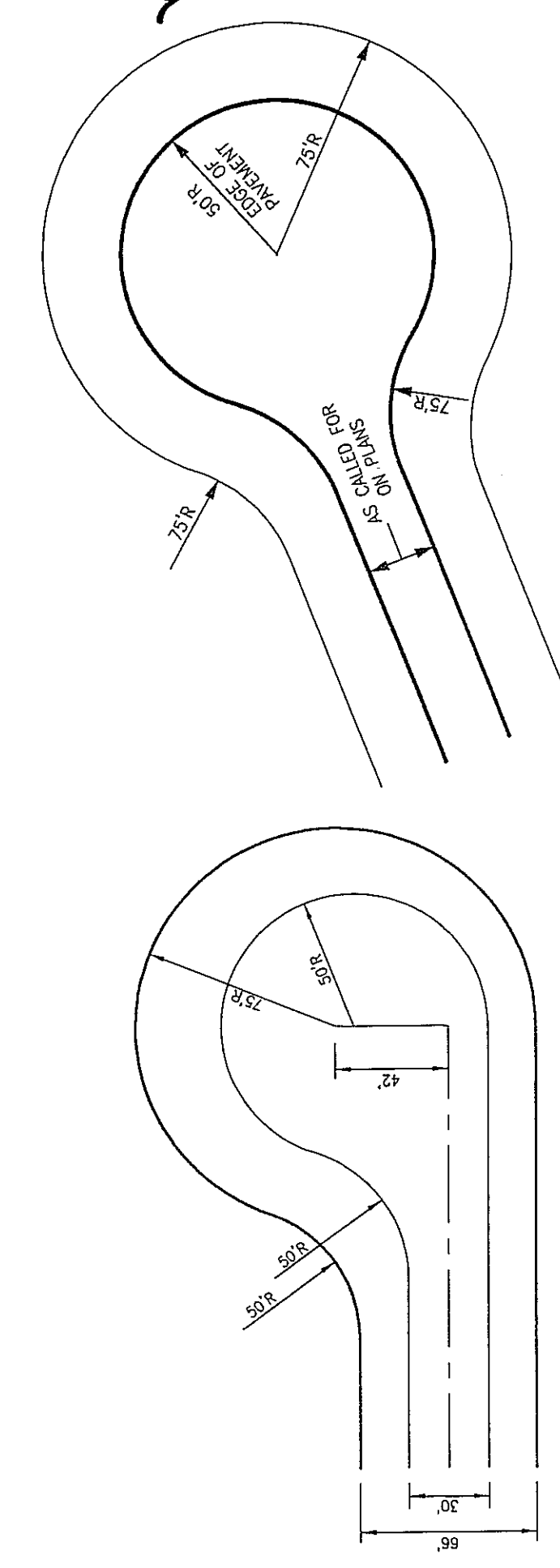
