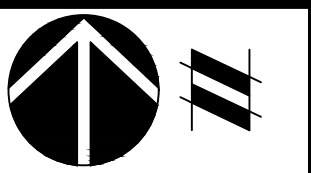
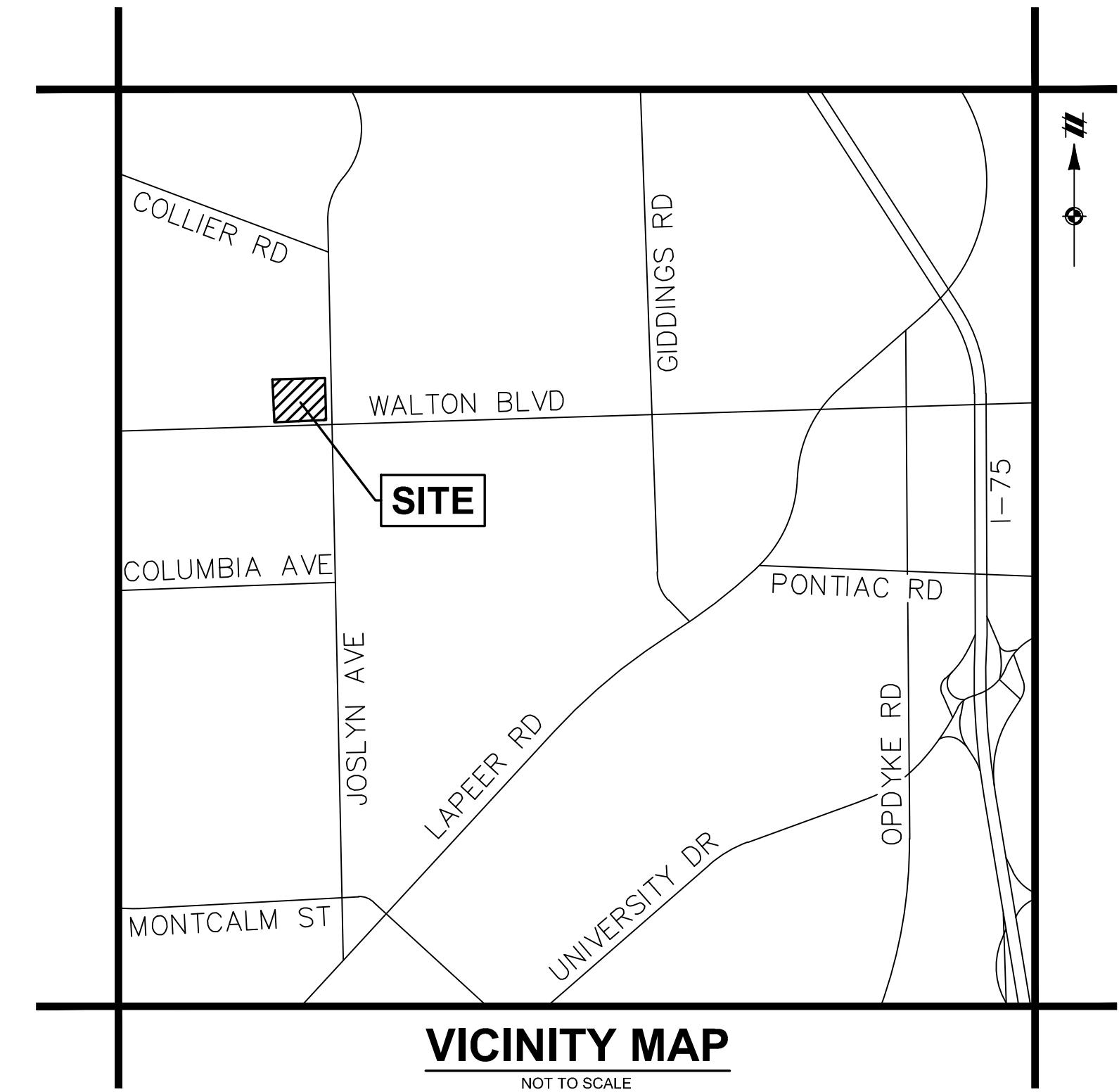


11:11 PROVISIONING CENTER

E. WALTON BOULEVARD & JOSLYN AVENUE
 CITY OF PONTIAC, OAKLAND COUNTY, MI
 PARCEL ID: 14-09-377-015, 016, 017, 028, 029, 30& 31

SITE PLANS



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 866.850.4200 www.atwell-group.com
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 248.447.2600



DEVELOPMENT TEAM

DEVELOPER

ROBINSON CRES, LLC
 415 ARGYLE STREET
 BIRMINGHAM, MI 48009
 CONTACT: STEVE ROBINSON
 PHONE: (248) 977-9695
 EMAIL: STEVE@ROBINSONCRES.COM

ARCHITECT

WT GROUP
 2675 PRATUM AVENUE
 HOFFMAN ESTATES, IL 60192
 CONTACT: TROY TRIPHAHN
 PHONE: (224) 293-6333
 EMAIL: TTRIPHAHN@WTGROUP.COM

CIVIL ENGINEER

ATWELL, LLC
 12745 23 MILE ROAD, SUITE 200
 SHELBY TOWNSHIP, MI 48315
 CONTACT: MICHAEL MCPHERSON
 PHONE: (586) 786-9800
 EMAIL: mmcperson@atwell-group.com

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING

CITY OF PONTIAC PLANNING DEPT.
 47450 WOODWARD AVENUE
 PONTIAC, MI 48342
 CONTACT: DONOVAN SMITH
 PHONE: 248-758-2816
 EMAIL:

STORMWATER

CITY OF PONTIAC
 47450 WOODWARD AVENUE
 PONTIAC, MI 48342
 CONTACT: JOHN BALINT
 PHONE: 248-758-3600
 EMAIL: jbalint@pontiac.mi.us

WATER & SEWER

OAKLAND COUNTY WATER RESOURCES COMM.
 ONE PUBLIC WORKS DRIVE, BLDG. 95 WEST,
 WATERFORD, MI 48328
 PHONE: 248-858-0958
 EMAIL: wrpermitting@oakgov.com

DATA / TELEPHONE

AT&T
 CONTACT: TBD
 PHONE: 800-861-6075

RIGHT-OF-WAY

MDOT - OAKLAND TSC
 800 VANGUARD DRIVE
 PONTIAC, MI 48341
 CONTACT: STACEY GOUGH
 PHONE: 248-451-0001
 EMAIL: goughs@michigan.gov

GAS

CONSUMERS ENERGY
 1 ENERGY PLAZA
 JACKSON, MI 49201
 PHONE: 800-477-5050

SOIL EROSION

OAKLAND COUNTY WATER RESOURCES COMM.
 ONE PUBLIC WORKS DRIVE, BLDG. 95 WEST,
 WATERFORD, MI 48328
 PHONE: 248-858-5389
 EMAIL:

ELECTRIC

DTE
 37849 INTERCHANGE DRIVE
 FARMINGTON HILLS, MI 48331
 PHONE: 248-427-2200

PROPOSED PARCEL DESCRIPTION

LOTS 94, 95, 96, 97 AND 98, SHATTUCK FARMS SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 35 OF PLATS, PAGE 52, OAKLAND COUNTY RECORDS IN PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 10 EAST, CITY OF PONTIAC, OAKLAND COUNTY, STATE OF MICHIGAN.

