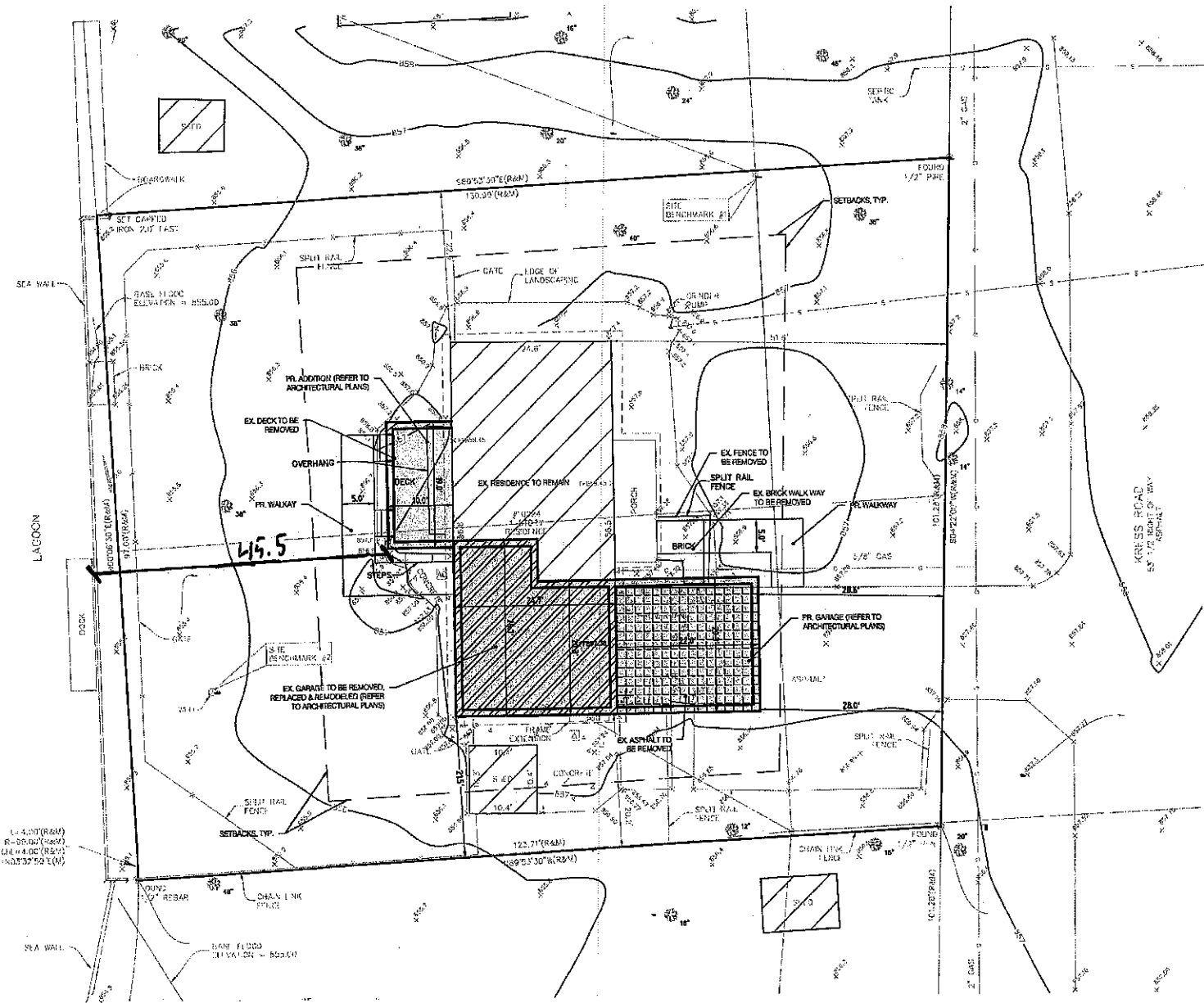
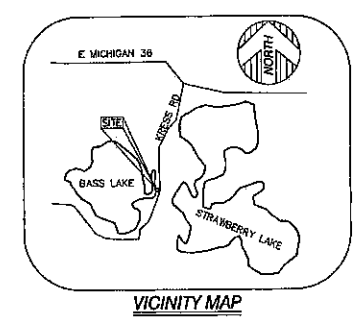




