

PROSPECT POINTE WEST

A SINGLE FAMILY DEVELOPMENT

SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FINAL SITE PLAN - PHASE 0

PROJECT CONTACTS

DEVELOPER / APPLICANT
 DIVERSE REAL ESTATE LLC
 13001 23 MILE ROAD, SUITE 200
 SHELBY TWP, MICHIGAN 48315
 CONTACT: GREG WINDINGLAND
 PHONE: (586) 781-2364

CIVIL ENGINEER
 ATWELL, LLC
 311 NORTH MAIN STREET
 ANN ARBOR, MICHIGAN 48104
 CONTACT: MATT BUSH, P.E.
 PHONE: (734) 994-4000

LEGAL DESCRIPTION

DESCRIPTION OF 67.63 ACRE OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 1658.89 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 TO THE CENTER OF SAID SECTION 33; THENCE N02°57'34"W (RECORDED AS N02°42'24"W) 2652.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33 TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE N86°48'36"E (RECORDED AS N87°03'46"E) 833.32 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND THE CENTERLINE OF GEDDES ROAD (VARIABLE WIDTH); THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 1, AS RECORDED IN LIBER 35 OF PLATS, PAGE 67, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING 3 COURSES: S03°12'30"E (PLATTED AS S02°57'20"E) 296.61 FEET, N86°47'30"E (PLATTED AS N87°02'40"E) 2.00 FEET AND S03°12'30"E (PLATTED AS S02°57'20"E) 86.00 FEET; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING 30 COURSES: S20°03'11"W (PLATTED AS S20°18'21"W) 37.01 FEET, S34°16'37"W (PLATTED AS S34°31'47"W) 103.24 FEET, S14°36'50"W (PLATTED AS S14°52'00"W) 85.12 FEET, S04°44'49"W (PLATTED AS S05°59'59"W) 89.33 FEET, S08°01'14"E (PLATTED AS S07°46'04"E) 81.01 FEET, S19°49'12"E (PLATTED AS S19°34'02"E) 76.46 FEET, S28°36'23"E (PLATTED AS S28°21'13"E) 40.86 FEET, S36°50'24"E (PLATTED AS S36°35'14"E) 69.56 FEET, S47°03'42"W (PLATTED AS S47°18'52"W) 95.59 FEET, S04°56'41"W (PLATTED AS S05°11'51"W) 120.87 FEET, S14°29'11"E (PLATTED AS S14°14'01"E) 63.68 FEET, S50°10'13"E (PLATTED AS S49°55'03"E) 129.94 FEET, S89°37'53"E (PLATTED AS S89°22'43"E) 133.38 FEET, N53°09'36"E (PLATTED AS N53°24'46"E) 62.06 FEET, S36°50'24"E (PLATTED AS S36°35'14"E) 85.67 FEET, S25°39'53"E (PLATTED AS S25°24'43"E) 44.78 FEET, S12°08'48"E (PLATTED AS S11°53'38"E) 36.45 FEET, S03°10'48"W (PLATTED AS S03°25'58"W) 173.12 FEET, S13°51'38"E (PLATTED AS S13°36'28"E) 37.88 FEET, S14°58'30"E (PLATTED AS S14°43'20"E) 14.00 FEET, S16°17'53"E (PLATTED AS S16°02'43"E) 42.30 FEET, S27°56'27"E (PLATTED AS S27°41'17"E) 80.08 FEET, S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'55"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S75°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET, S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET AND S70°08'30"E (PLATTED AS S69°53'20"E) 160.87 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING 7 COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15"W) 120.86 FEET, S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 67.63 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID GEDDES ROAD AND SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PROJECT NARRATIVE

PROSPECT POINTE WEST IS LOCATED AT THE SOUTHWEST CORNER OF GEDDES ROAD AND PROSPECT ROAD, WEST OF HUNTERS CREEK DRIVE IN SUPERIOR TOWNSHIP. THIS PARCEL WAS ORIGINALLY PART OF THE PROSPECT POINTE DEVELOPMENT, A PLATTED SUBDIVISION, WHICH WAS PERMITTED THROUGH SUPERIOR TOWNSHIP APPROXIMATELY 10 YEARS AGO. PROSPECT POINTE WEST IS 67.63 ACRES AND IS ZONED R4, SINGLE FAMILY RESIDENTIAL DISTRICT, URBAN.

THE APPLICANT IS PROPOSING TO DEVELOP THE PROJECT AS A 157- UNIT SITE CONDOMINIUM. THE PROPOSED LOT DIMENSIONS ARE 66' X 130' WITH A MINIMUM LOT SIZE OF 8,580 SF. THE HOMES WILL RANGE IN SIZE FROM 2,000 TO 3,200 SF WITH SALES PRICES STARTING IN THE \$400,000S. THE INTENT IS TO PREPARE ONE SITE PLAN FOR THE OVERALL DEVELOPMENT AND THEN THE DEVELOPMENT WILL BE CONSTRUCTED IN 5 PHASES. THERE ARE SOME TOPOGRAPHIC CHALLENGES WITH THE SITE AND, AS SUCH, THE ENTIRE SITE WILL BE REQUIRED TO BE MASS GRADED IN ORDER TO MINIMIZE IMPORT AND EXPORT OF MATERIAL FROM THE SITE.

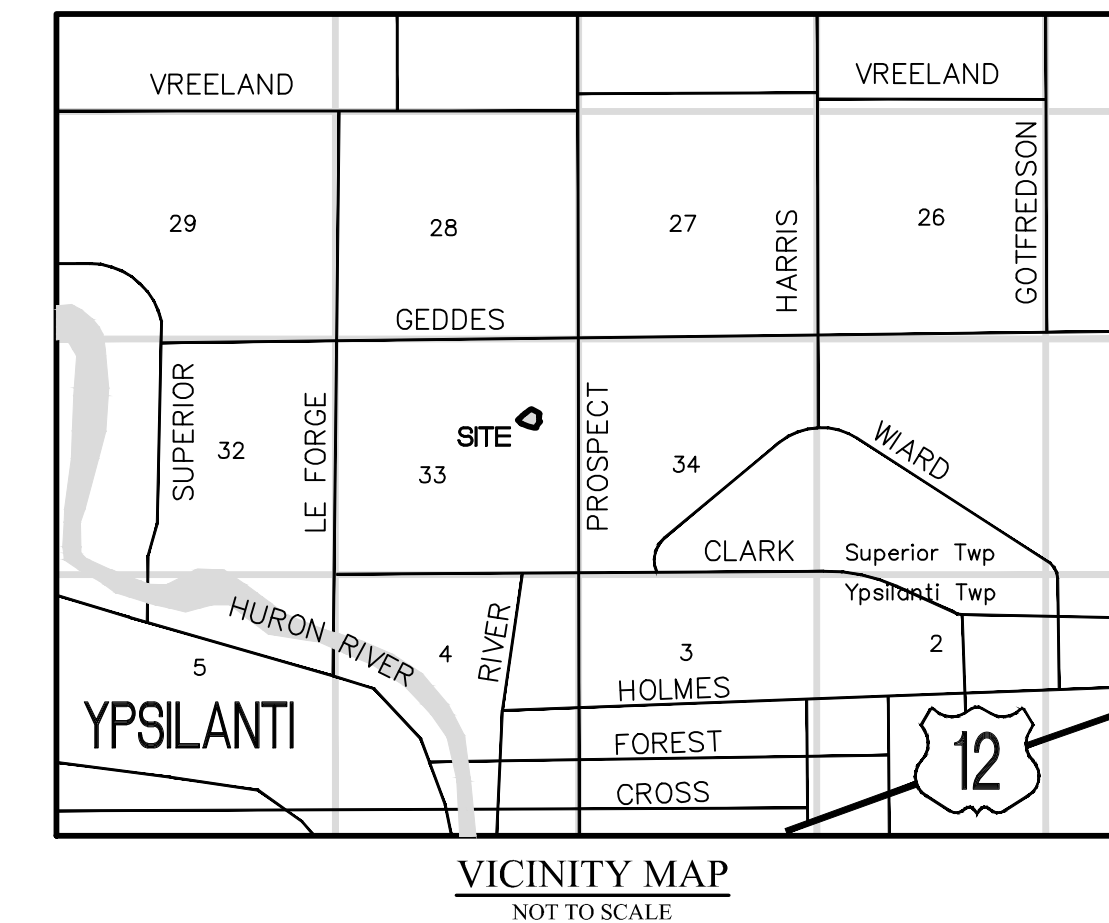
PROSPECT POINTE IS PROPOSED TO CONTAIN PRIVATE ROADS WITH SIDEWALKS ON BOTH SIDES, WHICH HAVE ALREADY RECEIVED APPROVAL FROM THE COUNTY ROAD COMMISSION BASED ON THE PREVIOUSLY APPROVED PLANS FOR THE PROJECT. THE DEVELOPMENT WILL BE SERVICED BY PUBLIC SANITARY SEWER WHICH WILL BE DESIGNED AS AN EXTENSION OFF OF THE EXISTING PROSPECT POINTE DEVELOPMENT. PUBLIC WATER WILL ALSO BE EXTENDED FROM THE EXISTING SUBDIVISION.

THE "PHASE 0" FINAL SITE PLAN IS ONLY FOR THE SCOPE OF WORK NECESSARY TO INSTALL THE PROPOSED EASTERN ROAD CULVERT AND ASSOCIATED FILL ON TOP OF THE CULVERT AS DENOTED ON THESE PLANS. PERMIT NO. WRP007505 WAS PREVIOUSLY ISSUED BY EGLE AUTHORIZING THIS WORK, BUT THIS PERMIT EXPIRES ON JULY 21, 2022 AND THE CULVERT MUST BE INSTALLED PRIOR TO PERMIT EXPIRATION. ALL UTILITIES, PAVEMENT AND SIDEWALK INFRASTRUCTURE ABOVE THE CULVERT TO BE APPROVED AND COMPLETED IN FUTURE PHASES.



OVERALL DEVELOPMENT MAP

SCALE: 1" = 200'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 01 COVER SHEET
- 02 OVERALL EXISTING CONDITIONS
- 03 EXISTING CONDITIONS
- 04 TREE SURVEY & REMOVAL
- 05 NATURAL FEATURES PLAN
- 06 LAYOUT PLAN
- 07 GRADING & STORM PLAN & PROFILE
- 08 SOIL EROSION CONTROL PLAN, NOTES & DETAILS
- 09 SUPERIOR TOWNSHIP STORM DETAIL SHEET 1
- 10 SUPERIOR TOWNSHIP STORM DETAIL SHEET 2

SITE DATA

GROSS AREA:	67.63 ACRES
GEDDES ROAD ROW:	1.15 ACRES
NET AREA:	66.48 ACRES
EXISTING ZONING:	R4 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R4 - SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM
NUMBER OF PROPOSED LOTS:	157
PROPOSED DENSITY (GROSS):	2.29
PROPOSED DENSITY (NET):	2.33
LOT AREA PER DWELLING UNIT:	66' X 130' = 8580 SF (TYPICAL)
MINIMUM LOT WIDTH:	66'
LOT SETBACKS:	
FRONT-	25'
SIDE-	6' MIN. (16' TOTAL)
REAR-	35'
PROPOSED LOT COVERAGE:	MAX 25%
PROPOSED GENERAL COMMON ELEMENT (G.C.E.):	21.65 ACRES
WETLAND IMPACTS:	
REGULATED	0.63 ACRES
NON-REGULATED	0.22 ACRES

PHASING SCHEDULE (ESTIMATED)

	# UNITS	START	COMPLETION
PHASE 0	0	MAY 2022	JULY 2022
PHASE I	39	NOVEMBER 2022	JULY 2023
PHASE II	45	JUNE 2024	APRIL 2025
PHASE III	26	JUNE 2025	APRIL 2026
PHASE IV	47	JUNE 2026	APRIL 2027

- NOTES:
1. PHASE 0 IS ONLY FOR INSTALLATION OF THE EAST ROAD CROSSING CULVERT. SEE PROJECT NARRATIVE.
 2. ACTUAL START OF PHASES II - IV SUBJECT TO ECONOMIC AND OTHER FACTORS
 3. ESTIMATED DATE OF FIRST OCCUPANCY FEBRUARY 2023

811
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
 866.850.4200 www.atwell-group.com
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 ANN ARBOR, MI 48104
 734.994.4000

SECTION 33
 TOWN 2 SOUTH, RANGE 7 EAST
 SUPERIOR TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN

CLIENT
 SE MICHIGAN LAND HOLDING LLC
 PROSPECT POINTE WEST
 FINAL SITE PLAN - PHASE 0
 COVER SHEET

DATE
 MARCH 30, 2022

NO.	REVISIONS

SCALE: 1" = 200 FEET

DR. JW CH. SS

P.M. MB

BOOK ---

JOB 16000819

SHEET NO.
01

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LEGEND

- BOUNDARY LINE
EXISTING EASEMENT
SECTION LINE
BOUNDARY/PROPERTY LINE
EXISTING CONTOUR
EXISTING TREE LINE
EXISTING CURB AND GUTTER
EXISTING FENCE
EXISTING BUILDING
EXISTING STRUCTURE
EXISTING WALL
EXISTING WATER MAIN
EXISTING GAS
EXISTING SANITARY
EXISTING STORM
EXISTING OVERHEAD ELECTRICAL LINE
EXISTING OVERHEAD TELEPHONE LINE
EXIST. CULVERT
EXIST. CATCH BASIN/INLET
EXIST. HYDRANT
EXIST. VALVE
EXIST. SANITARY SEWER
EXIST. UNSPECIFIED UTILITY
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING SOILS LIMIT
EXISTING SOILS TYPE
EXISTING TEST PIT

BENCHMARKS

- BM#1 ARROW ON HYDRANT SW CORNER OF LOT 1, NORTH SIDE OF ABIGAIL DR 150' WEST OF HUNTERS CREEK DR ELEV=822.79 NAVD88
BM#2 ARROW ON HYDRANT SE CORNER OF LEAH LANE AND HUNTERS CREEK DRIVE ELEV=798.38 NAVD88
BM#3 ARROW ON HYDRANT SW CORNER OF FRANCES WAY AND HUNTERS CREEK DRIVE ELEV=771.22 NAVD88

TEST PIT LOCATIONS

Table with columns: TEST PIT ID, NORTHING, EASTING, ELEVATION. Lists 12 test pits with coordinates and elevations.

SOIL INFORMATION

- BNC BOYER LOAMY SAND, 6 TO 12 PERCENT SLOPES
BNF BOYER LOAMY SAND, 25 TO 50 PERCENT SLOPES
Fob FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES
Ho HOYTVILLE SILTY CLAY LOAM
Keb KENDALLVILLE LOAM, 2 TO 6 PERCENT SLOPES
MDA MATHERTON SANDY LOAM, 0 TO 4 PERCENT SLOPES
MFA METAMORA SANDY LOAM, 0 TO 4 PERCENT SLOPES
Nab NAPPANEE SILTY CLAY LOAM, 2 TO 6 PERCENT SLOPES
OSB OSHEMO LOAMY SAND, 0 TO 2 PERCENT SLOPES
PE PEWAWA CLAY LOAM, 0 TO 2 PERCENT SLOPES
SB SEBEWA LOAM, DISINTEGRATION MORAINES, 0 TO 2 PERCENT SLOPES
So SLOAN SILT LOAM, WET
SPB SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES
STB ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES
STC ST. CLAIR CLAY LOAM, 6 TO 12 PERCENT SLOPES
THA THETFORD LOAMY SAND, 0 TO 4 PERCENT SLOPES
W WATER
WAWABC WAWASEE LOAM, 6 TO 12 PERCENT SLOPES

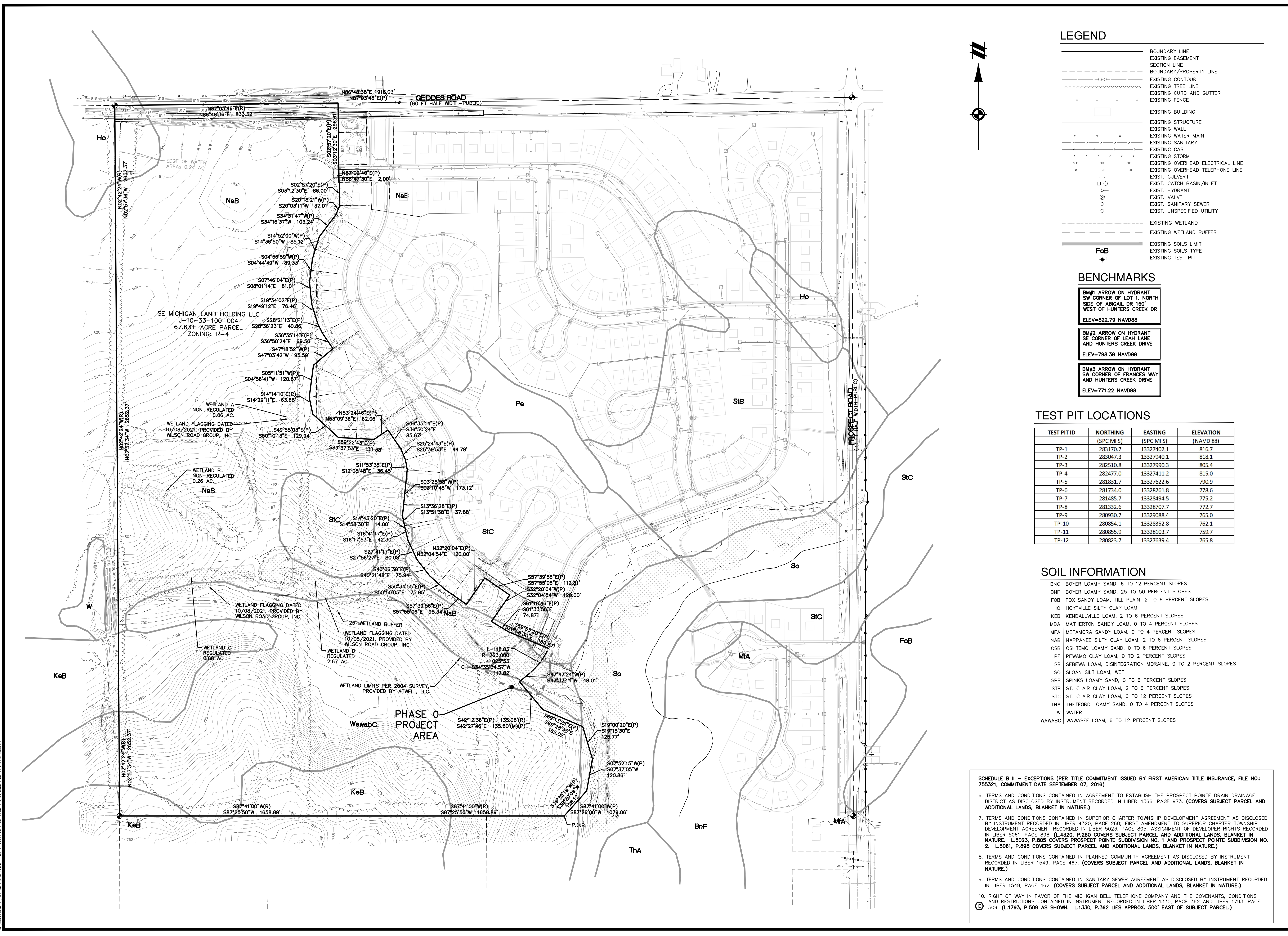
SCHEDULE B II - EXCEPTIONS (PER TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE, FILE NO.: 755321, COMMITMENT DATE SEPTEMBER 07, 2016)
6. TERMS AND CONDITIONS CONTAINED IN AGREEMENT TO ESTABLISH THE PROSPECT POINT DRAIN DRAINAGE DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4366, PAGE 973. (COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)
7. TERMS AND CONDITIONS CONTAINED IN SUPERIOR CHARTER TOWNSHIP DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4320, PAGE 260; FIRST AMENDMENT TO SUPERIOR CHARTER TOWNSHIP DEVELOPMENT AGREEMENT RECORDED IN LIBER 5023, PAGE 805. ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN LIBER 5061, PAGE 898. (L.4320, P.260 COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE. L.5023, P.805 COVERS PROSPECT POINT SUBDIVISION NO. 1 AND PROSPECT POINT SUBDIVISION NO. 2. L.5061, P.898 COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)
8. TERMS AND CONDITIONS CONTAINED IN PLANNED COMMUNITY AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1549, PAGE 467. (COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)
9. TERMS AND CONDITIONS CONTAINED IN SANITARY SEWER AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1549, PAGE 462. (COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)
10. RIGHT OF WAY IN FAVOR OF THE MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1330, PAGE 362 AND LIBER 1793, PAGE 509. (L.1793, P.509 AS SHOWN. L.1330, P.362 LIES APPROX. 500' EAST OF SUBJECT PARCEL.)

SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

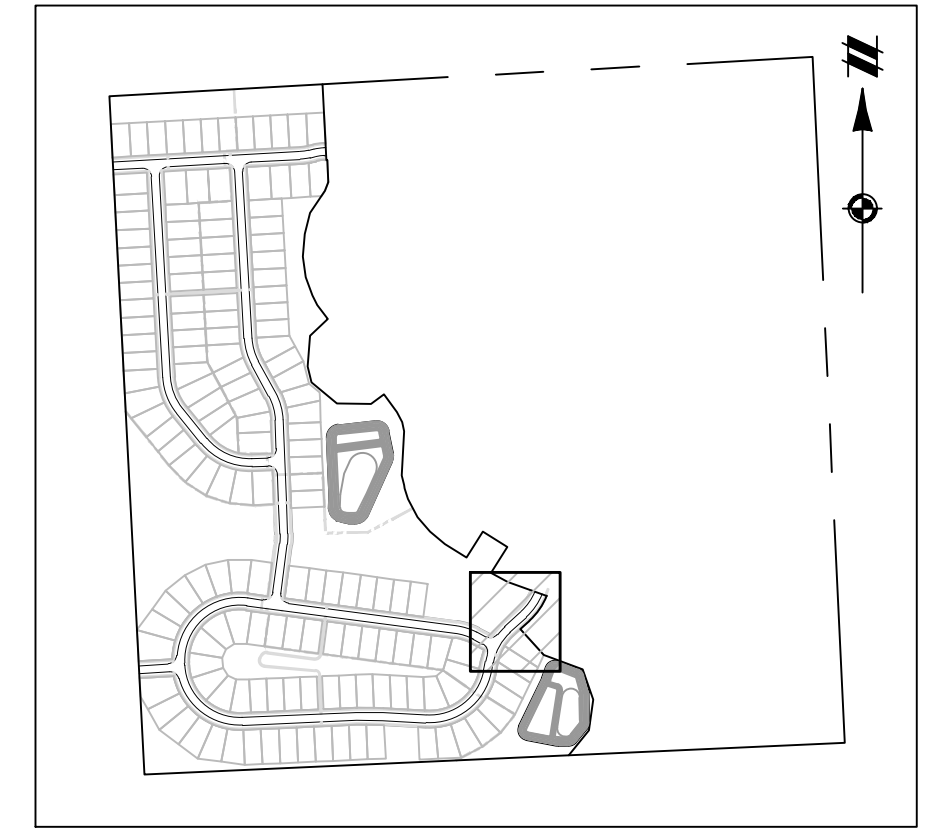
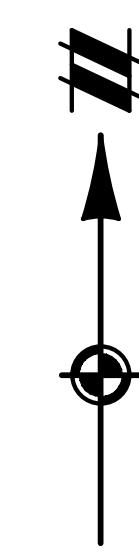
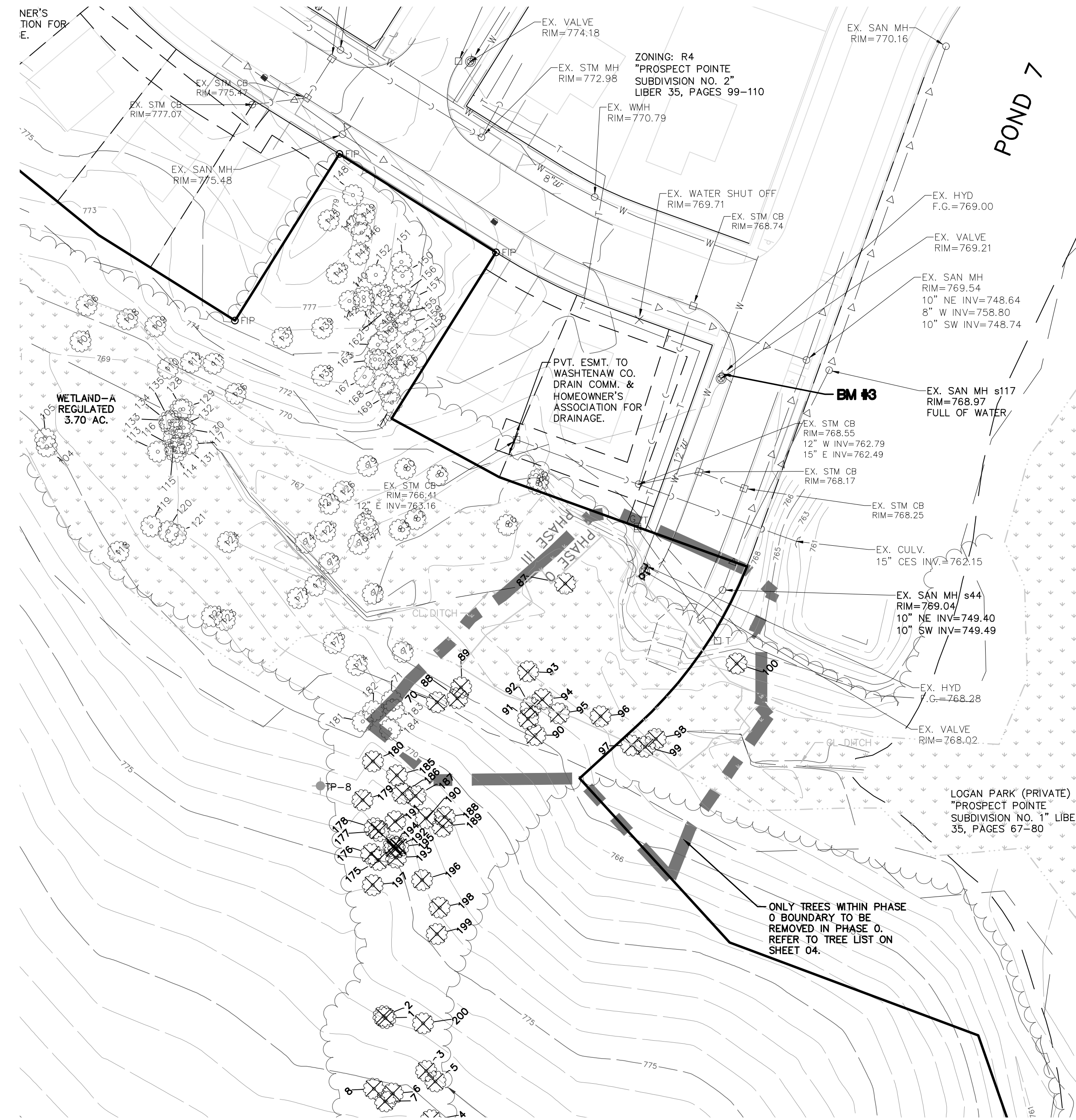
CLIENT: SE MICHIGAN LAND HOLDING LLC
PROJECT: PROSPECT POINT WEST FINAL SITE PLAN - PHASE 0
OVERALL EXISTING CONDITIONS

DATE: MARCH 30, 2022

REVISIONS
SCALE: 1" = 150 FEET
DR. JW CH. SS
P.M. MB
BOOK
JOB 16000819
SHEET NO. 02



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LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING WATER MAIN
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- EXISTING GAS
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- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- EXIST. UNSPECIFIED UTILITY
- EXISTING WATER EDGE
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

BENCHMARKS

BM#3 ARROW ON HYDRANT SW CORNER OF FRANCES WAY AND HUNTERS CREEK DRIVE
ELEV=771.22 NAVD88

NOTES

- 1) BEARINGS ARE BASED ON NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM: NAVD88.
- 2) WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED. AT DATE OF THIS SURVEY, FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
- 3) THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- 4) SUBJECT PROPERTY AS SHOWN AND NOTED ON SURVEY DESCRIBES THE SAME PROPERTY AS SCHEDULE C PROPERTY DESCRIPTION (PER TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE. FILE NO.: 755321, COMMITMENT DATE SEPTEMBER 07, 2016)
- 5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN PER FIRM MAP NUMBER 26161C0288E DATED APRIL 3, 2012.
- 6) PROSPECT POINT SUBDIVISION NO. 1 PLAT WAS AMENDED TO REMOVE ABIGAIL DRIVE STUB AS PUBLIC RIGHT-OF-WAY AS RECORDED IN LIBER 35, PAGES 67-68 AS OF 12/12/22 AND PROSPECT POINT SUBDIVISION NO. 2 PLAT WAS AMENDED TO REMOVE THE FRANCES WAY STUB AS A PUBLIC RIGHT OF WAY AS RECORDED IN LIBER 5426, PAGE 892, AS OF 11/5/22, AS REQUIRED BY THE WASHTENAW COUNTY ROAD COMMISSION.

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ANN ARBOR, MI 48104
734.994.4000

SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT	SE MICHIGAN LAND HOLDING LLC PROSPECT POINT WEST FINAL SITE PLAN - PHASE 0 EXISTING CONDITIONS & DEMOLITION PLAN
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DATE	MARCH 30, 2022
REVISIONS	

SCALE: 1" = 50 FEET
DR. JW CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 03

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TAG #	COMMON NAME	BOTANICAL NAME	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
1	Pignut Hickory	<i>Carya glabra</i>	20	Good				
2	Black Cherry	<i>Prunus serotina</i>	11	Poor	Y		Y	
3	Red Oak	<i>Quercus rubra</i>	8.5	Good				
4	Black Walnut	<i>Juglans nigra</i>	8	Good				
5	Red Oak	<i>Quercus rubra</i>	12.5	Good				
6	Bur Oak	<i>Quercus macrocarpa</i>	20	Good	Y		Y	
7	Pignut Hickory	<i>Carya glabra</i>	9	Fair				
8	Red Oak	<i>Quercus rubra</i>	9	Good				
9	Red Oak	<i>Quercus rubra</i>	13	Good				
10	Swamp White Oak	<i>Quercus bicolor</i>	11.5	Excellent				
11	Black Walnut	<i>Juglans nigra</i>	12	Excellent				
12	Black Walnut	<i>Juglans nigra</i>	14	Good				
13	Black Walnut	<i>Juglans nigra</i>	8.5	Good				
14	Black Cherry	<i>Prunus serotina</i>	15	Fair				
15	Box-elder	<i>Acer negundo</i>	18	Fair		Y	Y	
16	Pignut Hickory	<i>Carya glabra</i>	9	Good				
17	American Elm	<i>Ulmus americana</i>	10	Good				
18	Pignut Hickory	<i>Carya glabra</i>	12	Good				
19	Black Cherry	<i>Prunus serotina</i>	8	Fair				
20	Black Cherry	<i>Prunus serotina</i>	18	Good	Y			
21	Black Cherry	<i>Prunus serotina</i>	21	Good	Y			
22	Red Oak	<i>Quercus rubra</i>	9	Good				
23	Red Oak	<i>Quercus rubra</i>	8	Good				
24	Black Cherry	<i>Prunus serotina</i>	21	Fair	Y			
25	Apple/Crabapple	<i>Malus spp.</i>	8	Good				
26	Black Cherry	<i>Prunus serotina</i>	11	Good				
27	Black Cherry	<i>Prunus serotina</i>	18	Fair	Y			
28	Black Cherry	<i>Prunus serotina</i>	18	Good				
29	Black Cherry	<i>Prunus serotina</i>	14	Good				
30	Black Walnut	<i>Juglans nigra</i>	16	Excellent				
31	Black Walnut	<i>Juglans nigra</i>	17	Good				
32	Black Walnut	<i>Juglans nigra</i>	20	Fair	Y			
33	Black Walnut	<i>Juglans nigra</i>	10	Good				
34	Black Walnut	<i>Juglans nigra</i>	19	Good	Y			
35	Red Oak	<i>Quercus rubra</i>	15	Good				
36	Red Oak	<i>Quercus rubra</i>	9	Good				
37	Red Oak	<i>Quercus rubra</i>	14	Good				
38	Red Oak	<i>Quercus rubra</i>	17	Good	Y			
39	Black Walnut	<i>Juglans nigra</i>	8.5	Good				
40	White Oak	<i>Quercus alba</i>	35	Fair	Y			
41	Black Cherry	<i>Prunus serotina</i>	8.5	Fair				
42	Black Cherry	<i>Prunus serotina</i>	16	Good				
43	Black Cherry	<i>Prunus serotina</i>	8	Good				
44	Black Cherry	<i>Prunus serotina</i>	8.5	Good				
45	Black Cherry	<i>Prunus serotina</i>	14.5	Fair				
46	White Oak	<i>Quercus alba</i>	20	Excellent	Y			
47	Black Cherry	<i>Prunus serotina</i>	17	Good				
48	American Elm	<i>Ulmus americana</i>	14.5	Good				
49	Box-elder	<i>Acer negundo</i>	14	Good		Y	Y	
50	White Oak	<i>Quercus alba</i>	42	Fair	Y			
51	Black Cherry	<i>Prunus serotina</i>	12	Good				
52	Black Cherry	<i>Prunus serotina</i>	11	Fair				
53	Black Cherry	<i>Prunus serotina</i>	17	Good				
54	Box-elder	<i>Acer negundo</i>	10.5	Good		Y	Y	
55	Black Cherry	<i>Prunus serotina</i>	18.5	Good				
56	American Elm	<i>Ulmus americana</i>	13.5	Fair				
57	Black Cherry	<i>Prunus serotina</i>	24	Good	Y			
58	Black Cherry	<i>Prunus serotina</i>	12	Good				
59	Box-elder	<i>Acer negundo</i>	11.5	Fair		Y	Y	
60	Box-elder	<i>Acer negundo</i>	9.5	Fair		Y	Y	
61	American Elm	<i>Ulmus americana</i>	10	Good				
62	Black Cherry	<i>Prunus serotina</i>	11	Good				
63	Black Cherry	<i>Prunus serotina</i>	9.5	Fair				
64	Cottonwood	<i>Populus deltoides</i>	11	Good		Y	Y	
65	Cottonwood	<i>Populus deltoides</i>	19	Good		Y	Y	
66	Black Walnut	<i>Juglans nigra</i>	14	Good				
67	Bitternut Hickory	<i>Carya cordiformis</i>	8.5	Good				
68	American Elm	<i>Ulmus americana</i>	10.5	Good				
69	Black Cherry	<i>Prunus serotina</i>	9	Good				
70	Box-elder	<i>Acer negundo</i>	8	Fair		Y	Y	Y
71	Black Cherry	<i>Prunus serotina</i>	14	Fair		Y	Y	Y
72	White Mulberry	<i>Morus alba</i>	14	Good				
73	Willow species	<i>Salix spp.</i>	20	Good				
74	Cottonwood	<i>Populus deltoides</i>	14	Good		Y	Y	Y
75	Cottonwood	<i>Populus deltoides</i>	33	Good	Y	Y	Y	
76	Black Walnut	<i>Juglans nigra</i>	18	Good	Y			
77	Swamp White Oak	<i>Quercus bicolor</i>	10	Good				
78	Swamp White Oak	<i>Quercus bicolor</i>	9.5	Good				
79	Basswood	<i>Tilia americana</i>	17.5	Good				
80	Black Walnut	<i>Juglans nigra</i>	17	Excellent				
81	Black Walnut	<i>Juglans nigra</i>	13.5	Excellent				
82	Swamp White Oak	<i>Quercus bicolor</i>	9	Fair				
83	Swamp White Oak	<i>Quercus bicolor</i>	9	Good				
84	Black Walnut	<i>Juglans nigra</i>	14	Excellent				
85	Box-elder	<i>Acer negundo</i>	9	Fair		Y	Y	Y
86	Black Walnut	<i>Juglans nigra</i>	28	Good	Y			
87	Cottonwood	<i>Populus deltoides</i>	28	Good	Y	Y	Y	Y
88	Box-elder	<i>Acer negundo</i>	13	Fair		Y	Y	Y
89	Cottonwood	<i>Populus deltoides</i>	28	Good	Y	Y	Y	Y
90	Black Walnut	<i>Juglans nigra</i>	10	Good				
91	Box-elder	<i>Acer negundo</i>	8.5	Fair		Y	Y	Y
92	White Mulberry	<i>Morus alba</i>	12	Good				
93	Cottonwood	<i>Populus deltoides</i>	35	Good	Y	Y	Y	Y
94	American Elm	<i>Ulmus americana</i>	19	Good				
95	Box-elder	<i>Acer negundo</i>	11	Good		Y	Y	Y
96	Black Walnut	<i>Juglans nigra</i>	9	Good				
97	Black Cherry	<i>Prunus serotina</i>	12.5	Good				
98	Box-elder	<i>Acer negundo</i>	13	Fair		Y	Y	Y
99	Box-elder	<i>Acer negundo</i>	16	Fair		Y	Y	Y
100	Pignut Hickory	<i>Carya glabra</i>	14.5	Excellent				Y
101	Willow species	<i>Salix spp.</i>	14	Good				
102	Willow species	<i>Salix spp.</i>	9.5	Good				
103	Willow species	<i>Salix spp.</i>	17.5	Good				
104	Box-elder	<i>Acer negundo</i>	8	Fair		Y	Y	
105	Box-elder	<i>Acer negundo</i>	9	Fair		Y	Y	
106	Willow species	<i>Salix spp.</i>	20	Good				
107	Willow species	<i>Salix spp.</i>	12	Fair				
108	Box-elder	<i>Acer negundo</i>	8.5	Fair		Y	Y	
109	Red Cedar	<i>Juniperus virginiana</i>	6.5	Good		Y	Y	
110	Box-elder	<i>Acer negundo</i>	9.5	Good		Y	Y	
111	Box-elder	<i>Acer negundo</i>	9.5	Good		Y	Y	
112	Apple/Crabapple	<i>Malus spp.</i>	9	Good				
113	Willow species	<i>Salix spp.</i>	17.5	Good				
114	Willow species	<i>Salix spp.</i>	13	Good				
115	Willow species	<i>Salix spp.</i>	11	Good				
116	Willow species	<i>Salix spp.</i>	12	Good				
117	Willow species	<i>Salix spp.</i>	17	Good				
118	Red Maple	<i>Acer rubrum</i>	8	Good				
119	Box-elder	<i>Acer negundo</i>	8	Good		Y	Y	
120	American Elm	<i>Ulmus americana</i>	17.5	Good				
121	Cottonwood	<i>Populus deltoides</i>	14	Good		Y	Y	
122	Black Walnut	<i>Juglans nigra</i>	9.5	Good				
123	Black Cherry	<i>Prunus serotina</i>	8	Good				
124	White Oak	<i>Quercus alba</i>	11	Good				
125	Cottonwood	<i>Populus deltoides</i>	26	Good	Y	Y	Y	
126	Swamp White Oak	<i>Quercus bicolor</i>	9	Good				
127	Cottonwood	<i>Populus deltoides</i>	40	Good	Y	Y	Y	
128	American Elm	<i>Ulmus americana</i>	8.5	Good				
129	Willow species	<i>Salix spp.</i>	9.5	Good				
130	Willow species	<i>Salix spp.</i>	9	Good				

