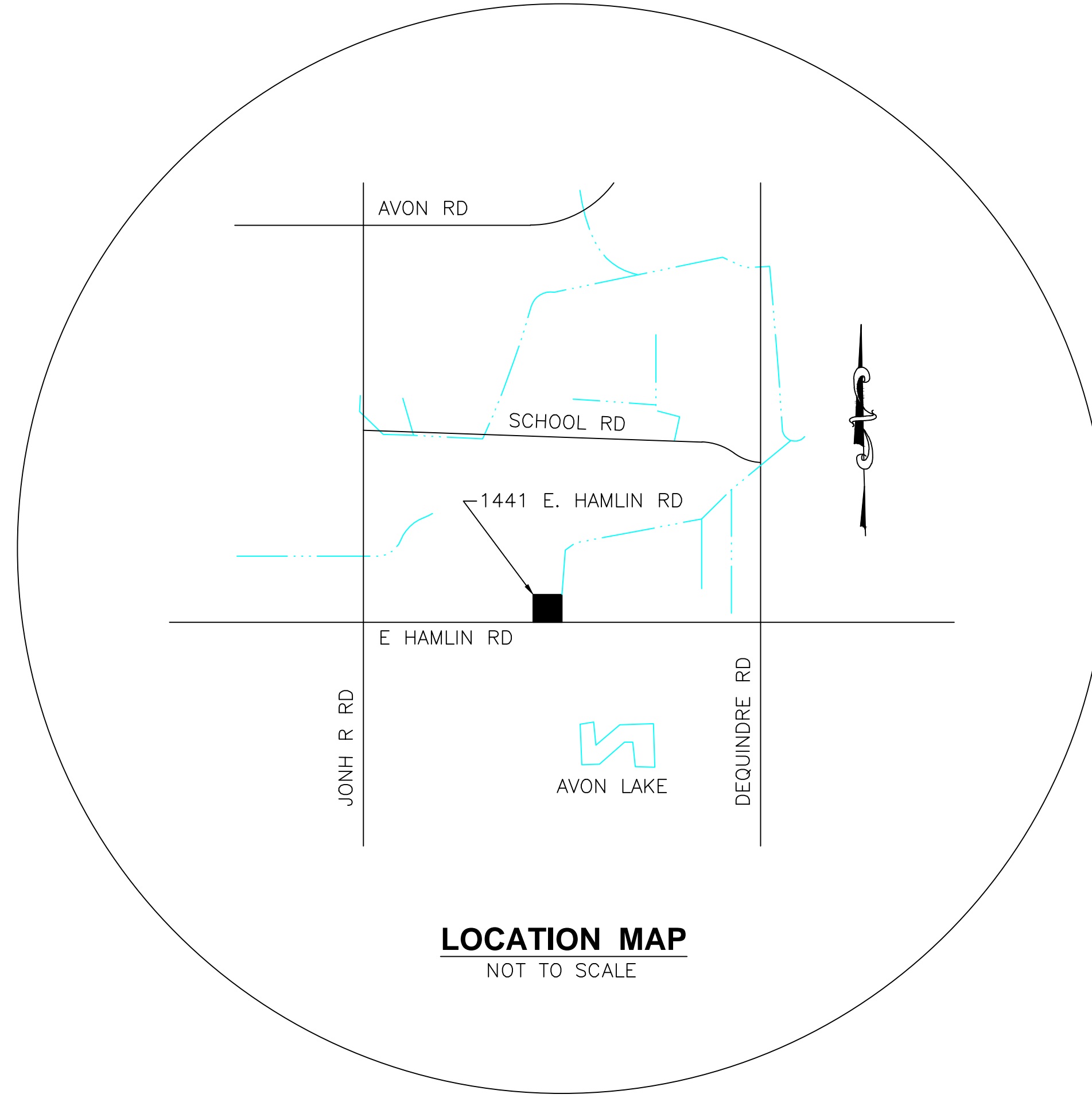


INDEX OF SHEETS

1. COVER SHEET
2. TOPOGRAPHIC SURVEY
3. SITE REMOVAL PLAN
4. SITE PLAN
5. SITE DETAILS
6. SITE DETAILS
7. WETLAND & TREE SURVEY
8. WETLAND & TREE REMOVAL AND PRESERVATION PLAN
9. TREE INVENTORY
10. LANDSCAPE PLAN
11. PHOTOMETRIC PLAN
12. PHOTOMETRIC DETAILS



LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION (TAX ID #70-15-24-326-004):

THE EAST ½ OF THE SOUTH 20 ACRES OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 24, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 24; THENCE N. 89°21'00" W. 669.90 FEET; THENCE N. 00°20'20" E. 642.82 FEET; THENCE S. 88°08'40" E. 670.12 FEET; THENCE S. 00°20'20" W. 628.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.777 ACRES TOTAL AND 8.855 ACRES NET. (NO BOUNDARY SURVEY WAS PROVIDED AT THIS TIME AND ALL PROPERTY LINES AS SHOWN AND LEGAL DESCRIPTION ARE PROVIDED BY CLIENT)

TOTAL ACREAGE = 9.777
 TOTAL NET ACREAGE = 8.855

DEVELOPER:
 WIEGAND DEVELOPMENT
 37580 MOUND ROAD
 STERLING HEIGHTS, MI 48310
 CONTACT: MICHAEL KLIEMAN
 PHONE: 586.939.0840
 EMAIL: mike@jhwiegands.com

SITE PLAN BY:
 SHINK ENGINEERING, PLC
 4146 PINE GROVE ROAD
 FORT GRATIOT, MI 48059
 CONTACT: LORI M SHINK
 PHONE: 586-718-1965
 EMAIL: lmshink@yahoo.com

acts\details\stamp sig

NOT TO BE USED AS CONSTRUCTION DRAWINGS

5	5/27/20	CITY OF ROCHESTER HILLS PLANNING COMMISSION	3	WORKING DAYS	DATE:	5/13/19
4	4/30/20	CITY OF ROCHESTER HILLS PLANNING COMMISSION	BEFORE YOU DIG	DESIGNED BY:	LWS	
3	2/19/20	REVISIONS PER CITY OF ROCHESTER HILLS REVIEW	CALL MISS DIG	DRAWN BY:	TW	
2	1/8/20	REVISIONS PER CITY OF ROCHESTER HILLS REVIEW	1-800-482-7171	CHECKED BY:		
1	10/21/19	REVISIONS PER CITY OF ROCHESTER HILLS REVIEW	FOR FREE LOCATION OF PUBLIC UTILITIES	APPROVED BY:		

SHINK ENGINEERING, PLC
 4146 PINE GROVE ROAD
 FORT GRATIOT, MI 48059
 lmshink@yahoo.com
 586-718-1965

LEGEND

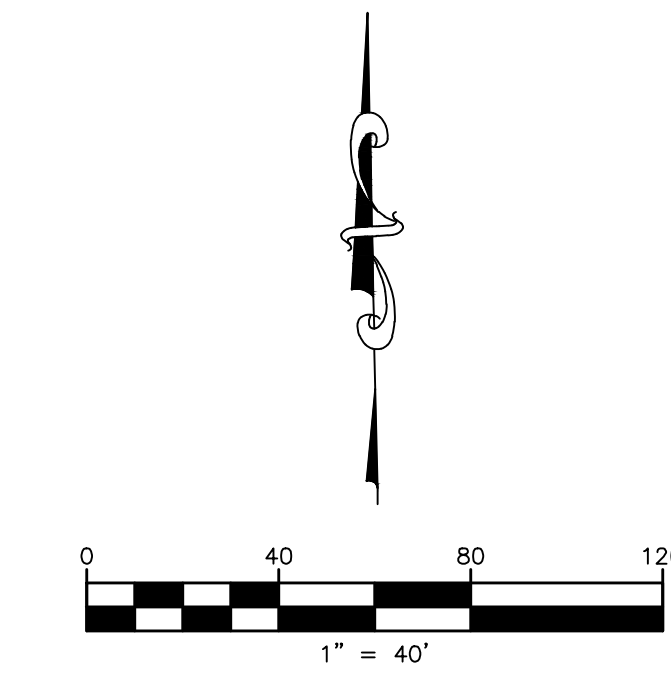
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- ⊙ EXISTING CATCHBASIN
- ⊙ EXISTING MANHOLE
- EXISTING FLOW ARROW
- - - EXISTING R.O.W. LINE
- - - EXISTING WATER MAIN
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- - - EXISTING SANITARY SEWER
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- - - EXISTING FENCE
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING UNDERGROUND GAS MAIN
- - - EXISTING UNDERGROUND TELEPHONE
- - - EXISTING CENTERLINE DITCH/SWALE
- - - APPROXIMATE LIMITS OF SOIL TYPES
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- PROPOSED EVERGREEN TREE "A"
- PROPOSED EVERGREEN TREE "B"
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- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB

UTILITY WARNING:
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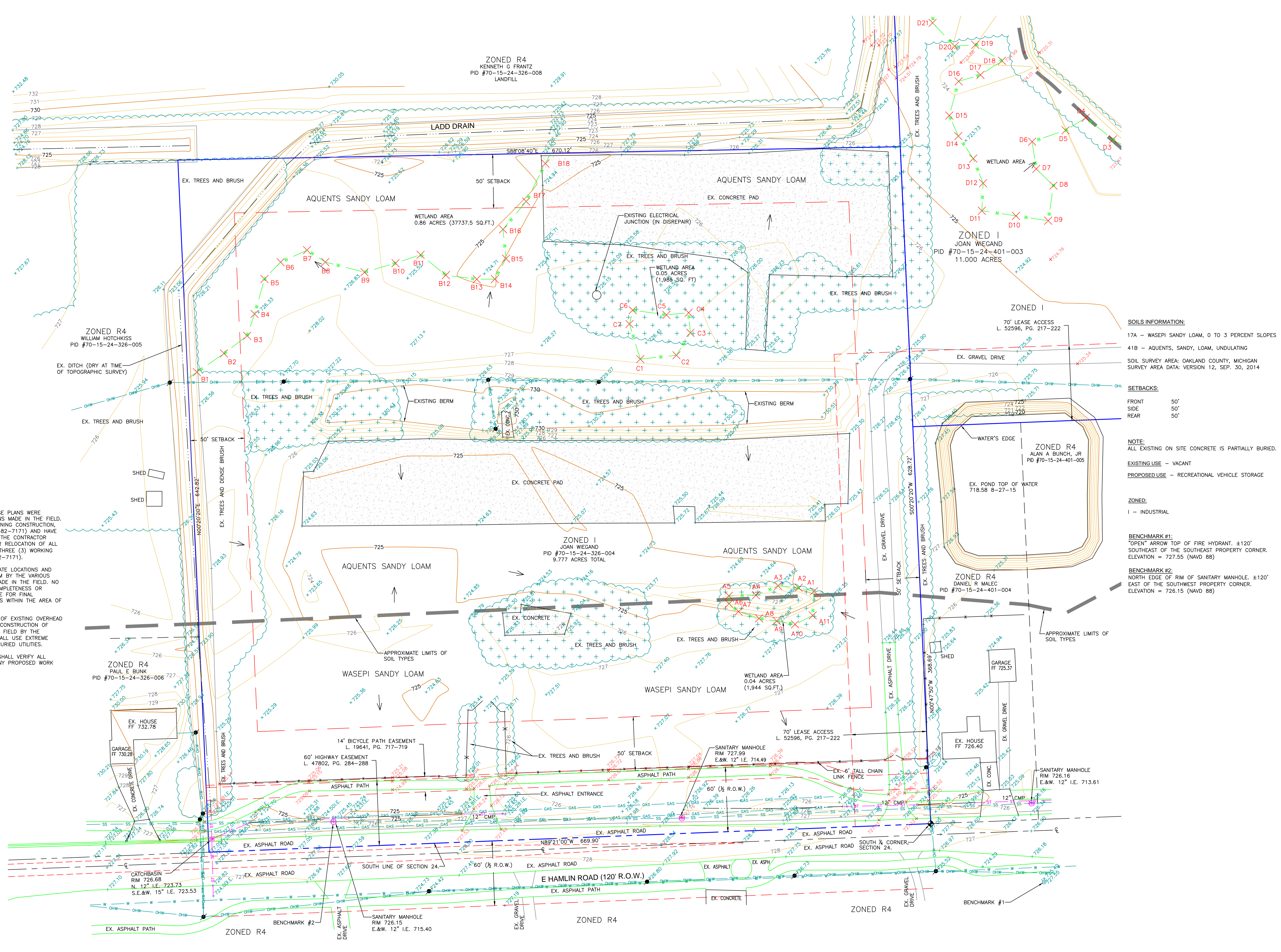
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EASEMENTS:

- 14' BICYCLE PATH EASEMENT L. 19641, PG. 717-719
- 60' HIGHWAY EASEMENT L. 47802, PG. 284-288
- OIL AND GAS LEASE LIBER 37589, PAGES 021-025
- 70' LEASE ACCESS L. 52596, PG. 217-222



SOILS INFORMATION:

- 17A - WASEPI SANDY LOAM, 0 TO 3 PERCENT SLOPES
- 41B - AQUENTS, SANDY, LOAM, UNDULATING

SOIL SURVEY AREA: OAKLAND COUNTY, MICHIGAN SURVEY AREA DATA: VERSION 12, SEP. 30, 2014

SETBACKS:

- FRONT 50'
- SIDE 50'
- REAR 50'

NOTE:
 ALL EXISTING ON SITE CONCRETE IS PARTIALLY BURIED.
 EXISTING USE - VACANT
 PROPOSED USE - RECREATIONAL VEHICLE STORAGE

ZONED:
 I - INDUSTRIAL

BENCHMARK #1:
 "OPEN" ARROW TOP OF FIRE HYDRANT. ±120'
 SOUTHEAST OF THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 727.55 (NAVD 88)

BENCHMARK #2:
 NORTH EDGE OF RIM OF SANITARY MANHOLE. ±120'
 EAST OF THE SOUTHWEST PROPERTY CORNER.
 ELEVATION = 726.15 (NAVD 88)

NOT TO BE USED AS CONSTRUCTION DRAWINGS

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DESIGNED BY:	LWS
DRAWN BY:	TW
CHECKED BY:	
APPROVED BY:	

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 FORT GRATIOT, MI 48059
 lms@shink.com
 586.718.1965

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TOPOGRAPHIC SURVEY
WIEGAND RV STORAGE
1441 E HAMLIN ROAD, ROCHESTER HILLS, MI 48307