GRADING LEGEND

X 0000.00	ELEVATION AT POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STEP
BS	BOTTOM OF STEP
FF	FINISHED FLOOR
BF	BASEMENT FLOOR
000	CONTOUR LINE



SITE LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	EXISTING BUILDING
[Symbol]	ASPHALT TO BE REMOVED
[Symbol]	BUILDING TO BE REMOVED
[Symbol]	LOD
[Symbol]	PROPOSED SILT FENCE

PARCEL AREA
12,851.1 SQUARE FEET = 0.302 ACRES

BENCHMARK
SITE BENCHMARK #1
MAG NAIL IN WEST FACE OF UTILITY POLE
37'4" FROM NORTHEAST CORNER OF HOUSE.
ELEVATION = 855.12' (NAVD 83)
SITE BENCHMARK #2
BOAT OF FACE OF WELL 38'4" FROM
SOUTHWEST CORNER OF HOUSE.
ELEVATION = 855.84' (NAVD 83)

PROPERTY DESCRIPTION
THE LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
LOTS 3 AND 4 OF CAMPBELL SUBDIVISION, PART OF THE NE 1/4 SEC. 28, T. 1 N., R. 6 E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, ACCORDING TO THE PLAT AS RECORDED IN LIBER 7 OF PLATS, ON PAGES 1-2, LIVINGSTON COUNTY RECORDS.

FLOOD NOTE
SUBJECT PARCEL LIES WITHIN:
SPECIAL HAZARD AREA (ZONE AE): BASE FLOOD ELEVATIONS DETERMINED.
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26083C045D, DATED 09/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SOIL EROSION AND SEDIMENTATION CONTROL OPERATION TIME AND SCHEDULE

CONSTRUCTION SEQUENCE	APR	JUL
TEMPORARY EROSION CONTROL MEASURES		
STRIP & STOCKPILE TOPSOIL / GRASS GRADE		
INSTALL ALL OTHER UTILITIES		
SITE CONSTRUCTION & PAVEMENT		
PERMANENT EROSION CONTROL MEASURES		
FINISH GRADING		
LANDSCAPING		
DISTURBED AREA = 0.1 ACRES		
MAP UNIT SYMBOL	MAP UNIT NAME	
Corack	DRAINS/EVAULTS TO 2 PERCENT SLOPES	

GENERAL SITE NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY KEM-TEC AND ASSOCIATES, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS KEM-TEC AND ASSOCIATES, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCURRED BY ANY PARTY ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY KEM-TEC AND ASSOCIATES.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. KEM-TEC AND ASSOCIATES WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF KEM-TEC AND ASSOCIATES BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS STORM SEWER OUTLET OR OTHER NATURAL POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.
- ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 18 INCHES IN DEPTH SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME SHOULD BE PERMITTED WORK STILL PHYSICALLY BE USABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2015 MICHIGAN RESIDENTIAL CODE - R 104.1 & 2015 - NBC CHAPTER 33.
- SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.
- ANY EXISTING NATURAL FEATURES OUT OF THE LIMITS OF DISTURBANCE BOUNDARY SHALL NOT BE DISTURBED.
- RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.



