

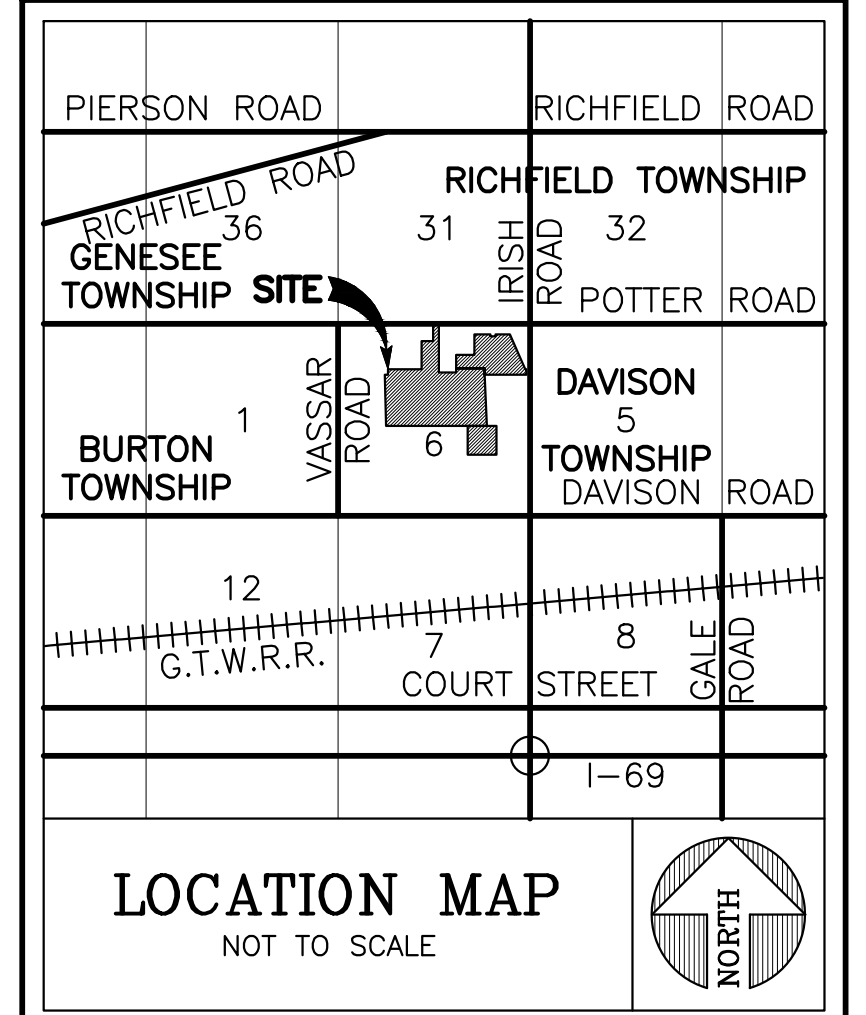
STATE PLANE COORDINATES
N 565265.4084
E 13337058.2940

POINT OF BEGINNING
NORTH 1/4 CORNER SECTION 6
TOWN 7 NORTH, RANGE 8 EAST
TOWNSHIP OF DAVISON
GENESEE COUNTY, MICHIGAN

PR. 30 FEET WIDE
1/2 WIDTH EASEMENT
FOR BRIER CREEK DRAIN

WINDMILL VALLEY NO. 1
LIBER 42, PAGE 49, G.C.R.
EAST 770.30'

NE CORNER SECTION 6
TOWN 7 NORTH, RANGE 8 EAST
TOWNSHIP OF DAVISON
GENESEE COUNTY, MICHIGAN
STATE PLANE COORDINATES
N 565340.6977
E 13339683.4480



SITE DATA

ZONED RU-1, RESIDENTIAL URBAN DISTRICT
ALL ADJACENT PARCELS ALSO ZONED RU-1
GROSS LOT AREA 136.67 ACRES BY TAX ID'S
25-005-06-100-024, 25-005-06-300-077,
25-005-06-526-013, 25-005-06-400-029

SCHEDULE OF REGULATIONS

PLANNED UNIT DEVELOPMENT
MINIMUM 20% TOTAL LAND AREA FOR OPEN SPACE;
GROSS ACREAGE 136.67 * 20% = 27.33 ACRES
PROVIDED 29.06 ACRES INCLUDING EASEMENTS

MAXIMUM 80% TOTAL LAND AREA FOR RESIDENTIAL USE:
136.67 * 80% = 109.33 ACRES
PROVIDED 136.67 - 29.06 = 107.61 ACRES

MAXIMUM DENSITY 6 UNITS PER ACRE
2-UNIT DUET (73'x127'0" OR 69'x127'0") 104 * 2 = 208 UNITS
DETACHED SINGLE UNIT (62'x127'0") = 52 UNITS
SINGLE FAMILY SITE (89'x125'0") = 140 UNITS
TOTAL UNITS = 400
ACTUAL DENSITY 400 / 107.61 = 3.72 UNITS PER ACRE

