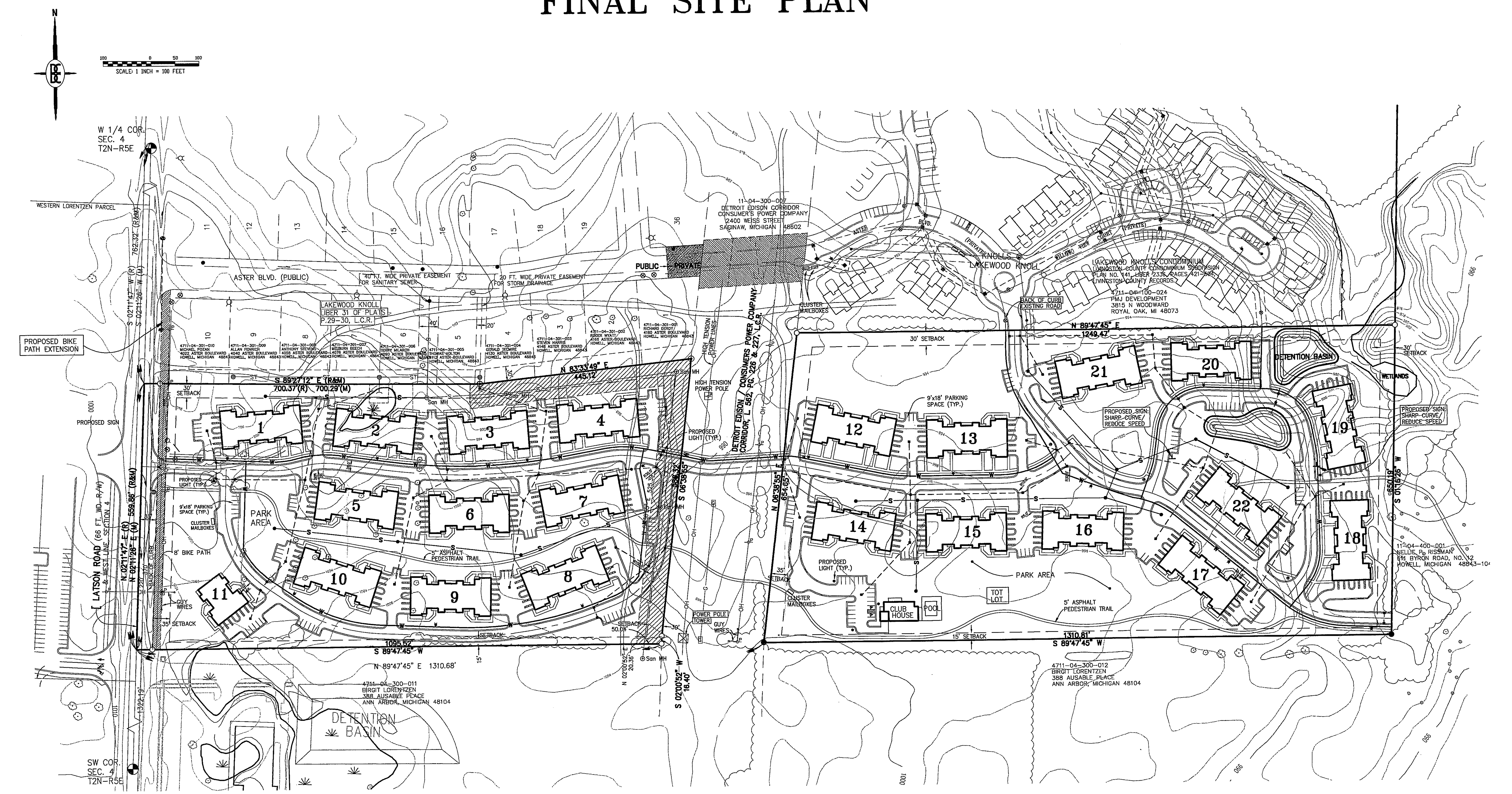
FINAL SITE PLAN



NOTES

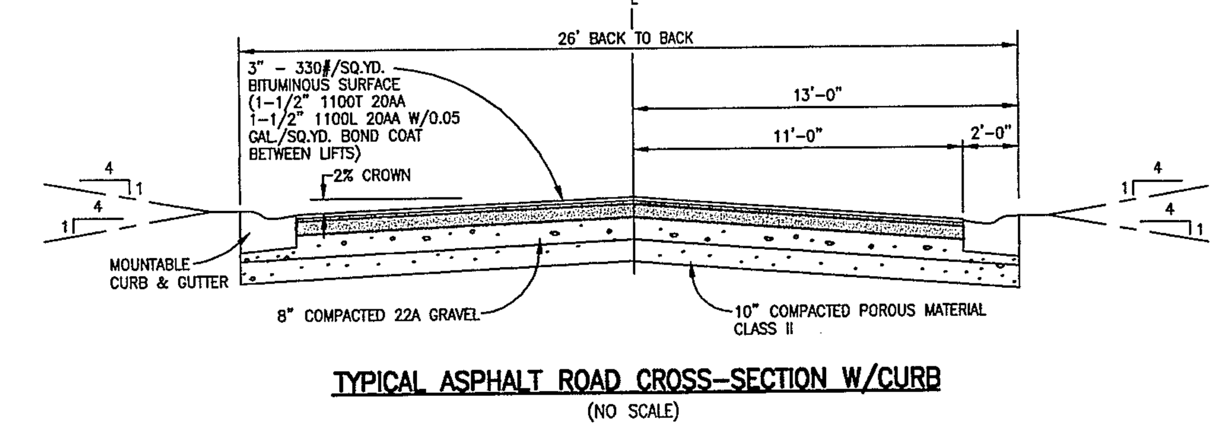
1. ON-SITE SOILS CONSIST MOSTLY OF MIAMI LOAMS, MoB, MoC, MoD, MoE, AND CONOVER LOAM. WITH 0-25% SLOPES, BASED ON THE SOIL SURVEY OF LIVINGSTON COUNTY, MICHIGAN BY THE UNITED STATES DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE.
2. SETBACKS
   A) 35 FT. (MIN.) FRONT SETBACK
   B) 15 FT. (MIN.) SIDE SETBACK
   C) 30 FT. (MIN.) REAR SETBACK
3. PROPOSED SEWAGE SYSTEM = SANITARY SEWER SYSTEM
4. PROPOSED WATER SUPPLY = WATERMAIN
5. PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
6. PROPOSED GAS SERVICE = UNDERGROUND CONSUMERS ENERGY
7. PROPOSED TELEPHONE SERVICE = UNDERGROUND AMERITECH
8. PROPERTY IS ZONED HIGH DENSITY RESIDENTIAL (HDR)
9. INDIVIDUAL TRASH PICK-UP WILL BE PROVIDED.
10. LIGHTING OF THE ROAD AT THE LATSON ROAD ENTRANCE SHALL CONFORM TO GENOA TOWNSHIP STANDARDS.
11. MINIMUM ROAD ℄ RADIUS= 80' (PRIVATE)
12. ALL ROADWAYS ARE TO BE PRIVATE.
13. ALL UTILITIES WILL BE SIZED AND DESIGNED IN CONSTRUCTION PLANS
14. ALL DETENTION/SEDIMENTATION PONDS SHOWN ARE APPROXIMATE AND WILL BE FINALIZED IN THE CONSTRUCTION PLANS.
15. A PRELIMINARY GRADING PLAN WILL BE PRODUCED IN THE FINAL SITE PLAN PROCESS.
16. FINISHED FLOOR ELEVATIONS WILL BE DETERMINED IN THE CONSTRUCTION PLAN PHASE.
17. FLOOR DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
18. LIGHT FIXTURES TO MATCH THOSE PROVIDED IN OTHERS AREAS OF THE RPUD.
