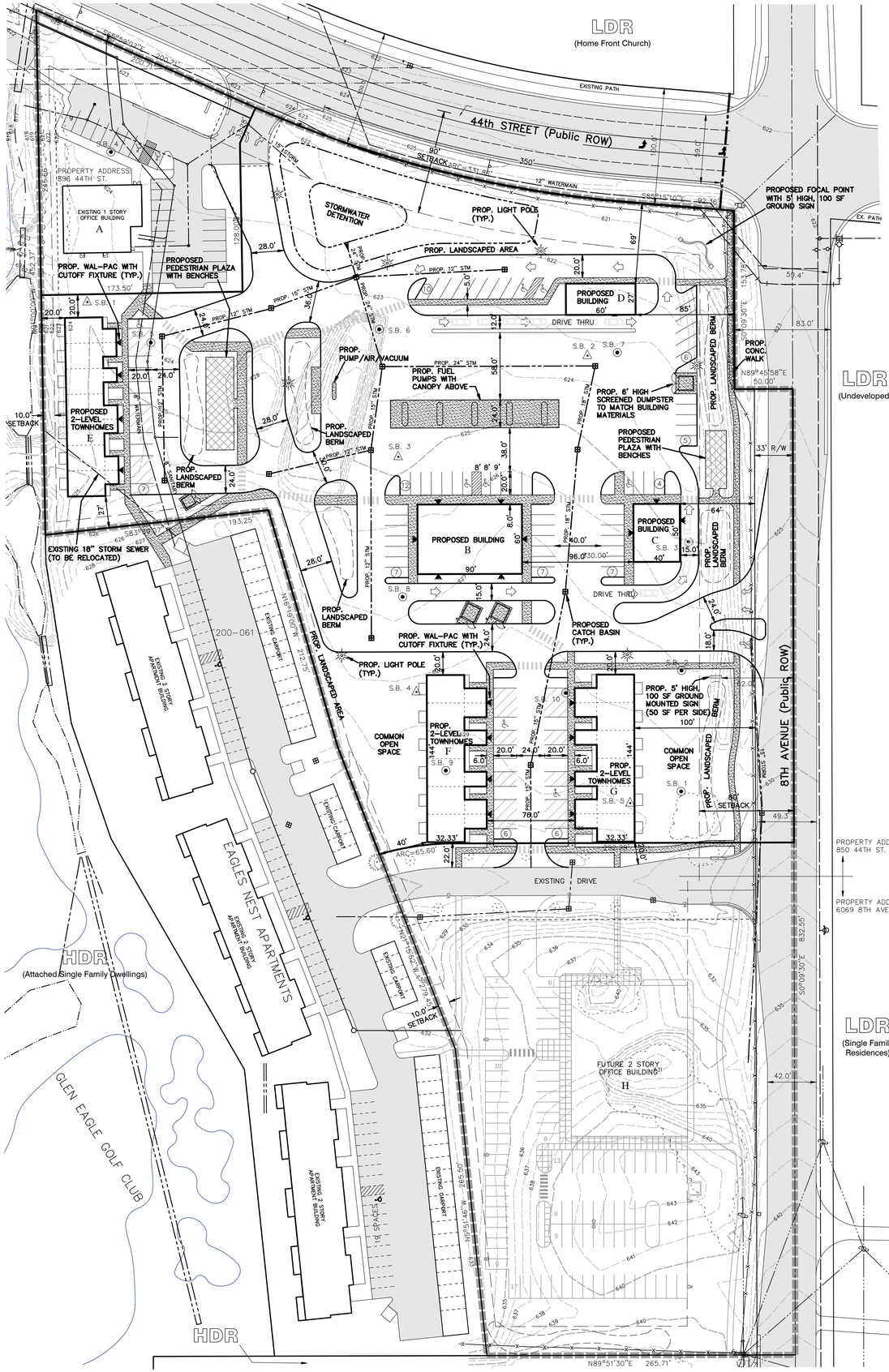



# DEVELOPMENT STATISTICS

## PROPOSED BUILDINGS & PARKING

| | PROPOSED USE | SIZE (SF) | REQUIRED PARKING | PROPOSED PARKING |
|---|---|---|---|---|
| A | ONE STORY DENTAL OFFICE (1 SPACE PER 200 SF UFA) | 3,724 | 19 SPACES | 26 SPACES |
| B | GAS STATION/CONVENIENCE STORE (1 SPACE PER 200 SF UFA) | 5,400 | 22 SPACES | 26 SPACES |
| C | BANK/RETAIL (1 SPACE PER 200 SF GFA) | 2,000 | 10 SPACES | 16 SPACES |
| D | RETAIL/RESTAURANT (1 SPACE PER 200 SF GFA) | 1,620 | 8 SPACES | 18 SPACES |
| E | (7) APARTMENTS @ 1,260 SF EACH (2 SPACES PER UNIT) | 8,820 | 14 SPACES | 7 GARAGE + 7 SURFACE |
| F | (6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT) | 9,306 | 12 SPACES | 6 GARAGE + 6 SURFACE |
| G | (6) APARTMENTS @ 1,551 SF EACH (2 SPACES PER UNIT) | 9,306 | 12 SPACES | 6 GARAGE + 6 SURFACE |
| H | TWO STORY OFFICE BUILDING (1 SPACE PER 300 SF GFA)) | 26,000 | 87 SPACES | 88 SPACES |
| | | | 184 SPACES | 212 SPACES (115% OF REQUIRED TOTAL FOR CONV. ZONING) |

## BUILDING SETBACKS:

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT YARD | 90' | 80' & 90' |
| SIDE YARD | 25' | 20' |
| REAR YARD | 50' | VARIES (SEE LAYOUT) |

## PROPOSED PARKING:

STANDARD SPACES ARE 9' x 20' WITH 24' PARKING ISLES. BARRIER FREE SPACES WILL BE PROVIDED AS REQUIRED.

