

1. ON-SITE SOLIDS CONSIST MOSTLY OF MIAMI LOAMS, MoB, MoC, MoD, MoE, AND CONVOYER LOAM.
2. SLOPES WITH 0-25% SLOPES, BASED ON THE SOIL SURVEY WITH LIVINGSTON COUNTY, MICHIGAN BY THE UNITED STATES DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE.
3. A) 15 FT. (MIN.) FRONT SETBACK
B) 15 FT. (MIN.) SIDE SETBACK
C) 30 FT. (MIN.) REAR SETBACK
4. PROPOSED SEWAGE SYSTEM = SANITARY SEWER SYSTEM
5. PROPOSED WATER SUPPLY = WATERMAIN
6. PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
7. PROPOSED TELEPHONE SERVICE = UNDERGROUND CONSUMERS ENERGY
8. PROPERTY IS ZONED HIGH DENSITY RESIDENTIAL (H0R)
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 WIDTH TO BE PRIVATE
12. ALL UTILITIES WILL BE SIZED AND DESIGNED IN CONSTRUCTION PLANS
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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 FINISHED FLOOR 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 PROJECT SHALL BE PROVIDED.
19. ALL ROADWAYS TO BE POSTED WITH "NO PARKING" SIGNS

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

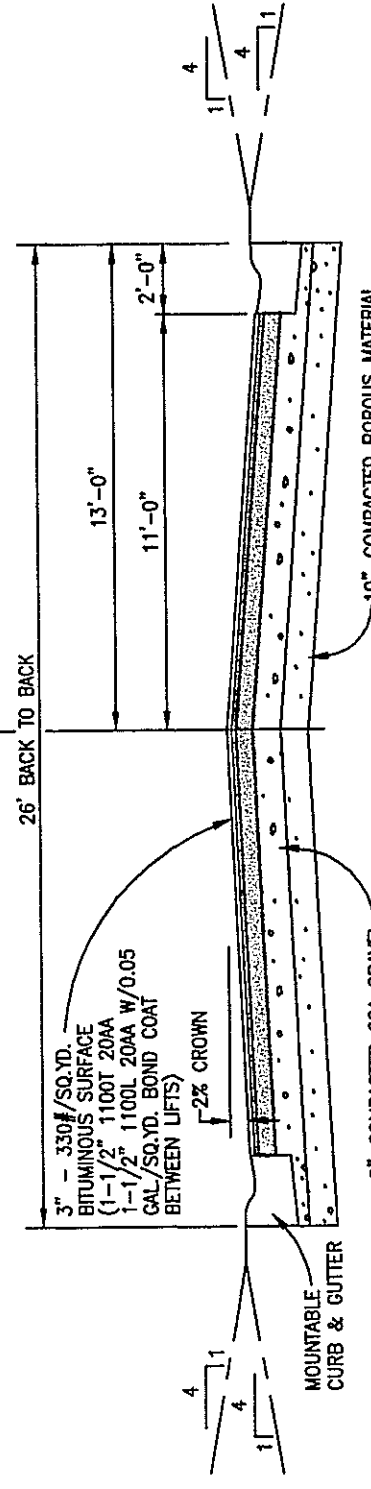
257 MULTI-FAMILY UNITS
33.51 TOTAL ACRES
TOTAL ROW AREA = 0.77 ACRES
7.7 UNITS PER ACRE

EXISTING

900
900.5
900
CONTOUR
SPOT ELEVATION
POWER POLE
HYDRANT
GATE VALVE
SANITARY SEWER
WATERMAIN
STORM SEWER
GAS MAIN
ELECTRIC
TELEPHONE
FENCE
SIGN


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.



TYPICAL ASPHALT ROAD CROSS-SECTION W/CURB

(NO SCALE)

[illegible]

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