

LEGEND

- 1 SITE ENTRANCE
- 2 16-UNIT 3-STORY MULTI-FAMILY BUILDING
- 3 6-UNIT 2-STORY TOWNHOME BUILDING
- 4 5-UNIT 2-STORY TOWNHOME BUILDING
- 5 COMMERCIAL BUILDING (7,444 SQ. FT.)
- 6 COMMERCIAL BUILDING (2,688 SQ. FT.)
- 7 PEDESTRIAN CONNECTION TO GEORGETOWN TRAIL
- 8 EMERGENCY VEHICLE TURNAROUND
- 9 PICNIC TABLES
- 10 WETLANDS
- 11 STORMWATER MANAGEMENT BASIN
- 12 WOODLANDS TO REMAIN
- 13 PROPOSED SIGN

NOTES

Site Location:	=	6110 & 6124 8th Avenue, Georgetown, Michigan
Site Area	=	12.11 ac.
Commercial Area	=	2.22 ac.
Residential Area	=	9.89 ac.
Existing Zoning	=	LDR, Low Density Residential
Proposed Zoning	=	P.U.D.
Total Number of Dwellings	=	27 Dwellings
16-Unit 3-Story Multi-Family Building	=	16
6-Unit 2-Story Townhome	=	6
5-Unit 2-Story Townhome	=	5
Total Parking Spaces	=	118 Spaces
16-Unit 3-Story Multi-Family Building	=	16 Garage 16 Surface
6-Unit 2-Story Townhome Building	=	6 Garage 12 Surface
5-Unit 2-Story Townhome Building	=	5 Garage 5 Surface
Commercial Buildings	=	58 Surface
Proposed Residential Area Density	=	2.73 Units/ ac.
Total Area of Commercial Buildings	=	10,132 sq. ft.
Open Space within Residential Area	=	73.4% (7.26 ac.)



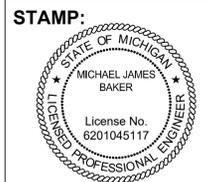


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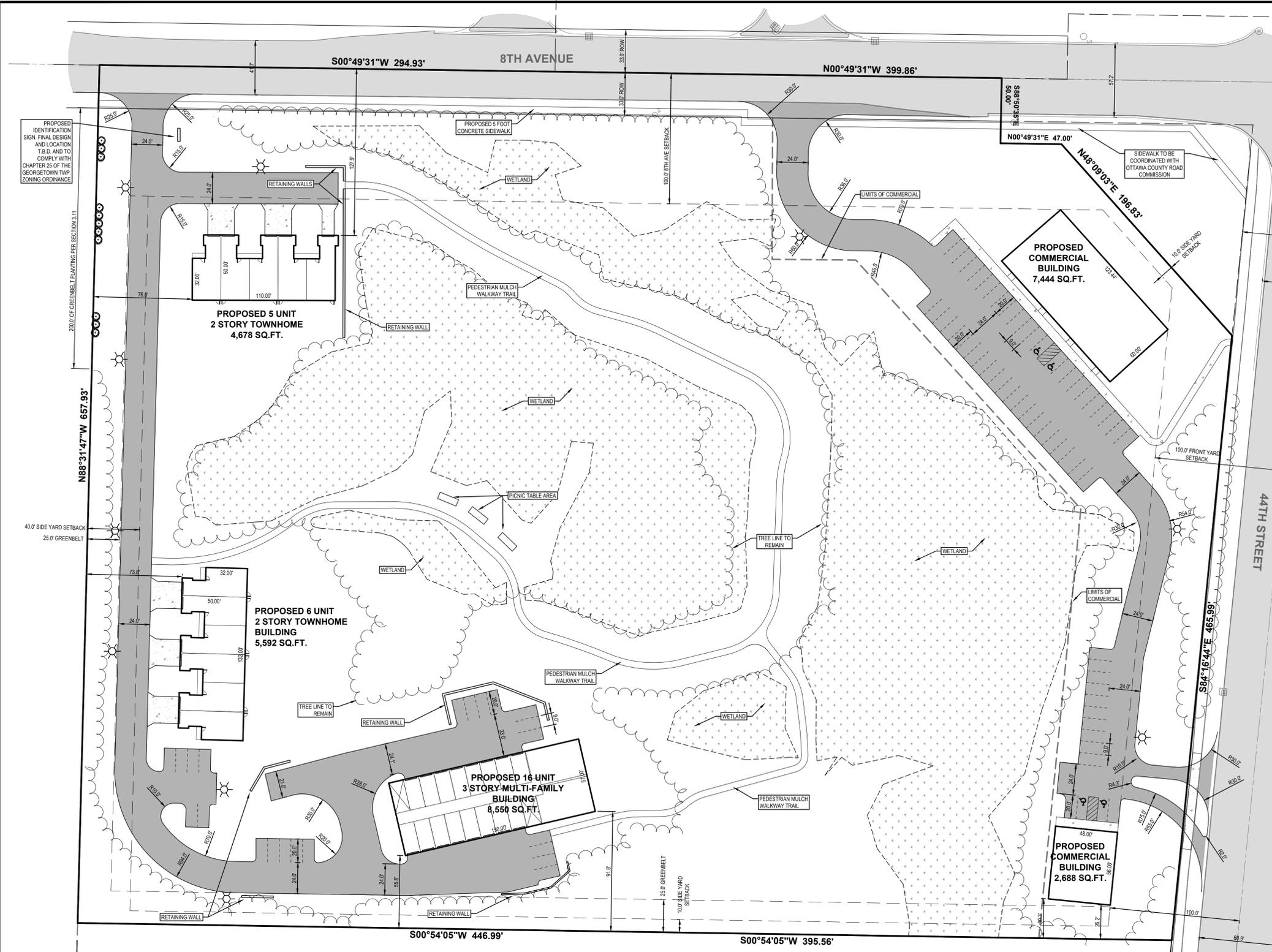
REVISIONS:
Title: PUD Submittal
Drawn: D.C. Checked: CH Date: 2025.09.30

