

VICINITY MAP

SCALE: NTS

GENERAL NOTES:

1. USE GROUP FOR ALL SUBJECT PARCELS: LOW-DENSITY RESIDENTIAL, R-1
2. USE GROUP FOR EAST/WEST ADJACENT PARCELS: LOW-DENSITY RESIDENTIAL, R-1
3. USE GROUP FOR NORTHERLY ADJACENT PARCELS: AGRICULTURAL, A
4. MINIMUM YARD SETBACKS: 10' SIDE, 20' REAR, 20' FRONT, 40' FROM OHW MARK FOR LOW-DENSITY RESIDENTIAL, R-1
5. TOTAL ACREAGE: 5.66 AC.

LEGAL DESCRIPTION

PARCELS SURVEYED:

W PARCEL

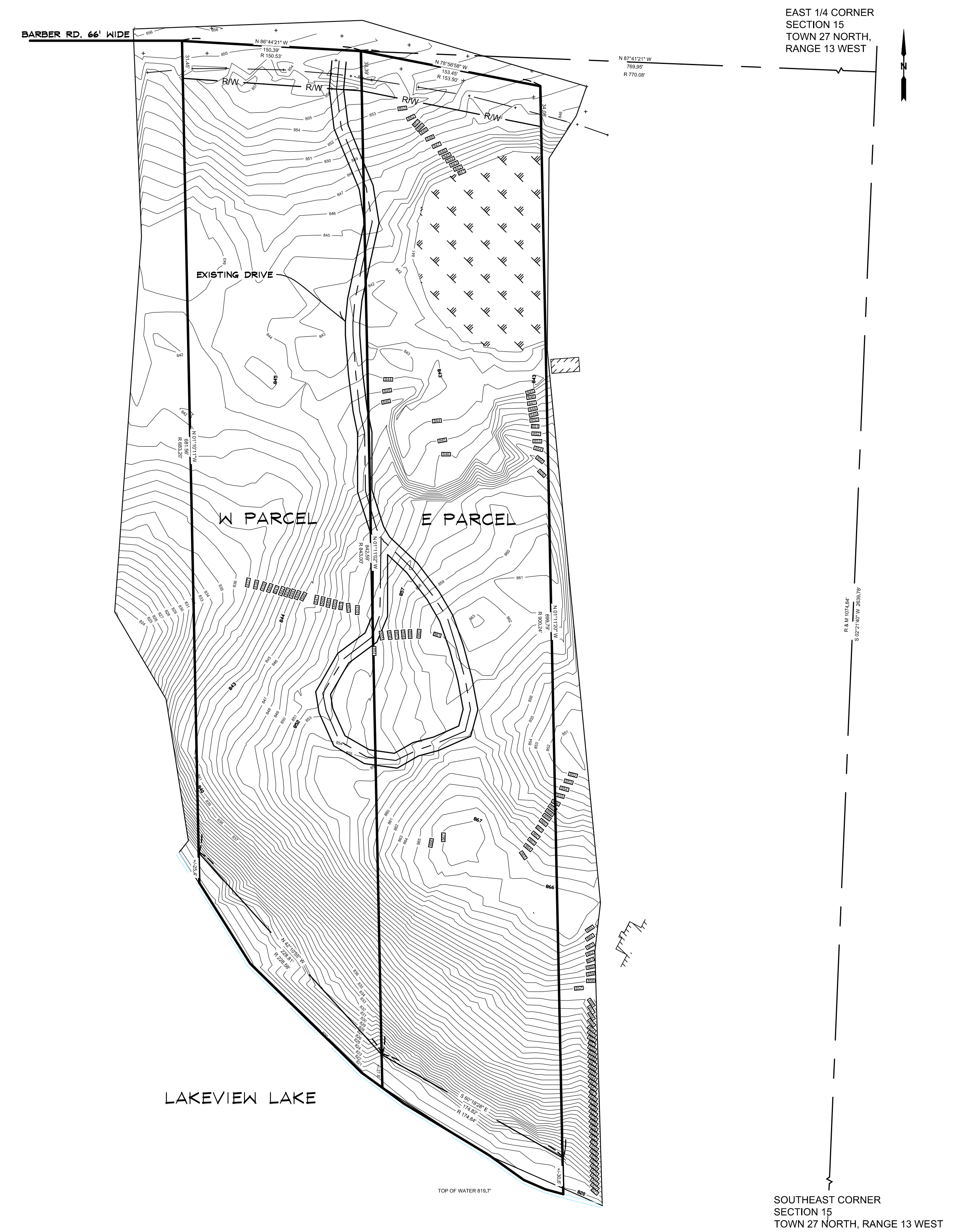
THAT PART OF GOVERNMENT LOT 1, SECTION 15, TOWN 27 NORTH, RANGE 13 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE EAST SECTION LINE, NORTH 02°29'25" EAST, 1078.25 FEET; THENCE NORTH 87°00'35" WEST, 920.57 FEET TO A POINT IN THE CENTERLINE OF BARBER ROAD AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CENTERLINE ON THE ARC OF A CURVE TO THE RIGHT (THE CHORD OF SAID ARC BEING SOUTH 85°42'45" EAST, 150.53 FEET); THENCE SOUTH 00°32'50" EAST, 843.00 FEET TO THE SHORE OF LAKE VIEW; THENCE ALONG SAID SHORE, NORTHWESTERLY, TO A POINT WHICH IS SOUTH 00°32'50" EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°32'50" WEST, 683.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

