

SANITARY SEWER BASIS OF DESIGN

INITIAL NUMBER OF UNITS/LOTS = 1 UNITS/LOTS
 FUTURE NUMBER OF UNITS/LOTS = 2 UNITS/LOTS
 TOTAL NUMBER OF UNITS/LOTS = 3 UNITS/LOTS
 1.5 PEOPLE PER UNIT * 100 OF UNITS = 9 PEOPLE

AVE Q = $(100 \text{ G.P.C.P.D.} \times \text{NO PEOPLE}) / (86,400 \text{ SEC/DAY} \times 7.48 \text{ GAL/G.P.}) = 0.0014 \text{ cfs}$

PEAK Q = $(118 + 50 \text{ P} / (14 + 50 \text{ P})) \times (\text{AVE Q}) / (\text{P} + \text{POP. IN THOUSANDS}) = 0.006 \text{ cfs}$

SIZE OF SANITARY SEWER = 8 inch
 PIPE SLOPE = 1.10 %
 PIPE CAPACITY = 1.27 cfs

WATER MAIN BASIS OF DESIGN

NUMBER OF CONNECTIONS = 1
 REU PER UNIT = 1.0
 TOTAL REU = CONNECTIONS X REU PER UNIT = 3

AVE D = $(138 \text{ G.P.C.P.D.} \times \text{REU}) / 1000000 = 0.0005 \text{ MGD}$

MAX Q = MAX DAILY DEMAND X 2 X AVE Q = 0.0010 MGD

QUANTITY ESTIMATE

NO.	ITEM	QUANTITY
1.	8" DI CL-54 WATER MAIN	82 LF
2.	4" DI CL-54 WATER MAIN	5 LF
3.	VALVE BOX	1 EA
4.	TYPE "C" COPPER WATER SERVICE	58 LF
5.	4" DIA SANITARY MANHOLE	1 EA
6.	8" PVC TRUSS	80 LF
7.	6" SCH-40 PVC	12 LF

NOTE: CONTRACTOR SHALL CALCULATE HIS OWN QUANTITIES FOR ALL ITEMS OF WORK WHETHER OR NOT INDICATED ON THESE PLANS. THE OWNER OR ENGINEER IS NOT RESPONSIBLE FOR ANY DIFFERENCES IN QUANTITIES.

CURVE [ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH]

C1	68.35'	250.00'	15°39'55"	N 81°34'33" E	68.14'
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CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
A SOIL EROSION CONTROL MEASURES															
B HOUSE CONSTRUCTION															
C DRIVEWAY & SIDEWALK CONSTRUCTION															
D FINAL GRADING															
E PERMANENT SOIL EROSION															

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

SEE DETAIL OF 4" BLOWOFF ON CITY WATER MAIN DETAIL SHEET 1 OF 2

NOTE: THE NEAREST WATER COURSE IS STONY CREEK, APPROX. 1,400' TO THE NORTHWEST.

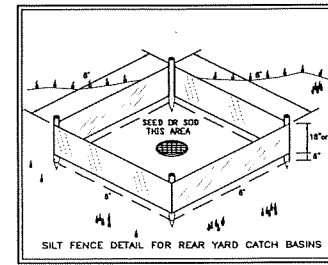
SOIL TYPE PER OAKLAND COUNTY SOIL MAP: MARLETTE SANDY LOAM, 1% TO 6% SLOPES

NOTE: PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP/CITY STANDARDS, LEAVE RM HIGH UPON INSTALLATION AND SAWCUT DOWN TO MEET FINAL GRADES.

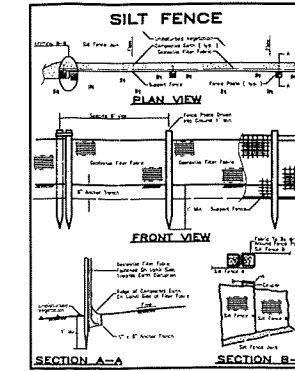
NOTE: AREA OF PROPOSED EARTH CHANGE 27,228 SQ. FT.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: IF THIS DRAWING IS NOT STAMPED & APPROVED BY THE MUNICIPALITY, IT IS NOT TO BE USED FOR CONSTRUCTION.



- SOIL EROSION NOTES:**
- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
 - 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
 - 3) COMPLETE ALL EARTH MOVEMENT.
 - 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
 - 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
 - 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.



