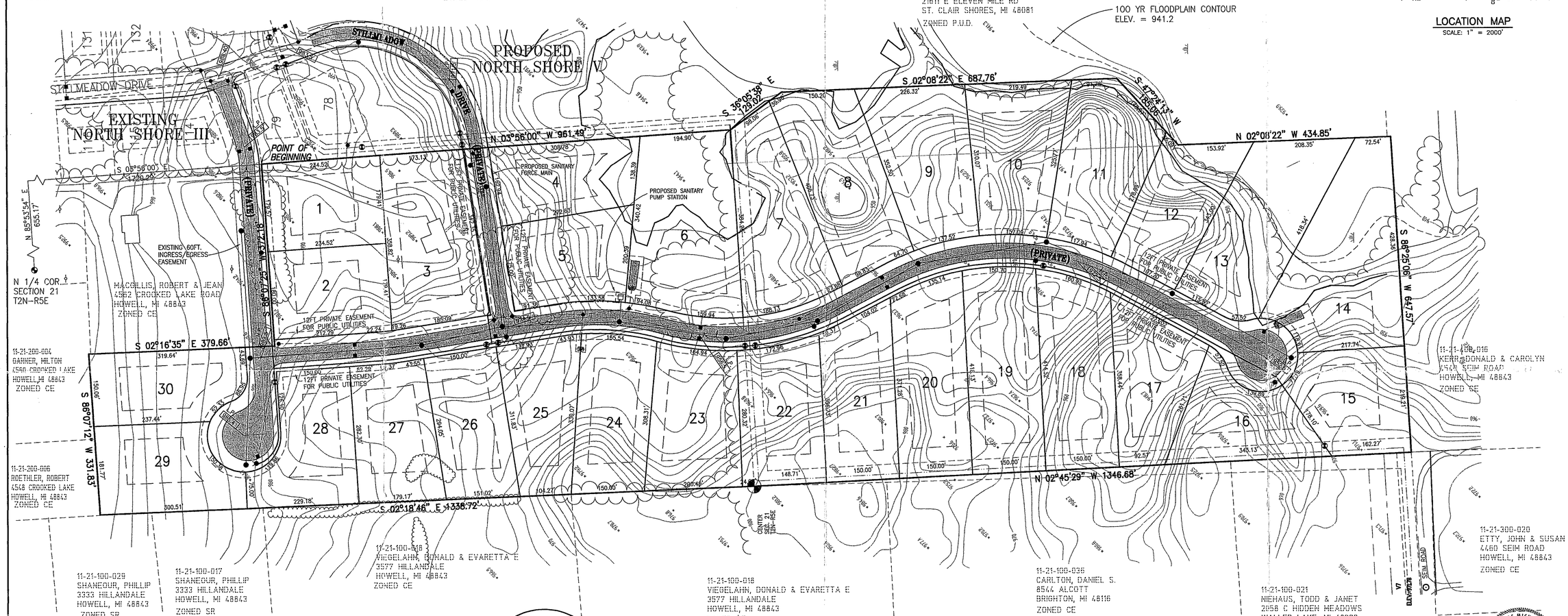
11-21-203

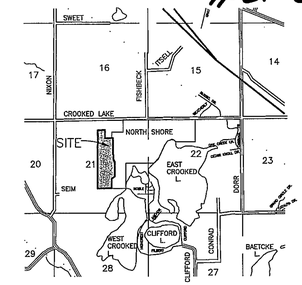
"NORTH SHORE WOODS": DESCRIPTION OF A 41.62 ACRE PARCEL:

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 21, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21; THENCE ALONG THE NORTH LINE OF SECTION 21 AND THE CENTERLINE OF CROOKED LAKE ROAD, N 85°53'54" E, 655.17 FEET (PREVIOUSLY DESCRIBED AS 655.20 FEET); THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, AS PREVIOUSLY SURVEYED AND MONUMENTED, SAID LINE IN PART BEING THE WEST LINE OF "NORTH SHORE VILLAGE", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 76, S 03°56'00" E, 1720.29 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING S 03°56'00" E, 961.49 FEET; THENCE S 36°05'38" E, 129.02 FEET; THENCE S 02°08'22" E, 687.76 FEET; THENCE S 47°24'13" W, 185.06 FEET; THENCE S 02°08'22" E, 434.85 FEET; THENCE ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, S 86°25'06" W, 647.57 FEET; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 21, N 02°45'29" W, 1346.68 FEET, TO THE CENTER OF SAID SECTION 21; THENCE CONTINUING ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 21, N 02°18'46" W, 1338.72 FEET; THENCE ALONG THE NORTH LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, N 86°07'12" E, 331.83 FEET; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, S 02°16'35" E, 379.66 FEET; THENCE N 86°07'25" E, 372.18 FEET, TO THE POINT OF BEGINNING; CONTAINING 41.62 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

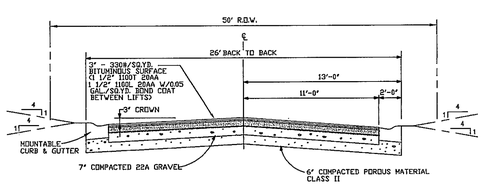
PRELIMINARY SITE PLAN
FOR
NORTH SHORE WOODS

SCALE: 1" = 100'

