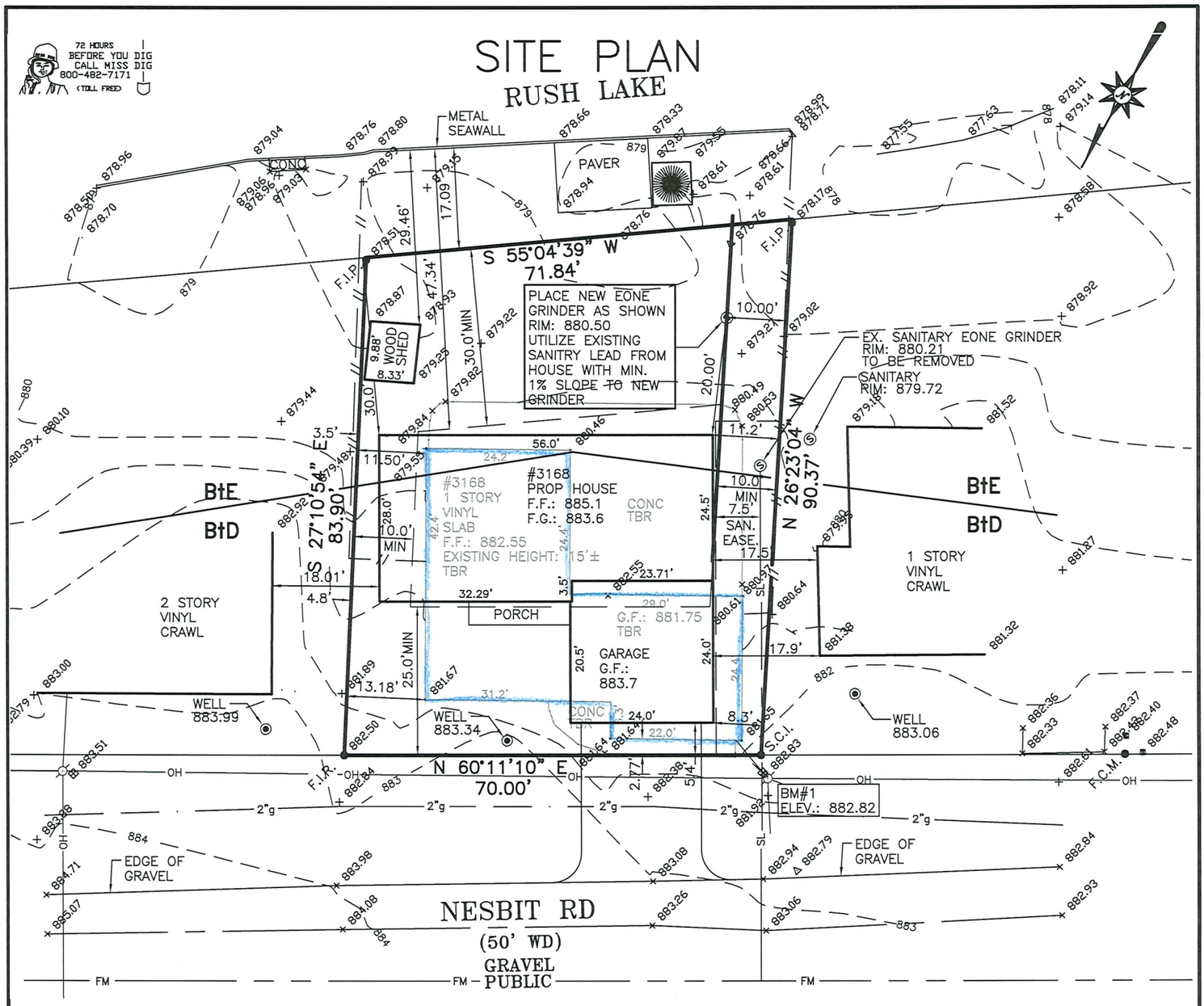

WATER/SANITARY NOTE

1. UTILIZE EXISTING WELL FOR DOMESTIC WATER
2. UTILIZE NEW PUMP GRINDER FOR SANITARY.

SOILS

BtD: BOYER–OSHTEMO
LOAMY SANDS
12–18 PERCENT SLOPE

BtE: BOYER–OSHTEMO
LOAMY SANDS
18–25 PERCENT SLOPE

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "A" WITHOUT BASE FLOOD ELEVATION PER FEMA FLOOD MAP SERVICE CENTER FOR HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

MAP NUMBER: 26093C0432D

EFFECTIVE DATE: 09/17/2008

LOT INFO

LOT SIZE: 6143.44 sf

PROPOSED BUILDING FOOTPRINT: 2060.00 sf

ALLOWABLE BUILDING ENVELOPE: 1604.47 sf

BUILDING SETBACK VARIANCES NEEDED

1. FRONT SETBACK IS 25' MIN. PROPOSED FACE OF GARAGE IS 5.4'. (19.6' VARIANCE NEEDED)
2. WEST SIDE: SIDE SETBACK IS 10' MIN. PROPOSED WEST FACE OF GARAGE IS 8.3' AT THE NORTHWEST CORNER. (1.7' VARIANCE NEEDED AT NORTHWEST CORNER).
3. EAST SIDE: SIDE SETBACK IS 10' MIN. PROPOSED EAST FACE OF HOUSE AT THE SOUTHEAST CORNER IS 3.5' AND 4.8' AT THE NORTHEAST CORNER. (6.5' VARIANCE NEEDED AT THE SOUTHEAST CORNER AND 5.2' VARIANCE NEEDED AT THE NORTHEAST CORNER OF THE HOUSE)

Existing House

BENCHMARKS

BM#1
MAG NAIL SET IN EAST FACE OF UTILITY POLE IN FRONT OF PROPERTY # 3168

ELEV.: 882.83 NAVD 88

ZONING & SETBACKS

ZONED: WFR WATERFRONT RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT: 25 FEET MINIMUM
REAR: 30 FEET MINIMUM
SIDES: 10 FEET MINIMUM EACH SIDE

LEGAL DESCRIPTION

LOT 5 "WATSON'S RUSH LAKE SUBDIVISION" OF PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 17, T.1N, R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN AS RECORDED IN LIBER ? OF PLATS, PAGE 37 LIVINGSTON COUNTY RECORDS.

UTILITY NOTE

UNDERGROUND AND OVERHEAD UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES, UTILITY COMPANIES AND MISS DIG SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. GLA SURVEYORS AND ENGINEERS SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGE TO ANY AND ALL UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

LEGEND

BENCHMARK	B.M.	SANITARY MANHOLE	Ⓢ
FINISHED FLOOR	F.F.	UTILITY POLE	
FINISHED GRADE	F.G.	WELL	
EXISTING	EX.	DECIDUOUS TREE	
FORCE MAIN	F.M.	EVERGREEN TREE	
GAS MAIN	— g —	TO BE REMOVED	T.B.R.
OVERHEAD WIRES	— OH —		
FENCE			
PROP. ELEVATION	(0.00)		
EX. SPOT ELEVATION	+ 0.00		

STATE OF MICHIGAN
ANTHONY S. NESTOR
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CLIENT:
OASIS HOMES
3791 VAN DYKE
ALMONT, MI 48003

DATE: 09/26/23 JOB NO.: 4213–005 FILE NO.: 4213–005	SCALE: 1" = 20' (0' 20' 40')	SHEET: 1 OF 1	DRAWN BY: BGW/S.A.S.