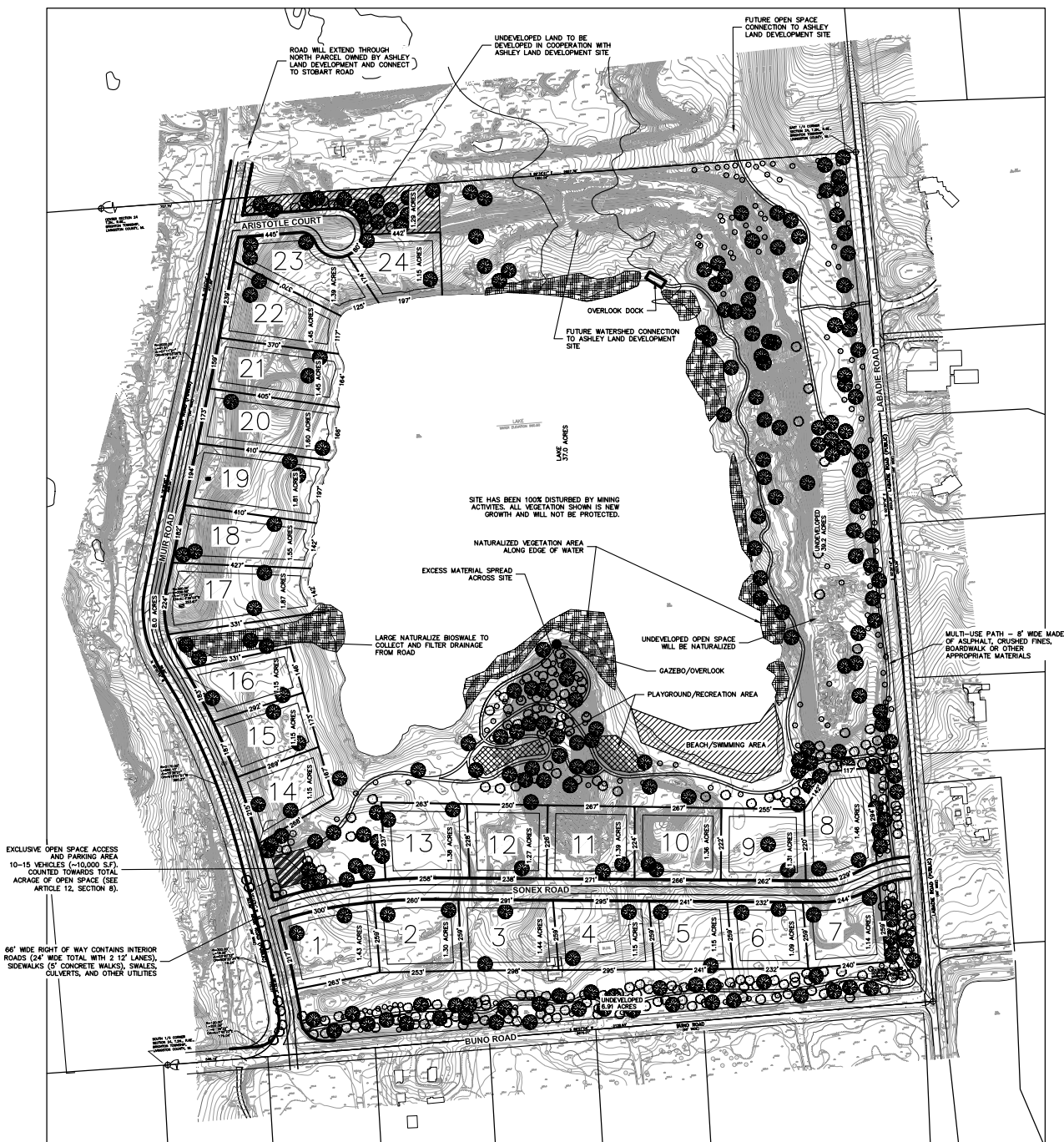
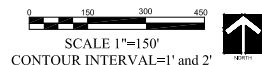


