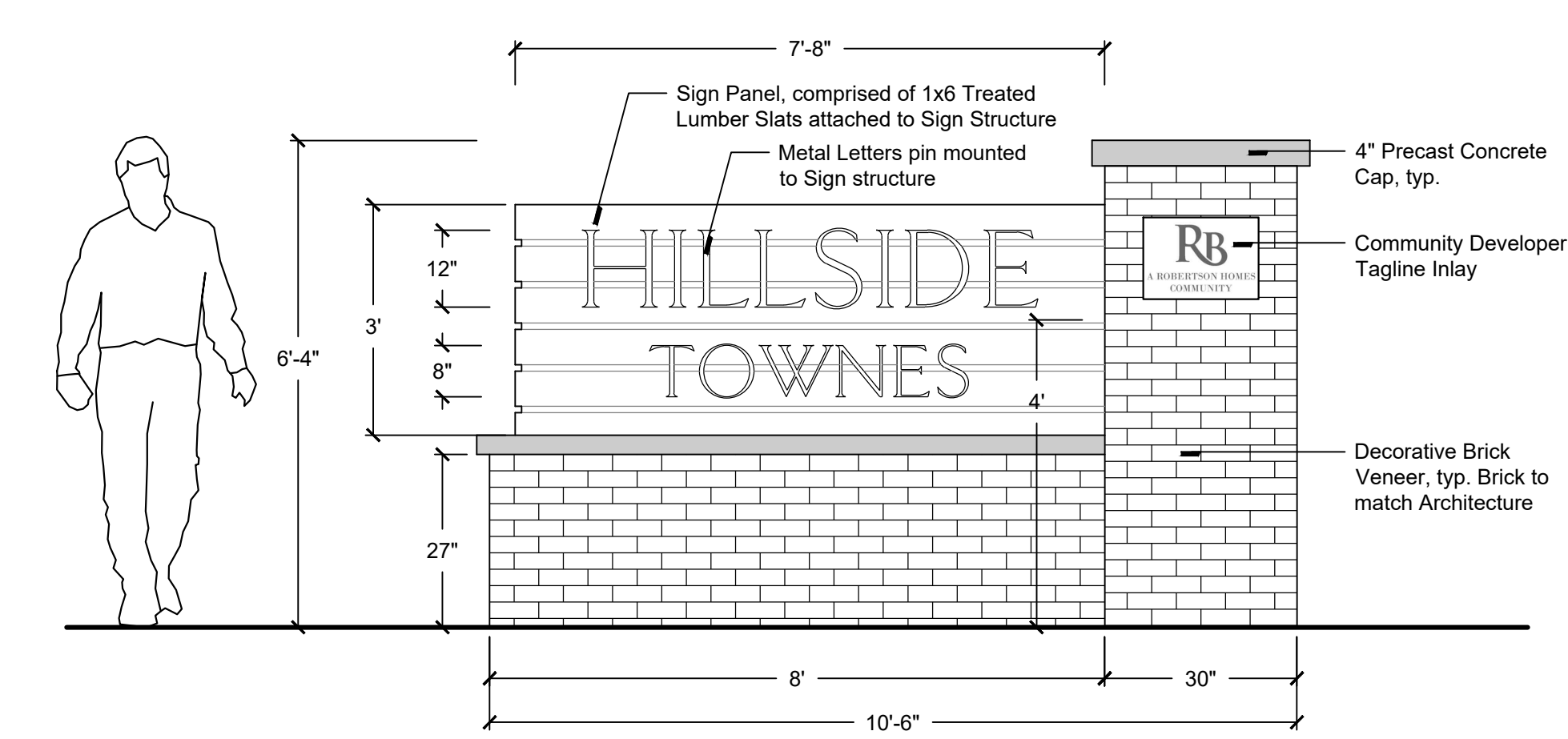
Thomas Street Frontage Landscape Enlargement Plan



Plant Schedule This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
AM	39	<i>Aronia melanocarpa</i> 'Low Scape Hedger'	Low Scape Hedger Chokeberry	#3	48" o.c.	cont.	Hedge at 36" ht.
AMM	9	<i>Aronia melanocarpa</i> 'Low Scape Mound'	Low Scape Mound Chokeberry	#3	30" o.c.	cont.	
CS	3	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red Twig Dogwood	#3	48" o.c.	cont.	
TM	55	<i>Taxus x media</i> 'Densiformis'	Dense Yew	24" ht.	36" o.c.	B&B	Hedge at 36" ht.

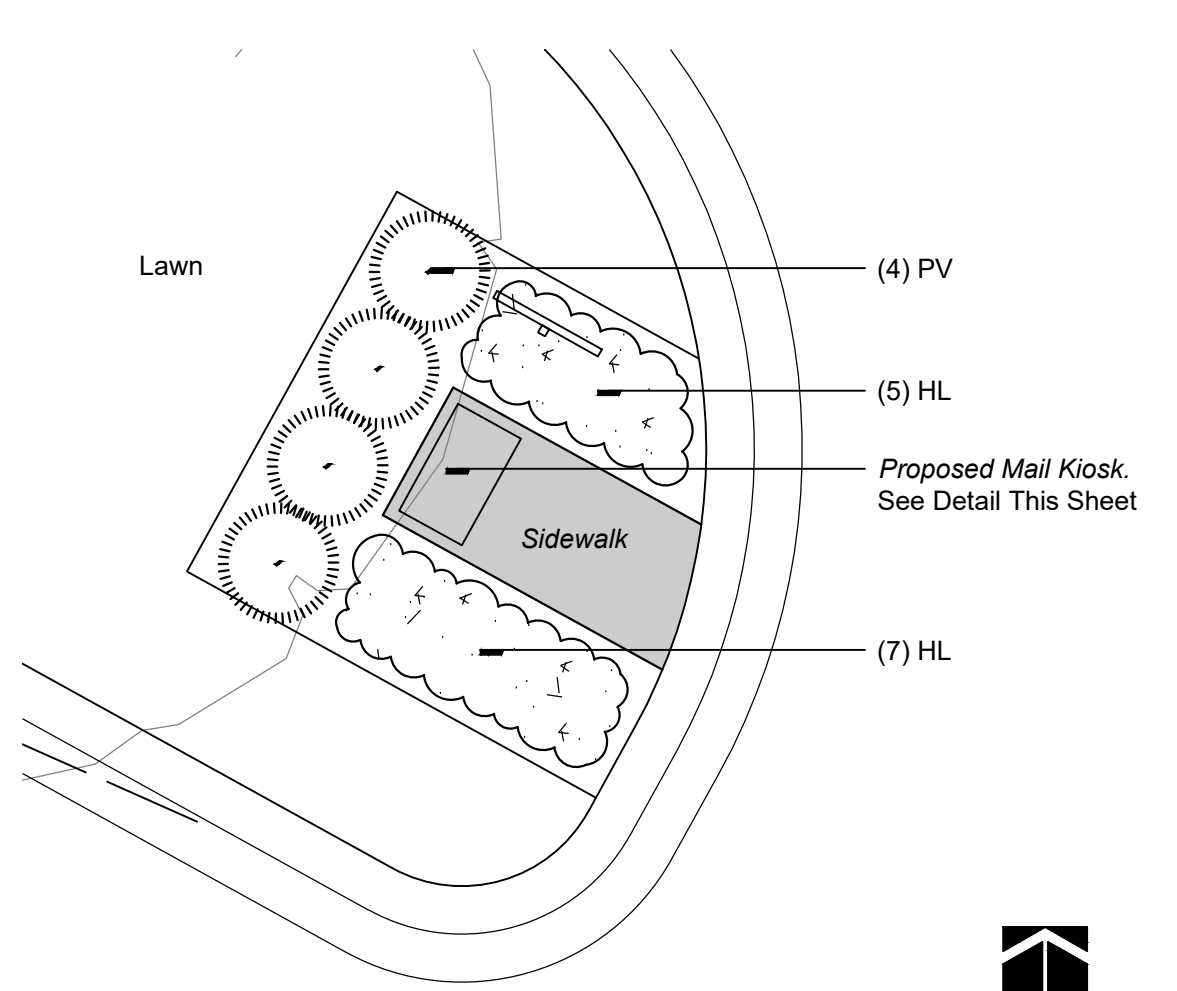
Ornamental Grasses, Perennials & Bulbs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
CA	16	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	30" o.c.	cont.	
HL	58	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.	
LM	35	<i>Liriope muscarii</i> 'Big Blue'	Big Blue Lilyturf	#1	18" o.c.	cont.	
NF	17	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#1	30" o.c.	cont.	
PV	12	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	#2	30" o.c.	cont.	