SCALE: 1" = 40'
 PROJECT NO.: 2015-0015
 FILE NAME: HAMLIN-11.DWG
 SHEET: 2 OF 12

CITY FILE #19-026
 SECTION #24

2

LEGEND

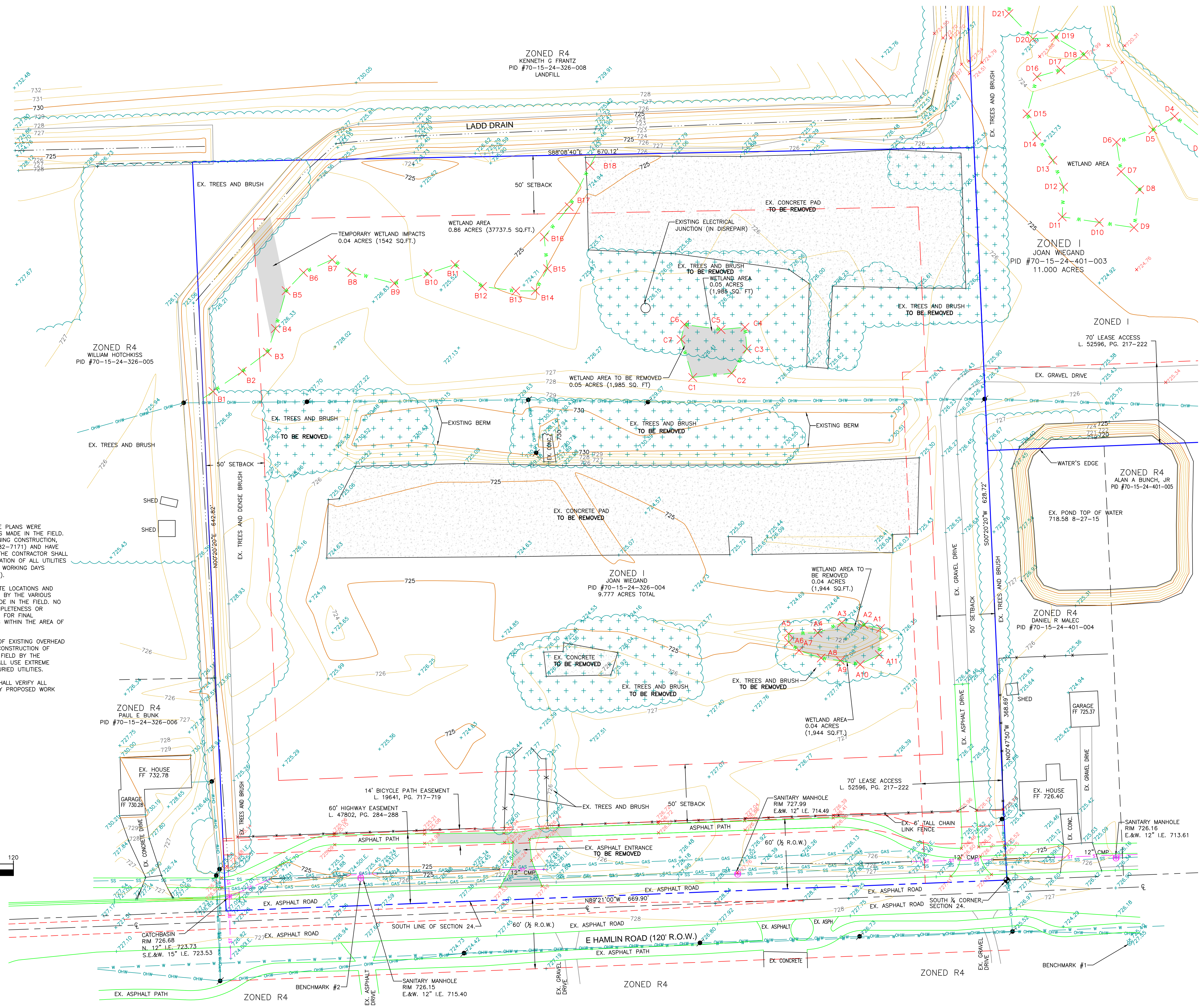
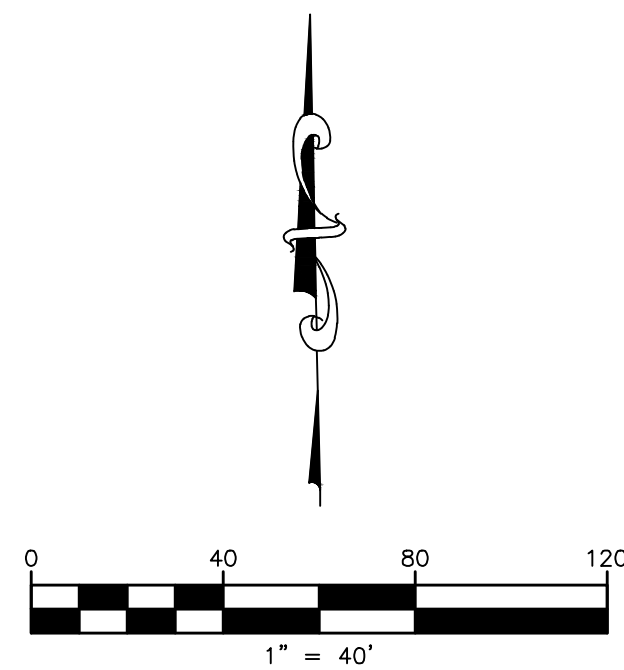
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- PROPOSED EVERGREEN TREE "A"
- PROPOSED EVERGREEN TREE "B"
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- ⊕ PROPOSED TREE & BRUSH REMOVAL

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 "OPEN" ARROW TOP OF FIRE HYDRANT. ±120'
 SOUTHEAST OF THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 727.55 (NAVD 88)

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 NORTH EDGE OF RIM OF SANITARY MANHOLE. ±120'
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NOT TO BE USED AS CONSTRUCTION DRAWINGS

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DRAWN BY:	TW
CHECKED BY:	
APPROVED BY:	

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 4146 PINE GROVE ROAD
 FORT GRATIOT, MI 48059
 lrsinh@shink.com
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SITE REMOVAL PLAN
WIEGAND RV STORAGE
1441 E HAMLIN ROAD, ROCHESTER HILLS, MI 48307

SCALE: 1" = 40'
 PROJECT NO.: 2015-0015
 FILE NAME: HAMLIN-11.DWG
 SHEET: 3 OF 12

CITY FILE #19-026
 SECTION #24

3

LEGEND	
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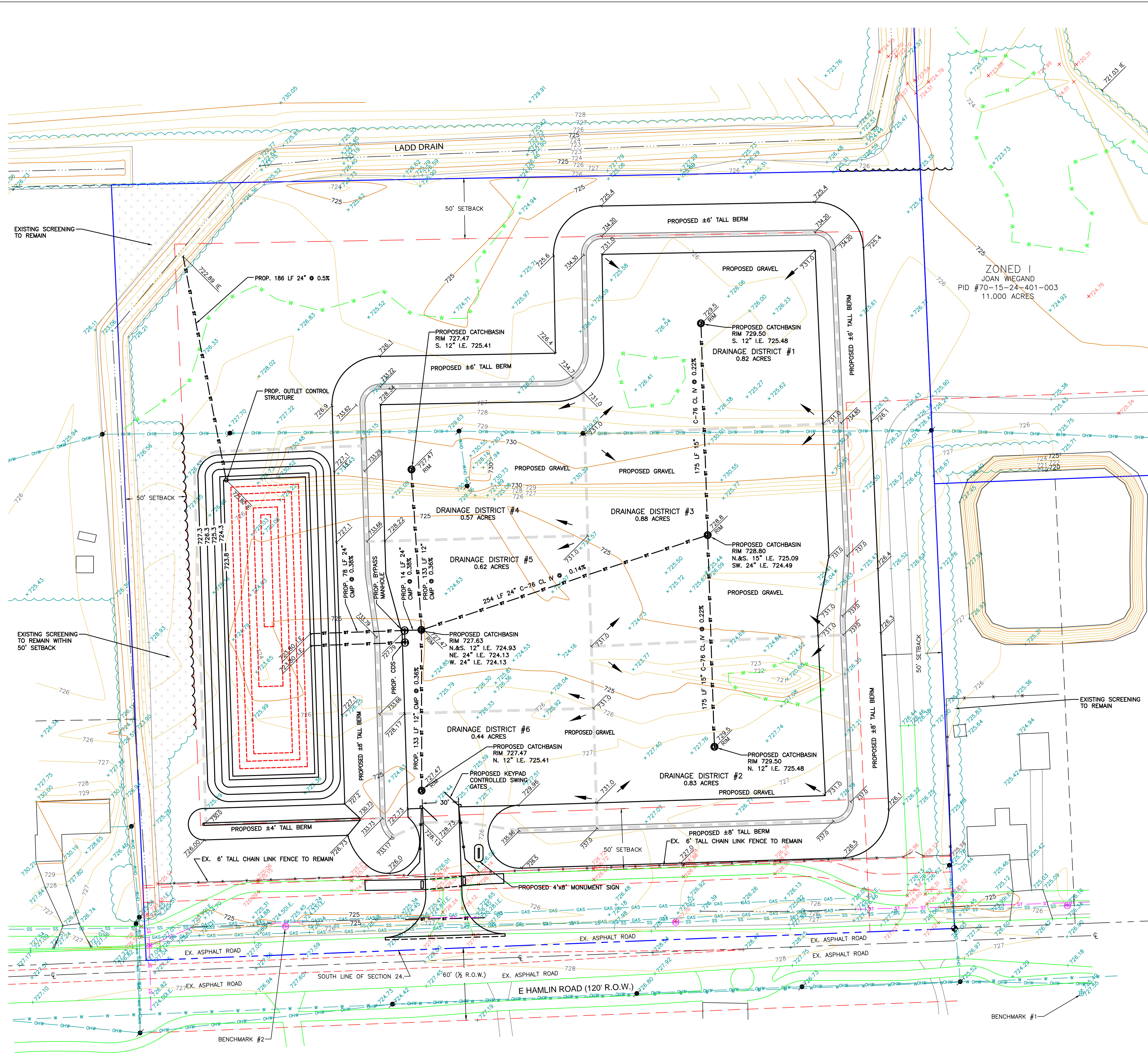
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NOTE:
 NO VEHICLES/TRAILERS TALLER THAN 10 FEET SHALL BE PARKED ALONG THE SOUTHERLY 20 FEET OF THE PROPOSED PARKING LOT.



FIRE DEPARTMENT NOTES:
 FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE POSED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 503.
 CONSTRUCTION SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
 OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILL BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3.

SETBACKS:
 FRONT 50'
 SIDE 50'
 REAR 50'

EXISTING USE - VACANT
PROPOSED USE - RECREATIONAL VEHICLE STORAGE

ZONED:
 I - INDUSTRIAL

NOTE:
 OWNER SHALL MAINTAIN MINIMUM 24' WIDE AISLES FOR POLICE, FIRE AND EMERGENCY VEHICLES.

