

CHEMUNG HIGHLANDS

GENOA TOWNSHIP

LIVINGSTON COUNTY

SHEET INDEX

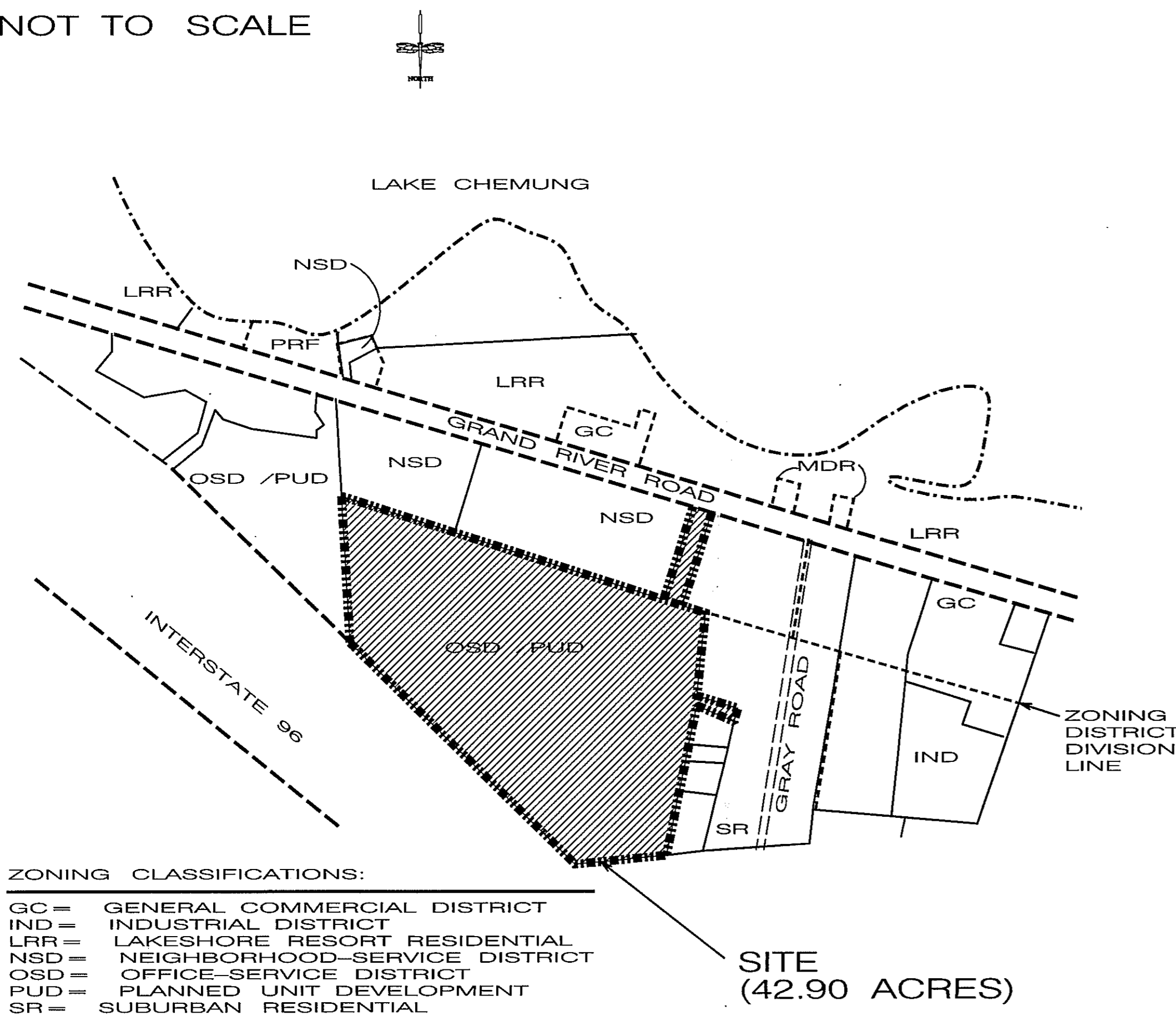
- TITLE SHEET
1 SITE INVENTORY AND ANALYSIS
2 SITE LAYOUT
3 CONCEPTUAL GRADING PLAN

