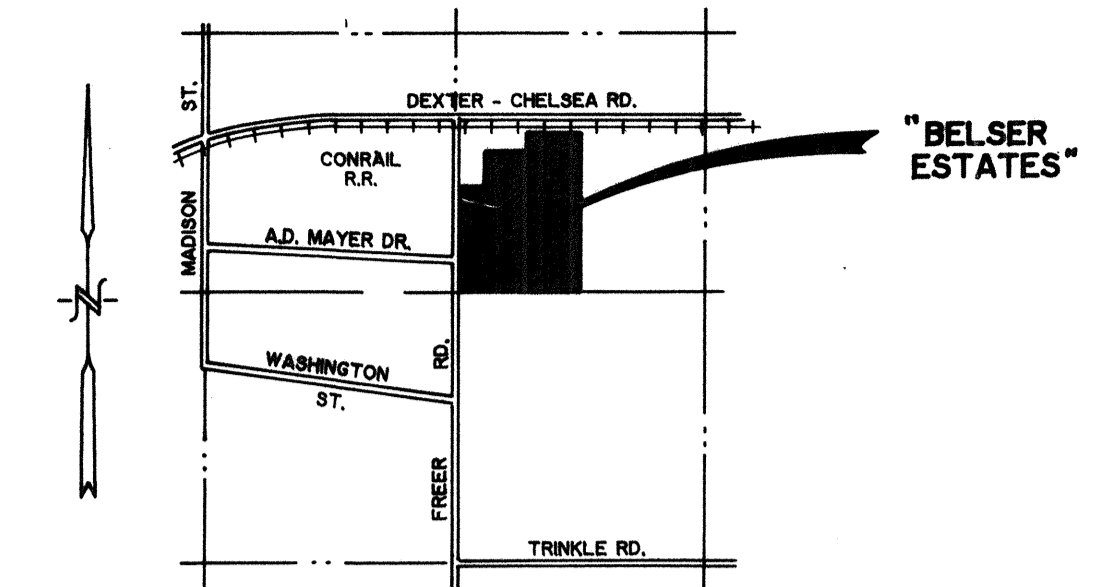
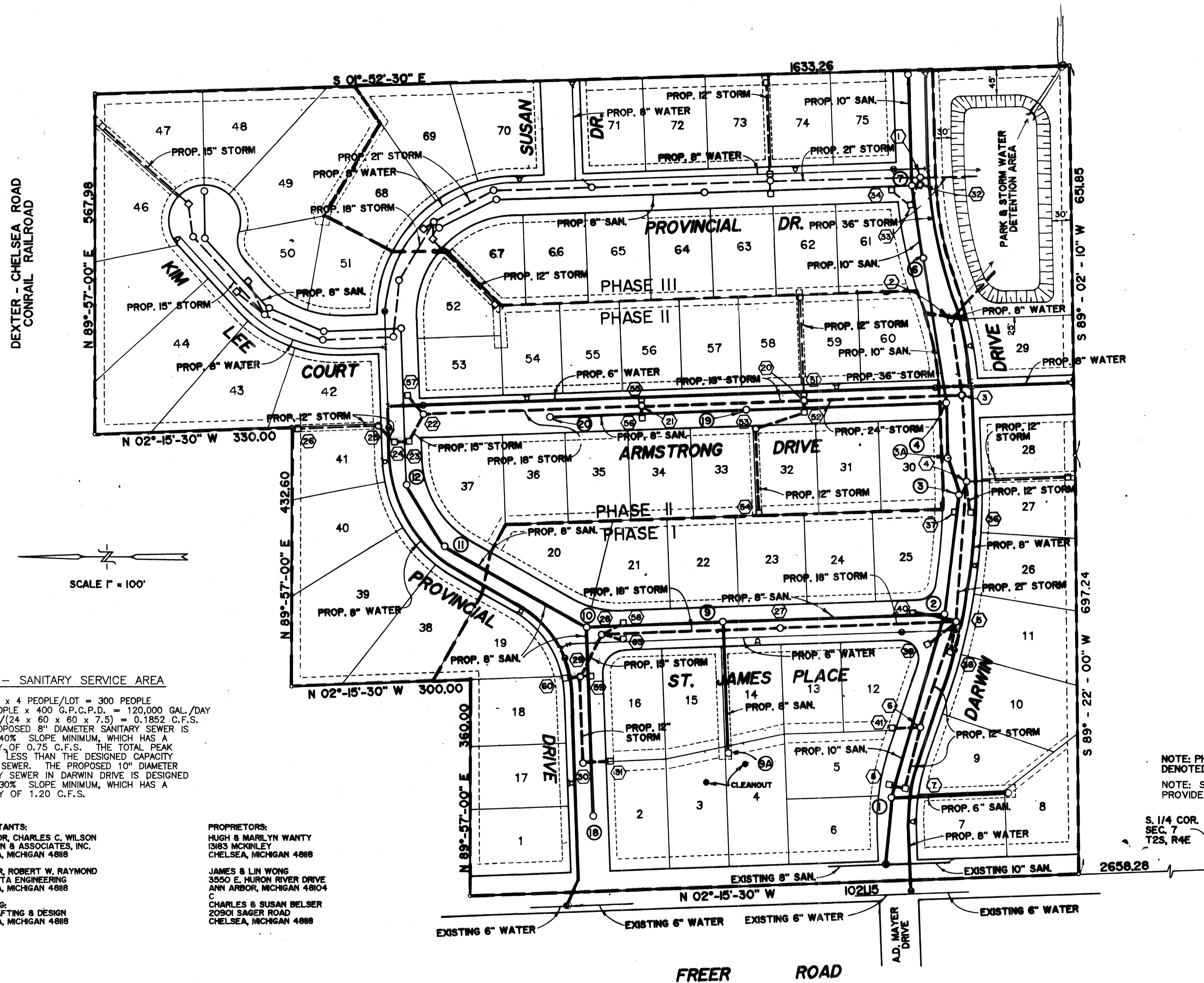