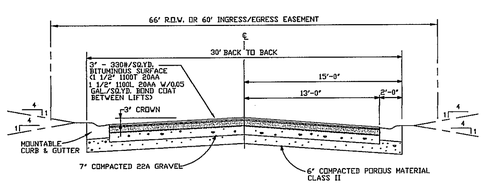




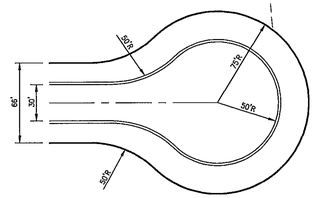
LOCATION MAP
SCALE: 1" = 2000'



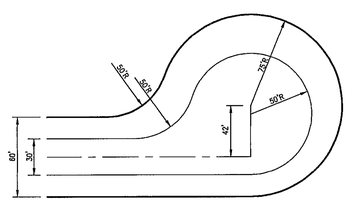
STILLMEADOW DRIVE CROSS-SECTION
NO SCALE



TYPICAL ASPHALT ROAD CROSS-SECTION
NO SCALE



CUL-DE-SAC W/CURB & GUTTER
(NO SCALE)



OFFSET CUL-DE-SAC
(NO SCALE)

LOT NO.	AREA	LOT NO.	AREA
1	43578	16	43972
2	43644	17	46246
3	66058	18	58711
4	43880	19	63056
5	45146	20	59865
6	78079	21	50647
7	61038	22	49529
8	64619	23	52716
9	58592	24	49143
10	55717	25	44826
11	57513	26	45461
12	46777	27	47533
13	70444	28	49181
14	82479	29	48315
15	46633	30	44860

LEGEND

PROPOSED	EXISTING	
900	900	CONTOUR
900.5	900.1	SPOT ELEVATION
		STORM DRAINAGE FLOW
	-O-	POWER POLE
		PUMP STATION
		SANITARY SEWER
		SANITARY FORCEMAIN
		WATERMAIN
		STORM SEWER
		MANHOLE
		CATCH BASIN
		FIRE HYDRANT
		GATE VALVE
		FILTER STRIP
		DETENTION POND
		WETLAND BOUNDARY
		100 YEAR FLOODPLAIN CONTOUR

NOTES:

1. ON-SITE SOILS CONSIST MOSTLY OF FOX-BOYER COMPLEX AND MIAMI LOAM WITH 0-6% SLOPES. BASED ON THE SOIL SURVEY OF LIVINGSTON COUNTY, MICHIGAN BY THE UNITED STATES DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE.
2. PROPOSED STREET R.O.W. = VARIES (PRIVATE)
3. 50' FRONT YARD SETBACK
4. 30' SIDE YARD SETBACK
5. 60' REAR YARD SETBACK
6. PROPOSED SEWAGE SYSTEM = SANITARY SEWER SYSTEM
7. PROPOSED WATER SUPPLY = WATERMAIN
8. PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
9. PROPOSED GAS SERVICE = UNDERGROUND CONSUMERS POWER
10. PROPOSED TELEPHONE SERVICE = UNDERGROUND AMERITECH
11. PROPOSED ℄ RADIUS = 230 FT. (MIN.)
12. PROPERTY IS ZONED L.D.R.
13. MINIMUM ROAD ELEVATION = 952.2
14. JURISDICTION OF ALL DRAINAGE STRUCTURES, DRAINAGE PIPES, AND DETENTION, RETENTION AND SEDIMENTATION PONDS SHALL BE UNDER THE LIVINGSTON COUNTY DRAIN COMMISSIONER
15. THE WETLANDS SHOWN WERE MAPPED BY KING ENVIRONMENTAL AND SURVEYED BY BOSS ENGINEERING.
16. TWO CANOPY TREES PER UNIT SHALL BE PLANTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE EXISTING TREES CANNOT BE PRESERVED.
17. NO SITE LIGHTING IS PROPOSED FOR THIS PHASE.
18. INDIVIDUAL MAILBOXES PROPOSED FOR THIS PHASE.

SITE INFORMATION

30 SINGLE FAMILY LOTS
41.62 ACRES TOTAL

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) FOR THE LOCATION OF UNDERGROUND FACILITIES

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

STATE OF MICHIGAN DAVID W. KLAIR ENGINEER No. 35573 PROFESSIONAL ENGINEER

OWNER/DEVELOPER

NORTH SHORE

NORTH SHORE LAND DEVELOPMENT LTD.
21611 EAST ELEVEN MILE RD.
ST. CLAIR SHORES 48081
(810) 779-0400

BOSS ENGINEERING
ENGINEERS & SURVEYORS
3121 E. GRAND RIVER HOWELL, MICHIGAN 48843
HOWELL (517) 546-4836 BRIGHTON (810) 229-4773
FAX (517) 548-1670

NO	BY	CK	REVISION	DATE
2	KS		PER REVIEWS	12-2-97
1	KS		PER ENGINEER	7-22-97

AGENCY APPROVAL | DATE

CLIENT: NORTHSHORE LAND DEVELOPMENT LTD.
PROJECT: NORTH SHORE WOODS
TITLE: PRELIMINARY SITE PLAN

DESIGNED BY: JP
DRAWN BY: LH
CHECKED BY: DBL/KCS
SCALE 1"=100'
JOB NO. 97393
DWG. NO. H:97393PP
DATE 07-11-97
SHEET NO. 1

H:97393PP Tue Dec 2 22:00:01 1997

DEC - 3 1997