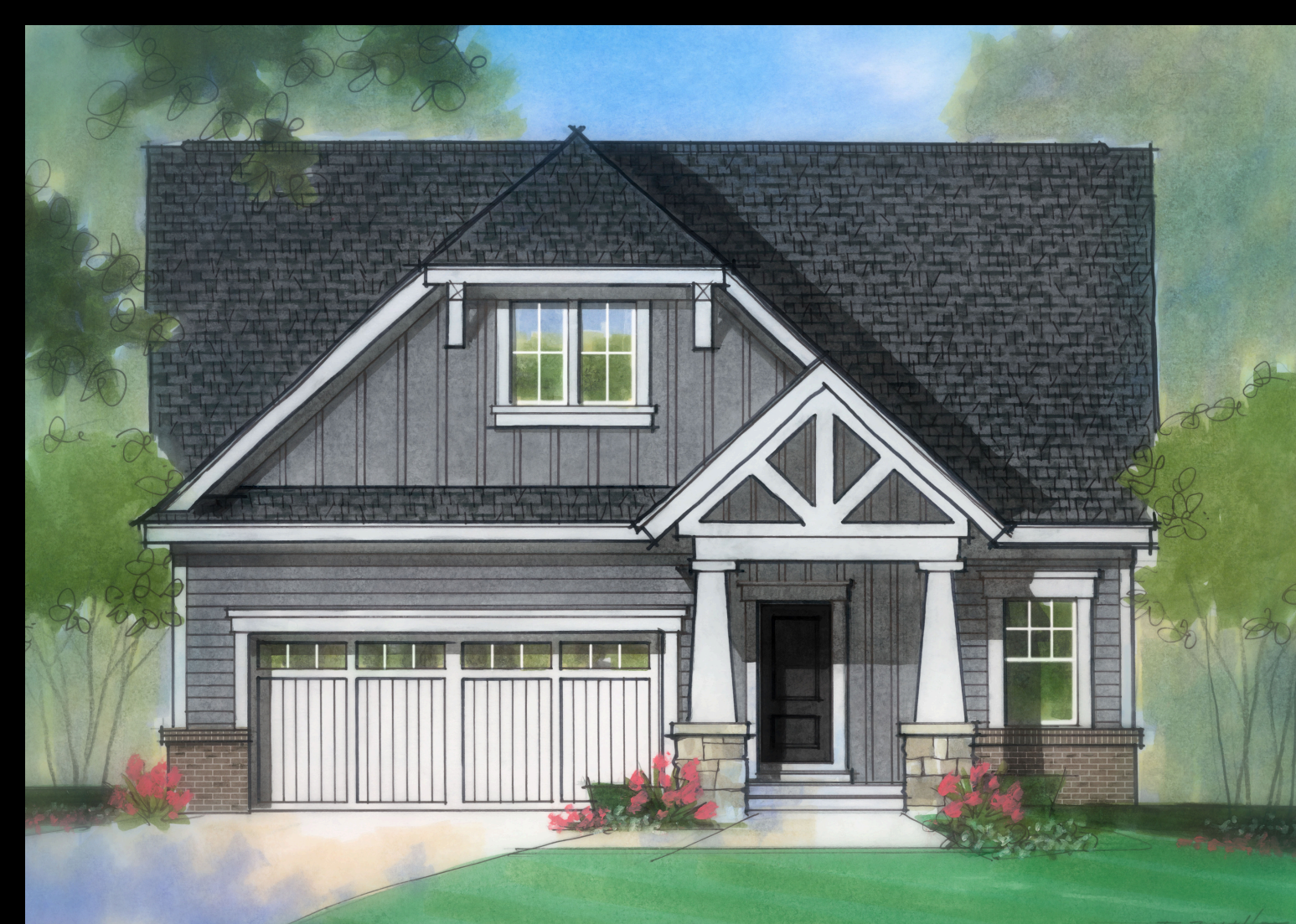




MOCERI[®]

Michigan's Legendary Dream Builder

SITE AREA = 11.68 ACRES

VILLAGE ZONING MU - MIXED USE (2.32 AC)
PROPOSED RETAIL / FOOD BUILDING (0.44 AC)
PROPOSED RESIDENTIAL (1.88 AC)

TOWNSHIP ZONING GB - GENERAL BUSINESS (3.20 AC)
PROPOSED RETAIL / FOOD BUILDING (1.18 AC)
PROPOSED RESIDENTIAL (2.02 AC)

R-3 - SINGLE FAMILY RESIDENTIAL (6.16 AC)

PROPOSED ZONING PLANNED UNIT DEVELOPMENT

TOWNHOMES 11 RESIDENCE
SINGLE FAMILY 48 RESIDENCE
PROVIDED 59 RESIDENCE = 5.86 RESIDENCE/ACRE

SITE DENSITY

ALLOWED

PROPOSED

VILLAGE ZONED (MU)

10 RES./AC
10 x 1.88 AC = 18 RES.

8 RES = 4.25 RES./ACRE

TOWNSHIP ZONED (GB)

10 RES./AC
10 x 2.02 AC = 20 RES.

16 RES. = 7.92 RES./ACRE

TOWNSHIP ZONED (R-3)

5 RES./AC
5 x 6.16 AC = 30 RES.

35 RES = 5.68 RES./ACRE

TOTAL RESIDENCES

68 RESIDENCES

59 RESIDENCES

TOWNHOMES BUILDING
UNIT SIZE 20' x 60' AND 22' x 42'

SINGLE FAMILY
36'x55 BUILDING 22 RESIDENCES
36'x62 BUILDING 10 RESIDENCES
36'x66 BUILDING 16 RESIDENCES

SINGLE FAMILY BUILDING SETBACKS
FRONT TO CURB 35 FEET
SIDE TO SIDE 10 FEET
REAR TO REAR 50 FEET
REAR TO PROPERTY LINE 35 FEET

PAVEMENT SHOWN IS 27 FEET WIDE FROM BACK OF CURB

PARKING REQUIREMENT
RETAIL
PARKING REQUIRED: 1 SPACE FOR EVERY 200 SF = 42 SPACES
PARKING PROVIDED: 67 SPACES

RESIDENTIAL
PARKING REQUIRED 2 SPACES PER UNIT
PROVIDED WITHIN GARAGE

OPEN SPACE REQUIRES 15% = 76,317 SF
OPEN SPACE PROVIDED
MIDDLE AREA OF THE SITE 17,197 SF (DEVIATION REQUIRED)
AROUND POND 13,077 SF
WITHIN POND 21,373 SF (DEVIATION REQUIRED)
SOUTHEAST CORNER 6,939 SF
TOTAL 58,586 SF OR 11.5% (DEVIATION REQUIRED)