TAG #	COMMON NAME	BOTANICAL NAME	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
131	Willow species	<i>Salix spp.</i>	10	Good				
132	Willow species	<i>Salix spp.</i>	11.5	Good				
133	Willow species	<i>Salix spp.</i>	16.5	Good				
134	Willow species	<i>Salix spp.</i>	9	Good				
135	Willow species	<i>Salix spp.</i>	9	Good				
136	Box-elder	<i>Acer negundo</i>	10	Good		Y	Y	
137	American Elm	<i>Ulmus americana</i>	8	Poor			Y	
138	Black Cherry	<i>Prunus serotina</i>	10	Good				
139	Bitternut Hickory	<i>Carya cordiformis</i>	10.5	Good				
140	Bitternut Hickory	<i>Carya cordiformis</i>	14	Good				
141	Swamp White Oak	<i>Quercus bicolor</i>	9	Good				
142	Swamp White Oak	<i>Quercus bicolor</i>	13	Good				
143	White Mulberry	<i>Morus alba</i>	15	Fair				
144	Black Cherry	<i>Prunus serotina</i>	37	Fair	Y			
145	Apple/Crabapple	<i>Malus spp.</i>	12	Good				
146	Apple/Crabapple	<i>Malus spp.</i>	8	Good				
147	Basswood	<i>Tilia americana</i>	9.5	Good				
148	Bitternut Hickory	<i>Carya cordiformis</i>	8	Good				
149	Basswood	<i>Tilia americana</i>	16	Good				
150	Bitternut Hickory	<i>Carya cordiformis</i>	18	Excellent	Y			
151	American Elm	<i>Ulmus americana</i>	14	Excellent				
152	Basswood	<i>Tilia americana</i>	12	Good				
153	Black Walnut	<i>Juglans nigra</i>	13	Good				
154	Black Walnut	<i>Juglans nigra</i>	10.5	Good				
155	Black Walnut	<i>Juglans nigra</i>	17	Good				
156	Black Walnut	<i>Prunus serotina</i>	8	Good				
157	Bitternut Hickory	<i>Carya cordiformis</i>	8	Good				
158	Black Walnut	<i>Juglans nigra</i>	9	Good				
159	Bitternut Hickory	<i>Carya cordiformis</i>	11	Good				
160	Bitternut Hickory	<i>Carya cordiformis</i>	13	Excellent				
161	Bitternut Hickory	<i>Carya cordiformis</i>	8	Excellent				
162	American Elm	<i>Ulmus americana</i>	20	Good		Y		
163	Black Walnut	<i>Juglans nigra</i>	10	Fair				
164	Black Walnut	<i>Juglans nigra</i>	8	Good				
165	Black Walnut	<i>Juglans nigra</i>	8	Good				
166	Black Walnut	<i>Juglans nigra</i>	10	Good				
167	Swamp White Oak	<i>Quercus bicolor</i>	9	Good				
168	Black Walnut	<i>Juglans nigra</i>	15	Good				
169	Black Walnut	<i>Juglans nigra</i>	10.5	Fair				
170	Black Walnut	<i>Juglans nigra</i>	15	Excellent				
171	Box-elder	<i>Acer negundo</i>	9	Fair		Y	Y	
172	American Elm	<i>Ulmus americana</i>	8.5	Good				
173	Box-elder	<i>Acer negundo</i>	9	Good		Y	Y	
174	Black Oak	<i>Quercus velutina</i>	15	Good				
175	Black Cherry	<i>Prunus serotina</i>	10	Fair				
176	Box-elder	<i>Acer negundo</i>	10.5	Fair		Y	Y	
177	Black Cherry	<i>Prunus serotina</i>	9	Good				
178	Black Cherry	<i>Prunus serotina</i>	13.5	Good				
179	Black Cherry	<i>Prunus serotina</i>	11.5	Good				
180	Black Cherry	<i>Prunus serotina</i>	12	Good				
181	Swamp White Oak	<i>Quercus bicolor</i>	15	Good				
182	Swamp White Oak	<i>Quercus bicolor</i>	8	Good				
183	Black Cherry	<i>Prunus serotina</i>	9	Good				
184	Swamp White Oak	<i>Quercus bicolor</i>	13	Excellent				
185	Black Cherry	<i>Prunus serotina</i>	15	Fair				
186	Black Walnut	<i>Juglans nigra</i>	17	Good				
187	Black Walnut	<i>Juglans nigra</i>	21	Good	Y			
188	Box-elder	<i>Acer negundo</i>	15	Good		Y	Y	
189	Box-elder	<i>Acer negundo</i>	9	Good		Y	Y	
190	Box-elder	<i>Acer negundo</i>	9	Poor		Y	Y	

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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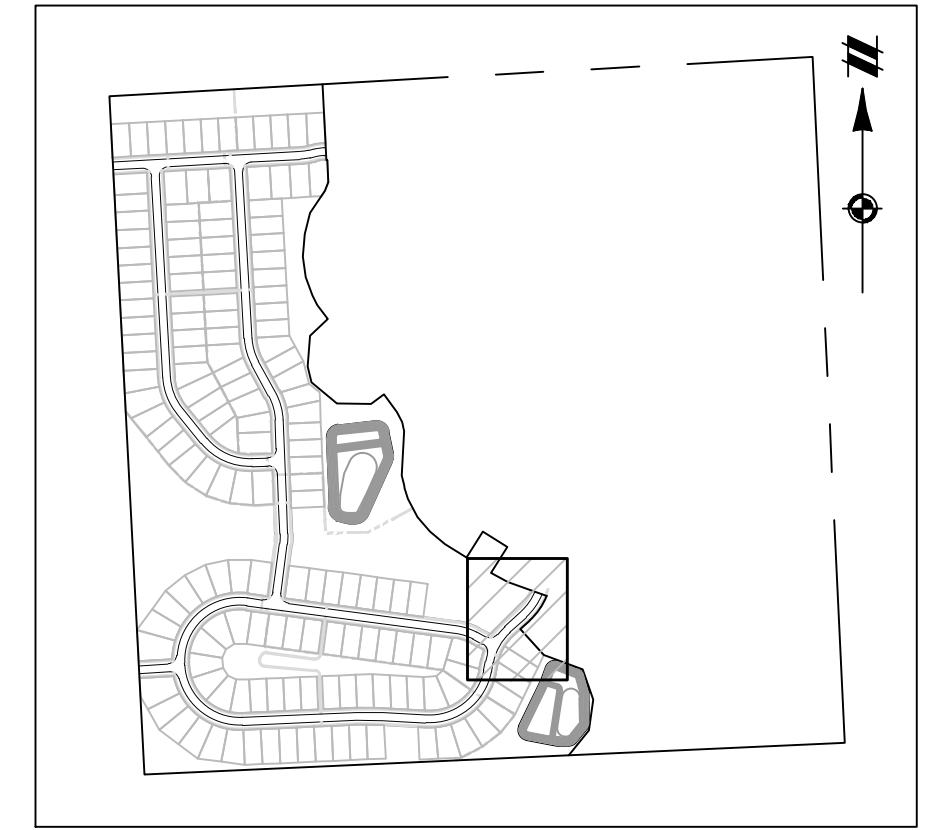
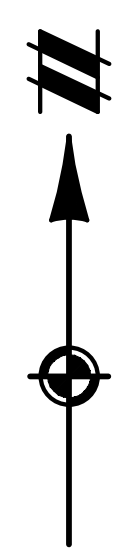
SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

SE MICHIGAN LAND HOLDING LLC
PROSPECT POINTE WEST
FINAL SITE PLAN - PHASE 0
SOIL EROSION CONTROL PLAN,
NOTES & DETAILS

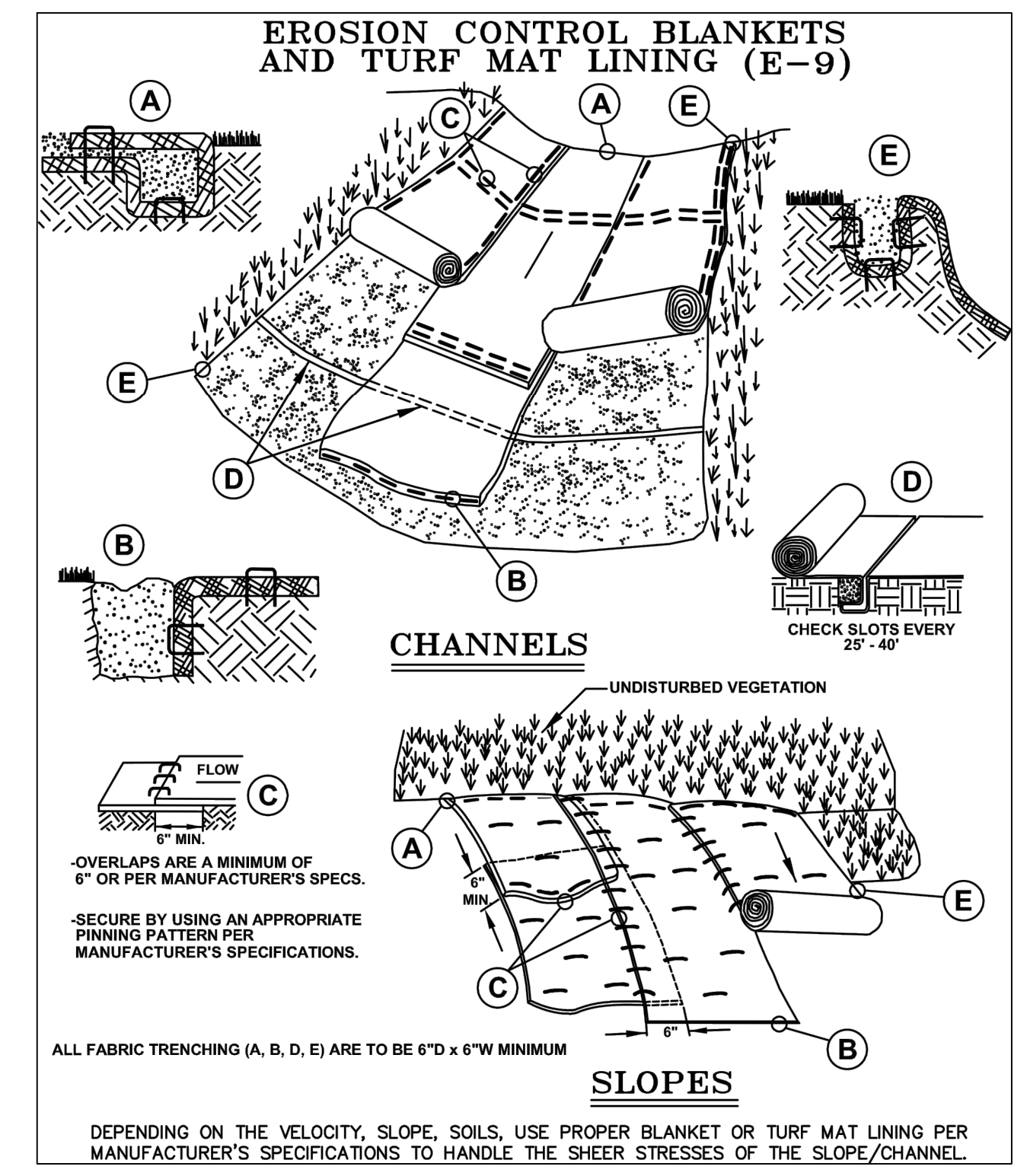
Table with columns for CLIENT, DATE, and REVISIONS. CLIENT: SE MICHIGAN LAND HOLDING LLC. DATE: MARCH 30, 2022. REVISIONS table with columns for NO., DATE, and DESCRIPTION.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
2. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PERIOD OF TIME.
3. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT CRITICAL AREAS EXPOSED DURING DEVELOPMENT.
4. THE PERMANENT FINAL VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICAL IN DEVELOPMENT.
5. THE DEVELOPMENT PLAN SHOULD BE FITTED TO THE TOPOGRAPHY AND SOIL SO AS TO CREATE THE LEAST SOIL EROSION POTENTIAL.
6. REFER TO WASHTENAW COUNTY STANDARD DETAILS OF THE SESC BMP MEASURES AS THEY CORRESPOND WITH THIS PLAN.
7. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP AND THE WASHTENAW COUNTY DRAIN COMMISSIONER.
8. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
9. 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 MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
10. EROSION AND ANY SEDIMENTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
11. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, 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.
12. A WATER TRUCK SHALL BE AVAILABLE TO WATER DOWN THE SITE ON A DAILY BASIS FOR DUST CONTROL.
13. ALL MUD/DIRT TRACKED ONTO EXISTING CITY/COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER, AS DIRECTED BY THE TOWNSHIP. MUD MAT DAILY MAINTENANCE WILL INCLUDE THE ADDITION OF EXTRA LAYERS OF STONE AS NECESSARY.
14. DURING CONSTRUCTION OF THE STORM SEWER SYSTEM, STRAW BALES, STONE FILTERS OR OTHER APPROVED MEANS, WILL PROTECT THE ENDS OF ALL OPEN PIPES.
15. PROMPTLY UPON THE BACKFILLING OF STORM STRUCTURES, INLET FILTERS WILL BE PLACED AROUND THE STRUCTURE PER DETAILS.
16. WITHIN FIVE (5) DAYS AFTER COMPLETION OF PAVING, A 16-FOOT STRIP AROUND PAVED AREAS SHALL BE PROTECTED FROM SOIL EROSION BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON.
17. ANY REMAINING DENUDEED AREA SHALL BE SEEDED AND MULCHED WITHIN 5 DAYS AFTER COMPLETION OF FINAL GRADING. SEED MIX AND APPLICATION RATES SHALL BE PER MDOT CLASS A SEED.
18. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A DAILY BASIS TO ENSURE PROPER FUNCTIONING. SEDIMENT DEPOSIT MUST BE REMOVED WHEN ACCUMULATION REACHES 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE AND SHOULD BE REMOVED AFTER EACH STORM EVENT. FABRIC SHALL BE REPLACED PROMPTLY IF IT DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE.
19. THAT ALL EROSION CONTROL MEASURES ARE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION
19.1. INSTALL SILT FENCE/STRAW BERMS AS SHOWN ON PLANS.
19.2. STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.
19.3. INSTALL ON-SITE AND OFF-SITE STORM SEWER SYSTEMS COMPLETE, IMMEDIATELY INSTALL STONE FILTERS ON ALL PIPE INLETS AND CATCH BASINS AND ESTABLISH VEGETATION ON ALL DITCHES, SWALES, AND DISTURBED AREAS.
19.4. INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRICITY, AND TELEPHONE)
19.5. INSTALL PAVEMENT COMPLETE REPAIR AND/OR REPLACE STONE FILTERS AS REQUIRED.
19.6. FINISH GRADE, REDISTRIBUTE TOPSOIL, ESTABLISH VEGETATION AND/OR LANDSCAPE ALL DISTURBED AREAS.
19.7. CLEAN PAVEMENT, WALKS, CULVERTS, WATERCOURSES, AND STORM SEWER SYSTEMS OF ALL SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. REESTABLISHED VEGETATION AS NECESSARY.
20. SHOULD DEWATERING BE NECESSARY DISCHARGE SHALL BE ROUTED THROUGH A SEDIMENT FOREBAY, FILTER BAG OVER A WELL VEGETATED AREA OR OTHER APPROVED FILTERING MECHANISM PRIOR TO BEING DISCHARGED FROM THE SITE. DISCHARGE MUST BE LIMITED TO A NON-EROSIVE VELOCITY.
21. SOIL EROSION WILL BE CONTROLLED DURING AND AFTER CONSTRUCTION TO PROTECT ADJACENT PROPERTIES OR FACILITIES.
22. EROSION CONTROL BLANKET/MATTING SHALL BE INSTALLED ON SLOPES AT OR NEAR MAXIMUM ALLOWABLE GRADE AND AS NEEDED TO EFFECTIVELY ESTABLISH BOTH TEMPORARY AND PERMANENT VEGETATIVE COVER.



