

LEGAL DESCRIPTION OF PARENT PARCEL (PARCEL # 70-15-35-326-030) AS FURNISHED:

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan
 All that part of Lots 24, 25, 26, 27 and 28, Brooklands a Subdivision of Section 35, Town 3 North, Range 11 East, Avon Township (now city of Rochester Hills), Oakland County, Michigan, as recorded in Liber 25, Page 10 of Plats, Oakland County Records, which lies Southwesterly of a line described as: Beginning at a point on the East line of Lot 13, Supervisor's Avon Township Plat No. 11 of Section 35, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan, as recorded in Liber 64, Page 30 of Plats, Oakland County Records, which is South a distance of 145.51 feet from the Northeast corner of said Lot 13; thence Southeasterly to a point on the East line of Lot 17, said Supervisor's Avon Township Plat No. 11, which is North a distance of 107.82 feet from the Southeast corner of said Lot 17; thence continuing Southeasterly along said line extended a distance of 400 feet to a point of ending.
 Also Known as for Tax Purposes: Town 3 North Range 11 East, Section 35, Brooklands that part of Lots 24 to 28 inclusive, lying Southerly of M-59 Highway.
 Commonly Known as: Vacant Michelson Road.
 Parcel ID: 70-15-35-326-030.
 Subject to road right of way and all easements of records if any.

PLOT PLAN

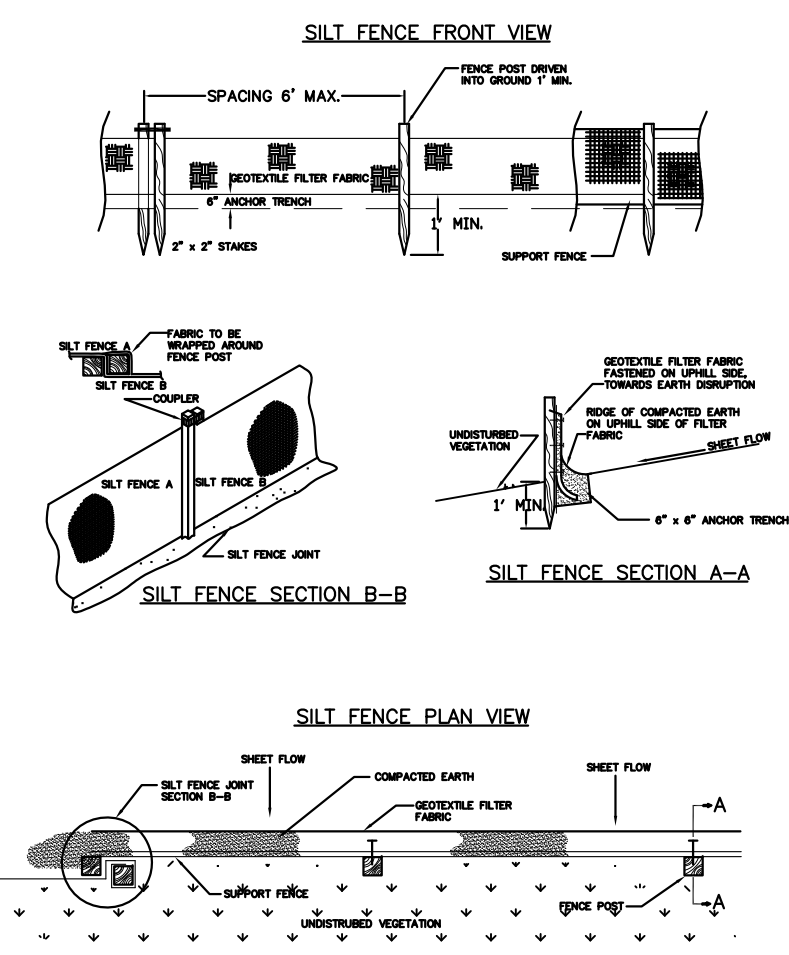
PARCEL 70-15-35-326-030

307 Michelson Road Rochester Hills, MI. 48307

LEGAL DESCRIPTION OF PARENT PARCEL (PARCEL # 70-15-35-326-030) AS SURVEYED:

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan, and being more particularly described as follows: beginning at the southwest corner of Lot 28 Brooklands a Subdivision of Section 35, Town 3 North, Range 11 East, Avon Township (now city of Rochester Hills), Oakland County, Michigan, as recorded in Liber 25, Page 10 of Plats, Oakland County Records, thence N02°54'00"E 107.96'; along the westerly line of said lot 28; thence S82°41'55"E 251.80' along the road right of way of M59 as recorded in Liber 64, Page 30 of Plats, Oakland County Records; thence N88°05'00"W 229.34' to the point of beginning, Containing 12,378.37 sq. ft. (0.284 acres) of land more or less and subject to road right of way and all easements of records if any.

