

**SITE DATA:**  
 PARCEL SIZE = 12.0 ACRES  
 UNITS = 23 UNITS  
 DENSITY = 1.9 UNITS/ACRE  
 EXISTING ZONING = A-1  
 PROPOSED ZONING = R1-C  
 PROPOSED USE = SINGLE FAMILY HOMES  
 REQUIRED SETBACKS:  
 FRONT = 30 FEET  
 SIDE = 12 FEET  
 REAR = 40 FEET\*  
 AREA = 15,000 SF  
 WIDTH = 75 FEET

\*DECKS MAY ENCRACH MORE THAN 10 FEET INTO THE REAR YARD SETBACK.

**SANITARY SEWER:**  
 SHALL OUTLET TO A PROPOSED SANITARY SEWER OFF THE SOUTH PROPERTY LINE.  
  
**STORM SEWER:**  
 STORM WATER SHALL BE DETAINED ON-SITE AND HAVE A CONTROLLED RELEASE INTO AN EXISTING DITCH ON THE SOUTH PROPERTY LINE.  
  
**WATER MAIN:**  
 SHALL CONNECT TO THE EXISTING WATER LINE WITHIN 31 MILE ROAD RIGHT-OF-WAY.

**PAVING:**  
 28" WIDE-7" THICK CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER (DEDICATED TO THE MACOMB COUNTY DEPARTMENT OF ROADS.)

**SITE NOTE:**  
 NO HARD SURFACE IMPROVEMENTS (PATIOS, DECKS, ETC.) MAY BE PLACED IN THE REAR 30' OF A BUILDING SITE.

**PARCEL NUMBER:**  
 14-12-101-003

**LEGAL DESCRIPTION (PARCEL ID# 04-12-101-003) 12.00 ACRES AS SURVEYED BY LEHNER:**

A PARCEL OF LAND BEING LOCATED IN AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 12 EAST, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12 TOWN 4 NORTH, RANGE 12 EAST, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN; THENCE N76°29'26"E 396.99 FEET (RECORDED AS N78°02'E 396.97 FEET), ALONG THE NORTH LINE OF SAID SECTION 12 AND THE CENTERLINE OF 31 MILE ROAD (66 FEET WIDE RIGHT-OF-WAY); THENCE S01°45'25"E 1369.24 FEET, (RECORDED AS S00°14'E); THENCE S83°30'26"W (RECORDED AS S85°03'W) 390.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID SECTION 12, SAID POINT BEING 987.65 FEET N01°45'25"W FROM THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N01°45'25"W (RECORDED AS N00°14'W) 1320.58 FEET, ALONG THE SAID WEST LINE OF SAID SECTION 12, TO THE POINT OF BEGINNING, CONTAINING 522,723.54 SQUARE FEET (12.00 ACRES) OF LAND MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