KEYMAP SCALE: 1" = 750'

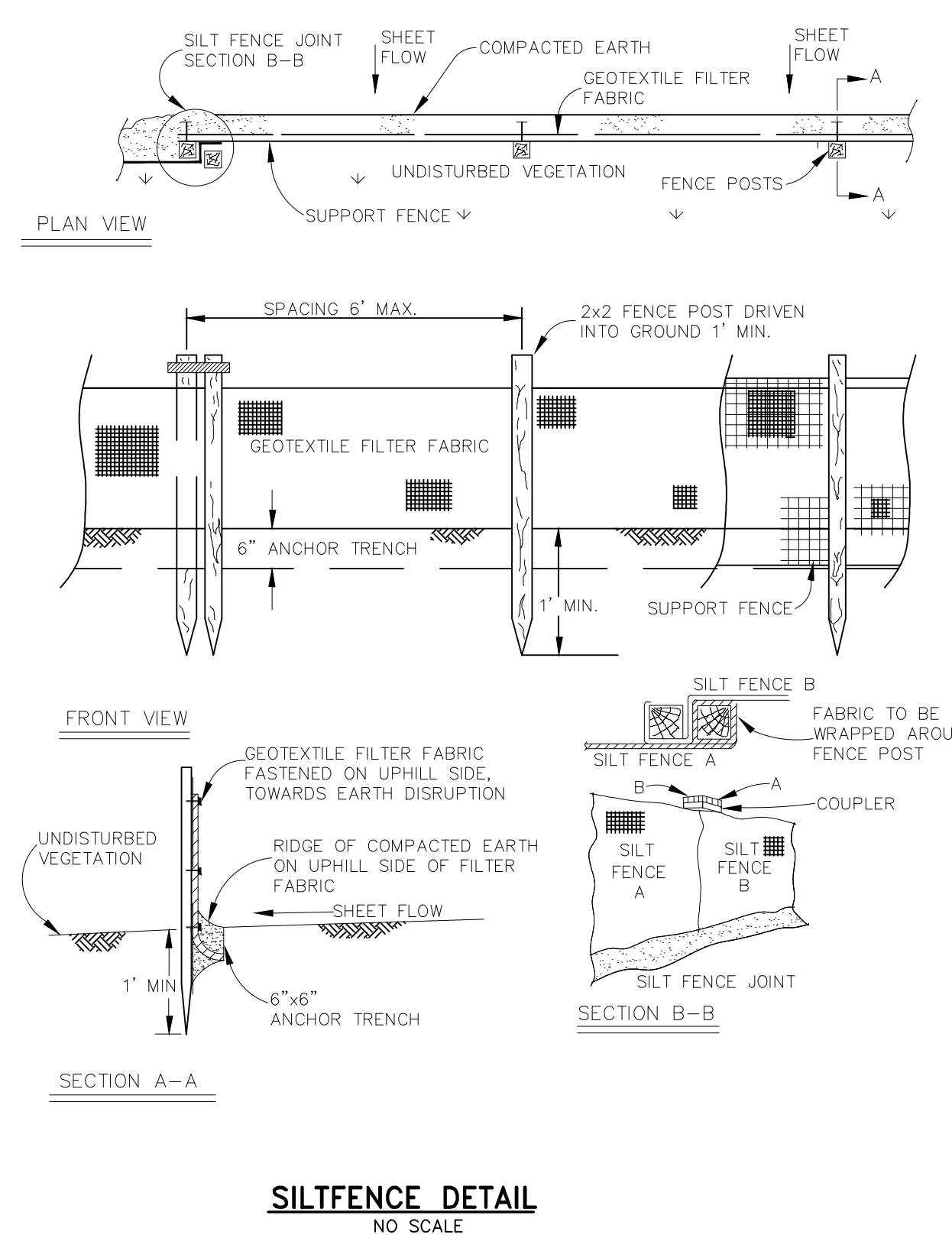


SOIL EROSION CONSTRUCTION SEQUENCE

- 1. NOTIFY SOIL EROSION OFFICE 48 HOURS BEFORE WORK IS TO BEGIN.
2. PRIOR TO CONSTRUCTION, INSTALL PERIMETER SILT FENCE, SNOW FENCE, AND EROSION CONTROL MEASURES ON EXISTING STORM INLETS AS DESIGNATED ON THE SESC PLAN.
3. INSTALL UNDERGROUND UTILITIES (I.E. SANITARY, STORM, AND WATER MAIN.). INSTALL INLET FILTER PROTECTION ON PROPOSED STORM SEWER STRUCTURES. (05/15/22 - 1 Day)
4. FINAL GRADING AND INSTALLATION OF LANDSCAPING. ESTABLISH PERMANENT VEGETATION FOR REMAINING DISTURBED AREAS. (05/18/22 - 1 DAY)

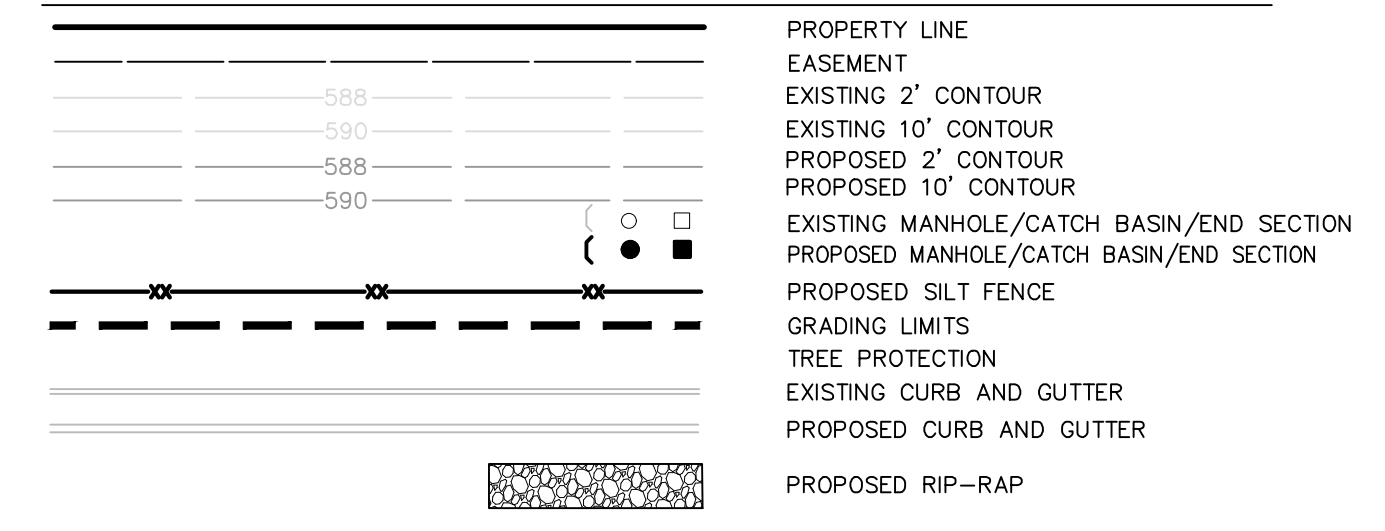
SITE INFORMATION

- SITE LOCATION: NORTHEAST 1/4 OF SECTION 33, SUPERIOR TOWNSHIP, MICHIGAN.
1. ULTIMATE RECEIVING WATER: HURON RIVER, VIA SUPERIOR DRAIN NO. 1
2. SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WASHTENAW COUNTY; BNC, BNF, FOB, HO, KEB, MDA, MFA, NAB, OSB, PE, SB, SO, SPB, STB, STC, THA, WAWABC
3. APPROXIMATE AREA OF DISTURBANCE: .75± ACRES
4. THIS PROJECT IS NOT WITHIN 500 FEET OF A WATERBODY OR WATERCOURSE

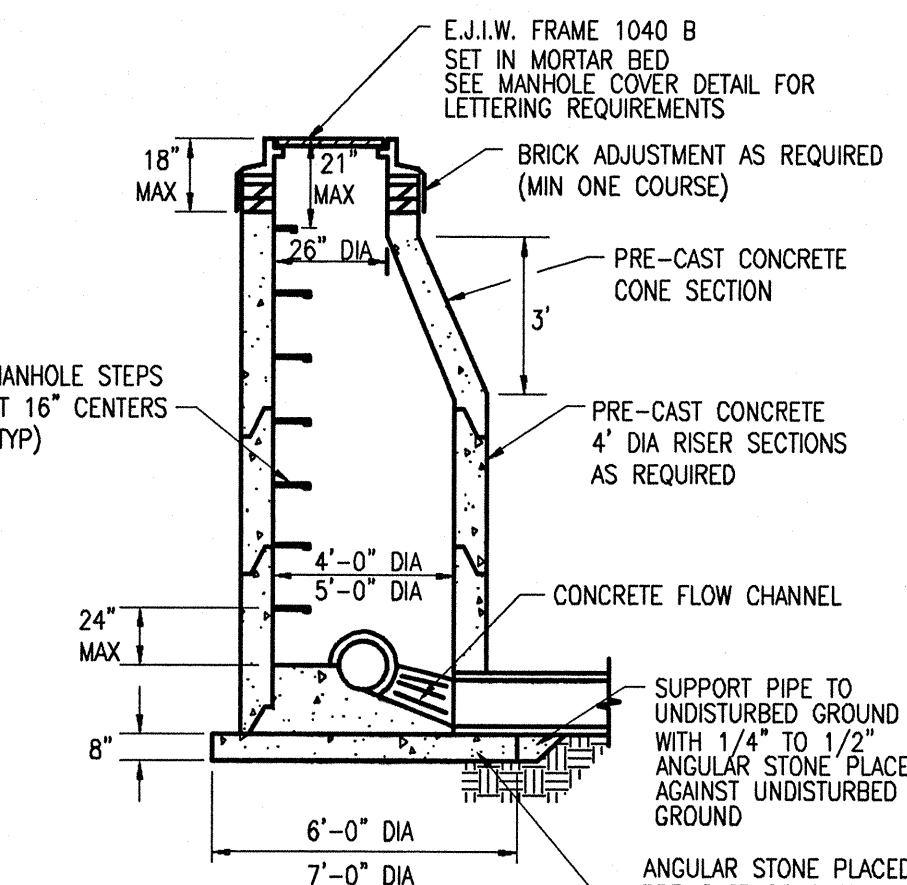


SILT FENCE DETAIL NO SCALE

LEGEND

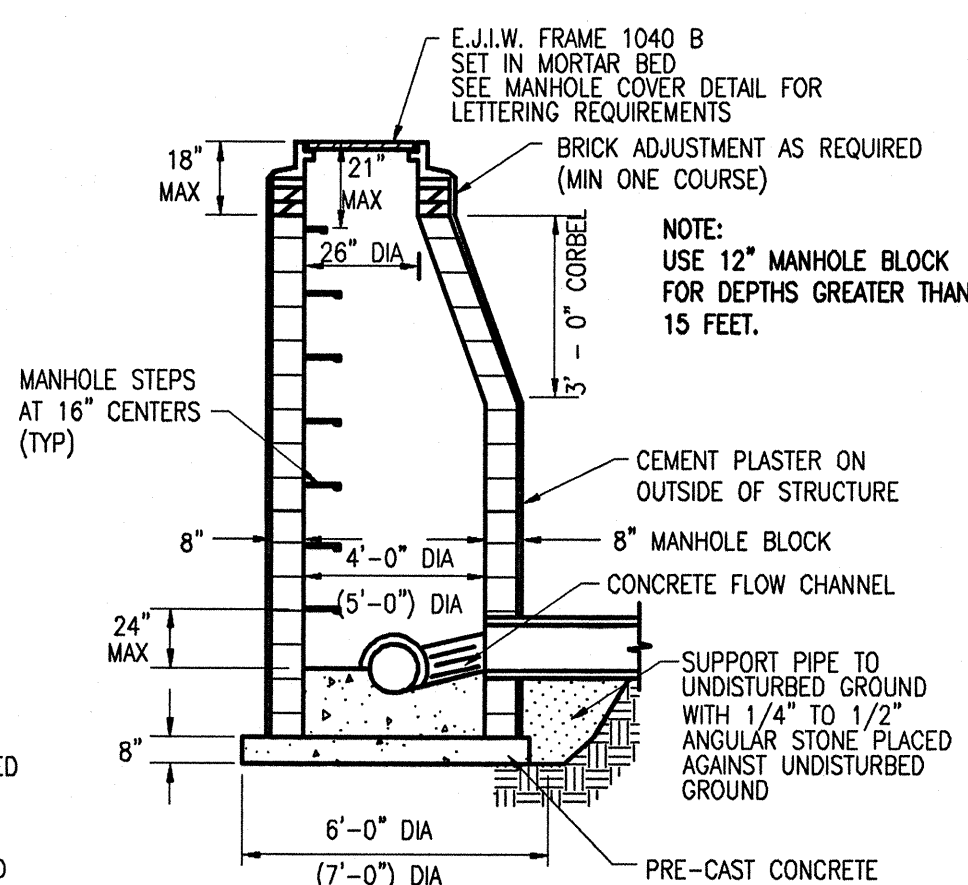


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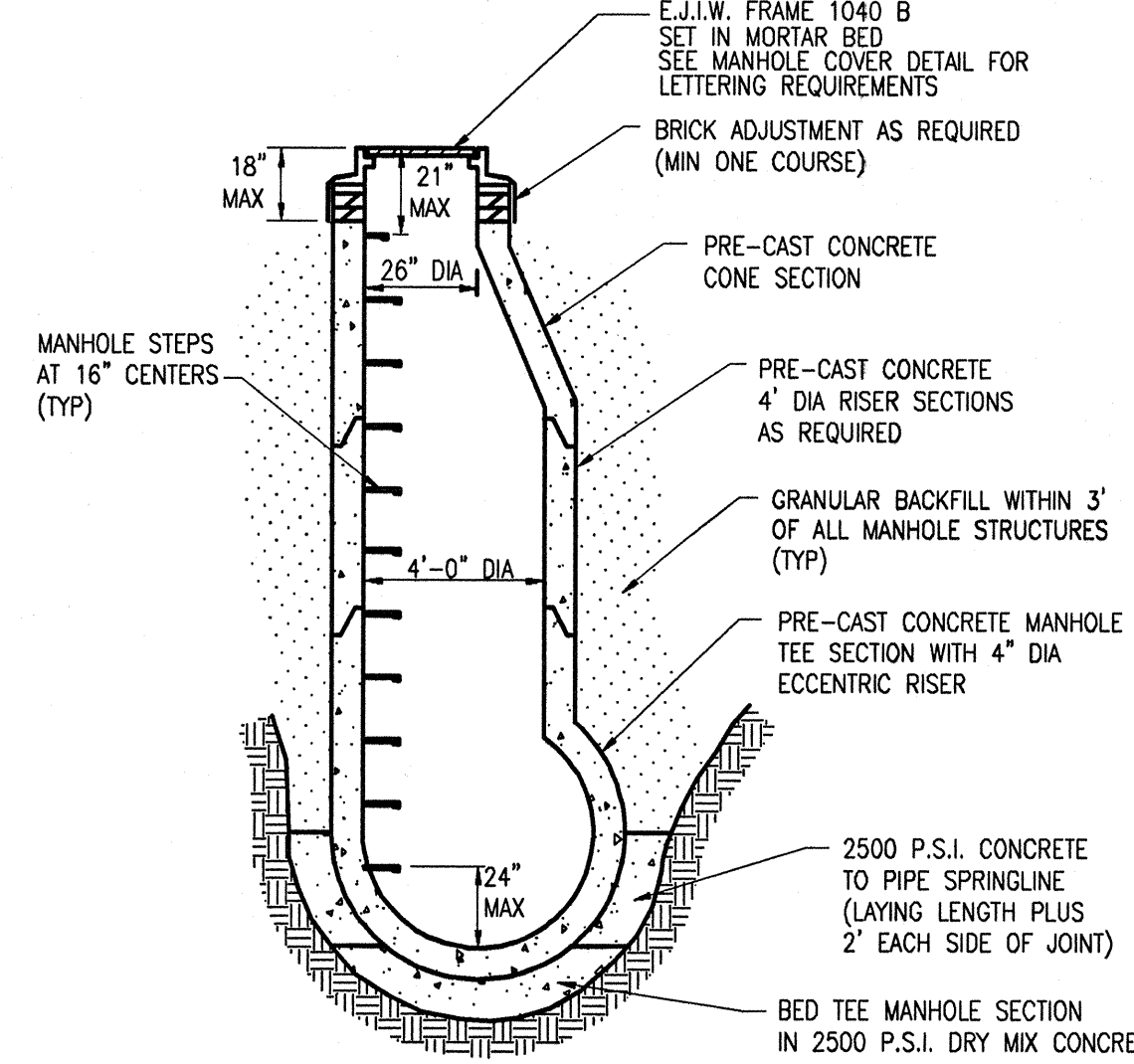