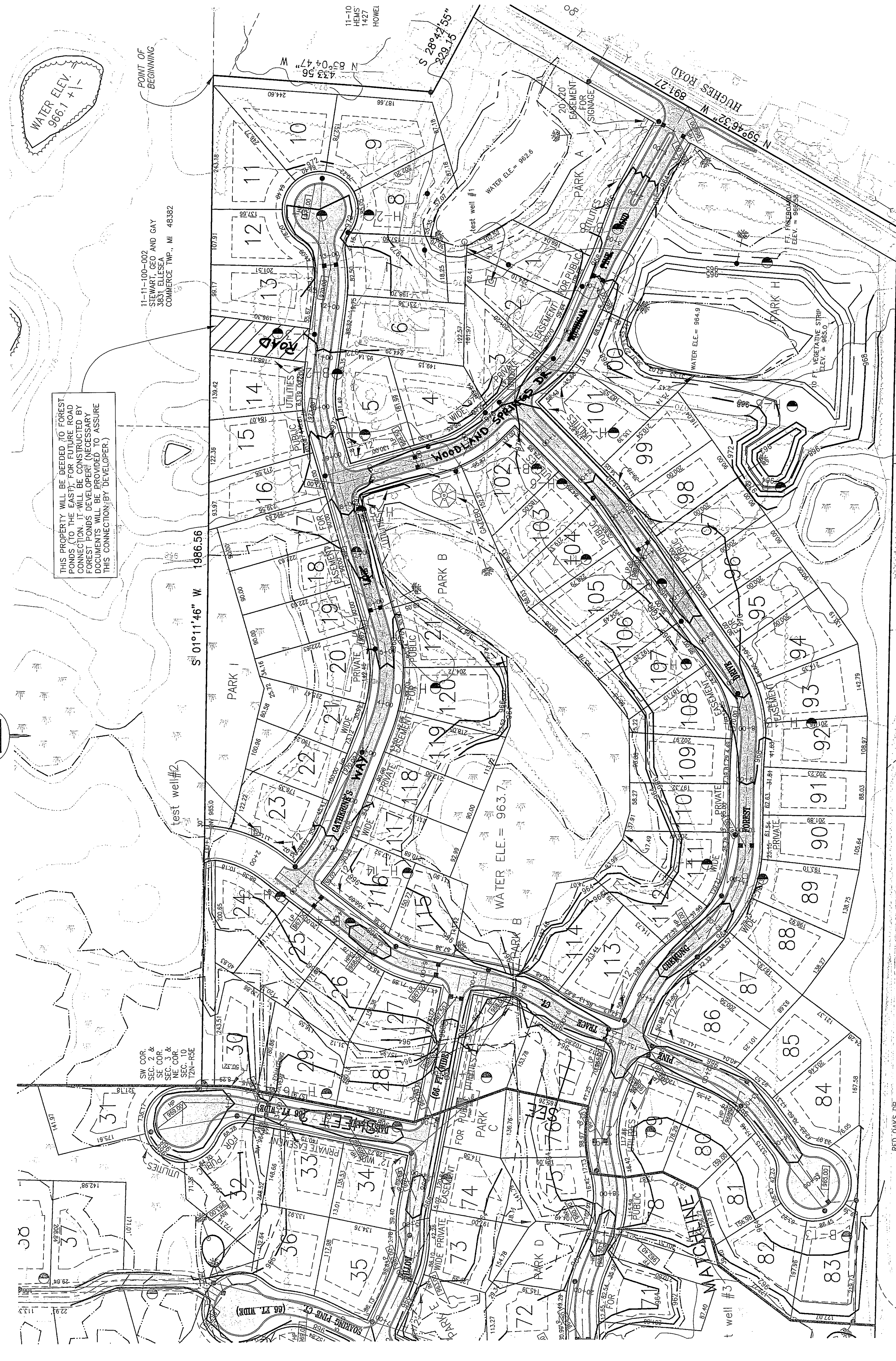