PHASE 1:
2-UNIT DUET 7 EACH * 2 = 14 UNITS
DETACHED SINGLE UNITS = 10 UNITS

PHASE 2:
SINGLE FAMILY SITES = 95 UNITS

PHASE 3:
2-UNIT DUET 97 EACH * 2 = 194 UNITS
DETACHED SINGLE UNITS = 42 UNITS
SINGLE FAMILY SITES = 45 UNITS

MINIMUM SINGLE FAMILY LOT SETBACKS:
FRONT 25 FEET FROM RIGHT-OF-WAY
REAR 35 FEET FROM REAR LOT LINE
SIDE 10 FEET FROM SIDE LOT LINE

MINIMUM DUET AND DETACHED SINGLE UNIT BUILDING SEPARATION:
FRONT 25 FEET FROM RIGHT-OF-WAY
REAR 35 FEET FROM REFERENCED REAR LOT LINE
SIDE 10 FEET FROM REFERENCED SIDE LOT LINE
SIDE 20 FEET BETWEEN BUILDINGS

ADDITIONAL SETBACK REQUIREMENTS, SECTION 1738 OF THE ORDINANCE:
75 FEET FROM THE BOUNDARY OR EDGE OF A WETLAND
75 FEET FROM THE ORDINARY HIGH-WATER MARK OF A WATER COURSE

NOTE: TOWNSHIP BOARD WAIVED 75-FEET SETBACK ON 01/09/06
FOR BRIER CREEK DRAIN & WETLANDS D, E, F, W-1, W-2 & W-4

MAXIMUM BUILDING HEIGHT 2.5 STORIES, 30 FEET
MINIMUM LIVABLE FLOOR AREA ALL UNITS 1200 SFT
MINIMUM FIRST FLOOR AREA FOR 2-STORY UNITS 800 SFT

IRISH AND POTTER ROADS TO BE DEDICATED 50 FEET HALF-WIDTH.
ALL INTERIOR ROAD RIGHT-OF-WAYS SHALL BE PRIVATE, 66 FEET WIDE,
PRIVATE BOULEVARD RIGHT-OF-WAYS SHALL BE 100 FEET WIDE.

GENERAL LOCATION FOR UTILITY STRUCTURES
DISTANCE FROM CENTERLINE OF RIGHT-OF-WAY:

SANITARY SEWER 38 TO 48 FEET, OPPOSITE WATER MAIN
STORM SEWER 15 TO 23 FEET, OPPOSITE WATER MAIN
WATER MAIN 23 TO 25 FEET, OPPOSITE WATER MAIN
UTILITY CONDUIT 19 FEET OPPOSITE WATER MAIN, 37 FEET ADJACENT WATER MAIN

STREET LIGHTING NOTE: STREET LIGHTING PER DAVISON TOWNSHIP ORDINANCE.
LIGHT POLES NOT TO EXCEED 25 FEET TALL. BOX LIGHTING TO BE DIRECTED
DOWNWARD AND SCREENED TO PREVENT GLARE FROM TRAFFIC AND RESIDENCES.

LANDSCAPING NOTE: STREET TREES TO BE PROVIDED PER LANDSCAPE PLAN.

RECREATION AREAS NOTE: 5 FEET WIDE WOOD CHIP PATH TO BE PROVIDED AT SOME OPEN
SPACES, AS ILLUSTRATED ON THIS PLAN, AND AT ADDITIONAL AREAS AS PLANS PROGRESS.
THE DEVELOPER AND SUBSEQUENT CONDOMINIUM ASSOCIATION RESERVE THE RIGHT TO SEEK
FUTURE APPROVALS FOR OPEN SPACE IMPROVEMENTS.

BENCHMARKS

- BM#1** 778.51 N.G.V.D.
SET MAG NAIL IN UTILITY POLE
+/- 675 FEET WEST OF IRISH ROAD
- BM#2** 776.90 N.G.V.D.
SET MAG NAIL IN UTILITY POLE SOUTH
SIDE OF POTTER ROAD +/- 120 FEET
EAST OF NORTH 1/4 CORNER
- BM#3** 769.18 N.G.V.D.
TOP OF HYDRANT SOUTHWEST CORNER
OF HILLWOOD AND TIMBERWOOD DRIVES
- BM#4** 764.02 N.G.V.D.
TOP OF HYDRANT SOUTH SIDE OF
DRIVE AT CONSUMERS ENERGY EASEMENT