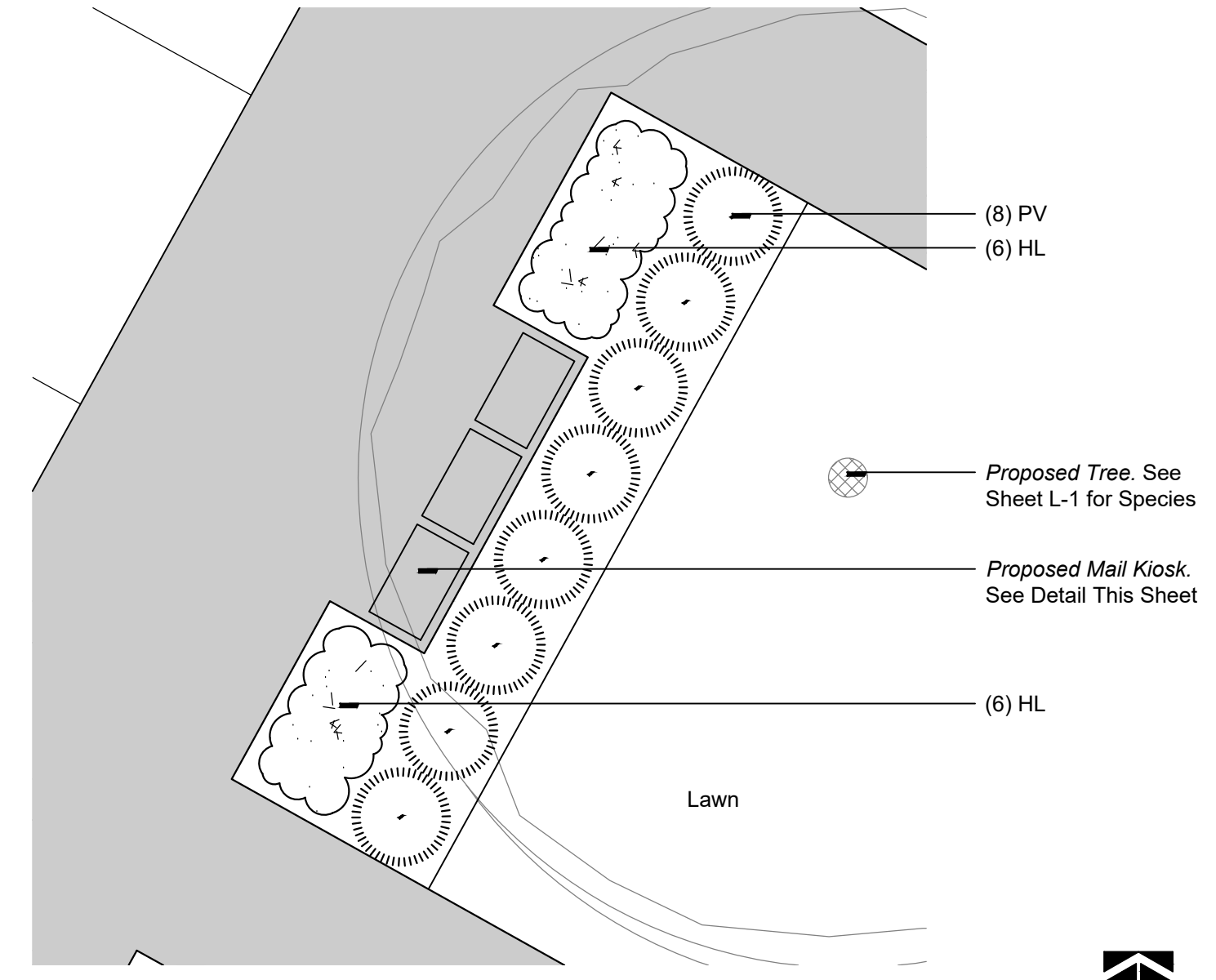
Conceptual Sign Elevation Detail

Scale: 1/4" = 1'

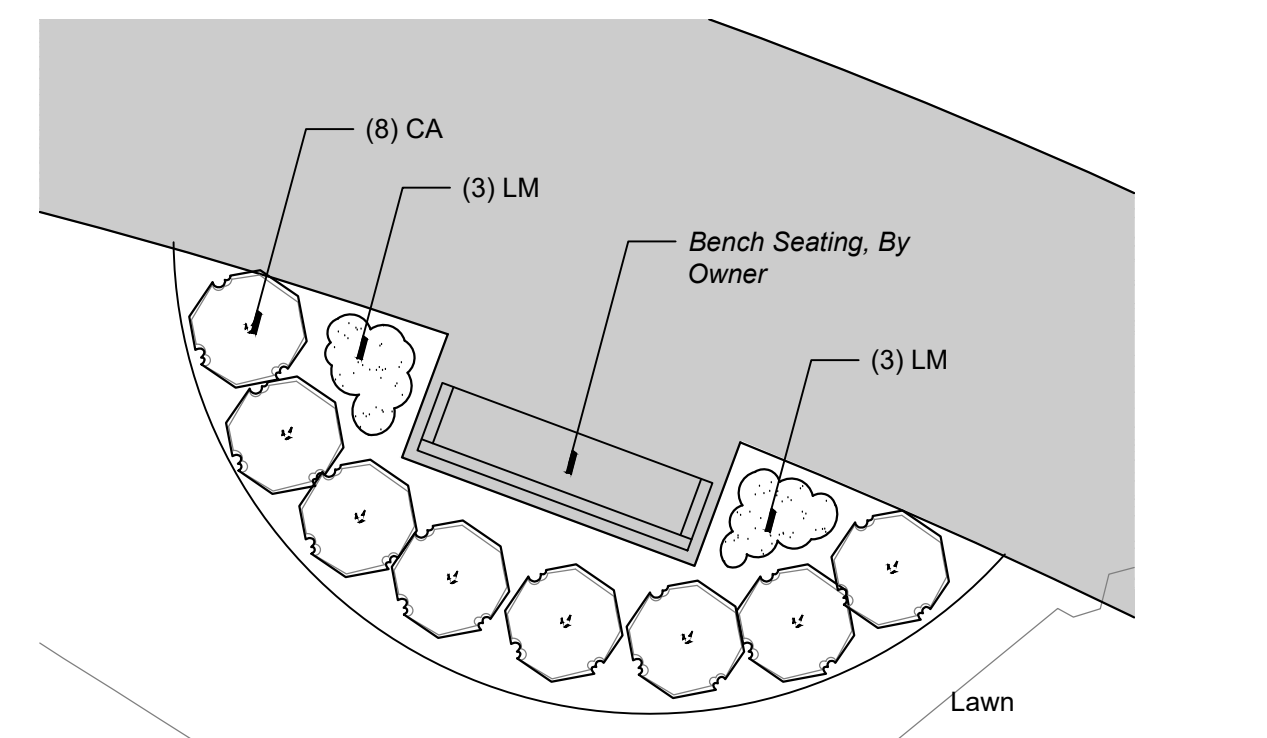
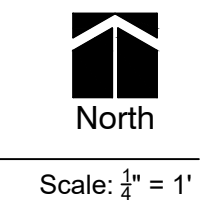
Ordinance Summary
 - Allowable Area: 50 sf
 - Proposed Area: 21.72 sf
 - Allowable Height: 8'
 - Proposed Height: 6'-4"
 *Sign is Double Sided



