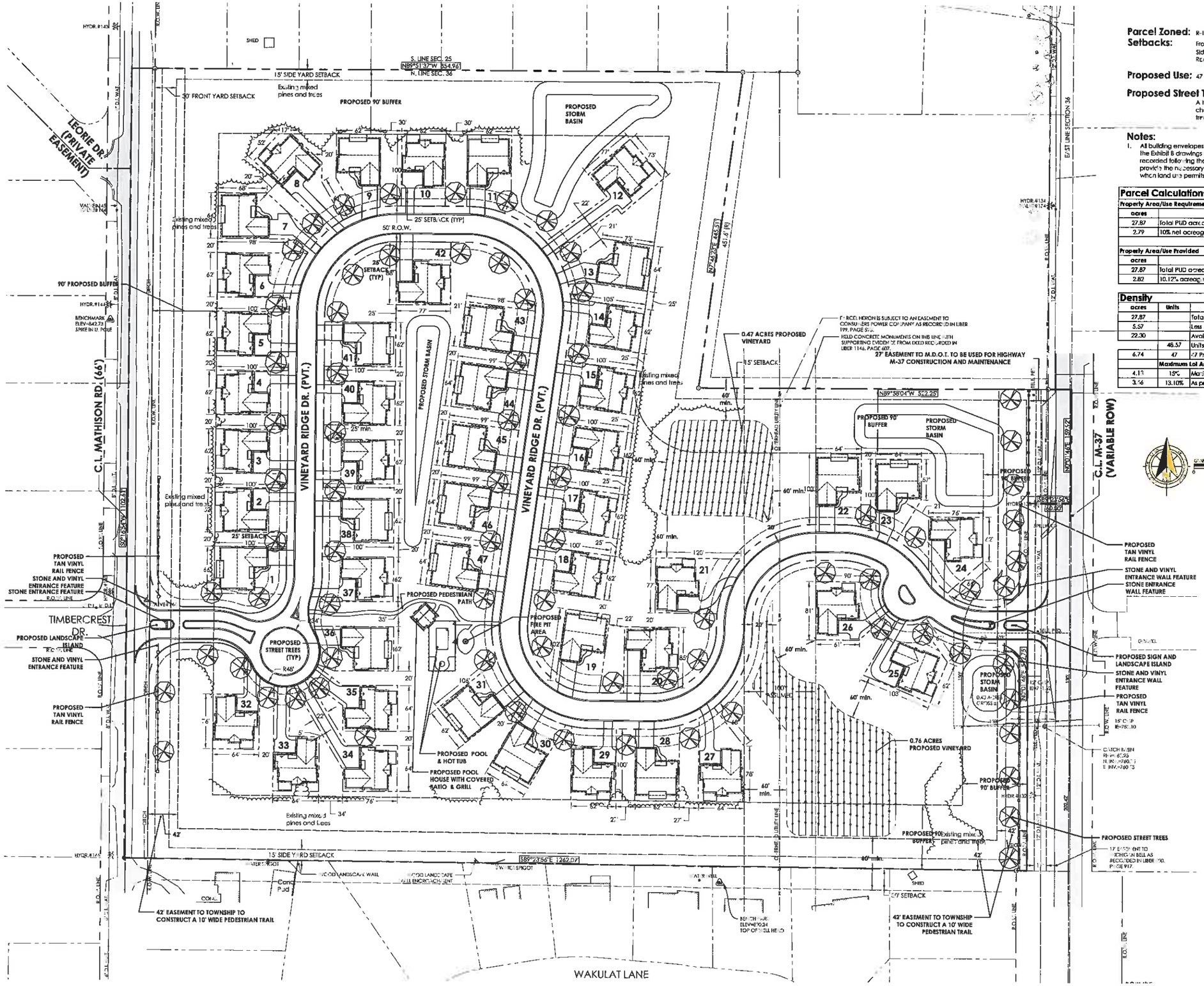

Parcel Zoned: R-1C, Suburban Residential

Setbacks: Front = 25'
Side = 15'
Rear = 30'

Proposed Use: 47 - Single Family Units

Proposed Street Trees:
A total of 81 street trees are proposed to enhance the character of the development's interior roadways. Street trees will be a mix of Maple and Linden.

Notes:

1. All building envelopes shown on the site plan will be surveyed and shown on the Exhibit B drawings created for the Condominium Documents that will be recorded following the approval of the Planned Unit Development. This will provide the necessary information to ensure compliance with the site plan when land use permits are requested for individual homes.

Parcel Calculations

Property Area/Use Requirements	
acres	
27.87	Total PUD acreage
2.79	10% net acreage, dedicated Township recreational use required (min.)

Property Area/Use Provided	
acres	
27.87	Total PUD acreage
2.82	10.12% acreage dedicated Township recreational use provided

Density

acres	Units	
27.87		Total PUD acreage
5.57		Less 20% for roads (per Ordinance)
22.30		Available acreage for units
	48.57	Units allowed under base R-1C Zoning
6.74	47	47 Proposed Residential Building & Pool Building Envelopes
		Maximum Lot Area allowed to be Covered by All Structures
4.13	15%	Maximum allowed per Ordinance
3.66	13.10%	As provided per proposed PUD

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Ken Schmidt
Vineyard Ridge
SITE PLAN
Section 36, Town 28 North, Range 11 West
Peninsula Township, Grand Traverse County, Michigan

PRELIMINARY

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