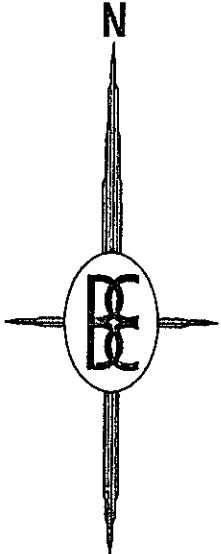


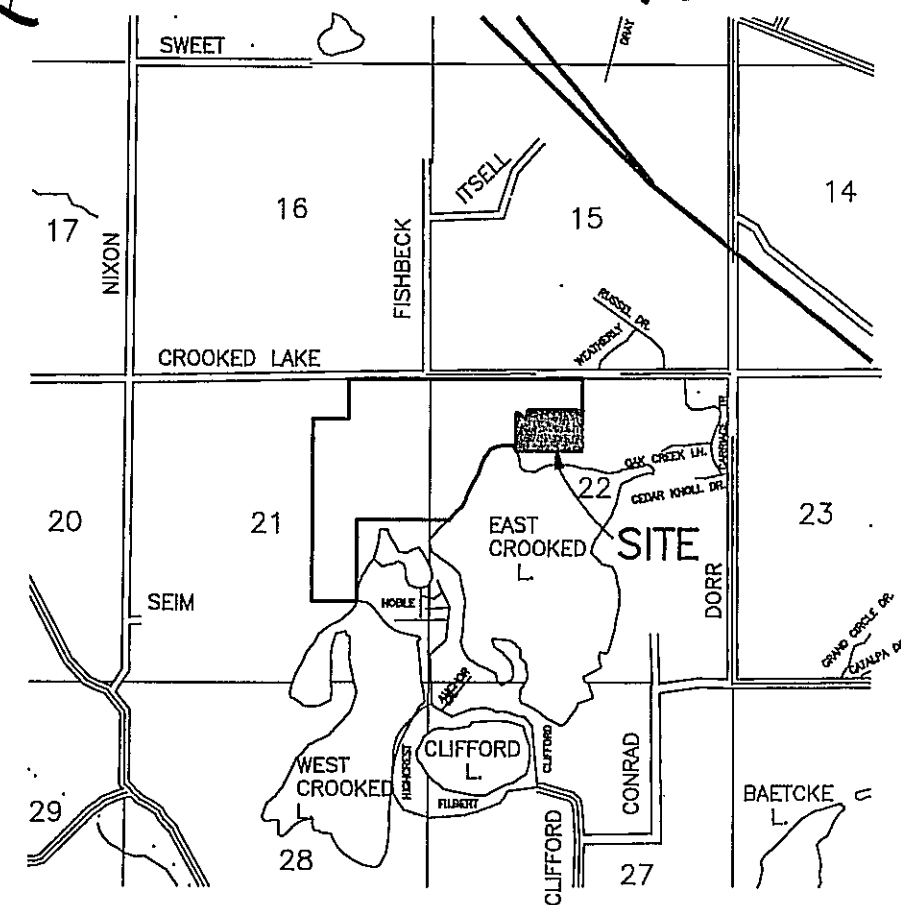
FINAL SITE PLAN
FOR
PHASE VII

NORTH SHORE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

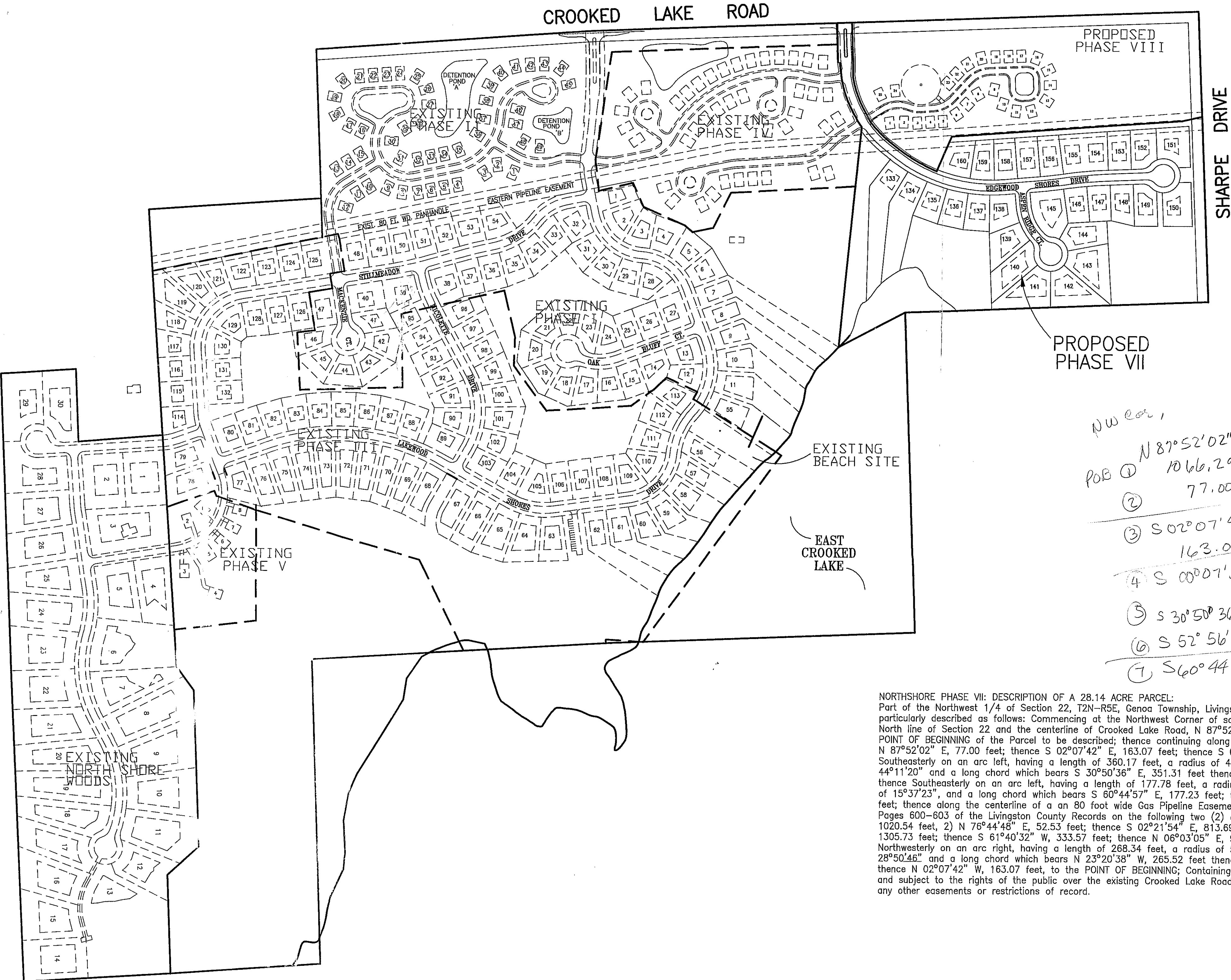


NORTH SHORE
VILLAGE

22-102-



LOCATION MAP
SCALE: 1" = 2000'



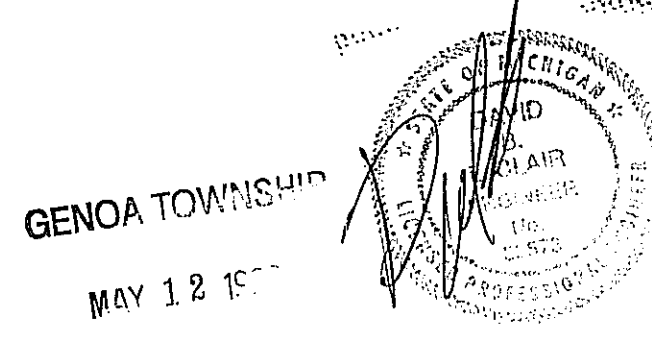
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE AND UTILITY PLAN
3	FINAL SITE PLAN
4	PRELIMINARY GRADING PLAN
5	LANDSCAPE PLAN

- NW cor.
POB ① N 87°52'02" E 1066.29
② 77.00
③ S 02°07'42" E 163.07
④ S 00°07'50" E 68.43
⑤ S 30°50'36" E 351.31
⑥ S 52°56'16" E 46.03
⑦ S 60°44'51" E 177.23
⑧ N 23°81'44" E 165.11
⑨ N 85°85'44" E 1020.54
⑩ N 76°44'48" E 52.53
⑪ S 02°21'54" E 813.69
⑫ S 87°58'08" W 1306.73
⑬ S 61°40'32" W 333.57
⑭ N 06°03'05" E 945.65
⑮ N 23°20'38" W 265.52
⑯ N 08°55'15" W 78.13
⑰ N 02°07'42" W 163.07
TO POB
28.19 AC

