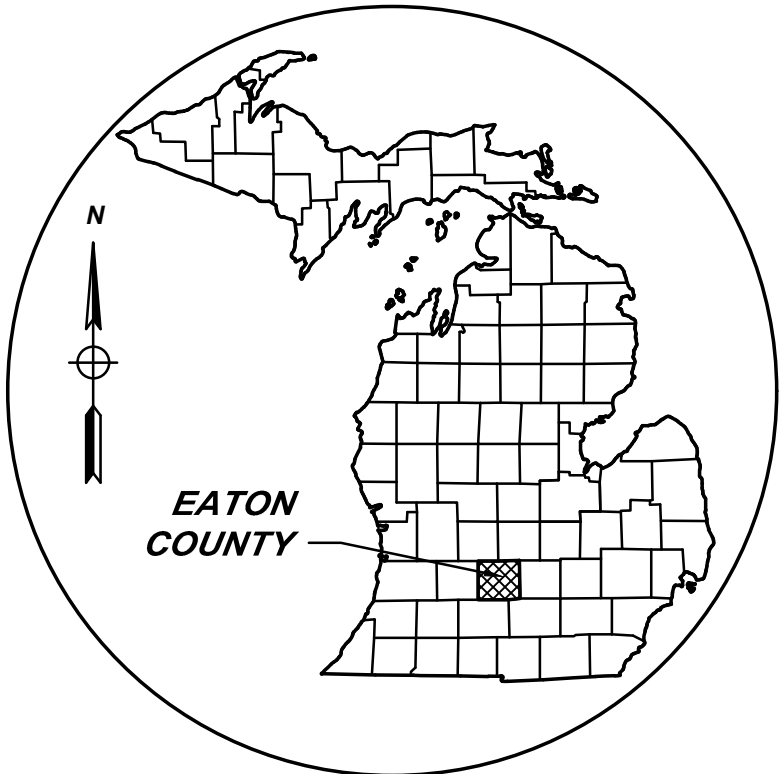
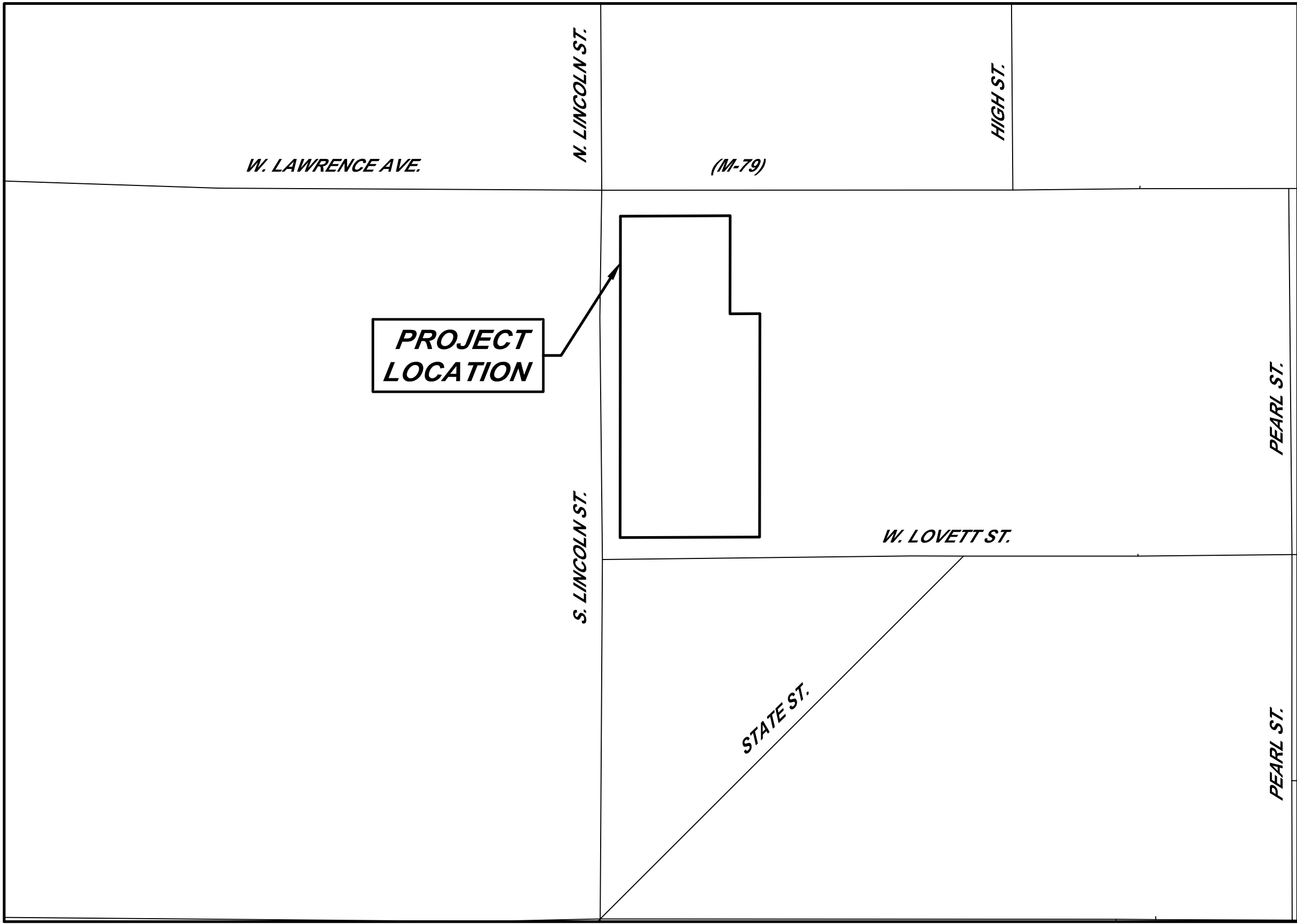


NEW HUTSON FACILITY  
HUTSON, INC.

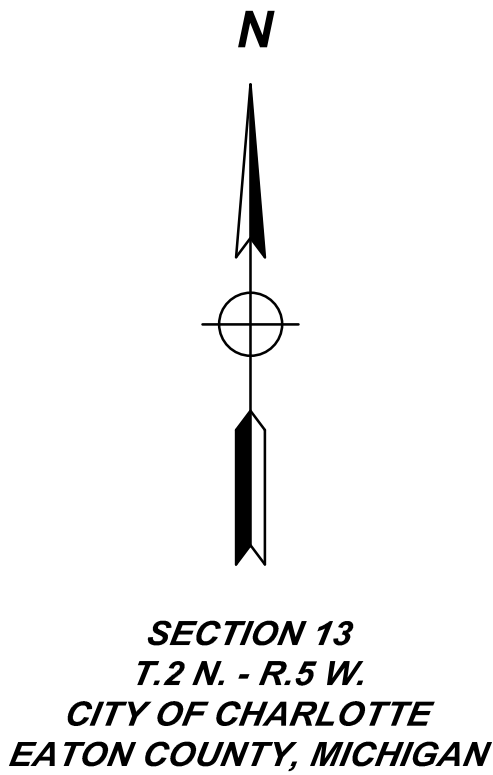
URBAN FABRIC, PLLC  
P.O. BOX 888  
MURRAY, KY 42071  
TELE: 270-761-5674




AREA MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



PLAN INDEX		
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MTS		REVISIONS PER CITY ZONING REVIEW	11/17/22
MTS		REVISIONS PER CITY CHECKLIST	10/28/22
MTS		WATER REVISION PER CITY COMMENTS	10/19/22
BY	MARK	REVISIONS	DATE
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URBAN FABRIC, PLLC P.O. BOX 888 MURRAY, KY 42071			
TITLE SHEET HUTSON, INC. W. LAWRENCE AVE CHARLOTTE, MI 48813			
		LANSING OFFICE 416 N. Homer St. Suite 109 Lansing, MI 48912 Tel. 517-325-9977 www.SpicerGroup.com	
DE. BY: MTS	CH. BY: BMB	PROJECT NO.	
DR. BY: MTS	APP. BY:	132040SG2022	
STDs.		SHEET 1 OF 13	C
DATE	October 5, 2022	FILE NO.	JD-1839 1
SCALE	N/A		1

GENERAL NOTES

NO WORK SHALL BE PERFORMED BEFORE 7:00 AM OR AFTER 7:00 PM MONDAY THROUGH SATURDAY. NO WORK SHALL HAPPEN ON SUNDAYS OR HOLIDAYS. UNLESS AUTHORIZED BY THE OWNER.

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO START OF CONSTRUCTION, CONSTRUCTION STAKING AND INSPECTION.

CONTRACTOR TO PROVIDE DUST CONTROL AND SWEEP ROADS DAILY.

ALL EXCAVATED MATERIAL NOT TO BE REUSED OR DISPOSED OF ON SITE SHALL BE REMOVED FROM SITE. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING MATERIALS ACCORDING TO LOCAL AND STATE REQUIREMENTS.

UNDERGROUND UTILITIES/MISS DIG  
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 174, 2013, THE CONTRACTOR SHALL DIAL 1-800-482-7171 OR 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

THE EXISTING UTILITIES ON THESE DRAWINGS HAVE BEEN SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND SHALL NOTIFY THE ENGINEER AS TO WHERE POSSIBLE CONFLICT EXISTS.

ALL CONSTRUCTION UNDER EXISTING UTILITIES, INCLUDING HOUSE SERVICES, SHALL BE COMPLETELY BACKFILLED WITH SAND, IN 12" LAYERS, AND COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT.

ANY UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE SUPPORTED, PER THE SPECIFICATIONS OF THE INDIVIDUAL UTILITY COMPANY CLAIMING OWNERSHIP OF THE UTILITY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES  
APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTH-DISTURBING ACTIVITIES. PLACE TURF ESTABLISHMENT ITEMS AS SOON AS POSSIBLE ON POTENTIAL ERODABLE SLOPES AS DIRECTED BY THE ENGINEER. CRITICAL DITCH GRADES SHALL BE PROTECTED WITH EITHER SOD OR SEED/MULCH OR MULCH BLANKET AS DIRECTED BY THE ENGINEER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND MAINTAINED UNTIL THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MEASURES SHALL ONLY BE PAID FOR ONCE.

ALL CATCHBASINS AND SEDIMENTATION TRAP/BASIN SHALL BE CLEANED OUT UPON COMPLETION OF THE PROJECT.

ALL DEWATERING REQUIRED FOR CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR UTILITY BEING INSTALLED.

ALL RIPRAP SHALL BE MDOT PLAIN RIPRAP TYPE MATERIAL, UNLESS OTHERWISE NOTED.

CONTRACTORS SHALL FINISH GRADE, SEED, FERTILIZE, AND MULCH DAILY ON ALL DISTURBED AREAS.

CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT, PART 91 OF ACT 451 OF 1994.

PROPERTY OWNERS  
PROPERTY OWNERS' NAMES, WHERE SHOWN, ARE FOR INFORMATION ONLY, AND THEIR ACCURACY IS NOT GUARANTEED.

ADJUSTING MONUMENT BOXES  
ALL GOVERNMENT CORNERS ON THIS PROJECT SHALL BE PRESERVED, WHETHER SHOWN OR NOT. IT MAY BE NECESSARY TO PLACE OR ADJUST MONUMENT BOXES, AS REQUIRED.

TRAFFIC  
THE CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES. SIGNAGE MUST BE IN ACCORDANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE COORDINATED WITH THE ENGINEER AND GOVERNING ROAD AGENCY. PERMITS MAY BE REQUIRED.

PERMITS  
PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE APPROPRIATE AGENCIES.

CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE AGENCIES.

CONCRETE AND ACCESSORIES  
ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI 301, ACI 350 AND MDOT STANDARD SPECIFICATION FOR CONSTRUCTION (LATEST EDITION). CONCRETE PLACED IN COLD WEATHER SHALL CONFORM TO ACI-306R, CONCRETE PLACED IN HOT WEATHER SHALL CONFORM TO ACI-305R.

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

CONCRETE SHALL HAVE A SLUMP RANGE OF 2"-4".

CONCRETE SUBJECT TO FREEZE/THAW CYCLES SHALL HAVE A AIR CONTENT OF 5%-7% BY VOLUME PER ASTM C260.

FINE AGGREGATE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C33.

CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN TO OWNER FOR REVIEW AND APPROVAL.

NON-SHRINK GROUT SHALL CONFORM TO ASTM C1107 AND BE PREMIXED AND CONSIST OF COMPOUND CONSISTING OF NON-METALLIC AGGREGATE, CEMENT, WATER REDUCING AGENT AND PLASTICIZING AGENTS CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTHS OF 2,400 PSI IN 48 HOURS AND 7,000 PSI IN 58 DAYS.

WATERSTOP SHALL BE CONTINUOUS 1"x3/4" STRIPS CONTAINING 75% BENTONITE (WATERSTOP-RX-101 OR APPROVED EQUAL). INSTALL PER MANUFACTURERS INSTRUCTIONS.

CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM A615 AND HAVE A YIELD STRENGTH OF 60 ksi.. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW AND APPROVAL.

EPOXY FOR ANCHOR BOLTS AND REINFORCING STEEL SHALL BE HILTI-HY-200 EPOXY INJECTABLE MORTAR. INSTALL PER MANUFACTURERS INSTRUCTIONS.

THREADED ANCHOR RODS SHALL BE HILTI HAS-R ANCHOR RODS (PICK TYPE FOR PROJECT = HAS-E CARBON STEEL ZINC COATED, HAS-B HIGH STRENGTH STEEL, HAS-R 304 STAINLESS STEEL, HAS-R 316 STAINLESS STEEL)

PLYWOOD FORMWORK SHALL BE CONSTRUCTED OF 5-PLY DOUGLAS FIR, SOUND SHEETS WITH CLEAN, TRUE EDGES. STEEL FORMS SHALL BE SMOOTH, TRUE AND UNDAMAGED. ALL FORMWORK SHALL BE STIFFENED OR BRACED TO SUPPORT THE WEIGHT OF THE CONCRETE WITH MINIMUM DEFLECTION. DO NOT REMOVE FORMS OR BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT AND IMPOSED LOADS.

PROVIDE 3/4" CHAMFER STRIPS ON EXTERNAL CORNERS OF VISUALLY EXPOSED CONCRETE CORNERS.

HOT POURED JOINT SEALANT SHALL CONFORM WITH ASTM D-3405.

GENERAL NOTES CONT.

SITE WORK  
ELECTRIC SERVICE TO BUILDING AND PARKING LOT LIGHTS SHALL BE UNDERGROUND. ALL UTILITY COMPANY SERVICE LINES AND PAD LOCATIONS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE COORDINATED WITH UTILITY COMPANY.

ALL TRENCHED CONSTRUCTION UNDER EXISTING, PROPOSED AND FUTURE GRAVEL, PAVED SURFACES OR UTILITIES SHALL BE COMPLETELY BACKFILLED WITH CLASS II SAND OR OTHER APPROVED GRANULAR MATERIAL IN 12" LAYERS AND COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING OR OTHERWISE. THE MAXIMUM DESIRABLE SLOPE IS 3 HORIZONTAL TO 1 VERTICAL UNLESS NOTED OTHERWISE.

CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE PATTERN TO ENSURE NO PONDING OF WATER ON ADJACENT EXISTING AND PROPOSED PAVED SURFACES.

DIMENSIONS SHOWN ARE GIVEN TO THE BACK OF CURBS AND FACE OF BUILDINGS UNLESS NOTED OTHERWISE.

WHERE A DISCREPANCY OCCURS BETWEEN PROPOSED WORK AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.

PAVEMENT / SIDEWALK  
CONTRACTOR SHALL SAWCUT PAVEMENT AND CURB & GUTTER FOR A CLEAN EDGE TO INSTALL PROPOSED PAVEMENT AND CURB & GUTTER.

HMA PAVEMENT AND OR CONCRETE SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED TOWARD THE STREET OR PARKING AREAS. SLOPES NOT TO EXCEED 2% UNLESS NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS OR PAVEMENT.

IN GRASS AREAS, THE SURFACE OF THE SIDEWALK SHALL BE ABOUT 1/4" INCH HIGH THAN THE ADJACENT GROUND SURFACE, UNLESS NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS OR PAVEMENT.

THE CONTRACTOR SHALL PROTECT FRESH HMA OR CONCRETE FROM DAMAGE BY THE WEATHER, TRAFFIC OR VANDALISM. DAMAGED HMA OR CONCRETE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

PAVEMENT MARKINGS AND SIGNS  
ALL PERMANENT PAVEMENT MARKINGS, SHAPES, AND DIMENSIONS SHALL CONFORM WITH MDOT PAVEMENT MARKING TYPICALS PAVE-900 SERIES.

