



1849 Pond Run  
Auburn Hills, MI 48326

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## CHARTER TOWNSHIP OF OAKLAND - RESIDENTIAL SITE PLAN REVIEW GUIDE (Minimum Requirements)

Review Engineer: \_\_\_\_\_ PEA Group Job No.: \_\_\_\_\_  
 Design Engineer: \_\_\_\_\_ Review Date: \_\_\_\_\_  
 Development: \_\_\_\_\_ Lot No: \_\_\_\_\_ Parcel ID: \_\_\_\_\_  
 Address: \_\_\_\_\_

Item	Accepted	Rejected	N/A	Remarks
Owner's name and address.				
Design Engineer's name and address. (A.10)				
Plan signed and sealed by a registered civil engineer or land surveyor. (A.10)				
U.S.G.S. Datum Benchmark, description and location.				
An existing topographic survey including trees, streets, water, sewer, and grade elevations on-site and 50 feet off-site ( <b>must be a current topographic survey</b> ).				
All adjacent properties must be identified. Location and finished grade elevations of existing house on adjacent lots/units/parcels or the adjacent lots/units/parcels noted as vacant.				
Proposed grade elevations at the proposed house corners, around the proposed house, and finish floor elevations of the proposed house (including basement) and garage. (A.9, F.2.a.4 & 8)				
Drainage flow <b>patterns</b> shown on the site plan must agree with the master drainage plan <b>patterns</b> .				
Property line grade elevations agree with <b>existing</b> grade elevations or <b>surface drainage easements</b> are provided on adjacent lots/units/parcels and the proposed lot/unit/parcel.				
Drainage is maintained on the proposed lot/unit/parcel or within drainage easements.				
Drainage flow patterns shown on the site plan with drainage flow arrows.				

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Proposed swales shown on the site plan by arrows and <b>labeled</b> as a proposed swale, with proposed swale grade elevations <b>provided (grades supporting a minimum slope of 1.00% must be included).</b>				
Proposed culverts, if required, shown on the site plan with inverts, length and <b>gauge</b> of pipe.				
The proposed house location is dimensioned from all property lines.				
Proposed driveway high and low point grade elevations are provided.				
Proposed driveway grades are acceptable ( <b>proposed grade elevations must be between 1.00% and 10.00% slopes</b> ).				
All proposed grading at least <b>25 feet</b> from the edge of wetlands or conservation easements (44.08.02.01) ( <b>the natural feature setback must be shown</b> ).				
The following wetlands note must be included on the site plan (as required): <b>“It is not permitted to disrupt or permit to disrupt any vegetation, deposit or permit to be deposited any materials, including structures, into, within, or upon any watercourse or wetland area, or within 25 feet of the edge of any watercourse or wetland area or wetland area designated on the master drainage plan of the Township.”</b>				
All structures, including septic field and buildings set back a minimum of 100 feet from free-flowing lakes or streams. (16.15.01.00)				
As-built sanitary wye information from Township sanitary sewer lead reports or septic location.				
Water service or proposed well location (proposed service lead shall be labeled either <b>minimum 1-inch type ‘k’ copper piping or minimum 1-inch HDPE piping with tracer wire</b> ).				
All existing utilities shown and labeled.				
All easements dimensioned and labeled.				
North arrow, drawing date, revision dates, and scale of drawing shown on the site plan.				
Sump lead shown on the site plan ( <b>must not exceed into wetland easement</b> ), invert must be provided for daylighted leads.				
Lot dimensions and bearings provided, include all curve data for curved property lines.				
Property legal description with tie to the nearest section corner and boundary survey included (acreage parcels).				

Site Plan Review Comments:

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