

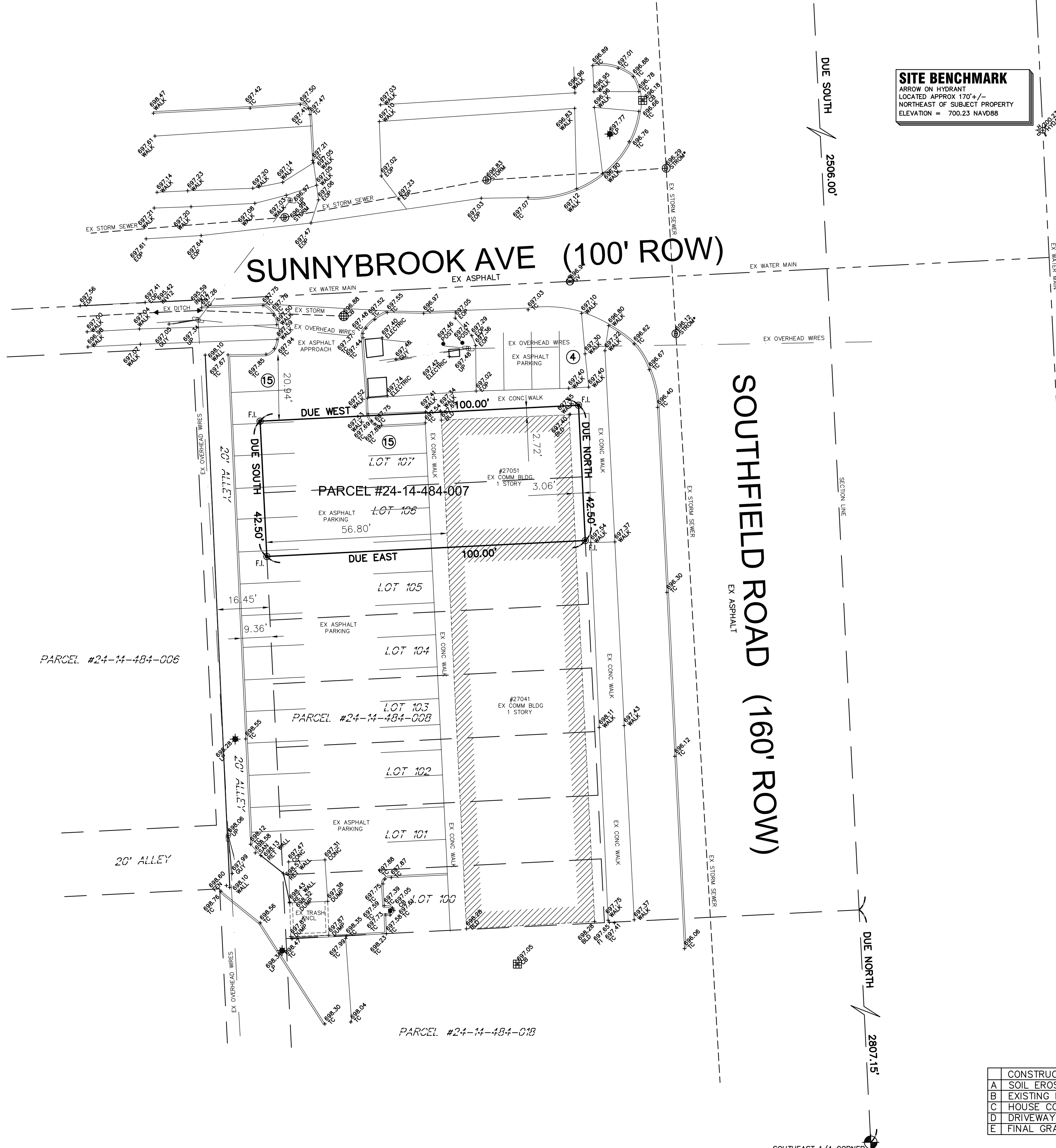
Boundary & Topographic Survey

27051 Southfield Road
PART OF THE SOUTHEAST 1/4 OF SECTION 14, T1N, R10E,
SOUTHFIELD TWP., OAKLAND COUNTY MICHIGAN
PARCEL #24-14-484-007

