

23201268-20230927-PR-1 (09/27/2023 @ 12:52 PM)



- ### LEGEND
- ① SITE ENTRANCE
 - ② SINGLE FAMILY LOT (26'-22" X 205' TYP.)
 - ③ SINGLE FAMILY LOT (34' X 150' TYP.) - MAY BE COMBINED TO CREATE LARGER WATERFRONT LOTS
 - ④ 10-12 UNIT CONDO OR APARTMENT "MANSION" LOTS (100' X 150' TYP.)
 - ⑤ 10-12 UNIT CONDO OR APARTMENT REAR ALLEY LOADED "MANSION" LOTS (100' X 115' TYP.)
 - ⑥ 48-UNIT 4-STORY APARTMENT OR CONDO BUILDING WITH POSSIBLE FUTURE GROUND FLOOR RETAIL [APARTMENT BUILDINGS FRONTING ON LAKESHORE DRIVE]
 - ⑦ 48-UNIT 4-STORY APARTMENT OR CONDO BUILDING WITH
 - ⑧ REAR LOAD TOWNHOMES (18' X 40' TYP.)
 - ⑨ MIXED-USE BUILDING (GROUND FLOOR RETAIL, APARTMENTS ABOVE)
 - ⑩ IN-OUT DRY BOAT STORAGE (115' X 720' BUILDING WITH APPROXIMATELY 350 STORAGE SPACES)
 - ⑪ MARINA RESTROOMS
 - ⑫ CLUBHOUSES WITH POOLS AND SPORT COURTS
 - ⑬ CLUBHOUSE WITH RESTAURANT, POOL, AND PUBLIC RESTROOMS
 - ⑭ RETAIL BUILDING
 - ⑮ PUBLIC NATURE VIEW BOARDWALK WITH FISHING
 - ⑯ PUBLIC PARKLET WITH WATERFRONT ACCESS AND FISHING DOCK
 - ⑰ PUBLIC FISHING AND KAYAK LAUNCH
 - ⑱ MULTI-MODAL TRAIL CONNECTOR
 - ⑲ POOL AND RESTROOM BUILDING
 - ⑳ BOAT HOIST/WASH STATION AREA
 - ㉑ STAGING SLIPS
 - ㉒ COMMUNITY OPEN SPACE/TREE PRESERVATION AREA WITH WALKING PATHS
 - ㉓ FUTURE RESTAURANT

NOTES

Site Location:	2400 Lakeshore Dr. Muskegon, Michigan
Site Area	= 122.94 ac.
Existing Zoning	= I-2 (General Industrial)
Proposed Zoning	= PUD (Planned Unit Development)
Proposed Dwellings	= 114 dwellings 26/22'x205' Lots = 107 dwellings 34'x150' Lots = 620-744 dwellings 10-12 Unit "Mansion" Lot Dwellings = 1,296 dwellings (21 buildings) 48-Unit Building Condos/Apts = 35 Units (10 buildings) 18' X 40' Townhomes = 50 dwellings
Proposed Density	= 19.1 d.u./ac.
Retail/Office Space	= 37,500 sq.ft.
Boat Storage	= 111,600 sq.ft. (350 spaces)
Boat Slips	= 224 slips (31 public slips) 60 slips 50 slips 45 slips 40 slips

TYPICAL LOT CONFIGURATIONS

26'/22" X 205' LOTS
2 STORY WITH BASEMENT

34' X 150' LOTS
2 STORY WITH BASEMENT

10-12 UNIT CONDO OR APT. "MANSION" LOTS
3 TO 5 STORY STRUCTURES

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September 27, 2023 North 0' 75' 150' 300' Scale: 1"=150'

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 - ⑦ 48-UNIT 4-STORY APARTMENT OR CONDO BUILDING WITH GROUND FLOOR PARKING
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 - ⑭ RETAIL BUILDING
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 - ⑯ PUBLIC PARKLET WITH WATERFRONT ACCESS AND FISHING DOCK
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Boat Slips	= 224 slips (31 public slips) 60' slips = 24 slips 50' slips = 83 slips (31 public slips) 45' slips = 54 slips 40' slips = 63 slips

