

LANDSCAPE ARCHITECT:

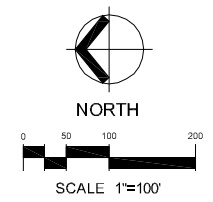
 316 East Washington Street • Ann Arbor, Michigan 48104
 t: 734.668.7416 f: 734.668.2323 www.jhlandstudio.com

ENGINEERS:

 241 East State Street
 Traverse City, MI 49684
 231.947.4038/303.968.9860
 FAX: 231.946.1000
 www.wadetrim.com

OWNER:
DCR INVESTMENTS L.L.C.
 2780 Holyoke Lane
 ANN ARBOR, MICHIGAN 48103
 PHONE: 734.665.6682

CENTURY FARM VILLAGE
 LONG LAKE TOWNSHIP MICHIGAN



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

DRAWN _____ MHK
 CHECKED _____ CBH

JOB NO.
06W0101

TITLE
SITE PLAN SOUTH

SHEET

BASE DENSITY CALCULATIONS

Zoning	Category	Value
AG Zoning	Gross Site Area (acres)	40.3 ACRES
	Primary Conservation Area (wetlands)	-2.75 ACRES
	Steep Slope Area	-3.87 ACRES
	Adjusted Parcel Area	33.68 ACRES
	Road R.O.W. Allowance	x 85 %
	Max. Density for Underlying Zoning	x 0.5 UNITS/ ACRE
	Max. Units Permitted - Current Zoning	14 UNITS
	Max. Units Permitted - 2005 Comp. Plan (Low Density Residential)	29 UNITS
	Proposed Units	33 UNITS
	Proposed Units	* 85
R-3 Zoning	Gross Site Area (acres)	39.77 ACRES
	Steep Slope Area	-0.155 ACRES
	Adjusted Parcel Area	39.62 ACRES
	Road R.O.W. Allowance	x 85 %
	Max. Density for Underlying Zoning	x 2 UNITS/ ACRE
	Max. Units Permitted - Current Zoning	67 UNITS
	Max. Units Permitted - 2005 Comp. Plan (Low Density Residential)	34 UNITS
	Proposed Units	45 UNITS
	Proposed Units	* 95
	Proposed Units	* 98
R-1 Zoning	Gross Site Area (acres)	28.81 ACRES
	Steep Slope Area (acres)	-1.88 ACRES
	Adjusted Parcel Area	26.92 ACRES
	Road R.O.W. Allowance	x 85 %
	Max. Density for Underlying Zoning	x 1 UNIT/ ACRE
	Max. Units Permitted - Current Zoning	22 UNITS
	Max. Units Permitted - 2005 Comp. Plan (Low Density Residential)	22 UNITS
	Proposed Units	24 UNITS
	Proposed Units	* 97
	Proposed Units	* 98
Total Units Permitted - Current Zoning		103 UNITS
Total Units Permitted - 2005 Comprehensive Plan		85 UNITS
100% Bonus Open Space Exceeds PUD Requirements		x128 %
Total Units Permitted - PUD Requirements		162 UNITS
Total Proposed Units		102 UNITS
Existing Farmstead		1 UNIT
Total Proposed and Existing Units		103 UNITS
Total Open Space Required - PUD Requirements (15% of Total Parcel Area)		36.33 ACRES

SITE DATA

Unit	Minimum Acreage	Min Setbacks (ft)		
		Front	Rear	Side
80	0.42	12	25	12
81	0.39	12	25	12
82	0.38	12	25	12
* 83	0.40	12	25	12
84	0.41	12	25	12
* 85	0.42	12	25	12
86	0.49	12	25	12
87	0.35	12	25	12
88	0.38	12	25	12
89	0.37	12	25	12
90	0.45	12	25	12
* 91	0.47	12	25	12
92	0.34	12	25	12
93	0.33	12	25	12
94	0.33	12	25	12
95	0.33	12	25	12
96	0.35	12	25	12
* 97	0.37	12	25	12
* 98	0.31	12	25	12
99	0.87	12	25	12
100	0.97	12	25	12
101	0.97	12	25	12
102	1.09	12	25	12
103	1.41	12	25	12
Total	12.48			

* SEE SOUTHERN PHASE ZONING CRITERIA

LAND USE DATA

Description	Existing Acreage	Proposed Acreage
Total Site Area	108.86	
Private Road R.O.W.	0	15.98
Public Road R.O.W.	1.72	1.72
103 Single Family Lots	0	42.62
Wetlands	2.75	2.75
Steep Slope Area	3.79	3.79
Storage Unit Area	0.00	0.88
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 (a/Lot Area (acres))	Density (units/acre)	Intensity (units/acre)
AG Zoning	34	40.30	13.51	0.84
R-3 Zoning	45	39.77	13.64	1.13
R-1 Zoning	24	28.80	15.47	0.83
Proposed PUD	103	108.87	42.62	0.95

SOUTHERN PHASE ZONING CRITERIA

- Number of Units: 24 Units
- Minimum Unit Area: 0.33 Acres
- Minimum Unit Width: 100' (units 80-90, units 99-103)
- Minimum Unit Width: 75' (units 91-98)
- Minimum Setbacks:
 - Front: 12'
 - Side: 12'
 - Rear: 25'

- Units 83,85,91,97 & 98 will have setbacks as illustrated due to unit geometry
- Minimum road frontage 75' (with the exception of flag lots as illustrated)
- Units 92,94,96 & 97 are Flag Lots and will have Private Road Frontage as illustrated on the plan due to their limited frontage on the private road.
- Units 91-98 may have shared drive access as approved by the Condominium Association.
- All units will have individual onsite well and septic.
- Unit 80 will have frontage on the easement reserved for future connection to private road, until such time that Porter Pass is extended and may be accessed by the future private road connection.
- For Setback Determination only, the "Front" of the units 85 shall be the Southern Unit line, adjacent to Porter Pass. (as illustrated on plan)

LEGEND

- EXISTING STRUCTURES (ALL OTHER STRUCTURES SHOWN ARE PROPOSED)
- DEDICATED OPEN SPACE
- TRAILWAY
- STOP SIGN
- FLAG LOT

GENERAL NOTES

- 1) All outdoor lighting will be down-type having 100 percent cutoff. Lighting will comply with the Long Lake Township Standards and dark skies initiatives.