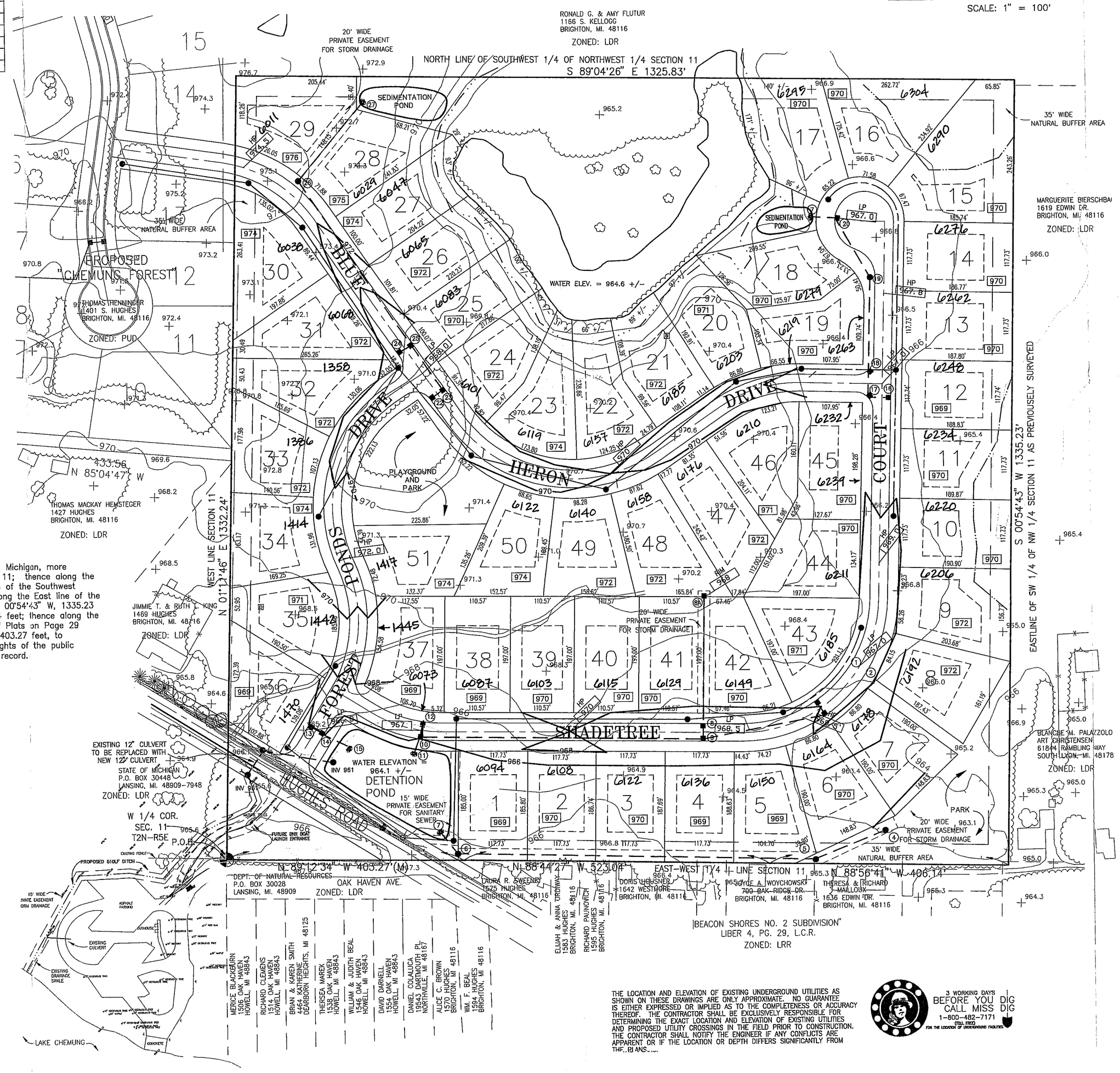
FINAL SITE PLAN

"FOREST PONDS"