STORM SEWER  
PIPE MATERIALS SHALL BE AS FOLLOWS:  
• 12" DIAMETER AND ABOVE - CONCRETE PIPE, C-76, ASTM C-443 OR PVC PIPE SDR35.  
• LESS THAN 12" DIAMETER - PVC PIPE SDR35, OR HIGH DENSITY POLYETHYLENE (HDPE), DUAL WALL, CORRUGATED.

ALL MANHOLE RIMS IN ROADWAYS AND DRIVES SHALL BE ADJUSTED PRIOR TO FINAL PAVING TO BE FLUSH WITH FINISHED GRADE.

GRADING AROUND MANHOLES/CATCHBASINS, FLARED END SECTIONS, AND OTHER INLETS SHALL BE SMOOTH AND SHAPED TO PROVIDE POSITIVE DRAINAGE INTO THE INLETS.

ALL MANHOLE TO PLASTIC PIPE CONNECTIONS SHALL BE MADE WITH KOR-N-SEAL BOOT.

ALL FLARED END SECTIONS TO HAVE FACTORY SUPPLIED ANIMAL GUARD.

DRAINAGE STRUCTURE IN PROPOSED CURB - OFFSETS AND ELEVATIONS SHOWN ARE TO THE BACK AND TOP OF CURB. ALIGN THE STRUCTURE WITH THE BACK OF THE CASTING AND THE TOP OF THE CASTING FLUSH WITH THE PROPOSED BACK AND TOP OF CURB.  
DRAINAGE STRUCTURES IN OUTLAWN AREA AND PAVED AREA - OFFSET SHOWN IS TO CENTER OF STRUCTURE. RIM ELEVATIONS FOR DOME COVERS AND FLAT COVERS ARE TO THE TOP OF THE CASTING FRAME.

SANITARY SEWER  
ALL SANITARY SEWER SHALL BE PVC, SDR35, TYPE PSM PLASTIC, CONFORMING TO ANSI/ASTM D3034 WITH RUBBER GASKET JOINTS, UNLESS SPECIFIED OTHERWISE.

ALL SEWER JOINTS SHALL CONFORM TO A.S.T.M. C-425.

ALL SEWER PIPE SHALL CONFORM TO A.S.T.M. C-700.

INFILTRATION SHALL NOT EXCEED 100 GAL./INCH DIA./MILE/DAY.

WATER MAIN  
WATER MAIN PIPE SHALL CONFORM TO THE MUNICIPALITY'S STANDARDS AND SHALL BE PVC C-900 OR DUCTILE IRON, CLASS 52, CEMENT LINED.

WATER SERVICE PIPE FROM 3/4" TO 2-1/2" SHALL BE SEAMLESS, TYPE-K COPPER.

WATER MAIN SHALL HAVE A MINIMUM COVER OF 5'-6" UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR SHALL SECURE ALL MECHANICAL JOINT FITTINGS WITH RETAINERS GLANDS IN ADDITION TO THRUST BLOCKING. RETAINER GLANDS SHALL BE MEGA-LUG AS MANUFACTURED BY EBAA IRON OR APPROVED EQUAL.

WRAP ALL FITTINGS, VALVES, HYDRANTS, AND ALL D.I. PIPE IN 8 MIL POLYETHYLENE SHEET PER AWWA C105.

THE CONCRETE USED FOR BLOCKING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.

ALL FITTINGS SHALL BE MECHANICAL JOINT. ALL HYDRANTS AND VALVES SHALL CONFORM TO THE MUNICIPALITY'S STANDARDS.

ALL BURIED FERROUS PARTS SHALL RECEIVE A 10 MIL (DRY MILL THICKNESS) COATING OF COAL TAR EPOXY.

ABBREVIATIONS

BC = BACK OF CURB  
BM = BENCH MARK  
C/C = CENTER TO CENTER  
CB = CATCH BASIN  
CL = CENTERLINE  
CJ = CONSTRUCTION JOINT  
CMP = CORRUGATED METAL PIPE  
CSP = CORRUGATED STEEL PIPE  
CONC = CONCRETE  
DI = DUCTILE IRON PIPE  
EF = EACH FACE  
ELEC = ELECTRIC  
EL OR ELEV = ELEVATION  
EOM = EDGE OF METAL  
EOP = EDGE OF PAVEMENT  
EQ/SP = EQUALLY SPACED  
ESMT = EASEMENT  
EW = EACH WAY  
EX OR EXIST = EXISTING  
FF = FINISH FLOOR  
FL = FLOW LINE  
FS = FINISH SURFACE  
FG = FINISH GROUND  
GALV = GALVANIZED  
G = GUTTER  
HDG = HOT DIP GALVANIZED  
HDPE = HIGH DENSITY POLYETHYLENE  
HP = HIGH POINT  
HMA = HOT MIX ASPHALT  
HYD = HYDRANT  
INV = INVERT  
LP = LOW POINT  
OC = ON CENTER  
OH = OVERHEAD  
MH = MANHOLE  
MIN = MINIMUM  
MON = MONUMENT  
NFL = NOT FIELD LOCATED  
NTS = NOT TO SCALE  
PROP = PROPOSED  
PVC = POLYVINYL CHLORIDE  
RCP = REINFORCED CONCRETE PIPE  
ROW = RIGHT OF WAY  
SAN = SANITARY  
SB = SOIL BORING  
SS = STAINLESS STEEL  
STA = STATION  
STM = STORM  
SWR = SEWER  
T/B = TOP AND BOTTOM  
TC = TOP OF CURB  
TOB = TOP OF BANK  
TOS = TOE OF SLOPE  
TELE = TELEPHONE  
TRW = TOP OF RETAINING WALL  
TW = TOP OF WALK  
UNO = UNLESS NOTED OTHERWISE  
WM = WATER MAIN  
WS = WATER SURFACE ELEVATION

LINE TYPE LEGEND

----- - EXISTING ROAD CENTERLINE  
----- - EXISTING WATER MAIN  
----- - EXISTING SANITARY SEWER OR FORCEMAIN  
----- - EXISTING STORM SEWER  
----- - EXISTING TELEPHONE CABLE  
----- - EXISTING GAS MAIN  
----- - EXISTING ELECTRIC  
===== - PROPOSED UTILITY  
===== - EXISTING CURB & GUTTER  
===== - PROPOSED CURB & GUTTER  
-----x----- - FENCE LINE  
-----//----- - OVERHEAD UTILITY  
+++++ - RAILROAD TRACKS  
-----+----- - STATION LINE  
-----+----- - LIMITS OF RIGHT OF WAY  
-----x----- - EASEMENT  
-----x----- - SILT FENCE  
-----x----- - REVERSE PAN CURB & GUTTER  
-----x----- - TREE LINE  
----- - EXISTING CONTOURS  
----- - PROPOSED CONTOURS

SYMBOL LEGEND  
EXISTING SYMBOLS

○ - MANHOLE  
⊗ - CATCH BASIN  
⊗ - CURB CATCH BASIN  
⊗ - FIRE HYDRANT  
⊗ - GAS VALVE  
⊗ - WATER VALVE  
□ - TELEPHONE PEDESTAL  
● - POWER POLE  
⊗ - TELEPHONE POLE  
⊗ - POWER AND TELEPHONE POLE  
⊗ - LIGHT POLE  
⊗ - GUY ANCHOR AND POLE  
□ - MAIL BOX  
□ - WATER METER  
⊗ - TELEPHONE MANHOLE  
⊗ - ELECTRIC MANHOLE  
⊗ - MONITORING WELL  
● - HAND HOLE  
■ - TRANSFORMER  
■ - ELECTRICAL PEDESTAL  
⊗ - BARRIER FREE PARKING  
⊗ - SPRINKLER  
⊗ - RAILROAD SIGNAL  
⊗ - ANTENNA  
⊗ - SATELLITE DISH  
⊗ - AIR CONDITIONING UNIT  
⊗ - SOIL BORING  
⊗ - BENCH MARK  
⊗ - FOUND SURVEY CORNER  
○ - SET 1/2" IRON ROD  
● - 1/4 SECTION CORNER  
⊗ - BREAK IN LINE  
⊗ - EXISTING SIGN-1 POST  
⊗ - EXISTING SIGN-2 POST  
⊗ - STUMP  
⊗ - WETLANDS  
⊗ - PINE  
⊗ - BUSH  
⊗ - TREE

PROPOSED SYMBOLS


○ - MANHOLE  
⊗ - CATCHBASIN  
⊗ - FIRE HYDRANT  
● - WATER VALVE  
⊗ - BARRIER FREE PARKING  
■ - LIGHT POLES  
== - DRAINAGE FLOW  
⊗ - SPOT ELEVATION LABELS  
G = GUTTER  
TW = WALK  
TC = TOP OF CURB  
FS = FINISH SURFACE

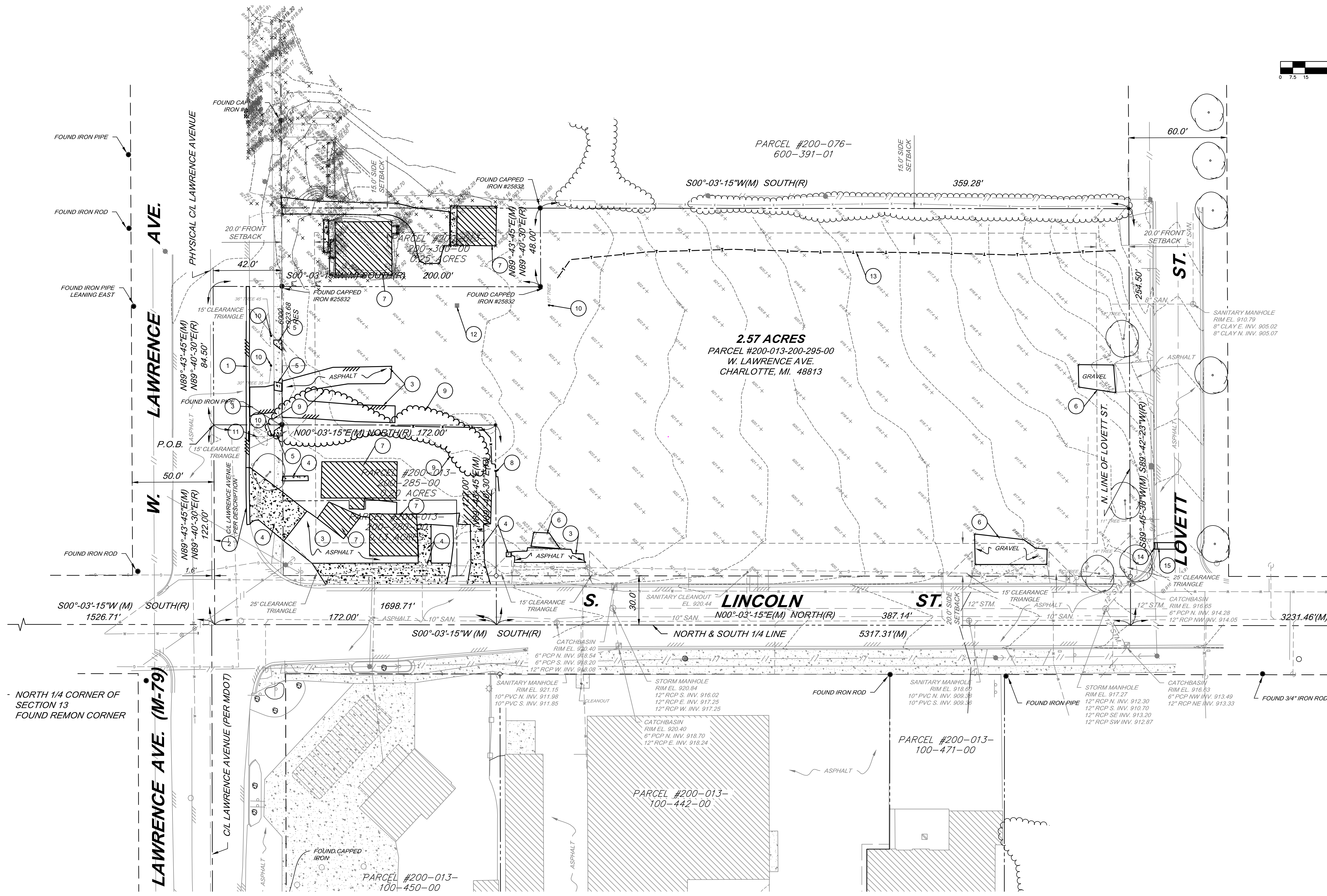
FOR UTILITIES CONTACT

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Attn: Amy Kolp  
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TEL 989-776-4060  
GAS SERVICE  
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PUBLIC WORKS


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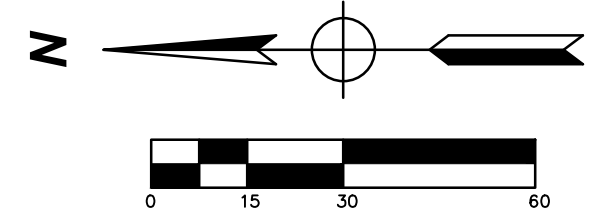
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NOTES HUTSON, INC. W. LAWRENCE AVE CHARLOTTE, MI 48813			
		LANSING OFFICE 416 N. Homer St. Suite 109 Lansing, MI 48912 Tel. 517-325-9977 www.SpicerGroup.com	
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DR. BY:	MTS	APP. BY:	
PROJECT NO.			132040SG2022
STDS.	SHEET 2 OF 13		C 2
DATE SCALE	October 5, 2022 N/A		
FILE NO.			JD-1839 2



- DEMOLITION NOTES**
1. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN, AS FINAL LANDSCAPING.
  2. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE THE TAGGING OF SPECIFIC TREES/SHRUBS TO BE PRESERVED PRIOR TO BEGINNING DEMOLITION.
  3. REMOVE TREES AND SHRUBS WITHIN LIMITS OF CONSTRUCTION AS NOTED. REMOVE STUMPS, MAIN ROOT BALL, ROOT SYSTEM TO A DEPTH OF 12 INCHES AND SURFACE ROCK.
  4. CLEAR AREAS REQUIRED FOR ACCESS TO SITE AND EXECUTION OF WORK.
  5. REMOVE NOTED WALLS, FOUNDATIONS, PAVING, CURBS, AND SIDEWALKS.
  6. SAWCUT ALL PAVEMENT, CURBS AND WALKS NOTED FOR REMOVAL FOR A CLEAN EDGE.
  7. REMOVE ALL CLEARED ITEMS FROM SITE AND PROPERLY DISPOSE OF.
  8. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING ALL DISTURBED AREAS.

- DEMOLITION ITEMS**
1. SAWCUT TO ALLOW FOR PROPOSED DRIVEWAY OPENING.
  2. SAWCUT TO REMOVE EXISTING CURB CUT.
  3. REMOVE ASPHALT PAVEMENT.
  4. REMOVE CONCRETE PAVEMENT.
  5. REMOVE CONCRETE WALK.
  6. REMOVE GRAVEL.
  7. REMOVE BUILDING, AND FOUNDATIONS. REMOVE UTILITIES TO BUILDING.
  8. REMOVE FENCE.
  9. REMOVE EXISTING TREE LINE.
  10. REMOVE TREE.
  11. RELOCATE EXISTING TRAFFIC SIGN. CONTRACTOR SHALL COORDINATE WITH MDOT PRIOR TO REMOVAL.
  12. REMOVE EXISTING ELECTRIC PEDESTAL. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY PRIOR TO REMOVAL.
  13. REMOVE OR RELOCATE EXISTING UNDERGROUND TELEPHONE LINE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY PRIOR TO REMOVAL OR RELOCATION.
  14. SAWCUT REMOVE AND REPLACE EXISTING CURB.
  15. SAWCUT AND REMOVE EXISTING PAVEMENT.

MTS	REVISIONS PER CITY ZONING REVIEW		11/17/22
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MTS	WATER REVISION PER CITY COMMENTS		10/19/22
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DEMOLITION PLAN HUTSON, INC. W. LAWRENCE AVE CHARLOTTE, MI 48813			
		LANDING OFFICE: 416 N. Homer St. Suite 109 Lansing, MI 48912 Tel: 313-325-8677 www.SpicerGroup.com	
DE. BY: MTS		CH. BY: SMM	PROJECT NO.
DR. BY: MTS		APP. BY:	132040SG2022
STD.	SHEET 3 OF 13		C 3
DATE	FILE NO.		
SCALE	JD-1839 3		
October 5, 2022 1" = 30'			



**PARCEL DATA**

2.57 ACRES  
TAX # 200-013-200-295-00  
  
0.20 ACRES  
TAX # 200-013-200-285-00  
  
0.13 ACRES  
TAX # 200-013-200-280-00  
  
0.25 ACRES  
TAX # 200-013-200-300-00



**PARKING**

TOTAL PARKING SPACES REQUIRED:  
A MINIMUM ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF  
USEABLE FLOOR AREA OF SALES ROOM AND ONE (1) FOR EACH ONE  
(1) AUTO SERVICE STALL IN THE SERVICE ROOM.