LEGAL DESCRIPTION PROPOSED - UNIT 2

Part of the NE 1/4 of Section 1, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

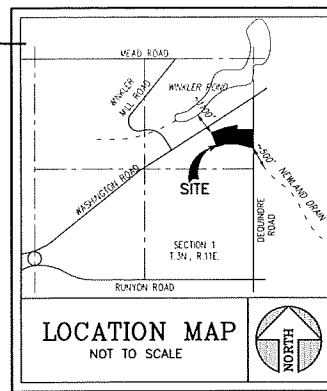
Commencing at the East 1/4 corner of Section 1; thence N89°45'00"W 444.04 feet to the Point of Beginning; thence N89°41'15"W 167.70 feet; thence N00°35'30"W 284.80 feet; thence N77°48'40"E 64.85 feet; thence N72°59'40"E 15.61 feet; thence N21°22'51"W 10.94 feet; thence N81°34'33"E 68.14 feet; thence with a curve turning to the right 68.35 feet, having a radius of 250.00 feet, a central angle of 15°39'55", and a chord bearing N81°34'33"E 68.14 feet; thence S00°35'30"E 18.59 feet; thence S35°20'15"E 15.43 feet; thence S00°35'30"E 294.58 feet to the Point of Beginning. Containing 1.183 acres.

Property Description: (PARCEL ID. 15-01-278-005)

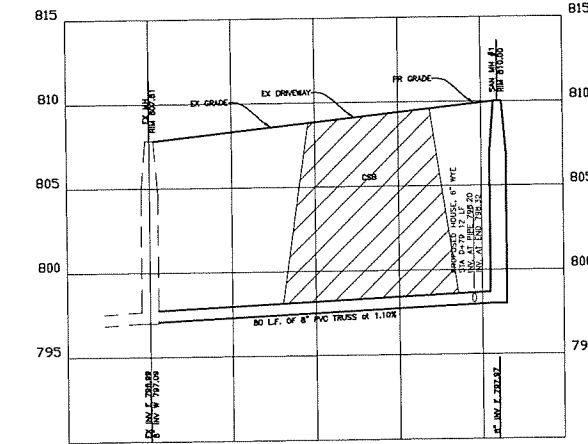
T.3N., R.11E., SEC. 1 PART OF NE 1/4 BEG AT PT DIST N 89-44-48 W 280.03 FT FROM E 1/4 COR, TH N 89-44-48 W 249.12 FT, TH N 04-12-20 W 299.69 FT, TH N 72-59-40 E 15.53 FT, TH N 21-22-51 W 10.94 FT, TH ALG CURVE RIGHT, RAD 250 FT, CHORD BEARS N 81-34-33 E 68.14 FT, DIST OF 68.35 FT, TH N 89-24-30 E 189.47 FT, TH S 90-35-30 E 326.87 FT TO BEG 1.92 A 6-10-14 FR 006 & 277-015

Property Description: (PARCEL ID. 15-01-278-007)

T.3N., R.11E., SEC. 1 PART OF NE 1/4 BEG AT PT DIST N 89-44-48 W 280.03 FT FROM E 1/4 COR, TH N 89-44-48 W 249.12 FT, TH N 04-12-20 W 299.69 FT, TH N 72-59-40 E 15.53 FT, TH N 21-22-51 W 10.94 FT, TH ALG CURVE RIGHT, RAD 250 FT, CHORD BEARS N 81-34-33 E 68.14 FT, DIST OF 68.35 FT, TH N 89-24-30 E 189.47 FT, TH S 90-35-30 E 326.87 FT TO BEG 1.92 A 6-10-14 FR 006 & 277-015