PREPARED FOR:
NORTH SHORE DEVELOPMENT, L.L.C.
21611 E. ELEVEN MILE ROAD
ST. CLAIR SHORES, MICHIGAN 48081
(810) 779-0400

PREPARED BY:
BOSS ENGINEERING
ENGINEERS & SURVEYORS
3121 E. GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 546-4836

NORTHSHORE PHASE VII: DESCRIPTION OF A 28.14 ACRE PARCEL:
Part of the Northwest 1/4 of Section 22, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of said Section; thence along the North line of Section 22 and the centerline of Crooked Lake Road, N 87°52'02" E, 1066.29 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along said Section line and centerline N 87°52'02" E, 77.00 feet; thence S 02°07'42" E, 163.07 feet; thence S 00°07'50" E, 68.43 feet; thence Southeasterly on an arc left, having a length of 360.17 feet, a radius of 467.00 feet, a central angle of 44°11'20" and a long chord which bears S 30°50'36" E, 351.31 feet thence S 52°56'16" E, 46.03 feet; thence Southeasterly on an arc left, having a length of 177.78 feet, a radius of 652.00 feet, a central angle of 15°37'23", and a long chord which bears S 60°44'51" E, 177.23 feet; thence N 23°81'49" E, 165.11 feet; thence along the centerline of a an 80 foot wide Gas Pipeline Easement as recorded in Liber 559 on Pages 600-603 of the Livingston County Records on the following two (2) courses: 1) N 85°85'48" E, 1020.54 feet, 2) N 76°44'48" E, 52.53 feet; thence S 02°21'54" E, 813.69 feet; thence S 87°58'08" W, 1306.73 feet; thence S 61°40'32" W, 333.57 feet; thence N 06°03'05" E, 945.65 feet; thence Northwesterly on an arc right, having a length of 268.34 feet, a radius of 533.00 feet, a central angle of 28°50'46" and a long chord which bears N 23°20'38" W, 265.52 feet thence N 08°55'15" W, 78.13 feet; thence N 02°07'42" W, 163.07 feet, to the POINT OF BEGINNING; Containing 28.14 acres, more or less, and subject to the rights of the public over the existing Crooked Lake Road (66 feet wide). Also subject to any other easements or restrictions of record.

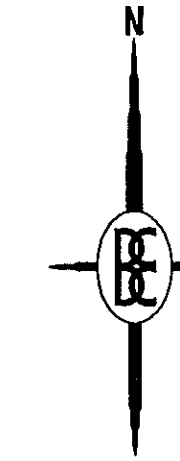


RECEIVED

1	SW	40	PER TOWNSHIP	5-11-99
NO	BY	CK	REVISION	DATE

FINAL SITE PLAN FOR NORTH SHORE PHASE VII

LOT NO.	AREA	LOT NO.	AREA
133	48579	147	15446
134	44055	148	17126
135	16750	149	18062
136	16790	150	21929
137	16791	151	20889
138	18029	152	16971
139	21223	153	18297
140	26121	154	17995
141	31371	155	17877
142	28823	156	18605
143	45877	157	18831
144	21293	158	19074
145	27403	159	18243
146	15179	160	17271

