

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**  
N.T.S.

**NOTES:**

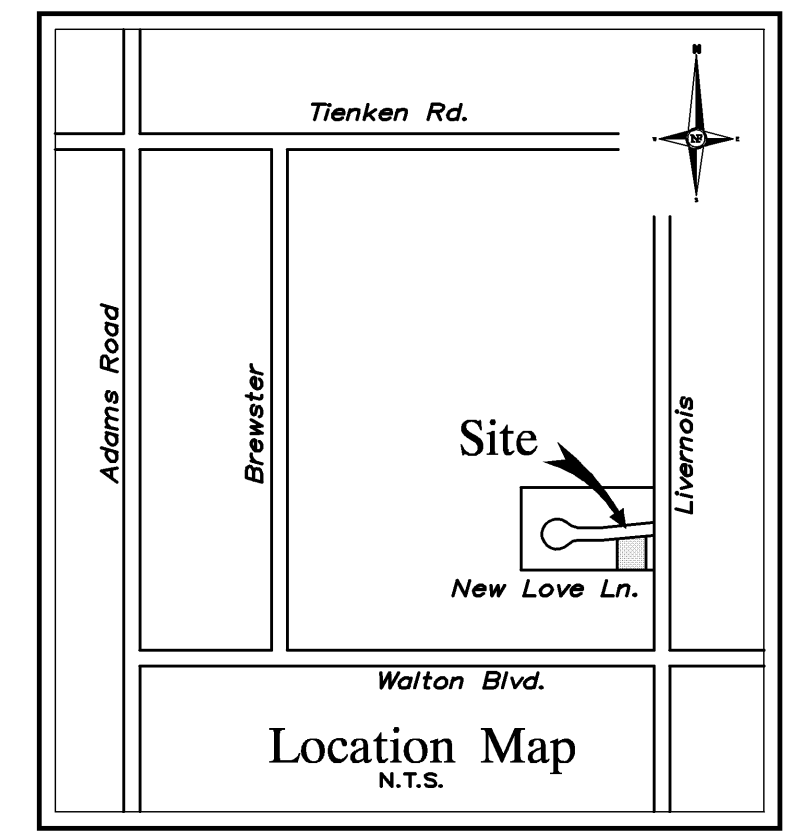
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**CONSTRUCTION SEQUENCE TIMING CHART**

CONSTRUCTION EVENTS	2008								
	JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEP.
INSTALL SILT FENCING AND OTHER SOIL EROSION MEASURES									
REMOVE/TRANSPLENT REQUIRED LANDSCAPING									
STRIP AND STOCKPILE TOPSOIL									
INSTALL UNDERGROUND UTILITIES (SANITARY, STORM, AND WATER MAIN)									
GRADE AND BALANCE AS REQUIRED, STABILIZE DITCHES, SWALES, COMMON AREAS AND SLOPES PER PLAN WITHIN 5 DAYS OF GRADE									
FINAL GRADING									
ESTABLISH VEGETATION FOR ALL DISTURBED AREAS AND ROAD/R.O.W.s									
CLEAN OUT STORM SEWERS SYSTEM									
RESTORE LANDSCAPING / SEED & MULCH, SOD									
REMOVE SILT FENCE AND OTHER SOIL EROSION MEASURES FOLLOWING ODCD APPROVAL. (CALL FOR FINAL INSPECTION)									

**SOIL EROSION CONTROL / SEQUENCE OF OPERATIONS**

1. Install soil erosion & sedimentation control measures.
2. Remove and/or relocate trees, if needed.
3. In conjunction with mass grading, strip existing vegetation & topsoil (if any), stabilize ground with subgrade undercutting where needed (existing soft subgrade areas), and perform underground utility work (sanitary sewer lead, water service).
4. Finish grading, redistribute topsoil and establish vegetation. Inlets, catch basins, etc. are to be protected from eroding earth and sediment at all times.
5. Additional erosion control measures will be provided during the course of construction where determined necessary by the ODCD or his authorized representative.
6. Permanent stabilization shall be completed within five (5) calendar days of final grade. If permanent stabilization cannot be completed within 5 days of final grade, all temporary SESC measures must remain in place and must be maintained until permanent stabilization is completed.
7. The soil erosion controls will be maintained weekly and after every storm event by the contractor.
8. Remove all soil erosion and sedimentation measures after completion of site construction and after permanent vegetation has been established.
9. All mud tracked on public roadways shall be removed daily.
10. Dust control shall be maintained at all times.
11. Dust control shall be maintained at all times.