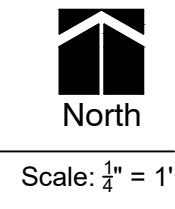
Mail Kiosk West Enlargement Plan



Mail Kiosk East Enlargement Plan



Bench Seating Enlargement Plan

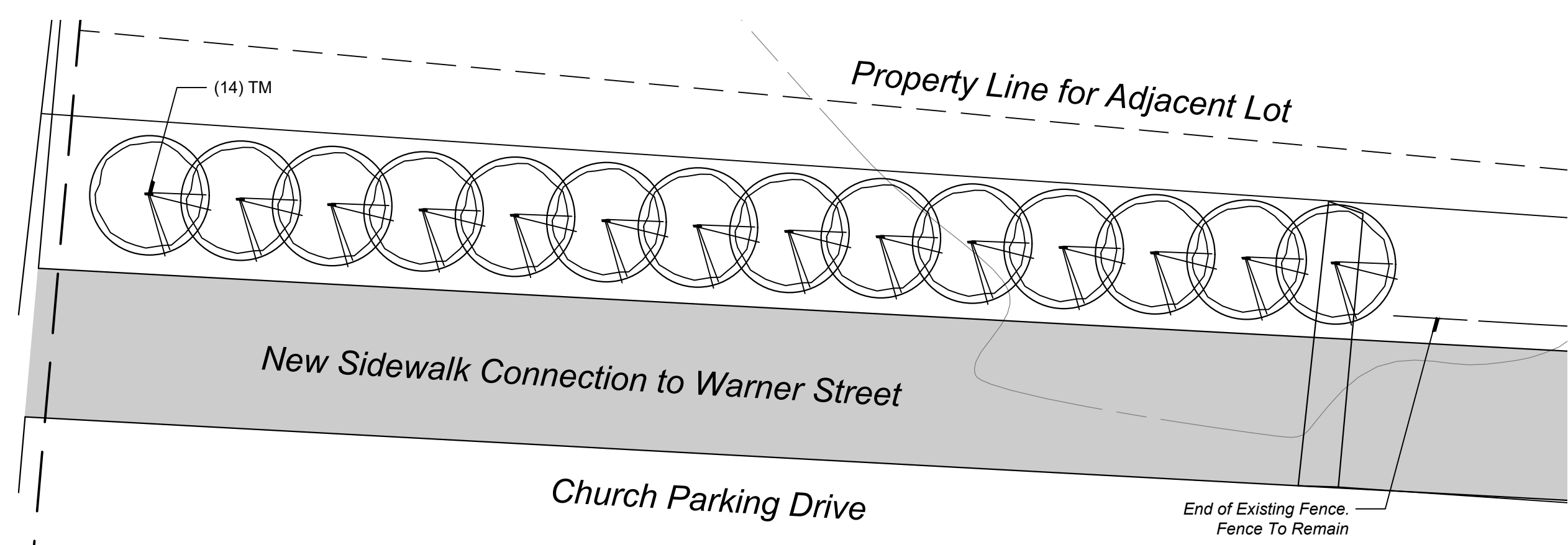


*Note: There are two instances of this Plan. Quantities in Plant Schedule shall reflect total quantity needed

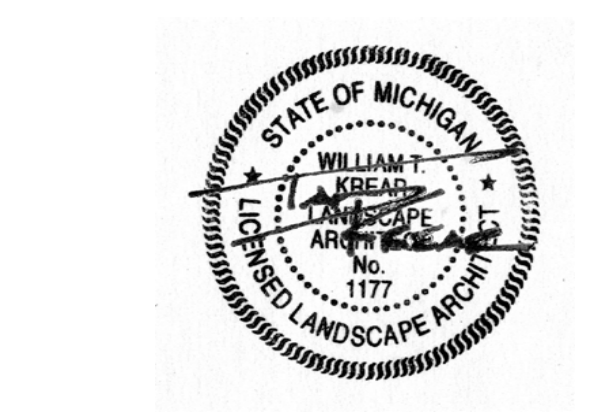
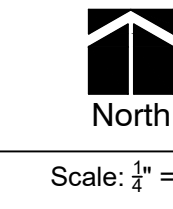


Decorative Mailbox - 16 Gang CBU

Manufacturer: Salsbury Industries
 18300 Central Avenue
 Carson, CA 90746
 800.624.5269
 www.mailboxes.com
 Model: CBU 16 Doors & 2 Parcel Lockers
 3316BLK-U
 Black
 Quantity: 4 Total



