





M-24 AND GLANWORTH ELEVATION: 1002.39





GB - GENERAL BUSINESS (3.20 AC) TOWNSHIP ZONING PROPOSED LIVE / WORK UNITS (0.39 AC.) PROPOSED RESIDENTIAL / OPEN SPACE (1.63 AC.)

R-3 - SINGLE FAMILY RESIDENTIAL (6.16 AC) PLANNED UNIT DEVELOPMENT

7 RESIDENCE LIVE / WORK UNITS 48 RESIDENCE SINGLE FAMILY 55 RESIDENCE = 4.71 RESIDENCE/ACRE **PROVIDED** SITE DENSITY

10 RES./AC

TOWNSHIP ZONED (GB) 12 RES. = 5.94 RES./ACRE

10 x 1.88 AC = 18 RES. 8 RES = 4.25 RES./ACRE

TOWNSHIP ZONED (R-3) 5 RES./AC 5 x 6.16 AC. = 30 RES. 35 RES = 5.68 RES./ACRE TOTAL RESIDENCES 48 RESIDENCES 55 RESIDENCES

TOWNHOMES BUILDING UNIT SIZE 20' x 60' SINGLE FAMILY BUILDING SETBACKS

VILLAGE ZONED (MU)

35 FEET REAR YARD PAVEMENT SHOWN IS 27 FEET WIDE FROM BACK OF CURB

5 FEET

PARKING REQUIREMENT

RESIDENTIAL

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

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

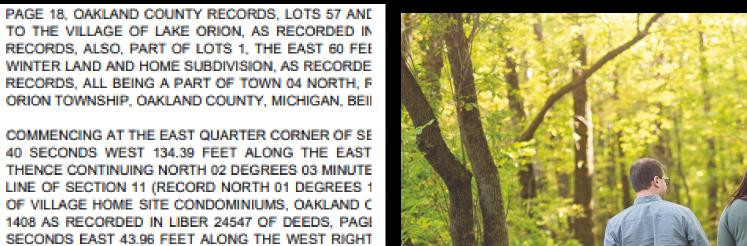
> WITHIN POND 21,373 SF (DEVIATION REQUIRED) SOUTHEAST CORNER 10,595 SF MIDDLE OF SITE 7,509 SF BEAUTIFICATION EASEMENT 26,391 SF 101,051 SF OR 20.0%