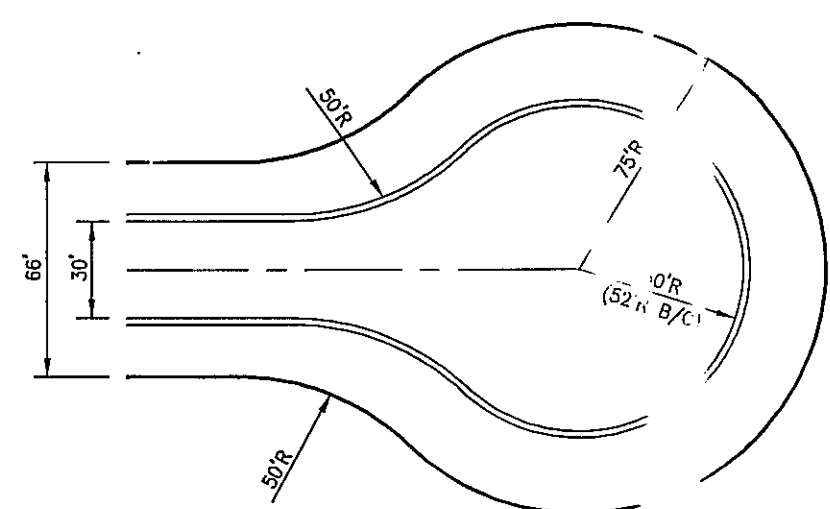


PROPOSED	EXISTING	LEGEND
		CONTOUR
		SPOT ELEVATION
		STORM DRAINAGE FLOW
		POWER POLE
		SANITARY SEWER
		WATERMAIN
		STORM SEWER
		MANHOLE
		CATCH BASIN
		FIRE HYDRANT
		GATE VALVE
		WETLAND BOUNDARY
		100 YEAR FLOODPLAIN CONTOUR
		25' WETLAND BUFFER

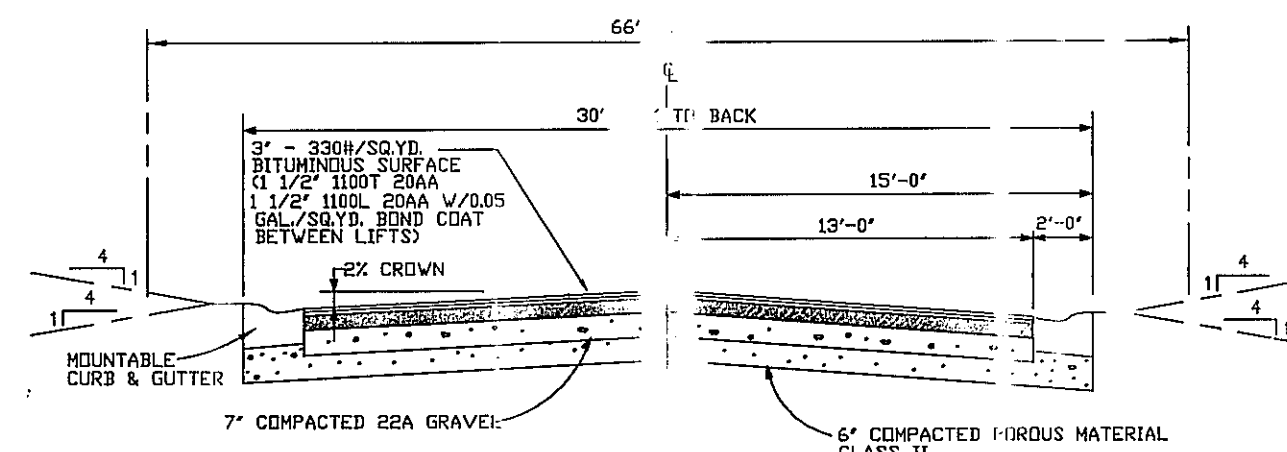
EXISTING PHASE IV
NORTH SHORE

ZONED SR

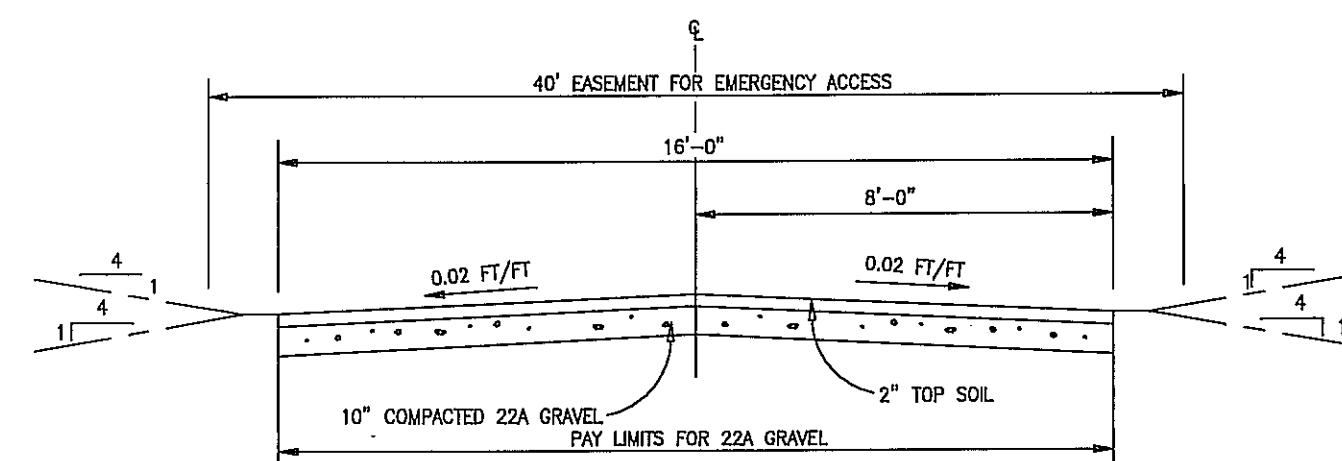
NORTH-SOUTH 1/4 LINE, SEC. 22
EAST LINE SHARP DRIVE