ONE (1) FOR EVERY 200 SQ. FT. - 4000 SF/200 = 20 SPACES  
ONE (1) FOR EACH 1 SERVICE STALL - 8 SERVICE STALLS = 8 SPACES

BARRIER FREE PARKING SPACES REQUIRED = 2 SPACES  
PARKING SPACES REQUIRED = 28 SPACES  
PARKING SPACES PROVIDED = 37 SPACES

**SITE LIGHTING LEGEND**

 PROPOSED EXTERIOR BUILDING LIGHT  
 PROPOSED LIGHT POLE

**CONSTRUCTION NOTES:**

1. CONCRETE CURB & GUTTER, MDOT DETAIL F4 PER MDOT STANDARD PLAN R-30-G.
2. 8" CONCRETE.
3. HEAVY DUTY ASPHALT PAVEMENT.
4. 4" THICK CONCRETE SIDEWALK PER MDOT STANDARD PLAN R-29-I.
5. DRIVE OPENING, DETAIL M, PER MDOT STANDARD PLAN R-29-I.
6. CONCRETE CURB & GUTTER, MDOT DETAIL D1 PER MDOT STANDARD PLAN R-30-G.
7. LANDSCAPED AREA.
8. VEHICLE TURN AROUND AREA.
9. CONCRETE SHOULDER GUTTER, MDOT DETAIL 1 PER MDOT STANDARD PLAN R-35-E.
10. SIDEWALK RAMP PER MDOT SPECIAL DETAIL R-28-J, TYPE R.
11. SIDEWALK RAMP PER MDOT SPECIAL DETAIL R-28-J, TYPE M.
12. CONCRETE WHEEL STOP.
13. BARRIER FREE SIGN.
14. STORMWATER EMERGENCY OVERFLOW.
15. RIPRAP PROTECTION.
16. CURB REPLACEMENT.
17. FILL FIRE SERVICE CONNECTION TRENCH WITH APPROPRIATE COMPACTED BACKFILL AND A MINIMUM OF 3" HMA.
18. STANDARD ASPHALT PAVEMENT.
19. TRASH SCREENING/ENCLOSURE.
20. 13' MONOLITH SIGN.

MTS	REVISIONS PER CITY ZONING REVIEW	11/17/22
MTS	REVISIONS PER CITY CHECKLIST	10/28/22
MTS	WATER REVISION PER CITY COMMENTS	10/19/22
BY	MARK	REVISIONS
		DATE

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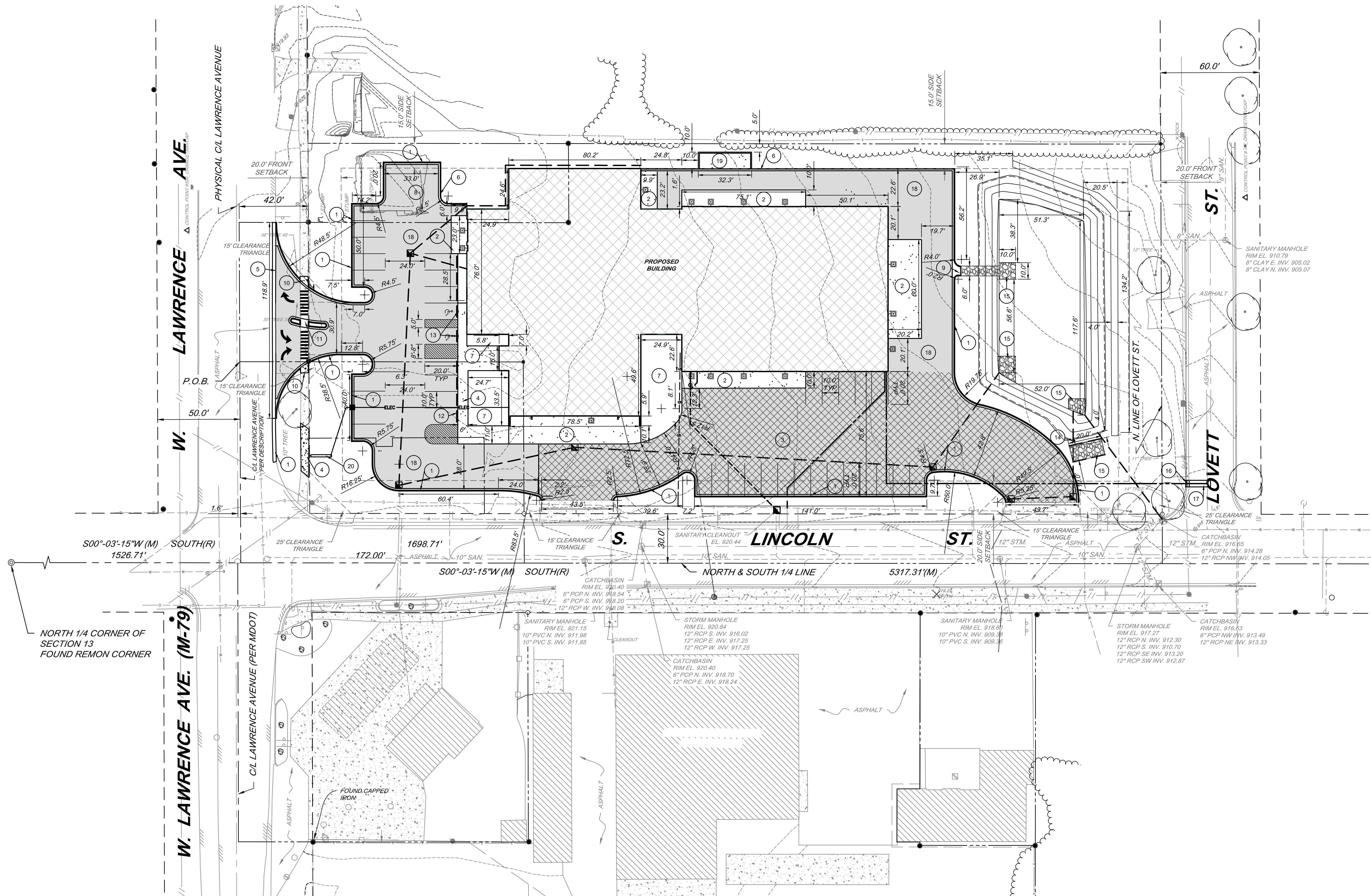
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MURRAY, KY 42071

SITE PLAN  
HUTSON, INC.  
W. LAWRENCE AVE  
CHARLOTTE, MI 48813

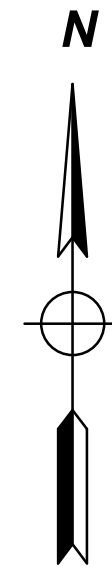


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STDs.	SHEET 4 OF 13	C
DATE: October 5, 2022	FILE NO. JD-1839 4	4
SCALE: 1" = 30'		



ACAD FILE: F.B. PG. RET. PLOTTING SCALE:

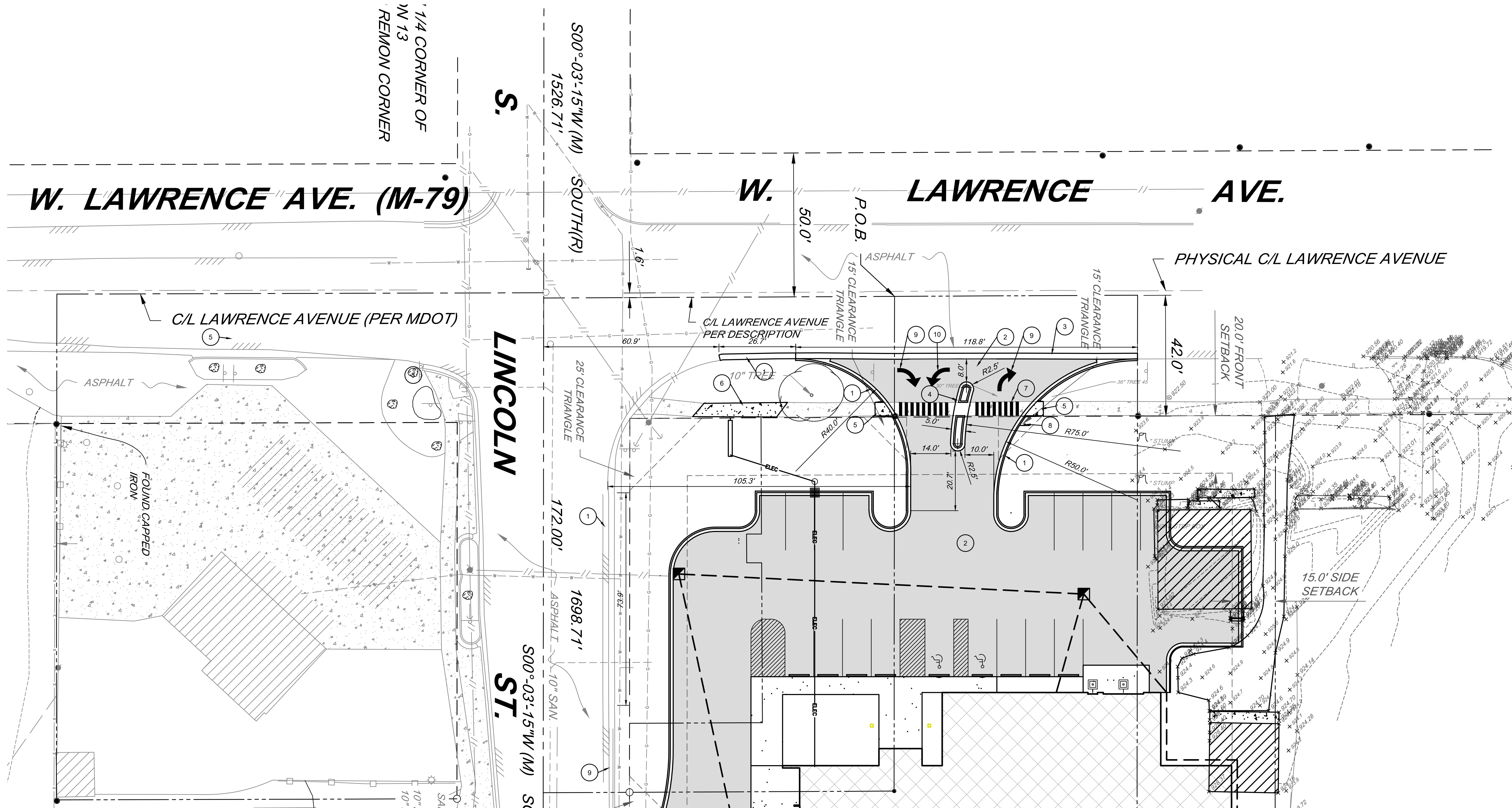


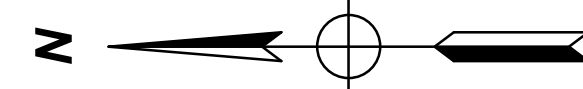
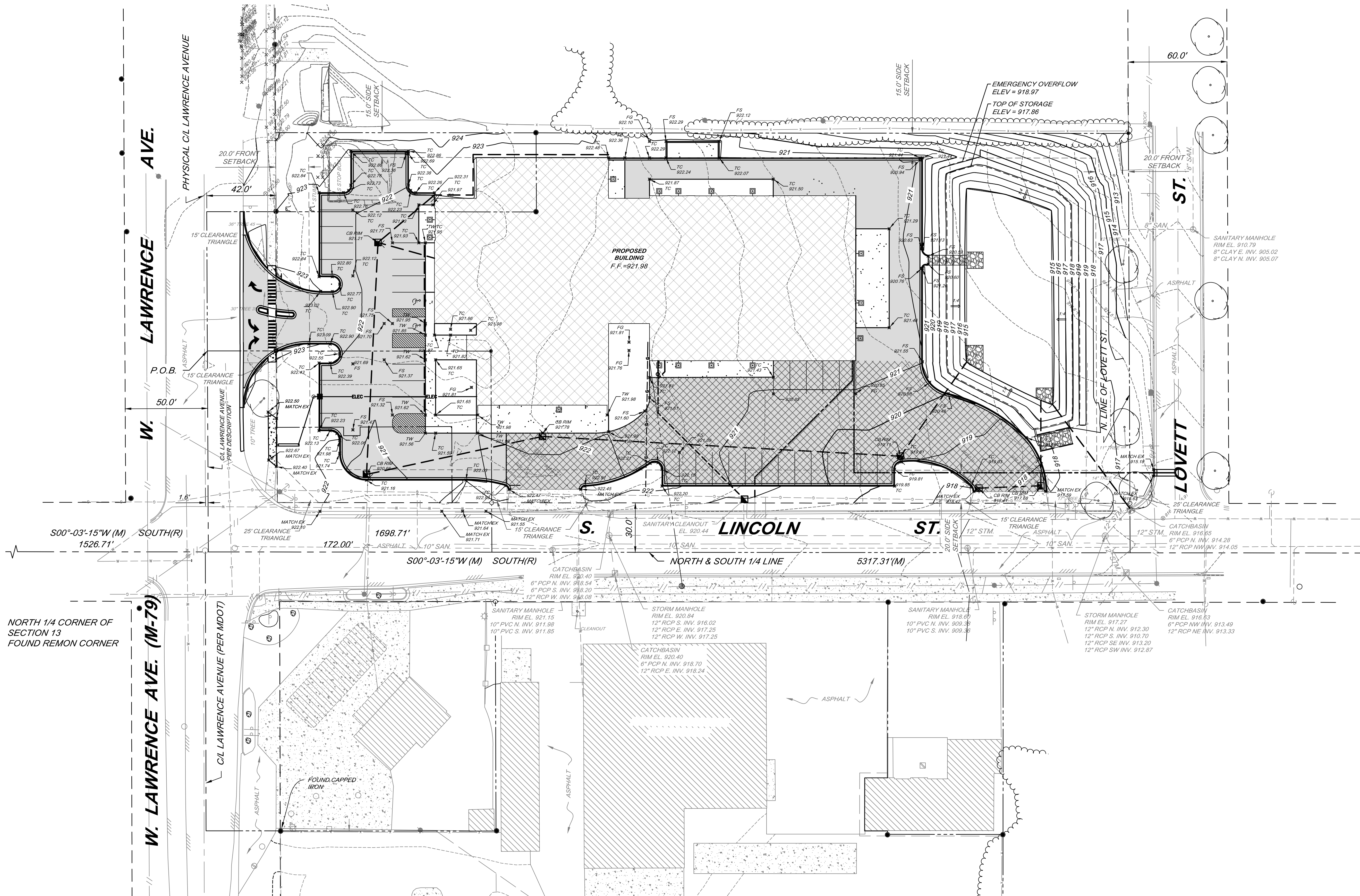
**PARCEL DATA**  
2.57 ACRES  
TAX # 200-013-200-295-00  
  
0.17 ACRES  
TAX # 200-013-200-285-00

**CONSTRUCTION NOTES:**

- 1 CONCRETE CURB & GUTTER, MDOT DETAIL F4 PER MDOT STANDARD PLAN R-30-G.
- 2 HEAVY DUTY ASPHALT PAVEMENT.
- 3 DRIVE OPENING, DETAIL M, PER MDOT STANDARD PLAN R-29-I.
- 4 CORRUGATED CONCRETE CURB ISLAND.
- 5 SIDEWALK RAMP PER MDOT SPECIAL DETAIL R-28-J, TYPE R.
- 6 4" THICK CONCRETE SIDEWALK PER MDOT STANDARD PLAN R-29-I.
- 7 STRIPED CROSSWALK.
- 8 R3-31 RIGHT TURN ONLY SIGN.
- 9 RIGHT TURN PAVEMENT MARKING.
- 10 LEFT TURN PAVEMENT MARKING.

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		PROJECT NO. 132040SG2022	
STDs.		SHEET 5 OF 13	C
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SCALE	1" = 20'		





**STORM WATER DETENTION**  
REQUIRED DETENTION = 22,830 C.F.  
PROPOSED DETENTION = 24,864 C.F.  
PROPOSED OVERFLOW DETENTION = 35,418 C.F.  
TOP OF STORAGE ELEVATION = 919.00

**IMPERVIOUS NOTE**  
EXISTING IMPERVIOUS AREA = 10,813 S.F.  
PROPOSED IMPERVIOUS AREA = 85,064 S.F.  
DIFFERENCE IN AREA = 74,251 S.F.