Commonly Known as: Vacant Michelson Road.
 Parcel ID: 70-15-35-326-030.

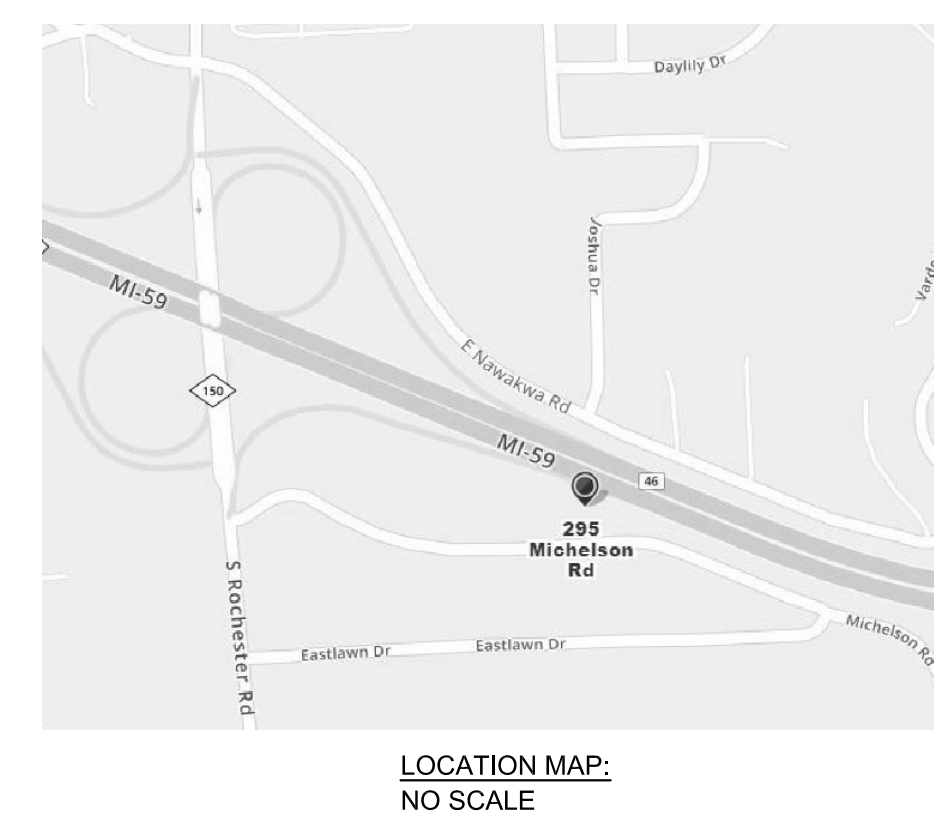
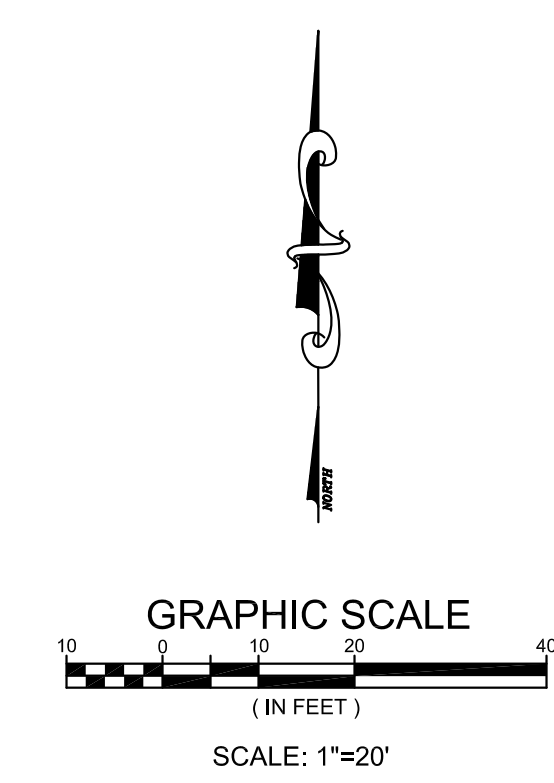


