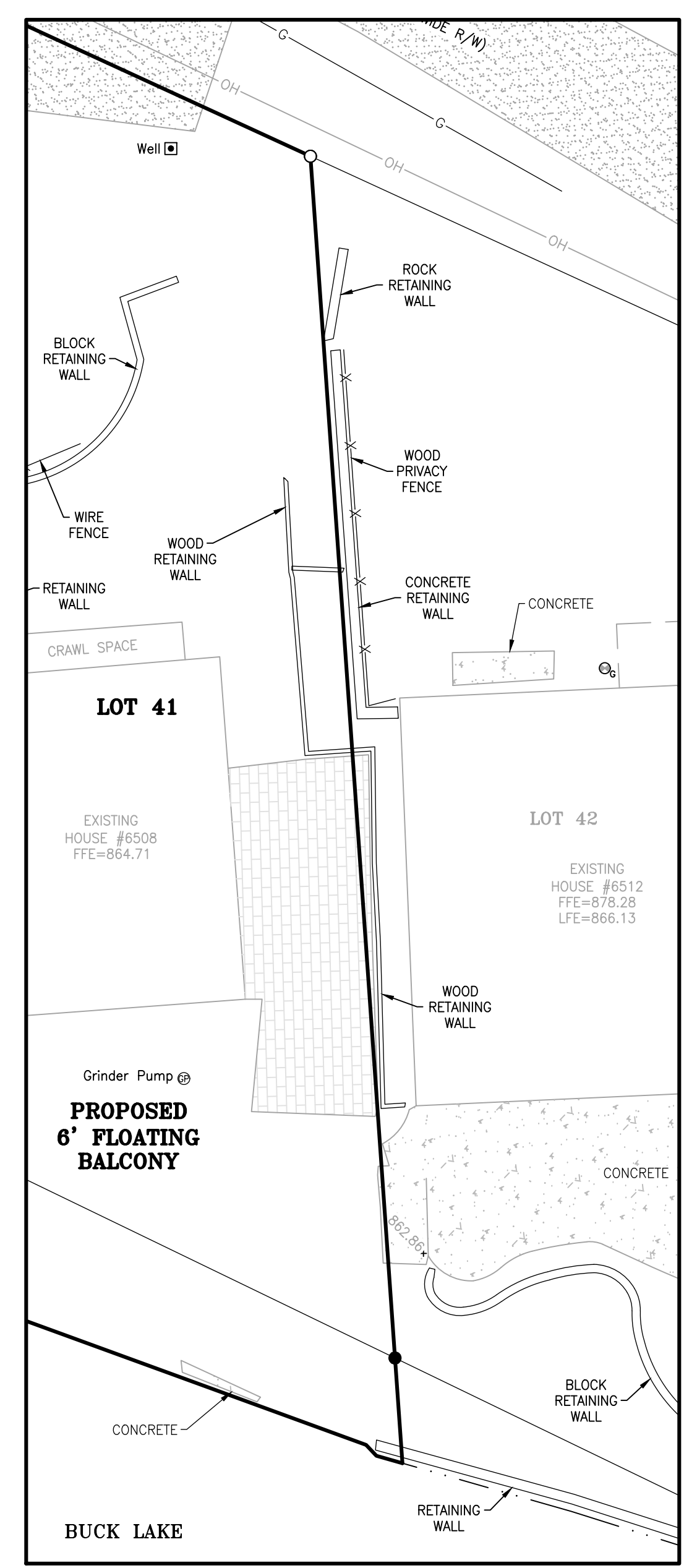
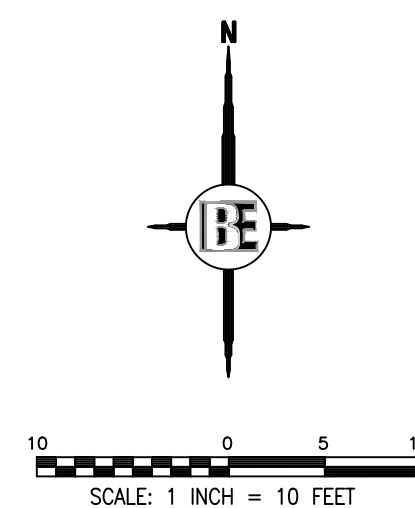
