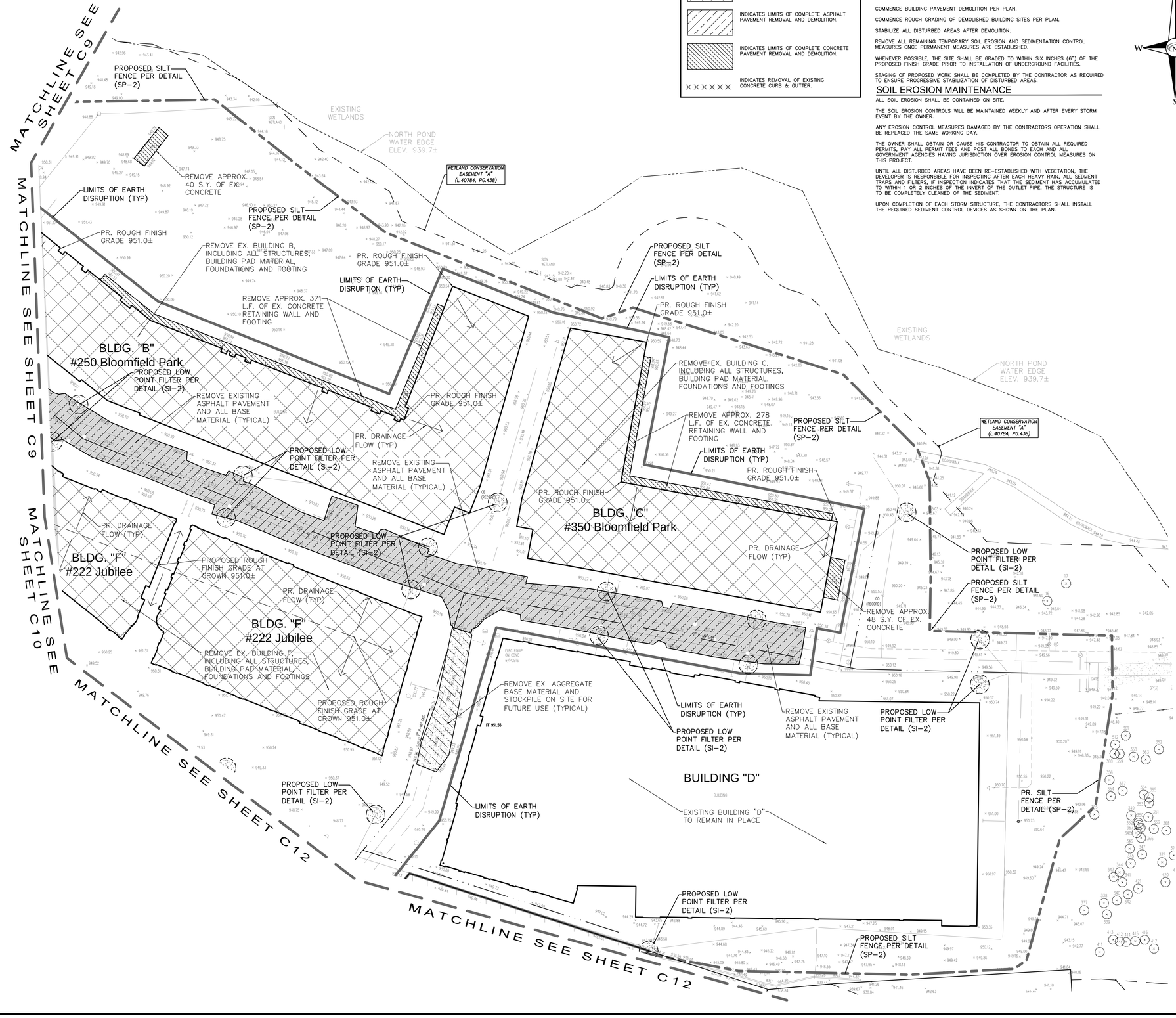


DEMOLITION LEGEND

- INDICATES LIMITS OF COMPLETE BUILDING REMOVAL AND DEMOLITION.
- INDICATES LIMITS OF COMPLETE ASPHALT PAVEMENT REMOVAL AND DEMOLITION.
- INDICATES LIMITS OF COMPLETE CONCRETE PAVEMENT REMOVAL AND DEMOLITION.
- INDICATES REMOVAL OF EXISTING CONCRETE CURB & GUTTER.

SOIL EROSION CONTROL

INSTALL SILT FENCE PER DETAIL (SP-2) OR SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS.

INSTALL LOW POINT INLET FILTERS PER DETAIL (SI-2) OR SIMILAR APPROVED EQUAL ON ALL CATCH BASIN STRUCTURES AS INDICATED ON THE PLANS.

COMMENCE BUILDING PAVEMENT DEMOLITION PER PLAN.

COMMENCE ROUGH GRADING OF DEMOLISHED BUILDING SITES PER PLAN.

STABILIZE ALL DISTURBED AREAS AFTER DEMOLITION.

REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED.

WHENEVER POSSIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHES (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES.

STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.

SOIL EROSION MAINTENANCE

ALL SOIL EROSION SHALL BE CONTAINED ON SITE.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE OWNER.

ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPLACED THE SAME WORKING DAY.

THE OWNER SHALL OBTAIN OR CAUSE HIS CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, PAY ALL PERMIT FEES AND POST ALL BONDS TO EACH AND ALL GOVERNMENT AGENCIES HAVING JURISDICTION OVER EROSION CONTROL MEASURES ON THIS PROJECT.