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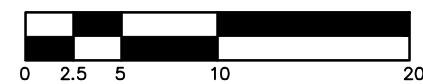
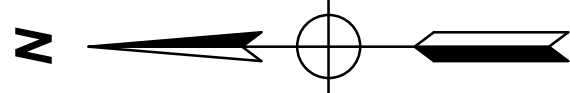
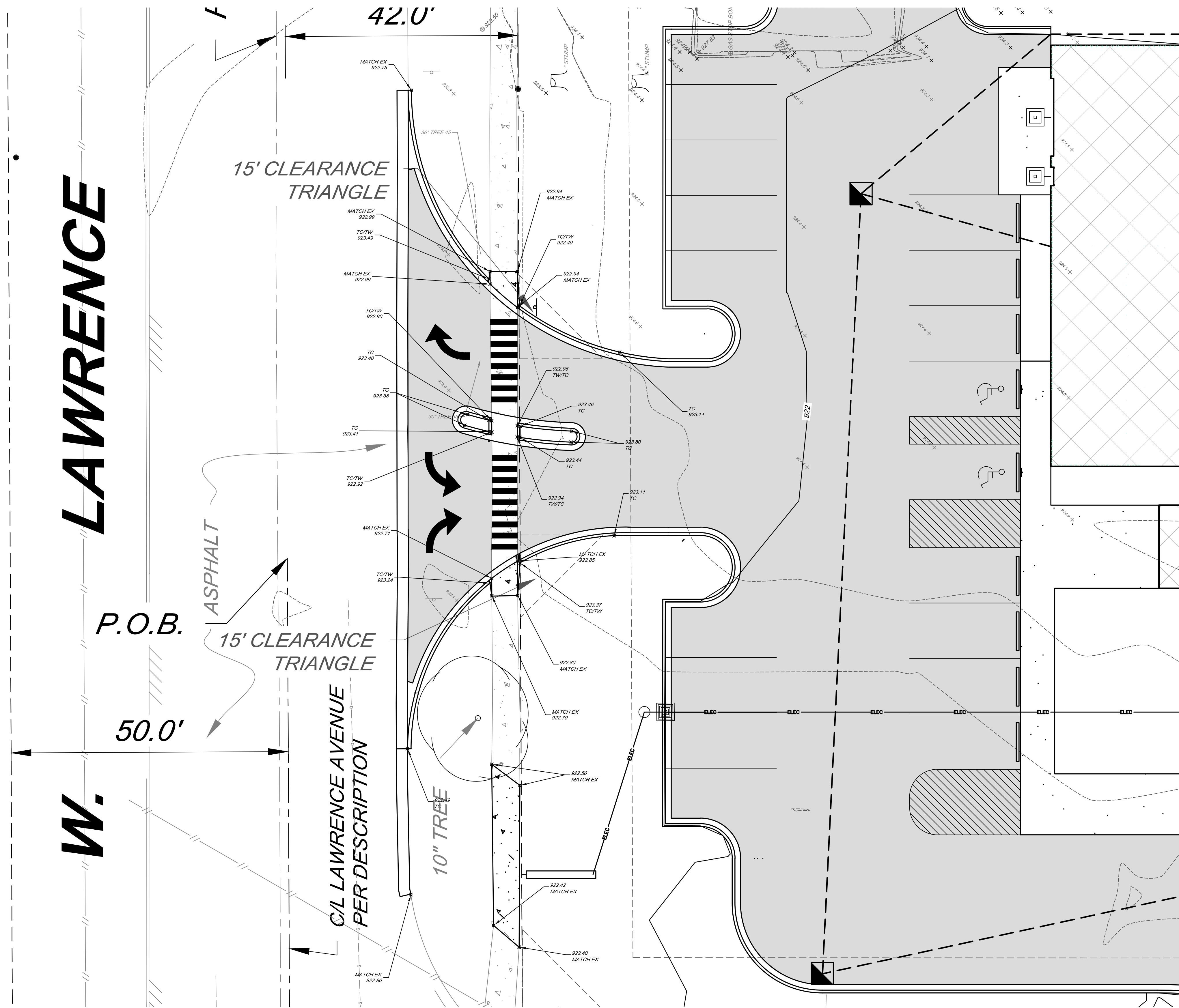
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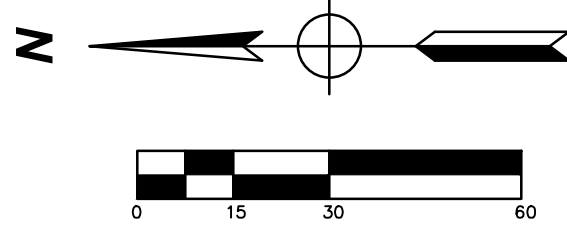
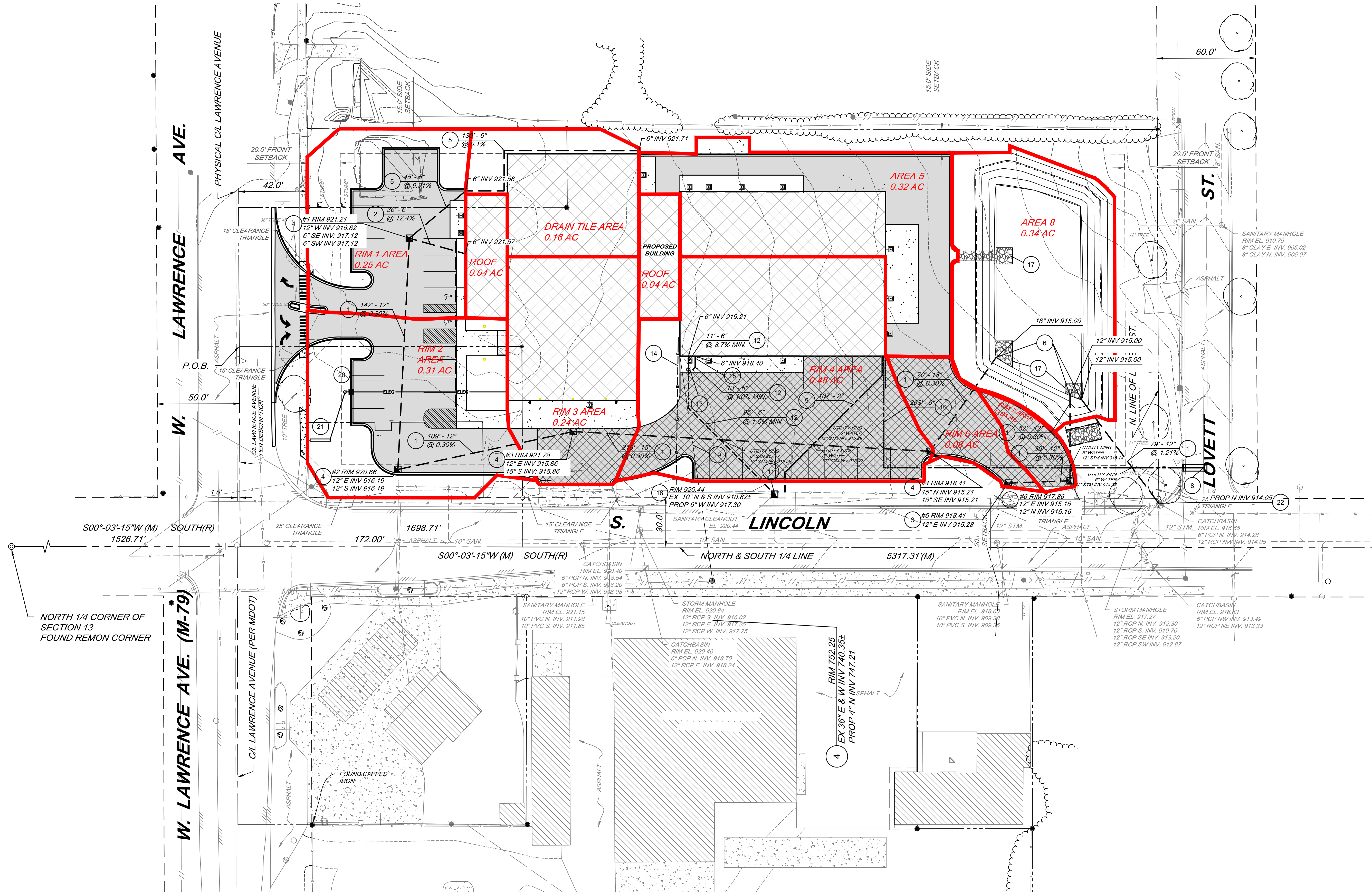
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STDs.	SHEET 6 OF 13	C
DATE October 5, 2022	FILE NO. JD-1839	6
SCALE 1"=30'		



**STORM WATER DETENTION**  
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PROPOSED DETENTION = 24,864 C.F.  
PROPOSED OVERFLOW DETENTION = 35,418 C.F.  
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SCALE 1" = 10'		



#### CONSTRUCTION NOTES

- 1 12" OR LARGER SHALL BE ADS HP STORM ASTM F2881. LESS THAN 12" SHALL BE ADS N-12 SOIL TIGHT WITH INTEGRAL BELL, ASTM F2648.
- 2 STORM DRAIN LINE FOR ROOF CONDUCTOR CONNECTIONS - SDR-35, PVC, BELL END W/ RUBBER RINGS, ASTM D3034.
- 3 3' DIAMETER CATCH BASIN.
- 4 6" DIAMETER STORMWATER MANHOLE.
- 5 UNDERDRAIN - 4" ADS PERFORATED CORRUGATED POLYETHYLENE TUBING (CPT) WITH ADS SOCK OR EQUAL.
- 6 FLARED END SECTION W/RODENT GUARD.
- 7 MDOT PLAIN RIP-RAP STONE.
- 8 CONNECT TO EXISTING WATER MAIN VIA TAPPER SLEEVE CONNECTION.
- 9 WATER SERVICE LEAD - 2" TYPE-K COPPER.
- 10 FIRE SERVICE - 6" PVC C-900.
- 11 CONNECT TO EXISTING SANITARY.
- 12 6" SANITARY LEAD - PVC, SDR35, TYPE PSM PLASTIC, CONFORMING TO ANSI/ASTM D3034 WITH RUBBER GASKET JOINTS.
- 13 SANITARY CLEANOUT.
- 14 GAS SERVICE CONNECTION TO BE COORDINATED THROUGH UTILITY COMPANY.
- 15 OIL AND GREASE SEPARATOR CLEANOUT.
- 16 12" RESTRICTOR CAP.
- 17 RIPRAP PROTECTION.
- 18 STANDARD DROP MANHOLE.
- 19 ELECTRICAL SERVICE CONNECTION TO BE COORDINATED THROUGH UTILITY COMPANY.
- 20 E.C. TO PROVIDE 1.0" CONDUIT TO LIGHT POLE. DEPTH TO BE SET BY COVER REQUIREMENTS PER NEC. LIGHT FIXTURE: LITHONIA LIGHTING - ESX1 LED P2 40K R3 HS. SEE ELECTRICAL SHEETS.
- 21 JOHN DEERE PYLON SIGN (BY OWNER). E.C. TO PROVIDE 1" CONDUIT TO SIGN AND ALL REQUIRED TERMINATIONS. COORDINATE POWER REQUIREMENTS WITH OWNER FOR BRANCH CIRCUIT SIZING.
- 22 CONNECT TO EXISTING CATCH BASIN.
- 23 CONNECT TO EXISTING WATER MAIN CONNECTION.

#### BASIS OF DESIGN

SUB-DISTRICT	AREA (ACRES)	% IMPERVIOUS
RIM 1 AREA	0.35	62
RIM 2 AREA	0.31	70
ROOFS	0.08	100
DRAIN TILE AREA	0.16	71
RIM 3 AREA	0.24	100
RIM 4 AREA	0.48	92
RIM 5 AREA	0.32	100
RIM 6 AREA	0.08	100
RIM 7 AREA	0.04	100
RIM 7 AREA	0.38	0

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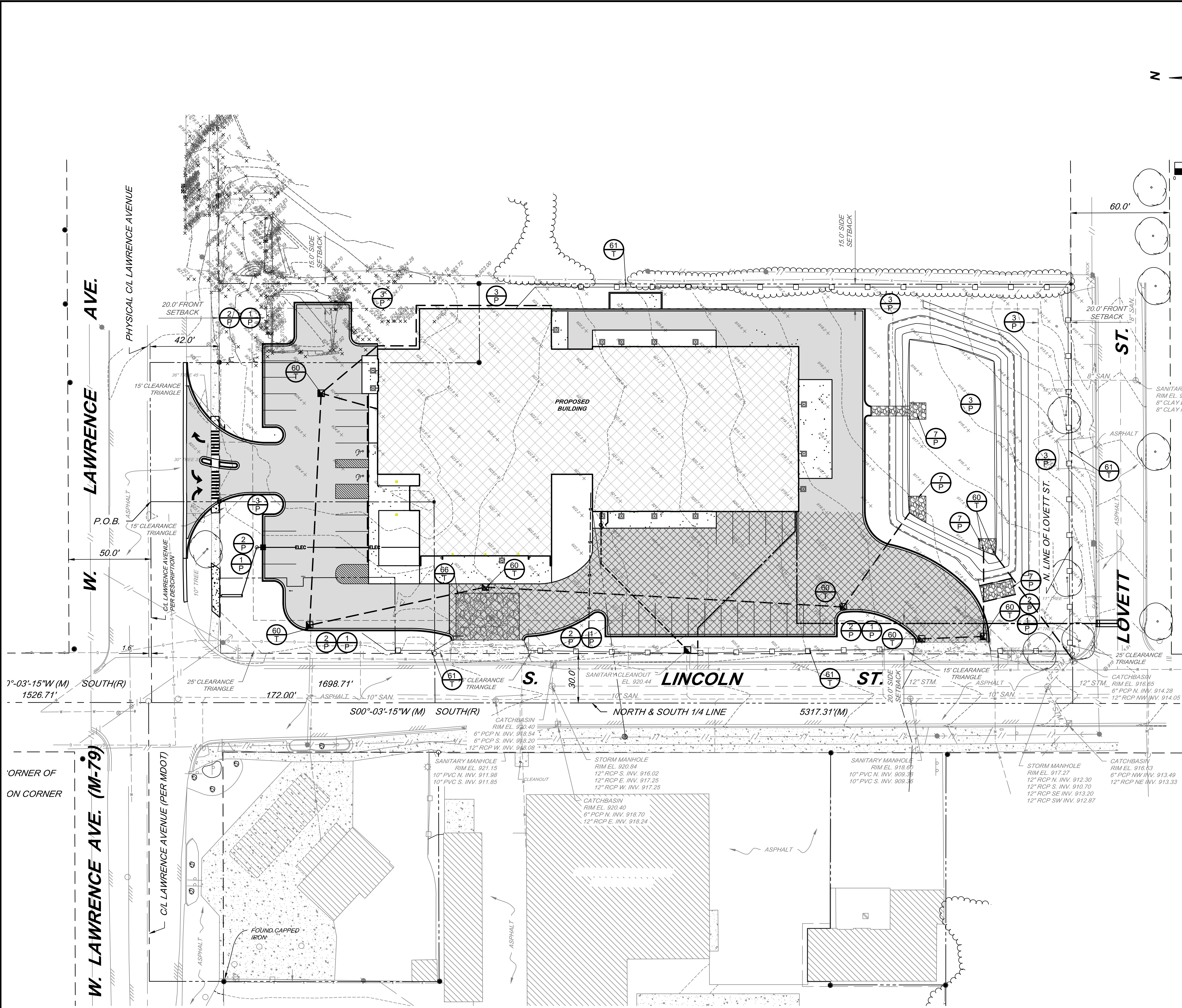
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ACAD FILE: PLOTING SCALE: RET. F.B. PG.



KEY	SESC MEASURE	SYMBOL	WHERE USED
1	SEEDING		When bare soil is exposed, temporarily or permanently, to erode forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	MULCH		On flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
3	SODDING		When a temporary or permanent vegetative cover is necessary or desired to prevent soil erosion and filter sediment in residential, commercial or high traffic areas, or on steep slopes, auxiliary spillways, and grassed swales.
7	RIPRAP		Along drain banks, shorelines, or where concentrated flows occur. Slows velocity, reduces erosion and sediment loss.
60	STORM DRAIN INLET PROTECTION		Around the entrance to a newly constructed catch basin or an inlet that will capture runoff from an earth change activity.
61	SILT FENCE		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
66	STABILIZED CONSTRUCTION ACCESS		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

DETAILED DRAWINGS AND SPECIFICATIONS ARE LOCATED IN THE MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SOIL EROSION AND SEDIMENTATION CONTROL AUTHORIZED PUBLIC AGENCY PROCEDURES MANUAL.