PROJECT DATES

JULY 28, 1999	OPTIONAL PREAPPLICATION MEETING – PLANNING COMMISSION & STAFF
AUGUST 17, 1999	OPTIONAL CONCEPTUAL MEETING – PLANNING COMMISSION & STAFF
SEPTEMBER 1, 1999	APPLICATION FOR REZONING – PLANNING COMMISSION & TOWNSHIP BOARD
JANUARY 3, 2000	CONCEPTUAL SUBMISSION & APPLICATION FOR REZONING – PLANNING COMMISSION
JANUARY 27, 2000	REVISED CONCEPTUAL SUBMISSION & APPLICATION FOR REZONING – PLANNING COMMISSION

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION

PARCEL 11-10-300-003
OWNER: RICKERT PROPERTIES, SUITE H
5517 21ST AVENUE WEST
BRADENTON, FL 34209

LEGAL DESCRIPTION PER CHARLES E. GARLOCK, R.L.S. 14762, MARCH 1, 1974

PART OF THE SOUTH $\frac{1}{2}$ OF SECTION 10 T2N-R5E GENOA TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 10, RUNNING THENCE N84°29'30"E, 19.01 FEET ALONG THE SECTION LINE; THENCE N10°39'54"E, 878.64 FEET ALONG THE WESTERLY LINE OF "CHEMUNG ACRES NO. 1" IN PART; THENCE S71°58'48"E, 222.72 FEET; THENCE N08°55'54"E, 50.70 FEET; THENCE N71°28'06"W, 222.80 FEET; THENCE N01°39'54"E, 395.00 FEET; THENCE N70°40'00"W 1173.83 FEET ALONG THE SOUTHERLY LINE OF "CHEMUNG ACRES NO. 1", IN PART; THENCE N19°18'49"E, 135.05 FEET; THENCE N70°41'41"W, 646.14 FEET; THENCE S01°51'E, 792.22 FEET ALONG THE NORTH AND SOUTH $\frac{1}{8}$ LINE OF THEN SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 10, THENCE S42°27'05"E, 1693.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EXPRESSWAY I-96; THENCE N88°04'40"E, 238.36 FEET TO THE BEGINNING, CONTAINING 42.90 ACRES MORE OR LESS. ALSO, THE WESTERLY 66 FEET OF LOT 11 OF "CHEMUNG ACRES NO. 1" RECORDED IN LIBER 7 OF PLATS ON PAGE 34.

