



NOTE

1. PUD SITE PLAN IS INTENDED FOR TOWNSHIP REVIEW AND APPROVAL OF ROADWAY LAYOUT AND LAND USE TYPES. SITE PLANS FOR INDIVIDUAL PADS AND MULTI-FAMILY HOUSING LOT ARE SUBJECT TO MINOR CHANGES AND WILL BE REVIEWED FOR CONFORMANCE WITH TOWNSHIP STANDARDS WHEN EACH RESPECTIVE PAD/LOT IS SUBMITTED FOR SITE PLAN APPROVAL PRIOR TO CONSTRUCTION.
2. INDIVIDUAL PAD SITE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE FEASIBILITY OF PROPOSED USES. FINAL SITE PLANS FOR EACH RESPECTIVE PADS, INCLUDING BUILDING FOOTPRINTS/SQUARE FOOTAGES, PARKING LAYOUTS, CURB CUT LOCATIONS, ETC., WILL BE SUBMITTED FOR FINAL SITE PLAN REVIEW PRIOR TO EACH PAD'S CONSTRUCTION. ALL FINAL PAD SITE PLANS SHALL BE COMPLIANT WITH APPLICABLE ZONING ORDINANCES AND THE PERIMETERS ESTABLISHED ON APPROVED PUD DOCUMENTS.
3. BUILDING HEIGHT (AS DEFINED BY TOWNSHIP ORDINANCE) OF ANY PROPOSED STRUCTURE SHALL NOT EXCEED 35'.

LIGHTING REQUIREMENTS

LIGHTING SHALL BE SELECTED TO MEET THE REQUIREMENTS OF ST. JOSEPH CHARTER TOWNSHIP ZONING ORDINANCE REQUIREMENTS WITH DARK SKY COMPLIANT FIXTURES THAT DO NOT DIRECT LIGHTING UPWARD. LIGHTING SHALL BE LOCATED TO FACE DOWNWARD AT A 90 DEGREE ANGLE AND SHIELDED SO AS TO CONCEAL THE SOURCE OF THE LIGHT. LIGHT FIXTURES SHALL NOT EXCEED 20 FEET IN HEIGHT MEASURED FROM GRADE TO THE BOTTOM OF THE FIXTURE. PARKING LOT AND HARDSCAPE LIGHTING SHALL HAVE A MINIMUM FOOTCANDLE MEASUREMENT OF 2.5 AND MAXIMUM OF 10. LIGHTING SHOWN ON THE PLAN IS REPRESENTATIONAL - LIGHTING FIXTURES SHALL BE SELECTED AND PHOTOMETRICS PREPARED TO MEET ORDINANCE REQUIREMENTS FOR EACH ROADWAY AND/OR PAD, RESPECTIVELY.

BUILDING AND STRUCTURE COVERAGE

TOTAL DEVELOPABLE SITE AREA = 12.6 ACRES
 TOTAL BUILDING/CANOPY/STRUCTURE COVERAGE = 1.23 ACRES

CALCULATION: 1.23 / 12.6 = 9.7% COVERAGE

OPEN SPACE

TOTAL SITE AREA = 12.6 ACRES
 IMPERVIOUS AREA = 8.4 ACRES
 PERVIOUS LANDSCAPE AREA = 4.2 ACRES

CALCULATION: 4.2 AC / 12.6 AC = 33% OPEN SPACE

