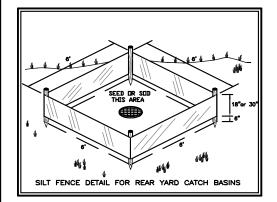
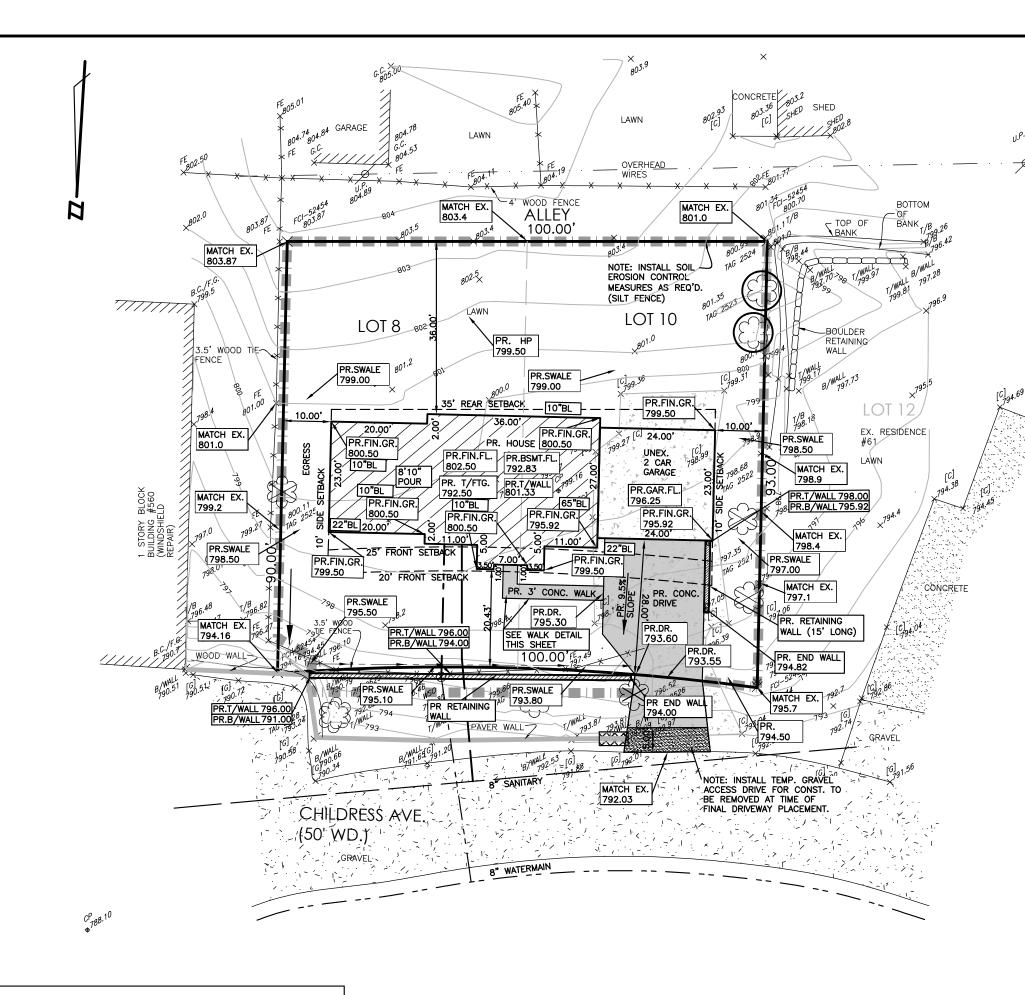


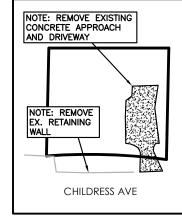
TYPICAL SILT FENCE DETAILS



SOIL EROSION NOTES:

- 1) INSTALL EROSION CONTROL MEASURES PRIOR
- 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.





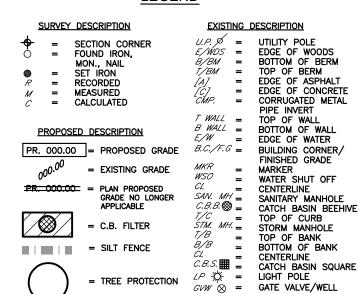
DEMOLITION DETAIL (NTS)

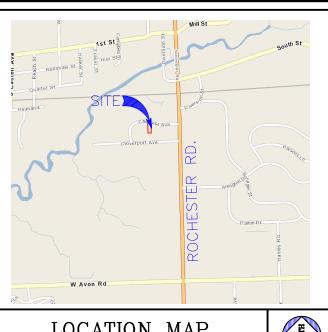
NOTE: CONTRACTOR TO PROPERLY DISPOSE OF ANY AND ALL RUBBLE FROM SITE PER CITY OF ROCHESTER HILLS STANDARDS

## TRFF SURVEY

	2521 15 OAK 35												
TAG#	DIA. (IN.)	SPECIES	SPREAD (FT.)										
2521	15	OAK	35										
2522	7	BOX ELDER	35										
2523	20	MAPLE	45										
2524	14	MAPLE	35										
2525	15	MAPLE	50										
2526	10	MAPLE	30										
2527	10	BOX ELDER	25										
2528	9	OAK	30										
2529	6	BOX ELDER	15										