FAIRWAY CORNERS 3
Site Layout Plan
6110 8th Avenue & 6124 8th Avenue
PART OF THE NORTHWEST 1/4 OF SECTION 25, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

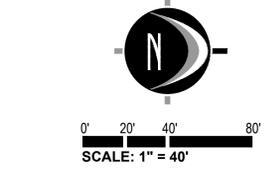


PROJECT NO:
24201810

SHEET NO:
C-205



LOCATION MAP
NOT TO SCALE



LEGEND

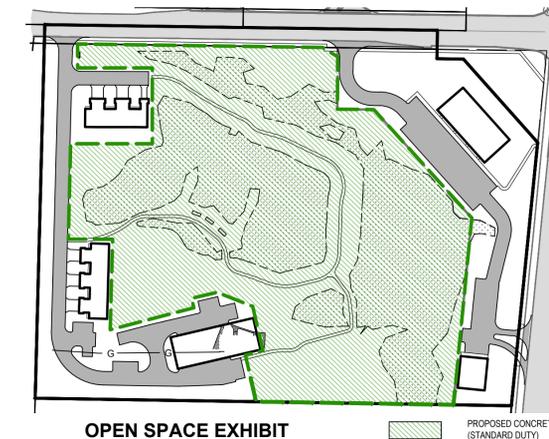
- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Pw	Picea mariana 'Wellspire' / Wellspire Black Spruce	7' hgt.	11

