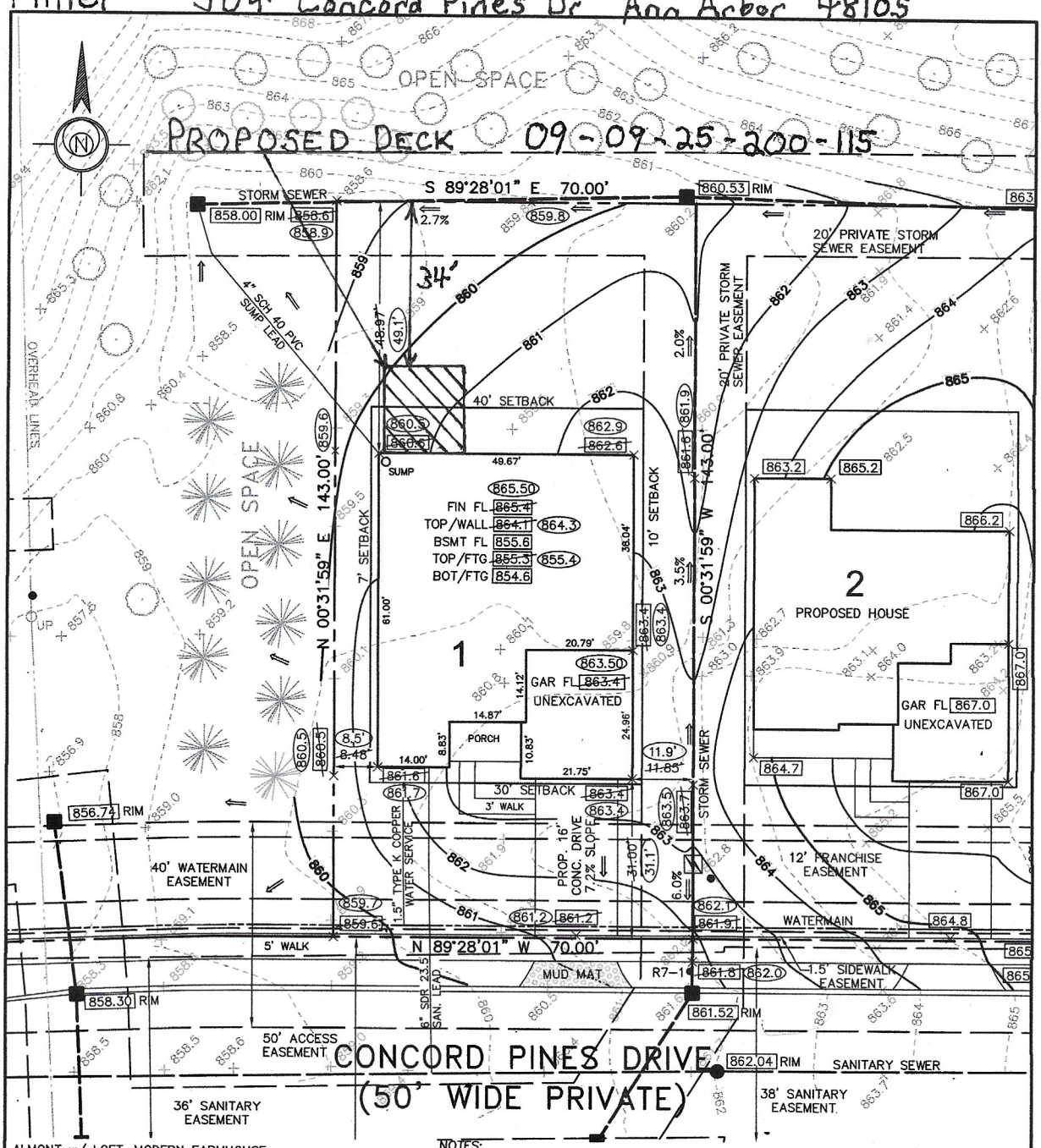
Miller - 504 Concord Pines Dr Ann Arbor 48105



ALMONT w/ LOFT, MODERN FARMHOUSE
OPT. 070 9' BASEMENT
OPT. 687 BRICK TO WAINSCOT

CLIENT/OWNER:
TOLL BROTHERS INC.
26200 TOWN CENTER CT.
SUITE 200
NOVI, MI 48375

BENCHMARK: ARROW ON HYDRANT IN FRONT OF LOTS 3 AND 4
ELEV: 871.93 (NAVD88)

× 000.0	PROPOSED SPOT ELEVATION
× 000.0	EXISTING SPOT ELEVATION
× 000.0	AS-BUILT SPOT ELEVATION
⇒	DRAINAGE FLOW ARROW
000.0 AB RIM	AS-BUILT RIM ELEVATION

LEGEND

- MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- R7-1 NO PARKING ANYTIME SIGN
- R7-1SD NO PARKING SERVICE DAYS SIGN
- R1-1 STOP SIGN
- PROPERTY/R.O.W. LINE
- EASEMENT LINE
- BUILDING SETBACK
- SANITARY
- STORM
- WATERMAIN
- SILT FENCE
- EX. CONTOURS
- PR. CONTOURS

NOTES:
1) THE MINIMUM SLOPE ON A YARD SWALE IS 2.0%
2) THE MAXIMUM SLOPE ON A YARD SWALE IS 25.0%
3) MANHOLES/GATE WELLS ARE NOT TO BE BURIED.
4) STORM STRUCTURES SHOULD HAVE SOME TYPE OF PROTECTION DURING CONSTRUCTION.
5) LOCATION OF UTILITY SERVICES SHOWN ARE CONCEPTUAL ONLY. ACTUAL LOCATION OF SANITARY, WATER, ELECTRIC, GAS, ETC. SERVICING EACH LOT TO BE DETERMINED AT TIME OF CONSTRUCTION BY DEVELOPER.
6) CURRENT ZONING: R1B
7) NO RETAINING WALLS ARE PROPOSED ON THIS BUILDING SITE.
8) BUILDER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES THAT ARE A RESULT OF BUILDER ACTIVITIES.
9) ALL SIDEWALKS MUST BE CONSTRUCTED ACCORDING TO ADA STANDARDS. MAX LONGITUDINAL SLOPE 5-7% & MAX CROSS SLOPE 2%.

STATE OF MICHIGAN
JEREMIAH I. FICK
PROFESSIONAL SURVEYOR
No. 50436
LICENSED PROFESSIONAL SURVEYOR

FINAL GRADE AS-BUILT

504 CONCORD PINES DRIVE

DESCRIPTION:
UNIT 1 OF "CONCORD PINES OF ANN ARBOR" W.C.C.P. No. 720, AS RECORDED IN LIBER 5489, PAGE 839, LOCATED IN THE WEST 1/2 OF SECTION 25, T.2S., R.6E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

ESE Land Planning Engineering Land Surveying
26200 Town Center Court
Suite 200
Novi, Michigan 48375
TEL: (248) 305-4013
FAX: (248) 305-4001
CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	---	DRAWN:	SRB	CHECKED:	JIF
SCALE:	1"=20'	DATE:	20 JUNE 2024	DWG No.:	7793-LOT 1