- LEGEND**
- SECTION CORNER
 - FOUND IRON, MON., NAIL
 - SET IRON
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING DESCRIPTION**
- UTILITY POLE
 - EDGE OF WOODS
 - BOTTOM OF BERM
 - TOP OF BERM
 - EDGE OF ASPHALT
 - EDGE OF CONCRETE
 - CORRUGATED METAL PIPE INVERT
 - TOP OF WALL
 - BOTTOM OF WALL
 - EDGE OF WATER
 - BUILDING CORNER/FINISHED GRADE
 - MARKER
 - WATER SHUT OFF
 - CENTERLINE
 - SANITARY MANHOLE
 - CATCH BASIN BEWERE
 - TOP OF CURB
 - STORM MANHOLE
 - TOP OF BANK
 - BOTTOM OF BANK
 - CENTERLINE
 - CATCH BASIN SQUARE
 - LIGHT POLE
 - GATE VALVE/WELL
- PROPOSED GRADE**
- EXISTING GRADE**
- PLAN PROPOSED GRADE NO LONGER APPLICABLE**
- C.B. FILTER**
- SILT FENCE**
- SILT SACK INLET FILTER**
- CATCH BASIN INLET FILTER**
- TOTAL TREE TO BE PRESERVED OUTSIDE BUILDING ENVELOPE**
- TREES TO BE REMOVED**



SANITARY PROFILE
 EX MH TO MH#1
 H: 1"=20'
 V: 1"=5'

CHRISTENBURY CT. VACANT LOT
 ADDRESS: 1930 CHRISTENBURY CT.
 PARCEL I.D. #15-01-278-007

FILE #19-014
 SECTION #1

3 WORKING DAYS (EXCLUDING SAT., SUN. AND HOLIDAYS)

BEFORE YOU DIG CALL MISS DIG
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SITE ENGINEERING PLANS

1930 CHRISTENBURY COURT
 PART OF NE 1/4 OF SECTION 1, T.3N., R.11E.,
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION

●	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT

REVISIONS

DATE	REMARKS
06/20/2019	PER CITY
07/02/2019	PER CITY
07/16/2019	PER CITY APPROVAL

SEAL

CLIENT
 VITO TERRACCIANO

248-835-4796

PROJECT NAME
 1930 CHRISTENBURY COURT

PROJECT NUMBER
 C18-047.05X

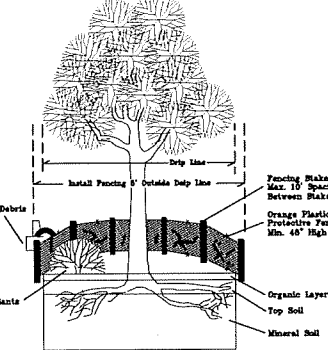
SHEET NAME
GRADING & UTILITY PLAN

DRAWING SCALE: 1"=20'
 DATE: 5-16-2019
 PROJECT MANAGER: JSR
 DESIGNED BY: JH
 DRAWN BY: JH
 FIELD BY: BH
 CHECKED BY: JSR

SHEET NUMBER
 1 OF 2

Tree Protection Notes

- Approved tree protection shall be erected prior to start of construction activities and shall remain in place until construction is complete. The Forestry Division shall be notified after tree protection is in place; prior to construction activities, including delivery of materials.
- No person may conduct any activity within the drip line of any tree designated to remain; including, but not limited to, piling materials, building materials, construction equipment, or soil deposits within the drip line.
- Gross changes may not occur within the drip lines of protected trees.
- During construction, no person shall attach any device or wire to remaining trees.
- All utility service requests must include notification to the contractor that protected trees must be avoided. All branching shall occur outside of the protective fencing.
- Snakes shall be routed to avoid the area within the drip lines of protected trees.
- If tree protection cannot be maintained for a tree throughout the construction period, replacement of that tree may be required prior to the issuance of the Certificate of Occupancy.
- Regulated trees located on adjacent property that may be affected by construction activities must be protected.



TREE PROTECTION DETAIL

LANDSCAPE CONTRACTOR'S ONE-YEAR IRRIGATION REQUIREMENT PERIOD

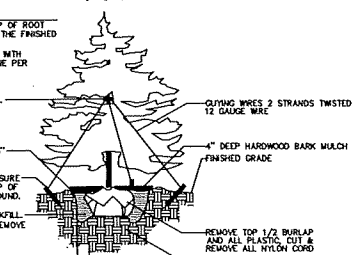
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY MAINTAIN THE IRRIGATION SYSTEM PROVIDED BY OTHERS AS REQUIRED TO INSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLANT MATERIALS, SOIL AND SEEDED LAWN AREAS (SERVICED BY IRRIGATION SYSTEM) TO INSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIALS AND LAWN FOR THE FIRST YEAR OF THE FOLLOWING LANDSCAPE CONTRACTOR'S ONE-YEAR IRRIGATION REQUIREMENT PERIOD. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SUGGESTED "IRRIGATION MAINTENANCE SCHEDULE" FOR HIS USE.