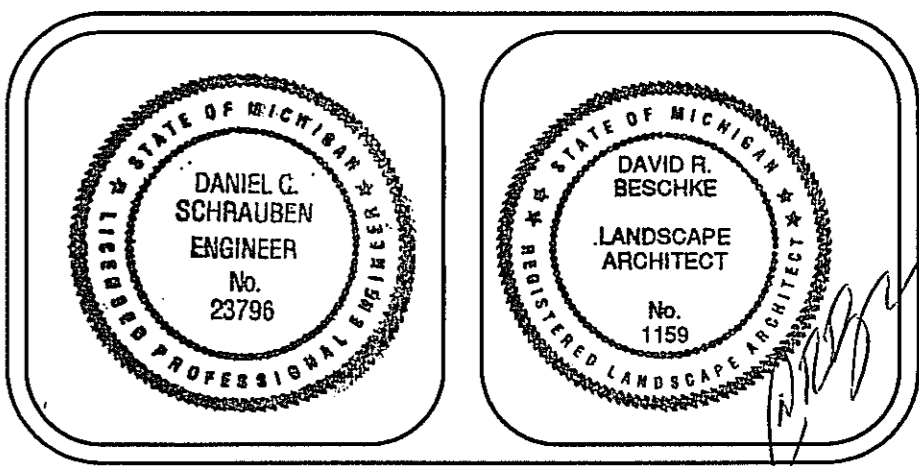
OWNER

BROOKSIDE DEVELOPMENT
5038 ASHTON COURT
BRIGHTON, MICHIGAN 48116
810.225.6172

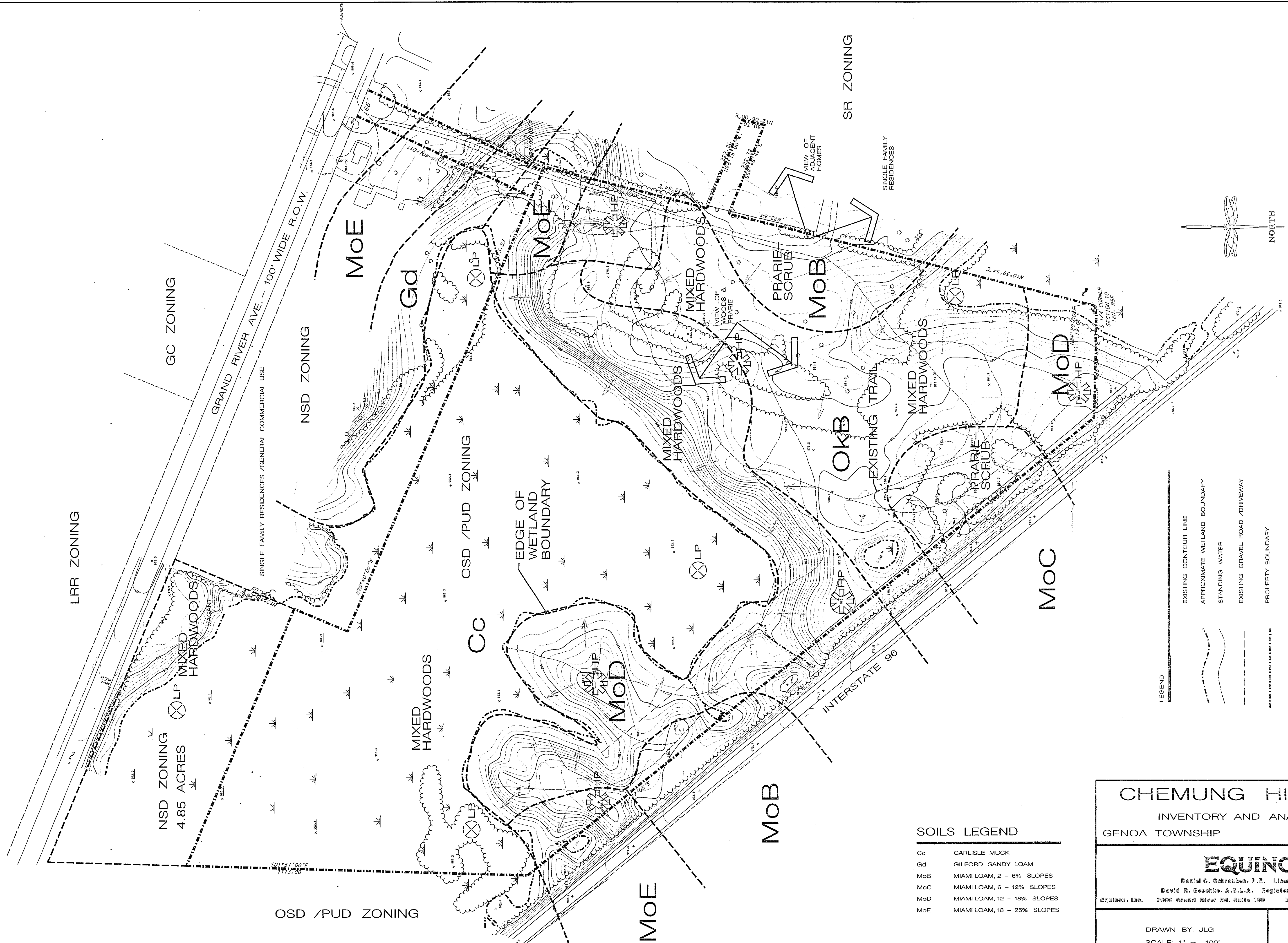
DESIGNER

EQUINOX
EQUINOX, INC.