PRE-CAST MANHOLE

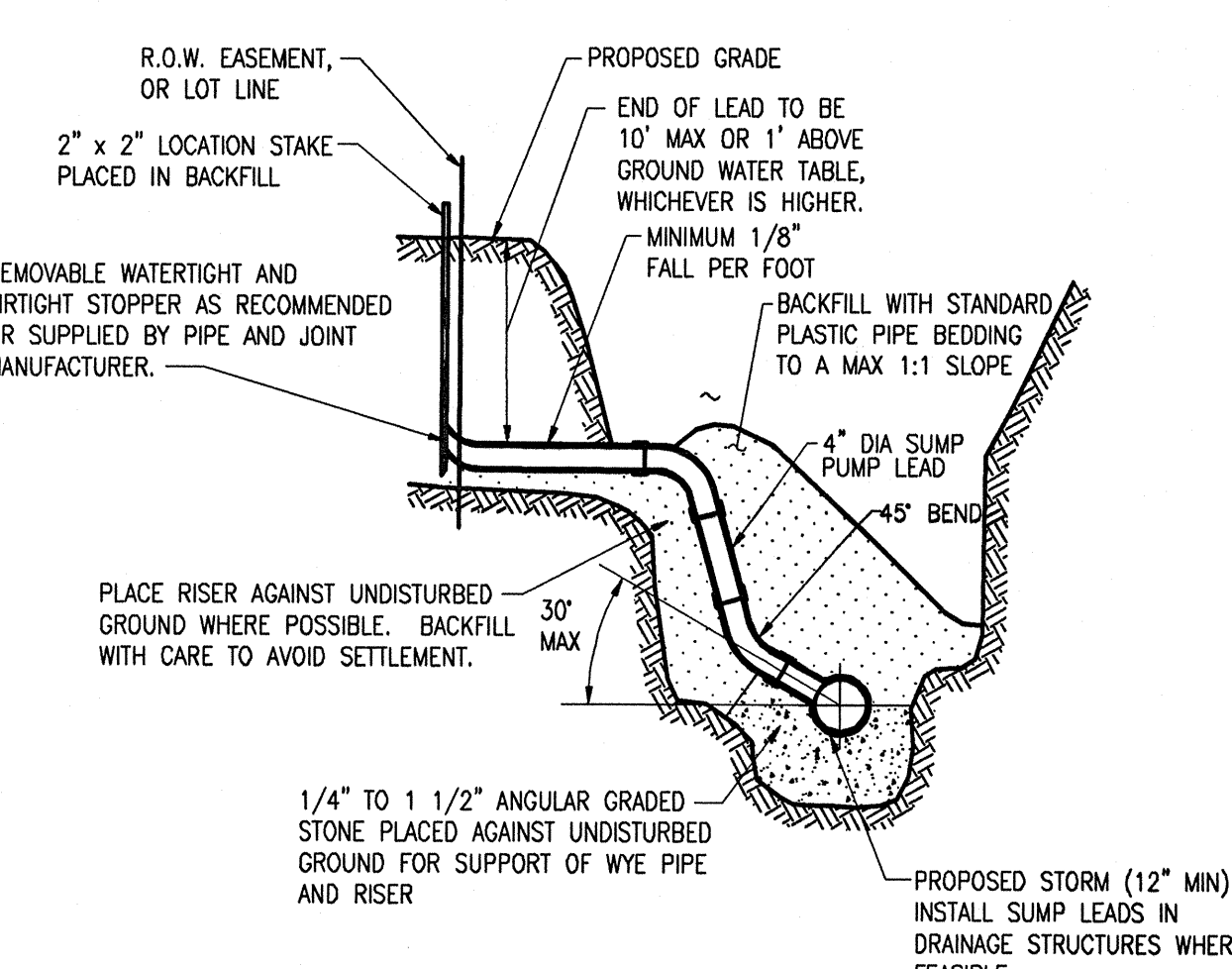
STANDARD MANHOLE DETAILS



BLOCK MANHOLE



PRE-CAST TEE MANHOLE DETAIL



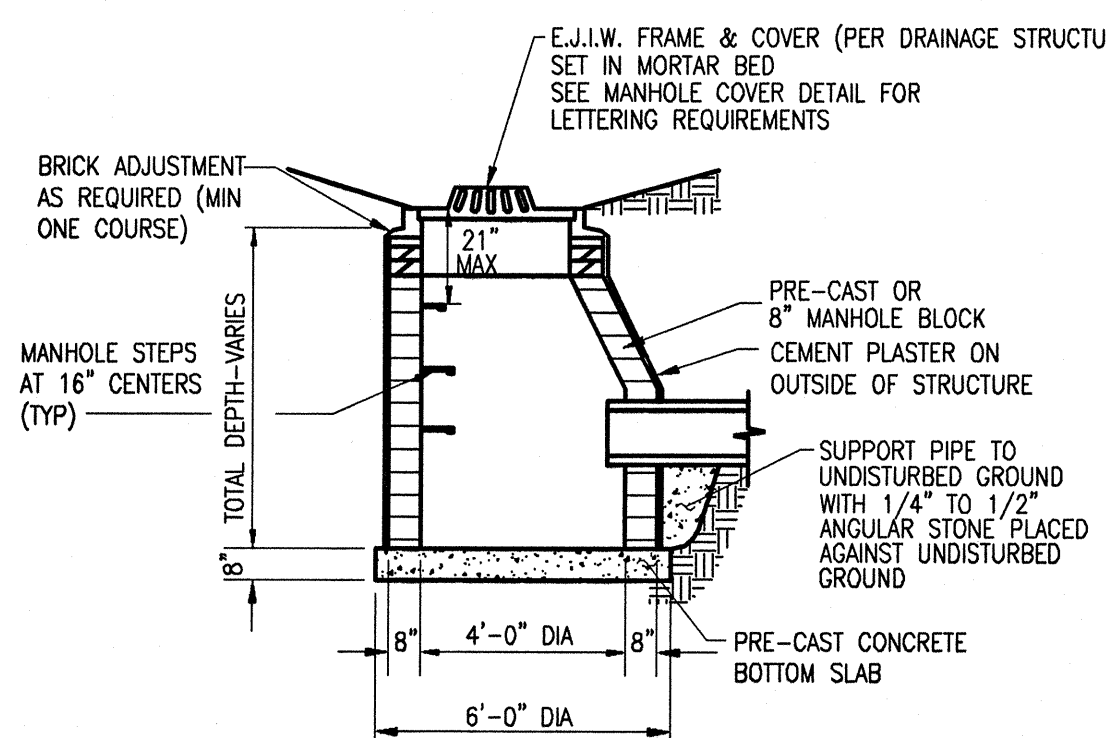
HOUSE LEAD DETAIL FOR 4" DIA PLASTIC SUMP PUMP LEADS

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

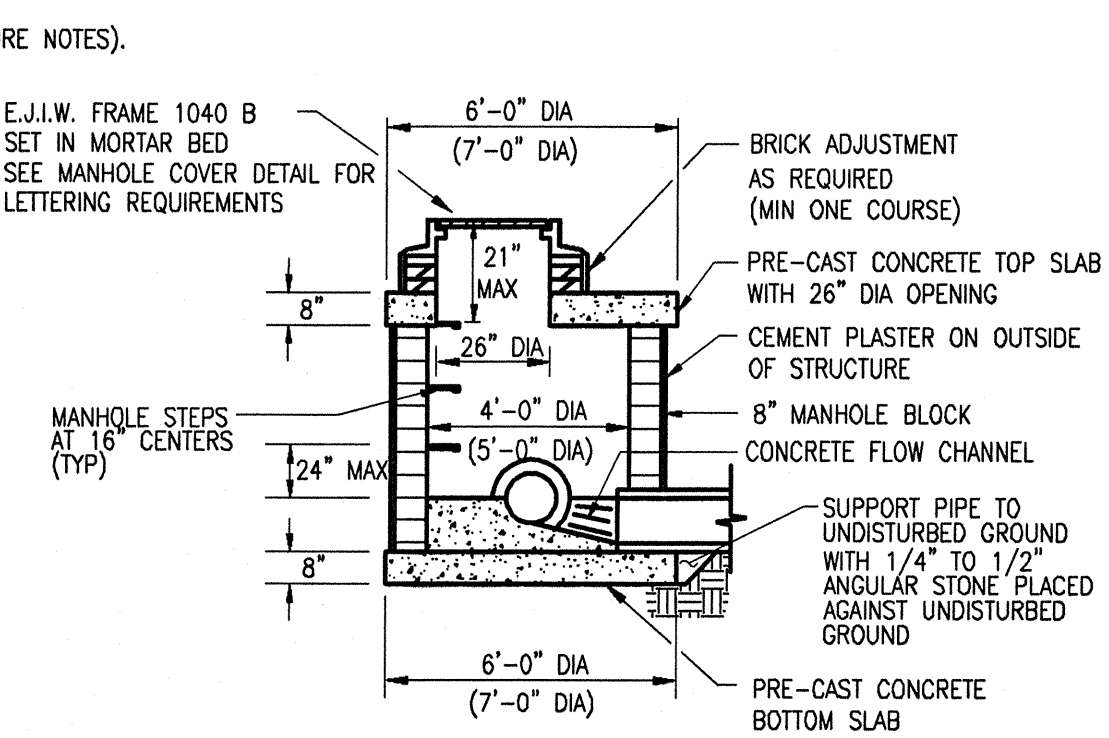
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CHARTER TOWNSHIP OF SUPERIOR.
 - A. TYPE AND CLASS OF PIPE SHALL BE AS SPECIFIED ON PLANS.
 - B. SAND BEDDING SHALL BE USED THROUGHOUT, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
 - C. ALL END SECTIONS 18" AND LARGER SHALL BE PROVIDED WITH A GALVANIZED BAR SCREEN.
- CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
 - A. NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 12" OF UNDISTURBED PRECAST STRUCTURE WALL BETWEEN PIPES (AS MEASURED BETWEEN OUTSIDE PIPE WALLS) OR WOULD REMOVE MORE THAN 40% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
 - B. STRUCTURES FOR SEWERS LARGER THAN 18" OR THOSE NOT MEETING THE OPENING REQUIREMENTS, MAY BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
 - C. OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER THE MANHOLE HAS BEEN CONSTRUCTED.
- ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
 - A. THE CONTRACTOR SHALL PROVIDE REINFORCED CONCRETE PIPE AS SPECIFIED ON THE PLANS.
 - B. ALL ROUND REINFORCED CONCRETE PIPE SHALL HAVE MODIFIED GROOVE TONGUE JOINTS WITH O-RING TYPE RUBBER GASKET, PER A.S.T.M. SPECIFICATIONS C443. ALL ELLIPTICAL CONCRETE PIPE SHALL HAVE GROOVE TONGUE JOINTS WITH BITUMINOUS (DEWITT #10) JOINT MATERIAL AND INSIDE MORTAR POINTING. ELLIPTICAL CONCRETE PIPE JOINTS SHALL ALSO BE WRAPPED PER A.S.T.M. SPECIFICATION C877 FOR EXTERNAL SEALING BANDS FOR NON-CIRCULAR CONCRETE PIPE.
 - C. THE INSIDE JOINT OF PIPE SIZES OVER 27" DIAMETER SHALL BE POINTED UP WITH MORTAR UPON COMPLETION OF BACKFILLING OPERATIONS.
 - D. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
 - E. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED WITH 1/4" TO 1/2" ANGULAR GRADED STONE FILL FROM UNDISTURBED EARTH TO SPRINGLINE OR WITH APPROVED CRUSHED AGGREGATE.

DRAINAGE STRUCTURE REQUIREMENTS:

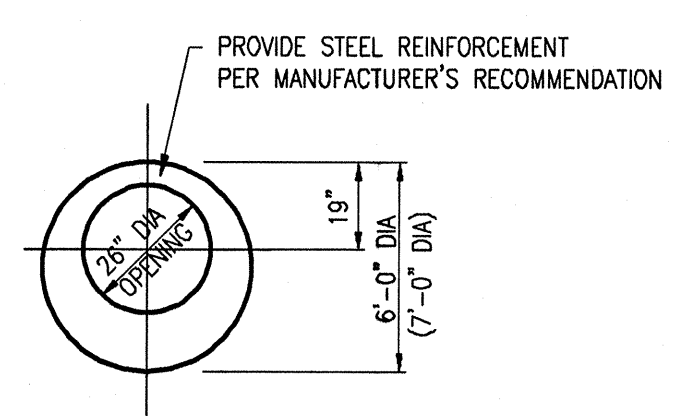
- ALL STRUCTURE(S) SHALL BE 4' IN DIAMETER UNLESS OTHERWISE INDICATED ON CONSTRUCTION DRAWINGS. 2' DIAMETER CATCH BASINS AND INLETS SHALL BE USED ONLY WITH PRIOR TOWNSHIP APPROVAL.
- MANHOLE STEPS SHALL BE STEEL, ENCASED WITH POLYPROPYLENE PLASTIC OR APPROVED EQUIVALENT TO M.A. INDUSTRIES, INC., PS-1 FOR BRICK, OR PS-1B FOR BLOCK, EAST JORDAN IRON WORKS 8503 (OR APPROVED EQUAL). MANHOLE STEPS AT 16" CENTERS.
- CATCH BASIN STEPS SHALL BE EAST JORDAN IRON WORKS 8502 PLASTIC COATED (OR APPROVED EQUAL).
- MANHOLE COVERS AND FRAMES SHALL BE EAST JORDAN IRON WORKS 1040, TYPE "B" COVER OR AS PER CONSTRUCTION DRAWINGS.
- CATCH BASIN AND INLET FRAME AND COVER SHALL BE:
 - A. EAST JORDAN IRON WORKS 5080, TYPE "M1" COVER WITH STRAIGHT FACE CURB AND GUTTER (OR AS APPROVED EQUAL).
 - B. EAST JORDAN IRON WORKS 5080, TYPE "M1" COVER WITH MOUNTABLE CURB AND GUTTER AND INTEGRAL CURB AND GUTTER (OR AS APPROVED EQUAL).
 - C. EAST JORDAN IRON WORKS 1040, TYPE "O2" COVER (BEEHIVE) TO BE USED ON OPEN DITCHES AND SWALES, REAR YARD CATCH BASIN (OR AS APPROVED EQUAL). IF WITHIN 8' OF ROAD, TYPE "N" COVER (LOW BEEHIVE) SHALL BE USED.
 - D. FRAMES SHALL BE SET IN FULL BED OF MORTAR AND THE SIDE SHALL BE OVERLAPPED TO PREVENT LEAKAGE.
- A PROPER CHANNEL SHALL BE CONSTRUCTED WITHIN THE EXISTING MANHOLE OR OTHER STRUCTURE AT WHICH THE CONNECTION IS TO BE MADE TO DIRECT THE FLOW TO THE EXISTING OUTLET IN A MANNER WHICH WILL TEND TO CREATE THE LEAST AMOUNT OF TURBULENCE. THE CHANNEL SHALL BE CONSTRUCTED TO THE SAME SIZE AS THE INSIDE DIAMETER OF THE EXISTING PIPES, AND SHALL BE BUILT TO HEIGHT OF 1/3 THE EXISTING PIPE DIAMETER WITH A MINIMUM OF 2% SLOPE ON THE BENCHES.
- STANDARD BRICK ADJUSTMENT: MINIMUM OF ONE COURSE AND A MAXIMUM OF 5 COURSES OF BRICK.
 - A. ALL BRICKS AND BLOCKS USED FOR ADJUSTMENT SHALL BE CONCRETE.
 - B. BLOCK USED FOR STANDARD CATCH BASINS AND MANHOLES SHALL BE 8" (FOR 0'-15" DEEP) AND 12" (FOR 15'-25" DEEP). BLOCK USED FOR 2' DIAMETER INLETS AND CATCH BASINS SHALL BE 6".
 - C. PRECAST REINFORCED CONCRETE SECTION AS MINIMUM SHALL CONFORM TO A.S.T.M. C-478.
 - D. CONCRETE BASE FOR MANHOLE, CATCH BASIN, AND INLET SHALL BE MDOT GRADE 30P (MIN), 8" THICK, 3000 P.SI.
- PLASTER ALL OUTSIDE MASONRY SURFACES WITH 1:2 1/2 MASONRY CEMENT (TYPE II) 1/2" THICK.
- WHEN TAPPING INTO AN EXISTING STRUCTURE A BRICK COLLAR SHALL BE PLACED 12" THICK AROUND THE PIPE AND EXTENDED 12" BEYOND THE OPENING. IF PRE-CAST SECTION IS TAPPED, BEND MESH AND USE AS REINFORCEMENT WITH BRICK COLLAR.
- ALL PRECAST RISER(S) SHALL BE PLACED IN A FULL BED OR MORTAR. ALL JOINTS & LIFTHOLES SHALL BE POINTED UP WITH MORTAR ON THE OUTSIDE AND INSIDE.
- HINGED BAR GRATES WILL BE REQUIRED FOR HEADWALLS PER W.C.D.C. AND/OR MDOT STANDARDS, WHICHEVER IS STRICTER.
 - A. ALL VERTICAL AND HORIZONTAL BARS SHALL BE TACK-WELDED TO THE ANGLE FRAME.
 - B. THE BAR GRATE SCREEN SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IS COMPLETE.



