N 1/4 COR.
SEC. 12
T2N–R5E

CHARLES & LINDA SZAFRAN
7584 McCLEMENTS
BRIGHTON, MI. 48116

RODNEY TRZASKOS
7600 DARLENE
BRIGHTON, MI. 48116

HENRY & KATHLEEN PHILLIPS
1076 S. HACKER RD.
BRIGHTON, MI. 48116

ZONED CE

ZONED SR

S88°06'35"E
1077.33'

ROBERT PEKHER
1096 HACKER RD.
BRIGHTON, MI. 48116

LIMITS OF WETLAND

STORM WATER DETENTION AREA

POND
WE = 969.0
STORM WATER DETENTION AREA

EXISTING TREELINE

31
84,161 SQ. FT.

32
80,482 SQ. FT.

S00°17'03"E
640.83'

MARK & KAREN ADAMS
1122 HACKER RD.
BRIGHTON, MI. 48116

existing well
top of casting=988.40

30
87,505 SQ. FT.

29
76,999 SQ. FT.

28
80,456 SQ. FT.

33
87,124 SQ. FT.

ZONED SR

22
52,761 SQ. FT.

23
57,086 SQ. FT.

24
50,606 SQ. FT.

25
70,806 SQ. FT.

26
56,100 SQ. FT.

27
54,329 SQ. FT.

N00°24'12"E
1361.21'

CECIL E. NIRIDER
1156 S. HACKER RD.
BRIGHTON, MI. 48116

S86°22'57"E
606.97'

PARK AREA

34
50,059 SQ. FT.

35
50,670 SQ. FT.

CONEFLOWER DRIVE

SAINT JOHNS
LUTHERAN CHURCH
13542 MERCEDES
DETROIT, MI. 48239

ZONED PRF

PARK AREA
STORM WATER RETENTION AREA

LIMITS OF WETLAND

POND
WE = 964.2

EXISTING TREELINE

test well lot#16
top of casting=972.39

S29°19'51"E
845.28'

HACKER ROAD

STORM WATER DETENTION AREA

POND
WE = 964.2

21
53,727 SQ. FT.

2
49,134 SQ. FT.

44,038 SQ. FT.

PARK AREA

LIMITS OF WETLAND

10' WIDE PRIVATE EASEMENT FOR PUBLIC UTILITIES

3
52,895 SQ. FT.

4
44,483 SQ. FT.

5
48,530 SQ. FT.

6
63,174 SQ. FT.

test well lot#6
top of casting=970.14

CENTER
SEC. 12
T2N–R5E

16
48,602 SQ. FT.

17
50,667 SQ. FT.

18
62,428 SQ. FT.

19
49,846 SQ. FT.

20
49,660 SQ. FT.

15
58,383 SQ. FT.

BLUESTEM LANE

N87°07'52"W
294.87'

S29°01'33"E
564.13'

12
92,242 SQ. FT.

14
92,994 SQ. FT.

13
90,369 SQ. FT.

PARCEL "B-1"

PARCEL "B-2"

317.20'

RICHARD & FELICA BUR
1561 EULER RD.
BRIGHTON, MI. 48116

proposed monitoring well

11
81,195 SQ. FT.

10
49,814 SQ. FT.

9
51,731 SQ. FT.

8
45,646 SQ. FT.

7
47,974 SQ. FT.

POND
WE = 970.4

N00°35'22"E
645.60'

ZONED CE

EXISTING TREELINE

LIMITS OF WETLAND

proposed monitoring well

N88°05'04"W
980.96'

S01°54'56"W

ACTIVE & RESERVE COMMUNITY SEPTIC AREA FOR UNITS 1-35 SEE DWG. NO. 11 FOR DETAIL

DANIEL & KAREN MAAS
1585 EULER RD.
BRIGHTON, MI. 48116

S01°50'33"E 299.54'

APOSTOLIC LUTHERAN CHURCH OF BRIGHTON
P.O. BOX 104
BRIGHTON, MI. 48116

ZONED CE

S88°02'20"E
808.94'

