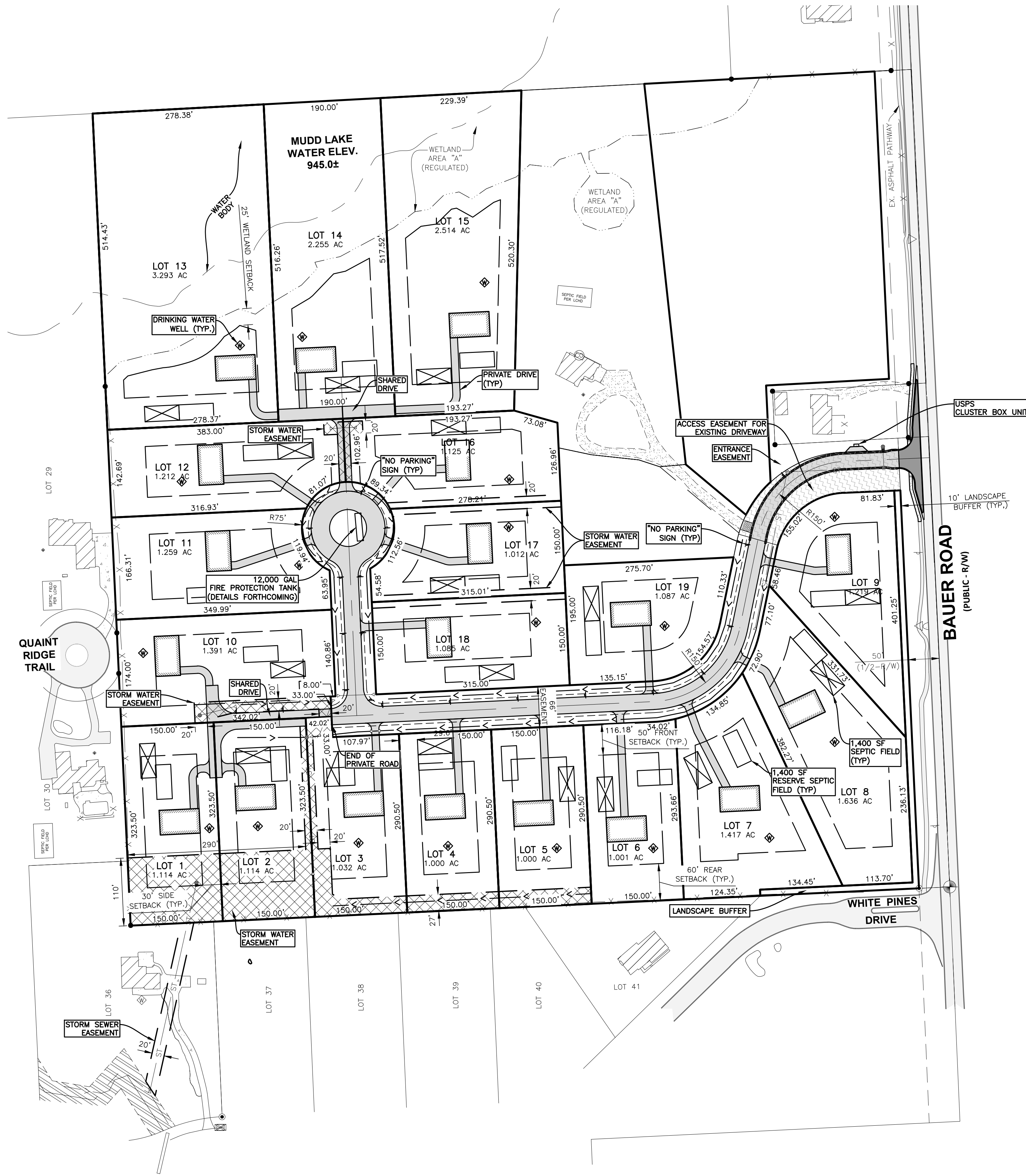
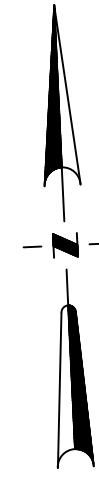


THE RIDGE SITE CONDOMINIUM  
OVERALL SITE PLAN



PAVEMENT LEGEND

[Symbol]	EX. ASPHALT
[Symbol]	EX. CONCRETE
[Symbol]	EX. GRAVEL
[Symbol]	ASPHALT

ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM GENOA TOWNSHIP ZONING ORDINANCE