GENERAL NOTES

- 1) CURRENT ZONING OF PROPERTY: LDR - LOW DENSITY RESIDENTIAL
- 2) PROPOSED USE: PUD (PLANNED UNIT DEVELOPMENT)
- 3) PUD REQUIREMENTS:
 - A) MINIMUM LOT SIZE FOR MIXED USE = 20 AC. (SEEKING PC AND TB APPROVED REDUCTION)
 - B) MINIMUM OPEN SPACE = 20% OF TOTAL SITE AREA
- 4) SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 12.1 ACRES (527,693 SQ.FT.) (EXCLUDING EX. R.O.W.)
 - 1) TOTAL AREA OF COMMERCIAL USE = 2.22 AC (96,893 SQ.FT.) (EXCLUDING EX. R.O.W.)
 - 2) TOTAL AREA OF RESIDENTIAL USE = 9.89 AC (430,800 SQ.FT.)
 - B) TOTAL AREA OF COMMERCIAL BUILDING = 10,132 SQ.FT. (2 BUILDINGS)
 - C) ATTACHED SINGLE FAMILY DWELLINGS = 11 D.U. (2 BUILDINGS)
 - D) MULTIPLE FAMILY DWELLINGS = 16 D.U. (1 BUILDING)
 - E) OPEN SPACE REQUIRED = 20% (86,157 SQ.FT.)
 - F) OPEN SPACE PROVIDED FOR RESIDENTIAL AREA OF SITE = 73.4% (316,258 SQ.FT.)
- 5) ZONING OF PARCELS TO NORTH, SOUTH, AND EAST = LDR
ZONING OF PARCELS TO WEST = PUD
- 6) DENSITY CALCULATIONS
 - A) ALLOWABLE DENSITY = TWO TO THREE DWELLING UNITS PER ACRE
 - B) PROPOSED DENSITY = 2.7 UNITS PER ACRE (27 UNITS TOTAL)
- 7) SITE REGULATING STANDARDS:
 - A) ALLOWABLE USES = ALLOW PERMITTED NS COMMERCIAL DISTRICT USES
- 8) MAXIMUM BUILDING HEIGHT = 35 FT.
- 9) SETBACKS
 - A) FRONT YARD = 100 FT. FROM CENTERLINE OF 8TH AVE AND 44TH STREET
 - B) SIDE YARD = 10 FT.
 - C) REAR YARD = 40 FT.
- 10) ATTACHED SINGLE FAMILY RESIDENTIAL:
 - A) MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 STORIES
 - B) MINIMUM DISTANCE OF GARAGE TO EDGE OF DRIVE PAVING = 22 FT.
- 11) SETBACKS
 - A) FRONT YARD = 100 FT. FROM CENTERLINE OF 8TH AVE
 - B) SIDE YARD = 10 FT.
 - C) REAR YARD = 40 FT.
- 12) MULTIPLE FAMILY RESIDENTIAL:
 - A) MAXIMUM BUILDING HEIGHT = 45 FT. OR 3.5 STORIES
- 13) SETBACKS
 - A) FRONT YARD = 100 FT. FROM CENTERLINE OF 8TH AVE
 - B) SIDE YARD = 10 FT. (50 FT. FROM ADJACENT RESIDENTIAL USES)
 - C) REAR YARD = 40 FT. (50 FT. FROM ADJACENT RESIDENTIAL USES)
- 14) PARKING REQUIREMENTS:
 - A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
 - B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
 - C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x20' WITH 5' AISLE
 - D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x20' WITH 5' AISLE
 - E) PARKING SUMMARY:
 - 1) REQUIRED COMMERCIAL PARKING (RETAIL - 1 SPACE PER 200 SQ.FT. G.F.A.) = 32 SPACES
 - 2) PROPOSED COMMERCIAL PARKING = 57 SPACES
 - 3) REQUIRED ATTACHED SINGLE FAMILY RESIDENTIAL PARKING (2 PER D.U.) = 22 SPACES
 - 4) PROPOSED ATTACHED SINGLE FAMILY RESIDENTIAL PARKING = 22 SPACES (11 GARAGE SPACES, 11 DRIVEWAY SPACES)
 - 5) REQUIRED MULTIPLE FAMILY RESIDENTIAL PARKING (2 PER D.U.) = 32 SPACES
 - 6) PROPOSED MULTIPLE FAMILY PARKING = 32 SPACES (16 GARAGE SPACES, 16 SURFACE SPACES)
 - 7) RESIDENTIAL GUEST PARKING = 6 SPACES
- 15) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 16) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 17) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- 18) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-25-100-051 AND 70-14-25-100-052. THE ADDRESS OF THE PROPERTY IS 6124 AND 6110 8TH AVENUE
- 19) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.





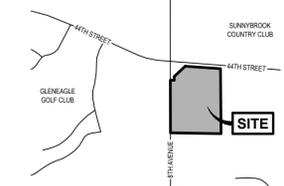
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UNKNOWN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

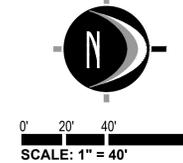
BENCHMARKS

BENCHMARK #208 ELEV. = 618.97 (NAVD88)
 Railroad spike in the Northwest side of the power pole located 37± East of the centerline of 8th Avenue and 175± North of the centerline of 44th Street.

BENCHMARK #212 ELEV. = 623.81 (NAVD88)
 Set benchmark on the Southeast flange bolt, under the "M" in "Made," on the hydrant located 33± East of the centerline of 8th Avenue and 180± South of the centerline of 44th Street.