E PARCEL

THAT PART OF GOVERNMENT LOT 1, SECTION 15, TOWN 27 NORTH, RANGE 13 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 15; THENCE ALONG THE EAST SECTION LINE, NORTH 02°59'25" EAST, 1074.84 FEET; THENCE NORTH 87°00'55" WEST, 770.08 FEET TO A POINT IN THE CENTERLINE OF BARBER ROAD AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CENTERLINE OF THE ARC OF A CURVE TO THE RIGHT (THE CHORD OF SAID ARC BEING SOUTH 78°17'10" EAST, 153.50 FEET); THENCE SOUTH 00°32'50" EAST, 900.24 FEET TO THE SHORE OF LAKE VIEW; THENCE ALONG SAID SHORELINE, NORTHWESTERLY, TO A POINT WHICH IS SOUTH 00°32'50" EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°32'50" WEST, 843.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

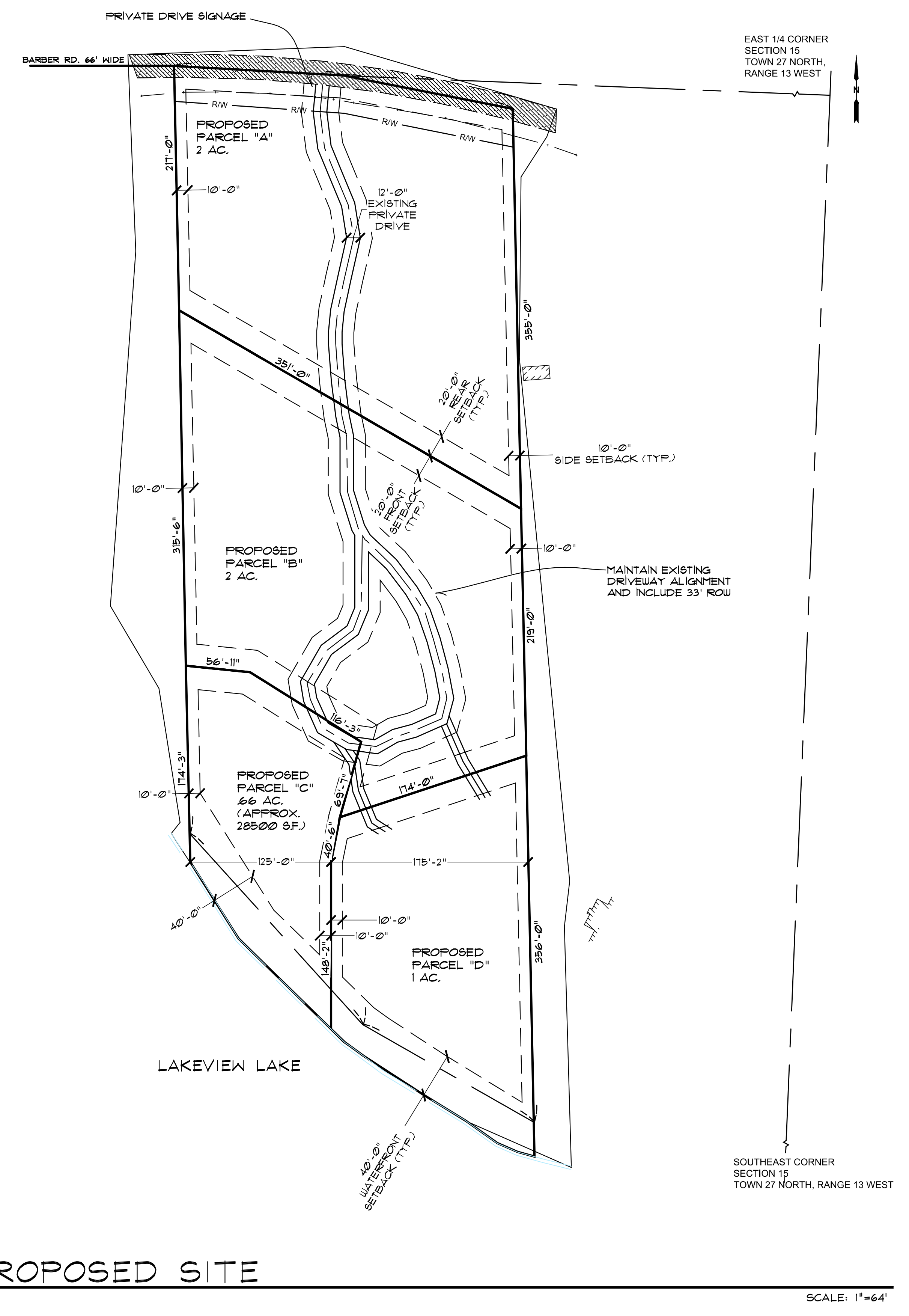


EXISTING SITE

SCALE: 1"=64'

GENERAL NOTES:

1. MINIMUM YARD SETBACKS: 10' SIDE, 20' REAR, 20' FRONT, 40' FROM OHW MARK FOR LOW-DENSITY RESIDENTIAL, R-1
2. WATER AND SEPTIC SYSTEMS SHALL BE DESIGNED AND LOCATED BY A LICENSED DESIGN PROFESSIONAL WITH GUIDANCE FROM, AND COORDINATION WITH, THE BENZIE COUNTY HEALTH DEPARTMENT.