**FINAL SITE PLAN**  
**SPRINGS & CHEMUNG FOREST**  
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 THE WEST 1/2 OF THE SW 1/4 OF SECTION 2, T2N-R5E,  
 THE EAST 1/2 OF THE SE 1/4 OF SECTION 3, T2N-R5E,  
 AND ALL THAT PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 10, T2N-R5E,  
 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN  
 219± ACRES

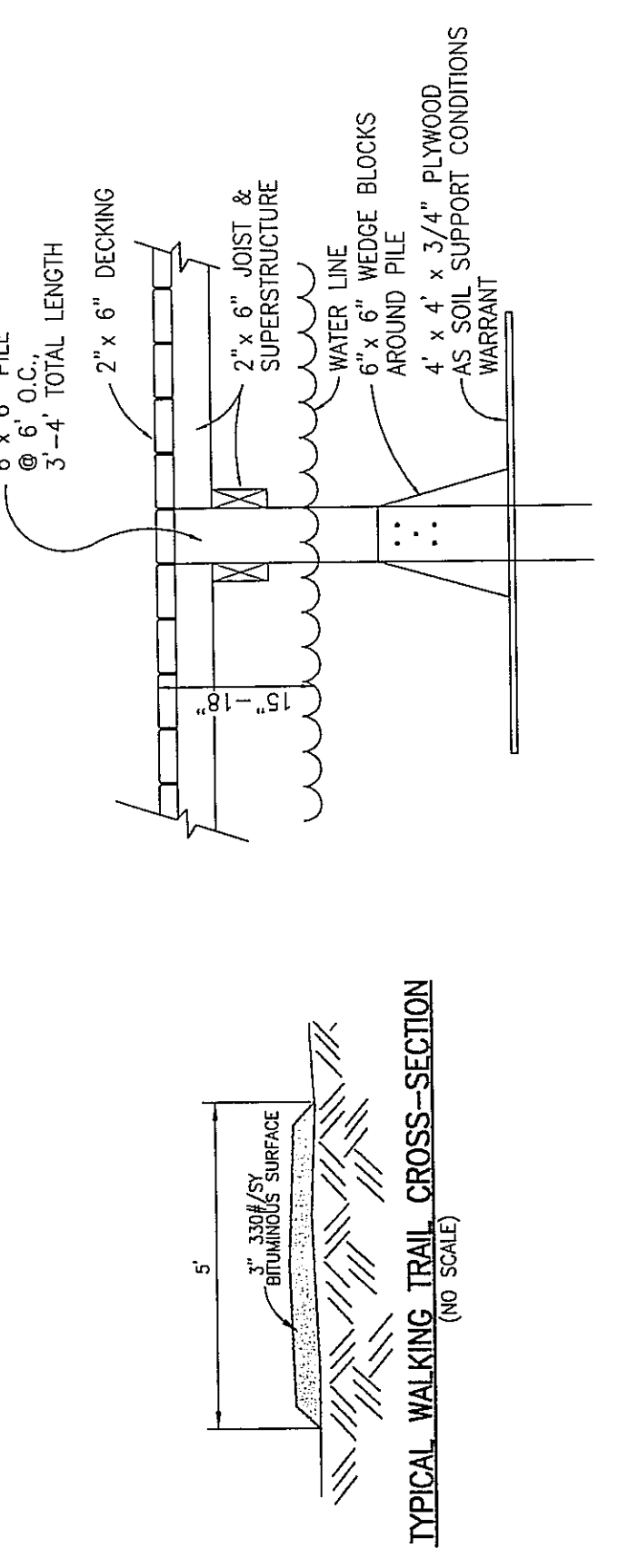


OFFSET\_CUL-DE-SAC  
(NO SCALE)

CUL-DE-SAC DETAIL  
(SCALE NONE)



THIS PROPERTY WILL BE DEEDED TO FOREST PONDS TO THE EAST. FOR FUTURE ROAD CONNECTION, IT WILL BE CONSTRUCTED BY FOREST PONDS DEVELOPER. (NECESSARY DOCUMENTS WILL BE PROVIDED TO ASSURE THIS CONNECTION BY DEVELOPER.)



BOARDWALK DETAIL  
NO SCALE

TYPICAL WALKING TRAIL CROSS-SECTION  
(NO SCALE)

**LEGEND**

PROPOSED	EXISTING
CONTOUR	SPOT ELEVATION
BOARDWALK	SANITARY SEWER
STORM SEWER	100 YR FLOODPLAIN
WETLAND LIMITS	TEMP. SEDIMENT POND
PROPOSED WELL	

**BOSS ENGINEERING ENGINEERS & SURVEYORS**  
 3121 E. GRAND RIVER  
 HOWELL, MICHIGAN 48843  
 (517) 548-4836  
 (517) 548-1670 FAX

DATE	6-8-98
AGENCY APPROVAL	PRELIM. SITE PLAN - PLANNING COMMISSION

CLIENT	CHEMUNG DEVELOPMENT CO.
PROJECT	CHEMUNG FOREST
TITLE	FINAL SITE PLAN

NO. BY	CK	REVISION
1	JP	TOWNSHIP
2	KM	IN HOUSE
3	KM	PER STAFF & PLANNING
DATE	09-15-98	
DATE	09-04-98	
DATE	05-27-98	

DESIGNED BY: JP  
 DRAWN BY: UM  
 CHECKED BY:  
 SCALE 1" = 100'  
 JOB NO. 98052  
 DWS. NO. J-98052SP3  
 DATE 7-10-98  
 SHEET NO. 3