7600 GRAND RIVER
SUITE 100
BRIGHTON, MI 48116
PHONE: 810.220.0330



PRELIMINARY -
DO NOT USE FOR CONSTRUCTION



LRR ZONING

GC ZONING

NSD ZONING
4.85 ACRES

NSD ZONING

MoE

MIXED
HARDWOODS

CC

OSD /PUD ZONING

EDGE OF
WETLAND
BOUNDARY

MoD

MoE

MoB

INTERSTATE 96

OKB

EXISTING TRAIL

MIXED
HARDWOODS

PRAIRIE
SCRUB

MoC

MoD

PRAIRIE
SCRUB

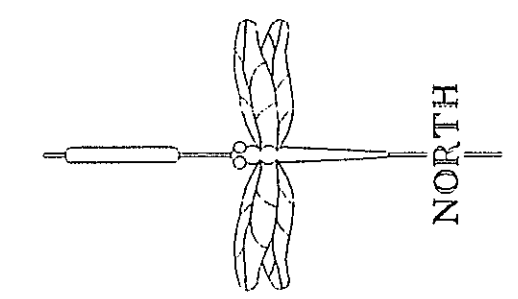
PRAIRIE
SCRUB

MoB

SR ZONING

SINGLE FAMILY
RESIDENCES

VIEW OF
ADJACENT
HOMES



- LEGEND
- EXISTING CONTOUR LINE
 - APPROXIMATE WETLAND BOUNDARY
 - STANDING WATER
 - EXISTING GRAVEL ROAD /DRIVEWAY
 - PROPERTY BOUNDARY
 - DIRECTION OF DRAINAGE
 - SOILS DELINEATION BOUNDARY
 - EXISTING HIGH POINT
 - EXISTING LOW POINT

NOTE:
THE WETLAND WILL BE DELINEATED AND SURVEYED PER SECTION
3.7402 PRIOR TO FINAL SUBMISSION.

SOILS LEGEND	
Cc	CARLISLE MUCK
Gd	GILFORD SANDY LOAM
MoB	MIAMI LOAM, 2 - 6% SLOPES
MoC	MIAMI LOAM, 6 - 12% SLOPES
MoD	MIAMI LOAM, 12 - 18% SLOPES
MoE	MIAMI LOAM, 18 - 25% SLOPES

NOTE
SOILS BASED ON U.S.D.A. SOIL
CONSERVATION SERVICE MAPPING
TOPOGRAPHIC MAP PREPARED
BY ABRAMS AERIAL SURVEY CORP.

CHEMUNG HIGHLANDS

INVENTORY AND ANALYSIS PLAN

GENOA TOWNSHIP LIVINGSTON COUNTY

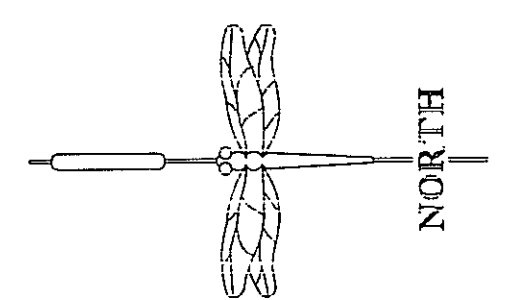
EQUINOX

David C. Schrauben, P.E. Licensed Civil Engineer
David R. Beechko, A.S.L.A. Registered Landscape Architect
Equinox, Inc. 7900 Grand River Rd. Suite 100 Brighton, MI 48116-3308 616-226-0330