3. GREAT CARE SHALL BE TAKEN TO RETAIN THE NATURAL LANDSCAPE AND CHARACTER OF THIS PROPERTY. SELECTIVE TREE CUTTING WILL ONLY OCCUR AT THE PROPOSED BUILDING SITES. ANY REQUIRED LANDSCAPING MATERIALS SHALL COMPLEMENT THE EXISTING LANDSCAPE.
4. WASTE RECEPTACLES SHALL BE SIZED, LOCATED, AND SCREENED ACCORDING TO BENZIE COUNTY BUILDING & HEALTH DEPARTMENT STANDARDS.
5. STORMWATER MANAGEMENT AND PROPERTY DEVELOPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH THE BENZIE COUNTY SOIL EROSION, SEDIMENTATION, AND STORMWATER CONTROL ORDINANCE AND DESIGNED BY A LICENSED DESIGN PROFESSIONAL. COORDINATE WORK WITH THE BENZIE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICER, BENZIE COUNTY DRAIN COMMISSIONER, THE BENZIE COUNTY ROAD COMMISSION, AND THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES.
6. PARCEL DIMENSIONS AND BEARINGS ARE CONSIDERED APPROXIMATE FOR PLANNING PURPOSES ONLY. A LICENSED LAND SURVEYOR SHALL ESTABLISH LEGAL DESCRIPTIONS FOR LAWFUL RECORDING.
7. A TWENTY-FIVE(25) FOOT NATURAL VEGETATIVE BUFFER WILL BE MAINTAINED IN LIVING CONDITION ALONG ALL EXTERIOR PROPERTY BOUNDARIES.
8. THE PRIVATE DRIVE SHALL MAINTAIN A MINIMUM OF 12' WIDTH, A 33' ROW, AND BE SIGNED IN ACCORDANCE WITH SECTION 4.24 OF THE ALMIRA TWP. ZONING ORDINANCE