# Woodland Springs Lake Chemung Forest

## FINAL SITE PLAN

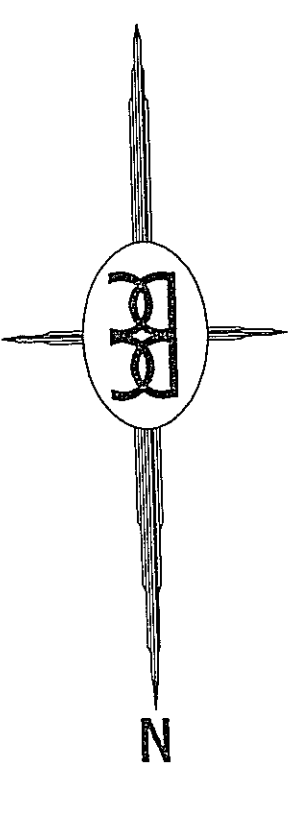
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
THE WEST 1/2 OF THE SW 1/4 OF SECTION 2, T2N-R5E,  
THE EAST 1/2 OF THE SE 1/4 OF SECTION 3, T2N-R5E,  
AND ALL THAT PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 10, T2N-R5E,  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN  
219± ACRES

**LEGEND**

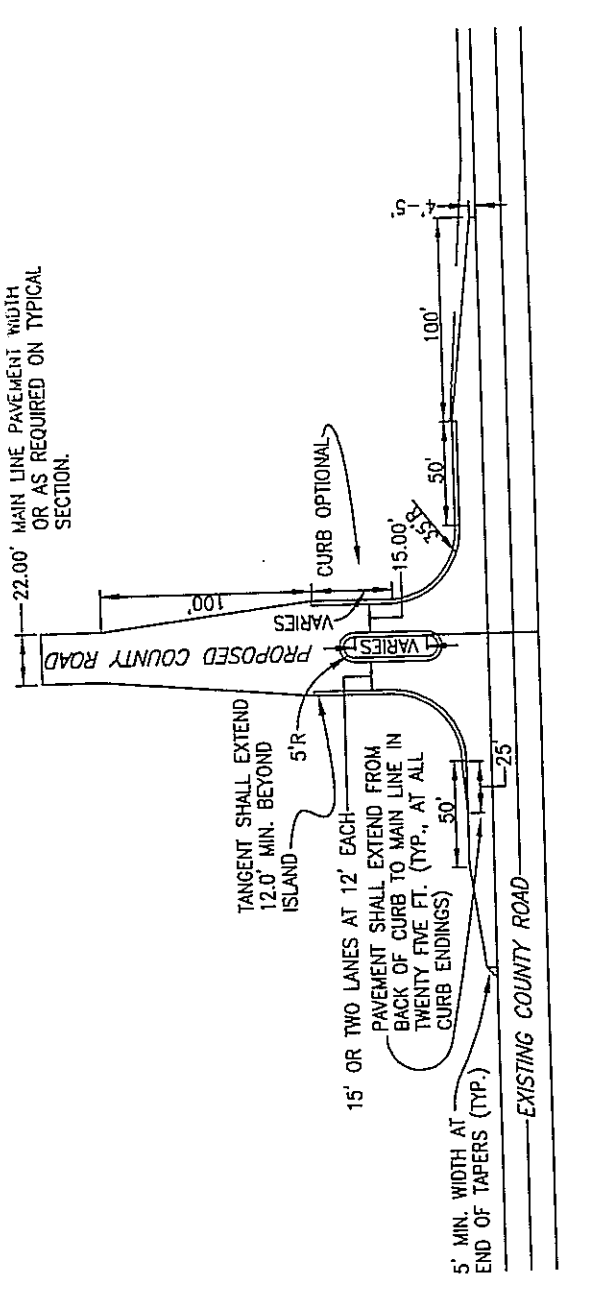
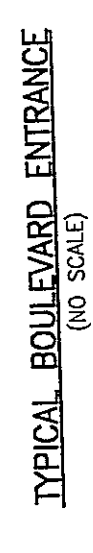
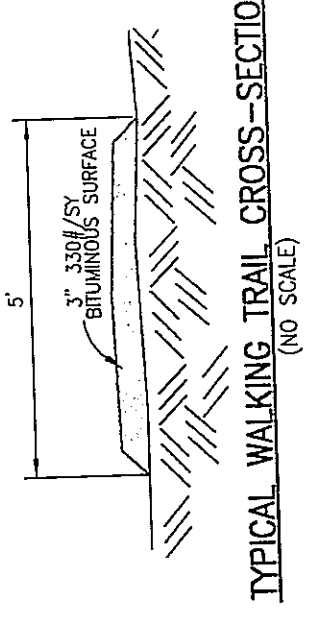
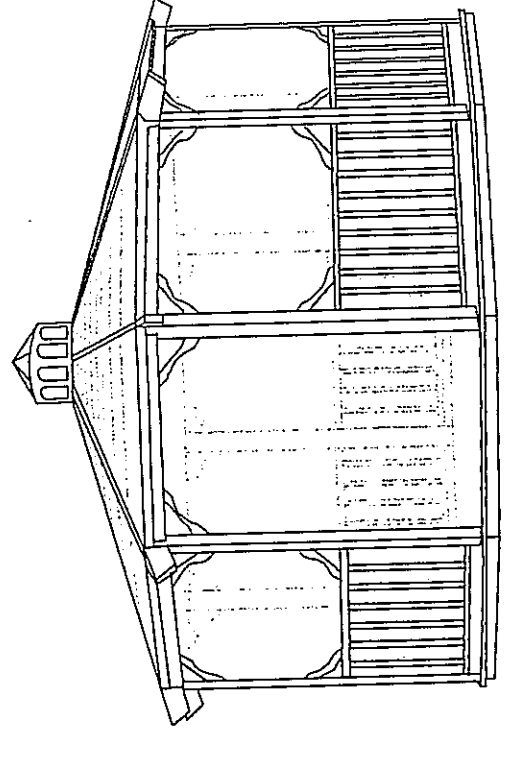
PROPOSED: 300' (DASHED), 15'-0" (DOTTED), 6" COMPACTED POROUS MATERIAL (HATCHED), 7" COMPACTED 22A GRAVEL (HATCHED), 15'-0" (DOTTED), 30' BACK TO BLACK (HATCHED), 13'-0" (DOTTED), 2'-0" (DOTTED), 6" COMPACTED POROUS MATERIAL (HATCHED), 7" COMPACTED 22A GRAVEL (HATCHED)