Warner Street Residential Buffer Landscape



sheet title:
Landscape Enlargement Plans

project title:
Hillside Townes

Farmington, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

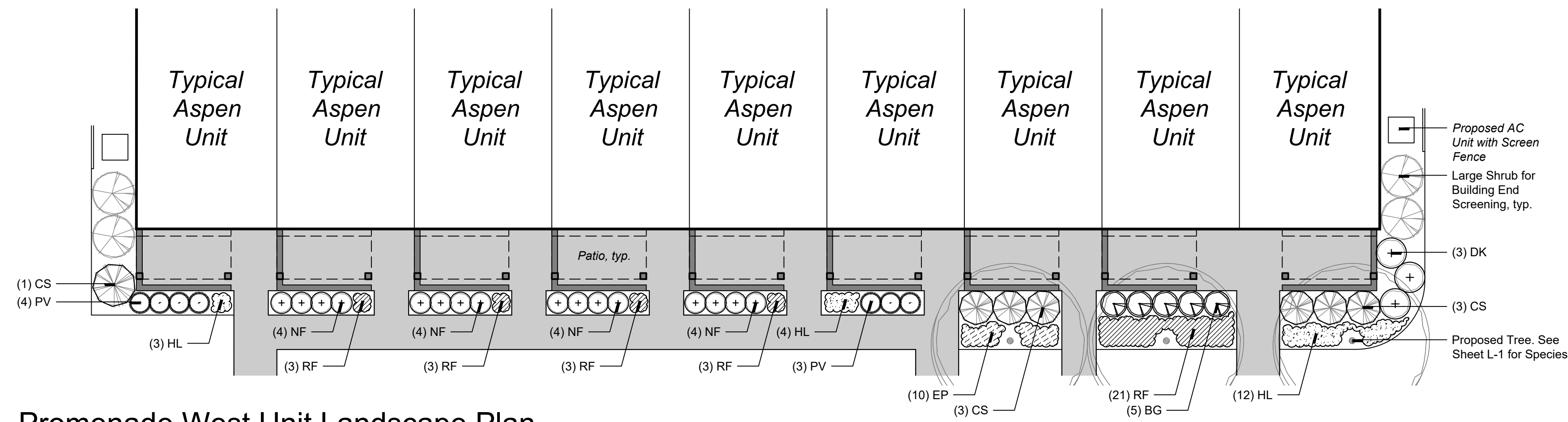
Phone: 248.657.4968

job number: 20051
date: 07.18.2022

drawn by: EMJ
checked by: WTK

revisions:
 09.01.2022 Per Municipal Review
 11.14.2022 Per Municipal Review
 05.15.2023 Per Landscape Development
 08.28.2023 Per Council Feedback
 10.12.2023 Issued for Final Site Plan Approval





Promenade West Unit Landscape Plan

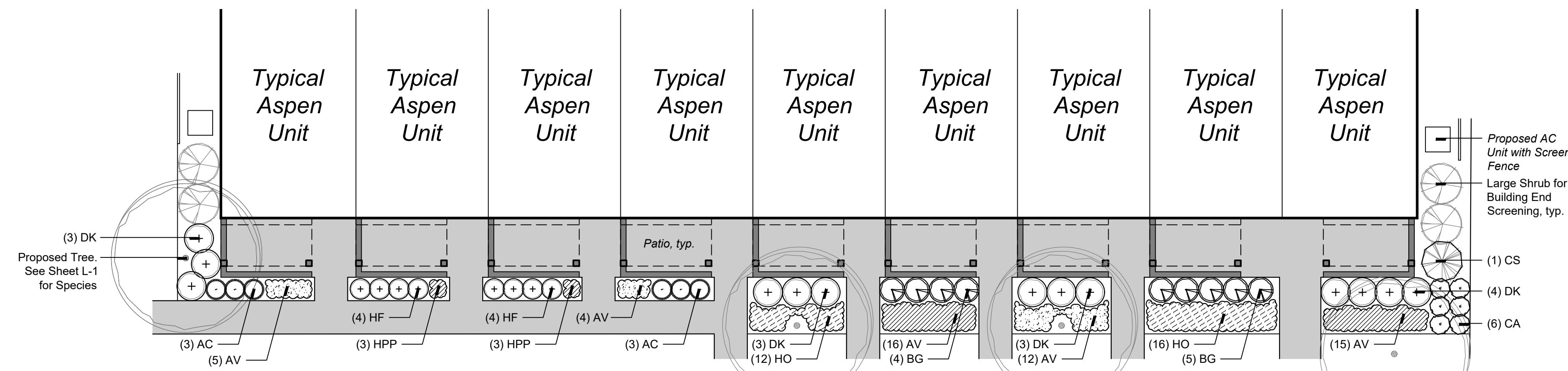
This Unit Landscape Plan applies to Units 20-28

Scale: 1" = 10'

Plant Schedule This Sheet

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root notes
BG	14	<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	18"-24" ht.	36" o.c.	B&B Hedge at 30" ht.
CS	12	<i>Cornus sericea 'Arctic Fire'</i>	Arctic Fire Red Twig Dogwood	No. 3	48" o.c.	cont.
DK	22	<i>Diervilla 'Kodiak Orange'</i>	Kodiak Orange Diervilla	No. 3	42" o.c.	cont.

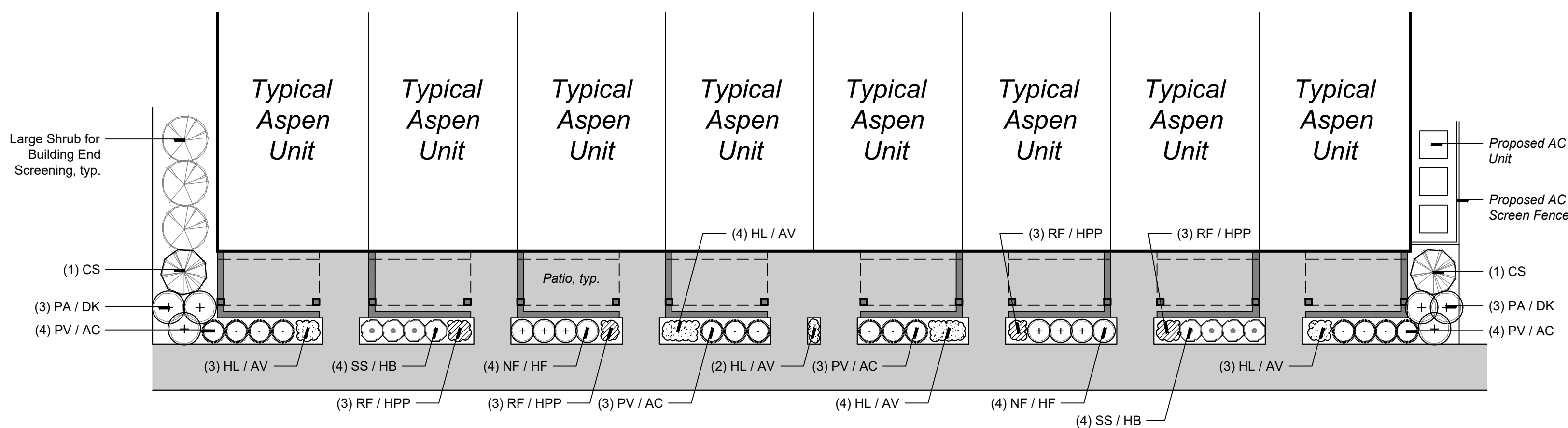
Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root notes
AC	24	<i>Aralia cordata 'Sun King'</i>	Sun King Japanese Spikenard	No. 2	30" o.c.	cont.
AV	64	<i>Astilbe 'Visions in Red'</i>	Visions in Red Astilbe	No. 1	18" o.c.	cont.
CA	6	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	No. 2	30" o.c.	cont.
EP	10	<i>Echinacea purpurea 'Magnus'</i>	Magnus Purple Coneflower	No. 1	18" o.c.	cont.
HB	8	<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	No. 1	30" o.c.	cont.
HF	16	<i>Hosta 'First Frost'</i>	First Frost Hosta	No. 1	30" o.c.	cont.
HL	35	<i>Hemerocallis 'Little Business'</i>	Little Business Daylily	No. 1	18" o.c.	cont.
HO	28	<i>Hosta 'Patriot'</i>	Patriot Hosta	No. 1	18" o.c.	cont.
HPP	18	<i>Heuchera 'Palace Purple'</i>	Palace Purple Coral Bells	No. 1	18" o.c.	cont.
NF	24	<i>Nepeta x faassenii 'Walker's Low'</i>	Walker's Low Catmint	No. 1	30" o.c.	cont.
PA	6	<i>Perovskia atriplicifolia</i>	Russian Sage	No. 2	36" o.c.	cont.
PV	21	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switchgrass	No. 2	30" o.c.	cont.
RF	45	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Black-Eyed Susan	No. 1	18" o.c.	cont.
SS	8	<i>Schizachyrium scoparium 'Carousel'</i>	Carousel Little Bluestem	No. 2	30" o.c.	cont.



