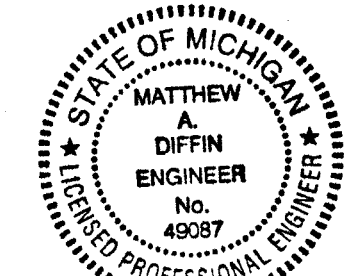


SITE DATA

- 1) PARCEL NO 33-02-02-22-252-005, 33-02-02-22-252-002, 33-02-02-22-276-009
- 2) EXISTING ZONING: RD (MULTIPLE FAMILY-MAXIMUM 8-DWELLING UNITS PER ACRE)
- 3) AREA OF PROPERTY = 33.06 ACRES (GROSS), 32.18 ACRES (NET MINUS R.O.W.)
- 4) SINGLE UNITS = 55 UNITS
DUPLX UNITS = 60 UNITS
TOTAL UNITS = 115 UNITS
TOTAL DENSITY = 115 UNITS / 32.18 ACRES = 3.57 UNITS PER ACRE
- 5) PROPOSED ROAD AREA = 2.99 ACRES
PROPOSED SIDEWALKS, DRIVEWAYS, PATIOS AREA = 2.83 ACRES
SINGLE UNIT AREA = 2.59 ACRES
DUPLX UNIT AREA = 3.22 ACRES
TOTAL IMPERVIOUS AREA = 11.63 ACRES
- 6) TOTAL OPEN SPACE = 20.55 ACRES OR 63.86%
- 7) VISITOR PARKING 9'W x 20'L TYPICAL
VISITOR PARKING = 68-SPACES
PARKING ALONG ONE-SIDE OF STREET ALLOWED

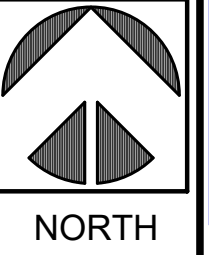
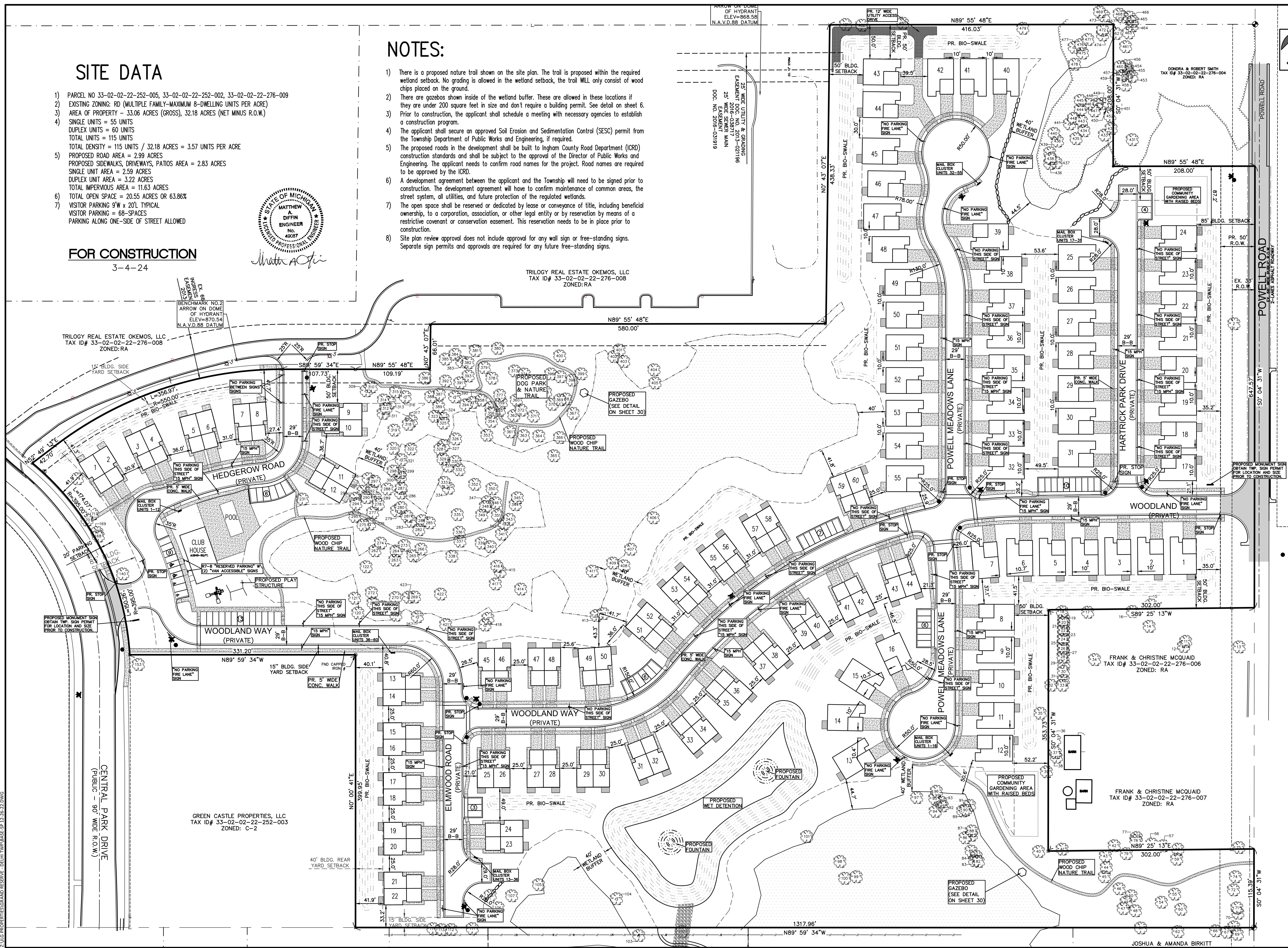
FOR CONSTRUCTION