19. ALL ROADWAYS TO BE POSTED WITH "NO PARKING" SIGNS

PARKING REQUIREMENTS

1. PARKING REQUIRED:
   RESIDENTIAL: 2 SPACES PER DWELLING UNIT
   2 x 257 = 514 SPACES
   CLUBHOUSE
   APPROXIMATELY 21 SPACES
   TOTAL = 535 SPACES
2. PARKING PROVIDED:
   GARAGES: 257 SPACES
   APRON SPACES: 258 SPACES
   GUEST PARKING: 116 SPACES
   CLUBHOUSE: 21 SPACES
   TOTAL = 652 SPACES

SITE INFORMATION

257 MULTI-FAMILY UNITS
33.51 TOTAL ACRES
TOTAL ROW AREA = 0.77 ACRES
7.7 UNITS PER ACRE



TYPICAL ASPHALT ROAD CROSS-SECTION W/CURB
(NO SCALE)

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.

LEGEND

PROPOSED	EXISTING	
900	900	CONTOUR
900.5	+ 922.08	SPOT ELEVATION
		POWER POLE
		HYDRANT
⊗	⊗	GATE VALVE
—S—	—S—	SANITARY SEWER
—W—	—W—	WATERMAIN
—ST—	—ST—	STORM SEWER
—G—	—G—	GAS MAIN
—E—	—E—	ELECTRIC
—T—	—T—	TELEPHONE
—x—	—x—	FENCE
⊥	⊥	SIGN

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
HOWELL OFFICE: 3121 E. GRAND RIVER AVE. HOWELL, MI 48843 (517)546-4836 FAX (517)548-1670 (800)246-6735 E-MAIL: bosseng@ismi.net
WEST BLOOMFIELD OFFICE: 7125 ORCHARD LAKE RD. SUITE 108 WEST BLOOMFIELD, MI 48322 (248)626-BOSS FAX (248)626-9480

CLIENT: FOX RUN L.L.C.
PROJECT: HAMPTON RIDGE
TITLE: FINAL SITE PLAN

NO	BY	CK	REVISION	DATE
1	BR		PER TOWNSHIP	6-30-00
2	CK		IN HOUSE	9-1-00
3	CK		PER TWP ENG. / PLANNER	9-22-00
4	RV		PER TOWNSHIP	10-26-00

DESIGNED BY: BAR
DRAWN BY: BAR
CHECKED BY:
SCALE 1"=100'
JOB NO. 00191
DATE 6-7-00
PLOTTING INFORMATION
SHEET NO. 3