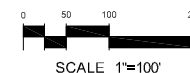




NORTH



SCALE 1"=100'

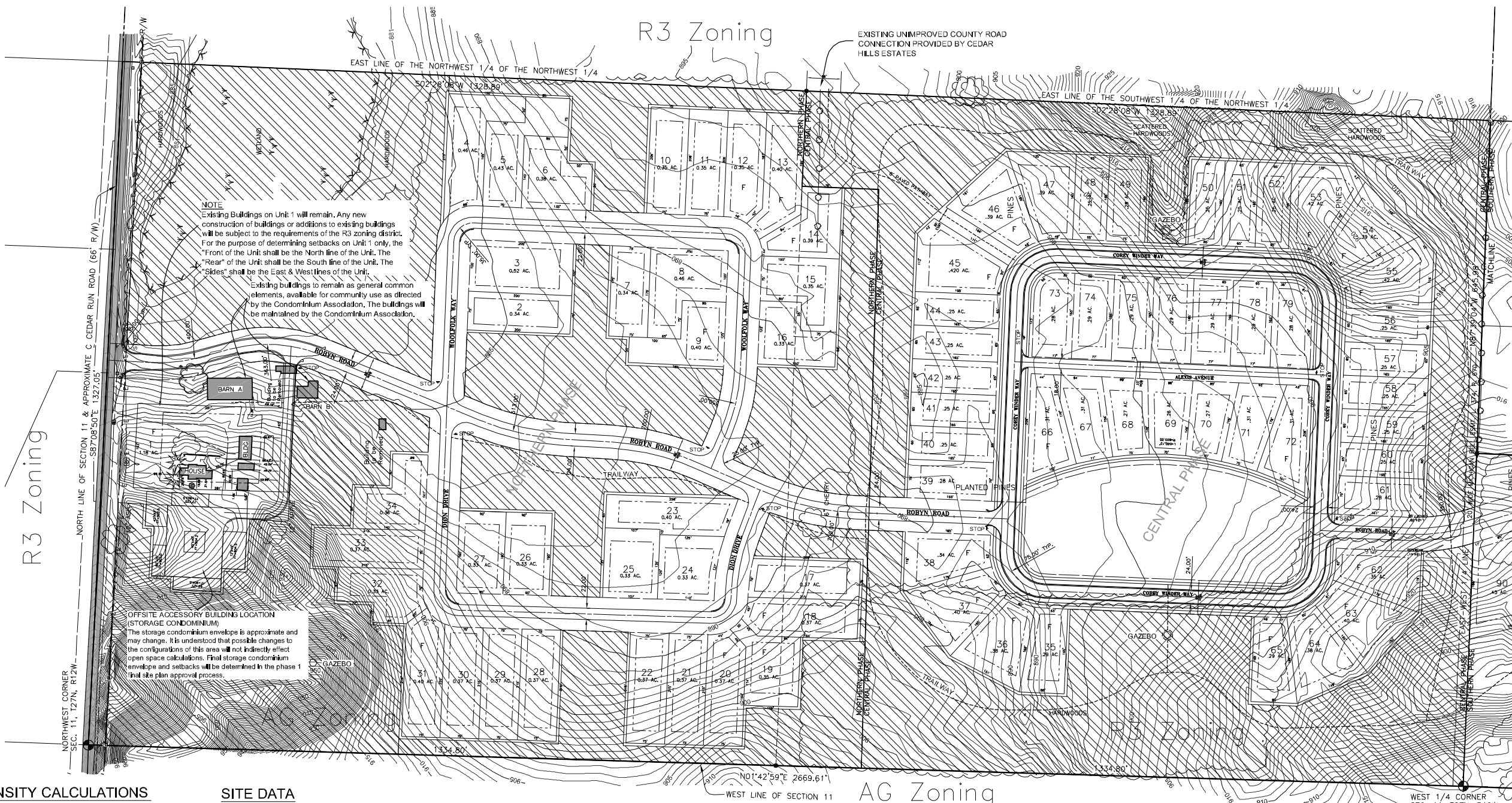
05 OCT, 2007	LONG LAKE TOWNSHIP PLANNING COMMISSION
14 AUG, 2007	FINAL PUD
19 MAY, 2006	LLT SUBMITTAL
DATE	ISSUED FOR

DRAWN	MMK
CHECKED	CBH

JOB NO.
06W0101

TITLE
SITE PLAN NORTH

SHEET



NOTE
 Existing Buildings on Unit 1 will remain. Any new construction of buildings or additions to existing buildings will be subject to the requirements of the R3 zoning district. For the purpose of determining setbacks on Unit 1 only, the "Front" of the Unit shall be the North line of the Unit. The "Rear" of the Unit shall be the South line of the Unit. The "Sides" shall be the East & West lines of the Unit.
 Existing buildings to remain as general common elements, available for community use as directed by the Condominium Association. The buildings will be maintained by the Condominium Association.

OFFSITE ACCESSORY BUILDING LOCATION (STORAGE CONDOMINIUM)
 The storage condominium envelope is approximate and may change. It is understood that possible changes to the configurations of this area will not indirectly affect open space calculations. Final storage condominium envelope and setbacks will be determined in the phase 1 final site plan approval process.