BENCHMARK #1:
 OPEN ARROW TOP OF FIRE HYDRANT. ±120' SOUTHWEST OF THE SOUTHEAST PROPERTY CORNER. ELEVATION = 727.55 (NAVD 88)

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SITE PLAN
WIEGAND RV STORAGE
1441 E HAMLIN ROAD, ROCHESTER HILLS, MI 48307

SCALE: 1" = 40'
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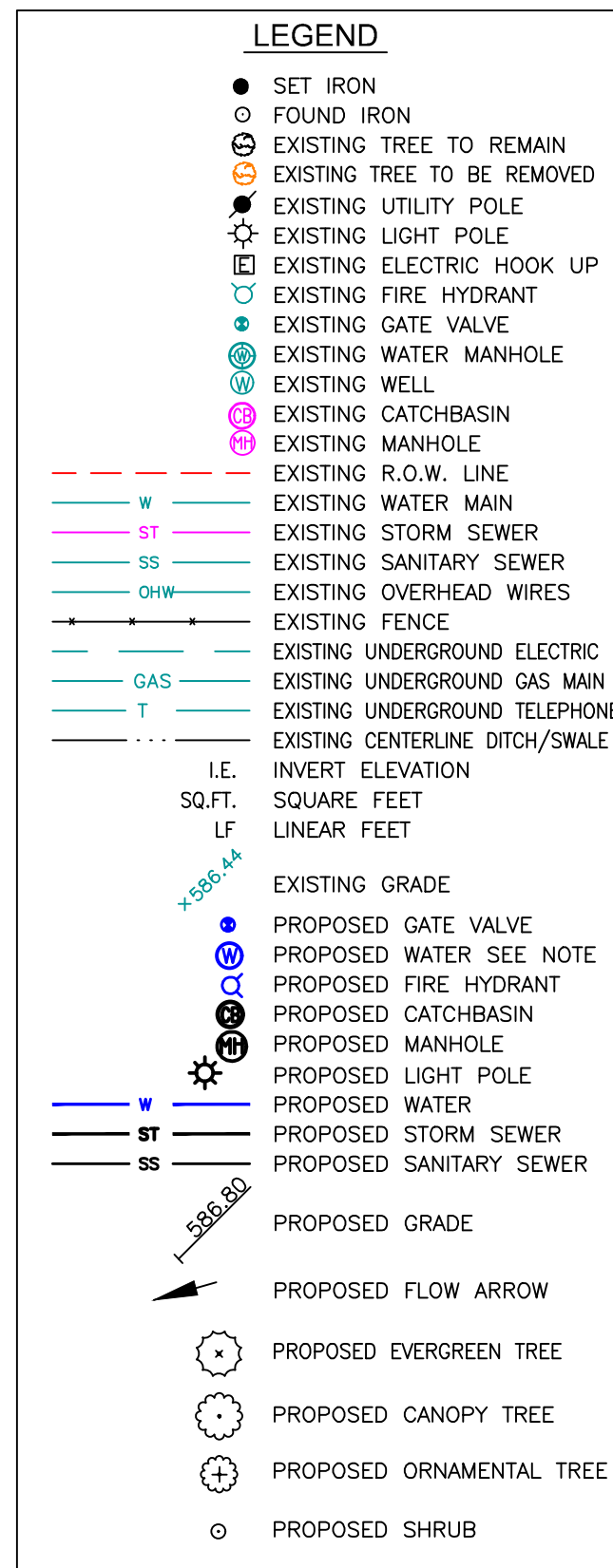
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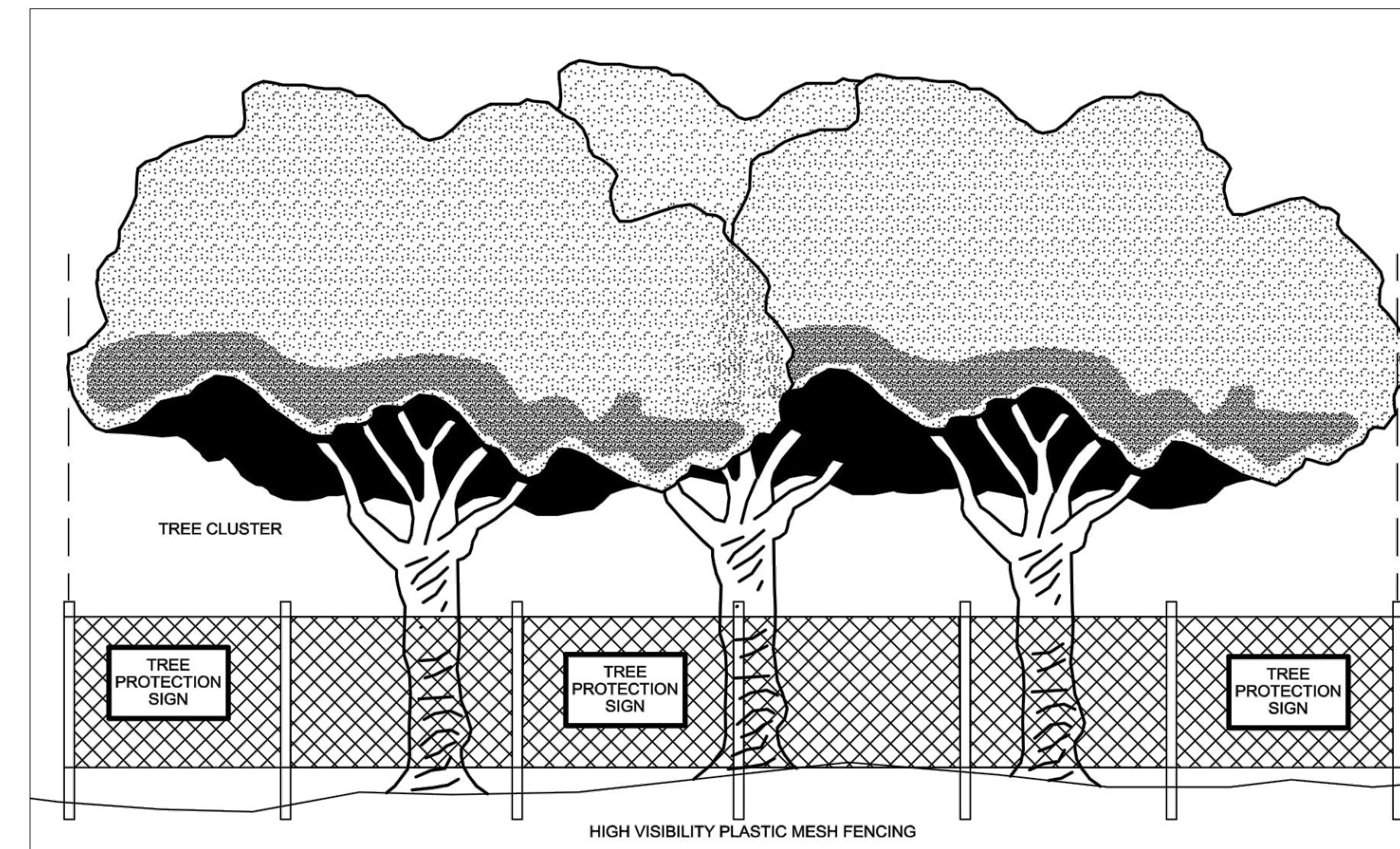
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STANDARD NOTES

- ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY AND THE STATE OF MICHIGAN.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- CALL MISS DIG (1-800-482-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- FULL-TIME CONSTRUCTION REVIEW MAY BE REQUIRED DURING ALL PHASES OF CONSTRUCTION INCLUDING GRADING, PAVING, INSTALLATION OF SANITARY SEWER, STORM SEWERS, DRAINS, WATER MAINS AND APPURTENANCES, AND STREETS, WHERE APPLICABLE.
- ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- MEET EXISTING GRADES AT ALL PROPERTY LINES.
- CONSTRUCTION SHALL NOT COMMENCE WITHOUT A REPRESENTATIVE OF THE OWNER PRESENT.
- PRIOR TO CONSTRUCTION CONTRACTOR MUST HAVE IN HIS POSSESSION A COPY OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE PRESENT ROAD RIGHT-OF-WAY AND EASEMENTS AS NOTED ON THE PLANS. IN THE EVENT THE CONTRACTOR DEEMS IT NECESSARY TO OPERATE BEYOND THESE LIMITS, HE SHALL BE RESPONSIBLE FOR MAKING WRITTEN AGREEMENTS WITH THE PROPERTY OWNERS AND WILL FURNISH SAME TO OWNER AND TOWNSHIP ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
- PAVED STREETS SHALL BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS.
- FLOW IN EXISTING SEWERS SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE ON SITE DRAINAGE.
- ALL DISTURBED AREAS NOT PAVED UPON SHALL BE TREATED WITH 3" OF TOPSOIL, SEED AND MULCH.
- ALL SIGNS MUST MEET SECTION 138-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