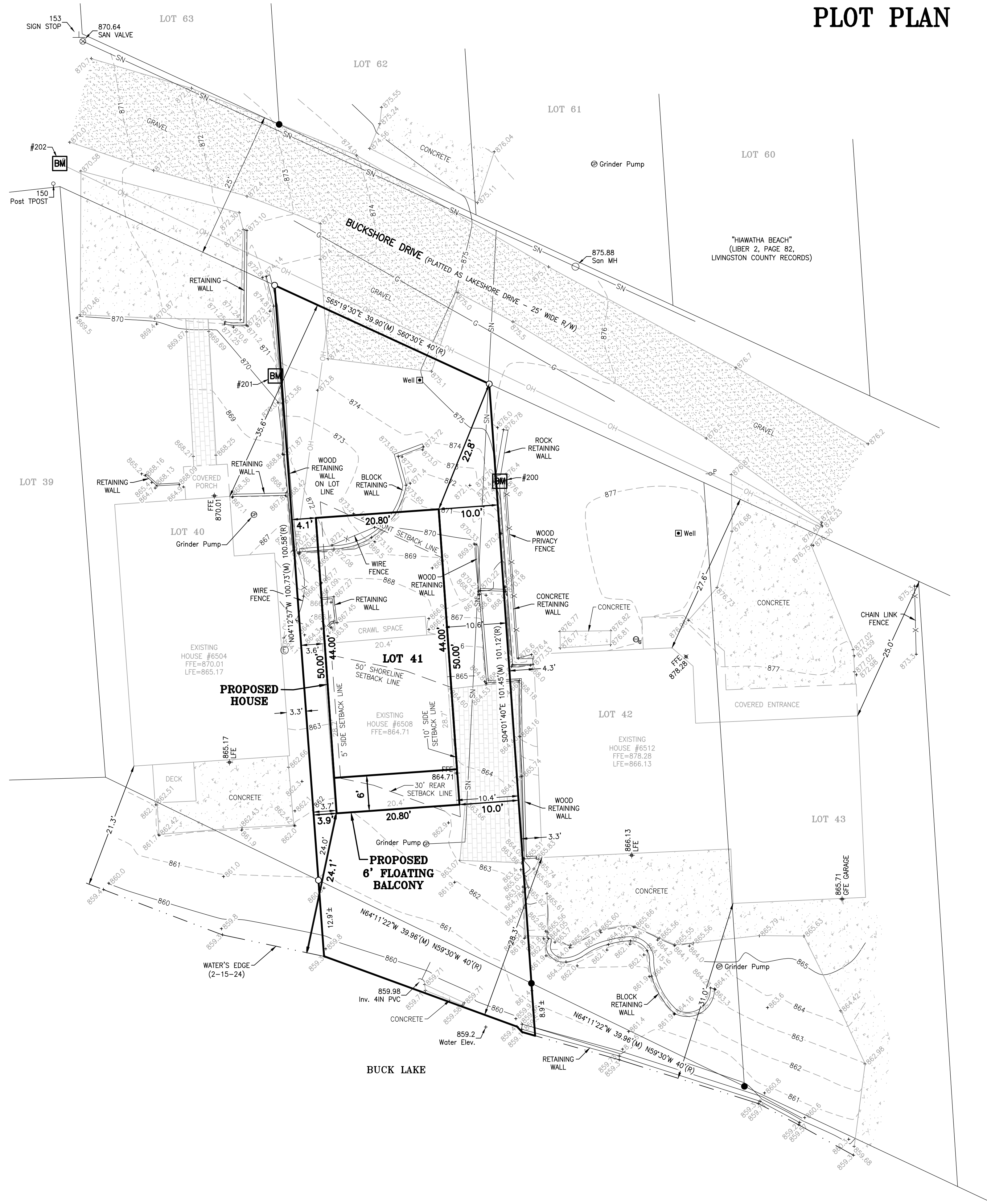