PROPOSED SITE

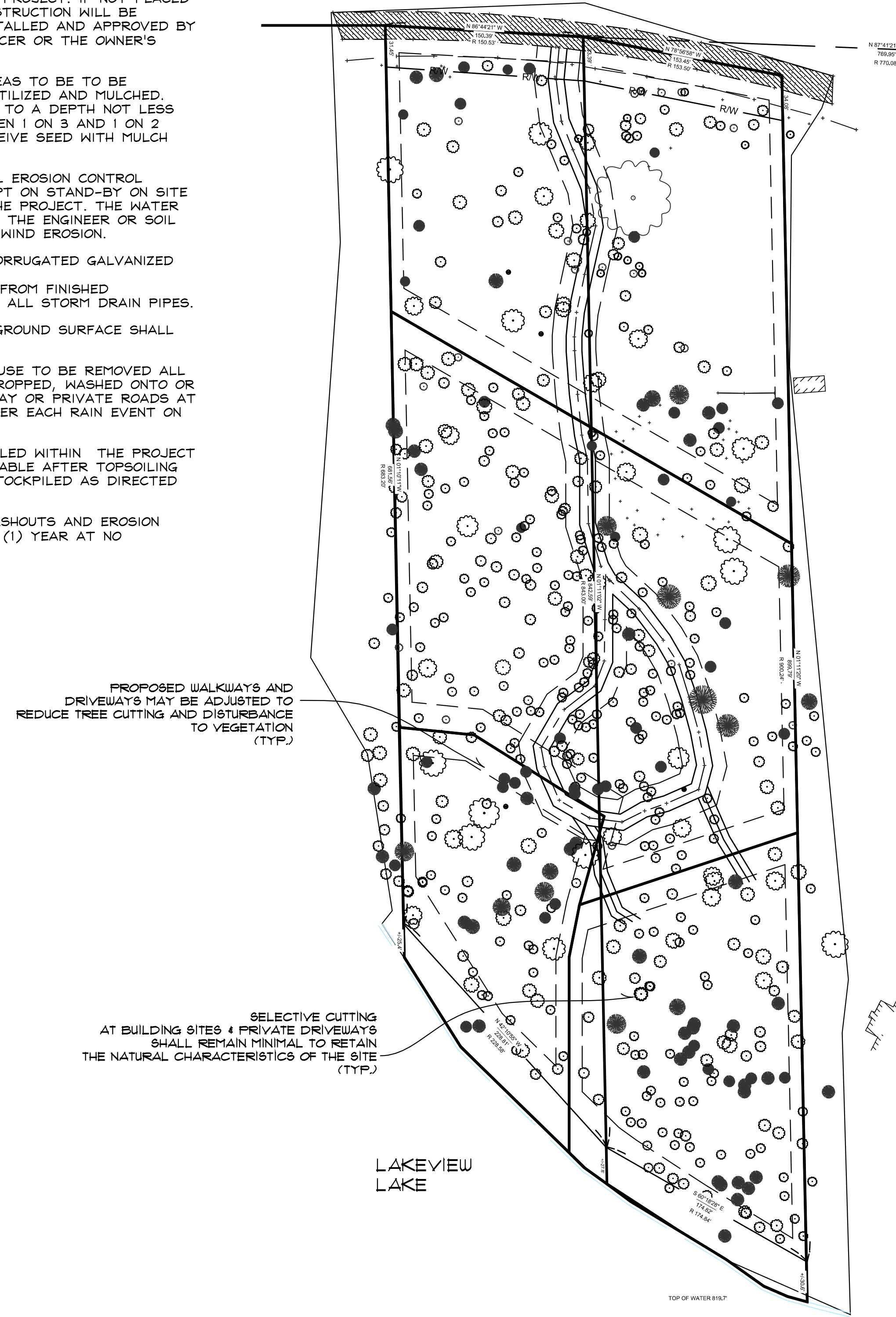
SCALE: 1"=64'

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IT IS THE RESPONSIBILITY OF THE BUILDER OR GENERAL CONTRACTOR TO ENSURE THAT THE HOUSE DESIGNED IN THESE PLANS IS BUILT TO CODE AND IS STRUCTURALLY SOUND