**BENCHMARKS**

**OFF-SITE BENCHMARKS**

**NEO 418:** A standard U.S. Corps of Engineers bronze tablet stamped "760.166 D 32 1936" at Rochester, Oakland County, at the Southwest Corner of the Intersection of Main and Fourth Streets, at the First National Bank, at the Northeast corner of the building, in the concrete ledge at the base of the window, and 3.4 feet above the sidewalk. Elevation 759.73

**NEO 396:** A standard U.S. Corps of Engineers bronze tablet stamped "B 107 1934" at Rochester, Oakland County, 147 yards East of the Southeast corner of the Grand Trunk Western Railway Station, in the top of an old concrete bridge seat, 1 foot East of the West end, 7 Feet South of the South rail. Elevation 728.42

**ON-SITE BENCHMARKS:**

Arrow on Fire Hydrant located on the North side of New Love Lane across from the Northeast corner of lot 21. N.A.V.D. 88 Datum 807.10

**ALL ELEVATIONS ARE BASED ON FEMA N.A.V.D. 88.**

**OVERALL LEGAL DESCRIPTION**

Lots 20 and 21 of "Heartpeace Hills No.2", a subdivision recorded in Liber 128, Page 7, O.C.R., all of the above being part of the East 1/2 of the Southeast 1/4 of Section 9, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan more particularly described as:

Beginning at the Northwest corner of said Lot 20, said point being on the Southerly line of New Love Lane (66.00 feet wide); thence the following three (3) courses along said Southerly line of New Love Lane: (1) due East, 82.74 feet recorded and measured, and (2) 96.34 feet recorded and measured along the curvature of an arc to the left (radius of 160.00 feet, included angle 34 degrees 29 minutes 57 seconds, long chord North 72 degrees 45 minutes 01 seconds East, 94.89 feet) to a point of the reverse curvature, and (3) 60.21 feet recorded and measured along the curvature of an arc to the right (radius of 100.00 feet, included angle 34 degrees 29 minutes 52 seconds, long chord North 72 degrees 44 minutes 59 seconds East, 59.30 feet) to the Northeast corner of said Lot 21, said point being on the Westerly line of Livernois Road (120.00 feet wide); thence due South along said Westerly line of Livernois Road, 290.00 feet recorded and measured to the Southeast corner of said Lot 21; thence due West along the South line of said Lots 20 & 21, 230.00 feet recorded and measured to the Southwest corner of said Lot 20; thence due North along the West line of said Lot 20, 244.28 feet recorded and measured to the point of beginning.

Parcel contains 59,272 sf. or 1.361 acres of land and being subject to all easements and right-of-ways of record.

Sidwell Nos.: 15-09-427-046 and 15-09-427-047

**BEARING REFERENCE**

Bearings are based upon the East line of section 9 being Due South as established in "Heartpeace Hills No. 2" plat recorded in Liber 129, Page 7.

**TOPO NOTES**

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.

All elevations are existing elevations as surveyed in 1992 by Reichert Surveying (survey dated 03-02-92, Job No. 92-012), Buckerfield Engineering (survey dated 03-25-88, Job No. 1-503) and as supplemented by N&F survey data..

This survey may not show all easements of record unless an updated title policy is furnished to the surveyor by the owners.

**FLOODPLAIN NOTES**

Estimated elevations are per FEMA Flood Insurance Rate Maps, Oakland County, Michigan, panel 391 & 392, community panel numbers 26125C0391F & 26125C0392F dated September 29, 2006.