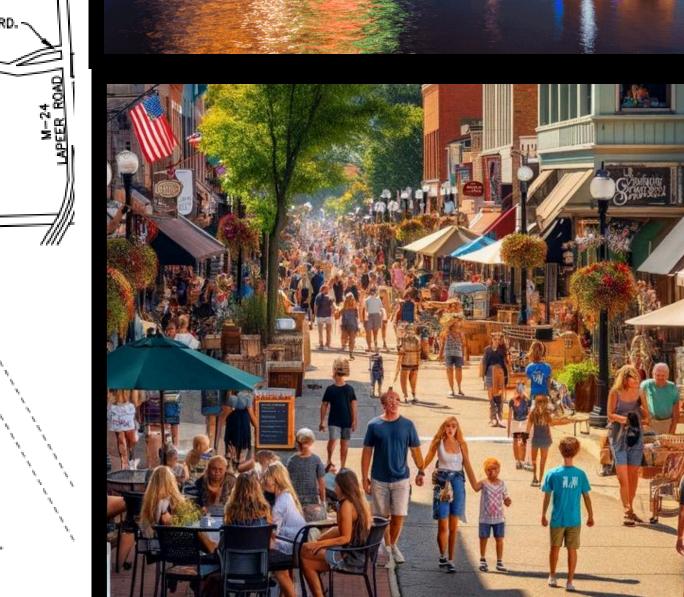
RESIDENTIAL BUILDINGS

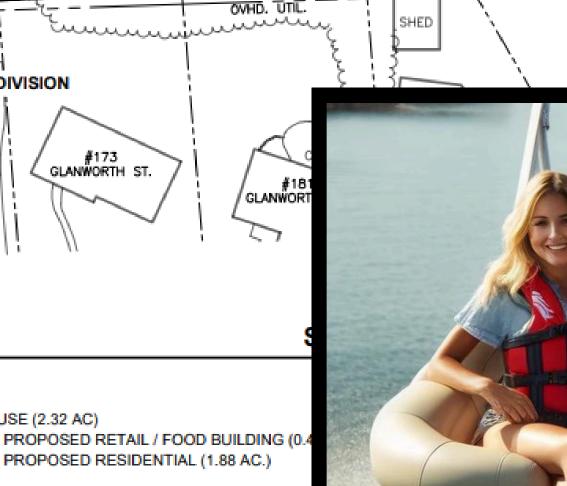
ALL RESIDENTIAL BUILDINGS TO BE FIRE SUPPRESSED

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

STORM CATCH BASIN (FIELD) SANITARY MANHOLE RECORDS, ALSO, PART OF LOTS 1, THE EAST 60 FEE BENCHMARK NO. 11 STORM MANHOLE SANITARY SEWER WINTER LAND AND HOME SUBDIVISION, AS RECORDE TOP OF HYDRANT ON EAST SIDE M-24, ±150' SOUTH OF RECORDS, ALL BEING A PART OF TOWN 04 NORTH, F N 02°03'40" W 117.60' HYDRANT ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEIL (REC N 01°11' W 119.06') ~ - EAST QUARTER CORNER SECTION 11, HUNTINGTON BANK AT #471. ELEVATION: 997.08 GATE VALVE & WELL ----- GAS MAIN TOWN 4 NORTH, RANGE 10 EAST, ZONED MU VALVE BOX --- OVHD. UTIL. 40 SECONDS WEST 134.39 FEET ALONG THE EAST VILLAGE OF LAKE ORION AND LAKE THENCE CONTINUING NORTH 02 DEGREES 03 MINUTE ORION TOWNSHIP, OAKLAND COUNTY, MI LINE OF SECTION 11 (RECORD NORTH 01 DEGREES 1 **VILLAGE OF LAKE ORION** POINT OF BEGINNING -FOUND REMON CAP OF VILLAGE HOME SITE CONDOMINIUMS, OAKLAND ( LIBER 14960, PAGE 96, O.C.R. 1408 AS RECORDED IN LIBER 24547 OF DEEDS, PAGI OPEN X EX. 10" SAN. \_\_\_\_ ======== ∠15' WIDE BEAUTIFICATION SPACE **EXISTING** AND OPEN SPACE EASEMENT AREA MARIJUANA CONVERSE CT.\ CONTINUING SOUTH 30 DEGREES 08 MINUTES 23 SE DISPENSARY ~25' WETLAND OF WAY LINE OF THE M.C.R.R. TO THE NORTH L BUFFER SOUTH 87 DEGREES 25 MINUTES 24 SECONDS WES' #484 NEWTON DR. WEST) 345.66 FEET ALONG THE NORTH LINE OF JOI EAST LINE OF SECTION 11; THENCE CONTINUING SC 460.78 FEET ALONG THE NORTH LINE OF JOHN WINTEI DETENTION SUBDIVISION; THENCE SOUTH 04 DEGREES 42 MINUT ALONG THE EAST LINE OF LOT 116 OF JOHN WINTER I FOUNTAIN OF WAY LINE OF GLANWORTH AVENUE (60.00 FEET \ N 02°52'01" W 58.02' ~ SOUTH 85 DEGREES 47 MINUTES 57 SECONDS WEST (REC 58.62') OF GLANWORTH AVENUE; THENCE NORTH 04 DEGRE 6' HIGH SOLID VINYL/FENCE -47 MINUTES 57 SECONDS WEST 140.00 FEET ALONG S PROPOSED SUBDIVISION; THENCE NORTH 04 DEGREES 48 MINUTE **RETAINING WALL** OF LOT 1 OF JOHN WINTER LAND AND HOME SUBDIV WITH RAILING SECONDS WEST 5.00 FEET TO THE EAST RIGHT OF WALL WITH RAILING NORTH 04 DEGREES 09 MINUTES 25 SECONDS WEST COVE CREST CONDOMINIUMS TO THE POINT OF BEGINNING. CONT. SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS ( VARIABLE WIDTH BEAUTIFICATION AND OPEN SPACE EASEMENT RETAIL BUILDING BROADWAY ST. 8,400 SF BEAUTIFICATION SPACE AND OPEN SPACE EASEMENT 5' CONC. SIDEWALK EASTPORT DRIVE 7 89 29 80 \$\left( 7.40 \left( \frac{1}{2} \frac{1} \frac{1}{2} \frac{1}{2} \frac{1}{2} \frac{1}{2} \frac{1}{2} \f 19 OPEN SPACE AREA - NORTHEAST CORNER -15' WIDE BEAUTIFICATION AND 6' HIGH SOLID OPEN SPACE EASEMENT VINYL FENCE -GLANWORTH ST. GLANWORTH : #75 GLANWORTH

















6' HIGH SOLID VINYL FENCE

COMMERCIAL COMPONENT

25% OF TOTAL OR 17 PERMITTED

20', 30' ABUTTING RESIDENTIAL

GB GREENBELT BUFFER

S 04°42'58" E 159.69' (REC 160.65')

LIBER 29, PAGE 3, O.C.R.

31.3% OF TOTAL OR 21 SPACES PROVIDED

6' HIGH DECORATIVE VINYL FENCE

SITE AREA = 11.68 ACRES

GB - GENERAL BUSINESS (3.20 AC)

PROPOSED DEVIATION LIST

DEVIATION