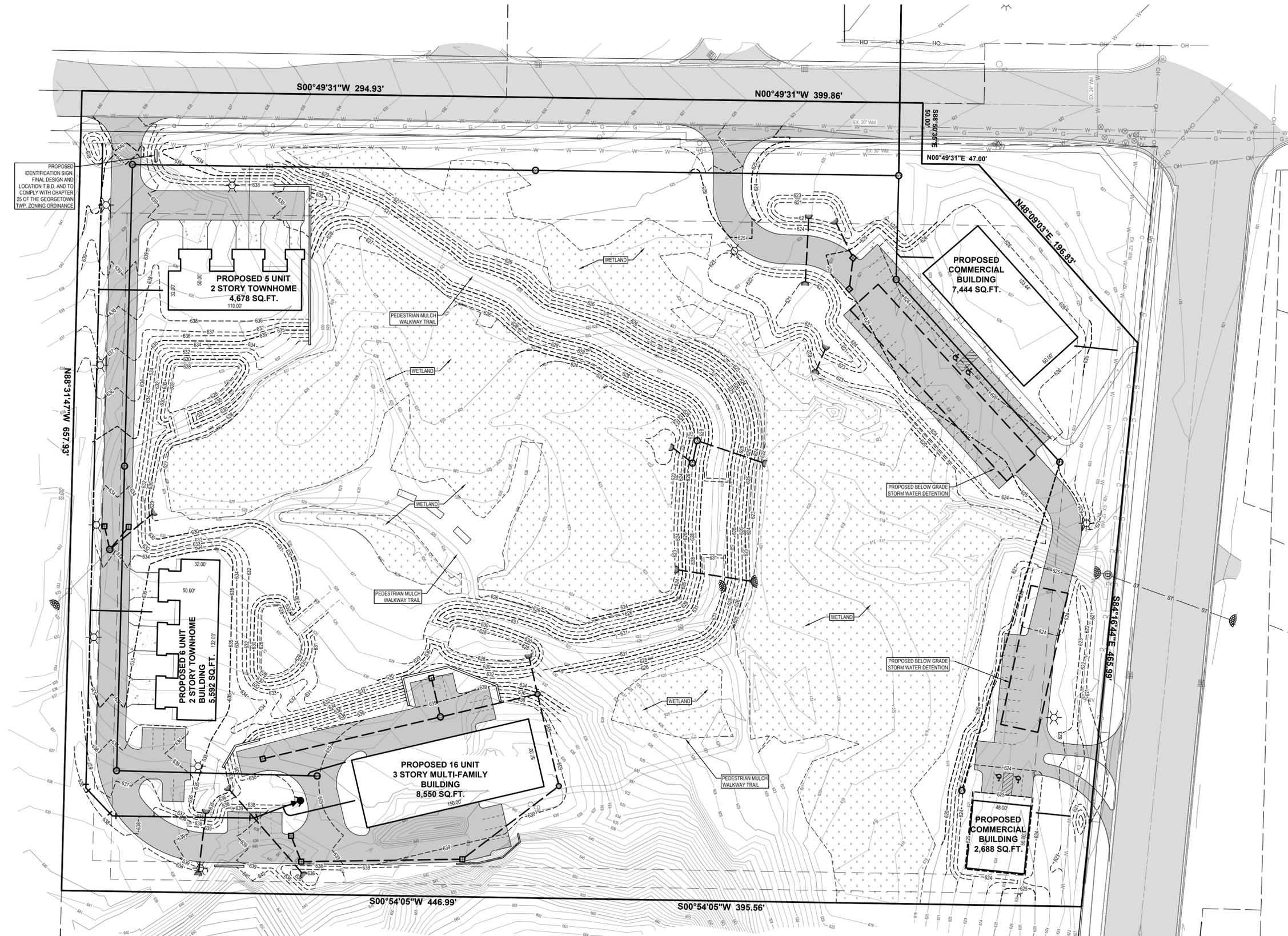


LOCATION MAP
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- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- WETLAND AREA
- PROP. 8" TO 30" STORM SEWER
- PROP. 8" SANITARY SEWER
- PROP. 8" WATERMAIN
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATERMAIN
- EXISTING GAS
- EXISTING CABLE



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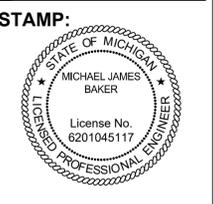
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FAIRWAY CORNERS 3

Preliminary Utility & Grading Plan

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