EROSION CONTROL MEASURES - MAINTENANCE NOTES

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE 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 APPROPRIATE GOVERNMENTAL AGENCY.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY.
3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE OWNER/ENGINEER TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY.
4. ALL SILT FENCE SHALL BE INSPECTED DAILY, INCLUDING AROUND YARD DRAINS. SILT FENCE WHICH IS UNDERMINED, CLOGGED, FALLING OVER, OR OTHERWISE FUNCTIONING IMPROPERLY SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL INSTALLATION DETAIL.
5. EROSION AND SEDIMENTATION SHALL BE CONTAINED ON SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
6. THE CONTRACTOR SHALL INSTRUCT ALL DRIVERS TO CLEAN SOIL MATERIALS FROM TIRES PRIOR TO EXITING THE SITE.
7. ALL MUD/DIRT TRACKED ONTO ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
8. SHOULD DUST BECOME A PROBLEM ON SITE, CONTRACTOR SHALL USE WATERING OR ANY OTHER METHOD OF DUST CONTROL ACCEPTABLE TO THE APPROPRIATE GOVERNMENTAL AGENCY.

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY.
 HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.
 NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

SOIL DATA:
 SOIL TYPE: SHBUA B: SHEBEON-URBANLAND COMPLEX 0-4%
 NEAREST DRAIN: GIBSON DRAIN
 DISTANCWE TO NEAREST DRAIN: +/- 620 FEET