**SOIL EROSION LEGEND**

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

**NF**

**NOWAK & FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

46777 Woodward Avenue  
Pontiac, Michigan 48342  
Tel. (248) 332-7931  
Fax. (248) 332-8257

PROJECT  
Lot 20 & 21  
Heartpeace Hills No. 2

CLIENT  
Ms. Kathryn Gruits  
1331 New Love Lane  
Rochester Hills, MI 48309

PROJECT LOCATION  
Part of the S.E. 1/4 of  
Section 9, T. 3 North,  
R. 11 East, City of  
Rochester Hills, Oakland  
County, Michigan

DATE/REVISION

DATE	REVISION
05-29-08	Per Client
04-04-08	Per City Comments
02-25-08	Soil Erosion Permit
07-26-07	Per MDEQ

**SEAL**

**SHEET**

Grading and  
Soil Erosion &  
Sedimentation Control  
Plan

DRAWN BY:  
PK

DESIGNED BY:  
FK

APPROVED BY:  
J. Huhta

DATE:  
06-20-07

SCALE:  
1" = 20'

N/F JOB NO.  
E823-01

SHEET NO.  
1

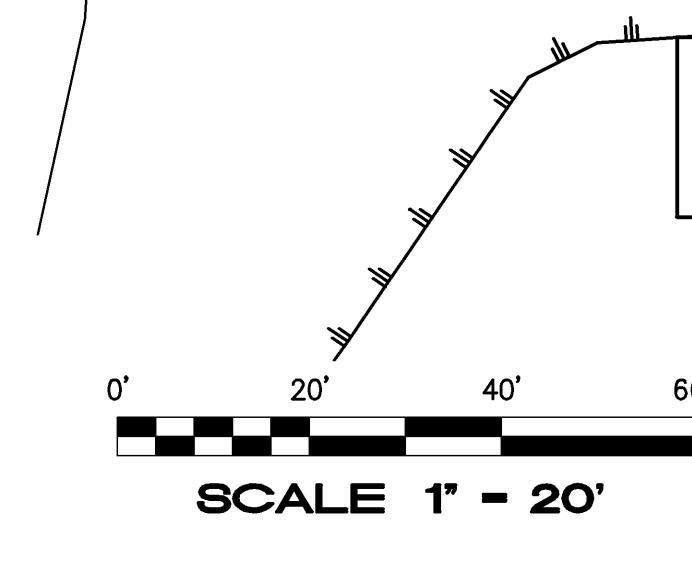
**SITE INFORMATION**

ZONED	R-2 (ONE FAMILY RESIDENTIAL DISTRICT)
TOTAL SITE AREA	59,272 S.F. OR 1.361 ACRES
MIN. YARD SETBACKS	BUILDING
FRONT	40.0 FT.
SIDE (EACH)	15.0 FT.
SIDE (TOTAL)	30.0 FT.
REAR	35.0 FT.
MAX. BLDG. HEIGHT	35 FT. OR 2 STORIES
MIN. LOT AREA	15,000 F.F.
MIN. LOT WIDTH	100.0 FT.
MIN. FLOOR AREA	1,400 S.F.
MAX. LOT COVERAGE	25.0 %

**SEED & SOD NOTE**

All lawn areas designated to be seeded, shall be hydroseeded with species normally grown in Oakland County, in areas subject to erosion lawn shall be sodded & staked until established. All seed shall be applied over 3" prepared topsoil, and shall be kept moist and watered daily until established.

All lawn areas designated to be sodded, shall be sodded with a species normally grown in Oakland County. All sod shall be placed on 3" prepared topsoil, and watered daily until established.



**PROPERTY OWNER**

Ms. Kathryn J. Gruits  
1350 New Love Lane  
Rochester Hills, MI 48309

**MISS DIG**

Three full working days before you dig, call the MISS DIG System at: 1-(800)-482-7171

**SURFACE LEGEND**

	EXISTING WETLAND
	100-YR FLOOD PLAIN AREA PER REICHERT'S SURVEY