30 FT. WIDE LAKE ACCESS EASEMENT FOR UNITS 11-14

S 1/4 COR.
SEC. 12
T2N–R5E

ACKERMAN LAKE

N

0' 50' 100' 200'
SCALE 1"=100'

LEGEND

⟹	DRAINAGE FLOW
□	SIGNAL BOX
☼ LP	LIGHT POLE
—•—	SIGN
—○—	UTILITY POLE
T	TELEPHONE BOX
P	TELEPHONE MARKER
P	GAS MARKER
■	CATCH BASIN
○	MANHOLE
⊗ V&B	VALVE & BOX
	HYDRANT
X 791.87	SPOT ELEVATION
790	MAJOR CONTOUR – 10 FT. INTERVAL
792	MINOR CONTOUR – 2 FT. INTERVAL
x	FENCE LINE
	STORM SEWER
8" SNS	SANITARY SEWER
12" WM	WATERMAIN
G	GAS MAIN
T	TELEPHONE LINE
UGT	UNDERGROUND TELEPHONE LINE
E	ELECTRIC LINE
UGE	UNDERGROUND ELECTRIC LINE
	DITCH CENTERLINE, TOE OF SLOPE
	PROPOSED SILT FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE & BRUSH LINE
	REQUIRED PLANTED TREE

NOTES:

1. ZONING OF SITE = LDR: ZONING RESTRICTIONS – MIN. UNIT AREA = 1 ACRE
   MIN. UNIT WIDTH = 150 FT.
2. ALL ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE.
3. ALL UNITS TO BE SERVICED BY INDIVIDUAL WELLS AND COMMUNITY SEPTIC SYS.
4. TYPICAL BUILDING SETBACKS – FRONT = 50 FT.
   REAR = 60 FT.
   SIDE = 30 FT.
   WETLAND = 25 FT.
   OPEN WATER = 100 FT.
5. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
6. ALL UTILITIES SHALL BE UNDERGROUND
7. ALL ENCLOSED STORM DRAINAGE SHALL HAVE A 20' WIDE STORM EASEMENT. ALL OPEN DRAINAGE SWALES SHALL HAVE A 30' WIDE STORM EASEMENT.
8. EASEMENTS FOR STORM WATER DETENTION WILL BE PROVIDED.
9. PERMANENT STONE SEDIMENTATION FILTERS TO BE PROVIDED BETWEEN ALL DRAINAGE DISCHARGE POINTS & WETLAND AREAS.
10. ALL STORM DRAINAGE STRUCTURES, PIPING & DETENTION FACILITIES SHALL BE UNDER THE JURISTRICTION OF THE SITE CONDOMINIUM ASSOCIATION.
11. THE SITE CONDOMINIUM ASSOCIATION SHALL MAINTAIN ALL PRIVATE ROADWAY FACILITIES.
12. TWO CANOPY TREES TO BE PLANTED PER UNIT, WITHIN 20 FT. OF FRONT UNIT LINE. (TO BE OF SPECIES APPROVED BY GENOA TOWNSHIP)
13. ALL UNITS SHALL BE SERVED WITH ENVIRONMENT–1 CORP. GRINDER PUMPS IN ACCORDANCE WITH TWP. STANDARDS AND SPECIFIED WITHIN ADVANTAGE CIVIL ENGINEERING SUPPLEMENTAL SPECIFICATIONS.

SB1 SOIL BORING LOCATIONS PROVIDED BY CLIENT SUPPLIED

TP INFORMATION–SOIL LOGS BY BOSS ENGINEERING

SB1 SOIL BORING LOGS AND LOCATIONS PER PROGRESSIVE AEP

REVISIONS:
4-17-96 REVISED TWP. DIGR. & PLANNER

OWNER/DEVELOPER:
MARV SEMKE
4225 AUGUSTA
HOWELL, MICHIGAN 48843
810 262-1509

HIDDEN PONDS
SITE CONDOMINIUM
COMPOSITE PLAN

ADVANTAGE
CIVIL ENGINEERING
1021 E. Grand River, Brighton, MI. 48116 810 227-4441 Fax 810 227-3331

DATE: 12-21-95
DRAWN BY: TAH
CHECKED BY: PCK
JOB No. 95030

DRAWING No. 2