## PROPOSED LOT COVERAGE:

| | | | | |
|---|---|---|---|---|
| PARKING | | 150,019 S.F. | | |
| BUILDING | | 43,865 S.F. | | |
| TOTAL BLDG+PARKING COVERAGE | | 193,884 S.F. | 46% | 100% |
| GROSS OPEN AREA | | 226,034 S.F. | 54% | |
| *NET OPEN SPACE (20% MIN. REQ'D) | | 105,750 S.F. | 25% (OF 9.64 ACRES) | |
| TOTAL AREA | 9.64 ACRES | 419,918 S.F. | *AS DEFINED BY PUD ORDINANCE | |

## PROPOSED OPEN SPACE:

OPEN SPACES TO BE CONNECTED BY INTERIOR PEDESTRIAN WALKWAYS. THE LARGE OPEN SPACES ADJACENT TO THE PROPOSED 2-LEVEL TOWNHOMES, LOCATED SOUTH OF THE GAS STATION/CONVENIENCE STORE AND BANK/RETAIL, TO BE COMMON OPEN SPACE. TWO PEDESTRIAN PLAZAS WITH BENCHES TO BE PROVIDED AS SHOWN. SPECIFIC DESIGN TO BE SUBMITTED WITH FINAL PUD PLANS.

## PROPOSED LANDSCAPING:

A REVISED LANDSCAPING PLAN WILL BE PROVIDED PRIOR TO ANY FINAL PUD APPROVAL AND WILL MEET PREVIOUS APPROVED PLANS PENDING APPROVAL OF THIS AMENDED PRELIMINARY PUD PLAN.

## PROPOSED LIGHTING:

PROPOSED PARKING LOT LIGHTS SHALL BE DEFLECTED AWAY FROM ADJACENT RESIDENTIAL AREAS AND SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW THE REDUCTION OF THE AMOUNT OF LIGHT ON OTHER THAN NORMAL PARKING HOURS EACH DAY. THE SOURCE OF ILLUMINATION IN ALL PARKING LOTS ABUTTING A RESIDENTIAL AREA SHALL BE LIGHTS MOUNTED ON GARAGES.