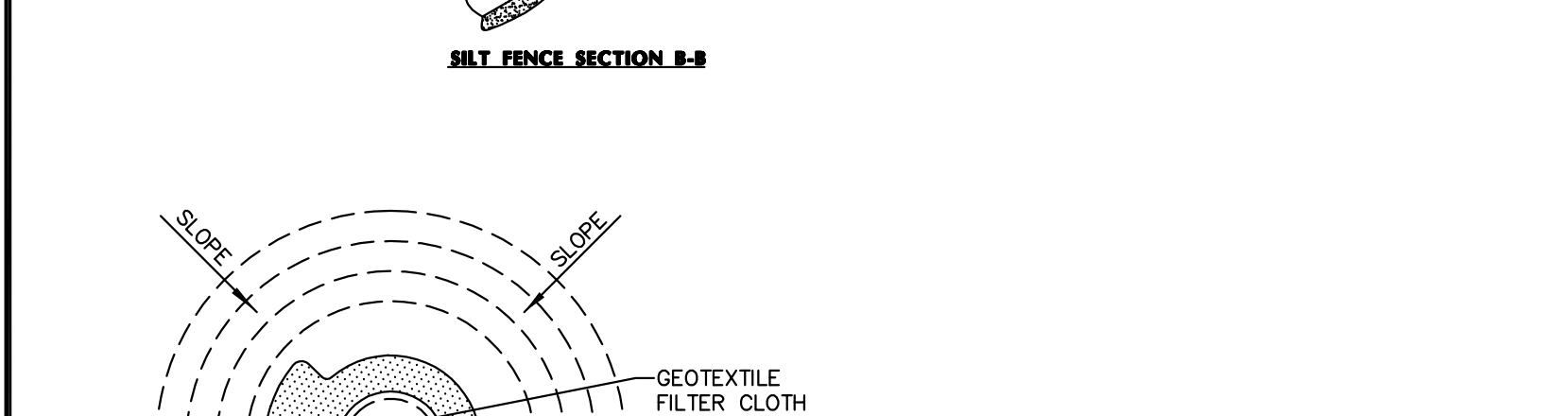
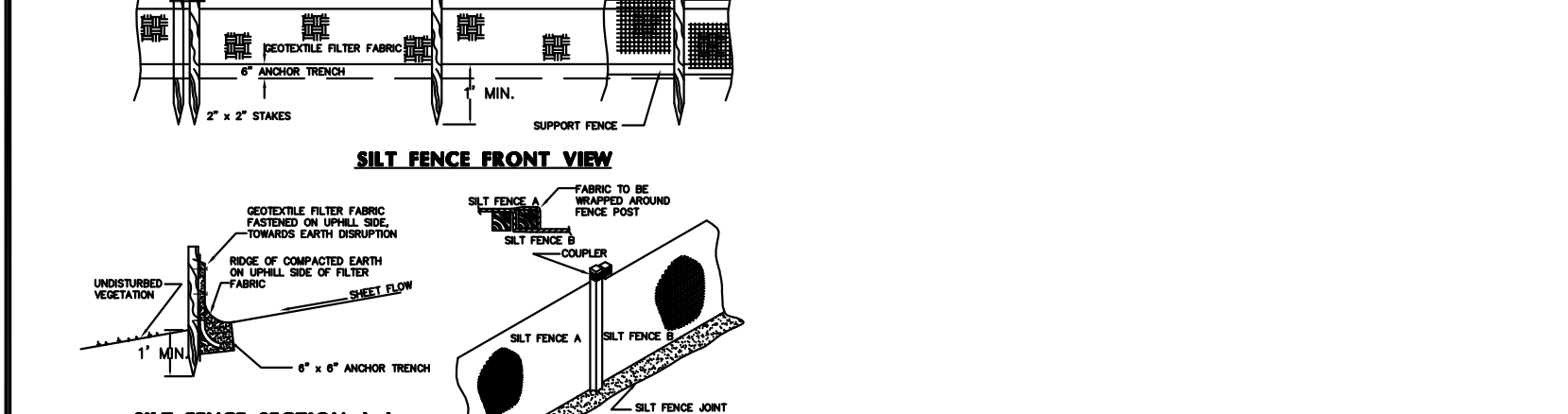