SYMBOLGY FOR INSERTION INTO CONSTRUCTION DRAWINGS:

	= PERMANENT MEASURE		= SILT FENCE
	= TEMPORARY MEASURE		= STONE ACCESS DRIVE

Contractor shall conform to Soil Erosion and Sedimentation Control Act, Part 91 of Public Act 451 of 1994, as amended. All catch basins, on the site and adjacent to the site, shall be covered with cloth filters for Soil Erosion and Sedimentation Control.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
- EROSION AND ANY SEDIMENT 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 BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND SEDIMENT 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.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED AND APPROVED BY THE AGENCY WITH JURISDICTION.
- DEBRIS FROM THE PROJECT SHALL BE LEFT ON THE SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXITS. SHOULD THE STONE BECOME INEFFECTIVE IT WILL BE REPLACED. ALL CONSTRUCTION TRAFFIC WILL USE THE CLEAN STONE EXITS.
- IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDING AREAS WITH UNWEATHERED SMALL GRAIN STRAW OR HAY SPREAD UNIFORMLY AT THE RATE OF 1 - 1/2 TO 2 TONS PER ACRE. ANCHOR MULCH WITH DISC-TYPE MULCH ANCHORING TOOL, OR OTHER MEANS AS APPROVED BY THE AGENCY WITH JURISDICTION.
- ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE 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 IMPLEMENTED IMMEDIATELY ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN FIVE CALENDAR DAYS AND SOD PEGGED IN PLACE.
- PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
- SHOULD IT BE NECESSARY FOR THE CONTRACTOR TO DEWATER THE GROUND IN THE COURSE OF CONSTRUCTING THE PROPOSED UTILITY, THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY SOIL EROSION CONTROL DEVICE IN A MANNER THAT WILL FILTER ALL DISCHARGED WATER FROM THE DEWATERING OPERATION IN NO INSTANCE SHALL THE DEWATERING DISCHARGE BE PERMITTED TO FLOW UNFILTERED FROM THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL CONTROL THE DUST ON THE SITE DURING THE LIFE OF THE CONTRACT. IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE COMMUNITY THIS DUST CONTROL SHALL BE ACCOMPLISHED BY THE APPLICATION OF A POSITIVE DUST PICK-UP METHOD WITH WATER ON HARD SURFACES. SUCH DUST CONTROL MATERIALS SHALL BE APPLIED AS OFTEN AS IS NECESSARY IN THE OPINION OF THE COMMUNITY TO CONTROL THE DUST.
- SHOULD THE SOIL EROSION CONTROL REQUIREMENTS BE NEGLECTED OR NOT ADEQUATELY FOLLOWED, THE COMMUNITY MAY REQUIRE THE CONTRACTOR TO CEASE CONSTRUCTION OPERATIONS AND TO APPLY HIS ENTIRE FORCE TO MEET THE REQUIREMENTS BEFORE PROCEEDING FURTHER WITH THE PROJECT.
- ALL WORK CONNECTED WITH SOIL EROSION AND SEDIMENTATION CONTROL, EITHER TEMPORARY OR PERMANENT, AS REQUIRED BY THE SOIL EROSION CONTROL PERMIT, IS TO BE IMPLEMENTED DURING CONSTRUCTION.

SEQUENCE OF CONSTRUCTION - SESC

- INSTALL ALL TEMPORARY SOIL EROSION CONTROL MEASURES PRIOR TO DISTURBING ANY EARTH ON THE SITE.
- STABILIZE SLOPES STEEPER THAN 1 ON 4 WITHIN 7 DAYS OF EARTH DISTURBANCE. INSTALL PERMANENT STABILIZATION MEASURES WITHIN 5 DAYS OF FINAL GRADING.
- DURING STORM SEWER INSTALLATION, ALL NEWLY CONSTRUCTED DRAINAGE STRUCTURES SHALL BE PROTECTED WITH A DRAINAGE STRUCTURE FILTER. THIS WORK WILL BE INCLUDED IN THE DRAINAGE STRUCTURE COST.
- INSTALL TOPSOIL, AND HYDROSEED ON DISTURBED RIGHT-OF-WAY WITHIN 5 DAYS OF COMPLETING UTILITY INSTALLATION.
- CLEAN ALL ACCUMULATED SEDIMENT FROM CATCH BASINS, SEWERS AND PAVEMENT AREAS AS REQUIRED FOLLOWING COMPLETION OF CONSTRUCTION.
- THE EXACT SCHEDULE OF SOIL EROSION AND SEDIMENTATION CONTROL EVENTS (WITH DAY AND/OR DATES OF THE VARIOUS ACTIVITIES) SHALL BE SUBMITTED TO EATON COUNTY BY THE CONTRACTOR, FOR REVIEW AND APPROVAL, PRIOR TO OBTAINING A PERMIT.

NEAREST WATER BODY

BATTLE CREEK - 1.36 MILES

TIMING SEQUENCE

OPERATION	SCHEDULE
TEMPORARY CONTROL MEASURES	DECEMBER 2022
STRIPPING/STOCKPILING OF SOIL	DECEMBER 2022
ROUGH GRADING/SEDIMENTATION CONTROL	DECEMBER 2023
STORM UTILITIES	JUNE 2023
PERMANENT CONTROL MEASURE	AUGUST 2023
SITE CONSTRUCTION	DECEMBER 2022
FINISH GRADING	AUGUST 2023
*SCHEDULE TO BE FILLED OUT BY CONTRACTOR/PERMITEE.	


SOILS INFORMATION

SYMBOL	TYPE
MaB	MARLETTE LOAM, 2 TO 6 PERCENT SLOPES

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MAINTENANCE PROGRAM FOR SESC MEASURES

GENERAL MAINTENANCE

- CONTRACTOR SHALL MAINTAIN ALL PERMANENT SESC MEASURES FOR A PERIOD OF 1 YEAR FOLLOWING THEIR INSTALLATION.
- TEMPORARY SESC MEASURES MUST BE INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
- TEMPORARY MEASURES MUST BE MAINTAINED AND IN PLACE UNTIL AREAS ARE PERMANENTLY STABILIZED.
- PERMANENT MEASURES MUST BE INSTALLED AND MAINTAINED BY THE CONTRACTOR UNTIL FINAL COMPLETION.
- DAILY MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY.
- TEMPORARY SESC MEASURES MUST BE REMOVED AT THE END OF THE PROJECT ONCE PERMANENT MEASURES ARE ESTABLISHED.
- TEMPORARY SESC MEASURES MUST BE INSTALLED PRIOR TO OR AT THE TIME OF EARTH DISTURBANCE.
- INSPECT WEEKLY AND AFTER EACH RAIN EVENT UNTIL VEGETATION HAS BEEN ESTABLISHED.
- IF NECESSARY, REPAIR AND RE-SEED OR REPLANT ERODED AREAS IMMEDIATELY.

SEEDING AND MULCHING

- SEEDING PRACTICES INCLUDE TOPSOIL (AS DIRECTED BY ENGINEER), SEED, POLYMER, AND MULCH OR MULCH-MATTING (AS DIRECTED BY ENGINEER OR WHERE SHOWN ON PLANS).
- WHERE NECESSARY, APPROPRIATE MULCH MUST BE APPLIED BASED ON SLOPE AND GROWING CONDITIONS AS APPROVED BY THE PROJECT ENGINEER.
- ALL SLOPES AND HIGHLY EROSION AREAS MUST BE SEEDED, POLYMER APPLIED AND MULCHED AS NEEDED WHEN CONSTRUCTION ACTIVITY IS NOT TAKING PLACE.
- SEED AND MULCH IS TO BE INSPECTED DAILY FOLLOWING EACH RAIN EVENT TO DETERMINE IF CONCENTRATED FLOWS ARE PRESENT.
- IN THE EVENT THAT SEED AND MULCH ARE REMOVED BY EROSION RUNOFF, REPAIRS ARE TO BE MADE IMMEDIATELY.
- ALL AREAS DURING CONSTRUCTION MUST BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF FINAL GRADE (GRADE LISTED ON PLAN).

STORM DRAIN INLET PROTECTION

- INSPECT ROUTINELY AND FOLLOWING A PRECIPITATION EVEN THAT RESULTS IN RUNOFF UNTIL SEDIMENT FILTER IS REMOVED.
- ROUTINELY REMOVE SEDIMENT ACCUMULATION.
- REPAIR AND OR REPLACE CONTROL MEASURES AS NEEDED.

SILT FENCE

- SILT FENCE IS TO BE TRENCHED IN NO LESS THAN 6 INCHES BELOW THE GROUND SURFACE.
- INSPECT SILT FENCE DAILY AND IMMEDIATELY FOLLOWING EACH RAINFALL.
- REPAIR WHEN SILT FENCE IS SAGGING OR HAS BEEN REMOVED/TORN DOWN.
- WHEN SILT COLLECTS TO HALF THE HEIGHT OF THE FENCE ALL SILT IS TO BE REMOVED AND FENCE REPAIRED.
- REMOVE SILT FENCE WHEN PERMANENT SESC MEASURES ARE IN PLACE AND VEGETATION IS ESTABLISHED.

STABILIZED CONSTRUCTION ACCESS

- INSPECT WEEKLY AND AFTER EACH RAINFALL.
- WHEN CONSTRUCTION ACCESS IS NO LONGER EFFECTIVE, SCRAPE THE TOP LAYER AND ADD 2" OF AGGREGATE.

COMPLIANCE WITH PART 91 OF PA 451

- RESPOND IMMEDIATELY TO STORMWATER OPERATOR AND/OR SOIL EROSION AND SEDIMENTATION CONTROL INSPECTOR CONCERNS. MAKE CORRECTIVE MEASURES AS REQUIRED IMMEDIATELY AS DETAILED BY THE APPROVED APA MANUAL(S).

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- INSTALL AND MAINTAIN ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION OR MASS GRADING. ALL SESC MEASURES MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE BENTLEY & DEPUÉ DRAIN SESC PLAN AND PROJECT SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES MUST BE INSPECTED BY A STATE CERTIFIED INSPECTOR AFFILIATED WITH THE COUNTY DRAIN COMMISSIONER'S OFFICE PRIOR TO COMMENCEMENT OF CONSTRUCTION OR MASS GRADING.
- DAILY INSPECTION AND MAINTENANCE MUST BE MADE TO ENSURE ALL EROSION CONTROL MEASURES ARE FUNCTIONING PROPERLY AND INTACT. NECESSARY REPAIRS MUST BE PERFORMED WITHIN 24 HOURS.
- ADDITIONAL SOIL EROSION CONTROL MEASURES MUST BE PROVIDED THROUGHOUT CONSTRUCTION ACTIVITY AS NEEDED AND DETERMINED BY THE APA/ENGINEER. THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS TO BE AMENDED TO INCLUDE ADDITIONAL EROSION CONTROL MEASURES IMPLEMENTED ON-SITE.
- SEDIMENT FROM WORK ON THIS SITE IS TO BE CONTAINED ON THE SITE AND IS NOT TO BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS, AND WETLANDS.
- ALL VISUAL TRACKING INCLUDING MUD, DIRT, AND DEBRIS TRACKED ONTO EXISTING ROADWAYS MUST BE IMMEDIATELY REMOVED NO LESS THAN ON A DAILY BASIS BY SCRAPING AND SWEEPING AND/OR AS DIRECTED BY THE ENGINEER.
- DUST CONTROL MUST BE EXERCISED AT ALL TIMES DURING THE PROJECT AND AS DIRECTED BY THE ENGINEER OR APA. APPLY DUST SUPPRESSANT TO SURFACES USING A PRESSURE TYPE WATER DISTRIBUTOR TRUCK EQUIPPED WITH A SPRAY SYSTEM.
- ALL PERMANENT SOIL EROSION CONTROL MEASURES MUST BE IN PLACE WITHIN 24 HOURS OF FINAL GRADING (GRADE LISTED ON PLANS). THIS INCLUDES ALL VEGETATIVE STABILIZATION. VEGETATIVE STABILIZATION WILL BE ONGOING. TOPSOIL, FERTILIZER, SEED, POLYMER, SILT STOP (OR EQUAL), MULCH AND OR RIPRAP MUST BE IN PLACE BEFORE PROCEEDING TO THE NEXT WORK AREA. ALL TEMPORARY MEASURES SUCH AS SILT FENCE AND INLET PROTECTION BAGS ARE TO BE REMOVED ONCE PERMANENT SESC MEASURES ARE IN PLACE AND VEGETATION IS ESTABLISHED. REMOVAL OF TEMPORARY MEASURES, FOLLOWING ACCEPTANCE OF THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO WINTER CONSTRUCTION, ALL EXPOSED SOILS MUST BE STABILIZED WITH A COMBINATION OF SILT STOP 705 POLYMER BLEND, NORTH AMERICAN GREEN EROSION CONTROL, BLANKETS, MULCH, OR OTHER APPROVED METHOD IF VEGETATION COULD NOT BE ESTABLISHED DURING THE GROWING SEASON AS DETERMINED BY THE APA OR ENGINEER.
- WORK AREAS MUST BE STABILIZED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH WITHIN 24 HOURS FOLLOWING CONSTRUCTION. VEGETATIVE STABILIZATION IS ONGOING THROUGHOUT THE PROJECT.
- ALL SOIL EROSION CONTROL MEASURES MUST BE INSPECTED DAILY. THE STORM WATER OPERATOR IS TO MAKE A WEEKLY INSPECTION OR INSPECT AFTER EACH RAIN EVENT THAT RESULTED IN A DISCHARGE TO ENSURE PROPER MAINTENANCE OF THE SOIL EROSION CONTROL MEASURES. ANY DEFICIENCIES OR REPAIRS TO SOIL EROSION CONTROL MEASURES MUST BE CORRECTED IMMEDIATELY. INLET PROTECTION MEASURES, DANDY BAG II (OR EQUAL), FLEX STORM (OR EQUAL), MUST BE INSTALLED IN CATCHBASINS BEFORE ANY STORMWATER RUNOFF IS ALLOWED TO ENTER THE TOP OF THE STRUCTURES. THE SILT AND SEDIMENT MUST BE REMOVED FROM INLET PROTECTION MEASURES AS NEEDED TO ENSURE PROPER FUNCTION OF THE BAGS.
- THE NEED FOR TEMPORARY MEASURES SUCH AS SILT FENCE AND DANDY BAG II (OR EQUAL), FLEX STORM (OR EQUAL) FOR EXISTING OR NEW CATCHBASINS MUST BE ASSESSED ON A DAILY BASIS. PIPES ARE TO BE CAPPED AT THE END OF EACH WORKDAY AT NO TIME SHOULD SEDIMENT COLLECT IN A CATCHBASIN OR AN OFF-SITE AREA. TEMPORARY MEASURES MUST BE REMOVED ONCE PERMANENT MEASURES ARE IN PLACE AND VEGETATION IS ESTABLISHED.
- IF DEWATERING IS NECESSARY, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE APA FOR APPROVAL.
- THE NOTICE OF COVERAGE (IF REQUIRED), SOIL EROSION AND SEDIMENTATION CONTROL PLAN, AND STORMWATER OPERATOR LOGS MUST BE LOCATED ON SITE AT ALL TIMES.
- ALL RESTORATION TO OCCUR WITHIN 72 HOURS OF FINAL GRADING.

GENERAL TIMING & SEQUENCE

ALL PROPOSED CHANNEL EXCAVATION ACTIVIES FOR THIS PROJECT MUST ADHERE TO THE FOLLOWING SEQUENCE.

- CONTRACTOR IS TO PERFORM PROPOSED EXCAVATION ACTIVITIES REQUIRED TO OBTAIN PROPOSED GRADES AND SIDE SLOPES AS DESIGNATED ON PLANS.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SOIL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT.

MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SOIL EROSION AND SEDIMENTATION CONTROL KEYING SYSTEM

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	SEEDING		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	MULCH		On flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to rolldrop impact, and erosive forces from wind or water.
3	SODDING		When a temporary or permanent vegetative cover is necessary or desired to prevent soil erosion and filter sediment in residential, commercial or high traffic areas; or on steep slopes, auxiliary spillways, and grassed swales
7	RIPRAP		Along drain banks, shorelines, or where concentrated flows occur. Slows velocity, reduces erosion and sediment load.
60	STORM DRAIN INLET PROTECTION		Around the entrance to a newly constructed catch basin or an inlet that will capture runoff from an earth change activity.
61	SILT FENCE		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
66	STABILIZED CONSTRUCTION ACCESS		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

DETAILED DRAWINGS AND SPECIFICATIONS ARE LOCATED IN THE MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SOIL EROSION AND SEDIMENTATION CONTROL AUTHORIZED PUBLIC AGENCY PROCEDURES MANUAL.

