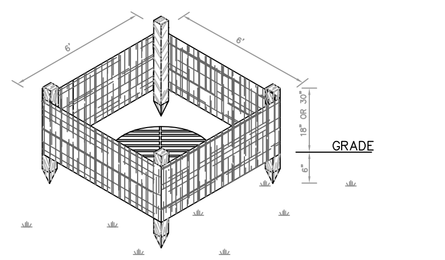
Topographic Survey – ADDITION PLAN
1590 WASHINGTON ROAD, ROCHESTER HILLS, MI

1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MACOMB COUNTY PUBLIC OFFICE
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS
4. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
5.THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE
7. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER
8. INSTALL SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
   A. SILT FENCE SHALL BE INSTALLED PER DETAIL
   B. BUILT–UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   C. IF SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT, REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
9. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL INLET FILTERS SHALL BE INSPECTED WEEKLY
   E. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT
   F. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY.
   G. IF FABRIC DECOMPOSED OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
10. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET.
   H. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT
   I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
   J. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROMPTLY
11. ALL STOCKPILED SOILS MUST BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAKING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
12. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL STRAW. SPREAD UNIFORMLY AT THE RATE OF 1–2 TONS PER ACRE OR 100 LBS (2–3 BALES) PER 1000 SQ. FT. THIS MULCH SHOULD BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE
13. IF ANY DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGED AT A NON–CORROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED
14. ALL DIRT STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY
15. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE
16. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL
17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PREDOMINATELY STABILIZE A DISTURBED AREA AFTER EARTH CHANGED HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES TEMPORARY SOIL EROSION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY, ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
18. FINAL GRADE ESTABLISHED VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON
19. REMOVE ALL TEMPORARY SOIL EROSION DEVISES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
20. APPROXIMATE START DATE –
21. APPROXIMATE COMPLETION DATE –
22. DISTANCE TO NEAREST WATERCOURSE:

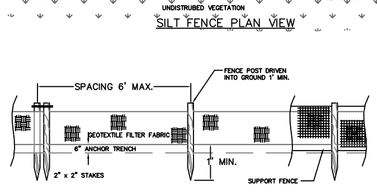
TOTAL GROSS ACREAGE DISTURBED = 2.17 ACRES

I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

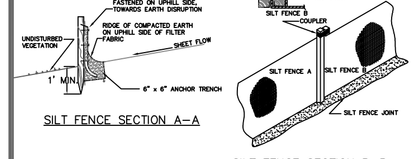
LANDOWNER'S SIGNATURE DATE



SILT FENCE PLAN VIEW



SILT FENCE FRONT VIEW



SILT FENCE SECTION A–A

SILT FENCE SECTION B–B

EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY
2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMETER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
5. CONSTRUCT HOUSE
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT OR PAVED UPON
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE–ESTABLISH VEGETATION AS NECESSARY.
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITAL TO THE CITY

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

LEGEND

EXISTING	PROPOSED	
GAS		AMERITECH
SANITARY (SAN)		WATER SHUT OFF
STORM (STM)		ELECTRIC RISER OR METER
WATERMAIN (WM)		TELEPHONE RISER
OVERHEAD WIRE	C.O.	SEWER CLEAN OUT
UNDERGROUND CABLE		GAS METER
EX. DITCH OR SWALE CENTERLINE		GAS VALVE /GAS MARKER
EASEMENTS		MANHOLE
RAILROAD		CATCH BASIN
CHAIN LINK FENCE		GATE VALVE IN WELL (G.V.W)
WOOD FENCE		FIRE HYDRANT
WIRE FENCE,		STORM MANHOLE (ST. MH.)
GUARD RAIL		FENCE POST
		UTILITY POLE
		UTILITY POLE W/ LAMP EXTENSION

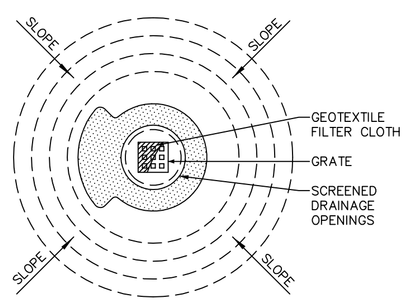
SIGNAL POLE	VENT PIPE	MARKER POST
PUBLIC LIGHTING MH.	FILLER CAP	LIGHT POLE
ELECTRIC RISER OR METER	C.P. TEST	TRAFFIC SIGNAL
CATHODIC PROTECTION	MONITOR WELL	D.E MANHOLE
GUY WIRE	TOP OF CURB ELEVATION	TELEPHONE MANHOLE
HIGH TENSION TOWER	TOP OF PAVEMENT ELEVATION OR	SPOT ELEVATION
FLAG POLE	TOP OF WALK	TOP OF CURB ELEVATION
GUARD/METAL POST	CULVERT	GUTTER ELEVATION
STEEL COLUMN	MATCH EXISTING GRADE	SET P.K. NAIL
MAILBOX	FINISH FLOOR ELEVATION	CHISELED "X"
SIGN	SECTION CORNER	PROPOSED GRADE
PARKING METER	FOUND IRON	TOP OF FOOTING
BILLBOARD OR LARGE SIGN	FOUND MONUMENT	
BASKETBALL HOOP	FOUND P.K. NAIL	
	SET IRON	