PROJECT NARRATIVE

ROBINSON CRES PROPOSES TO CONSTRUCT A PROVISIONARY CENTER ON PROPERTY WITHIN THE WALTON BOULEVARD MEDICAL MARIHUANA DISPENSARY OVERLAY DISTRICT ON THE NORTH SIDE OF WALTON BOULEVARD & WEST SIDE JOSLYN AVENUE. THE NEW STORE ANTICIPATES 8-12 EMPLOYEES.

NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FRANCHISE UTILITY (GAS, ELECTRIC, DATA, TELEPHONE) CONSTRUCTION, REMOVAL AND RELOCATIONS. ANY FRANCHISE UTILITY INFORMATION ON THESE PLANS IS SHOWN FOR REFERENCE ONLY.

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 26125C0366F, DATED 09-29-2006, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

THERE ARE NO EXISTING WETLANDS ON-SITE.

SHEET LIST TABLE

- 00 COVER
- 01 OVERALL LAYOUT PLAN
- 02 LAYOUT PLAN
- 03 PRELIMINARY GRADING PLAN
- 04 PRELIMINARY UTILITY PLAN
- 05 TREE PROTECTION PLAN
- 06 LANDSCAPING PLAN

ATTACHED PLANS

- ALTA SURVEY
- FLOOR PLAN

529 E. WALTON BLVD
 PONTIAC
 OAKLAND COUNTY, MI

444 COMMERCIAL CONCEPT, LLC
 PONTIAC PROVISIONARY CENTER
 COVER

DATE: AUGUST 8, 2022

REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION



NO SCALE

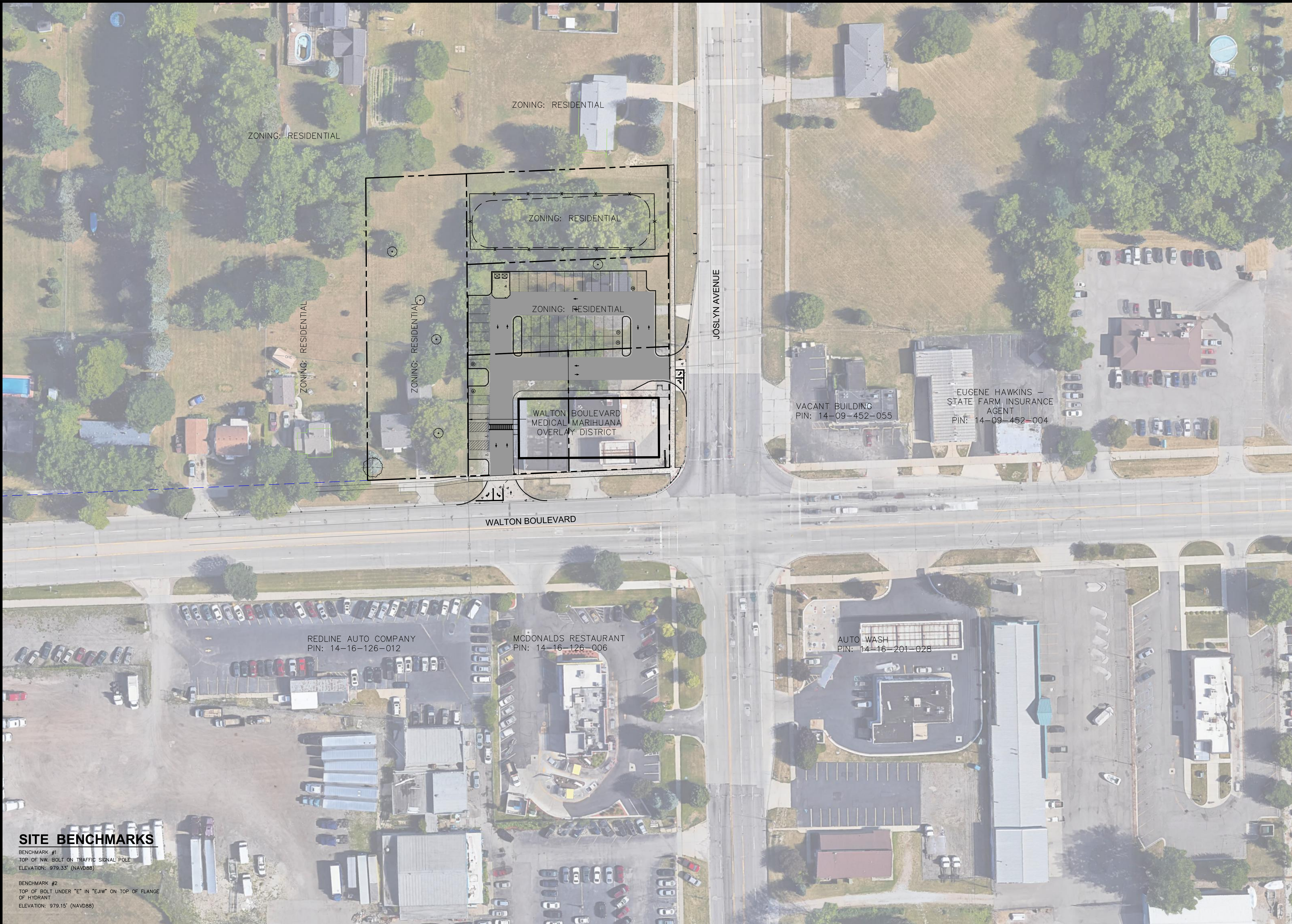
DRAWN BY: EO

CHECKED BY: EM

PROJECT MANAGER: MMc

JOB #: 22004149

00



SITE BENCHMARKS

BENCHMARK #1
TOP OF NW BOLT ON TRAFFIC SIGNAL POLE
ELEVATION: 979.33' (NAVD88)

BENCHMARK #2
TOP OF BOLT UNDER "E" IN "EJW" ON TOP OF FLANGE
OF HYDRANT
ELEVATION: 979.15' (NAVD88)

811

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OAKLAND COUNTY, MI


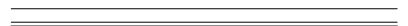

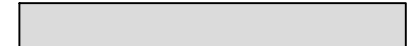
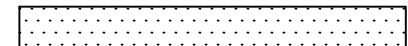


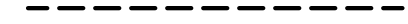
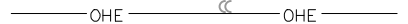