BELSER ESTATES

A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, T2S, R4E, VILLAGE OF CHELSEA, WASHTENAW COUNTY, MICHIGAN



LOCATION MAP
NO SCALE



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17	GRADING PLAN AND MISCELLANEOUS DETAILS
18	PAVING PLAN & PROFILE - DARWIN DRIVE
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25	STORM DRAIN EASEMENT TO PALMER - BALDWIN DRAIN & DETENTION POND CALCULATIONS
26	ELECTRICAL STRUCTURE "AS-BUILT"

REVISIONS DECEMBER 1989

SHEET 3-4	(LOT NUMBERS REVISED)
SHEET 6	(LOT NUMBERS REVISED)
SHEET 7	(LOT NUMBERS REVISED)
SHEET 8	(LOT NUMBERS REVISED)
SHEET 9	(LOT NUMBERS REVISED) AND (MANHOLE ②)
SHEET 10	(LOT NUMBERS REVISED) AND (CB 51, 62, 26, TC GRADES)
SHEET 11	(LOT NUMBERS REVISED)
SHEET 13	(LOT NUMBERS REVISED) AND (CB 43, 44) AND (MANHOLE ⑨ RIM ELEV.)
SHEET 14	(LOT NUMBERS REVISED) AND (CB 48, 49 RIM ELEV.) AND (MANHOLE ⑩ TC GRADE) (CB 50 INV.)
SHEET 17	(LOT NUMBERS REVISED)
SHEET 18	(LOT NUMBERS REVISED) AND (ROAD GRADE STA. 8+00 TO 12+00)
SHEET 19	(LOT NUMBERS REVISED) AND (ROAD GRADE STA. 8+25 TO 9+50)
SHEET 21	(LOT NUMBERS REVISED)
SHEET 22	(LOT NUMBERS REVISED) AND (ROAD GRADES STA. 15+75 TO 20+75)
SHEET 23	(LOT NUMBERS REVISED) AND (ALL ROAD GRADES)

REVISIONS AUGUST 14, 1992

SHEET 1-14	(AS-BUILT DRAWING)
SHEET 26	(ADDED - ELECTRICAL STRUCTURE AS-BUILT)

REVISIONS AUGUST 31, 1992

SHEET 26	(ADDED MISSING PEDESTALS)
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REVISIONS SEPTEMBER 9, 1992

SHEET 2-8	(ADDED EXISTING WATER LEADS)
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REVISIONS SEPTEMBER 17, 1992

SHEET 1	(SEWER CLEANOUTS LOTS 3 AND 4) AND (MOVED WATER VALVE PROVINCIAL AND FREER ROAD)
SHEET 3	(SANITARY LEAD TO LOT 7)
SHEET 5	(NOTE ADDED)
SHEET 6	(MOVED WATER VALVE PROVINCIAL & FREER)
SHEET 8	(WATER LEADS WILL BE SHOWN)
SHEET 26	(ADD ELECTRICAL PHASE LINES)