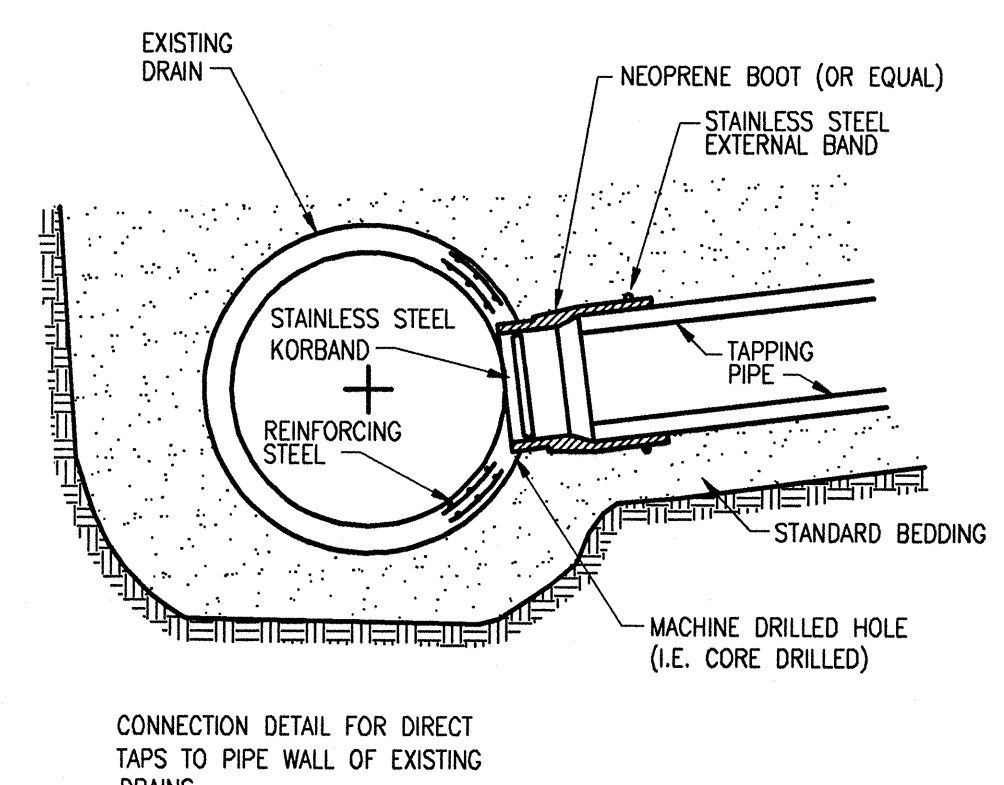
CATCH BASIN DETAIL



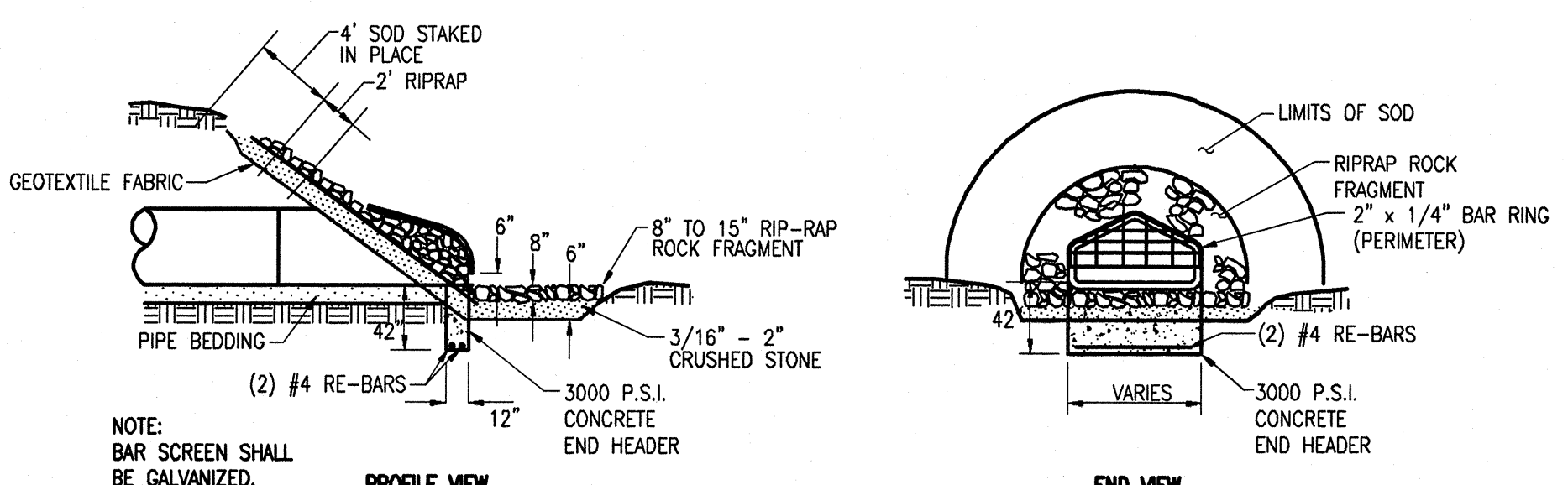
LOW HEAD MANHOLE AND CATCH BASIN DETAIL



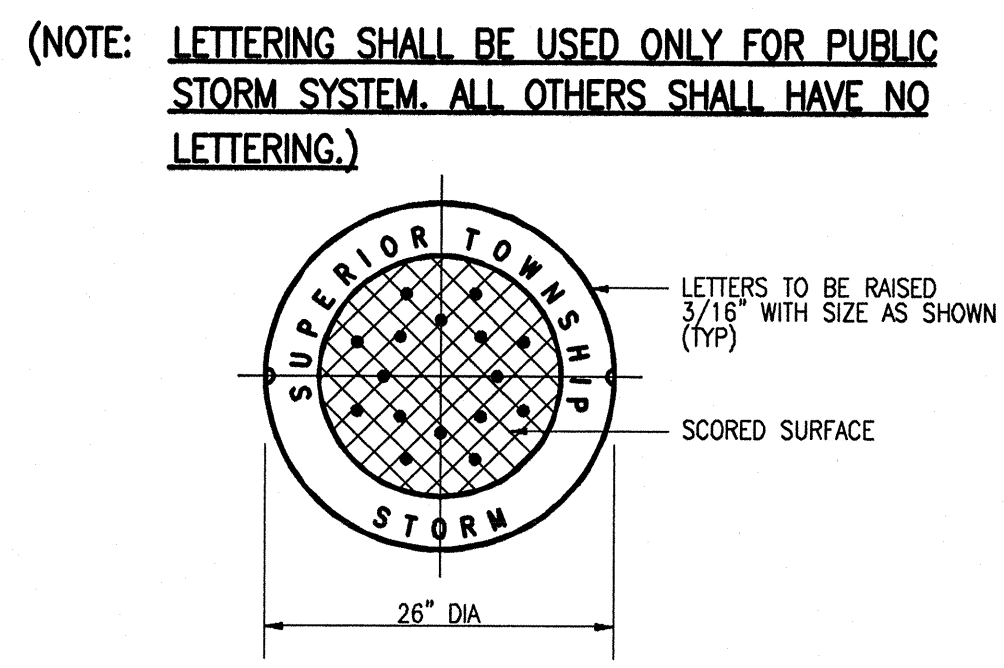
PRE-CAST CONCRETE TOP SLAB DETAIL, 8" THICK



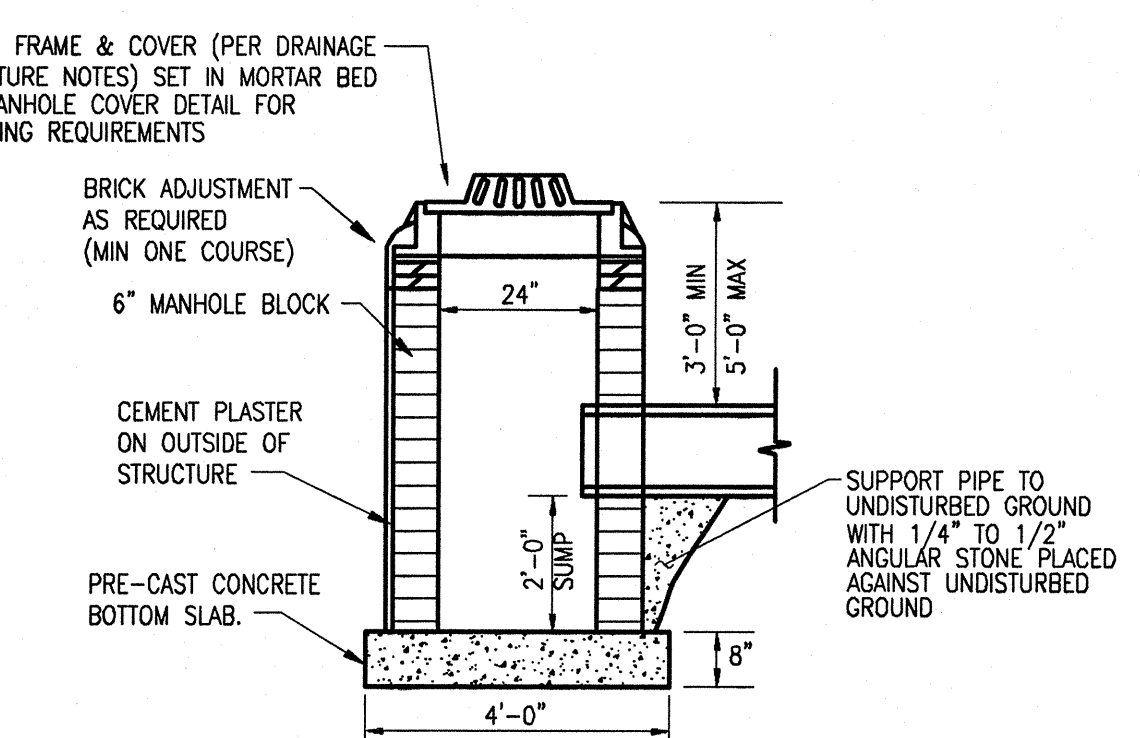
KOR-N-TEE TAP FOR CONCRETE PIPE



END SECTION AND BAR SCREEN DETAIL

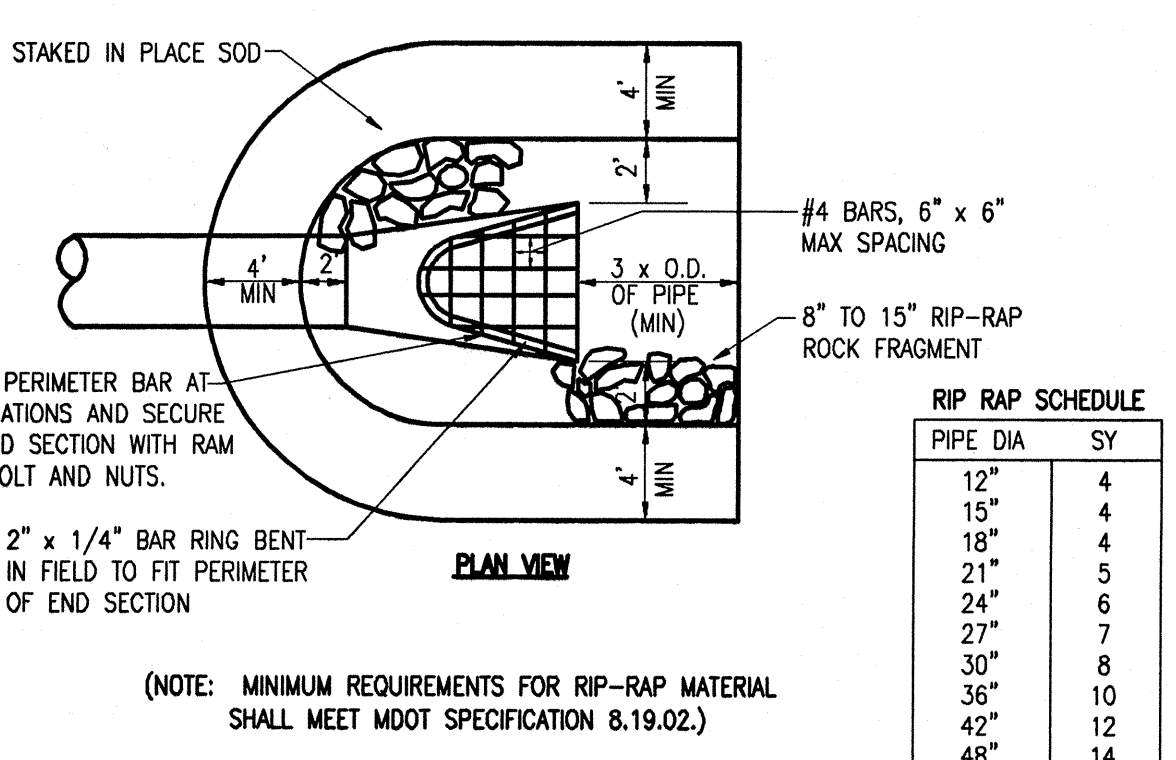


CAST IRON MANHOLE COVER E.J.I.W. 1040



2" DIA CATCH BASIN DETAIL

(NOTE: 2" DIA CATCH BASIN SHALL NOT BE USED UNLESS PRIOR APPROVAL IS OBTAINED FROM TOWNSHIP ENGINEER.)



2" DIA INLET DETAIL

PIPE DIA	SY
12"	4
15"	4
18"	4
21"	5
24"	6
27"	7
30"	8
36"	10
42"	12
48"	14

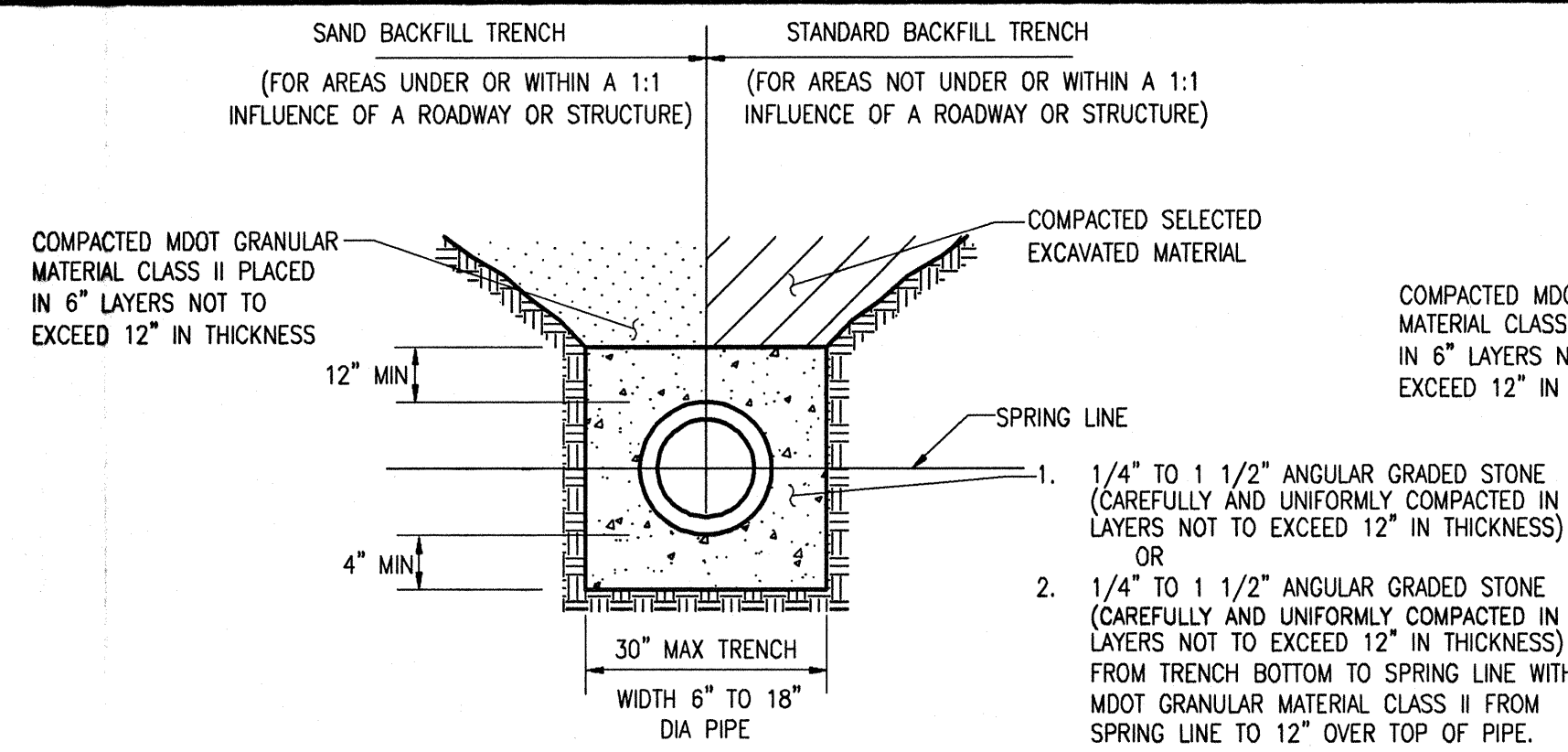
CLIENT: CHARTER TOWNSHIP OF SUPERIOR

SEC. DRAWN: NP/DK
CHK: DLG/JGL
COUNTY: WASHTENAW
STATE: MICHIGAN
APP: DATE: OCT 2003

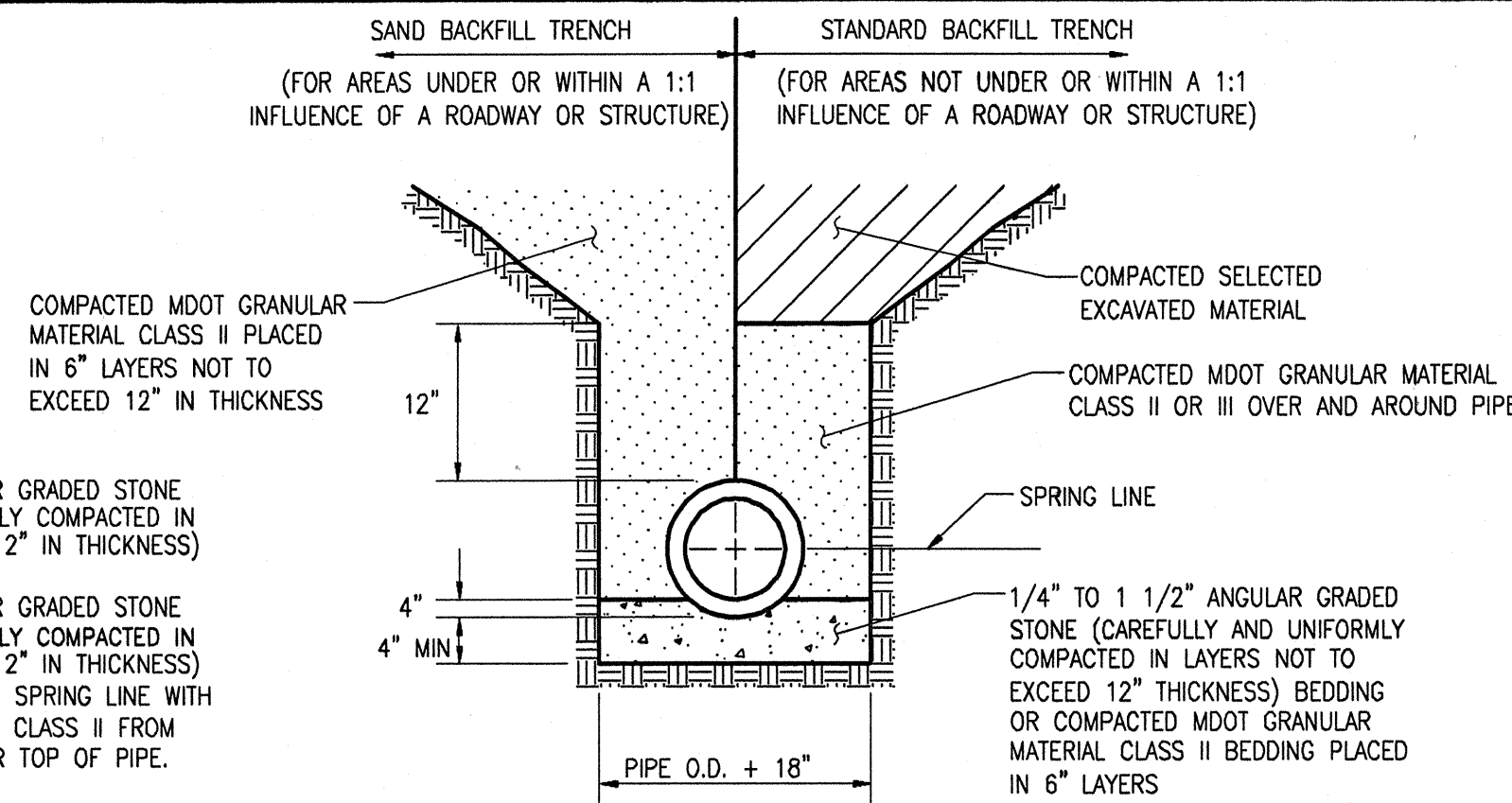
ORCHARD, HILTY & McCLEMENT, INC.
3405 Schwanitz Road
Livonia, MI 48150
(734) 922-4171
(734) 922-4427 Fax