DRAWN BY: JLG
SCALE: 1" = 100'
DATE: 09 /01 /99
REVISED: 01 /03 /00
01 /27 /00

SHEET

1 OF 3



LEGEND	
	EXISTING CONTOUR
	PROPOSED BUILDING OR LOT
	PROPOSED ROAD
	PROPOSED CENTERLINE OF ROAD
	PROPERTY BOUNDARY
	WETLAND BOUNDARY
	PROPOSED BUILDING SETBACK
	PROPOSED PEDFESTRIAN TRAIL
	LIMITS OF CLEARING BOUNDARY
	EXISTING HILL LINE
	15 PROPOSED UNIT NUMBER
	PROPOSED 12' WIDE UTILITY EASEMENT
	EXISTING SPOT ELEVATION

COMPARISON CHART		
ITEM	REQUIRED	PROPOSED
CURRENT ZONING	OSD /PUD	RPUD
MASTERPLAN ZONING	SMALL LOT (2-4 UNITS /ACRE)	—
TOTAL SITE AREA	40 ACRES	42.90 ACRES
TOTAL WETLAND AREA	—	18.22 ACRES (42% OF TOTAL SITE)
TOTAL PROPOSED R.O.W.	—	3.17 ACRES
NO. OF UNITS	—	38
REQ. AREA PER UNIT	18,000 SQUARE FEET	18,000 SQUARE FEET
MIN. LOT WIDTH	90 FEET	* 70 FEET (UNITS 2,3,4,16 HAVE A MIN. FRONTAGE OF 80 FEET. UNITS 11,12,17, & 18 HAVE A MIN. FRONTAGE OF 70 FEET) SEE NOTE BELOW
MIN. FRONT SETBACK	35 FEET	* 25 FEET
MIN. SIDE SETBACK	10 FEET AND 15 FEET	10 FEET AND 15 FEET
MIN. REAR SETBACK	50 FEET	50 FEET (UNITS 27 AND 38 ARE 40 FEET)
MIN. WETLAND SETBACK	25 FEET	* 35 FEET
MIN. PARK SPACE	1500 SF PER UNIT (57,000 SF TOTAL)	5,48 ACRES (MORE THAN FOUR TIMES REQUIRED PARK SPACE)
ROAD R.O.W. (PRIVATE ROADS)	66 FEET	* 50 FEET
ROAD PAVEMENT	27 FEET	* 24 FEET
MAX. LENGTH OF PRIVATE ROAD	1000 FEET	* 1500 FEET (TOTAL LENGTH OF ALL ROADS IS 3002 LF)
SIDEWALK WIDTH	FIVE FEET	5 FEET

*NOTES:
1. FOR COMPARISON PURPOSES, DIMENSIONAL STANDARDS FROM THE UR (URBAN RESIDENTIAL) ZONING DISTRICT ARE LISTED UNDER THE "REQUIRED" COLUMN.
2. ITEMS HIGHLIGHTED WITH A STAR INDICATE PROPOSED "PUD CONSIDERATIONS". (UNIT 25 IS ALSO A PROPOSED PUD CONSIDERATION BECAUSE MORE THAN 50% OF THE UNITS PERIMETER HAS FRONTAGE ALONG THE PROPOSED PRIVATE ROAD.)