## LEGEND

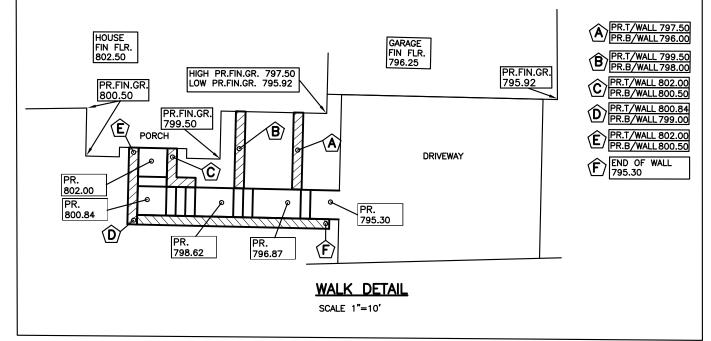




LOCATION MAP



- NOTE: ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.
- NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN
- NOTE: FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- NOTE: THIS PLOT PLAN WAS PREPARED IN THE OFFICE. FIELD WORK WAS PERFORMED. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.
- NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.
- NOTE: ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.
- NOTE: PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.



	OPERATION TIME SCHEDULE - BEGINNING												_		$\neg$													
	CONSTRUCTION SEQUENCE		FEB.		MAR.		Α	APR.		MAY		JUN.		JUL.		AUG.		SEP.		OCT.		NOV.		I	DEC.		J/	AN.
A	SOIL EROSION CONTROL MEASURE																					$\prod$					$\prod$	$ box{}$
В	REMOVAL OF EX. CONC. DRIVEWAY																					$\prod$				П	$\prod$	bracket
С	HOUSE CONSTRUCTION																					$\prod$				П	$\prod$	$\prod$
D	DRIVEWAY & SIDEWALK CONSTRUCTION																					$\prod$				$\prod$	$\prod$	$ black egin{array}{c} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$
Ε	FINAL GRADING																					$\prod$				П	$\prod$	bracket
F	PERMANENT SOIL EROSION																					$\prod$					$\prod$	$\prod$

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

NOTE: THE NEAREST WATER COURSE IS THE CLINTON RIVER. APPROX. 750'± TO THE NORTH.

NOTE: PROPOSED HOUSE ELEVATIONS ARE BASED ON A 8'10"
POURED WALL WITH A VARIABLE BRICKLEDGE. VERIFY WITH BUILDER
PRIOR TO EXCAVATION.

SOIL TYPE PER OAKLAND COUNTY SOIL MAP: MARLETTE SANDY LOAM

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

NOTE: AREA OF PROPOSED EARTH CHANGE - 8,537 SQ. FT.

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

AREA OF LOT = 8,973 SQ. FT.

AREA OF HSE FOOTPRINT = 2,047 SQ. FT.

LOT COVERAGE = 22.8%

AREA OF LOT = 8,973 SQ. FT.

AREA OF HSE FOOTPRINT = 2,047 SQ. FT.

LOT COVERAGE = 22.8%

BUILDER: IAN MCKINZIE
IAN.MCKINZIE@YAHOO.COM
810-964-3379
PROPERTY DESCRIPTION

T3N, R11E, SEC 15 YAWKEY AND CHAPMAN'S ADD LOTS 8 & 10

Utility Information, as shown, indicates the approximate locations and types of

utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.

No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.

All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.

Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

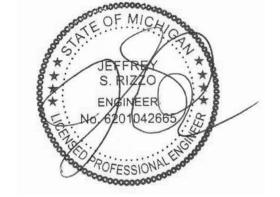
CALL MISS DIG

72 HOURS (3 WORKING DAYS – EXCLUDING SAT., SUN. & HOLIDAYS) CALL MISS DIG 1-800-482-7171 OR

Know what's below.

OR 811

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES



SITE BENCHMARK: TOP OF HYDRANT LOCATED IN FRONT OF LOT 85, ELEVATION 778.48 (NAVD88)

ADDRESS: 31 CHILDRESS AVE

PID: 15-15-428-028

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## **REVISIONS**

CLIENT TO OBTAIN 5' FRONT YARD SETBACK VARIANCE AS SHOWN

06/7/23 PR. GRADES 07/19/23 PER CLIENT 08/17/23 PER CITY 12/09/24 UPDATE TOPO 02/11/25 NEW HOUSE 04/04/25 PER CLIENT

05/16/25 ADDED SWALE

Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 20' FIELD: VA, MS

DATE: 5/11/23 CHECKED: JSR, PE

18 x 24

R.PERRI

DATE: 5/11/23 CHECKED: JSR, PE 18 x 24 R.PERRI

TOPO—ZBA PLAN UPON 31 CHILDRESS AVE
PART OF SECTION 15, T3N, R11E
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CLIENT: IAN MCKINZIE PH (810) 964-3379 DRAWING NUMBER: 23-00161.04