SYMBOLGY FOR INSERTION INTO CONSTRUCTION DRAWINGS:

= PERMANENT MEASURE

= TEMPORARY MEASURE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A NEW DEVELOPMENT OF AN EXISTING VACANT LOT TO A PROPOSED BUILDING FOR HUTSON, INC. THE BUILDING WILL INCLUDE PARKING LOTS, DRIVEWAYS, STORMWATER DETENTION, AND CONNECTIONS TO EXISTING WATER MAIN, SANITARY SEWER, AND STORM SEWER.

SOIL KEY	SOIL COMPOSITION NAME
M6B	MARLETTE LOAM, 2 TO 6 PERCENT SLOPES

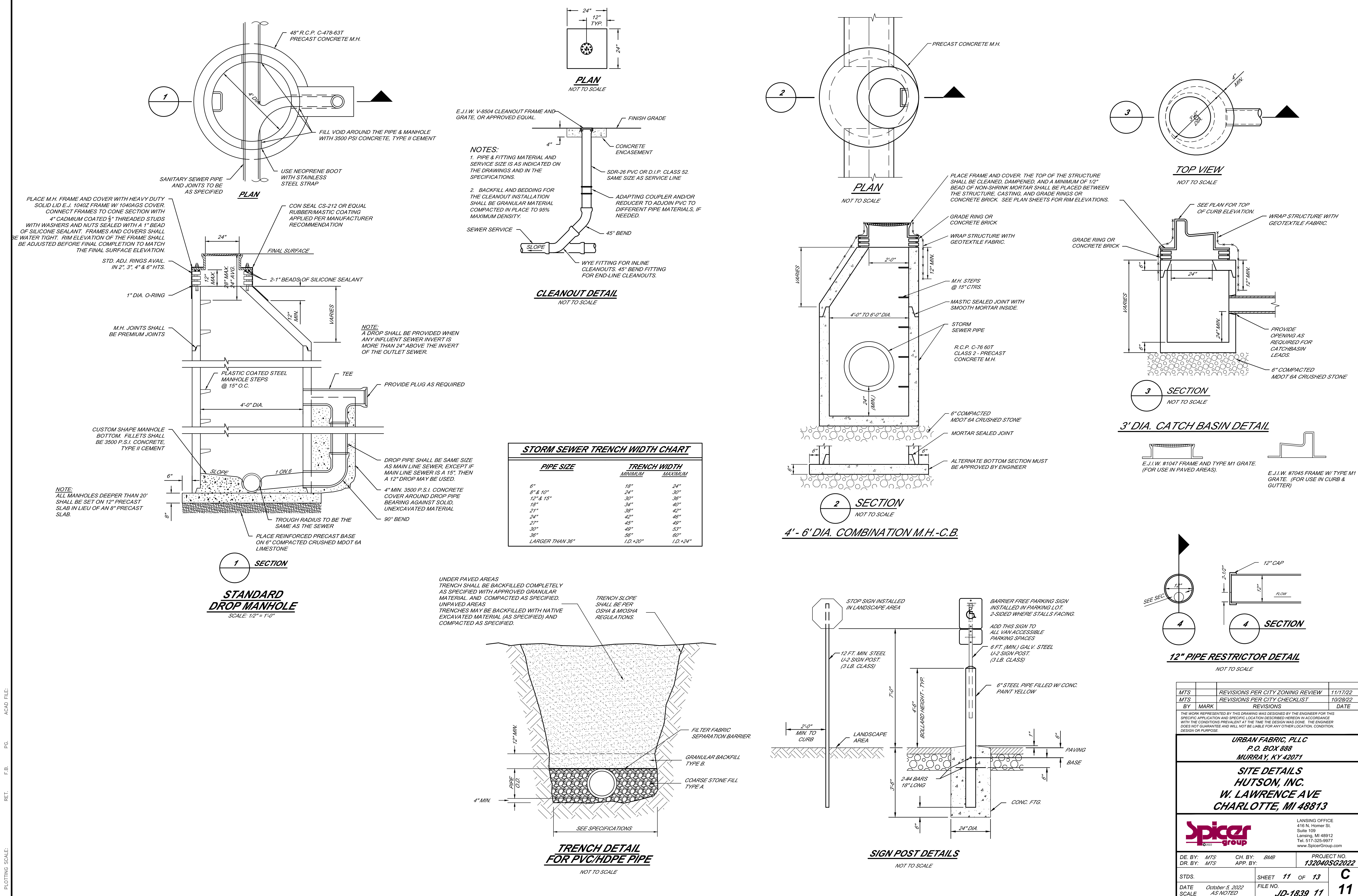
DISTURBANCE/MEASURE	MONTH 1					MONTH 2					MONTH 3					MONTH 4					MONTH 5					MONTH 6					MONTH 7					MONTH 8					MONTH 9					MONTH 10				
ANTICIPATED START DATE: APRIL 1, 2022	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26	WEEK 27	WEEK 28	WEEK 29	WEEK 30	WEEK 31	WEEK 32	WEEK 33	WEEK 34	WEEK 35	WEEK 36	WEEK 37	WEEK 38	WEEK 39	WEEK 40	WEEK 41	WEEK 42	WEEK 43	WEEK 44						
INSTALL TEMPORARY CONTROL MEASURES																																																		
STRIPPING/STOCKPIILING OF SOIL																																																		
EXCAVATION/ROUGH GRADING																																																		
BUILDING CONSTRUCTION																																																		
UNDERGROUND PLUMBING/UTILITIES																																																		
FINAL GRADING																																																		
PAVING/INSTALL AND ESTABLISH PERMANENT CONTROL MEASURES																																																		
REMOVE TEMPORARY CONTROL MEASURES																																																		
TOTAL DISTURBED AREA: 47.08 ACRES																																																		
* SCHEDULE MAY BE ADJUSTED DEPENDING ON CONTRACTORS MEANS & METHODS.																																																		

CONTINUED MAINTENANCE PROGRAM FOR PERMANENT SESC MEASURES	
AGENCY RESPONSIBLE:	EATON COUNTY: RICHARD WAGNER, EATON COUNTY DRAIN COMMISSIONER
INSPECTION SCHEDULE:	INSPECT BMPS MONTHLY DURING FIRST GROWING SEASON AFTER COMPLETION OF CONSTRUCTION OR AS NEEDED. INSPECT A MINIMUM OF THREE TIMES PER GROWING SEASON FOLLOWING THE FIRST GROWING SEASON AND TWICE DURING THE WINTER SEASON.
PERMANENT SESC MEASURE:	MAINTENANCE PROCEDURE
SEEDING:	REPAIR BARE AREAS, APPLYING SUPPLEMENTAL SEED, MULCH, AND WATER AS NEEDED. MOWING CAN BE USED PERIODICALLY TO DISCOURAGE WEEDS.
RIPRAP:	REPAIR AREAS WHERE ROCK HAS BEEN DISPLACED. EXPAND RIPRAP AREA IF NEEDED.
CATCH BASINS:	ROUTINELY REMOVE SEDIMENT ACCUMULATION BY HAND OR WITH A VACUUM TRUCK.