CHARTER TOWNSHIP OF SUPERIOR
STANDARD STORM SEWER DETAILS

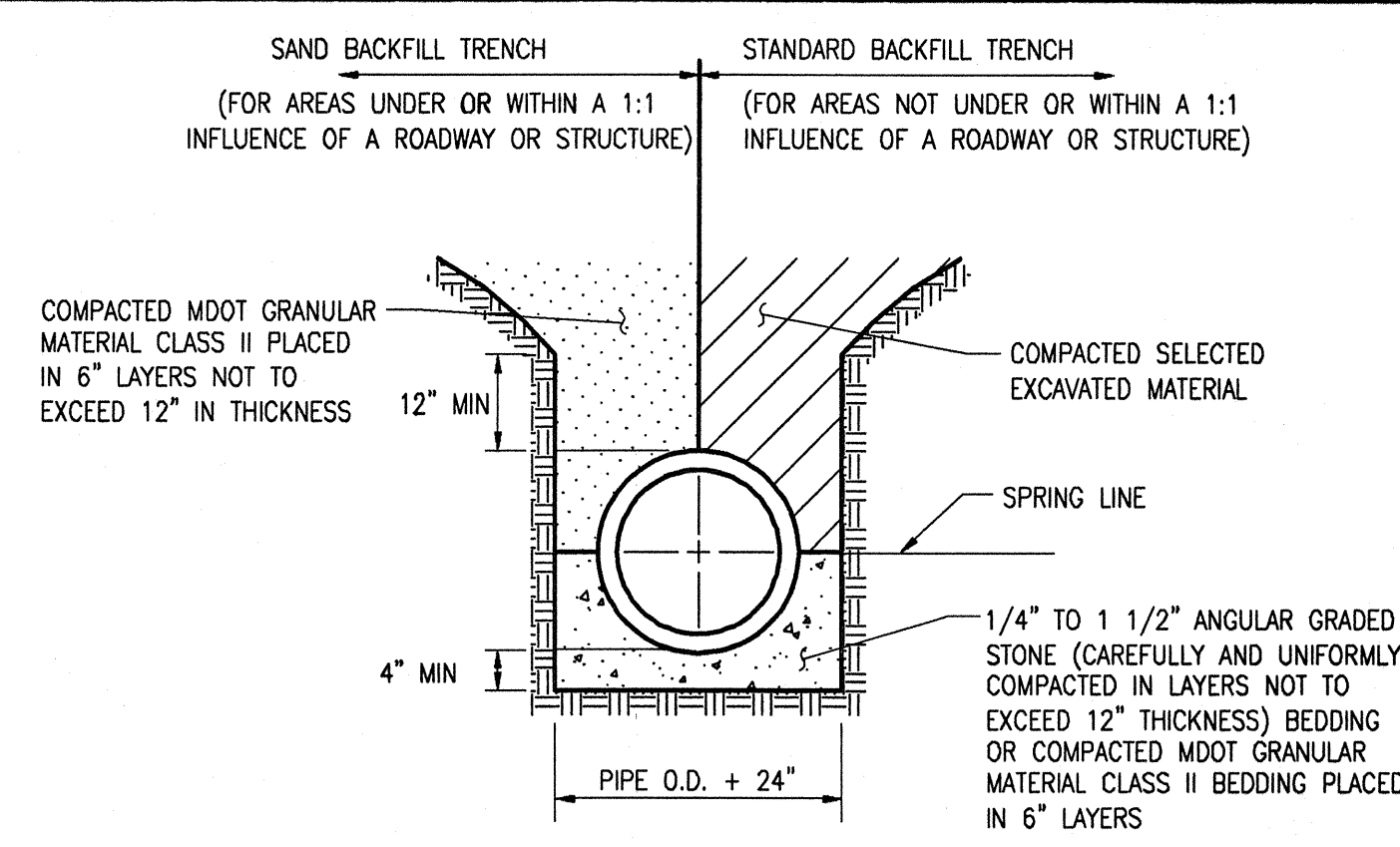
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SHEET: 1 OF 2



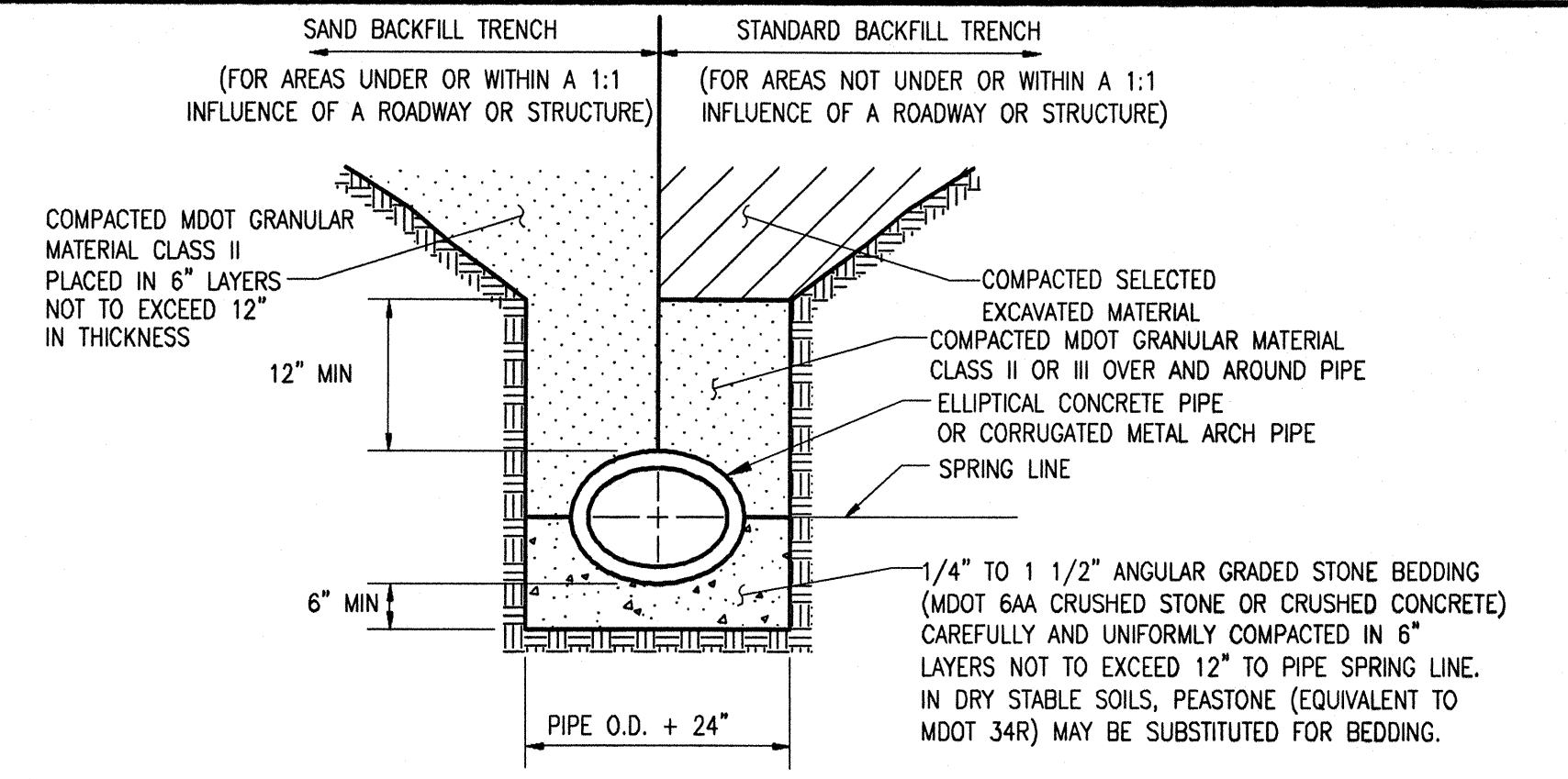
BEDDING AND TRENCH BACKFILL DETAIL FOR 18" DIAMETER AND SMALLER PIPE (PVC SOLID WALL, AND TRUSS PIPE)



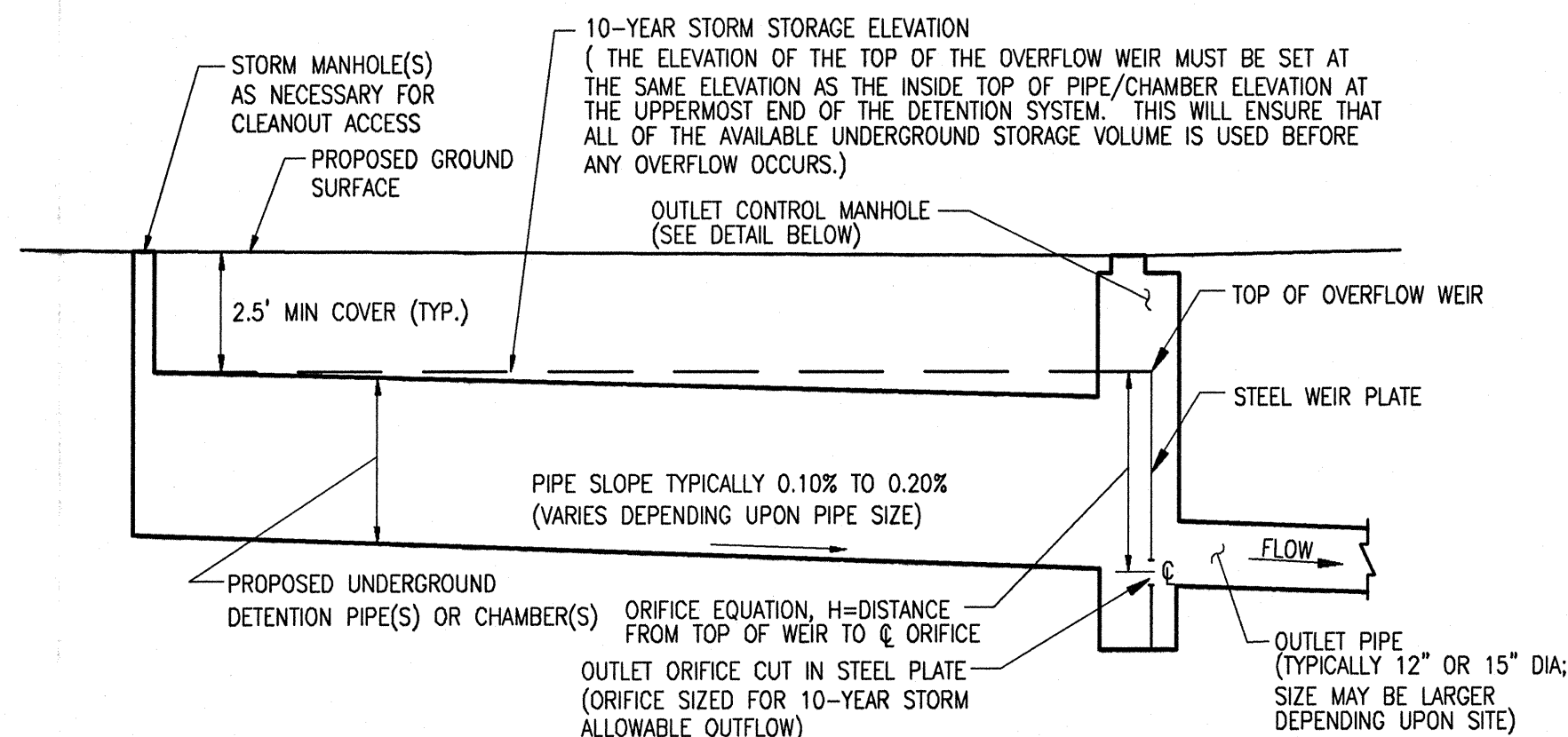
BEDDING AND TRENCH BACKFILL DETAIL FOR 24" DIAMETER AND SMALLER PIPE



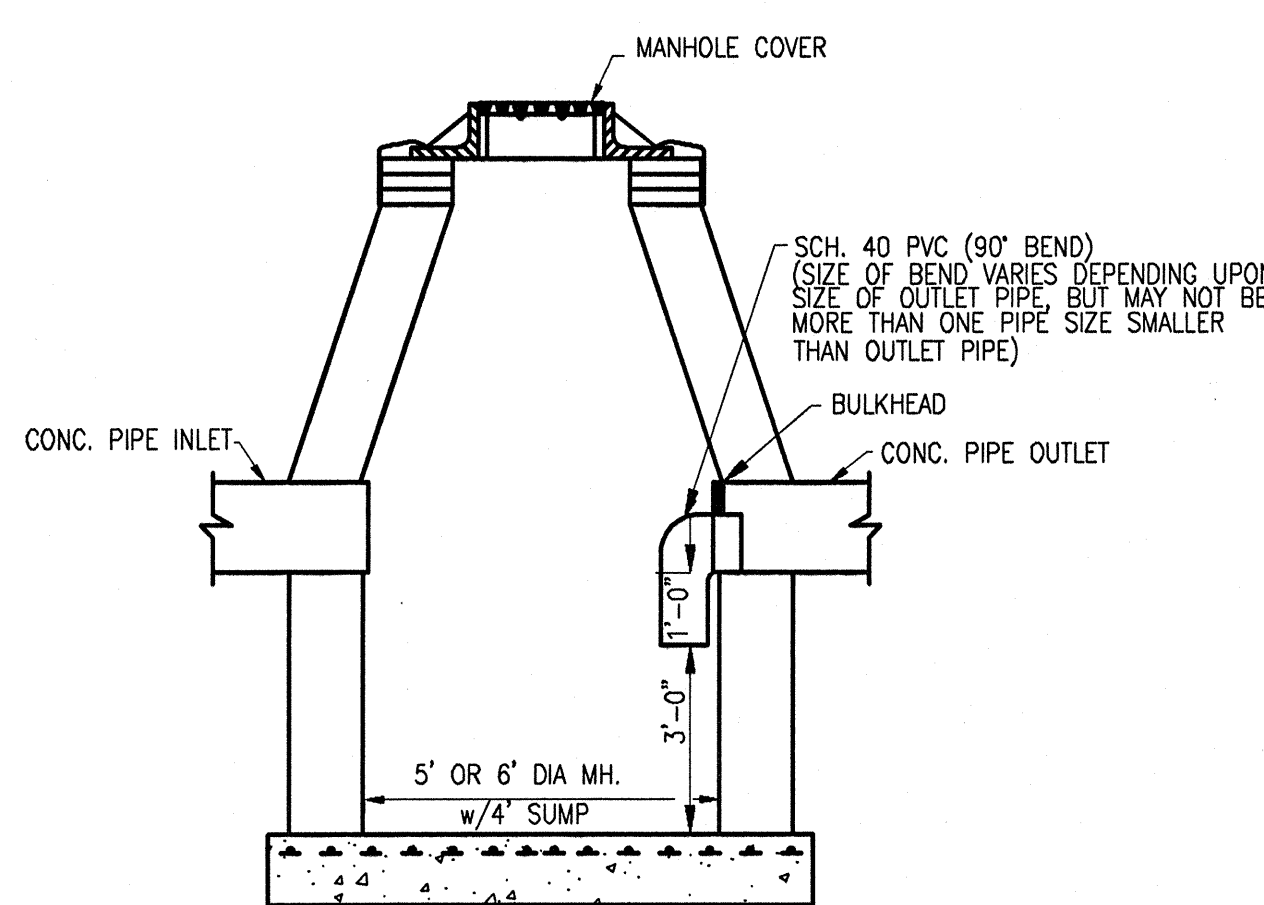
BEDDING AND TRENCH BACKFILL DETAIL FOR 27" DIAMETER AND LARGER PIPE



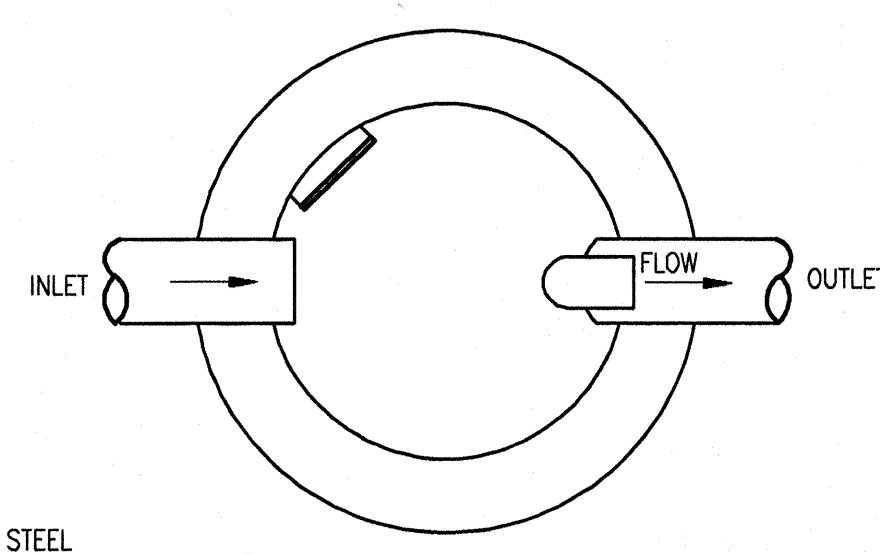
BEDDING AND TRENCH BACKFILL DETAIL FOR ELLIPTICAL CONCRETE PIPE OR CORRUGATED METAL ARCH PIPE