CUL-DE-SAC W/CURB & GUTTER
(NO SCALE)



TYPICAL PUBLIC ROAD CROSS-SECTION
(NO SCALE)



CROSS-SECTION A-A
EMERGENCY ACCESS
(NO SCALE)

PROPOSED PHASE VIII
NORTH SHORE

ZONED LRR

NOTES:

- ON-SITE SOILS CONSIST MOSTLY OF FOX-BOYER COMPLEX WITH 2-12% SLOPES AND BOYER-OSTROM LOAMY SANDS WITH 18-25% SLOPES, BASED ON THE SOIL SURVEY OF LIVINGSTON COUNTY, MICHIGAN BY THE UNITED STATES DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE.
- PROPOSED STREET R.O.W. = 66 FT. (PUBLIC)
- 40' FRONT YARD SETBACK
- 20' SIDE YARD SETBACK
- 50' REAR YARD SETBACK
- PROPOSED SEWAGE SYSTEM = SANITARY SEWER SYSTEM
- PROPOSED WATER SUPPLY = WATERMAIN
- PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
- PROPOSED GAS SERVICE = UNDERGROUND CONSUMERS POWER
- PROPOSED TELEPHONE SERVICE = UNDERGROUND AMERITECH
- PROPOSED C. RADIUS = 230 FT. (MIN.)
- PROPERTY IS ZONED P.U.D./SR
- MINIMUM ROAD ELEVATION = 957.5
- JURISDICTION OF ALL DRAINAGE STRUCTURES, DRAINAGE PIPES, AND DETENTION, RETENTION AND SEDIMENTATION PONDS SHALL BE UNDER THE LIVINGSTON COUNTY DRAIN COMMISSIONER
- THE WETLANDS SHOWN WERE MAPPED BY KING ENVIRONMENTAL AND SURVEYED BY BOSS ENGINEERING.
- THE FOLLOWING AGENCY APPROVALS ARE REQUIRED PRIOR TO FINAL APPROVAL:
LIVINGSTON COUNTY DRAIN COMMISSION
LIVINGSTON COUNTY ROAD COMMISSION
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
- LOTS 133 AND 134 WILL HAVE DIRECT RIPARIAN RIGHTS TO CROOKED LAKE.
- LOTS 135-140 WILL HAVE RIPARIAN RIGHTS TO CROOKED LAKE VIA THE 6 SLIP DOCK FACILITY AND ARE ALLOWED ONE BOAT PER UNIT. A MARINA-OPERATING PERMIT WILL BE REQUIRED FOR THE DOCKING FACILITY.
- UNITS 142 AND 143 SHALL HAVE A SHARED ACCESS DRIVE UNLESS OTHERWISE PERMITTED BY THE MDOQ.

SITE INFORMATION

28 SINGLE FAMILY LOTS
28.14 ACRES TOTAL

OWNER/DEVELOPER



NORTH SHORE LAND DEVELOPMENT LTD.
21611 EAST ELEVEN MILE RD.
ST. CLAIR SHORES 48081
(810) 779-0400



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.

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
HOWELL OFFICE:
321 E. GRAND RIVER AVE. HOWELL, MI 48843
(517) 546-4855 FAX (517) 548-8703 (609) 246-0735
WEST BLOOMFIELD OFFICE:
7125 ORCHARD LAKE RD. SUITE 108
WEST BLOOMFIELD, MI 48305
(248) 826-5055 FAX (248) 826-5480
E-MAIL: bosseng@att.net

CLIENT NORTH SHORE LAND DEVELOPMENT

PROJECT NORTH SHORE PHASE VII

TITLE FINAL SITE PLAN

NO	BY	CHK	REVISION	DATE

DESIGNED BY: SJW
DRAWN BY: SJW
CHECKED BY: SJW
SCALE 1" = 100'
JOB NO. 98756
DWG. NO. H-98756SP3
DATE 03-01-99
SHEET NO.