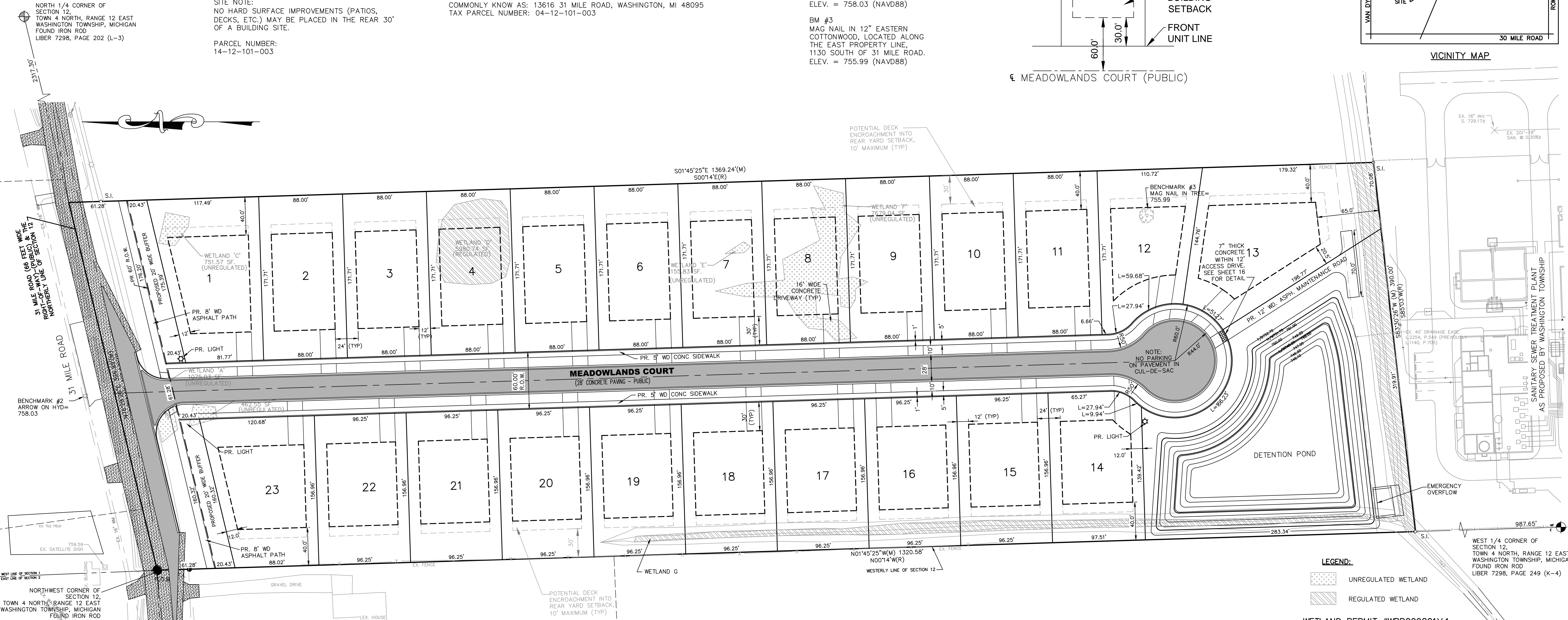
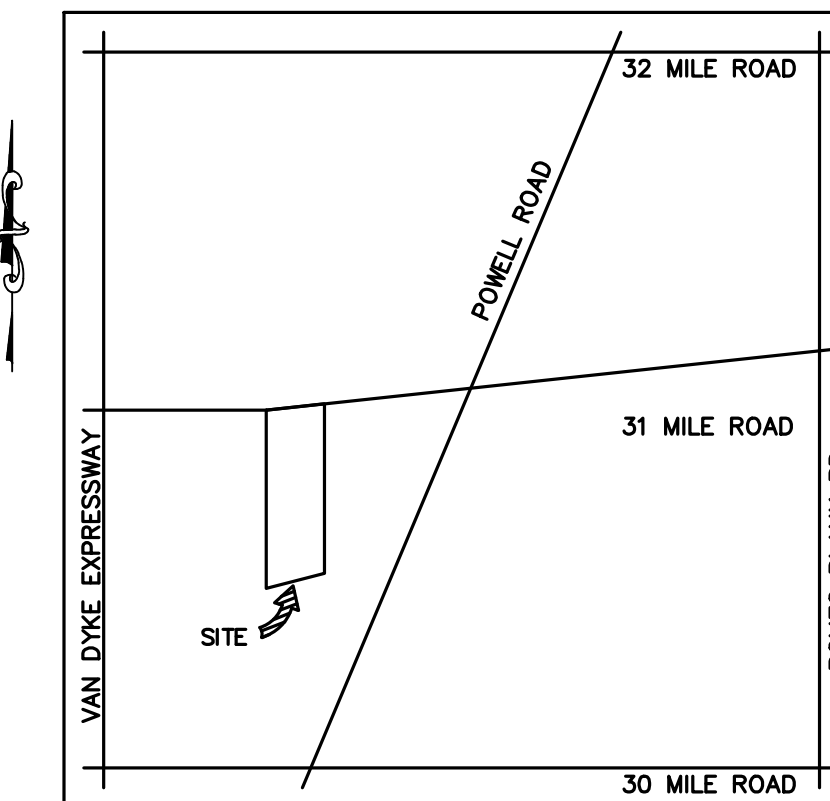
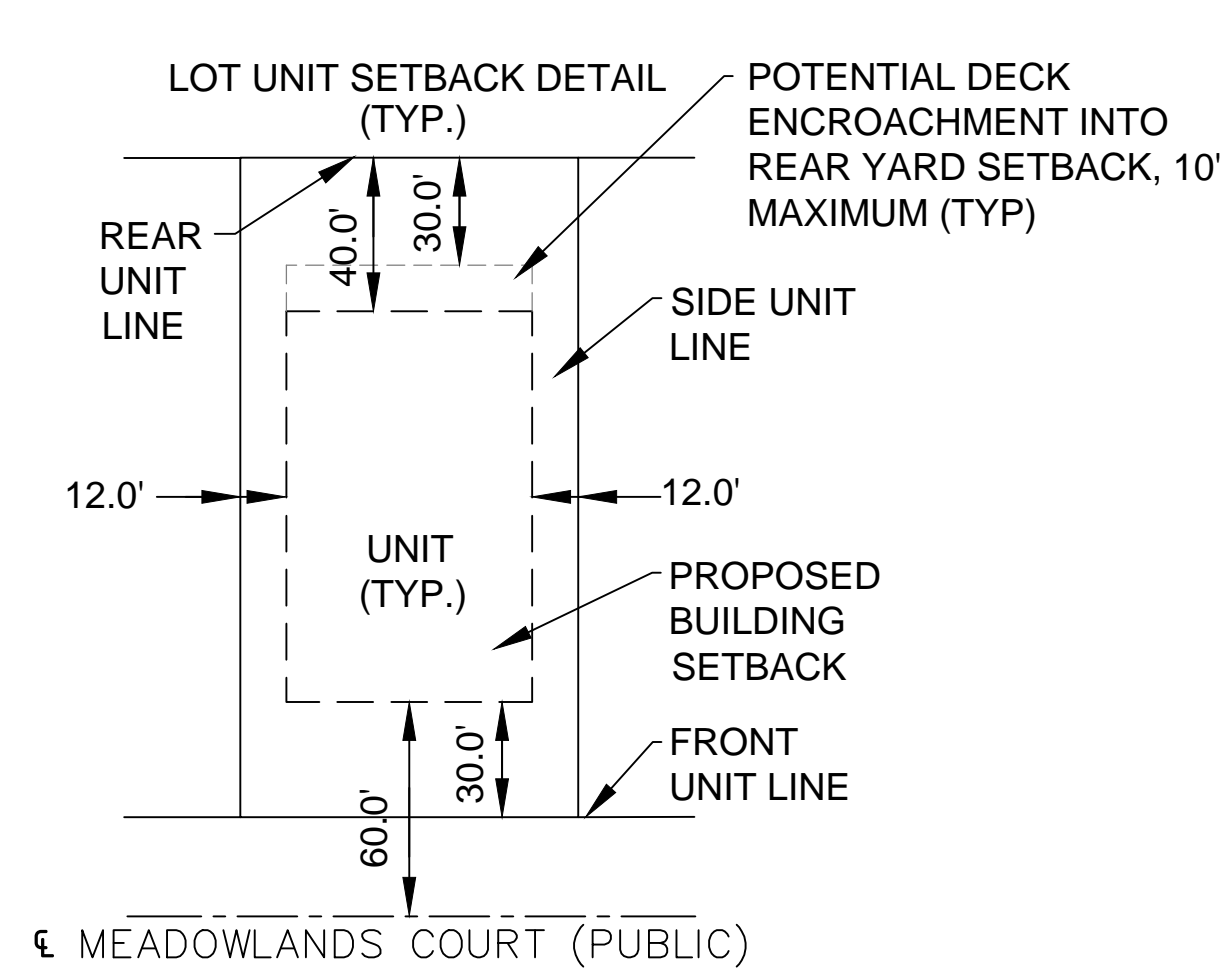
COMMONLY KNOW AS: 13616 31 MILE ROAD, WASHINGTON, MI 48095  
 TAX PARCEL NUMBER: 04-12-101-003