DETENTION SYSTEM PROFILE

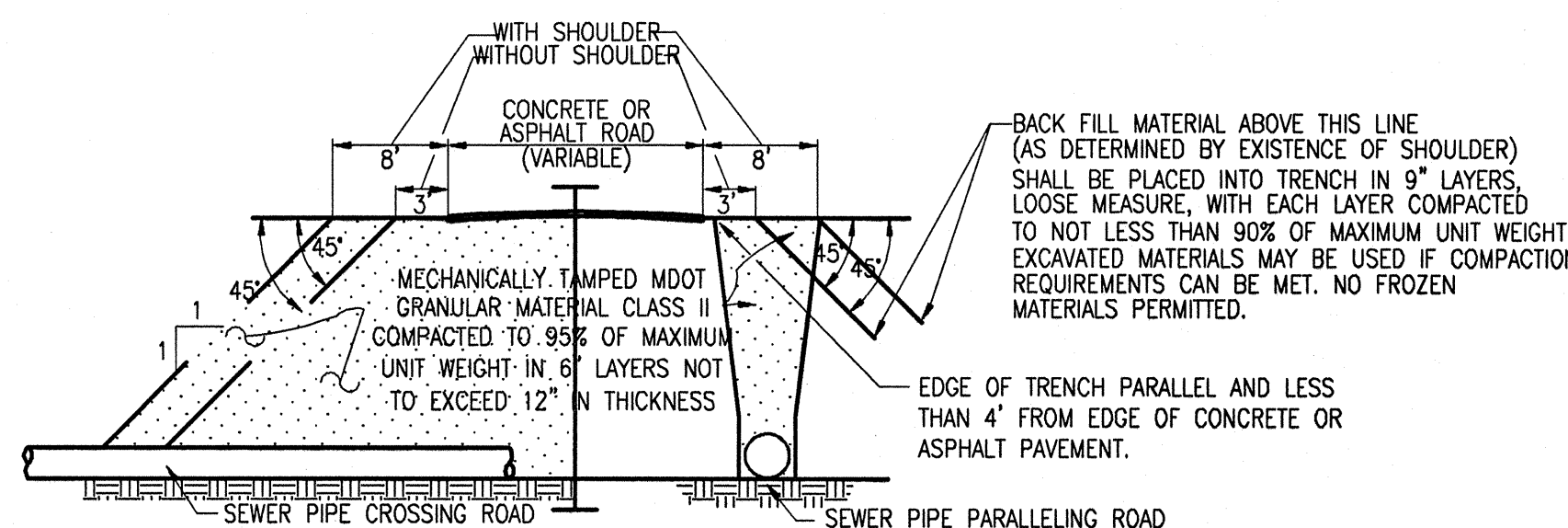


SIDE VIEW

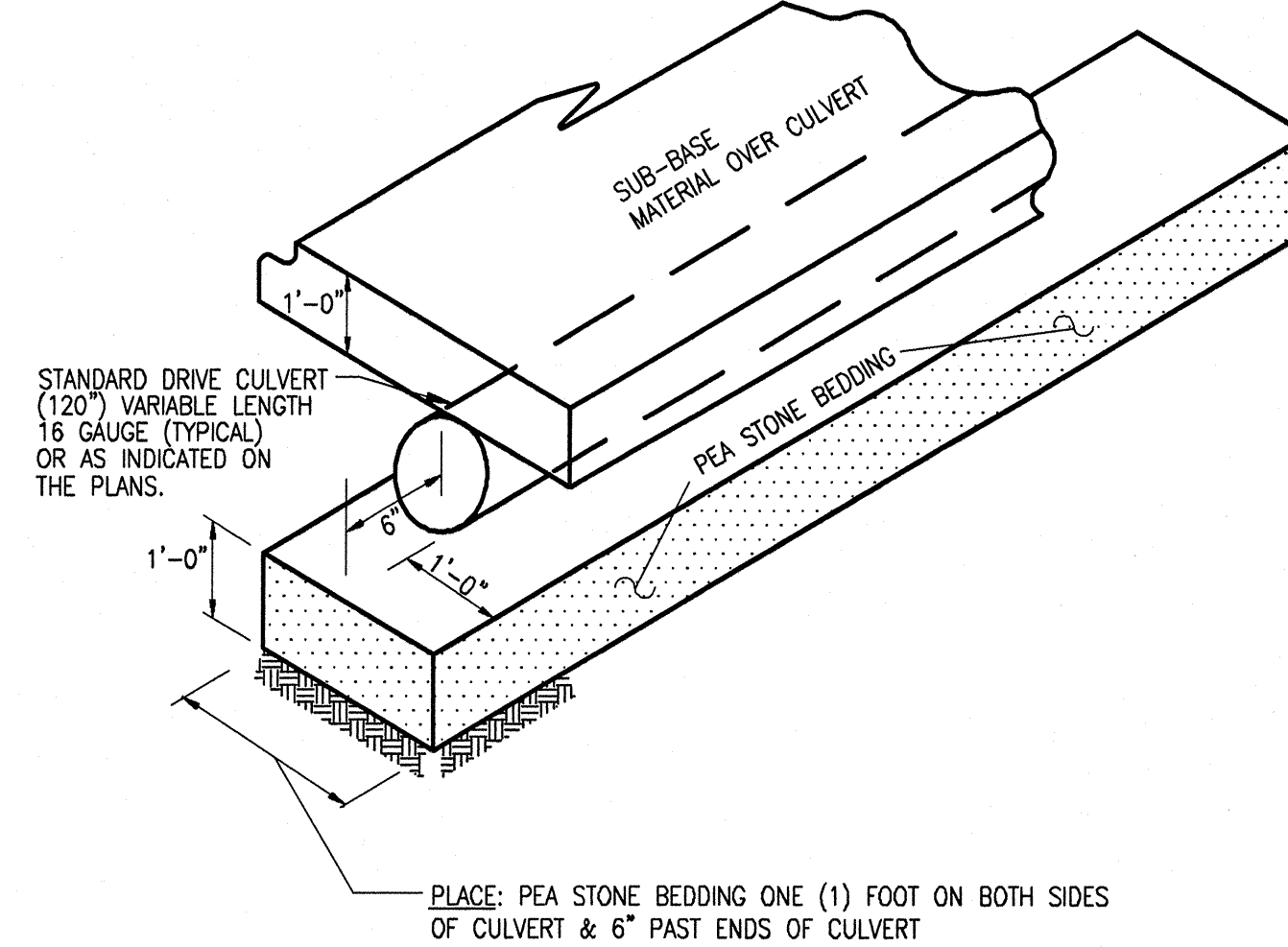


PLAN VIEW

OIL/GAS SEPARATOR PLACEMENT DETAIL FOR 18" DIAMETER AND SMALLER OUTLET PIPE (FOR OUTLET PIPES LARGER THAN 18" IN DIAMETER, AN ALTERNATE DESIGN MUST BE APPROVED BY THE TOWNSHIP ENGINEER)



SAND OR GRAVEL BACKFILL DETAILS FOR SEWERS UNDER CONCRETE OR ASPHALT PAVEMENTS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS



DRIVE CULVERT BEDDING DETAIL

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

- PIPE BEDDING AND BACKFILLING:**

BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW PIPE, UNLESS OTHERWISE NOTED ON CONSTRUCTION PLANS. BEDDING SHALL BE UNIFORM IN GRADE. HOWEVER, IF THE EXISTING NATIVE SOILS MEET THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN STORM SEWER MAY BE LAID DIRECTLY ON COMPACTED NATIVE SUBGRADE SOILS.

BACKFILL SHALL BE COMPACTED ABOVE PIPE OR AS INDICATED ON CONSTRUCTION DRAWINGS. TRENCH BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS LARGER THAN 3" IN SIZE. BACKFILL SHALL BE RAMPED INTO TRENCH AND COMPACTED WITH A SMALL DOZER OR OTHER, APPROVED METHODS. WHERE TRENCH IS WITHIN A 1:1 INFLUENCE OF STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS, SAND BACKFILL SHALL BE USED WHICH SHALL CONSIST OF MDOT GRANULAR MATERIAL CLASS II OR III COMPACTED IN 6" LAYERS NOT TO EXCEED 12" TO A DENSITY OF 95% AS DETERMINED BY AASHTO 199. ALL BACKFILL PLACED WITHIN A 1:1 INFLUENCE OF STRUCTURES SHALL BE APPROVED SAND, PLACED IN 1" LAYERS AND COMPACTED. NO FROZEN MATERIAL SHALL BE BURIED MORE THAN 4" BELOW THE FINAL ELEVATION OF THE GROUND.

TRENCHES WHICH ARE TO BE LEFT OPEN OVERNIGHT SHALL BE ENCLOSED WITH SUITABLE FENCING AND LIGHTED BARRICADES, UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.
- SUMP PUMP LEAD REQUIREMENTS:**

ALL SUMP PUMP LEADS CONNECTED TO A DRAIN SHALL BE PRE-MANUFACTURED.

SUMP PUMP MAINS AND LEADS SHALL BE A SDR 35, NON-PERFORATED, SOLID WALL, PVC, ARMOCO TRUSS PIPE, OR APPROVED EQUAL, WITH PREMIUM JOINTS.

TAPS TO 12" STORM SEWER SHALL BE MADE WITH A FERNCO EZ TAP OR APPROVED EQUAL. TAPS TO OTHER SIZE STORM SEWER SHALL BE MADE WITH A ROMAC SADDLE, KOR-N-TEE, LATERAL CONNECTOR FOR CONCRETE PIPE, OR APPROVED EQUAL.

ENDS OF ALL 4" SUMP PUMP LEADS SHALL BE TEMPORARILY CAPPED AND THEIR LOCATION STAKED, WITNESSED AND RECORDED.

ALL SUMP PUMP LEADS TO BE TAKEN TO THE PROPERTY LINE, EASEMENT LINE OR AS INDICATED ON THE PLAN.

SUMP PUMP CLEANOUTS SHALL BE A MINIMUM INSIDE DIAMETER OF 24" AND BE CONSTRUCTED AT CHANGES OF ALIGNMENT, ENDS OF SUMP PUMP MAINS OR AS INDICATED ON THE PLAN.
- RESTORATION REQUIREMENTS:**

ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED AS FOLLOWS, UNLESS OTHERWISE NOTED ON CONSTRUCTION DRAWINGS:

FINISH GRADE

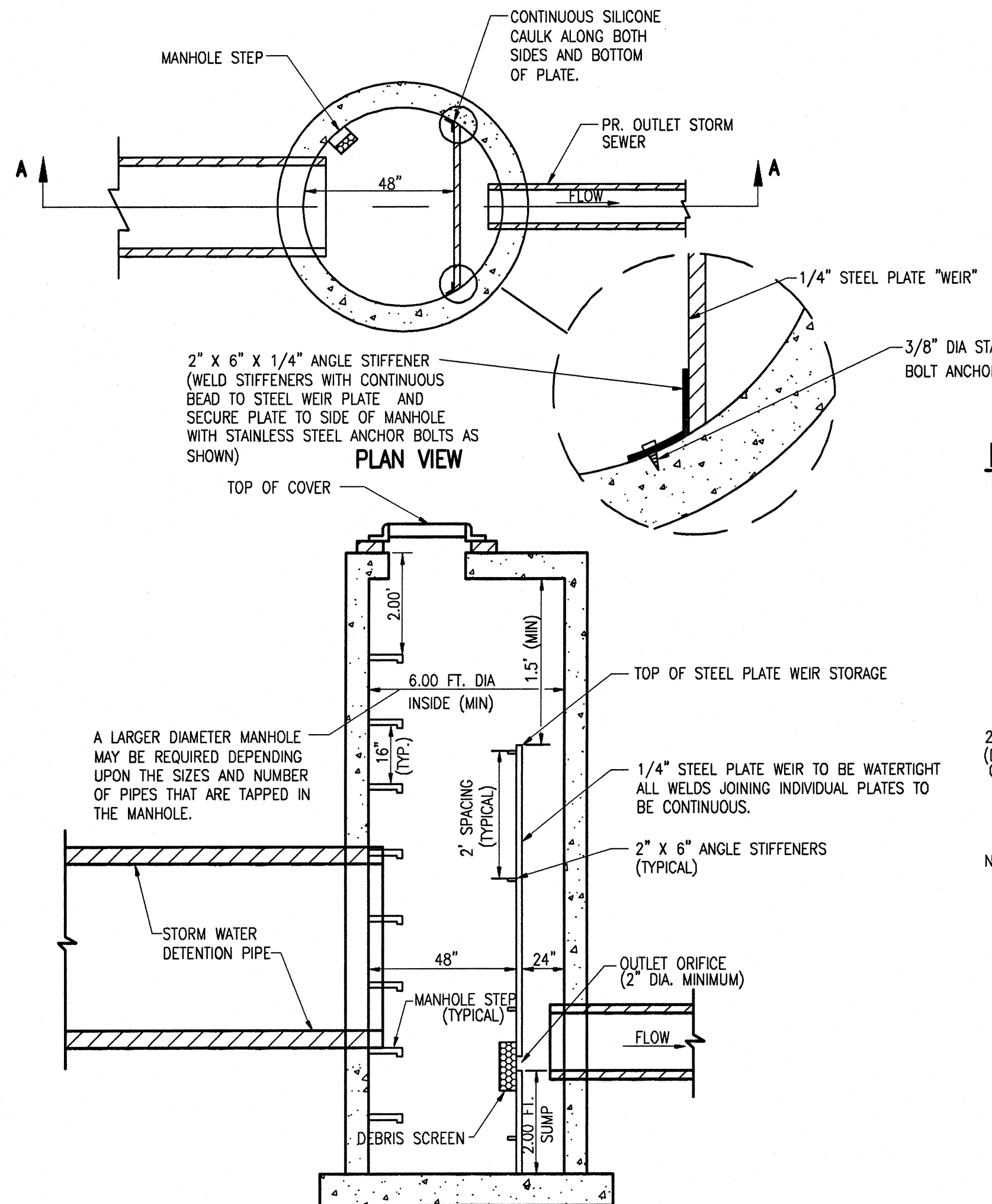
PLACE 3" THICKNESS OF "QUALITY" TOPSOIL ACCEPTABLE TO THE ENGINEER.

APPLY SOD OR SEED AND FERTILIZER AS FOLLOWS:

LOCATION	SODDING/ SEEDING REQUIREMENTS	FERTILIZER REQUIREMENT
SLOPES & DITCH BANKS, ETC.	MDOT "ROADSIDE" MIX (50% PERENNIAL RYE, 15% KENTUCKY BLUE, 35% RED FESCUE) APPLIED AT 100 LBS/ACRE	240 LBS/ACRE OF CHEMICAL FERTILIZER NUTRIENTS IN EQUAL PROPORTIONS OF NITROGEN, PHOSPHORIC ACID AND POTASH. (MUST BE A SLOW-RELEASE FERTILIZATION)
OTHER AREAS	MDOT "CLASS A" MIX (30% PERENNIAL RYE, 30% KENTUCKY BLUE, 40% RED FESCUE) APPLIED AT 100 LBS/ACRE	240 LBS/ACRE OF CHEMICAL FERTILIZER NUTRIENTS IN EQUAL PROPORTIONS OF NITROGEN, PHOSPHORIC ACID AND POTASH. (MUST BE A SLOW-RELEASE FERTILIZATION)
DITCH BOTTOMS, SLOPES EXCEEDING 3:1, AND AT STRUCTURES	3" TOPSOIL WITH CLASS A SOD	

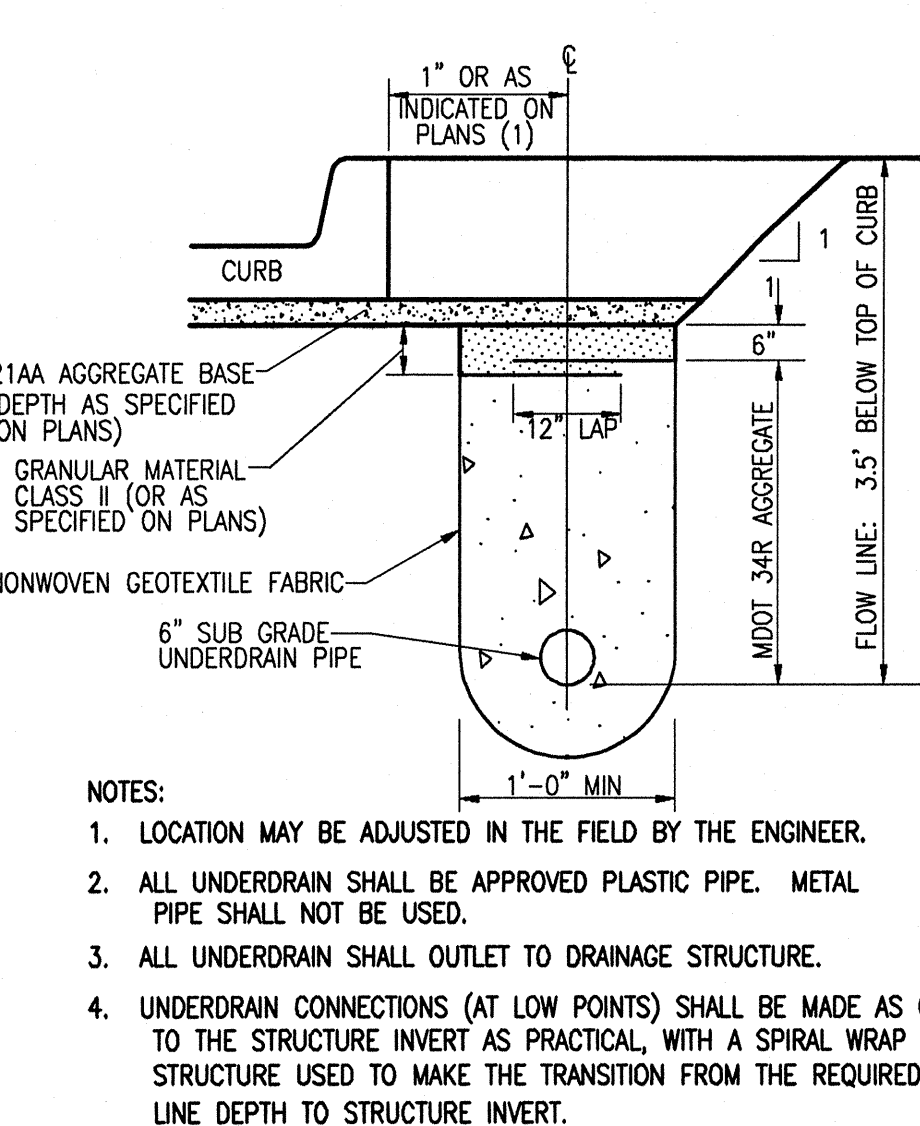
APPLY STRAW MULCH AT THE RATE OF 2-3 BALES/1000 SQUARE FEET.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THE GROWTH OF ALL SEEDED AREAS, AND SHALL RE-SEED AS NECESSARY TO ACCOMPLISH THIS.



SECTION A-A 6 FT. DIA OUTLET MANHOLE

TYPICAL UNDERGROUND DETENTION AND OUTLET MANHOLE DETAILS



SUBGRADE UNDERDRAIN, 6"

CLIENT: CHARTER TOWNSHIP OF SUPERIOR

SEC. DRAWN: NP/DK
CHK: DLG/JGL
COUNTY: WASHTENAW
STATE: MICHIGAN
APP: DATE: OCT 2003

ORCHARD, HILTZ & McCLEMENT, INC.
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CHARTER TOWNSHIP OF SUPERIOR
STANDARD STORM SEWER DETAILS

SCALE: NONE
JOB NO: 140-02-0281
FILE NAME: SUPSTM-2
SHEET: 2 OF 2