NOTES:
SEE SHEET 1 FOR DESCRIPTION OF PROPERTY AND STANDARD GENESEE COUNTY NOTES

PLANNED UNIT DEVELOPMENT PLAN PHASE 2
IRISH FARMS
PART OF SECTION 6, TOWN 7 NORTH, RANGE 8 EAST
DAVISON TOWNSHIP, GENESEE COUNTY, MICHIGAN
PLANNED UNIT DEVELOPMENT PLAN

REVISIONS

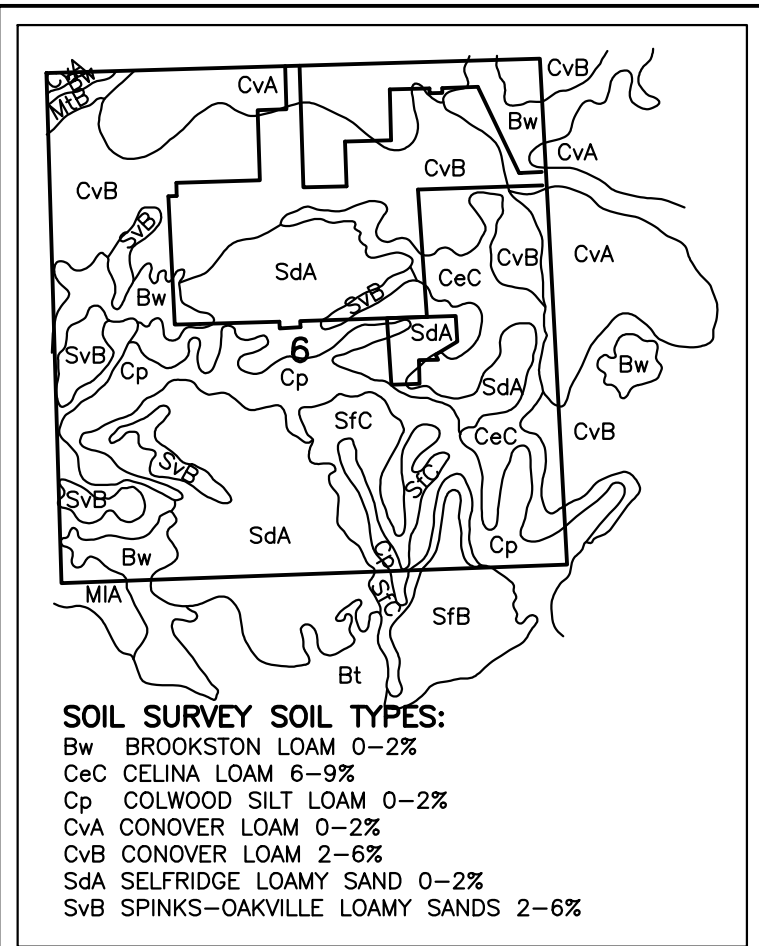
01-09-06	REVISED PER G.C.R. 04-078
02-09-06	REVISED PER G.C.R. 04-078
03-09-06	REVISED PER G.C.R. 04-078
04-09-06	REVISED PER G.C.R. 04-078
05-09-06	REVISED PER G.C.R. 04-078
06-09-06	REVISED PER G.C.R. 04-078
07-09-06	REVISED PER G.C.R. 04-078
08-09-06	REVISED PER G.C.R. 04-078
09-09-06	REVISED PER G.C.R. 04-078
10-09-06	REVISED PER G.C.R. 04-078
11-09-06	REVISED PER G.C.R. 04-078
12-09-06	REVISED PER G.C.R. 04-078

Feun & Associates Inc.
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9277
FAX: (586) 254-9020

SCALE: 1"=160'
DATE: 09/17/04

DESIGNED BY: E.J.O., P.E.
CHECKED BY: D.M.M., P.E.