SUBJECT PARCEL ZONING CLASSIFICATION: (LDR - LOW DENSITY RESIDENTIAL)

BUILDING SETBACKS:  
FRONT: 50'  
SIDE: 30'  
REAR: 60'  
WETLAND: 25'  
WATER BODY: 100'

SITE CONDO AREA: 31.049 ACRES

LOT COVERAGE:  
CALCULATION: 5,500/77,715 SF = 7.08%  
MAXIMUM SF: 2x GROSS GROUND FLOOR AREA OF PRINCIPAL STRUCTURE = 11,000 SF  
MAX LOT COVERAGE: 11,000/77,715 SF = 14.15%

ADJACENT ZONING:  
SIDE: LDR  
SOUTH: LDR  
EAST: PRF (PUBLIC & RECREATIONAL FACILITIES)  
WEST: LDR

NOTES

- FOR MORE DETAILED LOT DIMENSIONS, EASEMENTS, AND CONDOMINIUM ELEMENTS REFER TO SEPARATE EXHIBIT B DRAWINGS.
- FOR MORE DETAILED SITE DIMENSIONS AND GRADING SEE SHEETS C-1.1 - C-1.3.

LOT DATA

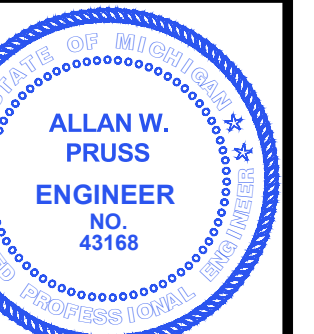
Lot #	Total Area (SF)	Total Area (AC)	Lot Width (LF)	Open Water (SF)	Wetland (SF)	Upland (SF)	Upland+25% Wetland (SF)
1	48,526	1.134	150	0	0	48,526	48,526
2	48,526	1.134	150	0	0	48,526	48,526
3	44,962	1.032	150	0	0	44,962	44,962
4	43,575	1.000	150	0	0	43,575	43,575
5	43,575	1.000	150	0	0	43,575	43,575
6	43,611	1.001	150	0	0	43,611	43,611
7	61,731	1.417	150	0	0	61,731	61,731
8	71,266	1.636	159	0	0	71,266	71,266
9	53,099	1.219	222	0	0	53,099	53,099
10	60,613	1.391	174	0	0	60,613	60,613
11	54,829	1.259	170	0	0	54,829	54,829
12	52,803	1.212	159	0	0	52,803	52,803
13	143,457	3.293	278	77,784	25,552	40,121	46,509
14	98,209	2.255	190	31,794	18,551	47,864	52,502
15	109,511	2.534	197	11,512	26,850	71,149	77,861
16	49,021	1.125	166	0	0	49,021	49,021
17	44,080	1.012	155	0	0	44,080	44,080
18	47,250	1.085	150	0	2,125	45,125	45,657
19	47,328	1.087	267	0	0	47,328	47,328

ENGINEERS - SURVEYORS  
CONSULTANTS - LAND PLANNERS

**MEGA**  
MONUMENT ENGINEERING GROUP ASSOCIATES, INC.

298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)



Call MISS DIG  
3 full working days before you dig:



1-800-482-7171  
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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, DEPTH AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :

**JOHN MORETTI**  
4242 BAUER ROAD  
BRIGHTON, MI 48116

OVERALL SITE PLAN

THE RIDGE SITE CONDOMINIUM  
4242 BAUER ROAD  
PART OF NE 1/4, SEC. 26, T2N-R5E  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
REVISED FINAL SITE PLAN PER LCCC	7/22/2019
REVISED FINAL SITE PLAN TO TOWNSHIP	8/21/2019
REVISED FINAL SITE PLAN TO TOWNSHIP	9/5/2019
REVISED FINAL SITE PLAN TO TOWNSHIP	11/05/2019
REVISED BASIN LOCATION PER CLIENT	11/19/2019
REVISED FINAL SITE PLAN PER LCCC	1/09/2020
AS-BUILT PLAN SUBMITTAL	5/22/2020

ORIGINAL ISSUE DATE:  
1/2/2019

PROJECT NO: 18-025

SCALE: 1" = 100'  
0 1/2" 1"

FIELD: SE  
DRAWN BY: DC  
DESIGN BY: DD  
CHECK BY: AP

**C-10**