SITE DEVELOPMENT PLAN
SCALE: 1" = 10'

KEM-TEC
A GROUP OF COMPANIES
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
Grand Blanc, Michigan
48830
810 N. Main St.
PO Box 100
Grand Blanc, MI 48830
www.kemtecgroupofcompanies.com

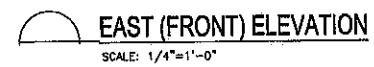
SITE DEVELOPMENT PLAN
PREPARED FOR: RENAISSANCE RESTORATIONS, INC.
10024 KRESS ROAD, HAMBURG TOWNSHIP, MICHIGAN,
PART OF SECTION 28,
TOWN 1 NORTH, RANGE 5 EAST

DATE	BY	REVISION	DESCRIPTION
03/19/2025	WAK	1	WAK
04/24/2025	WAK	2	WAK
03/19/2025	WAK	1	WAK

S.M. ENGINEERS
03/19/2025

DATE: MARCH 19, 2026
PROJECT NO: 25-00022
SCALE: 1" = 10'

C-1
1 OF 1 SHEETS



ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER

MEMBER
AIA
BID

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET SCALE
AS NOTED

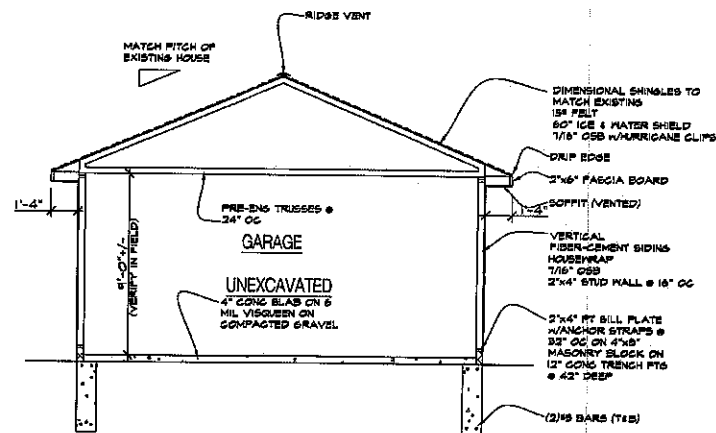
PROJECT NO.
26-020

DATE: 04.20.26

SHEET NUMBER
A-3

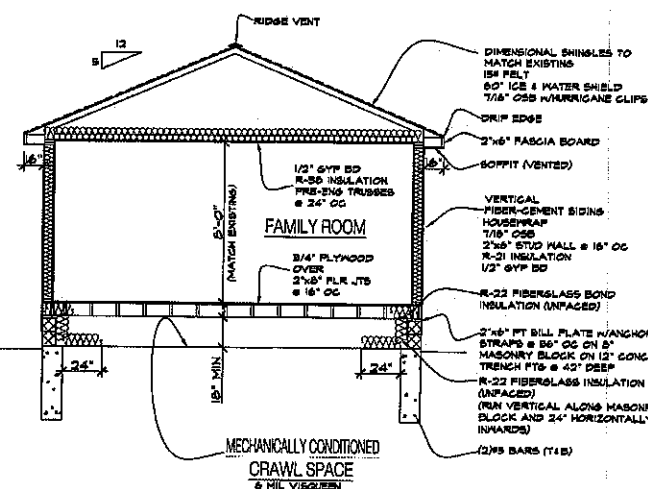
RELEASED FOR CONSTRUCTION

WALL LEGEND	
EXISTING WALL	---
DEMOLITION WALL	- - - -
NEW WALL	=====
BRICK	
MASONRY BLOCK	XXXXXX



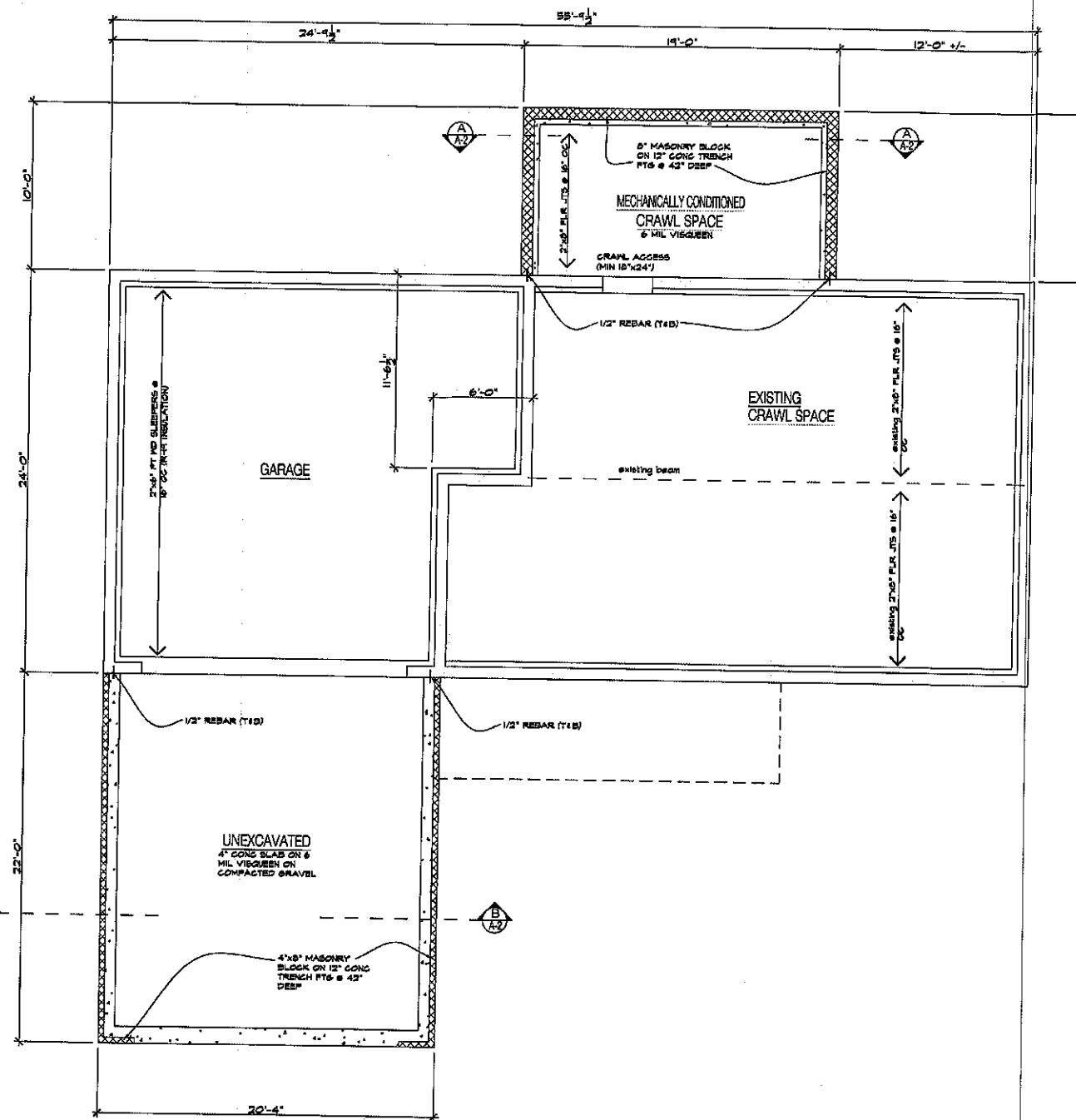
NOTE: CONTRACTOR TO VERIFY EXACT NUMBER OF COURSES OF MASONRY BLOCK IN FIELD

CROSS SECTION B
SCALE: 1/4"=1'-0"



NOTE: CONTRACTOR TO VERIFY EXACT NUMBER OF COURSES OF MASONRY BLOCK IN FIELD

CROSS SECTION A
SCALE: 1/4"=1'-0"