DETENTION BASIN CALCULATION S					
AREA (ACRES)	"C" FACTOR	ACRE IMPERVIOUS	ACRE POND		
0.80	1.00	0.80			
3.47	0.85	2.95	GRAVEL PAVING		
1.07	0.17	0.55	GRASS		
COMPOUND C: 0.81					
TOTAL DRAINAGE AREA: 5.34 ACRES					
K1 = A x C (Design Constant) = 4.2995					
Qr = Allowable Release Rate = 0.20 cfs/ac					
Qa = Qr * A = 1.07 CFS					
100 YR. FLOOD VOLUME REQUIRED:					
Qo = Qa * Cc = 0.25 CFS/AC-IMP.					
T100 = -25 * SQRT(10312.5 / Qo) = 178.75					
Va = 16500 * T100 = 40 * Qo * T100					
= 12699 CFS/AC-IMP.					
Vt = Va * A * C = 54601 CF					
REQUIRED 100 YEAR DETENTION VOLUME = 54601 CF					
SEDIMENT FOREBAY VOLUME REQUIRED = 10734 CF					
BANKFULL FLOOD VOLUME					
The Bankfull Volume is a 24 hour, 1.5 yr. Storm Event (2.25 "A/C)					
Vbf = 8170 * A * C = 35127 CF					
FIRST FLUSH VOLUME					
The First Flush Volume is a first 1" of rain over entire watershed.					
Vff = 3630 * A * C = 15607 CF					
STORAGE PROVIDED					
ELEV.	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL	FREEBOARD ELEVATION
727.3	21527.4	1	21,527.4	83,867	HIGH WATER ELEVATION
726.3	22074.7	1	24,919.5	84,609	
725.3	22818.2	1	20,775.5	28,693	
724.3	18797.5	0.5	8,918.8	8,918.8	
723.8	16889.9	0	0	0	
723.8	16889.9	0	0	0	
FIRST FLUSH					
X _{ff} =	724.62				
BANKFULL FLOOD					
X _{bf} =	725.52				
100 YEAR					
X ₁₀₀ =	726.30				
TOP OF BERM					
	727.30				
OUTLET CONTROL STRUCTURE					
FIRST FLUSH OF RUNOFF					
THE AVERAGE ALLOWABLE RELEASE RATE FOR RUNOFF IS 1" OVER AREA OF SITE IN 24 HRS.					
Q _{ff} = V _{ff} x (1/24 HRS) x (1 HR/3600 SEC) = 0.181 CFS					
PLACE OPENINGS IN STANDPIPE AT BOTTOM OF BASIN = 723.80					
HEAD = h = X ₁₀₀ - BOTTOM BASIN ELEV = 2.50 FT					
A = Q _{ff} / (0.62 * (2 * 32.2 * h) ^{0.5}) = 0.023 SF					
A / 0.0055 = 4.21					
THEREFORE, USE THE FOLLOWING NUMBER OF 1 INCH DIAMETER HOLES					
5.00 HOLES AT ELEV. 723.80					
OFF _{actual} = 0.215 CFS					
BANKFULL FLOOD					
FOR THE ALLOWABLE RELEASE RATE OF 24-40 HOURS, CHECK THE DISCHARGE THROUGH THE FIRST FLUSH ORIFICE TO SEE IF ADDITIONAL HOLES ARE NECESSARY.					
HEAD = h = X ₁₀₀ - BOTTOM BASIN ELEV = 2.50 FT					
Q _{bf} = 0.62 * #HOLES * (AREA EACH HOLE * h) ^{0.5} = 0.215					
T _{bf} = (1 SEC / Q _{bf}) * V _{bf} x (1 HR / 3600 SEC) = 45.48 HRS					
BECAUSE THE HOLDING TIME EXCEEDS 40 HRS, ADDITIONAL ORIFICES IN THE STANDPIPE ARE REQUIRED.					
VOLUME THROUGH					
V = Q _{bf} * (24 HRS) * (3600 SEC / HR) = 18635 CF					
REMAINING VOL. = 16992 CF					
Q _{bf} = REMAINING VOLUME x (1 / 24 HRS) x (1 / 3600 SEC) = 0.192					
PLACE OPENINGS AT FIRST FLUSH ELEVATION = 724.62					
HEAD = h = X ₁₀₀ - V _{ff} = 1.68 FT					
A = Q _{ff} / (0.62 * SQRT(2 * 32.2 * h)) = 0.030 SF					
A / 0.0055 = 5.46					
THEREFORE, USE THE FOLLOWING NUMBER OF 1 INCH DIAMETER HOLES AT ELEV. = 724.62					
6 HOLES AT ELEV. = 724.62					
OFF _{actual} = 0.211 CFS					
100 YEAR FLOOD					
Q _o = ALLOWABLE RELEASE RATE x AREA OF SITE IN ACRES = 1.07 CFS					
Q _o IS A PEAK OR MAXIMUM FLOW. CALCULATE THE MAXIMUM FLOW PASSING THROUGH FIRST FLUSH AND BANKFULL ORIFICES, USING THE TOTAL HEAD, AND SUBTRACT FROM Q _o TO DETERMINE THE ORIFICE SIZE TO RELEASE THE 100 YEAR STORM VOLUME.					
OFF _{actual} + Q _{bf} = 0.215 CFS					
Q _o - (Q _{ff} + Q _{bf}) = 0.853 CFS					
A = Q _o / (0.62 * (2 * 32.2 * (X ₁₀₀ - X _{ff})) ^{0.5}) = 0.132 SF					
A / 0.0055 = 24.28					
THEREFORE, USE THE FOLLOWING NUMBER OF 1 INCH DIAMETER HOLES					
24 HOLES AT ELEV. = 725.52					
SUMMARY OF REQUIRED STANDPIPE HOLES					
ELEVATION	# OF HOLES	DIAMETER OF HOLES			
725.52	24	1 INCHES			
724.62	6	1 INCHES			
723.80	5	1 INCHES			



PROTECTIVE FENCING:
Orange Vinyl construction fencing, chain link fencing, snow fencing or other similar fencing at least four feet (4') high and supported at a maximum of ten-foot (10') intervals by approved methods sufficient enough to keep the fence upright and in place. The fencing shall be of a highly visible material, and shall have a tree protection sign affixed to the fence every twenty (20) feet in such a manner to be clearly visible to the workers on-site.

PRIOR TO CONSTRUCTION:
The contractor or subcontractor shall construct and maintain, for each protected tree or group of trees on a construction site, a protective fencing which encircles the outer limits of the critical root zone of the trees to protect them from construction activity. All protective fencing shall be in place prior to commencement of any site work and remain in place until all exterior work has been completed.

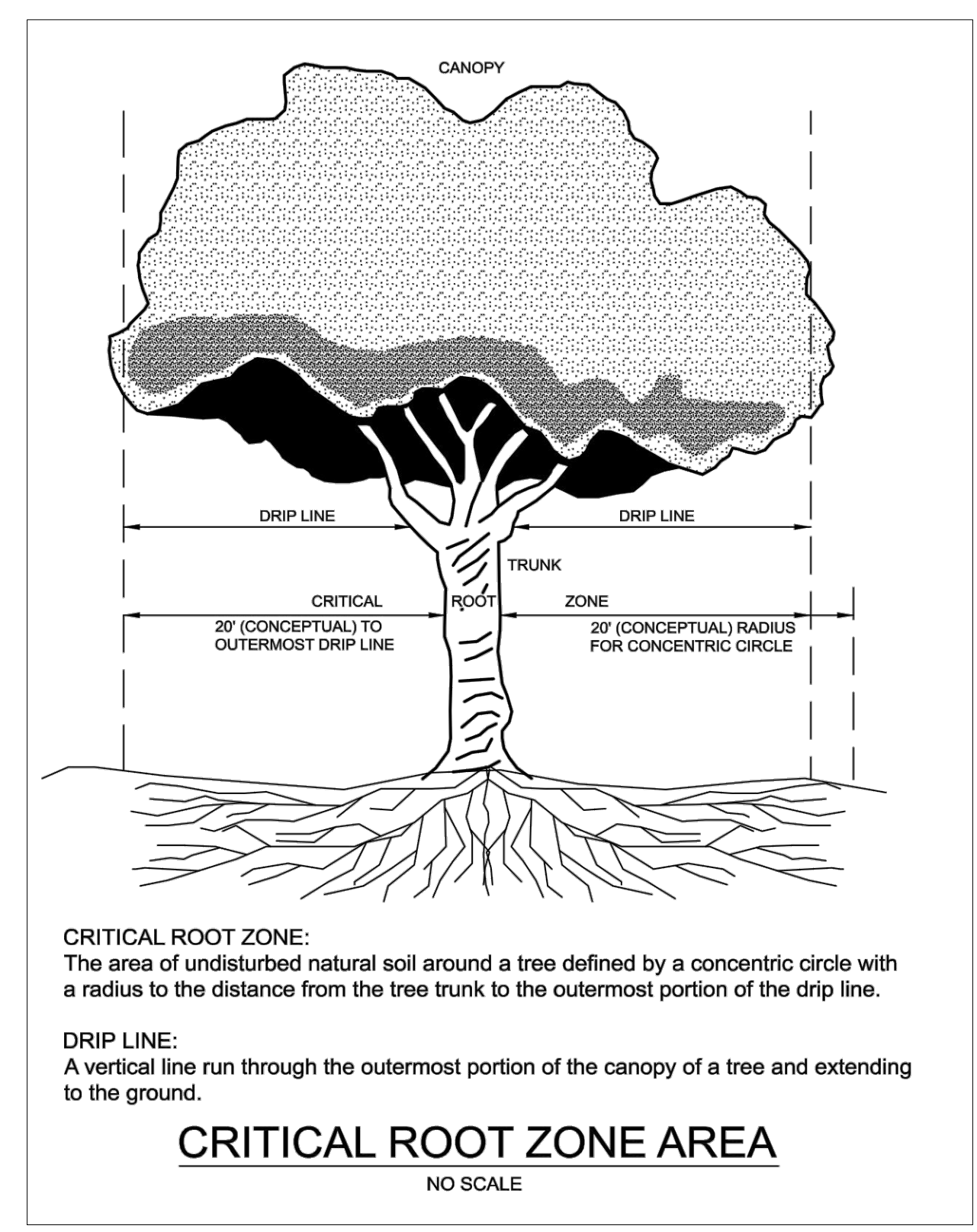
TYPICAL TREE PROTECTION FENCING
NO SCALE