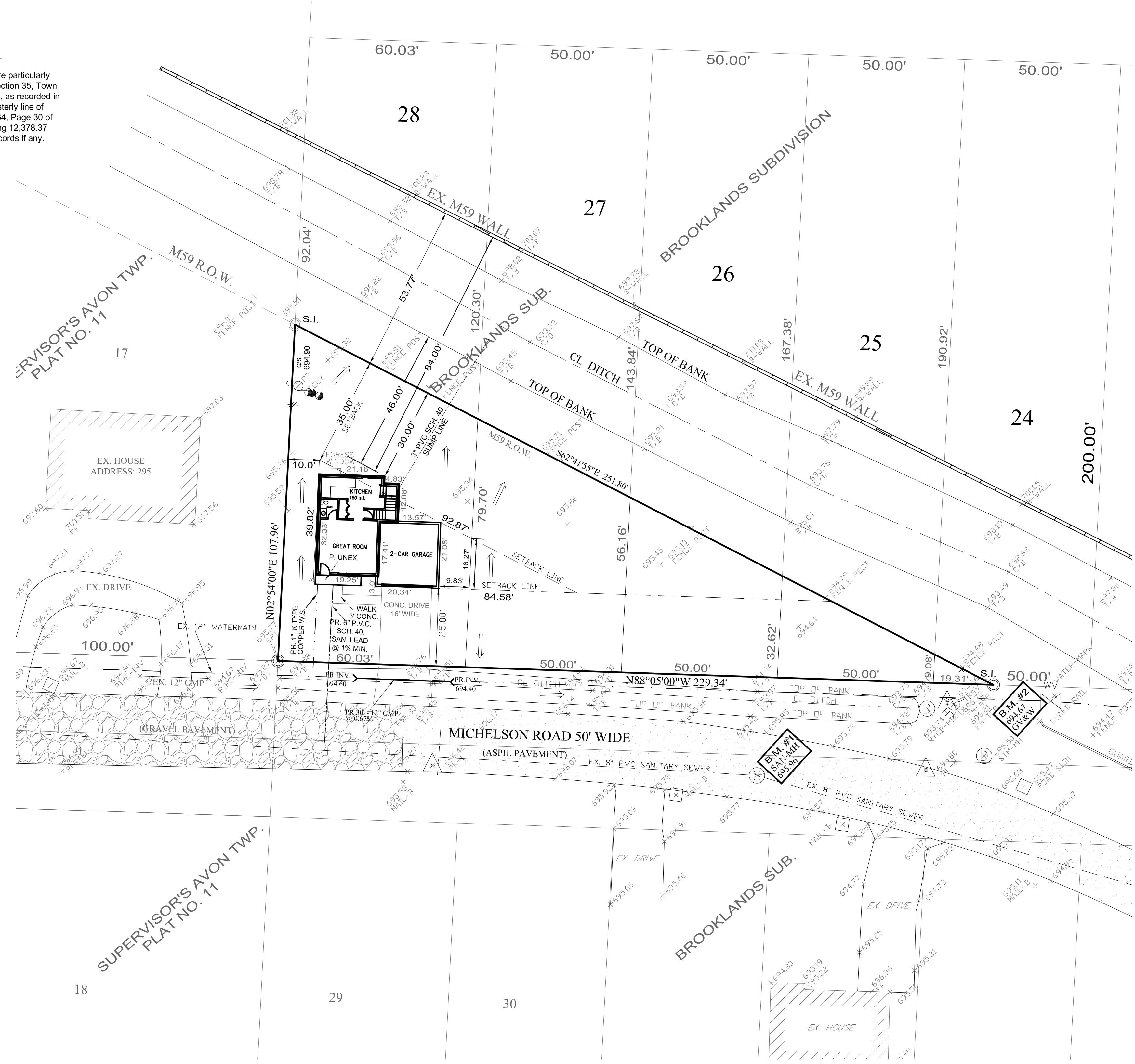
- LEGEND**
- STORM CATCH BASIN
 - ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER M.H.
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ OVERHEAD WIRES
 - ⊙ EXISTING GRADE
 - T/P TOP OF PAVEMENT
 - T/C TOP OF CURB
 - G GUTTER
 - EOP EDGE OF PAVEMENT
 - TREE LINE
 - FM FOUND MONUMENT
 - FI FOUND IRON
 - SI SET IRON
 - FCI FOUND CAPPED IRON
 - XXX.XX PROPOSED GRADE
 - PR FG PROPOSED FINISH GRADE
 - ↘ DRAINAGE DIRECTION

- SITE BENCHMARKS**
- B.M. # 1:** SANITARY MANHOLE LOCATED 158' SE OF THE SW PROPERTY CORNER OF LOT 28,
RIM ELEV. 695.96
- B.M. # 2:** GATE VALVE IN WELL LOCATED 13' SW OF THE SE PROPERTY CORNER OF LOT 24
RIM ELEV. 694.67

ZONING R4
 LOT COVERAGE:
 LOT AREA = 12,378 SQ. FT.
 AREA OF HOUSE 1ST FLOOR AND GARAGE SQ. FT. = 1,135 SQ. FT.
 % OF LOT COVERAGE = 9.17%

1st FLOOR AREA = 730 SQ. FT.
 2nd FLOOR AREA = 730 SQ. FT.
 TOTAL HOUSE AREA = 1,460 SQ. FT.

- SETBACKS**
- FRONT: 25'
 REAR: 35'
 SIDE: 10'



OWNER:
 ARKAN HALLAK
 43539 HOLES DR.
 STERLING HEIGHTS, MI. 48314
 Tel: (588) 277 - 5875
 email: arkanhallak822@icloud.com

REVISIONS	DATE	DESCRIPTION



PLOT PLAN

J&A CIVIL ENGINEERING, INC.
 18832 ROSEWOOD DRIVE
 MACOMB TOWNSHIP, MI 48042
 PHONE (588) 764-2114
 email address: fhanna1994@gmail.com

PARCEL 70-15-35-326-030
 307 Michelson Road
 Rochester Hills, MI. 48307

	PROJECT	PROJECT NO.	SHEET NO.
<input type="checkbox"/> PRELIMINARY	SCALE 1"=20'	18-118	1
<input type="checkbox"/> CONSTRUCTION	FILE PP	DATE 8/23/2019	
<input type="checkbox"/> AS-BUILT		DRAWN BY FH	CHECKED BY CD