DRAWN BY: *Eric S. O'Leary*
DRAWING NUMBER: 04-078PHASE2PUD 02



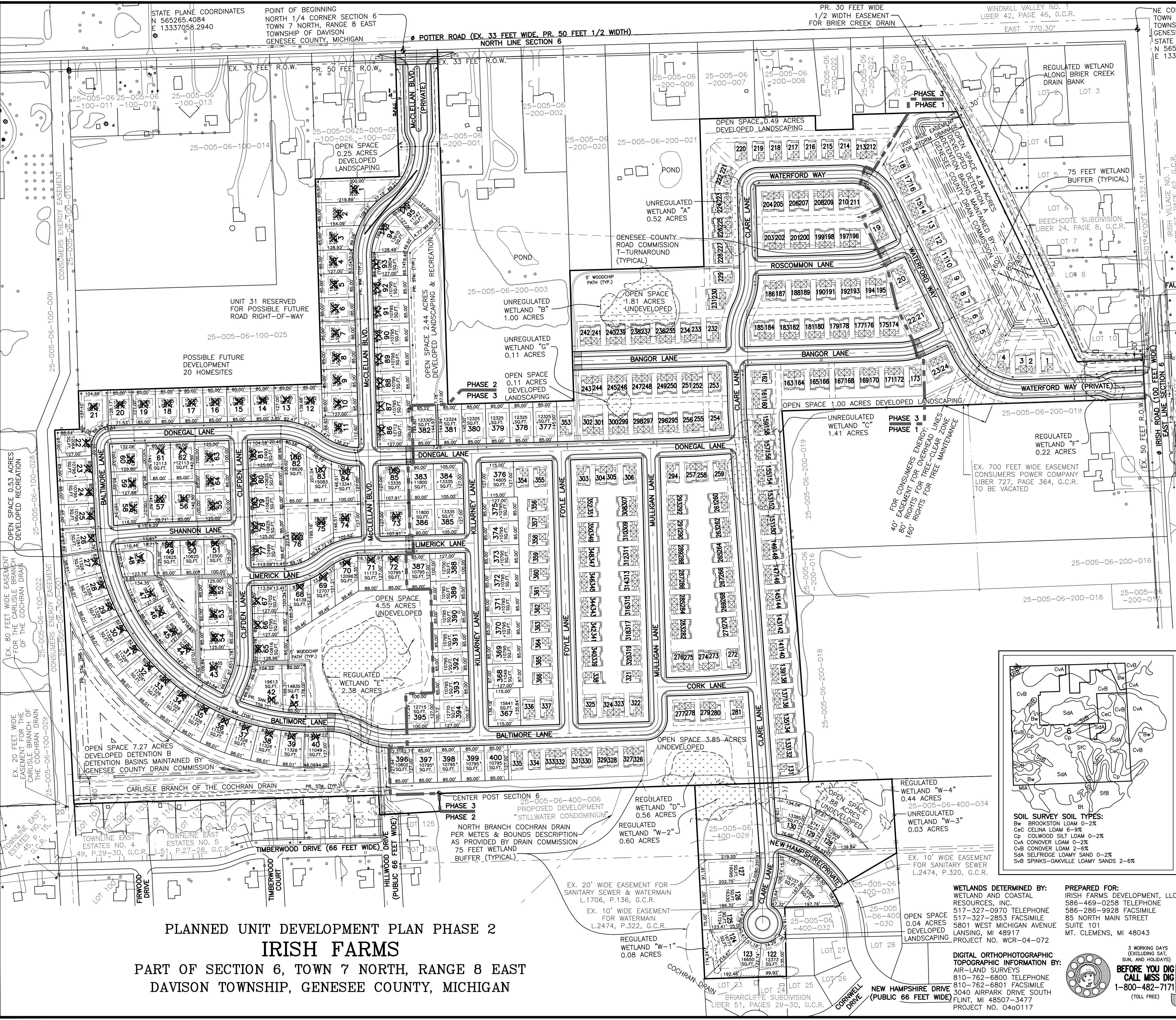
WETLANDS DETERMINED BY:
WETLAND AND COASTAL
RESOURCES, INC.
517-327-0970 TELEPHONE
517-327-2853 FACSIMILE
5801 WEST MICHIGAN AVENUE
LANSING, MI 48917
PROJECT NO. WCR-04-072

PREPARED FOR:
IRISH FARMS DEVELOPMENT, LLC
586-469-0258 TELEPHONE
586-286-9928 FACSIMILE
85 NORTH MAIN STREET
SUITE 101
MT. CLEMENS, MI 48043

**DIGITAL ORTHOPHOTOPHOTOGRAPHIC
TOPOGRAPHIC INFORMATION BY:**
AIR-LAND SURVEYS
810-762-6800 TELEPHONE
810-762-6801 FACSIMILE
3040 AIRPORT DRIVE SOUTH
FLINT, MI 48507-3477
PROJECT NO. 04G0117

**BEFORE YOU DIG
CALL MISS DIG!**
1-800-482-7171
(TOLL FREE)

3 WORKING DAYS
(EXCLUDING SAT,
SUN, AND HOLIDAYS)



PLANNED UNIT DEVELOPMENT PLAN PHASE 2
IRISH FARMS
PART OF SECTION 6, TOWN 7 NORTH, RANGE 8 EAST
DAVISON TOWNSHIP, GENESEE COUNTY, MICHIGAN

M:\2004\04-078\PHASE2PUD\04-078PHASE2PUD.dwg Kevin 4/16/07 16:04