## PROPOSED UTILITY SERVICES:

PUBLIC SEWER AND WATER SERVICE SHALL BE PROVIDED TO PROPOSED BUILDINGS.

## PROPOSED SIGNAGE:

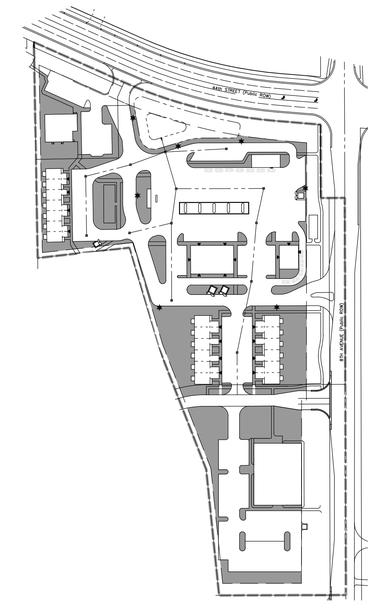
ONE PROPOSED GROUND MOUMENT SIGN LOCATED AT CORNER OF 44TH STREET AND 8TH AVENUE, AND ONE PROPOSED GROUND MONUMENT SIGN PROPOSED AT EACH ENTRANCE DRIVE (3 TOTAL).

PROPOSED WALL SIGN AREAS TO COMPLY WITH TOWNSHIP SIGN ORDINANCE FOR NS DISTRICT, CHAPTER 25, SECTION 25.6 (B). PUD REQUESTS WAIVER FROM ORDINANCE TO PLACE WALL SIGNS ON SIDES AND BACKS OF BUILDINGS IN ADDITION TO FRONTS OF BUILDINGS.

## MISCELLANEOUS NOTES:

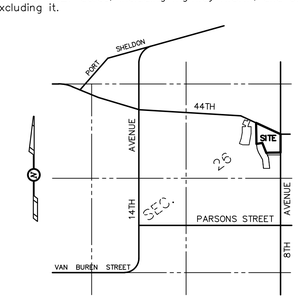
THIS SITE IS NOT WITHIN THE 100 YEAR FEMA FLOOD HAZARD AREA.

## PROPOSED OPEN SPACE



## DESCRIPTION OF OVERALL PUD

Description of Overall PUD:
Part of the NE 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the E 1/4 corner of Section 26; thence N00°09'30"W 240.00 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°51'30"W 265.71 feet; thence N05°51'46"W 265.50 feet; thence N21°15'52"W 279.45 feet; thence N16°19'00"W 212.75 feet; thence S83°39'07"W 193.25 feet; thence N01°00'00"W 452.37 feet; thence S65°59'07"E 200.71 feet along the Southerly line of 44th Street; thence Southeasterly 337.94 feet along said Southerly line on a 1004.93 foot radius curve to the left, the chord of which bears S75°37'08"E 336.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said NE 1/4; thence S00°09'30"E 832.55 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 10.27 acres, including highway R.O.W., and 9.64 excluding it.




LOCATION MAP
SCALE: 1" = 2000'

S.B. 1 △ = SOIL BORINGS TAKEN BY SOILS & STRUCTURES 3/21/06

S.B. 1 ⊙ = SOIL BORINGS TAKEN BY EXXEL ENGINEERING 1/19/06

(LOCATIONS ARE APPROXIMATE)

STATE OF MICHIGAN — DONALD DE GROOT ENGINEER No. 34629 — LICENSED PROFESSIONAL ENGINEER

N

SCALE: 1"= 50'

⊞ = PROPOSED CATCH BASIN

**PRELIMINARY PUD**
**44TH STREET / 8TH AVENUE PUD**

FOR: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302

IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:

6/28/16 AMENDED PRELIMINARY PUD (JR)
6/21/16 REVISED FOR PUD SUBMITTAL (JR)
2/1/16 REVISED PER STAFF REVIEW (JR)

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DRAWN BY: JDR
APPROVED BY: DDG
FILE NO.: 151499E
PROJ. ENG.: DDG
PROJ. SURV.: JCB
DATE: 12/28/15

SHEET 1 of 1

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