FIRE DEPARTMENT NOTES:

FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO TOWING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.

OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.



CRITICAL ROOT ZONE:
The area of undisturbed natural soil around a tree defined by a concentric circle with a radius to the distance from the tree trunk to the outermost portion of the drip line.

DRIP LINE:
A vertical line run through the outermost portion of the canopy of a tree and extending to the ground.

CRITICAL ROOT ZONE AREA
NO SCALE

"C" FACTOR	STATION FROM	STATION TO	LENGTH OF RUN (FEET)	PIPE (INCHES)	SLOPE %	ACRES	TOTAL ACRES	TIME FLOW (T) (MIN)	TIME CONC. (T) (MIN)	INTENSITY	FLOW Q	VELOCITY (FPS)	CAPACITY Q (CFS)
0.81	CB #1	CB #3	175	15	0.0022	0.82	0.82	1.17	16.17	4.25	2.8	2.5	3.2
0.81	CB #2	CB #3	175	15	0.0022	0.83	0.83	1.17	16.17	4.25	2.9	2.5	3.2
0.81	CB #3	CB #5	254	24	0.0014	0.88	2.53	1.57	17.73	4.10	8.4	2.7	8.4
0.81	CB #4	CB #5	133	12	0.0036	0.57	0.57	0.79	15.79	4.29	2.0	2.8	2.4
0.81	CB #5	CB #5	133	12	0.0036	0.44	0.44	0.79	15.79	4.29	1.5	2.8	2.4
0.81	CB #5	Pond	88	24	0.0036	0.62	4.16	0.43	18.17	4.05	13.7	3.4	14.0

NOT TO BE USED AS CONSTRUCTION DRAWINGS

DATE: 5/13/19
DESIGNED BY: LWS
DRAWN BY: TW
CHECKED BY: TW
APPROVED BY: TW

SHINK ENGINEERING, PLC
4146 PINE GROVE ROAD
FORT GRATIOT, MI 48059
lshink@shink.com
586-718-1965