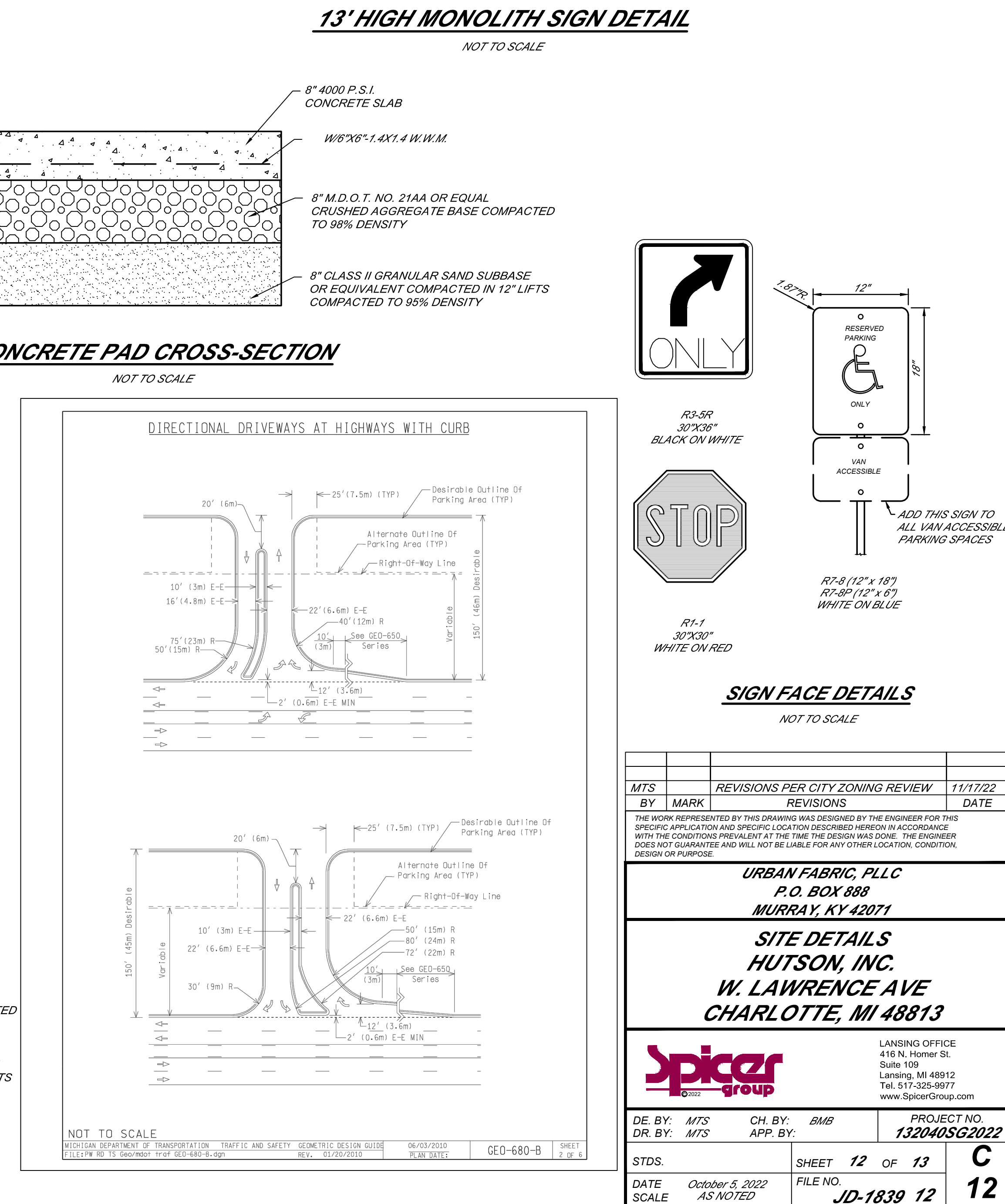
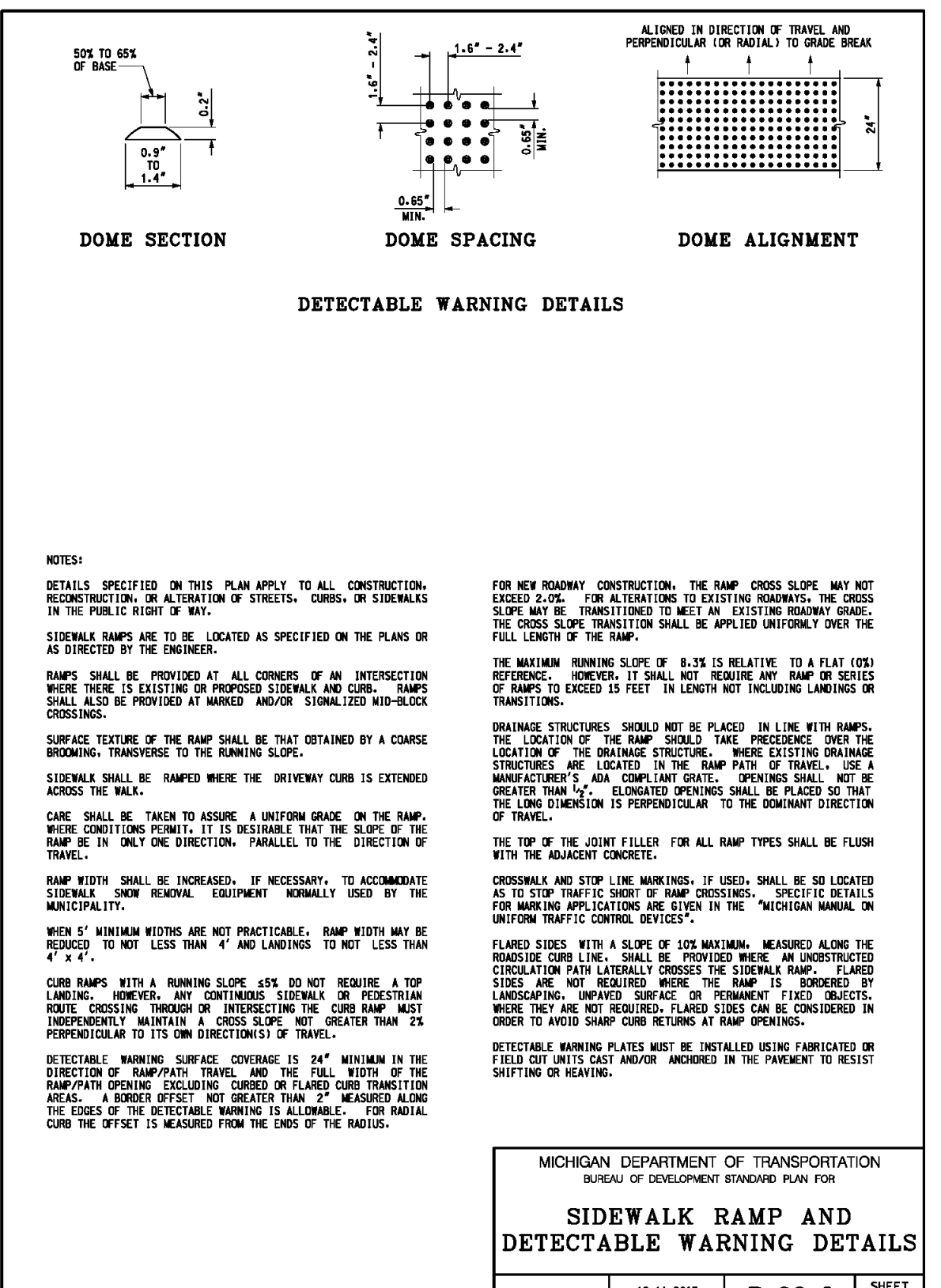
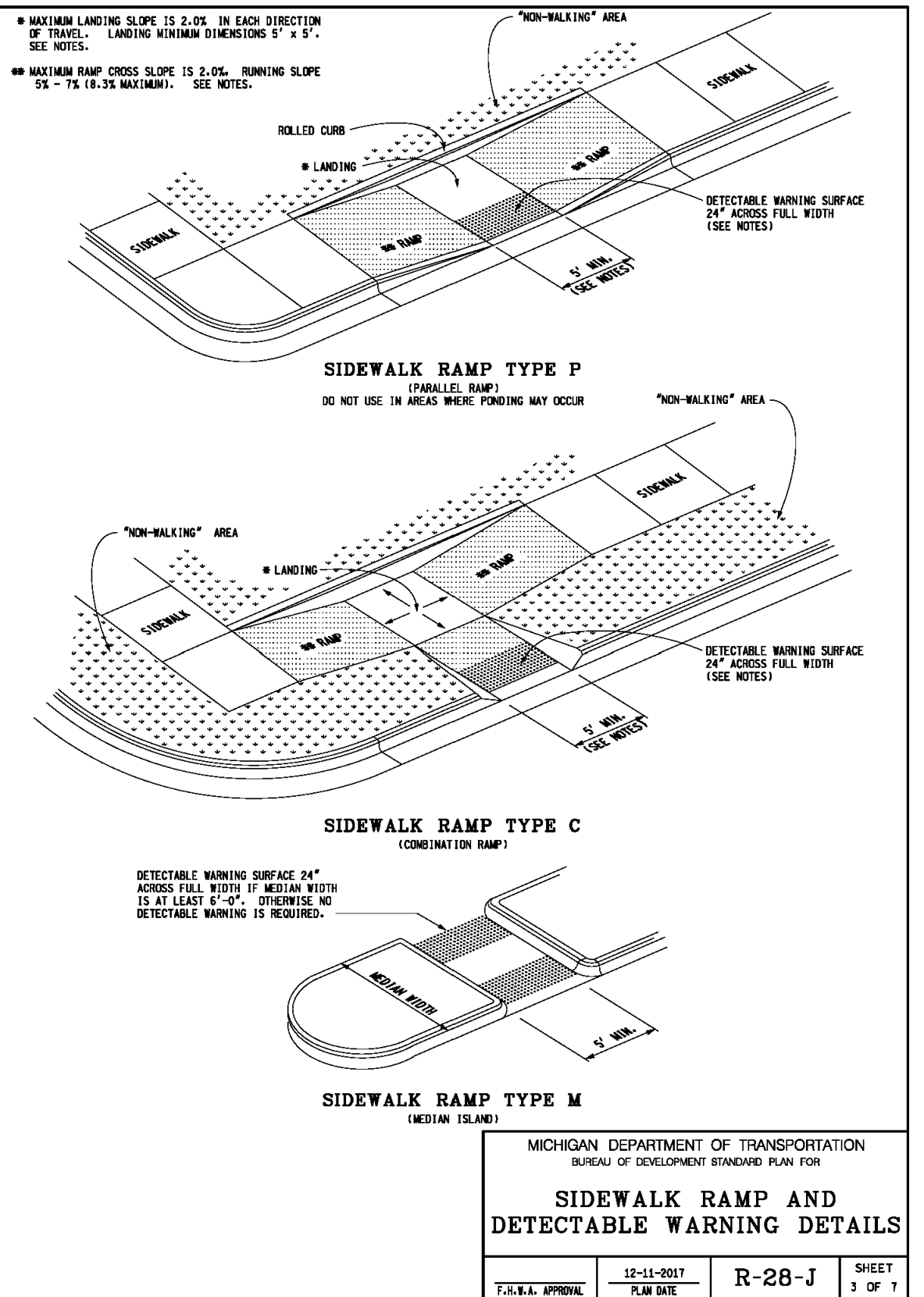
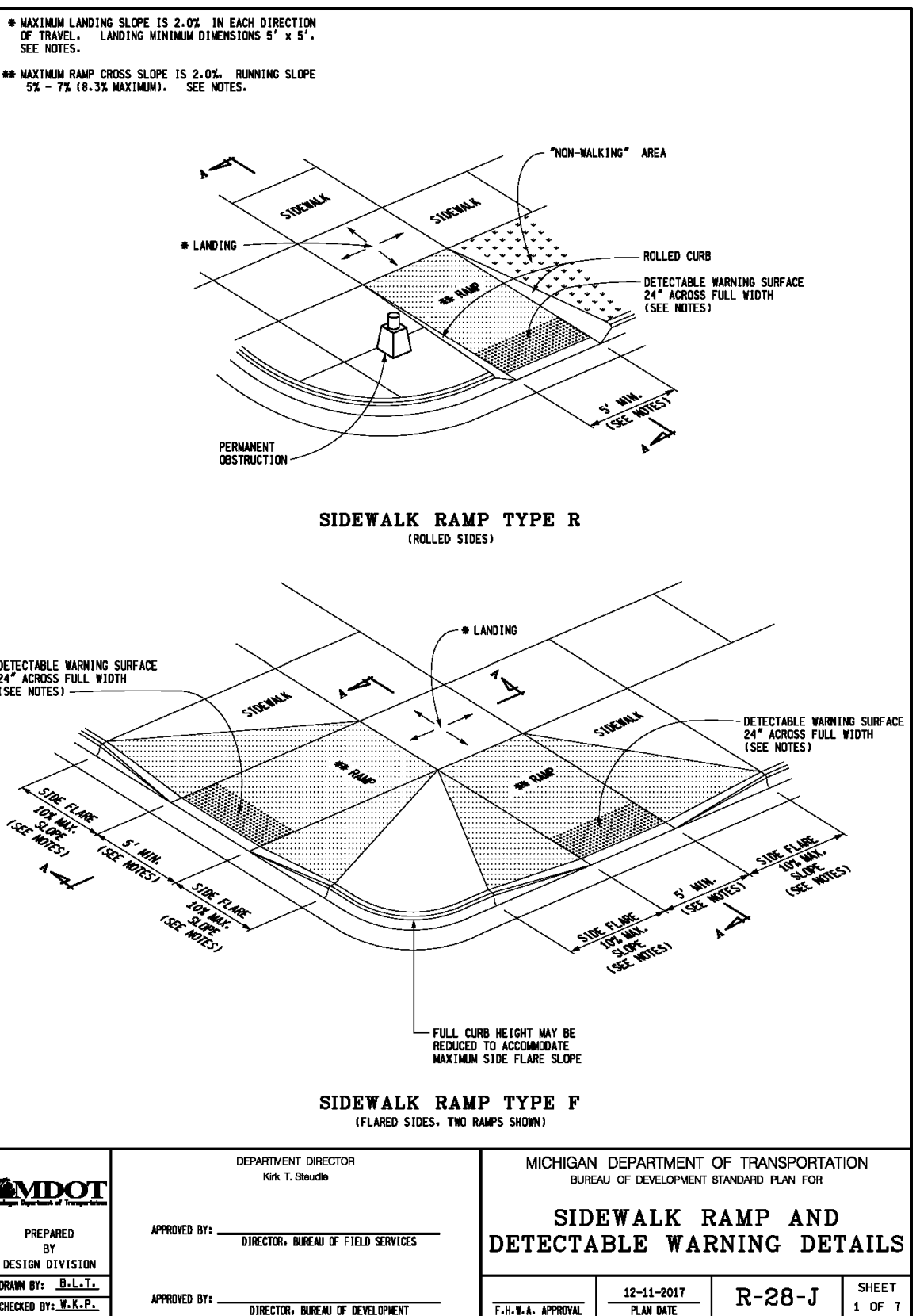
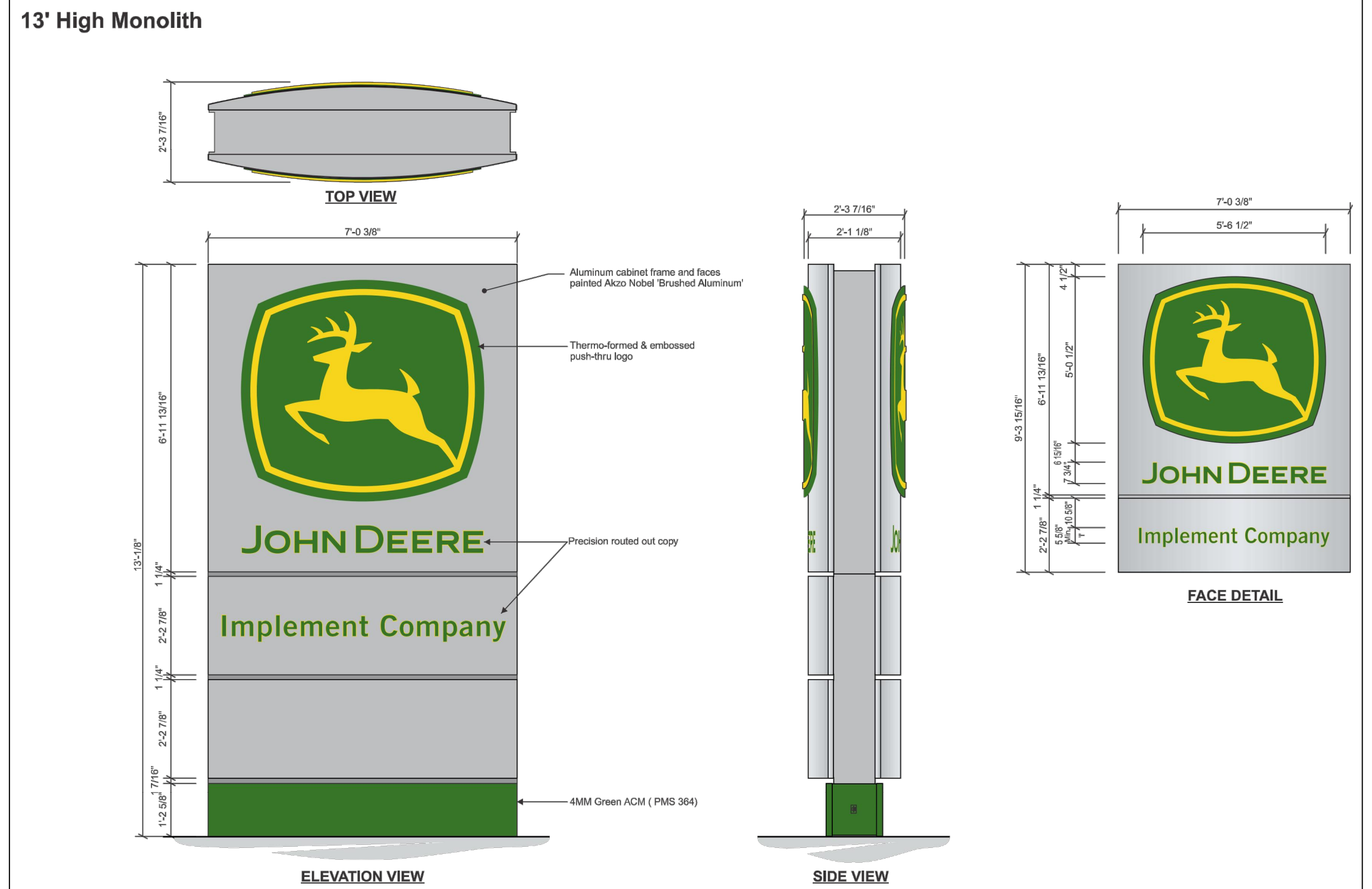
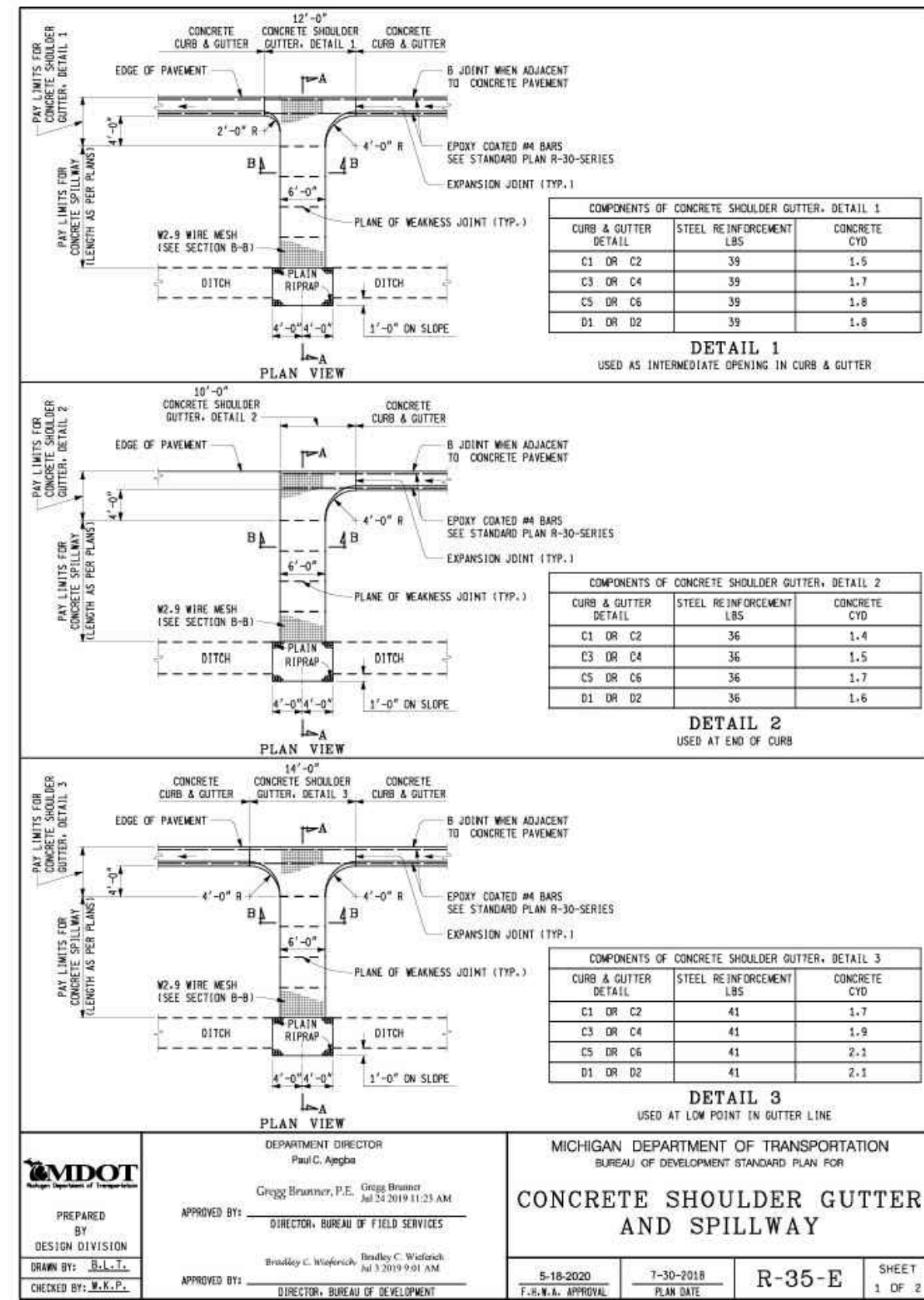
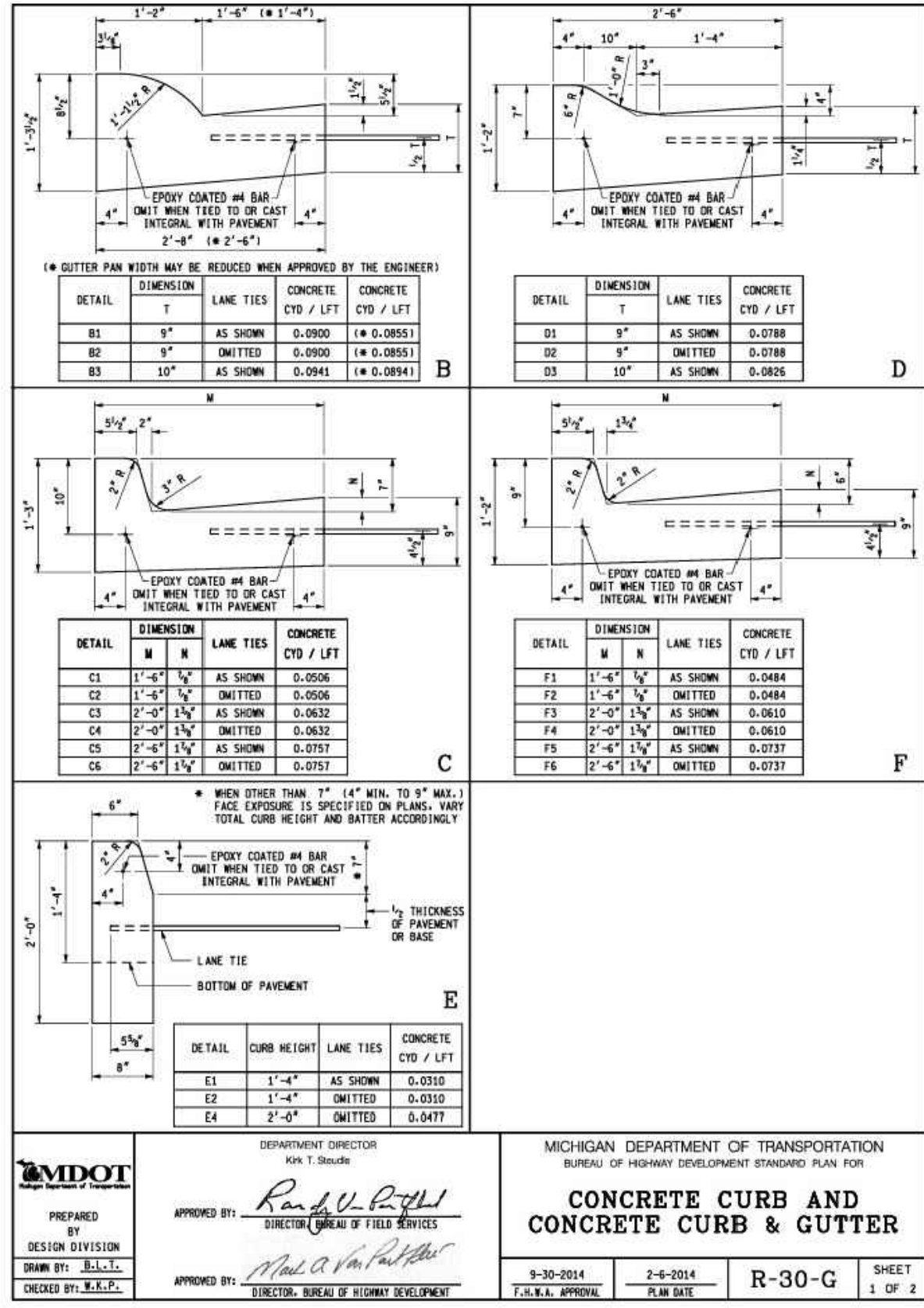
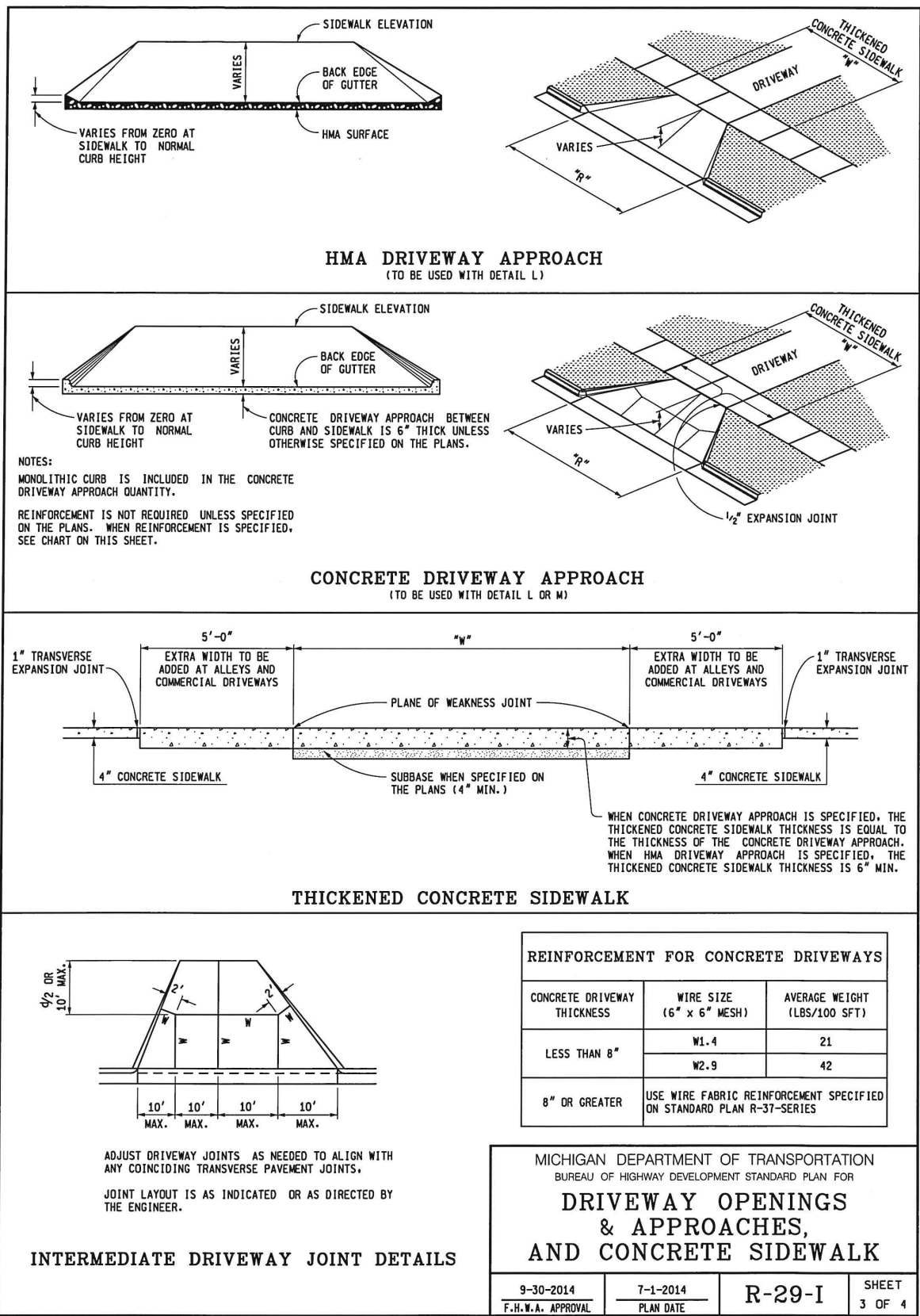
SOIL EROSION & SEDIMENTATION CONTROL PLAN