EXISTING: CONTOUR, SPOT ELEVATION, BOARDWALK, SANITARY SEWER, STORM SEWER, 100 YR FLOODPLAIN, WETLAND LIMITS, TEMP. SEDIMENT POND, PROPOSED WELL

Lot #	Area (SF)	FF Elev.	Lot #	Area (SF)	FF Elev.	Lot #	Area (SF)	FF Elev.	Lot #	Area (SF)	FF Elev.
1	18950	971.5	41	23567	972	81	20615	968	81	20615	968
2	19802	972	42	76280	969	82	23335	966	82	23335	966
3	21522	974	43	72490	972	84	23685	968	84	23685	968
4	20005	974	44	40123	969.5	85	20763	969	85	20763	969
5	24760	976	45	26911	969.5	86	23941	969	86	23941	969
6	24150	973	47	20774	968	87	19564	970	87	19564	970
7	24397	973	48	20753	967	88	20608	970	88	20608	970
8	30269	974	49	22887	968	89	28965	968	89	28965	968
9	25353	974	50	22844	967	91	18450	970	91	18450	970
10	24009	974	51	24802	968	92	19550	970	92	19550	970
11	16313	974	52	29435	968	93	22611	972	93	22611	972
12	21442	976	54	22105	968	94	21797	972	94	21797	972
13	20154	976	55	22262	968	95	18000	971	95	18000	971
14	20345	973	56	21074	969	96	18000	972	96	18000	972
15	20337	971	57	20806	969	97	18000	973	97	18000	973
16	20337	970	58	24252	969	98	18000	974	98	18000	974
17	20337	970	59	19100	970	100	20362	972	100	20362	972
18	18316	970	61	18890	970	101	21155	973	101	21155	973
19	18329	970	62	18301	971	102	20737	972	102	20737	972
20	18329	970	63	18301	970	103	18200	971	103	18200	971
21	19436	969	64	26826	970	104	19772	971	104	19772	971
22	21181	969	65	24320	970	105	18866	970	105	18866	970
23	21553	970	66	18070	966	107	18591	970	107	18591	970
24	27904	970	68	20490	966	108	18649	970	108	18649	970
25	23768	969	69	18090	966	109	18647	970	109	18647	970
26	21687	969	70	21423	966	110	18640	969	110	18640	969
27	27669	970	71	22857	966	111	18446	969	111	18446	969
28	20343	970	72	18580	967	112	18580	967	112	18580	967
29	19175	970	73	20855	969	114	23604	968	114	23604	968
30	18253	970	75	18467	967	115	19704	970	115	19704	970
31	27539	972	76	19315	967	116	19121	970	116	19121	970
32	28174	972	77	20611	969	117	19252	970	117	19252	970
33	41010	972	78	22495	967	118	19053	972	118	19053	972
34			79	21849	969	120	23569	970	120	23569	970
35			80	18614	972	121	19331	972	121	19331	972