444 COMMERCIAL CONCEPT, LLC
PONTIAC PROVISIONARY CENTER
OVERALL LAYOUT PLAN

DATE: AUGUST 8, 2022
REVISIONS/SUBMITTALS

0" 20' 40'
SCALE: 1"=40'

DRAWN BY: EO
CHECKED BY: EM
PROJECT MANAGER: MMC
JOB #: 22004149

LEGEND

-  PROPERTY LINE
-  PROPOSED CURB & GUTTER
-  RIGHT-OF-WAY
-  HEAVY DUTY ASPHALT
-  STANDARD DUTY ASPHALT
-  CONCRETE SIDEWALK
-  CONCRETE PAVEMENT
-  PAVEMENT MATCH LINE
-  EXISTING OVERHEAD LINES
-  CHAIN-LINK FENCE
-  EXISTING GUY WIRE
-  PAINTED STOP BAR W/ STOP SIGN
-  SIDEWALK RAMP
-  PARKING ROW COUNT
-  ACCESSIBLE PARKING SPACE
-  PROPOSED LIGHT POLE

SITE DATA

PARCEL SUMMARY

PARCEL ID#	PROPOSED AREA	ZONING
14-09-377-031	0.274 ACRES	C-3
14-09-377-030	0.274 ACRES	C-3
14-09-377-028	0.688 ACRES	R-1
14-09-377-016	0.412 ACRES	R-1
14-09-377-015	0.412 ACRES	R-1
TOTAL	2.06 ACRES	

BUILDING DATA

HEIGHT	GROSS AREA	TOTAL EMPLOYEES	USE GROUP	BUILDING TYPE
18.0'	8,400 SQ. FT.	8-12 EMPLOYEES	MERCANTILE	IIB

STANDARD PARKING DATA

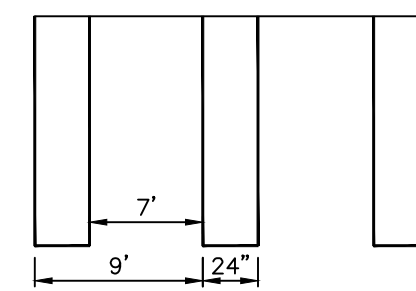
PROPOSED	REQUIRED	FORMULA
51 SPACES	17 SPACES	1 SPACE/500 SFT GFA

ACCESSIBLE PARKING DATA

PROPOSED	REQUIRED	FORMULA
TOTAL 3 SPACES	3 SPACES	51-75 TOTAL SPACES PROVIDED
VAN 1 SPACE	1 SPACE	1/6 ACCESSIBLE SPACES

NOTES

- REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
- FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- LIGHT POLE LOCATIONS ARE SHOW FOR REFERENCE ONLY. VERIFY WITH LIGHTING VENDOR.
- ALL ITEMS NOT IDENTIFIED AS "EXISTING" SHALL BE PROPOSED.



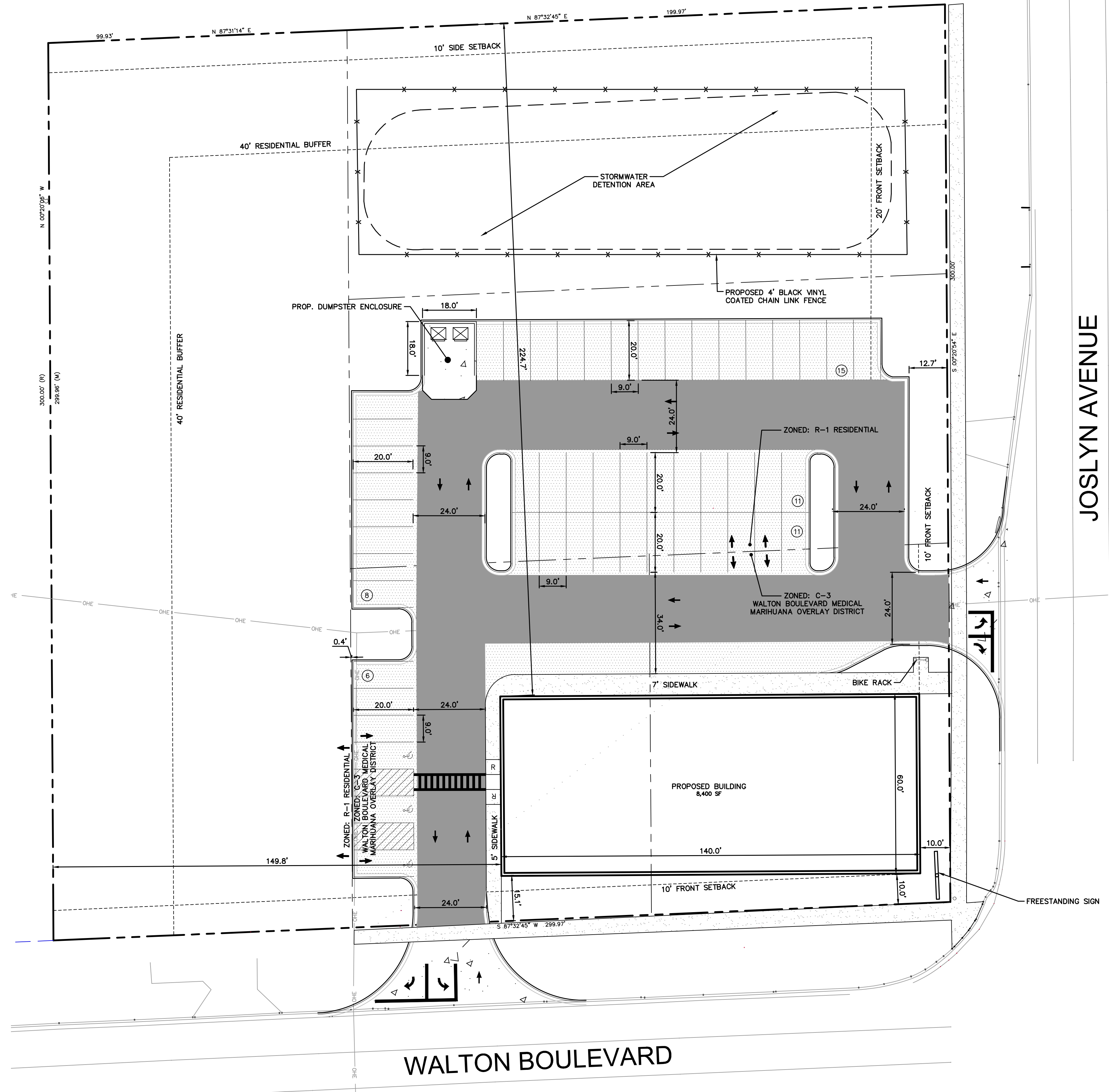
PARKING SPACE STRIPING DETAIL

NOT TO SCALE

SITE BENCHMARKS

BENCHMARK #1
TOP OF NW BOLT ON TRAFFIC SIGNAL POLE
ELEVATION: 979.33' (NAVD88)