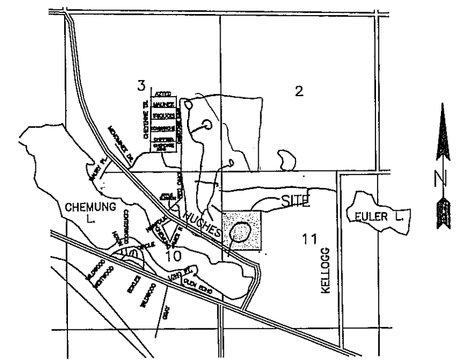
A SINGLE FAMILY DEVELOPMENT

LOT	LOT AREA	UPLAND AREA
1	21819 S.F.	21819 S.F.
2	21930 S.F.	21930 S.F.
3	22041 S.F.	22041 S.F.
4	22152 S.F.	22152 S.F.
5	22262 S.F.	22262 S.F.
6	21837 S.F.	21837 S.F.
7	21837 S.F.	21837 S.F.
8	23236 S.F.	23236 S.F.
9	25998 S.F.	22394 S.F.
10	22414 S.F.	15151 S.F.
11	22292 S.F.	16848 S.F.
12	22171 S.F.	20794 S.F.
13	22049 S.F.	21780 S.F.
14	21927 S.F.	21780 S.F.
15	37119 S.F.	19752 S.F.
16	28979 S.F.	16335 S.F.
17	27356 S.F.	21719 S.F.
18	21781 S.F.	20293 S.F.
19	21781 S.F.	21781 S.F.
20	21781 S.F.	20216 S.F.
21	21781 S.F.	19354 S.F.
22	21781 S.F.	19210 S.F.
23	21781 S.F.	20453 S.F.
24	21781 S.F.	19984 S.F.
25	21781 S.F.	19089 S.F.
26	21781 S.F.	19089 S.F.

LOT	LOT AREA	UPLAND AREA
27	21798 S.F.	18117 S.F.
28	21781 S.F.	21499 S.F.
29	26320 S.F.	26320 S.F.
30	24193 S.F.	24193 S.F.
31	21781 S.F.	21781 S.F.
32	21964 S.F.	21964 S.F.
33	21781 S.F.	21781 S.F.
34	21781 S.F.	21781 S.F.
35	21781 S.F.	21781 S.F.
36	21781 S.F.	21781 S.F.
37	22251 S.F.	22251 S.F.
38	21782 S.F.	21782 S.F.
39	21782 S.F.	21782 S.F.
40	21782 S.F.	21782 S.F.
41	21782 S.F.	21782 S.F.
42	21781 S.F.	21781 S.F.
43	21781 S.F.	21781 S.F.
44	21781 S.F.	21781 S.F.
45	21781 S.F.	21781 S.F.
46	21782 S.F.	21782 S.F.
47	24686 S.F.	24666 S.F.
48	24914 S.F.	24914 S.F.
49	21781 S.F.	21781 S.F.
50	21781 S.F.	21781 S.F.
51	21792 S.F.	21792 S.F.



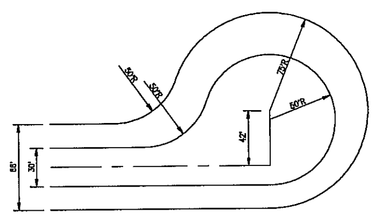
GENOA TOWNSHIP



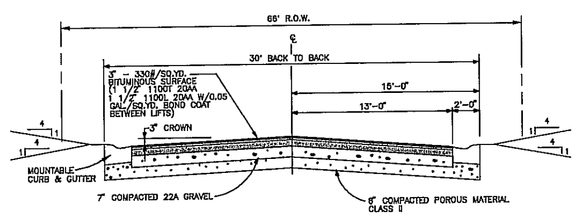
LOCATION MAP
NO SCALE

LEGEND

PROPOSED	EXISTING	
900	900	CONTOUR
900.5	900.1	SPOT ELEVATION
		SANITARY SEWER
		STORM SEWER
		WETLAND
		WATERS EDGE
970		FINISH FLOOR ELEV.



OFFSET CUL-DE-SAC
(NO SCALE)



TYPICAL ASPHALT PRIVATE ROAD CROSS-SECTION

NO SCALE

LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 11, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Beginning at the West 1/4 Corner of said Section 11; thence along the West line of said Section 11, N 01°11'46" E, 1332.24 feet; thence along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 11, S 89°04'26" E, 1325.83 feet; thence along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 11, as previously monumented, S 00°54'43" W, 1335.23 feet; thence along the East-West 1/4 line of said Section 11, N 88°56'41" W, 406.14 feet; thence along the North line of "SUPERVISOR'S PLAT OF BEACON SHORES NO.2" as recorded in Liber 4 of Plats on Page 29 of the Livingston County Records, N 88°44'27" W, 523.04 feet; thence N 89°12'34" W, 403.27 feet, to the POINT OF BEGINNING; Containing 40.68 acres, more or less, and subject to the rights of the public over the existing Hughes Road. Also subject to any other easements or restrictions of record.

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...DINGS....