PLOT PLAN



EAST LOT LINE ENCROACHMENTS

- GENERAL SURVEY NOTES:**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING, (NAV88 DATUM)
 - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 - SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF HAMBURG, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C04540, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
 - THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.
 - THERE WAS SNOW ON THE GROUND AT THE TIME OF FIELDWORK FOR THIS SURVEY.

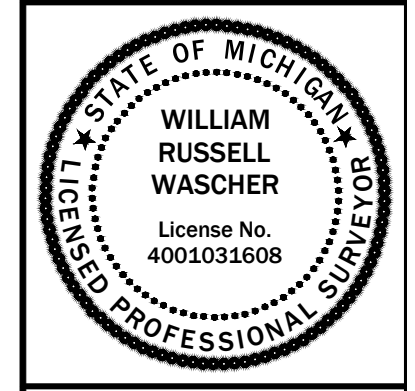
LEGEND

- 900 - EXISTING CONTOUR
- + 922.00 - EXISTING SPOT ELEVATION
- BM - BENCHMARK
- P - POWER POLE
- ⊕ - ELECTRICAL METER
- ⊞ - WELL
- () - STORM INVERT
- ⊙ - GAS METER
- ⊥ - SIGN
- - STEEL ROD SET
- - STEEL ROD OR PIPE FOUND
- ⊙ - MONUMENT FOUND
- SN - SANITARY SEWER
- G - GAS MAIN
- OH - OVERHEAD WIRES
- X - FENCE
- ⊕ - PUMP CHAMBER
- ⊙ - SAN MH - SANITARY MANHOLE
- (M&R) - MEASURED AND RECORD
- FFE - FINISHED FIRST FLOOR ELEVATION
- LFE - FINISHED LOWER FLOOR ELEVATION
- GFE - GARAGE FLOOR ELEVATION
- CONCRETE
- GRAVEL
- PAVERS

CURRENT ZONING: WFR (WATERFRONT RESIDENTIAL)
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 25 FEET
 REAR = 30 FEET
 SIDES = 5 FEET ON ONE SIDE WITH TOTAL OF 15 FEET
 ORDINARY HIGH WATER MARK = 50 FEET
 MINIMUM LOT AREA = 43,560 SQ.FT.±
 MINIMUM LOT WIDTH = 64 FEET AT R.O.W. & 100 FEET AT BUILDING
 MAXIMUM LOT COVERAGE = 35% BUILDINGS & 40% PARKING
 MAXIMUM BUILDING HT. = 35 FEET OR (2.5) STORIES

SITE BENCHMARKS (NAV88 DATUM):
 -BM #200 = SET CHISELED 'X' ON NW CORNER OF CONCRETE WALL, AT THE NW CORNER OF LOT 42 BEING HOUSE #6512 ELEV.=877.40
 -BM #201 = SET NAIL/TAG E/S 48" MAPLE, AT THE NE CORNER OF LOT 40 BEING HOUSE #6504 ELEV.=874.12
 -BM #202 = SET NAIL/TAG E/S POWER POLE, AT THE NW CORNER OF LOT 40 BEING HOUSE #6504 ELEV.=871.31

THE SURVEYOR HAS REVIEWED THE RECORD DRAWING FOR CONFORMANCE WITH THE MICHIGAN SURVEYING ACT AND THE MICHIGAN BOARD OF SURVEYING ENGINEERS. THE SURVEYOR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEYING AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE SURVEYOR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEYING AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE SURVEYOR'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEYING AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS.



BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT: **6508 BUCKSHORE DRIVE**
 PREPARED FOR: **MARK & CHRISTIE ALEXANDER**
 504 LAUNA LANE ARROYO GRANDE, CALIFORNIA 93420
 248-953-2769
 TITLE: **PLOT PLAN**

NO	BY	ADD PRELIMINARY PROPOSED HOUSE	REVISION PER	DATE
1	AEB			2-5-25

DRAWN BY: WRW
 FIELD CREW: CZ/EL
 CHECKED BY:
 SCALE: 1" = 10'
 JOB NO. 24-025
 DATE: 3-19-24
 SHEET NO. **1 OF 1**

PROPERTY DESCRIPTION PER LIVINGSTON COUNTY GIS:
 PARCEL #4715-23-308-103
 SEC 23 T1N R5E HAWATHA BEACH LOT 41 & LAND S OF FRONT LOT LINE PARALLELED WITH E & W LOT LINES TO LOWEST WATER LINE HAWATHA BEACH