BENCHMARK #2
TOP OF BOLT UNDER "E" IN "EJW" ON TOP OF FLANGE OF HYDRANT
ELEVATION: 979.15' (NAVD88)



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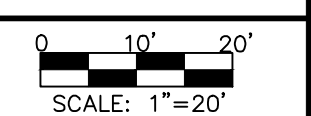


529 E. WALTON BLVD
PONTIAC
OAKLAND COUNTY, MI

444 COMMERCIAL CONCEPT, LLC
PONTIAC PROVISIONARY CENTER
LAYOUT PLAN

DATE: AUGUST 8, 2022
REVISIONS/SUBMITTALS

NO.	DATE	DESCRIPTION



SCALE: 1"=20'
DRAWN BY: EO
CHECKED BY: EM
PROJECT MANAGER: MMc
JOB #: 22004149

CAD FILE: K:\22004149\DWG\PLAN_SETS\SITE-FINAL\22004149-02.rvt

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- RIDGELINE
- EXISTING MANHOLE/CATCH BASIN/END SECTION
- PROPOSED MANHOLE/CATCH BASIN/END SECTION
- 10B** SOILS TYPE

NOTES

1. REFER TO SURVEY FOR BENCHMARK(S).
2. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.

STORMWATER NARRATIVE

ON-SITE STORMWATER DRAINS TO A PROPOSED DETENTION BASIN VIA UNDERGROUND STORM PIPE. THE DETENTION BASIN IS SIZED TO ACCOMMODATE A 100-YEAR STORM EVENT PER CITY OF PONTIAC REGULATIONS. STORMWATER IS RELEASED FROM THE BASIN AT A RESTRICTED RATE TO A EXISTING PUBLIC STORM SEWER IN JOSLYN AVENUE ROW.

SOIL TYPES

10B MARLETTE SANDY LOAM. 1 TO 6 PERCENT SLOPES
41B AQUEUNTS. SANDY. LOAMY. UNDULATING

DETENTION CALCULATIONS

DETENTION CALCULATIONS

100-year event per OCWRC Regulations

Developed A (Contributing Area)	=	2.06 ac
Developed Runoff Coefficient		
Grass Area (c = 0.30)	=	1.29 ac
Impervious Area (c = 0.95)	=	0.77 ac
Permanent Water Area (c = 1.0)	=	0.14 ac
Weighted C Value	=	0.61
Maximum Allowable Outflow		
<i>The lesser amount between option 1 and option 2</i>		
$Q_0 =$	=	0.41 cfs
Maximum Outflow per acre impervious		
$Q_0 = Q_0 / (A \times C)$	=	0.33 cfs
Maximum Storage Time		
$T_{100} = -25 + \sqrt{10312.5 / Q_0}$	=	151.78 min.
Maximum Storage Required		
$V_{100} = (16,500 \times T_{100}) / (T_{100} + 25) - (40 \times Q_0 \times T_{100})$	=	12,163 cf/ac imp
Total Storage Required		
$V_{100} = V_{100} \times A \times C$	=	15,284 cf
First Flush Volume Required		
$V_H = 0.5" \times A$	=	3,739 cf

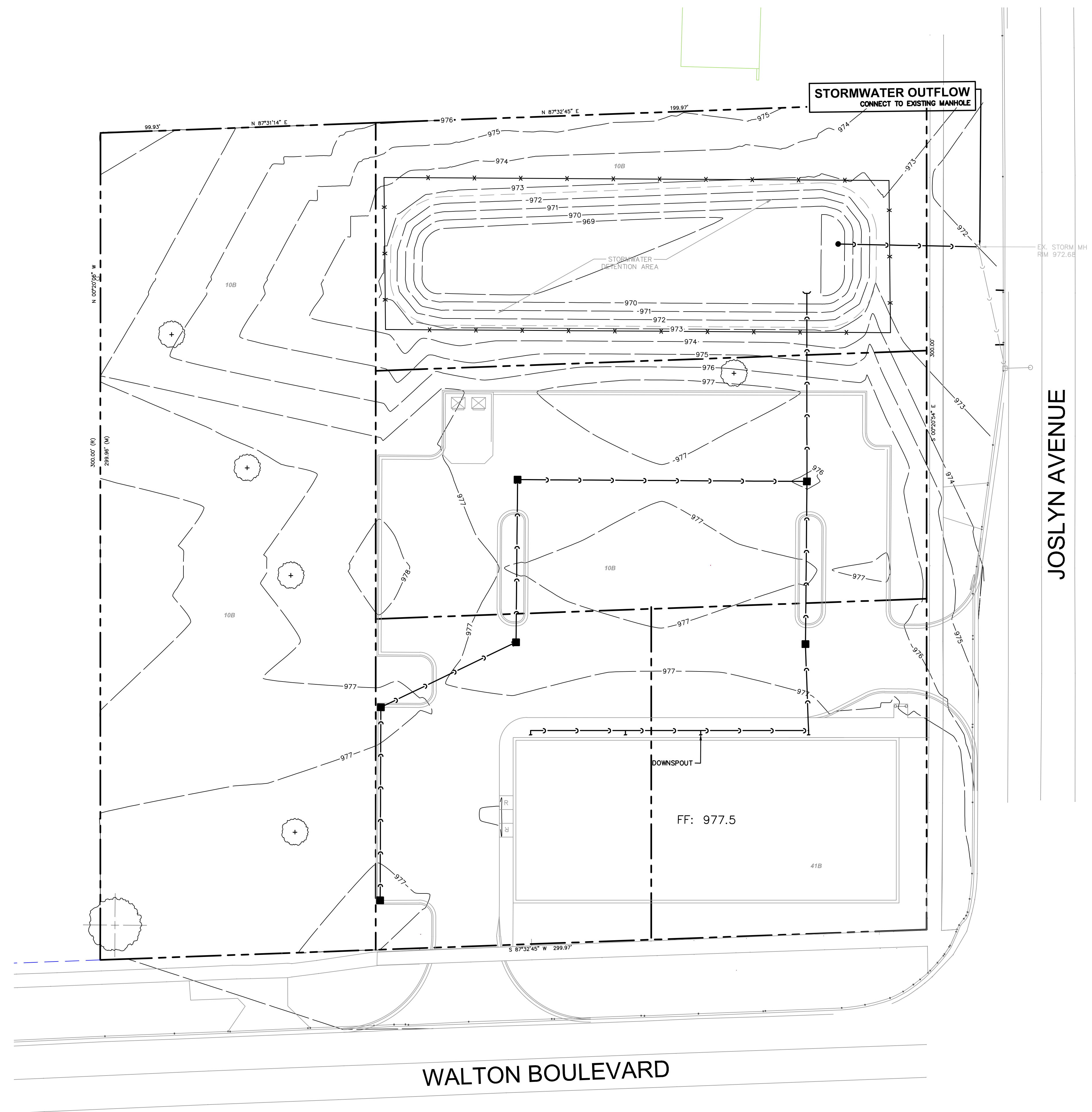
DETENTION BASIN DESIGN

Detention Basin Design				
Elevation	Area	Incremental Forebay Volume	Incremental Detention Vol.	Cum. Vol.
969.00	00sf	00cf	00cf	00cf
970.00	5,072sf	00cf	2,536cf	2,536cf
971.00	6,189sf	00cf	5,631cf	8,167cf
972.00	7,329sf	1,091cf	6,759cf	16,017cf
973.00	8,427sf	1,851cf	7,878cf	25,746cf

