



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



PROJECT

Village at Bloomfield

CLIENT

REDICO
One Towne Square,
Suite 1600
Southfield, MI 48076

Contact:

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

Utility Demolition 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'

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-15

MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C13

LEGEND

LIMITS OF BLOOMFIELD TOWNSHIP

LIMITS OF EX. BUILDING
FOR REFERENCE ONLY

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FOR REFERENCE ONLY

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FOR REFERENCE ONLY

APPROXIMATE LOCATION OF EX.
GAS LINES. CONTRACTOR SHALL
COORDINATE ANY REMOVALS OR
RELOCATIONS WITH GAS COMPANY.

CONTRACTOR SHALL SALVAGE ALL
OPERABLE FIRE HYDRANTS, CALLED
OUT AS TO BE REMOVED, AND
STOCKPILE FOR FUTURE RELOCATION

ALL SANITARY SEWER STORM SEWER
AND WATER MAIN CALLED OUT TO BE
ABANDONED SHALL BE BULKHEADED AT
STRUCTURES OR CAPPED AND PLUGGED
AND FILLED WITH FLOWABLE FILL.

LEGEND

CLEAN-OUT MANHOLE EXISTING SANITARY SEWER
HYDRANT GATE VALVE EXISTING WATER MAIN
INLET RYCB MANHOLE CB EXISTING STORM SEWER
EXISTING BURIED CABLES
EXISTING GAS MAIN
UTILITY POLE GUY POLE GUY WIRE EXISTING OVERHEAD LINES
EXISTING LIGHT POLE EXISTING SIGN
PR. SANITARY SEWER
PROPOSED WATER MAIN
PROPOSED STORM SEWER
PR. SAND BACKFILL
UTILITY CROSSING
PR. TOP OF CURB ELEVATION
PROPOSED GUTTER ELEVATION
PR. TOP OF WALK ELEVATION
PR. TOP OF PAVEMENT ELEV.
PROPOSED FINISH GRADE
PROPOSED CONTOUR
PR. DRAINAGE DIRECTION
PROPOSED INLET FILTER
DRAINAGE AREA LIMITS
PROPOSED SILT FENCE
LIMITS OF SOIL DISRUPTION

UTILITY DEMOLITION LEGEND

XXXXXXXXXX INDICATES LIMITS OF EXISTING UTILITY
REMOVAL.
// // // // // INDICATES LIMITS OF EXISTING UTILITY
ABANDONMENT.
X INDICATES EXISTING UTILITY STRUCTURE
TO BE ABANDONED OR REMOVED.
Wavy line INDICATES LIMITS OF EXISTING UTILITY TO
BE ABANDONED OR REMOVED (BY OTHERS)
O INDICATES EXISTING UTILITY STRUCTURE TO
BE ABANDONED OR REMOVED (BY OTHERS)

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.