

BENCHMARK
ARROW ON HYD.
ELEVATION 806.54
N.A.V.D 88 DATUM

**New Love Lane
(60' wide)**

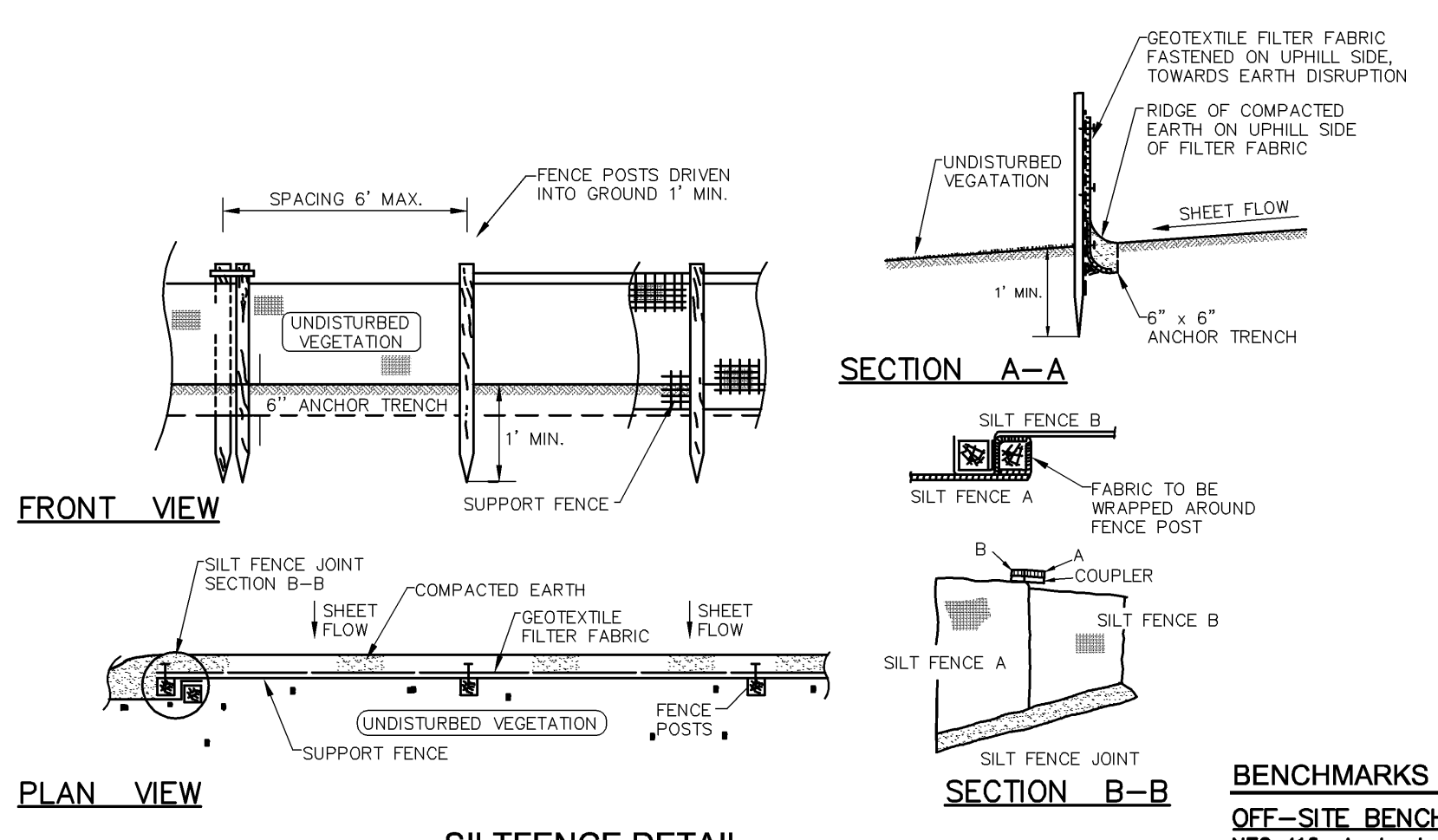
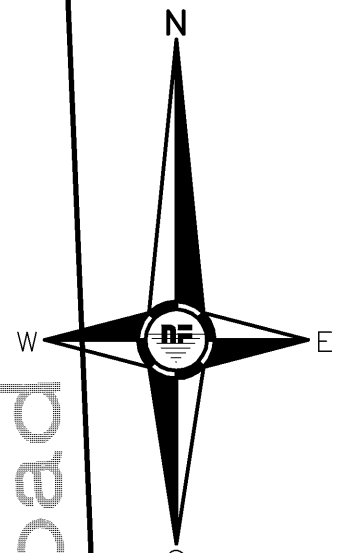
PR-100 YEAR FLOODPLAIN
LIMIT LINE (TYP)
ELEV. 805.30