UNTIL ALL DISTURBED AREAS HAVE BEEN RE-ESTABLISHED WITH VEGETATION, THE DEVELOPER IS RESPONSIBLE FOR INSPECTING AFTER EACH HEAVY RAIN, ALL SEDIMENT TRAPS AND FILTERS, IF INSPECTION INDICATES THAT THE SEDIMENT HAS ACCUMULATED TO WITHIN 1 OR 2 INCHES OF THE INVERT OF THE OUTLET PIPE, THE STRUCTURE IS TO BE COMPLETELY CLEANED OF THE SEDIMENT.

UPON COMPLETION OF EACH STORM STRUCTURE, THE CONTRACTORS SHALL INSTALL THE REQUIRED SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN.

DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED ALL DEMOLITION SHALL BE IN ACCORDANCE WITH MUNICIPAL (LOCAL, COUNTY, & STATE) REQUIREMENTS.

PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND. HAZARDOUS MATERIAL IS NOT EXPECTED TO BE FOUND ON-SITE.

WHERE EXISTING BUILDINGS ARE REMOVED, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

AREAS OF DEMOLISHED BUILDINGS SHALL BE ROUGH GRADED TO THE GRADES INDICATED ON THE PLANS PITCHED OR CROWNED TO DIRECT DRAINAGE TOWARDS EXISTING DRAINAGE STRUCTURES.

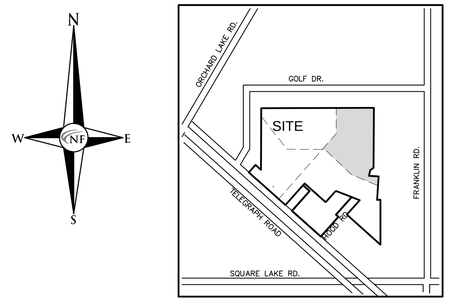
EXISTING LOOSE CONSTRUCTION MATERIAL, INCLUDING THE UNDEVELOPED EASTERN PORTION OF THE SITE, SHALL BE REMOVED AND DISPOSED OF.

NO UTILITY POLES ARE PLANNED TO BE REMOVED. ALL UTILITY POLES SHALL BE PROTECTED AND THEIR PROTECTION SHALL BE COORDINATED WITH THE UTILITY COMPANY.

AN INDEPENDENT ELECTRICAL COMPANY SHALL BE HIRED BY THE OWNER TO ENSURE THAT ALL ELECTRICAL SYSTEMS THROUGHOUT THE SITE ARE INACTIVE.

WATER AND SEWER SERVICES TO DEMOLISHED BUILDINGS SHALL HAVE ALL VERTICAL COMPONENTS REMOVED DOWN TO THE HORIZONTAL LINE AND BE CAPPED / BULKHEADED.

THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL MUNICIPALITY TO VERIFY THAT ON-SITE WATER MAINS ARE TURNED OFF.



LOCATION MAP
N.T.S.

LEGEND

- EXISTING SANITARY SEWER (CLEAN-OUT, MANHOLE)
- EXISTING WATER MAIN (HYDRANT, GATE VALVE)
- EXISTING STORM SEWER (INLET, RYCB, MANHOLE, CB)
- EXISTING BURIED CABLES
- EXISTING GAS MAIN
- EXISTING OVERHEAD LINES (UTILITY POLE, GUY POLE, GUY WIRE)
- EXISTING LIGHT POLE, EXISTING SIGN
- PR. SANITARY SEWER (C.O., MANHOLE)
- PROPOSED WATER MAIN (HYDRANT, GATE VALVE)
- PROPOSED STORM SEWER (INLET, RYCB, MANHOLE, CB)
- PR. SAND BACKFILL (COMPACT TO 95% MAX. DENSITY)
- UTILITY CROSSING (A)
- PR. TOP OF CURB ELEVATION (TC 600.00)
- PROPOSED GUTTER ELEVATION (GU 600.00)
- PR. TOP OF WALK ELEVATION (TW 600.00)
- PR. TOP OF PAVEMENT ELEV. (TP 600.00)
- PROPOSED FINISH GRADE (FG 600.00)
- PROPOSED CONTOUR (600)
- PROPOSED SWALE
- PR. DRAINAGE DIRECTION
- PROPOSED INLET FILTER
- DRAINAGE AREA LIMITS
- PROPOSED SILT FENCE
- LIMITS OF SOIL DISRUPTION

LEGEND

- LIMITS OF BLOOMFIELD TOWNSHIP

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER NO. 47031
LICENSED PROFESSIONAL ENGINEER

PROJECT
Village at Bloomfield

CLIENT
REDICO
One Towne Square,
Suite 1600
Southfield, MI 48076
Phone: (248) 784-6486

PROJECT LOCATION
Part of the W. 1/2 of Section 5, T. 2N., R. 10E., and part of the NE 1/4 of Section 6, T. 2N., R. 10E., Bloomfield Township, The City of Pontiac and Bloomfield Township (conditionally transferred to The City of Pontiac) Oakland County, Michigan

SHEET
Building and Pavement Demolition Plan and Soil Erosion Plan

Know what's below Call before you dig.

DATE	ISSUED / REVISED
05-12-17	Bids / Permits

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: April 3, 2017
SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. A116-21
SHEET NO. C-11