REFER TO NOTES 8, 9, 10 AND 11 ON SHEET 6.



- NOTES:**
- CURRENT ZONING: PUD
  - MINIMUM LOT SIZE PROVIDED: 18,000 S.F.
  - BUILDING SETBACKS: FRONT = 35' FT., SIDE = 10' FT., REAR = 10' FT.
  - SEE LANDSCAPE PLAN FOR PROPOSED TREE TRANSPLANTING.
  - 5 FT. WIDE WALKING TRAIL IS PROPOSED FOR WETLAND = 25 FT.
  - PROPOSED SANITARY SEWER = PUBLIC SANITARY SEWER
  - PROPOSED WATER SUPPLY = INDIVIDUAL WELLS
  - PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
  - PROPOSED GAS SERVICE = UNDERGROUND CONSUMERS POWER
  - PROPOSED TELEPHONE SERVICE = UNDERGROUND AMERICIA
  - PROPOSED ROADS = PUBLIC
  - PROPOSED RADIUS = 250 FT. (MIN)
  - TAX ID = 40-00-002
  - PROPOSED PARCEL IS 11-10-100-001, 11-02-300-001.
  - SOIL EROSION & SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH ACT 347 PUBLIC ACTS OF 1972.
  - MITIGATION AREAS TO BE DETERMINED BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
  - PROPOSED SORMAGE SHALL MEET THE STANDARDS OF GENOA TOWNSHIP.
  - ALL DRAINAGE MEASURES SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
  - PERMIT FROM THE LIVINGSTON COUNTY ROAD COMMISSION SHALL BE REQUIRED PRIOR TO ANY WORK WITHIN THE HIGHER ROAD RIGHT-OF-WAY.
  - ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE WITH PREMIUM JOINTS. SHALL BE PROVIDED AT ALL WETLAND CROSSINGS.
  - ALL WETLAND CROSSINGS PERMIT IS REQUIRED FOR THE DRAINWAYS ON LOTS 40, 42, 51 & 52. A PERMIT HAS BEEN RECEIVED LOTS 51 & 52.
  - LAKE CHEMUNG'S 100 YR FLOOD PLAIN ELEVATION IS 961.5 PER MDO. THERE ARE NO REGULATED FLOODPLAIN CROSSING ENVIRONMENTAL
  - 507B ALEXANDRIA DR. GRANDVILLE MI 49418 (616)614-4567
  - EXISTING BUILDING ON LOT 6 TO REMAIN. ALL OTHER BUILDINGS TO BE REMOVED. POSTED AT THE PROPOSED OUTLOT TO EAST NOTING FUTURE ROAD CONNECTION.



SHEET 3

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

CLIENT	CHEMUNG DEVELOPMENT CO.
PROJECT	CHEMUNG FOREST
TITLE	FINAL SITE PLAN
DATE	05-27-98
NO. BY	1 JP
NO. CK	1 JP
REVISION	TOWNSHIP
DATE	09-15-98
DESIGNED BY	PER. STAFF & PLANNER
DRAWN BY	IN HOUSE
CHECKED BY	TOWNSHIP PLANNING COMMISSION
DATE	09-15-98
AGENCY APPROVAL	05-27-98
DATE	6-9-98