Promenade East Unit Landscape Plan

This Unit Landscape Plan applies to Units 29-37

Scale: 1" = 10'



Eastern Typical Unit Landscape Plan

This Unit Landscape Plan applies to Units 38-54
Plant Material depends upon Solar Orientation

Scale: 1" = 10'



sheet title:
Typical Unit Landscape Plans

project title:
Hillside Townes

Farmington, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number: 20051
date: 05.15.2023

drawn by: EMJ
checked by: WTK

revisions:
08.28.2023 Per Council Feedback
10.12.2023 Issued for Final Site Plan Approval



sheet no.

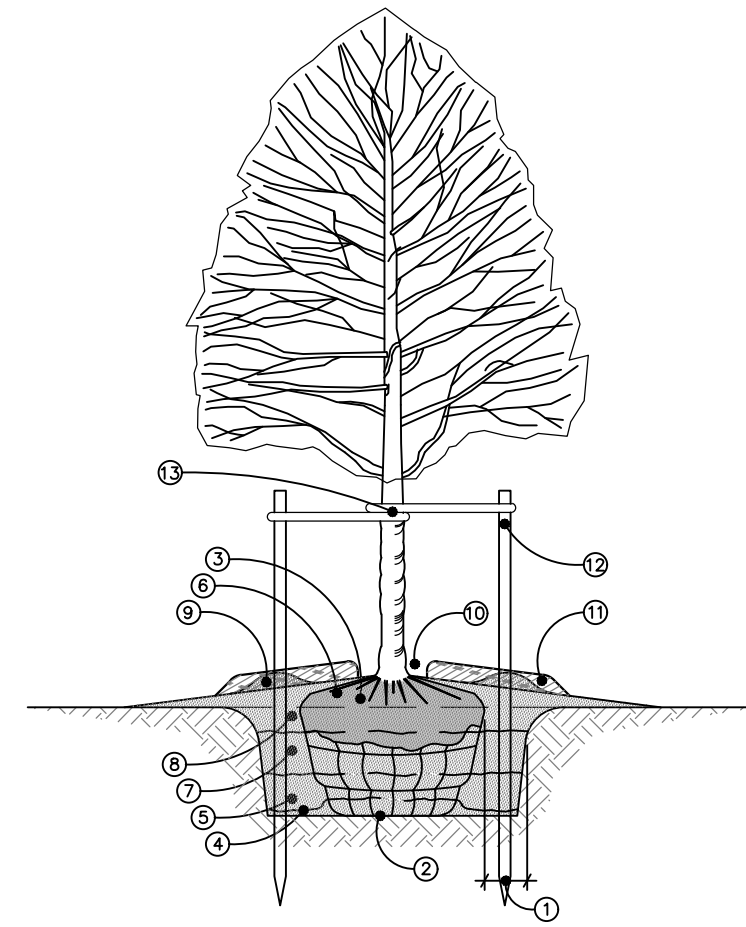
L-4

Landscape Notes

- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
- Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
- All unhealthy or dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.
- All landscaped areas shall be provided with irrigation via an automatic irrigation system or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.
- Plants shall be mulched with shredded hardwood bark mulch at a depth of two (2) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded

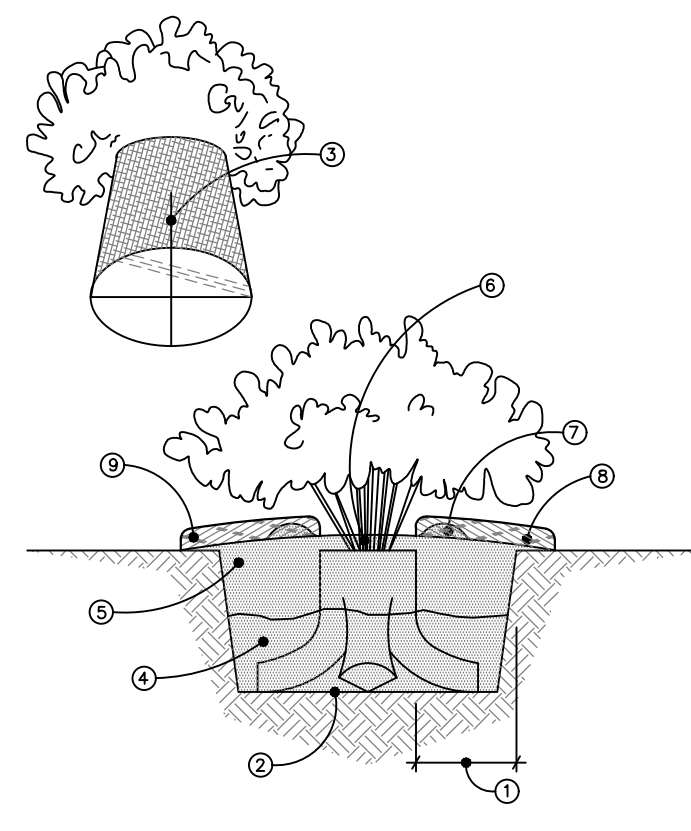
INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL, EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/3 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDED BARK MULCH, 2" DEPTH, MULCH TO BE NATURAL IN COLOR. LEAVE 3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
- MINIMUM 2"x2"x80" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOLES TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.