Freeboard Elevation	=	972.97
Z_{100} (100-year Storage Elevation)	=	971.97
Z_0 (Outlet Elevation)	=	969.00

SITE BENCHMARKS

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ELEVATION: 979.33' (NAVD88)
- BENCHMARK #2**
TOP OF BOLT UNDER "E" IN "EJW" ON TOP OF FLANGE OF HYDRANT
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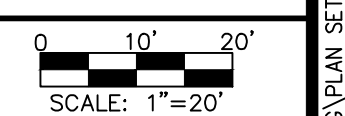


529 E. WALTON BLVD
PONTIAC
OAKLAND COUNTY, MI

444 COMMERCIAL CONCEPT, LLC
PONTIAC PROVISIONARY CENTER
PRELIMINARY GRADING PLAN

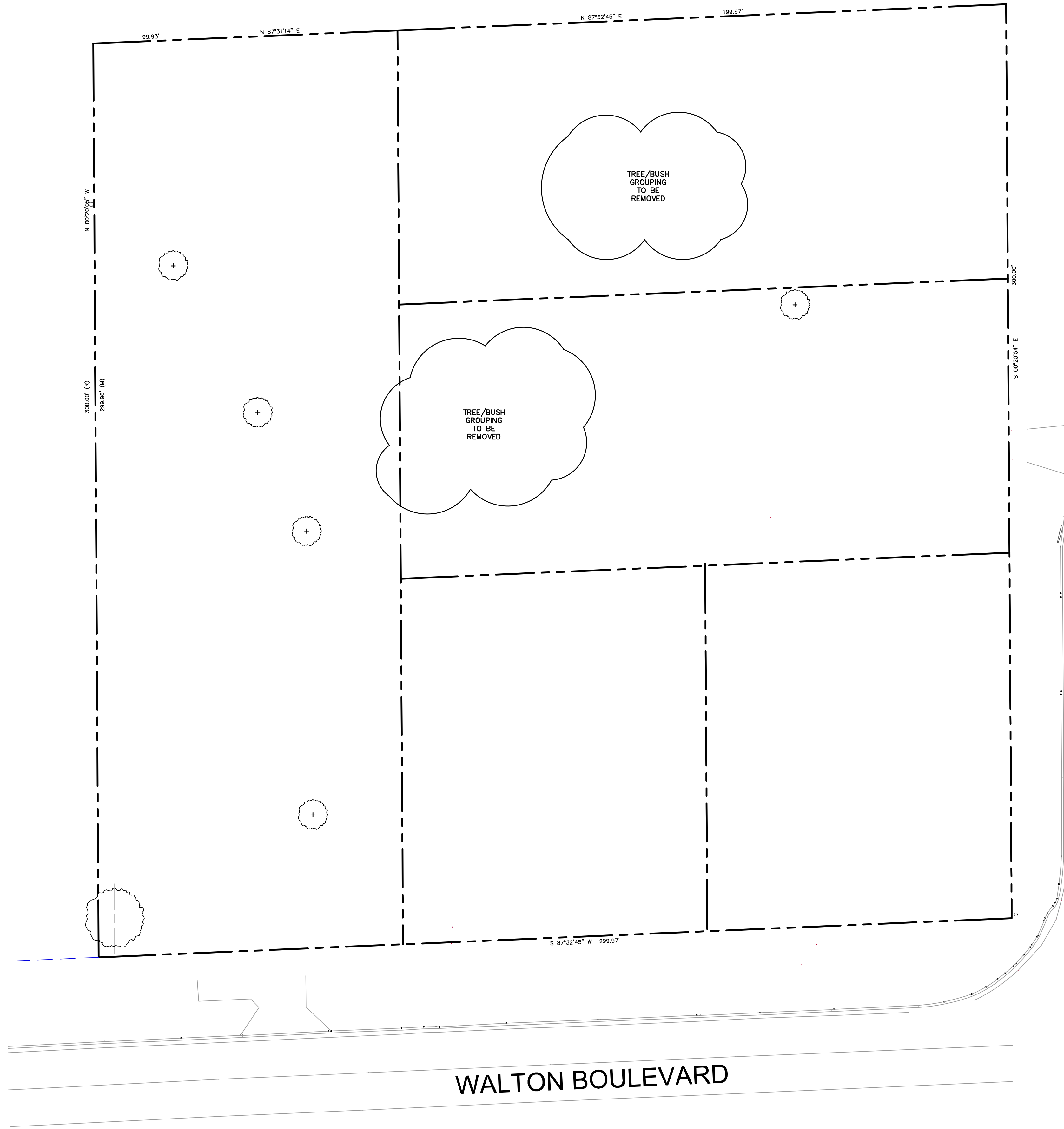
DATE: AUGUST 8, 2022
REVISIONS/SUBMITTALS

NO.	DESCRIPTION



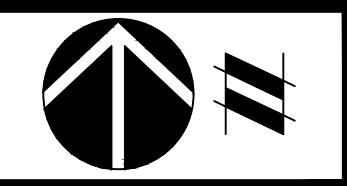
SCALE: 1"=20'
DRAWN BY: EO
CHECKED BY: EM
PROJECT MANAGER: MMc
JOB #: 22004149

CAD FILE: K:\22004149\DWG\PLAN_SETS\SITE-FINAL\22004149-03-0



TREE PRESERVATION CALCULATIONS

TOTAL TREES TO BE REMOVED APPROXIMATELY 4-6
 TOTAL PROTECTED TREES TO BE REMOVED 0 TREES
 TOTAL NUMBER OF TREES TO BE REPLACED SEE LANDSCAPING PLAN