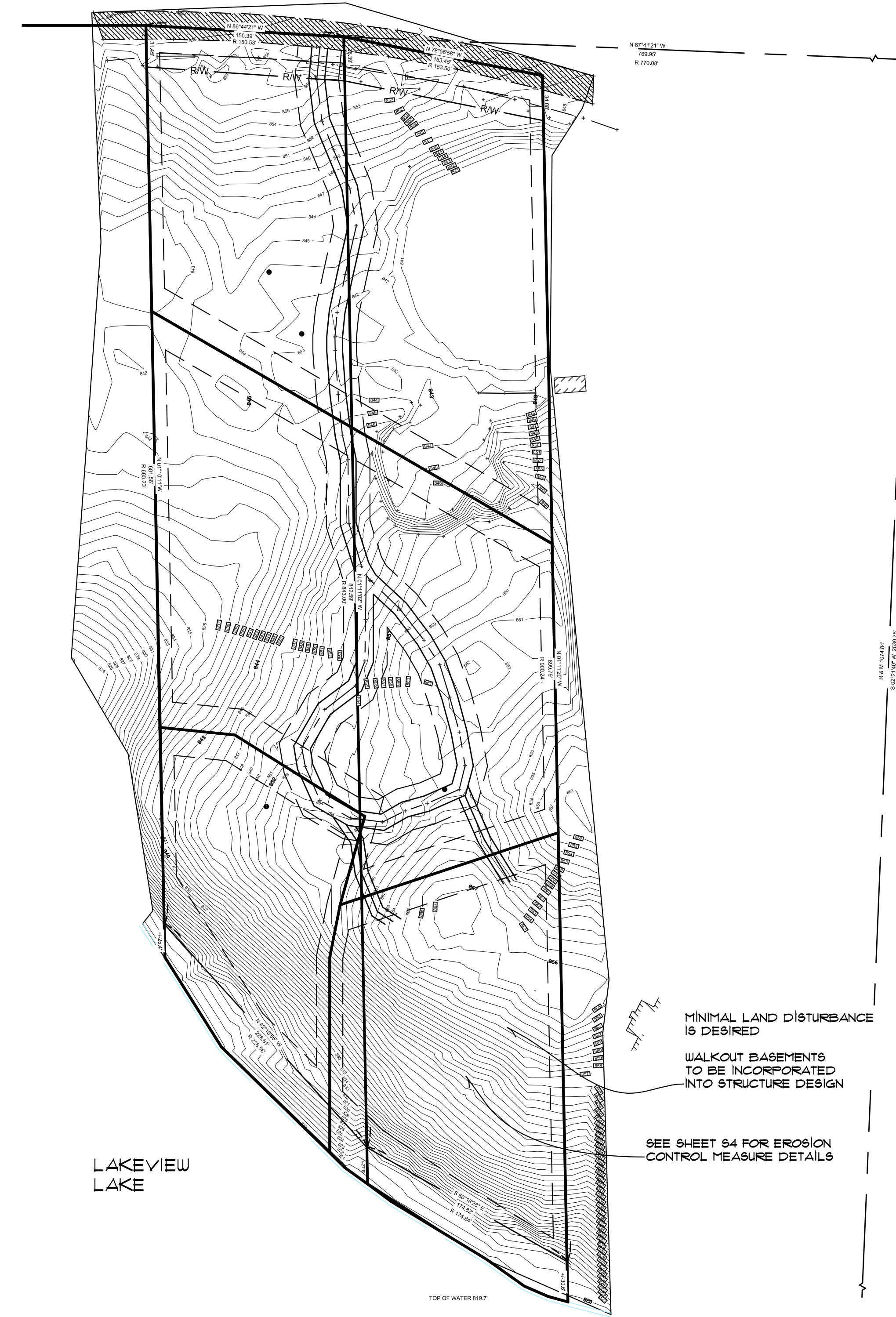
SOIL EROSION AND STORM WATER CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. WITH THE USE OF SILT FENCE AND OTHER TEMPORARY MEASURES THE CONTRACTOR SHALL PROTECT THE ADJACENT AREA FROM ACCELERATED EROSION AND SEDIMENTATION FLOWS RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT.
2. INSTALLATION AND MAINTENANCE OF TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. SHOULD ADDITIONAL SOIL EROSION CONTROL MEASURES BE DETERMINED TO BE NECESSARY BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER THEY SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM THE TIME OF NOTIFICATION TO THE GENERAL CONTRACTOR FOR THE PROJECT. IF NOT PLACED IN 24 HOURS OR LESS ALL ON SITE CONSTRUCTION WILL BE HALTED UNTIL SUCH MEASURES ARE INSTALLED AND APPROVED BY EITHER THE SOIL EROSION CONTROL OFFICER OR THE OWNER'S ENGINEER.
4. ALL DISTURBED NON-HARD SURFACE AREAS TO BE TO BE STABILIZED WITH TOPSOIL, SEEDED, FERTILIZED AND MULCHED. DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH NOT LESS THAN FOUR (4) INCHES. SLOPES BETWEEN 1 ON 3 AND 1 ON 2 SHALL BE SODDED AND STAKED OR RECEIVE SEED WITH MULCH BLANKET.
5. IF REQUESTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, A WATER TRUCK SHALL BE KEPT ON STAND-BY ON SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE WATER TRUCK SHALL BE USED AS DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER TO CONTROL WIND EROSION.
6. ALL STORM DRAINAGE PIPE SHALL BE CORRUGATED GALVANIZED STEEL PIPE, HDPE OR APPROVED EQUAL.
7. A MINIMUM OF TWO (2) FEET OF COVER FROM FINISHED ELEVATIONS SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.
8. ALL DRAINAGE PIPES THAT OUTLET AT GROUND SURFACE SHALL INCLUDE END SECTIONS.
9. THE CONTRACTOR SHALL REMOVE OR CAUSE TO BE REMOVED ALL SEDIMENT OR SOILS THAT HAVE BEEN DROPPED, WASHED ONTO OR TRACKED OUT ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS AT THE END OF EACH WORKING DAY OR AFTER EACH RAIN EVENT ON NON-WORK DAYS.
10. ALL REMOVED TOPSOIL WILL BE STOCKPILED WITHIN THE PROJECT AREA. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED AS DIRECTED BY THE OWNER OR ENGINEER.
11. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.