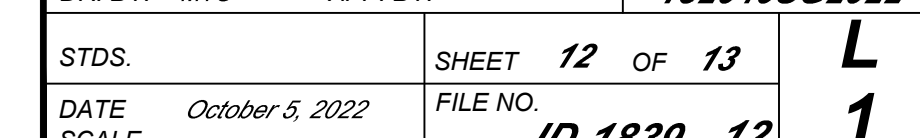
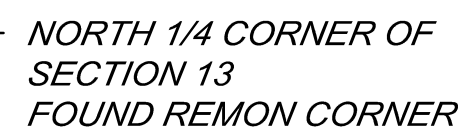
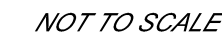
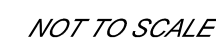
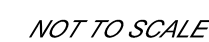
IN COMPLIANCE WITH SECTION 323.1703 OF PART 91, SOIL EROSION AND SEDIMENTATION CONTROL, OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1994 PA 451, AS AMENDED.

MTS		REVISIONS PER CITY ZONING REVIEW	11/17/22
BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
URBAN FABRIC, PLLC P.O. BOX 888 MURRAY, KY 42071			
SOIL EROSION NOTES HUTSON, INC. W. LAWRENCE AVE CHARLOTTE, MI 48813			
		LANSING OFFICE 416 N. Homer St. Suite 109 Lansing, MI 48912 Tel. 517-325-9977 www.SpicerGroup.com	
DE BY:	MTS	CH BY:	BMB
DR BY:	MTS	APP BY:	
PROJECT NO.		132040SG2022	
STDs.	SHEET 10 OF 13		C
DATE	October 5, 2022	FILE NO.	JD-1839 10
SCALE	1" = 30'		

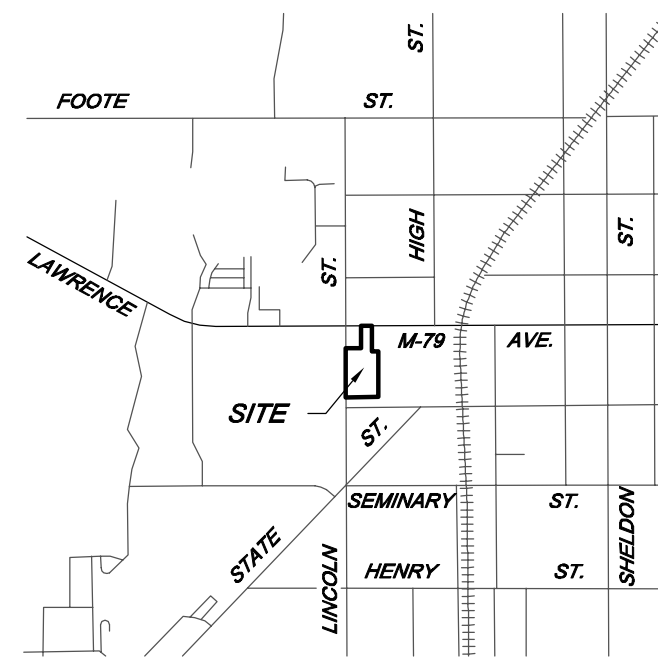
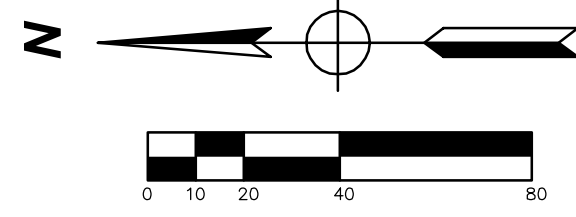


MTS	REVISIONS PER CITY ZONING REVIEW	11/17/22	
MTS	REVISIONS PER CITY CHECKLIST	10/28/22	
BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
URBAN FABRIC, PLLC P.O. BOX 888 MURRAY, KY 42071			
SITE DETAILS HUTSON, INC. W. LAWRENCE AVE CHARLOTTE, MI 48813			
LANSING OFFICE 416 N. Homer St. Suite 109 Lansing, MI 48912 Tel. 517-325-9977 www.SpicerGroup.com		PROJECT NO. 132040SG2022	
DE. BY: MTS	CH. BY: BMB	PROJECT NO. 132040SG2022	
DR. BY: MTS	APP. BY:		
STDS.	SHEET 11 OF 13	C 11	
DATE SCALE	October 5, 2022 AS NOTED		
	FILE NO. JD-1839 11		





SECTION 13  
T.2 N. - R.5 W.  
CITY OF CHARLOTTE  
EATON COUNTY, MICHIGAN



LEGEND

- |                              |                           |
|------------------------------|---------------------------|
| ○ - MANHOLE                  | * - PINE                  |
| ⊙ - CATCHBASIN               | ⊙ - BUSH                  |
| ⊠ - CURB CATCHBASIN          | ⊙ - TREE                  |
| ⊕ - FIRE HYDRANT             | ⊙ - TELEPHONE PEDESTAL    |
| ⊖ - WATER VALVE              | ⊙ - FOUND SURVEY CORNER   |
| ⊗ - GAS VALVE                | ⊙ - SET 1/2" IRON ROD     |
| ⊘ - TELEPHONE POLE           | ⊙ - SET WOOD LATH         |
| ● - POWER POLE               | ⊙ - SET P.K. NAIL         |
| ⊙ - POWER AND TELEPHONE POLE | ⊙ - GUY ANCHOR AND POLE   |
| ⊙ - LIGHT POLE               | ⊙ - NOT FIELD LOCATED     |
| ⊙ - MAIL BOX                 | ⊙ - CABLE TV PEDESTAL     |
| ⊙ - SIGN                     | ⊙ - ANTENNA               |
| ⊙ - SPRINKLER                | ⊙ - SATELLITE DISH        |
| ⊙ - RAILROAD SIGNAL          | ⊙ - AIR CONDITIONING UNIT |
| ⊙ - TRANSFORMER              | ⊙ - SOIL BORING           |
| ⊙ - BARRIER FREE PARKING     | ⊙ - ELECTRICAL PEDESTAL   |
| ⊙ - BITUMINOUS SURFACE       | ⊙ - BURIED CABLE LINES    |
| ⊙ - CONCRETE SURFACE         | ⊙ - BURIED ELECTRIC LINES |
| ⊙ - CONCRETE CURB            | ⊙ - GASMAINS              |
| ⊙ - FENCE LINE               | ⊙ - SANITARY SEWER LINES  |
| ⊙ - OVERHEAD POWER LINES     | ⊙ - STORM SEWER LINES     |
| ⊙ - TREE LINE                | ⊙ - TELEPHONE LINES       |
| ⊙ - STUMP                    | ⊙ - WATERMAINS            |
|                              | (M) - MEASURED DIMENSION  |
|                              | (R) - RECORDED DIMENSION  |

EXHIBIT 'A' LEGAL DESCRIPTION

Chicago Title Insurance Company  
NCS Number: CCH12103842MS - Site 2  
Commitment Date: June 2, 2021 @ 8:00 a.m.

Land Situated in the State of Michigan, County of Eaton, City of Charlotte:

Parcel 1: Commencing on the 1/4 line, 32.73 rods North of the Southwest Corner of the West 1/2 of the Northeast 1/4 of Section 13, T.2 N. - R.5 W., then North on said 1/4 line to the center of the highway leading West from Lawrence Avenue in the City of Charlotte, being about 36.61 rods; then East along the center of said highway, 12 rods 8-1/2 feet; then South 36.61 rods; then West 12 rods 8-1/2 feet to the place of beginning; EXCEPTION THEREFROM a parcel described as commencing where the East line of Lincoln Street intersects the South line of Lawrence Avenue; then East 92 feet; then South 130 feet; then West 92 feet; then North 130 feet to the place of beginning, City of Charlotte, Eaton County, Michigan.

Parcel 2: That part of the Southwest 1/4 of the Northeast 1/4 of Section 13, T.2 N. - R.5 W., Carmel Township, Eaton County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 13; then South along the North-South 1/4 line of said Section 13 a distance of 1698.71 feet to the point of beginning of this description; then N.89°-40'-30"E., 122.00 feet; then North parallel with said North-South 1/4 line, 172.00 feet to the centerline of Lawrence Avenue; then N.89°-40'-30"E., along said centerline 84.50 feet; then South parallel with said North-South 1/4 line 200.00 feet; then N.89°-40'-30"E., 48.00 feet; then South parallel with said North-South 1/4 line 359.28 feet to the North line of Lovett Street; then S.89°-42'-23"W., along said North line 254.50 feet to said North-South 1/4 line; then North along said North-South 1/4 line 387.14 feet to the point of beginning.

As Surveyed: A parcel of land in the Northeast 1/4 of Section 13, T.2 N. - R.5 W., City of Charlotte, Eaton County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 13; then South along the North-South 1/4 line of said Section 13 a distance of 1698.71 feet to the point of beginning of this description; then N.89°-40'-30"E., 122.00 feet; then North parallel with said North-South 1/4 line, 172.00 feet to the centerline of Lawrence Avenue; then N.89°-40'-30"E., along said centerline 84.50 feet; then South parallel with said North-South 1/4 line 200.00 feet; then N.89°-40'-30"E., 48.00 feet; then South parallel with said North-South 1/4 line 359.28 feet to the North line of Lovett Street; then S.89°-42'-23"W., along said North line 254.50 feet to said North-South 1/4 line; then North along said North-South 1/4 line 387.14 feet to the point of beginning.

SCHEDULE B EXCEPTIONS

Chicago Title Insurance Company  
NCS Number: CCH12103842MS - Site 2  
Commitment Date: June 2, 2021 @ 8:00 a.m.

\*No plottable easements to show on survey

To Global Ag Source, Inc., a Kentucky corporation; Chicago Title Insurance Company; and Wells Fargo Bank N:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA and NSPS, and includes Items 2, 4, 5, 6(b), 7(b)(1), 8-10, 11 and 17-18 of Table A thereof. The fieldwork was completed on February 22, 2022.



PREPARED BY:  
PATRICK G. BENTLEY  
PROFESSIONAL SURVEYOR NO. 4001047944  
1400 ZEEB DR.  
ST. JOHNS, MICHIGAN 48879  
TEL. 989-224-2355  
DRAWN BY: M. WRIGHT  
DATE: MARCH 10, 2022  
JOB NUMBER: 132040SG2022  
www.SpicerGroup.com  
REVISED 10/27/21



ALTA/NSPS LAND TITLE SURVEY FOR:

**WARNER NORCROSS & JUDD LLP**  
45000 RIVER RIDGE DR.  
SUITE 300  
CLINTON TOWNSHIP, MICHIGAN 48038

ALTA/NSPS LAND TITLE SURVEY OF:

PART OF THE NORTHEAST 1/4  
OF SECTION 13, T.2 N.-R.5 W.,  
CITY OF CHARLOTTE  
EATON COUNTY, MICHIGAN

132040SG2022  
JD-1829

UTILITY NOTE

The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

ZONING

The subject property is zoned OS-1 "Office Service District".

BUILDING SETBACKS:

Minimum Lot Area	n/a
Minimum Lot Width	n/a
Front Yard Setback	20 ft.
Side Yard Setback	15 ft.
Rear Yard Setback	20 ft.
Maximum Building Height	30 ft.

For more Zoning Information see City of Charlotte Zoning Ordinances.

NOTES

AT THE TIME OF THIS SURVEY, THERE WERE NO BUILDINGS ON SUBJECT PARCEL.

AT THE TIME OF THIS SURVEY, THERE WAS NO DEFINED PARKING ON SUBJECT PARCEL.

AT THE TIME OF THIS SURVEY, THERE WERE NO DIVISION OR PARTY WALLS WITH RESPECTIVE TO ADJOINING PROPERTY.

AT THE TIME OF THIS SURVEY, THERE WAS NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS FIELD WORK.

AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF DELINEATED WETLANDS ON SUBJECT PARCEL.

DATUM NOTE

ELEVATIONS SHOWN ARE ON NAVD88 AND WERE OBTAINED BY GPS OBSERVATIONS.