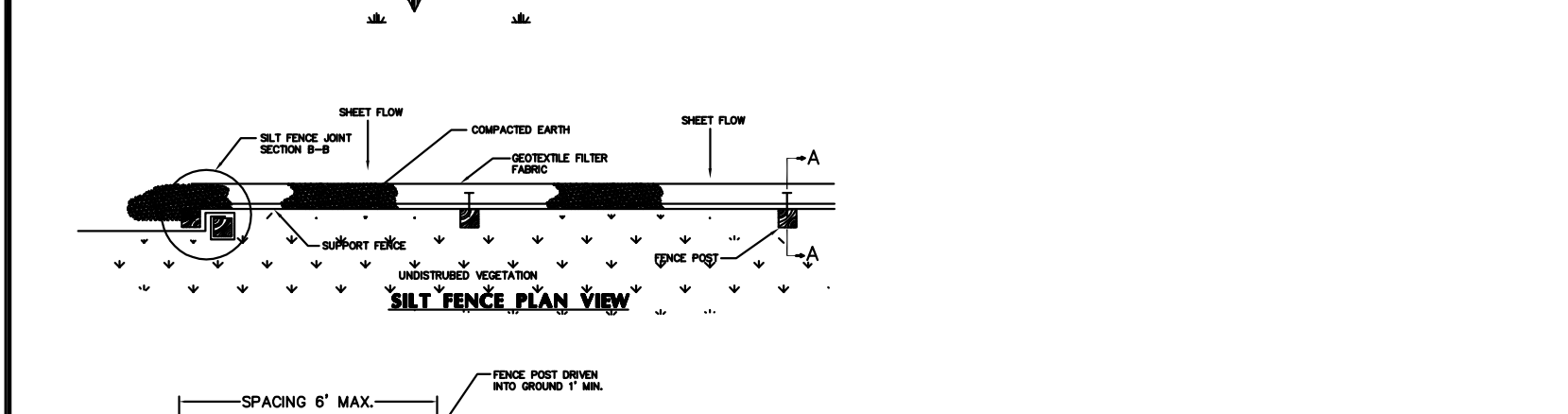
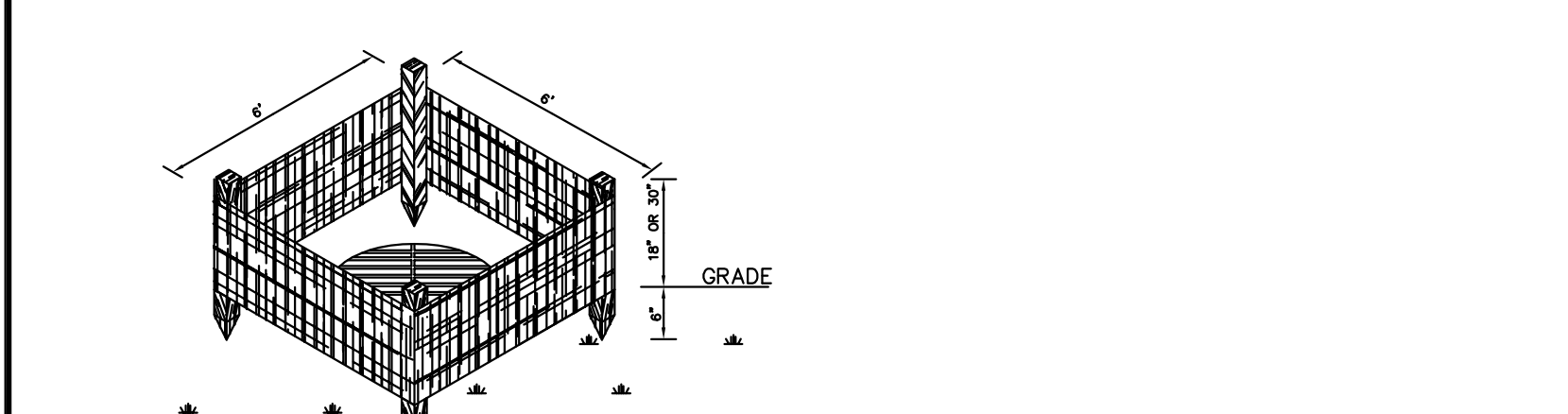