BASE DENSITY CALCULATIONS

Zoning	Gross Site Area (acres)	Min Setbacks (ft)	Units
R3 Zoning	39.77 ACRES	0.33 ACRES	13 UNITS
R1 Zoning	28.90 ACRES	1.88 ACRES	10 UNITS
AG Zoning	35.13 ACRES	0.33 ACRES	103 UNITS
Total Units Permitted - Current Zoning			123 UNITS
Total Units Permitted - 2005 Comprehensive Plan			23 UNITS
100% Bonus (Open Space Exceeds PUD Requirements)			+120 UNITS
Total Units Permitted - PUD Requirements			143 UNITS
Total Proposed Units			103 UNITS
Total Open Space Required - PUD Requirements (95% of Total Parcel Area)			36.33 ACRES

SITE DATA

Unit	Minimum Acreage	Front	Rear	Side
1	1.18	0	0	0
2	0.34	12	25	12
3	0.52	12	25	12
4	0.49	12	25	12
5	0.43	12	25	12
6	0.38	12	25	12
7	0.34	12	25	12
8	0.42	12	25	12
9	0.42	12	25	12
10	0.38	12	25	12
11	0.38	12	25	12
12	0.32	12	25	12
13	0.41	12	25	12
14	0.38	12	25	12
15	0.38	12	25	12
16	0.32	12	25	12
17	0.37	12	25	12
18	0.37	12	25	12
19	0.35	12	25	12
20	0.42	12	25	12
21	0.37	12	25	12
22	0.35	12	25	12
23	0.42	12	25	12
24	0.33	12	25	12
25	0.33	12	25	12
26	0.42	12	25	12
27	0.33	12	25	12
28	0.37	12	25	12
29	0.37	12	25	12
30	0.37	12	25	12
31	0.43	12	25	12
32	0.33	12	25	12
33	0.37	12	25	12
34	0.38	12	25	12
Total	13.51			

* SEE NORTHERN PHASE ZONING CRITERIA

LAND USE DATA

Description	Existing Acreage	Proposed Acreage
Total Site Area	108.86	
Private Road R.O.V.V.	0	15.98
Public Road R.O.V.V.	1.72	1.72
103 Single Family Lots	4.0	42.62
Wetlands	2.75	2.75
Sleep Slope Area	3.79	3.79
Storage Unit Area	0.00	0.68
Dedicated Open Space	107.14	36.33 (Required)
Buildable Area	100.60	
Gross Units/Acre		0.95
Net Units/Acre		2.42

LAND DENSITY/ INTENSITY DATA

Zoning	Units	Minimum Unit Area (acres)	Lot Area (acres)	Density (units/acre)	Intensity (units/acre)
AG Zoning	34	40.30	1331	0.84	2.52
R3 Zoning	45	39.77	1364	1.13	3.30
R1 Zoning	24	28.80	15.47	0.89	1.35
Proposed PUD	103	108.86	42.62	0.95	2.42
Total	134				

NORTHERN PHASE ZONING CRITERIA

Number of Units: 34 Units
 Minimum Unit Area: 0.33 Acres
 Minimum Unit Width: 75' (feet)
 Minimum Setbacks:
 Front: 12'
 Side: 12'
 Rear: 24'

- Units 3,4,9,19 & 24 will have setbacks as illustrated due to unit geometry.
- Minimum road frontage 75' (with the exception of flag lots as illustrated)
- Units 1,12,13,14,18,19,20 & 31 are Flag Lots and will have Private Road Frontage as illustrated on the plan due to their limited frontage on the private road.
- Shared Drives shall be allowed as approved by the Condominium Association.
- The Offsite Accessory Building Location will be accessed by an easement across the Flag Portion of Unit 1.
- All units will have individual onsite well and septic, as approved by the Grand Traverse County Health Department.

CENTRAL PHASE ZONING CRITERIA

Number of Units: 45 Units
 Minimum Unit Area: 0.25 Acres
 Minimum Unit Width: 65'
 Minimum Setbacks:
 Front: 12'
 Side: 12'
 Rear: 25'

- Minimum road frontage 65' (with the exception of flag lots as illustrated)
- Units 35-38,45,46,55-53 & 62-65 are Flag Lots and will have Private Road Frontage as illustrated on the plan due to their limited frontage on the private road.
- Shared Drives shall be allowed as approved by the Condominium Association.
- Units 35-79 will have individual onsite wells
- Units 35-40 & 66-79 may be served by Community Septic System, or individual onsite septic systems pending final site plan approval.
- Units 41-65 will be served by individual onsite septic systems.
- For Setback Determination only, the "Rear" of the units 66,67,68,69,70,71 & 72 shall be the Easterly Unit lines, (as illustrated on plan)
- For Setback Determination only, the "Front" of the units 66,67,68,69,70,71 & 72 shall be the Westerly Unit lines, (as illustrated on plan)

LEGEND

- EXISTING STRUCTURES (ALL OTHER STRUCTURES SHOWN ARE PROPOSED)
- DEDICATED OPEN SPACE
- TRAILWAY
- PROPOSED GAZEBO LOCATIONS (MAXIMUM SIZE 36'x36' OR AS APPROVED BY THE STAFF PLANNER & STAFF ZONING ADMINISTRATOR. THE INSTALLATION OF THE GAZEBO IS AT THE SOLE DISCRETION OF THE DEVELOPER)
- STOP SIGN
- FLAG LOT

GENERAL NOTES

- All outdoor lighting will be down-type having 100 percent cutoff. Lighting will comply with the Long Lake Township Standards and dark skies initiatives.
- The storage facility boundary line is approximate and may change. It is understood that possible changes to the configurations of this area will not indirectly reflect open space calculations.