EXISTING VEGETATION PLAN

SCALE: 1"=64'



GRADING PLAN

SCALE: 1"=64'

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KERNS SITE PLAN
 LAKEVIEW LAKE
 LAKE ANN, MI

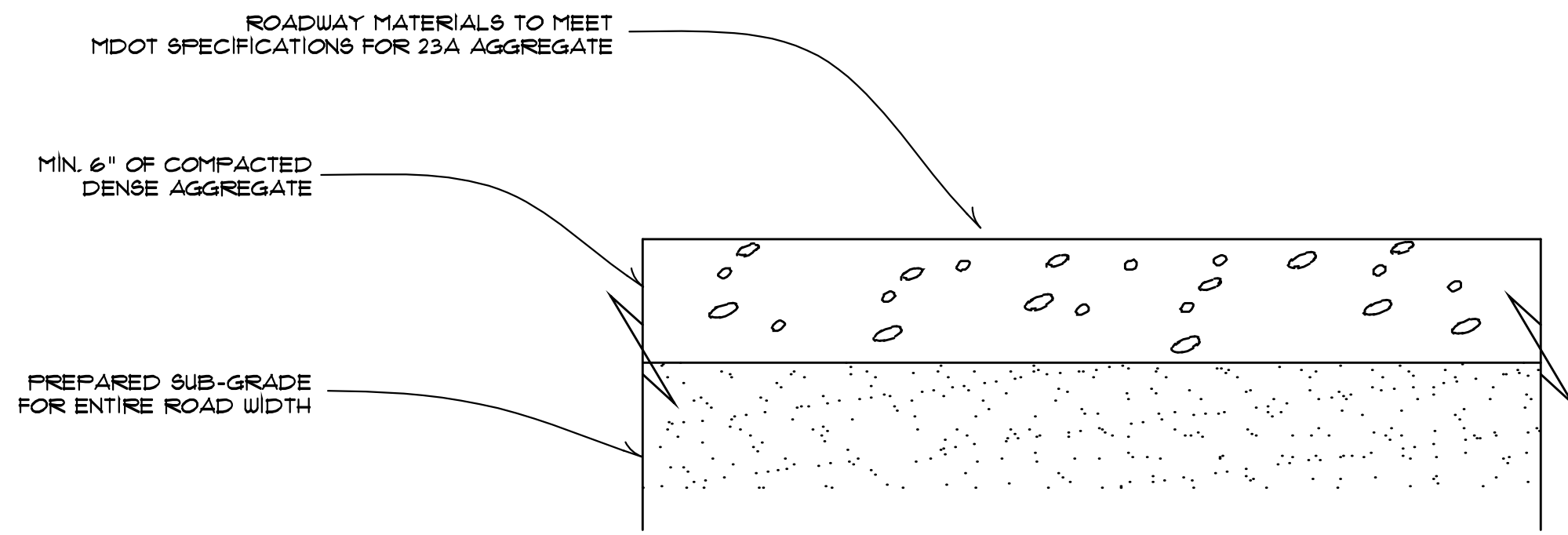
Project Name and Address

Drawn By: CALEB NORRIS
 Project Number: 818122
 Previous Versions:

Current Version #: CONCEPTUAL
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 Scale: 1"=64'-0"
 Sheet

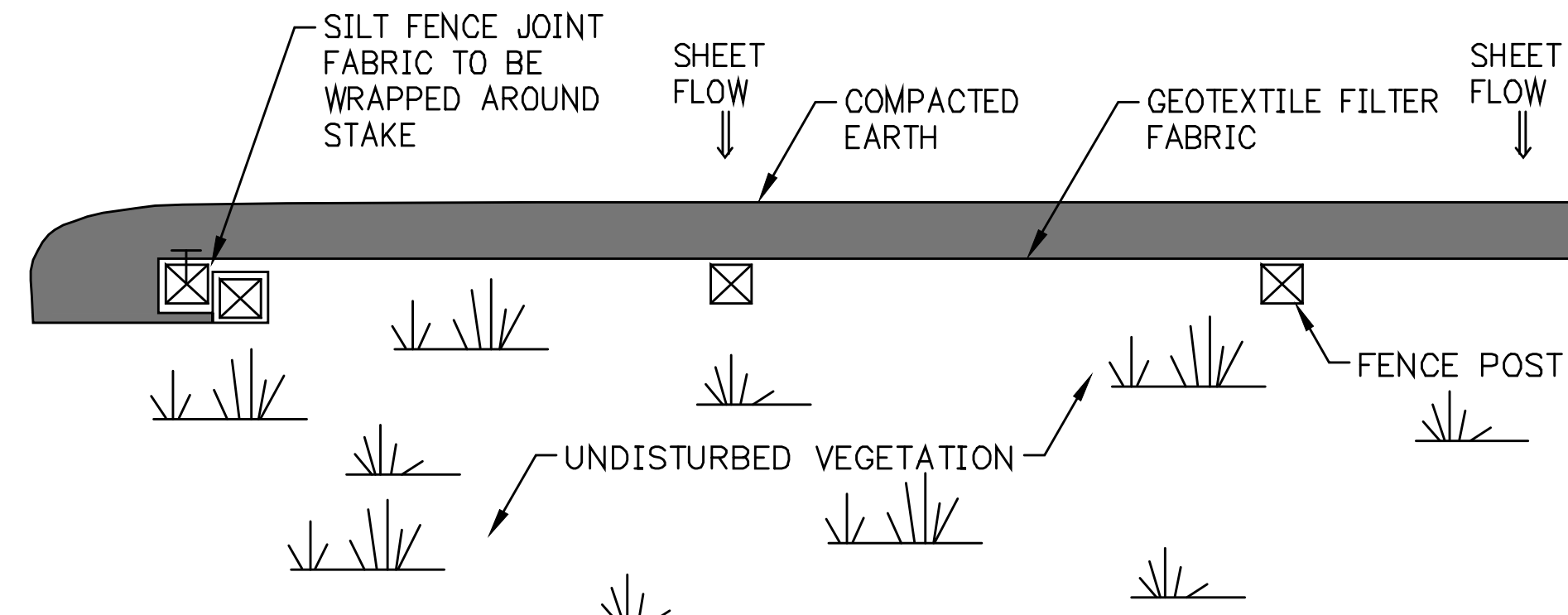
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Page Description:
 3 OF 4
 VEGETATION
 GRADING PLAN