Exhibit B
Conceptual PUD Site Plan



ZONING INFORMATION (PUD)		
FRONT YARD SETBACK:	20'-0"	
REAR YARD SETBACK:	5'-10"	
SIDE YARD SETBACK:	15'-0"	
WATERFRONT SETBACK:	25'	
LOT ROAD FRONTAGE (MIN):	80'	
PARCEL DATA		
TOTAL DEVELOPED AREA:	42	33.9%
DEVELOPED LOT AREA:	32.71	26.2%
FUTURE LOT AREA:	1.29	1.0%
ROW AREA:	8	6.4%
TOTAL UNDEVELOPED AREA:	46	36.8%
TOTAL LAKE AREA:	37	29.6%
TOTAL PUD AREA:	125	100%
TOTAL OPEN SPACE:		
50% OF LAKE:	64.5	51.6%
UNDEVELOPED AREA:	18.5	14.8%
UNDEVELOPED AREA:	46	36.8%
AVG. LOT SIZE:		
MIN LOT SIZE:	1.33	
MAX LOT SIZE:	1.07	

- NOTES:
- OPEN SPACE WILL BE RESERVED FOR A NATURALIZED PARK SETTING WITH MULTI-USE TRAILS THAT PROVIDE CONNECTIONS TO NEIGHBORING PROPERTIES. THERE WILL BE PLAYGROUNDS AND OTHER FACILITIES FOR THE RESIDENTS AND SURROUNDING NEIGHBORS TO UTILIZE. THE OPEN SPACE CAN BE CONNECTED TO OTHER OPEN SPACES IN NEIGHBORING PROPERTIES TO FORM AN REGIONAL OPEN SPACE NETWORK.
 - EACH PROPERTY WILL HAVE ITS OWN PRIVATE SEPTIC FIELD.
 - POTABLE WATER WILL BE SUPPLIED TO THE BUILDINGS ON SITE THROUGH THE USE OF PRIVATE WELLS.
 - THE DRAINAGE SYSTEM WILL CONSIST OF SWALES, RAINGARDENS, CULVERTS, AND THE LAKE. ALL WATER WILL EITHER INFILTRATE THE SOILS OR ENTER THE LAKE WHERE IT WILL BE RETAINED.
 - THE RIGHT OF WAY WILL CONTAIN THE ROADS (ASPHALT; 24' WIDE WITH TWO LANES 12' WIDE EACH), SIDEWALKS (CONCRETE; 5' WIDE MIN), DRIVEWAY APPROACHES, OTHER TRANSPORTATION AMENITIES, AND ANY NECESSARY UTILITIES AS PERMITTED BY THE ORDINANCES.
 - EXISTING VEGETATION IS NEW GROWTH RESULTING FROM COMPLETE DISTURBANCE OF THE LANDSCAPE THROUGH MINING PRACTICES. VEGETATION ON SITE WILL NOT BE CONSIDERED FOR PRESERVATION.
 - THE DIMENSIONS AND LAYOUTS OF THE BUILDINGS, AS WELL AS ANY DRIVES, PARKING SPACES, WALKWAY SYSTEMS, AND LANDSCAPING WILL BE DESIGNED IN DETAIL AT A LATER POINT IN TIME. THIS PLAN ONLY DEMONSTRATES THE CONCEPTUAL INTENT TO INCORPORATE THOSE FEATURES INTO THE DEVELOPMENT IN ACCORDANCE WITH BRIGHTON TOWNSHIP'S LANDSCAPING ORDINANCES.
 - THIS DEVELOPMENT WILL BE INSTALLED IN ONE PHASE.
 - TRAFFIC STATEMENT
THERE ARE 24 RESIDENTIAL UNITS IN THE PROPOSED CONCEPT PLAN. USING THE "TRIP GENERATION MANUAL," THERE IS A 9.57 ADT WHICH YIELDS 230 TOTAL TRIPS. THE PEAK AM IS 15.75 X 24 YIELDING 18 TRIPS. THE PEAK PM IS 1.01 X 24 YIELDING 24 TRIPS. THERE WILL BE THREE (3) ACCESS POINTS TO THE SUBDIVISION. THE ACCESS POINT OFF OF LARABIE RD WOULD SERVE EIGHT (8) PARCELS. THE ACCESS POINT OFF OF BUNGO ROAD WOULD SERVE TEN (10) PARCELS. THE ACCESS ROAD GOING NORTH TO STOBART ROAD WOULD SERVE SIX (6) PARCELS. SINCE THE PEAK TRIPS AND TOTAL TRIPS ARE UNDER THE LIMITS THAT WOULD WARRANT A TRAFFIC STUDY (5049 AND 750, RESPECTIVELY), THIS DEVELOPMENT WILL NOT REQUIRE A TRAFFIC STUDY.



SCALE 1"=150'
CONTOUR INTERVAL=1' and 2'

END USE PLAN
CONCEPT 6