



MOCERI[®]

Michigan's Legendary Dream Builder

SITE AREA = 11.68 ACRES

VILLAGE ZONING MU - MIXED USE (2.32 AC)

TOWNSHIP ZONING GB - GENERAL BUSINESS (3.20 AC)

PROPOSED ZONING PLANNED UNIT DEVELOPMENT

LIVE / WORK UNITS 7 RESIDENCE

SINGLE FAMILY PROVIDED 48 RESIDENCE

55 RESIDENCE = 4.71 RESIDENCE/ACRE

ALLOWED 10 RES./AC

PROPOSED 8 RES. = 4.25 RES./ACRE

12 RES. = 5.94 RES./ACRE

5 RES./AC

5 x 6.16 AC. = 30 RES.

35 RES. = 5.68 RES./ACRE

48 RESIDENCES

55 RESIDENCES

25 FEET

5 FEET

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

SOUTHWEST CORNER 22,106 SF

AROUND POND 13,077 SF

WITHIN POND 21,373 SF (DEVIATION REQUIRED)

SOUTHEAST CORNER 10,595 SF

MIDDLE OF SITE 7,509 SF

BEAUTIFICATION EASEMENT 26,391 SF

TOTAL 101,051 SF OR 20.02%

RESIDENTIAL BUILDINGS ALL RESIDENTIAL BUILDINGS TO BE FIRE SUPPRESSED

FRANCHISE UTILITY EASEMENTS WILL NOT BE LOCATED WITHIN OR OVERLAP WATER MAIN AND SANITARY SEWER EASEMENTS

