

DESIGNED BY:	DATE:	2-21-07
CHECKED BY:	DATE:	3-5-07
APPROVED BY:	DATE:	5-8-07
DRAWING NAME:	DATE:	5-22-07
SCALE:	DATE:	6-22-07

**CHMP INC.**  
 6888 TERRITORIAL RD.  
 CONSULTING ENGINEERS, SURVEYORS, & ARCHITECTS  
 GRAND BLANC MI 49639

**BEFORE YOU DRILL CALL MISS DRA**  
 1-800-448-3771

**RUNYAN LAKE EAST - FINAL SITE PLAN**  
 PART OF THE NORTHWEST 1/4 OF SECTION 10, T4N, R6E,  
 TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**APPLICANT/OWNER**  
 RAY HICKS  
 10261 CARMER RD.  
 FENTON, MI 48430  
 810-610-3903

- REVISIONS**
1. PER LOG-3530 COMMENTS
  2. PER LOG-3530 COMMENTS
  3. PER LOG COMMENTS
  4. PER LOG COMMENTS
  5. PER LOG COMMENTS (6-24)
  6. PER LOG COMMENTS (6-24)
  7. PER LOG-3530 COMMENTS



**PROPOSED LEGAL DESCRIPTION**  
 (Includes parcel split/combination on South side of parcel)  
 Part of the Northwest 1/4 of Section 10, T4N, R6E, Tyrone Township, Livingston County, Michigan being more particularly described as: Commencing at the Northwest corner of Runyan Lake Point, a subdivision as recorded in Liber 3, Page 38 of Livingston County Records; thence along the East line of said plat 5007'11.56", 452.87' feet (recorded as S00715°W, 482.5' feet) to a point on the Southernly right-of-way line of Point Avenue (40' feet wide); thence along said line 5897'00.00', 200.00' feet to the POINT OF BEGINNING; thence continuing along said right-of-way line S897°00'00"E, 5572.42' feet to a point on the West right-of-way line of Carmer Road (66' feet wide); thence along said line S0271°32'7"E, 791.75' feet; thence S851°35'3"W, 210.00' feet; thence S75°52'40"W, 176.28' feet to a point on an intermediate traverse line; thence along said traverse line S46°52'52"W, 90.06' feet and N81°51'45"W, 124.88' feet; thence N00°26'05"W, 730.23' feet to the POINT OF BEGINNING. Together with all lands lying between the intermediate traverse line and water's edge of Runyan Lake. Said parcel contains (0.3) acres of land and is subject to covenants, easements and restrictions of record, if any.

**PROJECT STATISTICS**

ZONING:	LK-1: WATERFRONT RESIDENTIAL
MINIMUM LOT AREA:	11,000 S.F. W/PUB. SEWER
AVERAGE LOT SIZE:	57,009 S.F. (1.31 AC.)
DENSITY:	0.27 U.S.A.
MAXIMUM BLD HEIGHT:	30' U.S.A.
FRONT SETBACK:	30' MIN.
REAR SETBACK:	10'
RUNYAN LAKE POINT 50'	

**SHEET INDEX**

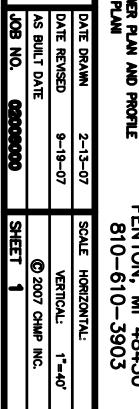
1. FINAL SITE PLAN	
2. MASS GRADING AND SOIL EROSION PLAN	
3. FINAL GRADING PLAN	
4. DRAINAGE PLAN	
5. DETENTION BASIN DETAILS	
6. WOODLAND LINED DETAILS	
7. SANITARY SERVICE PLAN AND PROFILE	
8. VENTRIY SITE PLAN	

**NOTES**

1. WETLAND LIMITS WERE FLAGGED BY KING & MACGREGOR ENVIRONMENTAL, INC. (REFER TO REPORT DATED APRIL 20, 2006) AND CORRECTED BY DEO LETTER DATED NOVEMBER 27, 2006.
2. ALL UNITS SHALL BE SERVED BY PUBLIC SANITARY SEWER AND PRIVATE WELLS. THE SITE HAS 16 SANITARY SENSERS AVAILABLE. 8 TYPES WILL BE UTILIZED FOR THIS DEVELOPMENT. SANITARY ENVIRONMENTAL, 1 OWNER SHALL BE PROVIDED IN AND 1,250 GPD PRIVATE WELLS SHALL BE PROVIDED BY DIVISION COUNTY DEPARTMENT OF PUBLIC HEALTH.
3. UNITS 1, 2, 5 AND 6 SHALL HAVE LAKE FRONTAGE AND ACCESS. UNITS 3, 4, 7 AND 8 SHALL NOT HAVE LAKE ACCESS OR FRONTAGES.
4. EXISTING LANDSCAPE MATERIAL WITHIN FRONT SETBACK OF CARMER RD. AND RUNYAN LAKE POINT AVE. SHALL BE SELECTIVELY PRESERVED TO PROVIDE A NATURAL BUFFER.
5. A 30'± WIDE BUFFER ZONE OF NATIVE TREES, FERNS, SHRUBS AND PLANTS SHALL BE MAINTAINED WITHIN THE WETLANDS. ALL SETBACKS TO WETLANDS SHALL BE MAINTAINED TO PROTECT THE WATER QUALITY OF THE LAKE. INDIVIDUAL HOMEOWNERS ARE REQUIRED TO MAINTAIN THESE BUFFER AREAS (REFER TO SHEET 3).
6. STORM WATER RUN-OFF FROM THE SITE SHALL BE DIRECTED TO ALL SETBACKS TO WETLANDS TO PREVENT WATER RUN-OFF AND PROTECT THE WATER QUALITY OF THE LAKE. INDIVIDUAL HOMEOWNERS ARE REQUIRED TO MAINTAIN THESE BUFFER AREAS (REFER TO SHEET 3).
7. LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. ALL LOCATIONS MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. APPROVED ACCESS LOCATIONS TO MEET SITE DISTANCE REQUIREMENTS PER LOCAL ORDINANCE NO. 2004.
9. STORM DRAINAGE SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. WATER WELLS DEVELOPER AND HOMEOWNERS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS IDENTIFIED BY THE LIVINGSTON COUNTY DEPARTMENT OF PUBLIC HEALTH IN A LETTER DATED APRIL 2, 2007.

**LEGEND**

- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- GAS MAIN & VALVE
- BURIED TELEPHONE & MANHOLE
- UNDERGROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC POLE & GUY WIRE
- CATCH BASIN (CIRC & ROUND)
- TRUCK
- LIGHT POLE
- SEN
- MANHOLE
- LAKE
- WATER
- 100 YEAR FLOODPLAIN
- DRIVEWAY ACCESS
- WETLAND AREA
- PROPOSED WELLS WITH 50' ISOLATION RADII



**DATE DRAIN:** 2-13-07  
**DATE REVISION:** 9-18-07  
**AS BUILT DATE:**  
**JOB NO.:** 00000000  
**SHEET:** 1