- GENERAL SITE INFORMATION**
- A. UTILITIES**
1. PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND AND WITHIN THE DEDICATED EASEMENTS PER PLAN.
2. ALL UNITS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER SUBJECT TO THE AVAILABILITY OF CAPACITY IN GENOA TOWNSHIP. SERVICES SHALL BE FROM GRAND RIVER AVENUE.
- B. OPEN SPACE**
1. OPEN SPACE TO REMAIN IN A NATURAL STATE. TREES WILL BE REMOVED FOR OPEN SPACE ACCESS AND UTILITIES.
- C. ROADS**
1. PROPOSED PRIVATE ROADS SHALL BE MAINTAINED BY CONDOMINIUM ASSOCIATION.
- D. PHASING**
1. THIS DEVELOPMENT IS PROPOSED TO BE DEVELOPED IN A SINGLE PHASE.
- E. ARCHITECTURAL DRAWINGS**
1. ALL PROPOSED BUILDING SITES ARE FOR SALE TO INDIVIDUALS OR BUILDERS, THEREFORE PLANS ARE NOT AVAILABLE. THE MASTER DEED AND BYLAWS SPECIFIES THE QUALITY, SIZE AND TYPE OF STRUCTURES PERMITTED.
- F. LANDSCAPING**
1. TWO CANOPY TREES PER UNIT WITH THREE CANOPY TREES ON CORNER LOTS SHALL BE PROVIDED.
2. STREET TREES WILL BE PROVIDED WITHIN THE BOULEVARD ALONG THE ENTRANCE DRIVE.
3. EXISTING VEGETATION TO BE PRESERVED IS INDICATED BY THE LIMITS OF CLEARING LINE ON THE PLAN.
4. TREES OVER 8" CALIPER WITHIN THE REAR SETBACK OF 1-96 SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
5. EXISTING VEGETATION WITHIN 25' OF THE WETLAND BOUNDARY SHALL BE PRESERVED AND PROTECTED WITH SILT FENCING.
6. EXISTING VEGETATION IN THE AREA TO BE DISTURBED IS SCRUB GROWTH VOLUNTEER AND YOUNG SOFTWOOD CANOPY TREES, I.E. ELM, WILLOW, COTTONWOOD, BOXWOOD, ETC. PROPOSED STREET TREES (MINIMUM 94 TREES), SHALL BE HEALTHY HARDWOODS, MINIMUM 2.5" CALIPER.
- G. OTHER**
1. MDEQ WETLAND PERMIT WILL BE REQUIRED FOR CONSTRUCTION ACTIVITY WITHIN A REGULATED WETLAND. NO CONSTRUCTION WITHIN THE WETLANDS IS PROPOSED.
2. NO GRADING FOR HOME CONSTRUCTION SHALL TAKE PLACE WITHIN 25 FEET OF THE EXISTING WETLAND BOUNDARY.