Deciduous Tree Planting Detail - 4" Cal. and Under
Scale: NTS

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

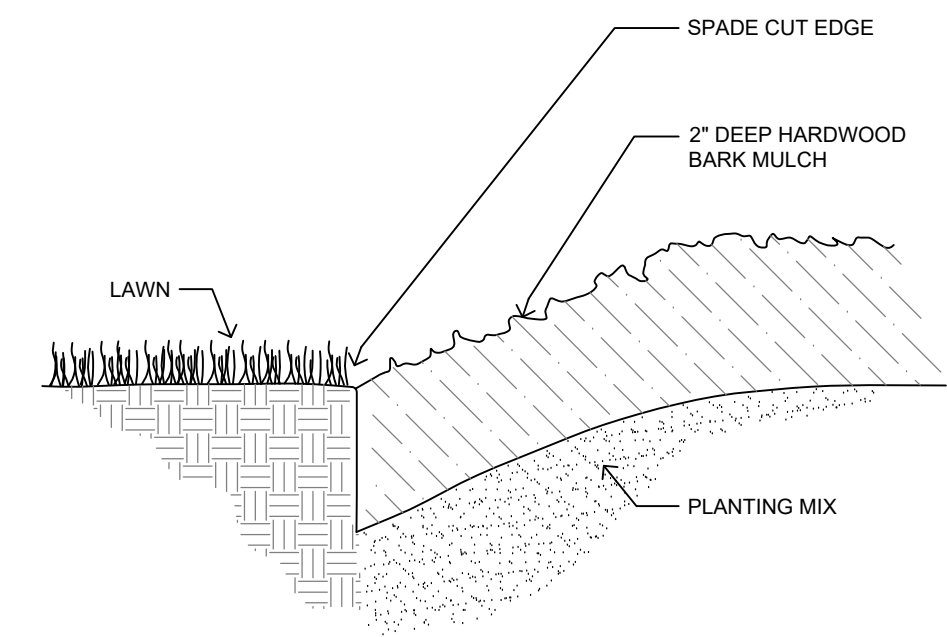


Shrub Planting Detail - Container
Scale: NTS

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

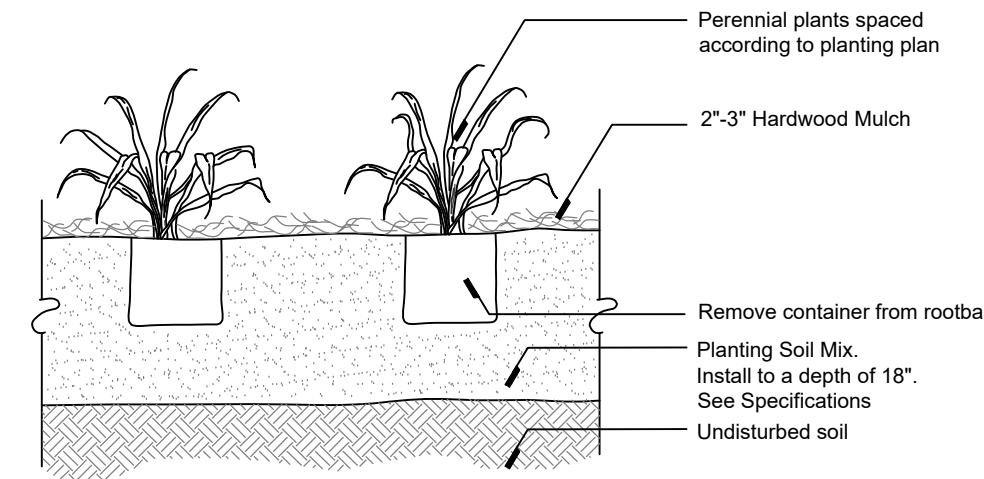
INSTALLATION NOTES:

- DIG PLANT POCKET 6" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITION EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES, DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
- BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
- BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDED BARK MULCH, 2" DEPTH, MULCH TO BE NATURAL IN COLOR. LEAVE 1" RING EXPOSED AT BASE OF PLANT.
- IF NOT PLANTED WITH A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT.



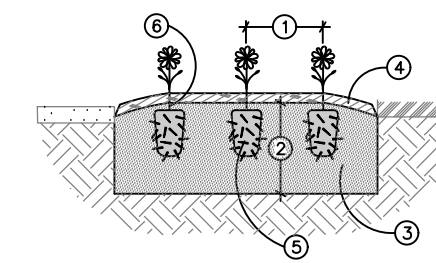
Spade Cut Edging Detail
Scale: NTS

©2022 LANDSCAPE MANAGEMENT SOLUTIONS



Perennial Planting Detail
Scale: NTS

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

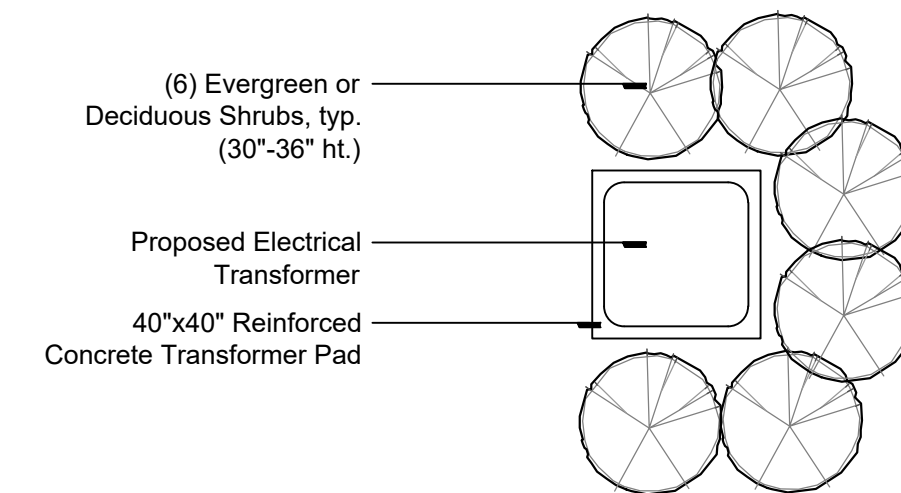


Annual & Ground Cover Planting Detail
Scale: NTS

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

INSTALLATION NOTES:

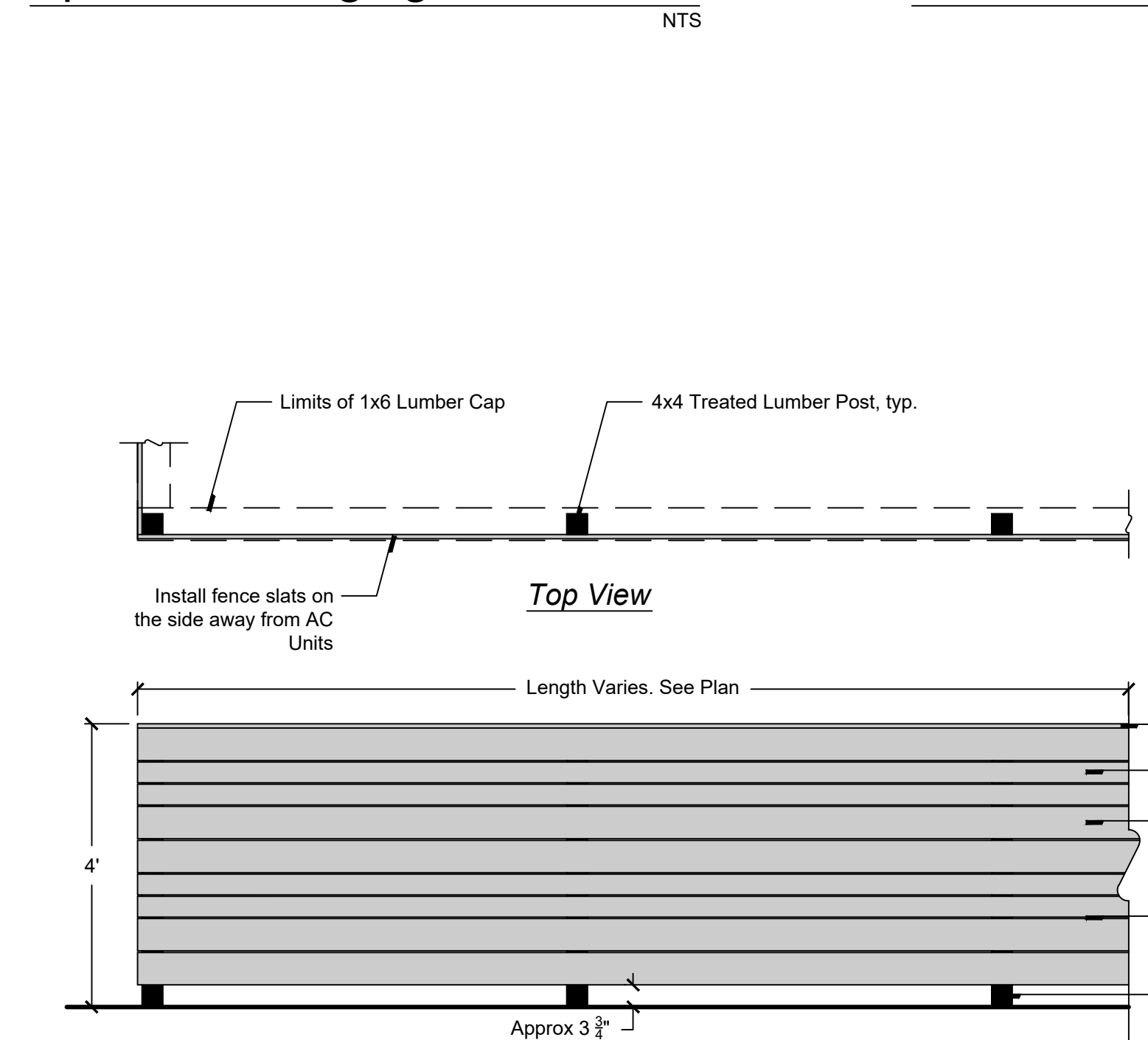
- SEE DRAWING FOR PLANT SPACING.
- EXCAVATE BED TO A MINIMUM 6" DEPTH. BACKFILL WITH PREPARED PLANTING MIX.
- PLANTING MIX TO CONSIST OF 50% TOPSOIL & 50% LEAF COMPOST.
- SHREDED BARK MULCH, 2" DEPTH. MULCH TO BE NATURAL IN COLOR.
- REMOVE ALL CONTAINERS. IF ROOTBOUND, DISRUPT ROOT PLUG TO LOOSEN ROOT MASS.
- PLANT THE ANNUAL OR GROUND COVER PLANT THROUGH THE MULCH INTO THE PLANTING MIX, ASSURING THAT PLANTING MIX COVERS ENTIRE ROOT MASS OF PLANT.



Transformer Screening Detail
Scale: 1/4" = 1'

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

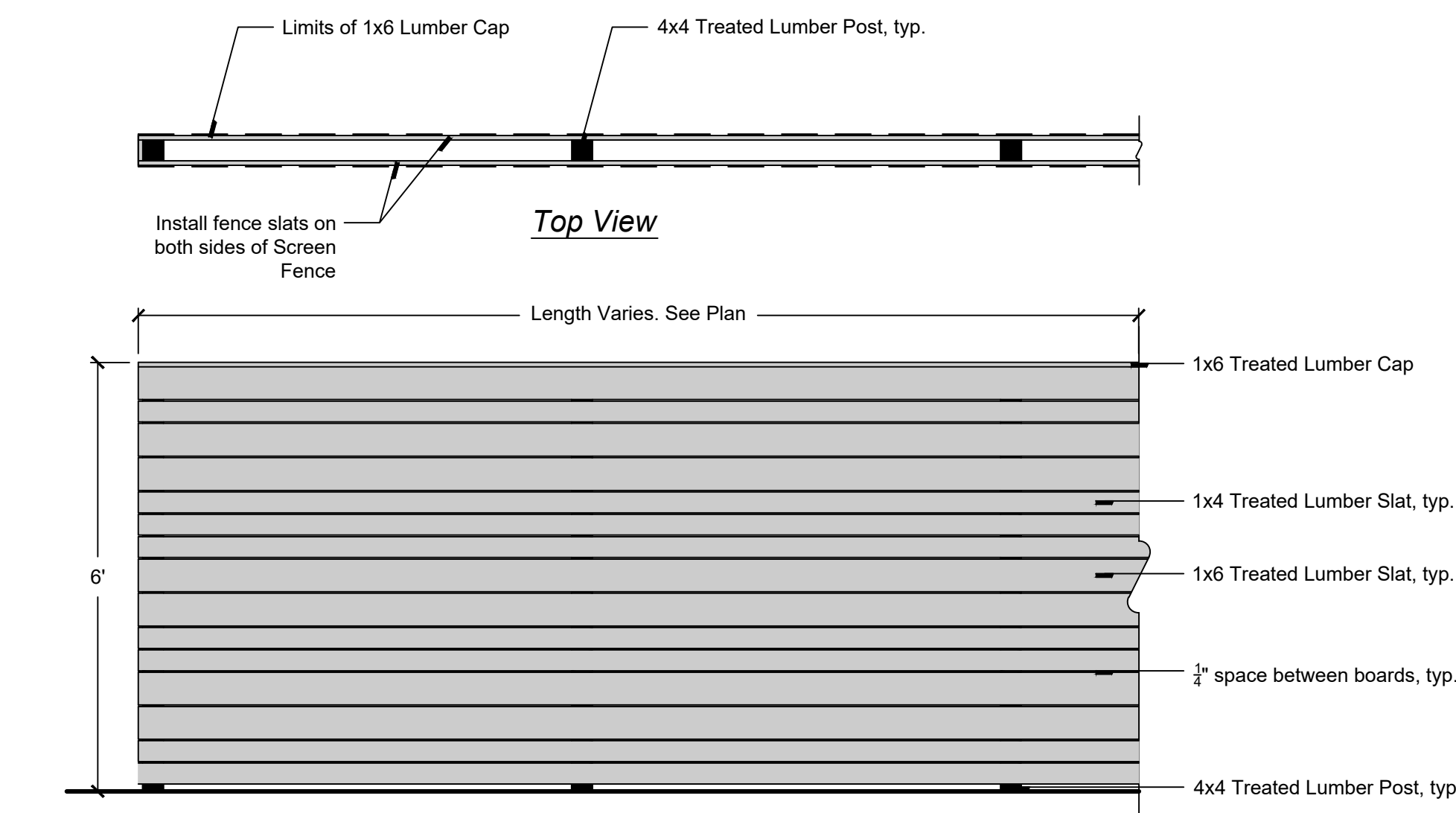
- *Notes:
- Transformer Pad shall be screened on a minimum of three sides
- Actual Pad and Plant Locations shall be determined in the field, based on actual construction, orientation, and desired screening



4' ht. AC Screen Fence Detail
Scale: 1/2" = 1'

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

- Notes:
- All lumber elements shall be Wolmanized Lumber
- Stain Fence to match buildings



6' ht. Screen Fence Detail
Scale: 1/2" = 1'

©2022 LANDSCAPE MANAGEMENT SOLUTIONS

- Notes:
- All lumber elements shall be Wolmanized Lumber
- Stain Fence to match buildings



Decorative Stone Detail
Scale: NTS

Available: Main's Landscape Supply
21355 Telegraph Road
Southfield, MI 48033
www.mainslandscapesupply.com
248.356.8660