LOCATION MAP
NTS

SITE BENCHMARK
ARROW ON HYDRANT
LOCATED APPROX 170' +/-
NORTHEAST OF SUBJECT PROPERTY
ELEVATION = 700.23 NAVD88



1. THIS PROJECT IS TO BE CONDUCTED IN COMPLIANCE WITH PART 21 OF ACT 247 OF 1964, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONTAINED ON THE SURVEY AND NOT ALLOWED TO COLLECT ON ANY ADJACENT PROPERTY.
3. THE SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE SURVEYING BOARD OF MICHIGAN.
4. STAKING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED BY THE PROFESSIONAL ENGINEER'S SUPERVISION AND CONTROL.
5. THE LANDOWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURVEY AND THE ADJACENT PROPERTY.
6. THE SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE SURVEYING BOARD OF MICHIGAN.
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21. APPROXIMATE COMPLETION DATE = 010 ADRES
22. TOTAL SHEET AREA = 010 ADRES



NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY
HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.
THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE. THERE IS NO GUARANTEE THEREOF.
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER.
NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.
USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE.

NOTE: SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION.

LEGEND

EXISTING	PROPOSED	AMERITECH	SIGNAL POLE	VENT PIPE	MARKER POST
Water Main	Sanitary (SAN)	Water Shut Off	Public Lighting MH	Filler Cap	Light Pole
Storm (STM)	Storm (STM)	Telephone Riser	Electric Riser or Meter	C.P. Test	Traffic Signal
Waterman (WM)	Waterman (WM)	Telephone	Catholic Protection	Monitor Well	D.E. Manhole
Overhead Wire	Overhead Wire	Sewer Clean Out	Guy Wire	High Tension Tower	Telephone Manhole
Underground Cable	Underground Cable	Gas Meter	Flag Pole	Manhole	Spot Elevation
		Gas Valve / Gas Marker	Guard/Metal Post	Catch Basin	Top of Curb Elevation
		Ex. Ditch or Swale Centerline	Manhole	Gate Valve in Well (G.V.W)	Top of Pavement Elevation or
		Easements	Steel Column	Fire Hydrant	Top of Walk
		Chain Link Fence	Mailbox	Storm Manhole (St. MH)	Culvert
		Wood Fence	Sign	Found Iron	Corrugated Metal Pipe
		Wire Fence	Parking Meter	Found Monument	Finish Floor Elevation
		Guard Rail	Billboard or Large Sign	Found P.K. Nail	Section Corner
			Utility Pole / Lamp Extension	Set Iron	F.F.
					S.P.K. NAIL
					CHISELED "X"
					PROPOSED GRADE

LEGAL DESCRIPTION

A PARCEL OF LAND IN PART OF THE SOUTHEAST 1/4 OF SECTION 14, T1N, R10E, SOUTHFIELD TWP., OAKLAND COUNTY MICHIGAN DESCRIBED AS FOLLOWS:
LOTS 106 & 107 OF LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION CONTAINING 0.10 ACRES OF LAND RESERVING ALL EASEMENTS OF RECORD

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE.

BENCHMARK

ARROW ON HYDRANT
LOCATED APPROX 170' +/-
NORTHEAST OF SUBJECT PROPERTY
ELEVATION = 700.23 NAVD88

NOTE:
IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE CONSTRUCTION TYPE FENCING. FENCING SHALL BE MAINTAINED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC-R 104.1 & 2009 MRC-CHAPTER 33

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
A SOIL EROSION CONTROL MEASURES												
B EXISTING HOUSE DEMO												
C HOUSE CONSTRUCTION												
D DRIVEWAY & SIDEWALK CONSTRUCTION												
E FINAL GRADING												

NOTE:
PROPOSED HOUSE TO USE EXISTING UTILITY LEADS AND SHALL BE VERIFIED BY CONTRACTOR

<p>SOIL EROSION NOTES</p> <ol style="list-style-type: none"> INSTALL EROSION CONTROL ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT COMPLETE ALL EARTH MOVEMENTS RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION. AFTER FINAL EARTH STABILIZATION IS COMPLETE REMOVE EROSION CONTROL MEASURES 	<p>TOTAL DISTURBED AREA 0.10 ACRES OF LAND</p> <p>LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE</p> <p>SOIL TYPE PER COUNTY SOIL MAP IS:</p> <p>SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT</p> <p>TYPE OF PERMANENT VEGETATION RESTORATION WILL BE SEED & MULCH OR SO2</p>
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LAND DEVELOPMENT SERVICES
of Michigan L.L.C.

Civil, Construction Management & Surveying Services

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BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL #24-14-484-007



Know what's below
Call before you dig.

D.S.W. 04-29-19

1" = 20'-0"