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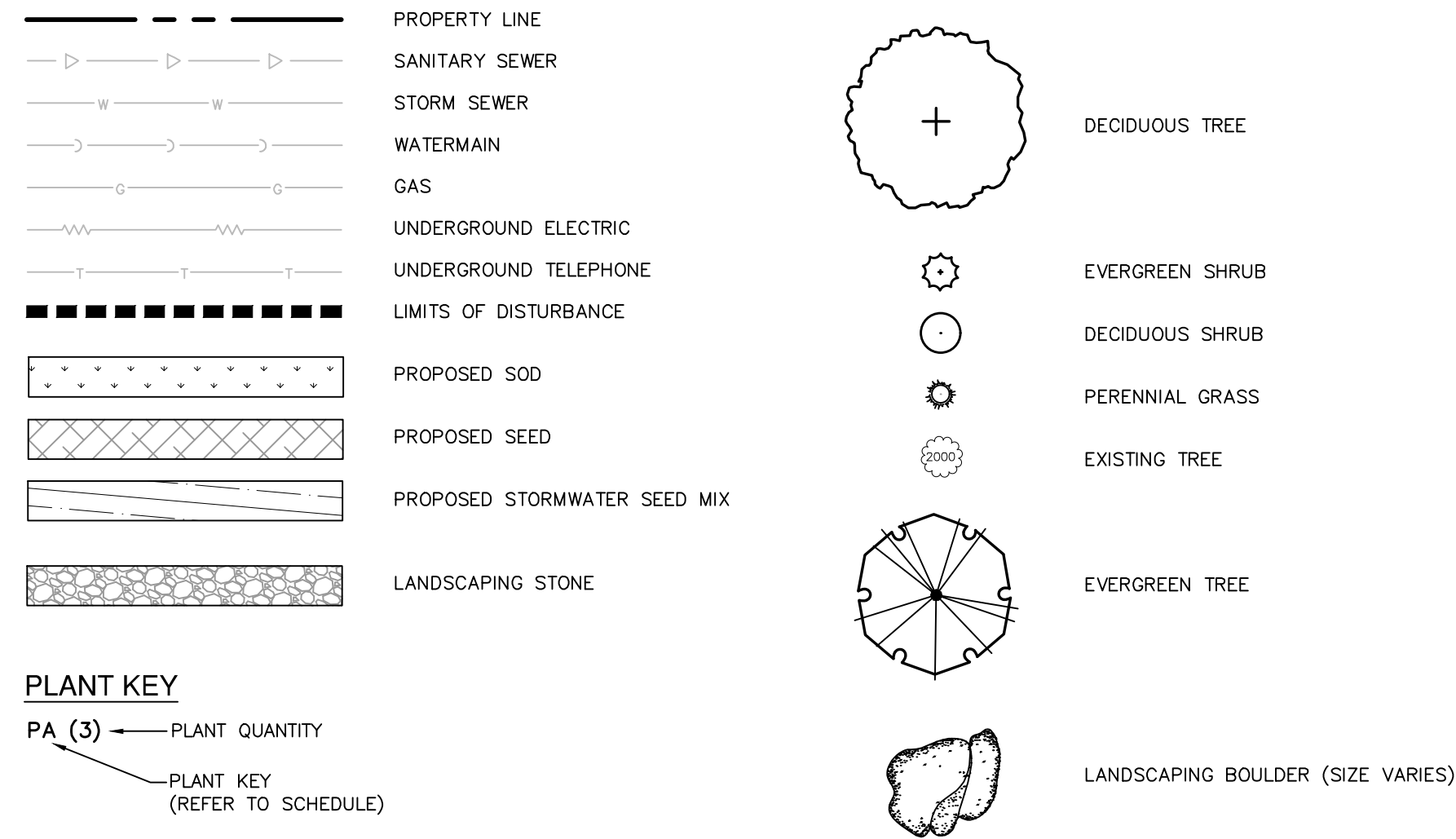
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 PONTIAC
 OAKLAND COUNTY, MI

444 COMMERCIAL CONCEPT, LLC
 PONTIAC PROVISIONARY CENTER
 TREE PROTECTION PLAN

DATE: AUGUST 8, 2022
 REVISIONS/SUBMITTALS

0 10' 20'
 SCALE: 1"=20'
 DRAWN BY: EO
 CHECKED BY: EM
 PROJECT MANAGER: MMc
 JOB #: 22004149

LEGEND



PLANT KEY

PA (3) — PLANT QUANTITY
 — PLANT KEY (REFER TO SCHEDULE)

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
JOSLYN AVENUE (300LF - 25LF DRIVE = 275 LF)			
DECIDUOUS TREES	8 TREES	8 TREES	1/35 LF
WALTON BOULEVARD (300LF - 25LF DRIVE = 275 LF)			
DECIDUOUS TREES	8 TREES	8 TREES	1/35 LF
RESIDENTIAL BUFFER (600 LF TOTAL)			
DECIDUOUS TREES	6 TREES	6 TREES	1/100 LF
EVERGREEN TREES	36 TREES	36 TREES	6/100 LF
SHRUBS	48 SHRUBS	48 SHRUBS	8/100 LF
PARKING LOT LANDSCAPING			
ROW PLANTING	4 TREES	3 TREES	1/30 LF FRONTAGE
DECIDUOUS TREES	10 TREES	9 TREES	1/6 PARKING SPACES
MINIMUM LANDSCAPE AREA	52.38%	5.00% MIN.	LANDSCAPE AREA/TOTAL AREA

NOTES TO CONTRACTOR

- ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE CITY OF PONTIAC ZONING ORDINANCE.
- ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS WITH THE EXCEPTION OF THE DETENTION AREA.

DECIDUOUS CANOPY TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	5	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL.	B & B
GT	4	GLEDITSIA TRIACANTHOS 'SUNCOLE'	SUNBURST HONEYLOCUST	2" CAL.	B & B
AV	36	THUJA OCCIDENTALIS 'BRANDON'	BRANDON'S ARBORVITAE	2" CAL.	B & B
BM	9	BUXUS MICROPHYLLA 'WINTER GEM'	WINTERGEM BOXWOOD	36" HT.	CONT.

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
IGS	6	ILEX GLABRA 'SHAMROCK'	INKBERRY	36" HT.	CONT.
SJG	9	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	24" HT.	CONT.