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

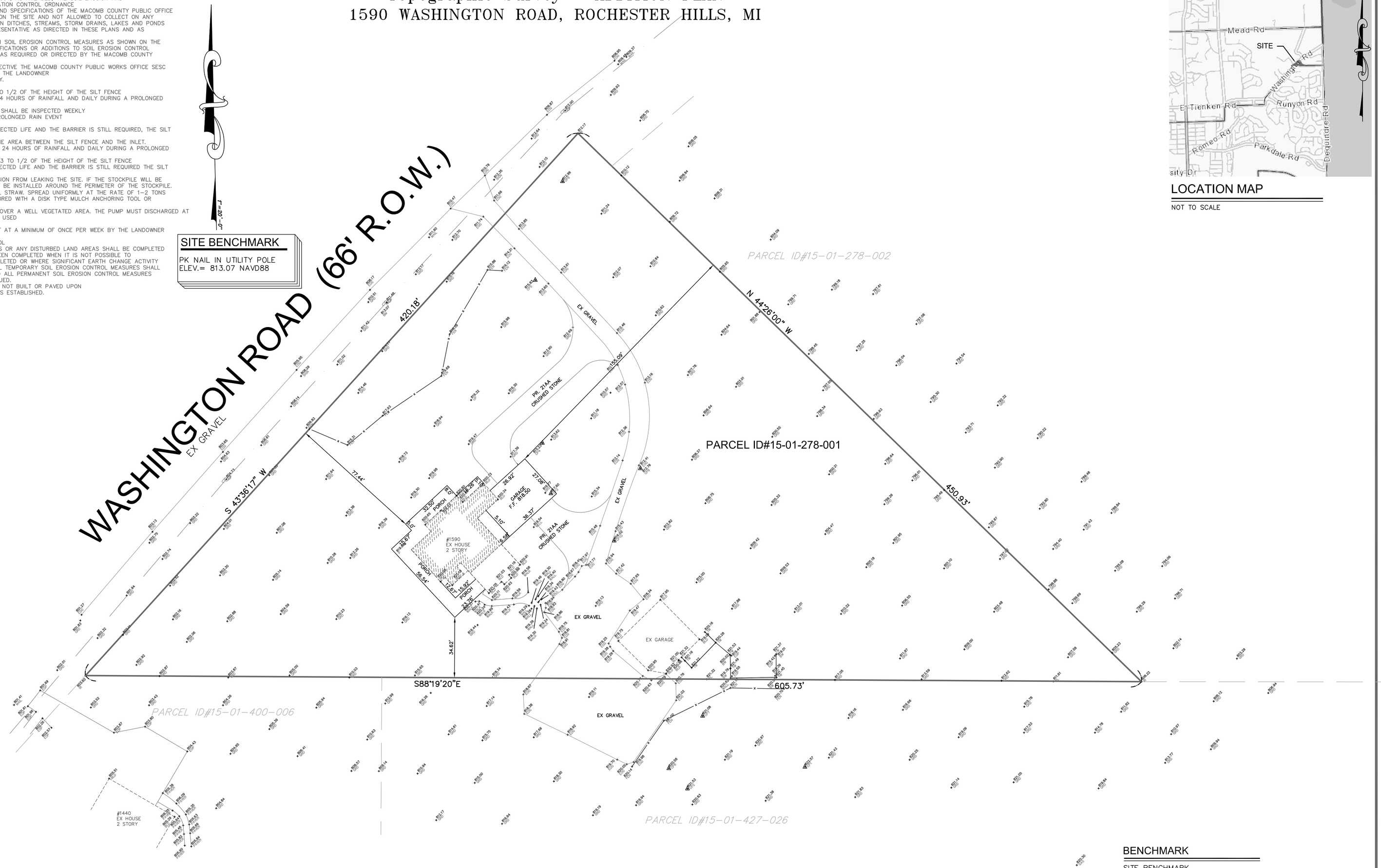
NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

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



INLET FILTER
(N.T.S.)

SOIL EROSION NOTES	
1. INSTALL EROSION CONTROL	TOTAL DISTRIBUED AREA 2.17 ACRES OF LAND
2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT	LIMITS OF EARTH DISRUPTION WILL BE AS SHOWN ON THE SOIL EROSION DRAINAGE PER MASTER GRADE PLAN ON FILE
3. COMPLETE ALL EARTH MOVEMENTS	SOIL TYPE PER COUNTY SOIL MAP IS: Ln – Lamson fine sandy loam
4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.	SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT
5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.	
6. AFTER FINAL EARTH STABILIZATION IS COMPLETE REMOVE EROSION CONTROL MEASURES	TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD



LOCATION MAP

NOT TO SCALE

BENCHMARK

SITE BENCHMARK
PK NAIL IN UTILITY POLE
IN FRONT OF HOUSE #1590

ELEV.= 813.07 NAVD88

SITE BENCHMARK
PK NAIL IN UTILITY POLE
ELEV.= 813.07 NAV088

LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, T3N, R11E, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST & WEST 1/4 LINE DISTANT N 89–39–00 W 1319.34 FT & N 88–35–00 W 306.15 FT FROM EAST 1/4 SECTION CORNER, THENCE N 44–26–00 W 438.68 FT TO SOUTHERLY LINE OF EM RR R/W, THENCE SOUTHWESTERLY ALONG THE SD R/W 418 FT TO THE EAST & WEST 1/4 LINE, THENCE EASTERLY ALONG 1/4 LINE TO THE POINT OF BEGINNING 2 A B11

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

06/05/17

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CLIENT
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1590 WASHINGTON
ROCHESTER HILLS
MI, 48306

SHEET
Boundary, Topographic Survey & Addition Plan

1590 WASHINGTON RD
ROCHESTER HILLS, MI

Project Number:
FV23107

811 Know what's below Call before you dig.

Drawn By:
D.S.W.

Checked By:
S.C.

Issue:
● preliminary
○ construction
○ record

Sheet Number:
1