NOTE: CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT AND PRESERVE QUALITY TREES WHERE APPROPRIATE, WHETHER INDICATED ON THIS PLAN OR NOT. IF TREE PROTECTION CANNOT BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED TO SATISFY CITY/TWP. ORDINANCES.

PLANT NOTES:

- PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS ON THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 4" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 1994).
- PLANTING POCKETS SHALL BE DUG SO THAT THE POCKET DIAMETER IS A MINIMUM OF 24" LARGER THAN THE ROOT BALL AND THE SIDES OF POCKET ARE VERTICAL AND FRACTURED. INDIGENOUS SOILS SHALL BE TAMPED AND WATERED DURING BACK FILLING PROCEDURE.
- PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. SANDER SHALL BE MADE ON THE EDGES OF PLANTING POCKET.
- TREES SHALL BE GATED WITH TWO STRANDS TWISTED OF 12 GAUGE GALVANIZED WIRE. PROTECT THE TREE TRUNK WITH HOSE OR OTHER ACCEPTABLE MEANS. GUY TO TWO HARDWOOD 2" X 2" X 8' POSTS, DIVIDED 2' DEEP IN UNDISTURBED SOIL.
- MULCH SHALL BE GROUND OR SHREDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
- TREES SHALL BE MULCHED WITH MIN. 4" DEEP HARDWOOD BARK MULCH 30" DIAMETER CIRCLE AROUND THE TREE.
- SHRUBS SHALL BE MULCHED IN BEDS ACCORDING WITH THE DETAIL ON THIS SHEET. MULCH SHALL BE MIN. 4" DEEP HARDWOOD BARK. SEE LANDSCAPE PLAN FOR LOCATION OF PLANTING BEDS.
- SEE PLANTING DETAILS FOR INDIVIDUAL PLANTINGS.
- PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (12 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD. IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS, CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST GROWING SEASON.
- REMOVE TOP 1/2 OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL WILLOW CORG.
- PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN COMPLIANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF COUNTY COOPERATIVE EXTENSION SERVICE. A COPY OF WHICH SHALL BE KEPT ON FILE WITH THE PLANNING OFFICIAL.
- SOIL SHALL BE CERTIFIED TURF GRASS SOO COMPLYING WITH A.S.P.A. SPECIFICATIONS FOR WALKER-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOVED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE VISIBLE SOO OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOO SHALL BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. CUT SOO SHALL NOT BE PERMITTED TO DRY OUT AND SHALL BE LAD WITHIN 24 HOURS OF WHEN CUT. FERTILIZE AND WATER THE SOO AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING SOO.
- PLANTING BED SOO FOR ANNUALS SHALL BE SCHEMATIC TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL BED, APPLY A PRE-EMERGENT (PREEM) OR EQUAL AFTER PLANTING ANNUALS. 2-3 TIMES PER GROWING SEASON, AT A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
- TREES OF 2" CALIPER AND GREATER SHALL BE WRAPPED WITH 6" WIDE WHITE CREPE. WRAP THE LOWER PARTS OF THE FIRST LIMBS AND THE TRUNK. OVERLAP HALF OF EACH SPIRAL WRAP TO FORM A DOUBLE WRAPPING. SECURE WRAPPING WITH TRAIL. DO NOT WRAP SPECIES SUBJECT TO BORERS.

EVERGREEN TREE PLANTING DETAIL



NOTE: PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREES OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADY TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT, SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.

NOTE: THE CITY SHALL PLANT STREET TREES IN THE ROW AFTER CONSTRUCTION OF THE PROJECT IS COMPLETE. THE APPLICANT SHALL PAY \$216.75 PER LOT TO ACCOUNT FOR THE PLANTINGS.

PLANT LIST:

NO.	COMMON NAME	BOTANICAL NAME	SIZE
12	NORWAY SPRUCE	PICEA ABIES	10' HT. B&B
2	KINDERED SPIRIT OAK	QUERCUS X WAREI 'NADLER'	2" CAL.