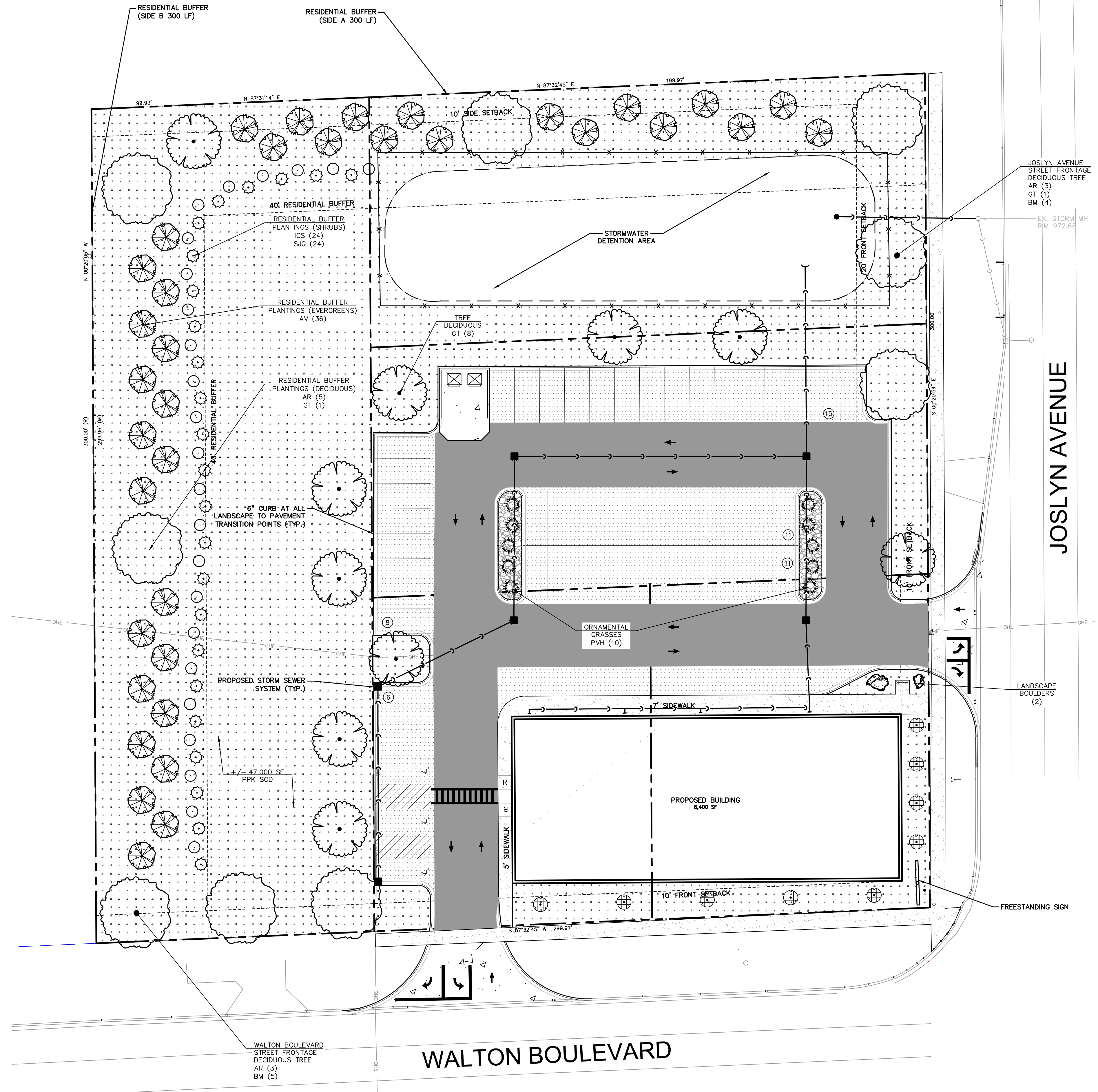
GRASS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PPK	47,000 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	N/A
PVH	10	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	36" HT.	CONT.

SITE BENCHMARKS

BENCHMARK #1
 TOP OF NW BOLT ON TRAFFIC SIGNAL POLE
 ELEVATION: 979.33' (NAVD88)

BENCHMARK #2
 TOP OF BOLT UNDER "E" IN "EJW" ON TOP OF FLANGE OF HYDRANT
 ELEVATION: 979.15' (NAVD88)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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 866.850.4200 www.atwell-group.com
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 248.447.2600

444 COMMERCIAL CONCEPT, LLC
 PONTIAC PROVISIONARY CENTER
 529 E. WALTON BLVD
 PONTIAC
 OAKLAND COUNTY, MI

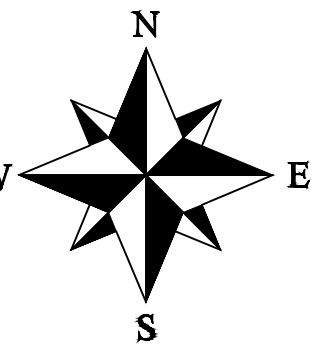
LANDSCAPING PLAN

DATE: AUGUST 8, 2022
 REVISIONS/SUBMITTALS

DRAWN BY: EO
 CHECKED BY: EM
 PROJECT MANAGER: MMc
 JOB #: 22004149

CAD FILE: \\22004149\DWG\PLAN_SETS\SITE-FINAL\22004149-004-LS

TOPOGRAPHICAL SURVEY



LEGEND

- These standard symbols will be found in the drawing.
- CONCRETE MONUMENT
 - ▲ BENCHMARK
 - BOLLARD POST
 - × SPOT ELEVATION
 - + GUY ANCHOR
 - ▲ PIPE INVERT
 - ★ LIGHT POLE
 - MAIL BOX
 - POSSIBLE MONITORING WELL
 - 1 SIGN
 - ELECTRIC METER
 - GAS METER
 - GAS VALVE
 - ⊕ UTILITY POLE
 - † MISS DIG MARKING
 - WATER VALVE
 - ⊕ HYDRANT
 - WATER STOP BOX
 - WATER MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - TELEPHONE MANHOLE
 - SANITARY MANHOLE
 - PINE TREE
 - DECIDUOUS TREE

CONTRACTOR NOTE:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

- BENCHMARK #1**
TOP OF NW BOLT ON TRAFFIC SIGNAL POLE
ELEVATION: 979.33' (NAVD88)
- BENCHMARK #2**
TOP OF BOLT UNDER "E" IN "E" ON TOP FLANGE OF HYDRANT
ELEVATION: 979.15' (NAVD88)
- SANITARY MH 1**
978.61 RIM
968.2 INV. 10" CLAY W.
- SANITARY MH 2**
976.44 RIM
966.94 INV. 10" CLAY E.-W.
- CATCH BASIN 1**
976.67 RIM
972.17 INV. 12" RCP S.
- CATCH BASIN 2**
971.89 RIM
966.79 INV. 12" RCP E.
- STORM MH 1**
972.68 RIM
970.58 INV. 12" RCP W.
- STORM MH 2**
968.18 INV. 12" RCP SSE.
- WATER MH 1**
973.04 RIM
967.54 T/PIPE N-S
- WATER MH 2**
977.10 RIM
971.60 T/PIPE N-S

GENERAL CONSTRUCTION NOTE:

- IF THERE IS TO BE ANY CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LOCAL TELEPHONE COMPANY, DETROIT EDISON COMPANY, LOCAL GAS COMPANY AND LOCAL MUNICIPALITY TO VERIFY THE LOCATION AND/OR EXISTENCE OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, DRAIN COMMISSION, AND MICHIGAN DEPARTMENT OF TRANSPORTATION.
- ALL ELEVATIONS OF THESE PLANS ARE NAVD88 DATUM.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THE JOB PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL ITEMS OF WORK NOT SPECIFICALLY INDICATED AS PAY ITEMS IN THE PROPOSED SHALL BE CONSIDERED INCIDENTAL ITEMS.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, INCLUDING FIELD TILES, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ON-SITE TREES, BRUSH, STUMP, ROCKS, STONES, FENCE, WIRE, TRASH, OR OTHER UNWANTED DEBRIS AT AN INCIDENTAL ITEM.
- CONTRACTOR TO CONTACT LOCAL MUNICIPALITY 48 HOURS PRIOR TO CONSTRUCTION SUCH THAT THE PROPER INSPECTIONS CAN BE SCHEDULED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CHECKING ELEVATIONS OF INVERTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CHECK BENCHMARK RELATIVE TO SITE GRADE PRIOR TO CONSTRUCTION.