NOTE - SANITARY SERVICE AREA

75 LOTS x 4 PEOPLE/LOT = 300 PEOPLE
 300 PEOPLE x 400 G.P.C.P.D. = 120,000 GAL./DAY
 120,000 / (24 x 60 x 60 x 7.5) = 0.1852 C.F.S.
 THE PROPOSED 8" DIAMETER SANITARY SEWER IS AT A 0.40% SLOPE MINIMUM, WHICH HAS A CAPACITY OF 0.75 C.F.S. THE TOTAL PEAK FLOW IS LESS THAN THE DESIGNED CAPACITY OF THE SEWER. THE PROPOSED 10" DIAMETER SANITARY SEWER IN DARWIN DRIVE IS DESIGNED AT A 0.30% SLOPE MINIMUM, WHICH HAS A CAPACITY OF 1.20 C.F.S.

CONSULTANTS:
 SURVEYOR, CHARLES C. WILSON
 C. WILSON & ASSOCIATES, INC.
 CHELSEA, MICHIGAN 48118

ENGINEER, ROBERT W. RAYMOND
 BCD DELTA ENGINEERING
 CHELSEA, MICHIGAN 48118

DRAFTING:
 POB DRAFTING & DESIGN
 CHELSEA, MICHIGAN 48118

PROPRIETORS:
 HUGH & MARILYN WANTY
 13163 MCKINLEY
 CHELSEA, MICHIGAN 48118

JAMES & LIN WONG
 3550 E. HURON RIVER DRIVE
 ANN ARBOR, MICHIGAN 48104

C
 CHARLES & SUSAN BELSER
 20901 SAGER ROAD
 CHELSEA, MICHIGAN 48118

DESCRIPTION:

BEGINNING AT A POINT ON THE CENTERLINE OF FREER ROAD AND THE NORTH AND SOUTH 1/4 LINE OF SECTION 7, T2S, R4E, VILLAGE OF CHELSEA (AS MONUMENTED), SAID POINT BEARING N02°-15'-30"W 2658.28 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE ALONG SAID CENTERLINE AND SAID NORTH AND SOUTH 1/4 LINE, N02°-15'-30"W 1021.15 FEET; THENCE N89°-57'-00"E 432.60 FEET; THENCE N02°-15'-30"W 330.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE BOLLARD RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N89°-57'-00"E 567.98 FEET; THENCE S01°-52'-30"E 1633.26 FEET; THENCE S89°-02'-10"W 651.85 FEET; THENCE S89°-22'-00"W 697.24 FEET TO THE POINT OF BEGINNING, BEING PART OF THE EAST 1/2 OF SECTION 7, T2S, R4E, VILLAGE OF CHELSEA, WASHTENAW COUNTY, MICHIGAN AND CONTAINING 42.61 ACRES OF LAND MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33 FEET OF FREER ROAD, ALSO SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

BENCH MARKS:

U.S.G.S. BENCH MARK
 CONCRETE POST WITH BRONZE CAP STAMPED "17 FWK 1983 925"
 LOCATED 140' S. & 18' E. OF THE JUNCTION OF FREER RD. & DEXTER-CHELSEA RD., 80' S. OF RR. CROSSING, 2' W. OF FENCE LINE.
 ELEVATION = 924.96

BENCH MARK NO. 1

RR. SPIKE IN W. SIDE OF UTILITY POLE NEAR SW. CORNER OF MORMON CHURCH PROPERTY.
 ELEVATION = 923.58 (U.S.G.S. DATUM)

BENCH MARK NO. 2

RR. SPIKE IN W. SIDE OF UTILITY POLE NE. OF INTERSECTION OF FREER RD. & MAYER DR.
 ELEVATION = 919.05 (U.S.G.S. DATUM)

BENCH MARK NO. 3

RR. SPIKE IN W. SIDE OF 12" ASPEN ON S. LINE OF "BELSER ESTATES" 400' W. OF SE. COR. "BELSER ESTATES."
 ELEVATION = 907.77 (U.S.G.S. DATUM)