**BENCHMARKS:**

BM #1  
 ARROW ON HYDRANT LOCATED 200± WEST OF THE NORTHWEST PROPERTY CORNER, ON THE NORTH SIDE OF 31 MILE ROAD.  
 ELEV. = 759.77 (NAVD88)

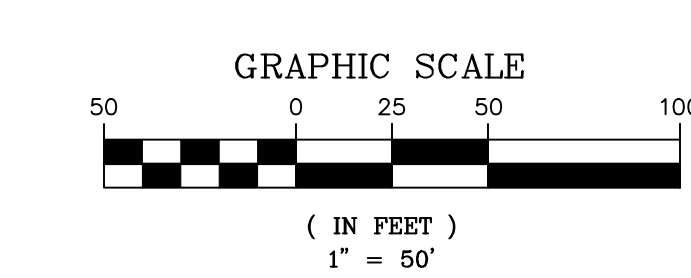
BM #2  
 ARROW ON HYDRANT LOCATED 200± EAST OF THE NORTHWEST PROPERTY CORNER, ON THE NORTH SIDE OF 31 MILE ROAD.  
 ELEV. = 758.03 (NAVD88)

BM #3  
 MAG NAIL IN 12" EASTERN COTTONWOOD, LOCATED ALONG THE EAST PROPERTY LINE, 1130 SOUTH OF 31 MILE ROAD.  
 ELEV. = 755.99 (NAVD88)



