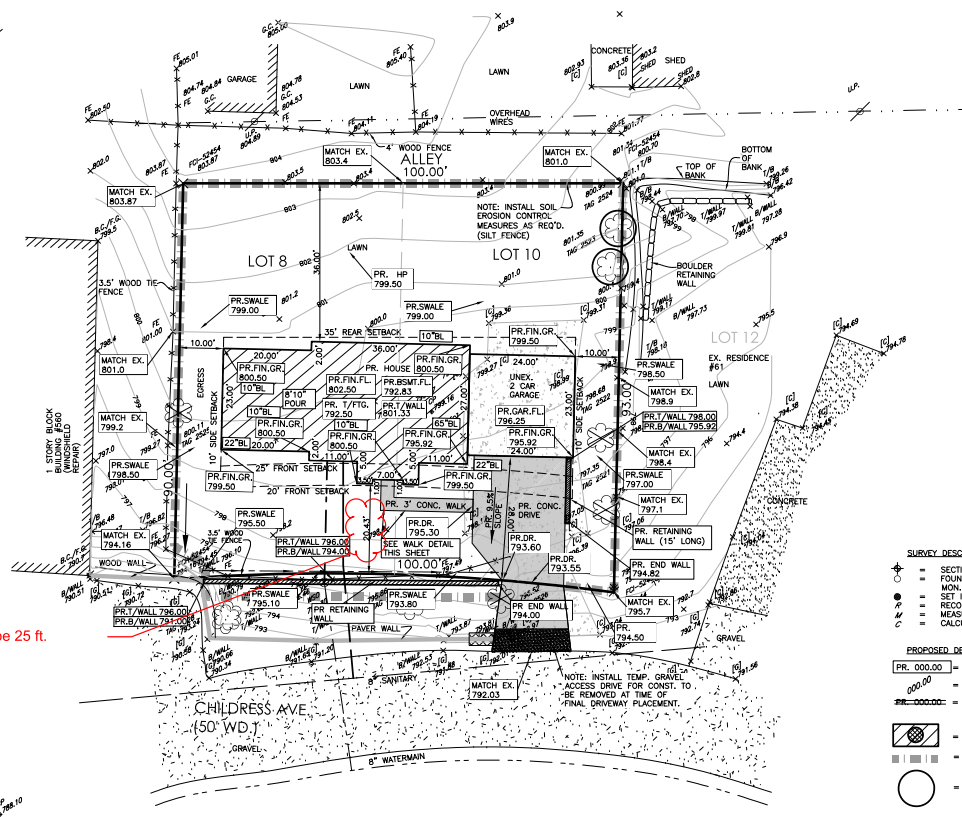




- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
- 3) COMPLETE ALL EARTH MOVEMENT.
- 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND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



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



Must be 25 ft.

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

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 WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

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

SURVEY DESCRIPTION		EXISTING DESCRIPTION	
+	= SECTION CORNER	U.P.	= UTILITY POLE
●	= FOUND IRON, NAIL	U.P.	= EDGE OF WOODS
○	= NON-VALUED	B.M.	= BOTTOM OF DRAIN
+	= SET IRON	U.B.M.	= TOP OF BERM
+	= SET IRON	U.B.M.	= TOP OF BERM
+	= MEASURED	U.B.M.	= CORNER OF CONCRETE
+	= MEASURED	U.B.M.	= CORNER OF CONCRETE
N	= CALCULATED	T.M.	= PIPE INVERT
		B.M.	= BOTTOM OF WALL
		B.C.	= EDGE OF RIVER
		B.C.	= BUILDING CORNER
		W.P.	= FINISHED GRADE
		W.P.	= WATER SHUT OFF
		S.M.	= SANITARY MANHOLE
		S.M.	= SANITARY MANHOLE
		T.C.	= TOP OF CURB
		T.C.	= TOP OF CURB
		T.B.	= TOP OF BANK
		T.B.	= TOP OF BANK
		C.B.	= BOTTOM OF BANK
		C.B.	= BOTTOM OF BANK
		C.B.	= CATCH BASIN SQUARE
		C.B.	= CATCH BASIN SQUARE
		G.W.	= GATE VALVE/WEIR
		G.W.	= GATE VALVE/WEIR
<p>PROPOSED DESCRIPTION</p> <p>PR. 00.00 = PROPOSED GRADE</p> <p>PR. 00.00 = EXISTING GRADE</p> <p>PR. 00.00 = PLAN PROPOSED GRADE NO LONGER APPLICABLE</p> <p>C.B. FILTER</p> <p> = SILT FENCE</p> <p> = TREE PROTECTION</p>			

NOTE:
CLIENT TO OBTAIN 5' FRONT YARD
SETBACK VARIANCE AS SHOWN

SITE BENCHMARK: TOP OF HYDRANT LOCATED IN FRONT OF LOT 85 , ELEVATION 778.48 (NAVD88)
ADDRESS: 31 CHILDRESS AVE

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REVISIONS

6/7/23 PR. GRADES
7/19/23 PER CLIENT
8/17/23 PER CITY
2/09/24 UPDATE TOPO
2/11/25 NEW HOUSE
4/04/25 PER CLIENT
5/16/25 ADDED SWALE

72 HOURS (3 WORKING DAYS –
EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG
1-800-482-7171

02

811
(TOLL FREE) FOR THE LOCATION OF
UNDER GROUND FACILITIES

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

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.