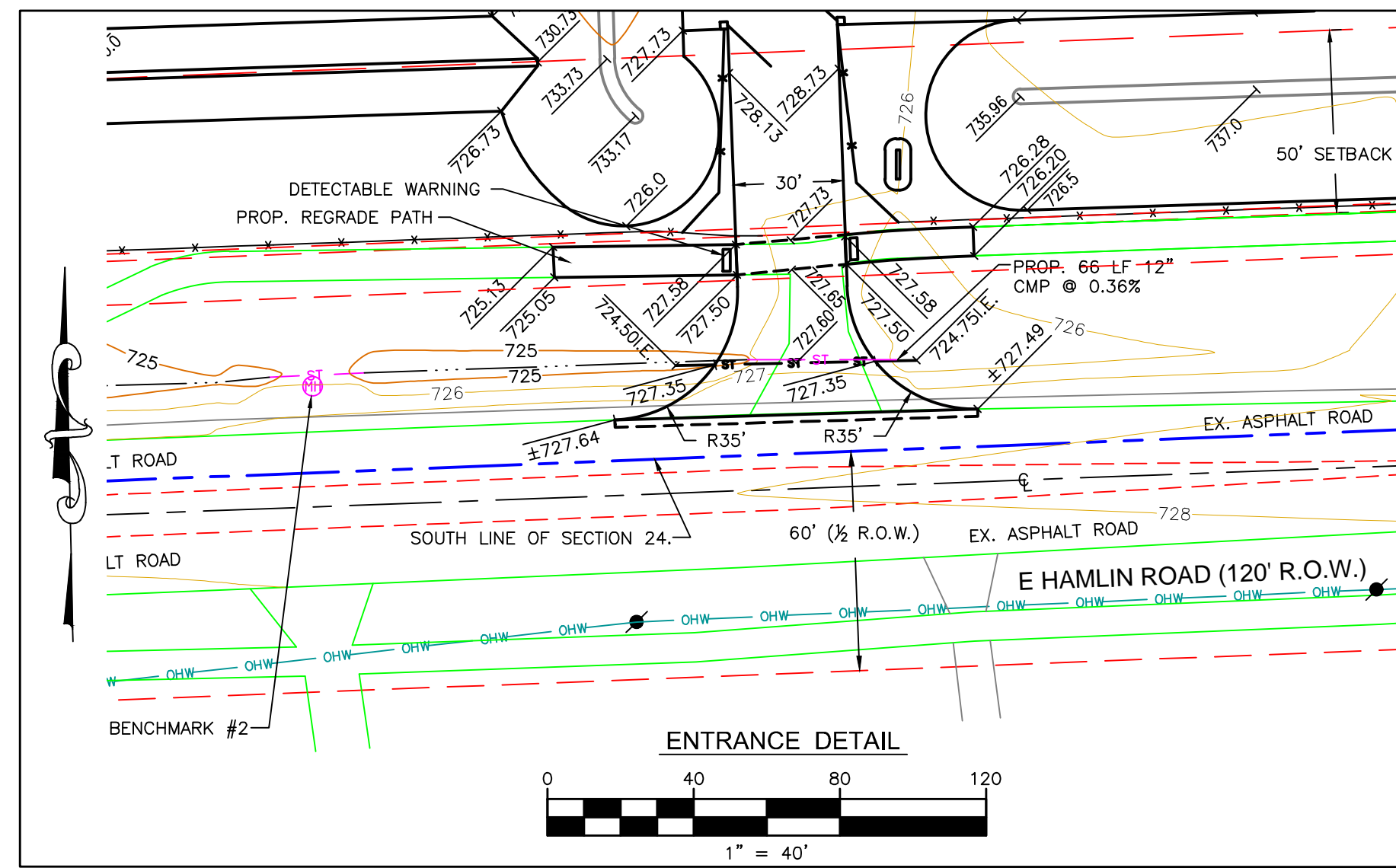
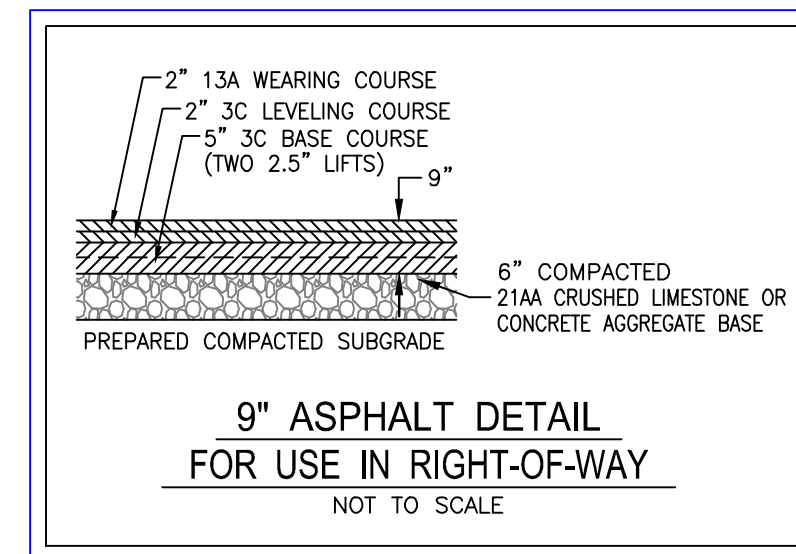
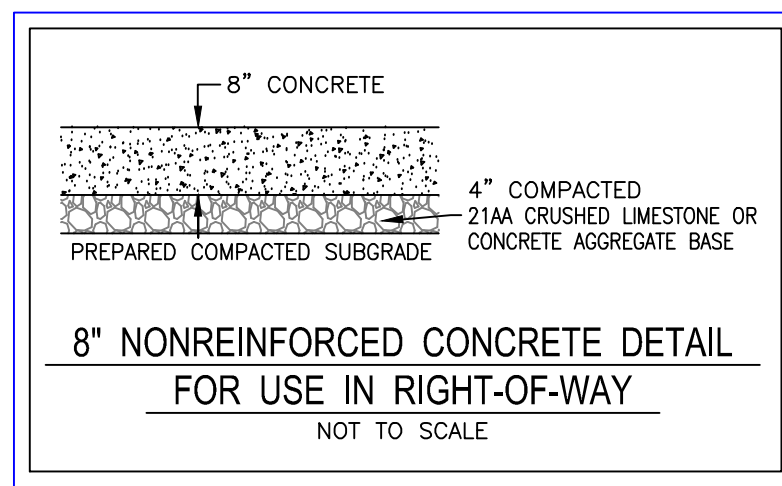
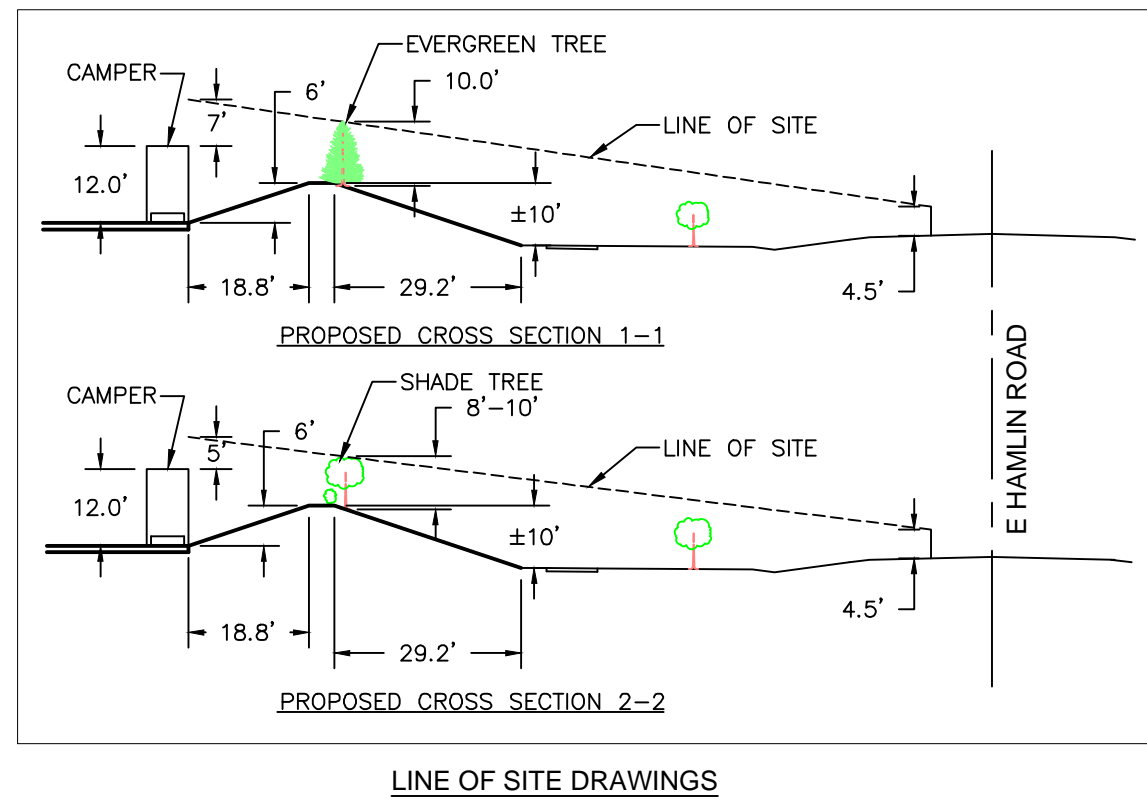
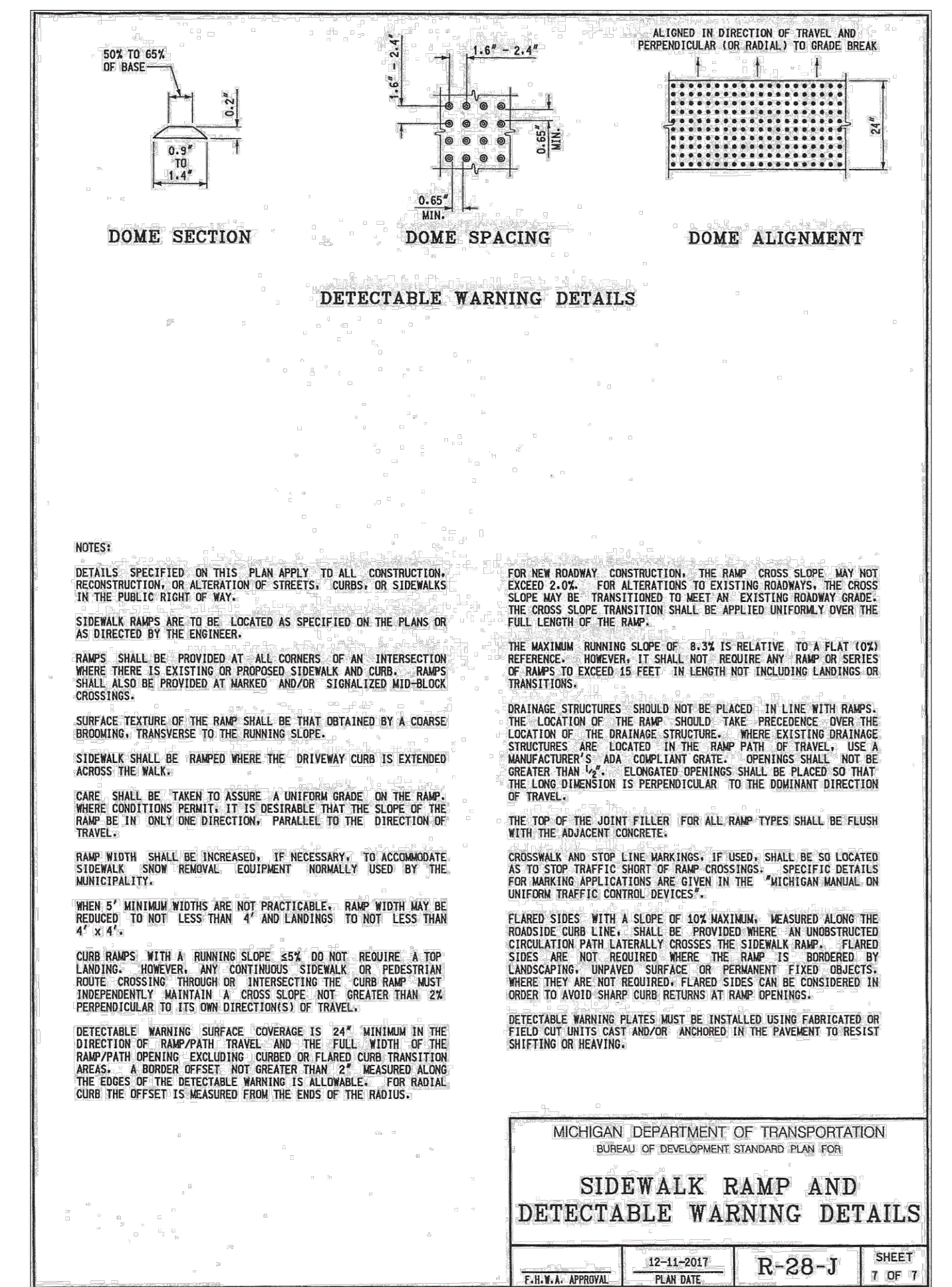
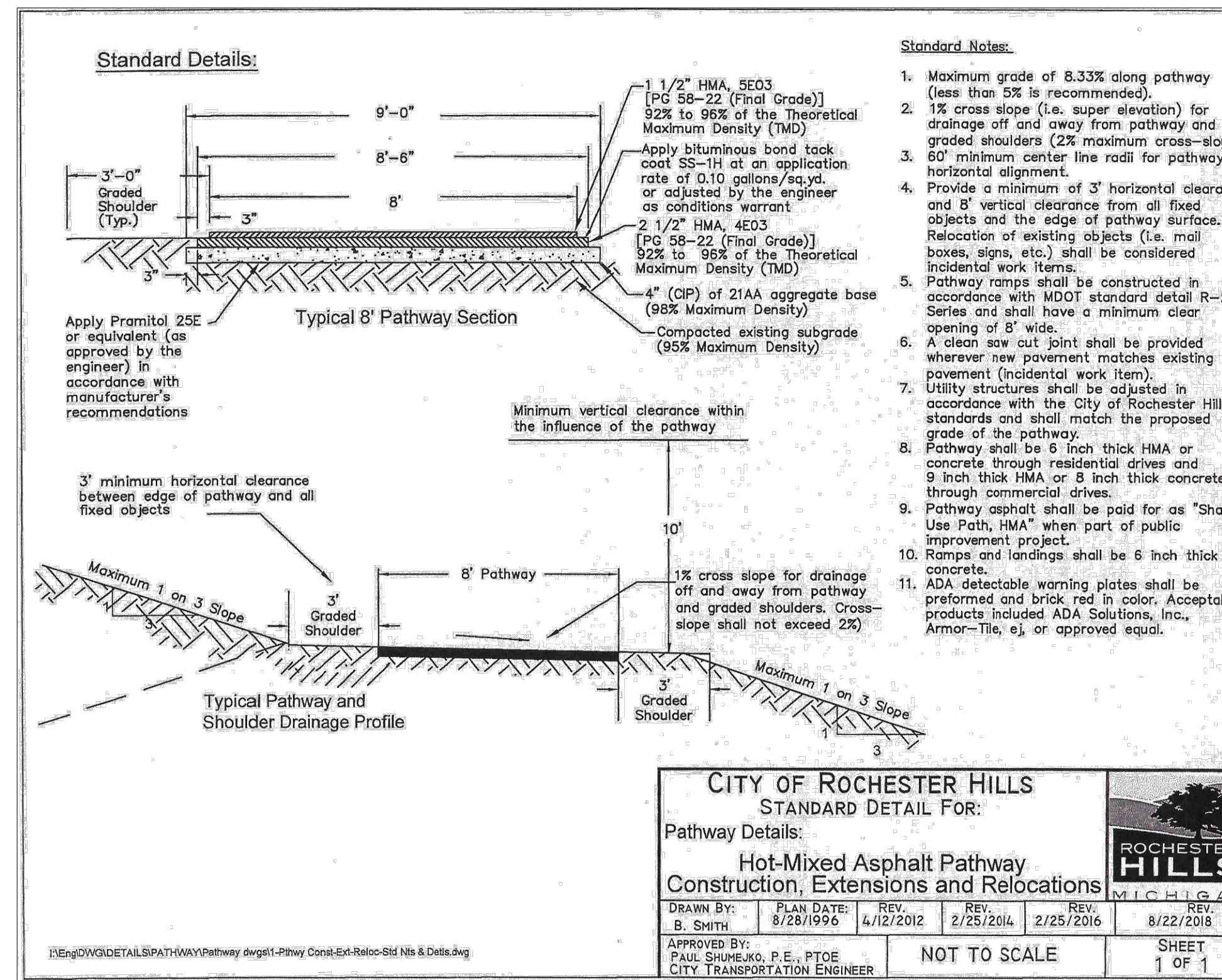
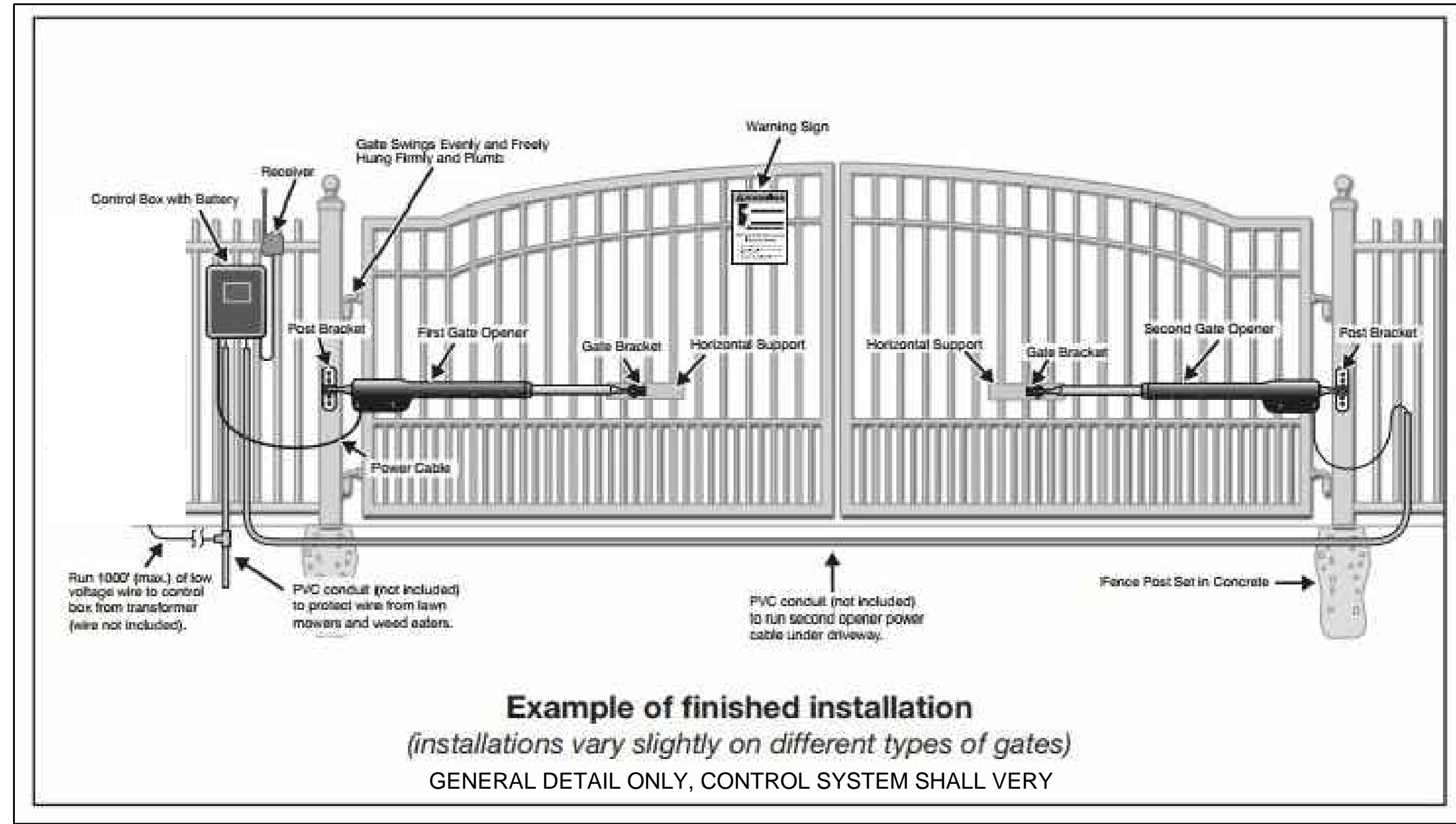
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR FREE LOCATION OF PUBLIC UTILITIES