Model: Medium/Large Crushed Ontario Trap Rock
Size: 2"-4" each
Color: Charcoal Grey with White speckles
*Or Approved Equal

sheet title:

Landscape Details and Notes

project title:

Hillside Townes

Farmington, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

20051

date:

07.18.2022

drawn by:

EMJ

checked by:

WTK

revisions:

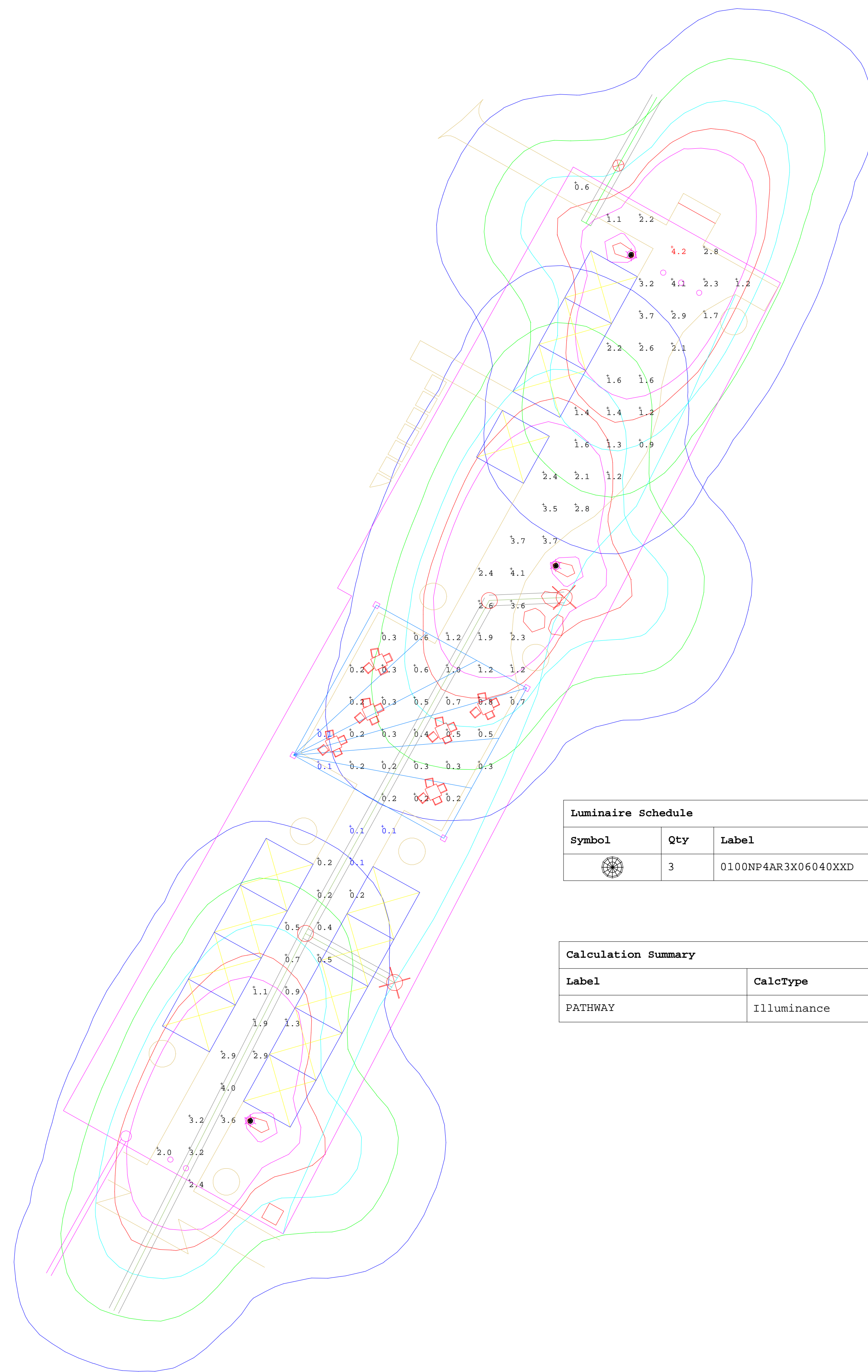
09.01.2022	Per Municipal Review
11.14.2022	Per Municipal Review
05.15.2023	Per Landscape Development
08.28.2023	Per Council Feedback
10.12.2023	Issued for Final Site Plan Approval



Know what's below.
Call before you dig.

sheet no.

L-5



Symbol	Qty	Label	Arrangement	Lum. Watts	Lumens/Lamp	LLF	Filename	Arm	Description
	3	0100NP4AR3X06040XXD	SINGLE	59.8	N.A.	0.810	0100NP4AR3X06040XXD.	0	K100-P4AR-III-60(SSL)-1030 - 11.5' MH

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAY	Illuminance	Fc	1.48	4.2	0.1	14.80	42.00



City of Farmington Standard Light Detail

REV.	ALTERATION	DATE	BY

LUMINAIRE SPECIFICATIONS
 CATALOGUE NO.: K13AR-P4AR-III-60(SSL)-1030
 -120-277-K4/K12-4K-#7
 QUANTITY: 25
 OPTICAL SYSTEM: FLAT ARRAY ACRYLIC RIPPLED
 IES CLASS.: TYPE III
 WATTAGE: 60W (1030 SERIES)
 LINE VOLTAGE: 120-277V
 POLE ADAPTOR: K4/K12
 CCT: 4000K
 PAINT: TEXTURED BLACK
 OPTIONS: C/W #7 FINIAL

POLE SPECIFICATIONS
 CATALOGUE NO.: KM31FC-10-DR
 QUANTITY: 25
 MATERIAL: CAST ALUMINUM
 POWDERCOAT: TEXTURED BLACK
 POLE TOP DIA.: 3 1/2"
 POLE WGT.: 140 lbs.
 POLE HGT.: 9' 6"
 ANCHOR BOLTS: (4) 3/4" x 27"L
 BOLT CIRCLE: 12 1/2" ø
 OPTIONS: DUPLEX RECEPTACLE

CUSTOMER APPROVAL & DATE:

CUSTOMER ORDER No: 8834587	STRESSCRETE ORDER No: SC3-2205083	PROJECT/CUSTOMER: MDOT ITEM 17 FARMINGTON	DATE: 05/25/22
KWFG ORDER No: -	DRAWN BY: V.V.	CHECKED BY: SC1	REVISION:
KING U.S. ORDER No: -	DRAWING TYPE: APPROVAL DWG.		DRAWING NUMBER: SC3-2205083-1

STRESSCRETE GROUP

Manufacturing Locations:
 Burlington, Ontario: 1-800-268-7809
 Northport, Alabama: 1-800-435-6563
 Atchison, Kansas: 1-800-837-1024
 Jefferson, Ohio: 1-800-268-7809

 King Luminaire StressCrete Est. 1953 THE STRESSCRETE GROUP	PROJECT/AGI FILE NAME: (Q-2208070) HILLSIDE TOWNES.AGI		DATE: 8/26/22	CALC. BY: MJ
	REV: 0	REVISION DATE/DESCRIPTION: XX		