TREE REMOVAL CALCULATIONS

TOTAL REGULATED TREES ONSITE..... 25
 REGULATED TREES INSIDE BUILDING ENVELOPE..... 21
 REGULATED TREES OUTSIDE BUILDING ENVELOPE..... 4
 TOTAL REGULATED TREES BEING REMOVED..... 22
 TOTAL REQUIRED TREE REPLACEMENT CREDITS..... 22

REPLACEMENT TREE CALCULATIONS

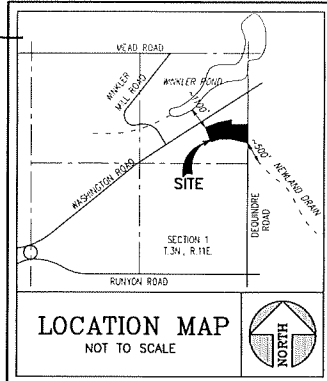
PROPOSED 1" HIGH NORWAY SPRUCE TREE..... 12
 12 TREES x 2 CREDITS/TREE = 24
 PROPOSED 2" CALIPER KINDERED SPIRIT OAK..... 2
 2 TREES x 1 CREDIT/TREE = 2
 TOTAL REPLACEMENT TREE CREDITS..... 26
 24 + 2 = 26

TAG	TYPE	DIAMETER	CONDITION	REMOVE (Y/N)
455	MAPLE	15"	GOOD	Y INSIDE
456	SPRUCE	14"	POOR	N
457	SPRUCE	14"	POOR	N
458	SPRUCE	8"	POOR	Y
459	SPRUCE	32"	POOR	Y
460	SPRUCE	9"	POOR	Y INSIDE
461	SPRUCE	16"	POOR	Y INSIDE
462	SPRUCE	12"	POOR	Y INSIDE
463	SPRUCE	18"	POOR	Y INSIDE
464	SPRUCE	15"	POOR	Y INSIDE
465	SPRUCE	18"	POOR	Y INSIDE
467	SPRUCE	10"	POOR	Y INSIDE
468	MULBERRY	15"	GOOD	Y INSIDE
469	MULBERRY	10"	GOOD	Y INSIDE
470	MULBERRY	8"	GOOD	Y INSIDE
471	MULBERRY	7"	GOOD	Y INSIDE
472	ELM	7"	FAIR	Y INSIDE
473	BLACK CHERRY	8"	GOOD	Y INSIDE
474	MULBERRY	12"	POOR	Y INSIDE
475	MULBERRY	14"	FAIR	Y INSIDE
476	MULBERRY	9"	FAIR	Y INSIDE
477	MULBERRY	10"	FAIR	Y INSIDE
478	BOXELDER	8"	POOR	Y INSIDE
479	BOXELDER	10"	POOR	N INSIDE
480	BOXELDER	9"	POOR	Y INSIDE

CHRISTENBURY CT. VACANT LOT
 ADDRESS: 1930 CHRISTENBURY CT.
 PARCEL I.D. #15-01-278-007

FILE #19-014
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 - SET IRON
 - RECORDED
 - MEASURED
 - CALCULATED
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 - TOB = TOP OF BERM
 - AS = EDGE OF ASPHALT
 - EC = EDGE OF CONCRETE
 - CM = CORRUGATED METAL PIPE INVERT
 - TOP = TOP OF WALL
 - EW = EDGE OF WATER
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 - MA = MARKER
 - MS = WATER SHUT OFF
 - CL = CENTERLINE
 - SM = SANITARY MANHOLE
 - CB = CATCH BASIN BEDDING
 - TOC = TOP OF CURB
 - SMH = STORE MANHOLE
 - TOB = TOP OF BANK
 - BOB = BOTTOM OF BANK
 - CL = CENTERLINE
 - CB = CATCH BASIN SQUARE
 - LP = LIGHT POLE
 - GW = GATE VALVE/WEEL
- PROPOSED GRADE**
- PROPOSED GRADE
 - EXISTING GRADE
 - PLAN PROPOSED GRADE NO LOWER APPLICABLE
- OTHER**
- C.B. FILTER
 - SILT FENCE
 - TOTAL TREE TO BE PRESERVED OUTSIDE BUILDING ENVELOPE
 - INSIDE = INSIDE BUILDING ENVELOPE
 - TREES TO BE REMOVED

Fenn Associates, Inc.
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 PART OF NE 1/4 OF SECTION 1, T.3N., R.11E,
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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 LANDSCAPE PLAN