FLOODWAY LIMIT LINE
(FEMA, SEPT. 29, 2006)

100 YR. FLOODPLAIN
ELEV. 805.30 (NAVD 88)

100 YEAR
FLOODPLAIN
(SEE NOTE)

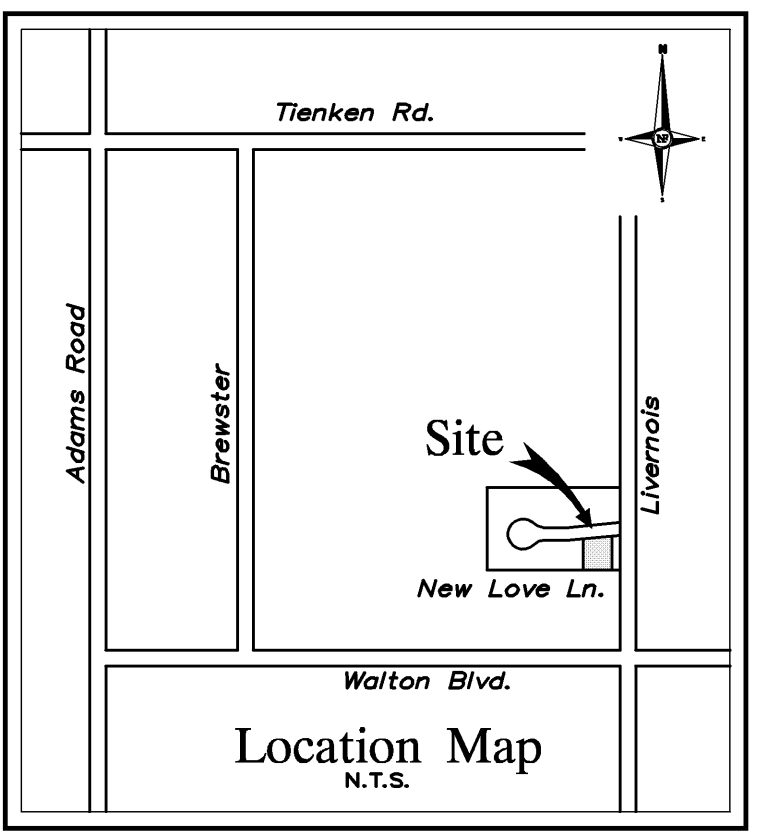
Livernois Road



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.



BENCHMARKS

OFF-SITE BENCHMARKS

NEQ 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

NEQ 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 abut. 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 20. N.A.V.D. 88 Datum 806.54

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.

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 S.F.
MIN. LOT WIDTH	100.0 FT.
MIN. FLOOR AREA	1,400 S.F.
MAX. LOT COVERAGE	25.0 %

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) 95.34 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, 230.00 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

	PROPOSED SILTFENCE
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LEGEND

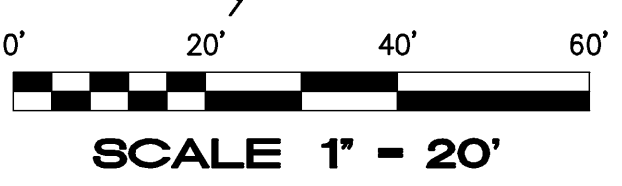
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

SURFACE LEGEND

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

PROPERTY OWNER

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



~ 805.30 ~
100-YR FLOOD PLAIN ELEV.
(FEMA, SEPT. 29, 2006
SARGENT CREEK, PROFILE "O")

~ 805.00 ~
100-YR FLOOD PLAIN ELEV.
(FEMA, SEPT. 29, 2006
SARGENT CREEK, PROFILE "N")

MISS DIG

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

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
1350 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

SEAL

DATE/REVISION	

07-26-07 Per MDEQ

SHEET

Grading Plan

DRAWN BY:
PK

DESIGNED BY:
PK

APPROVED BY:
J. Huhta

DATE:
06-20-07

SCALE:
1" = 20'

N/F JOB NO.

E823-01

SHEET NO.

1 of 2