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

BENCHMARK

BOSS NAIL AND TAG SOUTH SIDE OF 18" HICKORY AT NORTHEAST ENTRANCE OF PROPOSED CHEMUNG FOREST AT HUGHES ROAD, APRX. 1140 FT WEST ALONG THE CENTERLINE OF HUGHES ROAD AND APRX. 80 FT. NORTH. ELEV. = 964.39

BOSS NAIL AND TAG SOUTH SIDE OF 48" OAK AT NORTHEAST ENTRANCE OF PROPOSED CHEMUNG FOREST AT HUGHES ROAD, APRX. 1240 FT WEST ALONG THE CENTERLINE OF HUGHES ROAD AND APRX. 80 FT. NORTH. ELEV. = 965.51

NOTES:

1. CURRENT ZONING: SR
2. MINIMUM LOT SIZE PROVIDED 21780 S.F.
   MINIMUM LOT WIDTH PROVIDED 100'
3. BUILDING SETBACKS:
   FRONT = 40 FT.
   SIDE = 20 FT.
   REAR = 50 FT.
4. PROPOSED SEPTIC = PUBLIC SANITARY SEWER
5. PROPOSED WATER SUPPLY = INDIVIDUAL WELLS
6. PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
7. PROPOSED GAS SERVICE = UNDERGROUND CONSUMERS POWER
8. PROPOSED TELEPHONE SERVICE = UNDERGROUND AMERITECH
9. PROPOSED ROADS = PUBLIC
10. PROPOSED CENTERLINE RADIUS = 230 FT. (MIN)
11. TAX ID NO. FOR THIS PARCEL IS 11-11-100-002
12. SOIL EROSION & SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH ACT 347 PUBLIC ACTS OF 1972.
13. ALL DRAINAGE IMPROVEMENTS AND SOIL EROSION MEASURES WILL BE UNDER THE JURISDICTION OF THE LIVINGSTON COUNTY DRAIN COMMISSIONER AND SUBJECT TO HIS REVIEW AND APPROVAL.
14. A PERMIT FROM THE LIVINGSTON COUNTY ROAD COMMISSION SHALL BE REQUIRED PRIOR TO ANY WORK WITHIN THE HUGHES ROAD RIGHT-OF-WAY.
15. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE WITH PREMIUM JOINTS.
16. LAKE CHEMUNG'S 100 YR FLOOD PLAIN ELEVATION IS 961.5 PER MDEQ. THERE ARE NO REGULATED FLOODPLAINS ON-SITE PER MDEQ.
17. WETLAND LIMITS WERE FLAGGED BY KING & McGREGGOR ENVIRONMENTAL 5078 ALEXANDRIA DR. GRANDVILLE MI. 49418 (616)261-4567
18. 10' VEGETATIVE STRIP TO BE MAINTAINED ALONG EXISTING POND. A 60' SETBACK OF ALL BUILDINGS SHALL BE MAINTAINED AS REQUIRED IN SECTION 3.4 OF THE ZONING ORDINANCE.
19. LOT 36 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO HUGHES ROAD. FURTHERMORE, THE DRIVE SHALL BE LOCATED ON THE NORTH SIDE OF THE PROPERTY (AT LEAST 75' NORTH OF HUGHES ROAD).
20. FINAL MASTER DEED & BYLAWS SUBMITTED FOR TOWNSHIP ATTORNEY REVIEW SHALL ADDRESS THE FOLLOWING ITEMS:
   A) PAVING OF ROAD BETWEEN CHEMUNG FOREST AND FOREST PONDS DEVELOPMENTS.
   B) 35' NATURAL BUFFER AREA.

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

AGENCY APPROVAL	DATE
PRELIM. SITE PLAN - PLANNING COMMISSION	6-8-98
REZONING-COUNTY PLANNING	3-18-98
REZONING-PLANNING COMMISSION	2-9-98

NO.	BY	REVISION	DATE
2	CK	ADDED 35' BUFFER AREA	9/15/98
1	CK	PER TWP. ENG., PLANNER	8/18/98

CLIENT: ADLER BUILDING & DEVELOPMENT CO.

PROJECT: FOREST PONDS

TITLE: FINAL SITE PLAN

DESIGNED BY: JMP
DRAWN BY: CK
CHECKED BY:
SCALE 1"=100'
JOB NO. 97350
DWG. NO. 97350SP
DATE 7-10-98
SHEET NO. 1

Adler Building & Development Co.
719 E. GRAND RIVER AVE.
BRIGHTON MICHIGAN 48116
(810) 229-5722