**LEGEND:**  
 UNREGULATED WETLAND  
 REGULATED WETLAND

WETLAND PERMIT #WRP009801.V1  
 ISSUED DECEMBER 05, 2017  
 EXPIRES DECEMBER 05, 2022



**UNREGULATED WETLAND AREAS:**

WETLAND 'A'	PROP. 60' 31 MILE ROAD R.O.W.:	1075 SFT
WETLAND 'B'	LOT 23 AND PROPOSED R.O.W.:	463 SFT
WETLAND 'C'	LOT 1:	752 SFT
WETLAND 'E'	LOT 7:	156 SFT
WETLAND 'F'	LOT 8:	7679 SFT

**REGULATED WETLAND AREAS:**  
 TOTAL REGULATED WETLANDS: 14,133 SFT

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.  
 NOTE: ALL WATERMANS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

**811**  
 3 WORKING DAYS BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

- WASHINGTON TOWNSHIP STANDARD NOTES:
- NOTIFY THE TOWNSHIP OF WASHINGTON WATER AND SEWER DEPARTMENT (586-786-0010) AND THE TOWNSHIP ENGINEER (586-781-8950) 48 HOURS PRIOR TO START OF CONSTRUCTION.
  - ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY WASHINGTON TOWNSHIP.
  - CALL MISS DIG (1-800-482-7171) THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
  - ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
  - ALL EXCAVATION UNDER OR WITHIN 3' OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT - MINIMUM).
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WASHINGTON TOWNSHIP PERMITS INCLUDING A PERMIT TO OCCUPY PUBLIC UTILITY EASEMENTS OR PUBLIC RIGHTS-OF-WAY.
  - TRENCH BACKFILL IN COUNTY RIGHT-OF-WAY SHALL CONFORM TO MCDOR REQUIREMENTS AND BE SUBJECT TO THE APPROVAL OF THE MCDOR ENGINEER.
  - ALL TRENCHES ACROSS ROADWAYS, DRIVEWAYS, SIDEWALKS AND PARKING LOTS SHALL BE COMPACTED TO 95% PROCTOR (MINIMUM).
  - ALL SERVICE LEAD SIZES (WATER MAIN AND SANITARY SEWER) ARE TO BE OBTAINED FROM THE CHARTER TOWNSHIP OF WASHINGTON WATER AND SEWER DEPARTMENT.
  - NO EARTHEN BERMS SHALL BE CONSTRUCTED OVER PUBLIC UTILITIES.

**NOTES:**  
 ALL DRIVES SHALL BE 16" WIDE CONCRETE.  
 PROPOSED PUBLIC ROAD SHALL BE A 28 FT WIDE CONCRETE ROAD W/ CONCRETE CURB AND GUTTER DEDICATED TO THE MACOMB COUNTY DEPARTMENT OF ROADS.  
 SIDEWALKS SHALL BE 5' WIDE-4" THICK CONCRETE.  
 DETENTION POND SHALL HAVE A 12' WIDE ASPHALT ACCESS DRIVE.  
 ALL GARAGES SHALL HAVE CARRIAGE LIGHTS.  
 ALL LAWN AREAS SHALL BE SODDED AND IRRIGATED.

CONTRACTOR SHALL OBTAIN AND PAY FOR PERMIT (AND ALL NECESSARY FEES) FROM MACOMB COUNTY OFFICE OF THE PUBLIC WORKS COMMISSIONER FOR ANY CONSTRUCTION BEING DONE WITHIN MACOMB COUNTY OFFICE OF THE PUBLIC WORKS COMMISSIONER RIGHT-OF-WAY.  
 CONTRACTOR SHALL OBTAIN AND PAY FOR PERMIT (AND ALL NECESSARY FEES) FROM MACOMB COUNTY DEPARTMENT OF ROADS FOR ANY CONSTRUCTION BEING DONE WITHIN THE MACOMB COUNTY DEPARTMENT OF ROADS RIGHT-OF-WAY.

PARCEL ID # 04-12-101-003

<b>REVISIONS</b> 11-09-18 REV. PER TWP. L.A.	<b>CLIENT</b> MEADOWLANDS DEVELOPMENT, LLC. 6267 ST. CLAIR HIGHWAY CHINA TOWNSHIP, MICHIGAN 48054 (810) 329-4027
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**LEHNER ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS & SURVEYORS  
 17001 NINETEEN MILE ROAD, SUITE 3  
 CLINTON TOWNSHIP, MICHIGAN 48038-1203  
 PHONE: (586) 412-7050  
 FAX: (586) 412-7114  
 www.lehnerassociates.com

**MEADOWLANDS ESTATES**  
**FINAL SITE PLAN**

PART OF THE NW 1/4 OF SECTION 12, T4N, R12E, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN

SCALE: 1" = 50'	DATE: 08-28-18
DRAWN BY: LA	CHECKED BY: WJT
JOB No.: 16-306	SHEET No. 03