CHEMUNG HIGHLANDS

LAYOUT PLAN

GENOA TOWNSHIP

LIVINGSTON COUNTY

EQUINOX

Daniel C. Schrauben, P.E. Licensed Civil Engineer

David R. Beachke, A.S.L.A. Registered Landscape Architect

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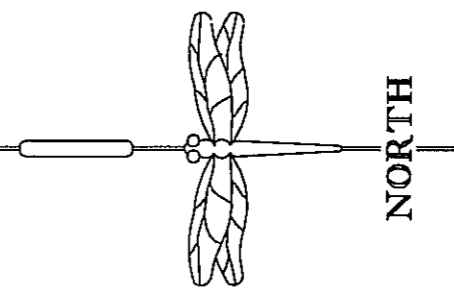
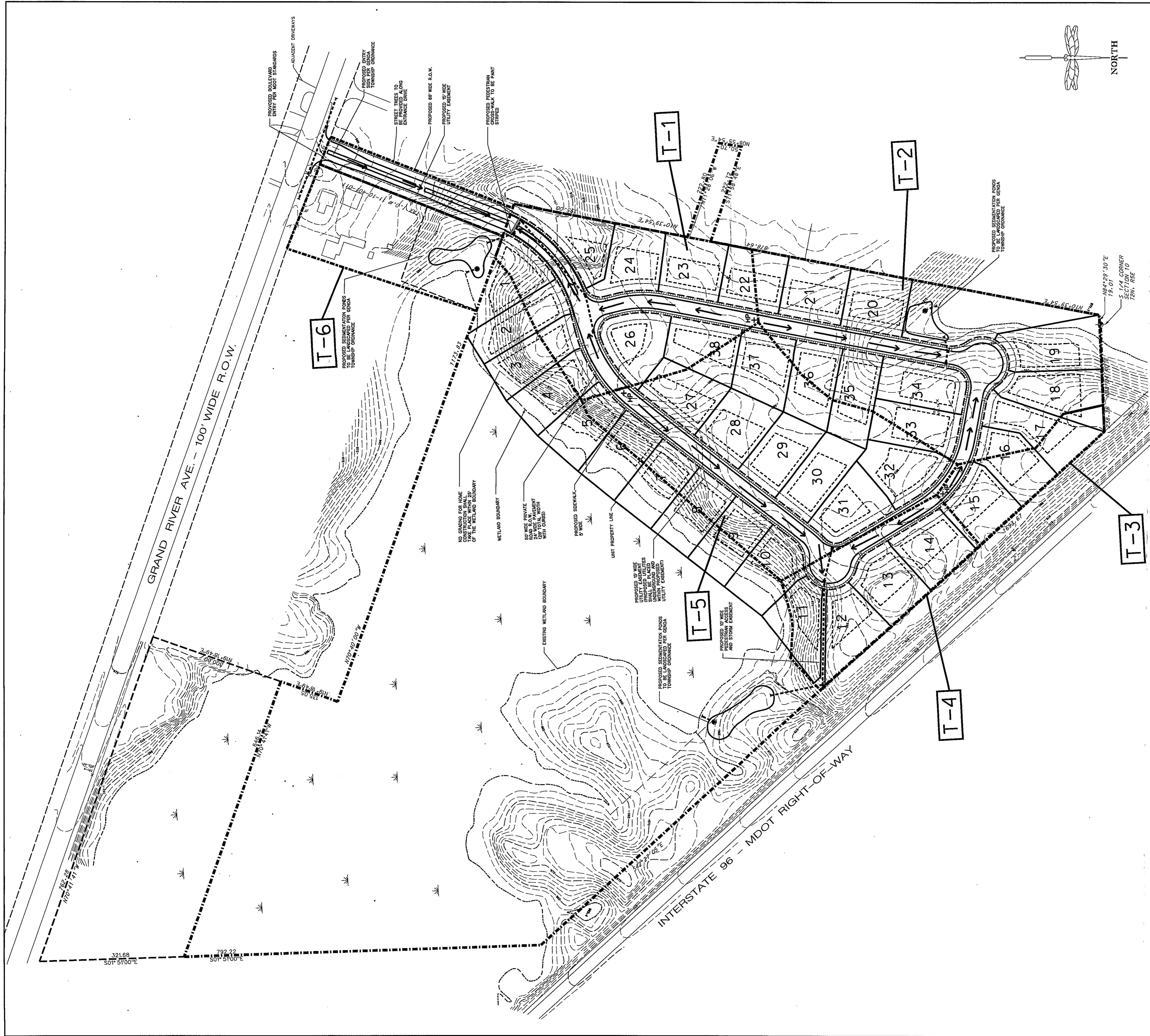
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SHEET

2 OF 3



LEGEND

- EXISTING CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD
- PROPOSED CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- WETLAND BOUNDARY
- PROPOSED BUILDING SETBACK
- PROPOSED PEDESTRIAN TRAIL
- LIMITS OF CLEARING BOUNDARY
- EXISTING TREE LINE
- 15 PROPOSED UNIT NUMBER
- PROPOSED 12' WIDE UTILITY EASEMENT
- EXISTING SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- T-2 DRAINAGE TRIBUTARY AREA
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED OUTLET FILTER
- PROPOSED FLARED END
- PROPOSED STORM

NOTE:
TRIBUTARY AREAS AND SEDIMENTATION POND
CALCULATIONS WILL BE PROVIDED WITH FINAL
SUBMISSION

CHEMUNG HIGHLANDS

CONCEPTUAL GRADING PLAN
GENOA TOWNSHIP LIVINGSTON COUNTY

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