3-4-24



NOTES:

- 1) There is a proposed nature trail shown on the site plan. The trail is proposed within the required wetland setback. No grading is allowed in the wetland setback, the trail will only consist of wood chips placed on the ground.
- 2) There are gazebos shown inside of the wetland buffer. These are allowed in these locations if they are under 200 square feet in size and don't require a building permit. See detail on sheet 6.
- 3) Prior to construction, the applicant shall schedule a meeting with necessary agencies to establish a construction program.
- 4) The applicant shall secure an approved Soil Erosion and Sedimentation Control (SESC) permit from the Township Department of Public Works and Engineering, if required.
- 5) The proposed roads in the development shall be built to Ingham County Road Department (ICRD) construction standards and shall be subject to the approval of the Director of Public Works and Engineering. The applicant needs to confirm road names for the project. Road names are required to be approved by the ICRD.
- 6) A development agreement between the applicant and the Township will need to be signed prior to construction. The development agreement will have to confirm maintenance of common areas, the street system, all utilities, and future protection of the regulated wetlands.
- 7) The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive covenant or conservation easement. This reservation needs to be in place prior to construction.
- 8) Site plan review approval does not include approval for any wall sign or free-standing signs. Separate sign permits and approvals are required for any future free-standing signs.



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REVISIONS

REV. PER ICRD	10-10-22 REVIEW
REV. WETLANDS PER TWP.	WALK THRU 10-17-22
REV. PER TWP.	8-14-23 ENGINEERING REVIEW
REV. PER TWP.	8-15-23 PLANNING REVIEW
REV. PER I.C.D.C.	8-14-23 ENGINEERING REVIEW
REV. PER TWP.	1-19-23 PLANNING REVIEW

CLIENT:
DTN ASSET MANAGEMENT AND DEVELOPMENT
2502 LAKE LANSING RD, SUITE C
LANSING, MICHIGAN 48912

SITE PLAN
GRAND RESERVE - RESIDENTIAL DEVELOPMENT

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SECTION 22	TOWN & NORTH, RANGE 1 WEST
	MERIDIAN TOWNSHIP
	INGHAM COUNTY, MICHIGAN
DATE: 3-4-24	Drawn By: XX
P.E.: MD	
1" = 60'	
Job No.: 220705	
Sheet No.	5