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY EXACT NUMBER OF COURSES OF MASONRY BLOCK IN FIELD

REVISIONS	
DATE	ADDENDUM/REVISION

A PROPOSED ADDITION/INTERIOR RENOVATION FOR:
JASON & KRISTINA SCARCELLI RESIDENCE
10024 KRESS ROAD
LAKELAND, MICHIGAN 48143

ZACK M OSTROFF & ASSOCIATES
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SHEET TITLE
FOUNDATION PLAN
CROSS SECTIONS

SHEET SCALE
AS NOTED

PROJECT NO.
26-020

DATE
04.20.26

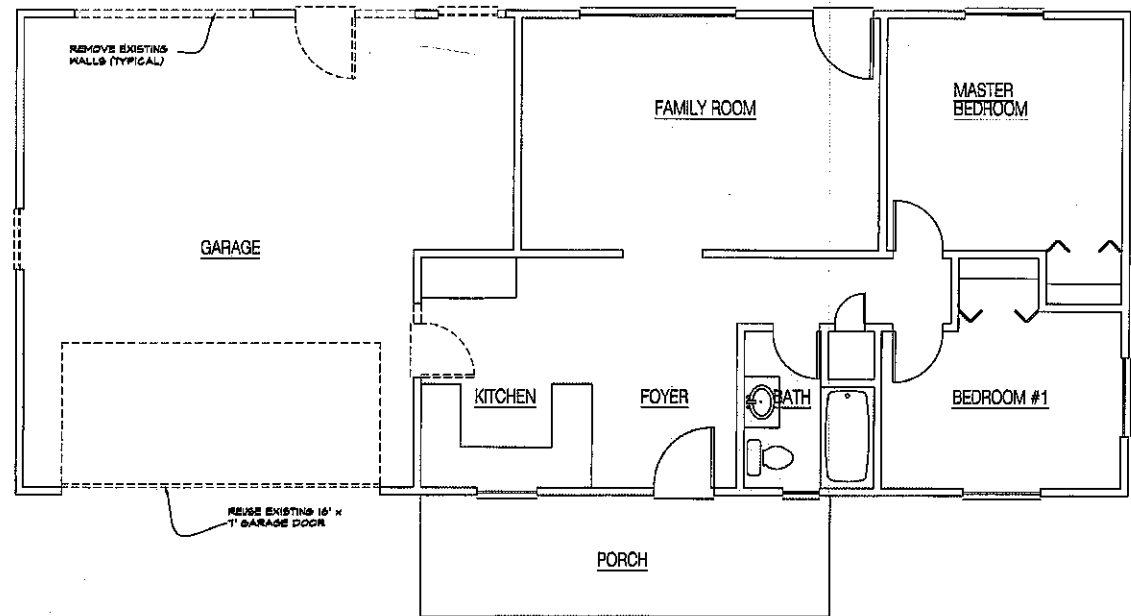
SHEET NUMBER
A-2

WALL LEGEND	
EXISTING WALL	---
DEMOLITION WALL	----
NEW WALL	=====
BRICK	
MASONRY BLOCK	XXXXXX

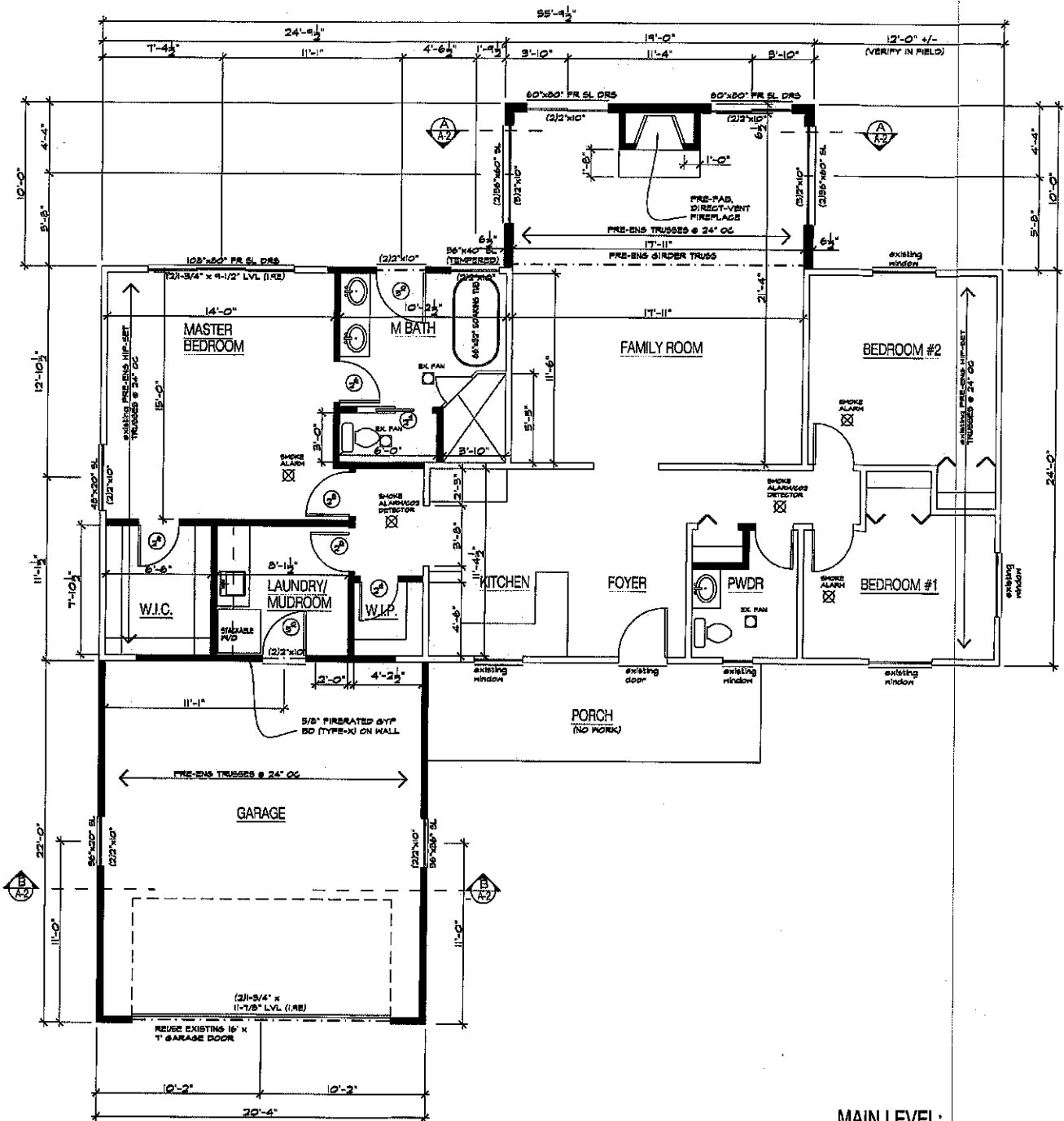
REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE

NOTES:

1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. *R315.1 Carbonmonoxide alarms.* For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE




**MAIN LEVEL:
DEMOLITION FLOOR PLAN**
SCALE: 1/4"=1'-0"




**MAIN LEVEL:
PROPOSED FLOOR PLAN**
SCALE: 1/4"=1'-0"

REVISIONS

DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION/INTERIOR RENOVATION FOR
JASON & KRISTINA SCARCELLI RESIDENCE
10024 KRESS ROAD
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ZACK M OSTROFF & ASSOCIATES
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WITH EACH PHASE OF HIS WORK.

SHEET TITLE
**DEMOLITION/PROPOSED
FLOOR PLANS**

SHEET SCALE
AS NOTED

PROJECT NO.
26-020

DATE
04.20.26

SHEET NUMBER
A-1