BUILDERS/CONTRACTORS

- R.A. DUTHLER ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MUST BE VERIFIED BY BUILDER/OWNER PRIOR TO CONSTRUCTION.
- THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS. ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF THE FOUNDATION.
- UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.
- APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.

NOTES:

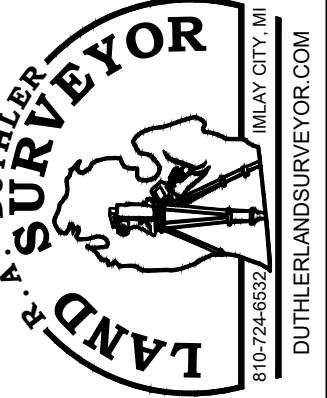
- NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY. THEREFORE NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY.
- THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY, BOTH ABOVE AND BELOW GROUND, ARE SHOWN FROM INFORMATION OF RECORD SUPPLIED TO THE SURVEYOR AND A VISUAL INSPECTION OF THE PREMISES; NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS AND ACCURACY THEREOF. EXACT LOCATION SHOULD BE VERIFIED IN THE FIELD WITH THE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION WHICH MAY AFFECT THE UTILITY.
- EVIDENCE OF POSSIBLE FUEL LEAK. CLIENT SHOULD HAVE ENVIRONMENTAL STUDY DONE TO ENSURE ENVIRONMENTAL QUALITY.

LEGAL DESCRIPTION:

Lots 94, 95, 96, 97 and 98, Shattuck Farms Subdivision according to the recorded plat thereof as recorded in Liber 35 of Plats, Page 52, Oakland County Records in Part of the Southwest 1/4 of Section 9, Town 3 North, Range 10 East, City of Pontiac, Oakland County, State of Michigan.

PROJECT COORDINATE SYSTEM

MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (MI GEOD 18) (GRS80), SOUTH ZONE, INTERNATIONAL FEET, GRID.



R.A. DUTHLER
LAND SURVEYOR
158 E. THIRD STREET
IMLAY CITY, MICHIGAN 48444
PH. (810) 724-6532
FAX. (810) 724-1551



TOPOGRAPHICAL SURVEY

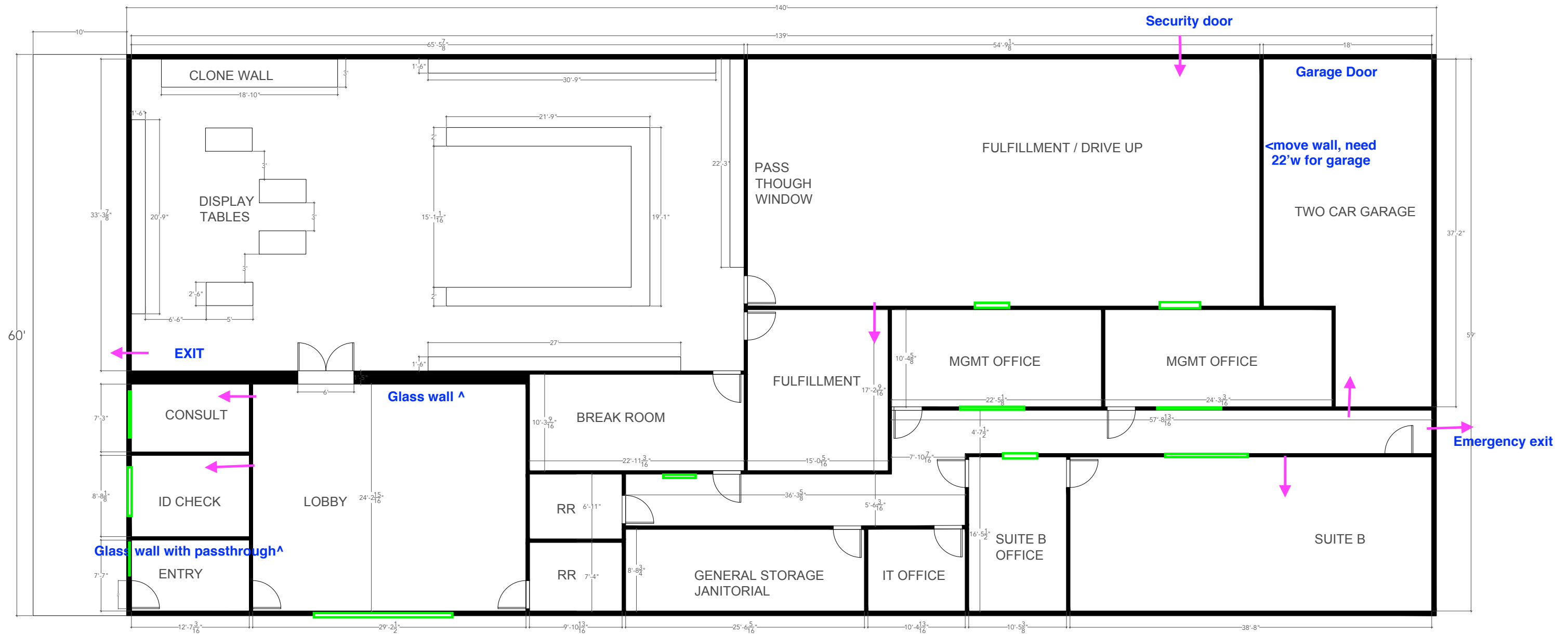
LOTS 94-98, SHATTUCK FARMS IN PART OF THE SOUTHWEST 1/4 OF SECTION 9, CITY OF PONTIAC, OAKLAND COUNTY, STATE OF MICHIGAN.

PREPARED FOR:
CRD ASSOCIATES
C/O JOHN MILLER
(313) 670-0306

DRAWN BY: AARON HOFFMAN, R.D.
DATE: MARCH 29, 2022
SCALE: 1" = 20'
SHEET 1 OF 1
REVISION DATES:

JOB No. 220317_TOPO

2
3
4



Interior Dims: 139' x 59'
 Exterior Dims: 140' x 60'
 Wall Thickness: 6"
 Overhang: 10' x 60'