CITY OF ROCHESTER HILLS PLANNING COMMISSION
CITY OF ROCHESTER HILLS PLANNING COMMISSION
REVISIONS PER CITY OF ROCHESTER HILLS REVIEW
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REVISIONS PER CITY OF ROCHESTER HILLS REVIEW

SCALE: AS SHOWN
PROJECT NO.: 2015-0015
FILE NAME: HAMLIN-11.DWG
SHEET: 5 OF 12

SITE DETAILS
WIEGAND RV STORAGE
1441 E HAMLIN ROAD, ROCHESTER HILLS, MI 48307

CITY FILE #19-026
SECTION #24



UTILITY WARNING:
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS WERE OBTAINED FROM UTILITY OWNERS AND/OR OBSERVATIONS MADE IN THE FIELD. A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" (1-800-482-7171) AND HAVE ALL UTILITIES STAKED BEFORE ANY WORK MAY BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION. THREE (3) WORKING DAYS BEFORE YOU DIG - CALL MISS DIG (1-800-482-7171).

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF UTILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORD AND/OR OBSERVATIONS MADE IN THE FIELD. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION AS WELL AS VERIFYING THAT ALL UTILITIES WITHIN THE AREA OF WORK HAVE BEEN LOCATED.

PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.

PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS THAT MAY BE IN CONFLICT WITH ANY PROPOSED WORK WHETHER SHOWN IN THE PLAN / PROFILE OR NOT.

BENCHMARK #1:
 "OPEN" ARROW TOP OF FIRE HYDRANT. ±120'
 SOUTHEAST OF THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 727.55 (NAVD 88)

BENCHMARK #2:
 NORTH EDGE OF RIM OF SANITARY MANHOLE. ±120'
 EAST OF THE SOUTHWEST PROPERTY CORNER.
 ELEVATION = 726.15 (NAVD 88)