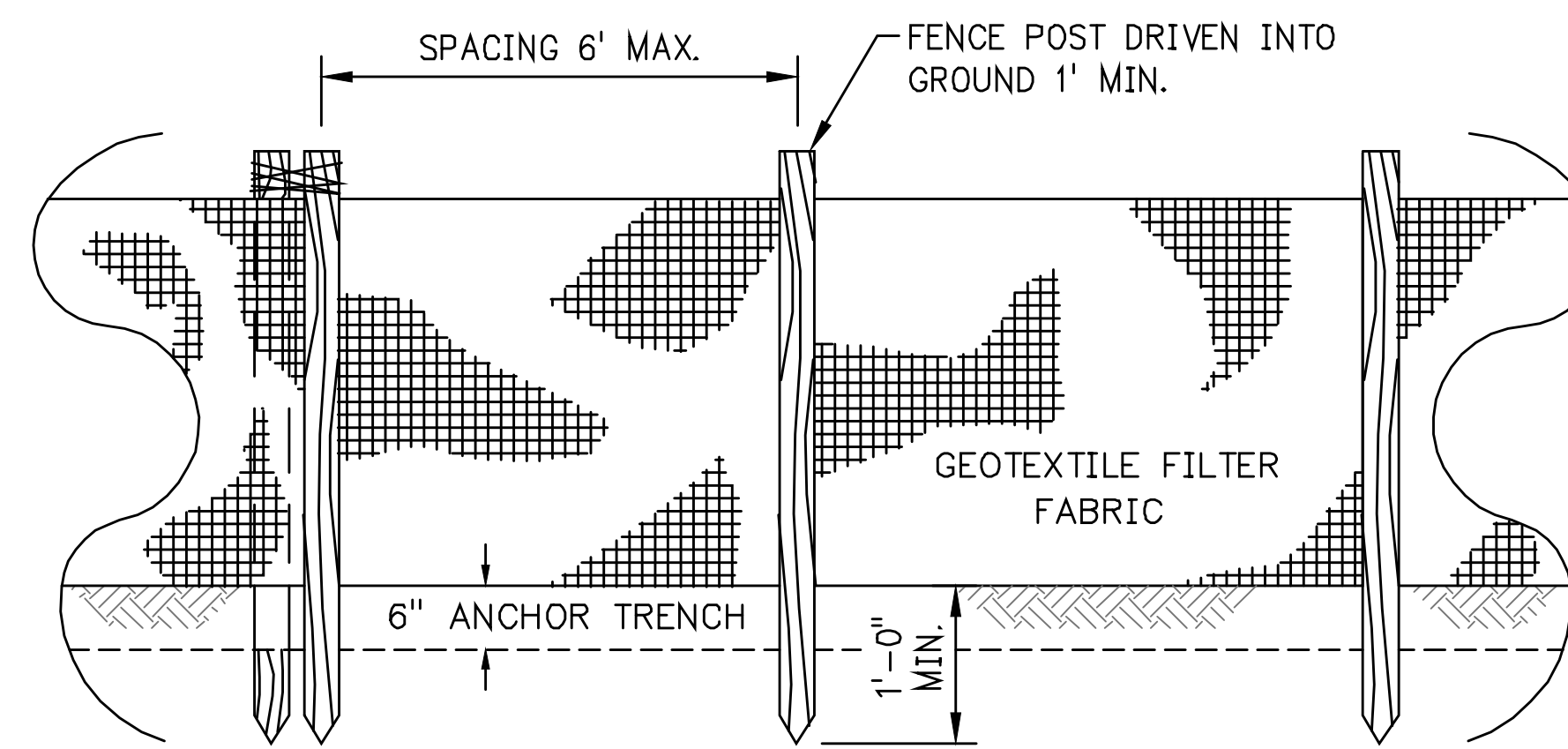


GRAVEL ROAD BEDDING DETAIL

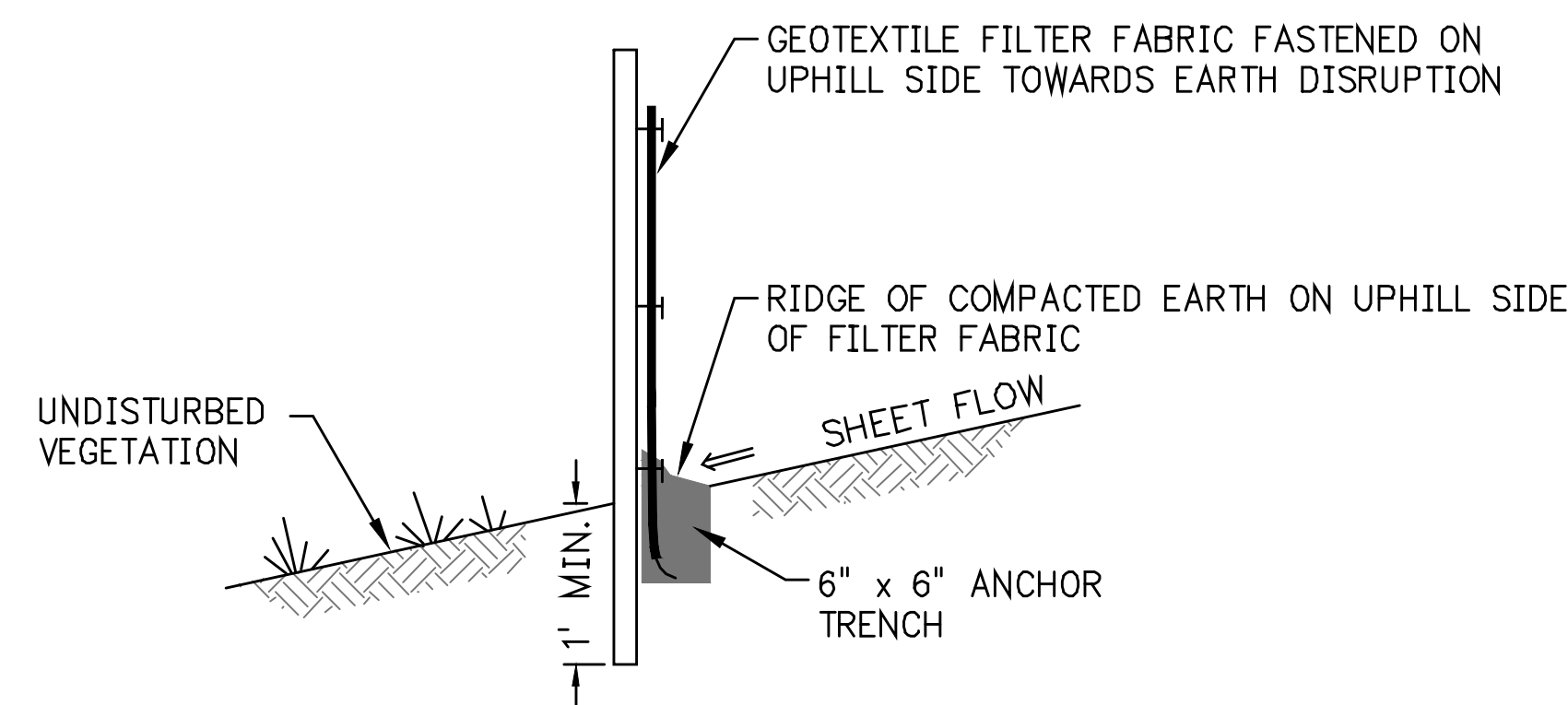
NO SCALE



PLAN VIEW



FRONT ELEVATION



SECTION VIEW SILT FENCE DETAILS

NO SCALE

1	Stripping & Stockpiling Topsoil	Top soil may be stockpiled above borrow areas to act as a division stockpile should be temporarily seeded
5	Seeding	Inexpensive and very effective soil, thus minimizing erosion. Permits runoff to infiltrate soil. Should include prepared topsoil bed.
8	Sodding	Provides immediate protection. Can be used on steep slopes where seed may be difficult to establish. Easy to place, may be replaced if damaged. Should include prepared topsoil bed.
10	Mulching	Used alone to protect exposed areas for short periods. Protects soil from impact of falling rain. Preserves soil moisture and protects germination seed from temperature extremes
36	Catch basin, Drain inlet	Collect high velocity concentrated runoff. Use filter cloth over inlet. (Alt. slit-sak tm.)
54	Silt Fence	Filters and detains runoff.

EROSION CONTROL MEASURES

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