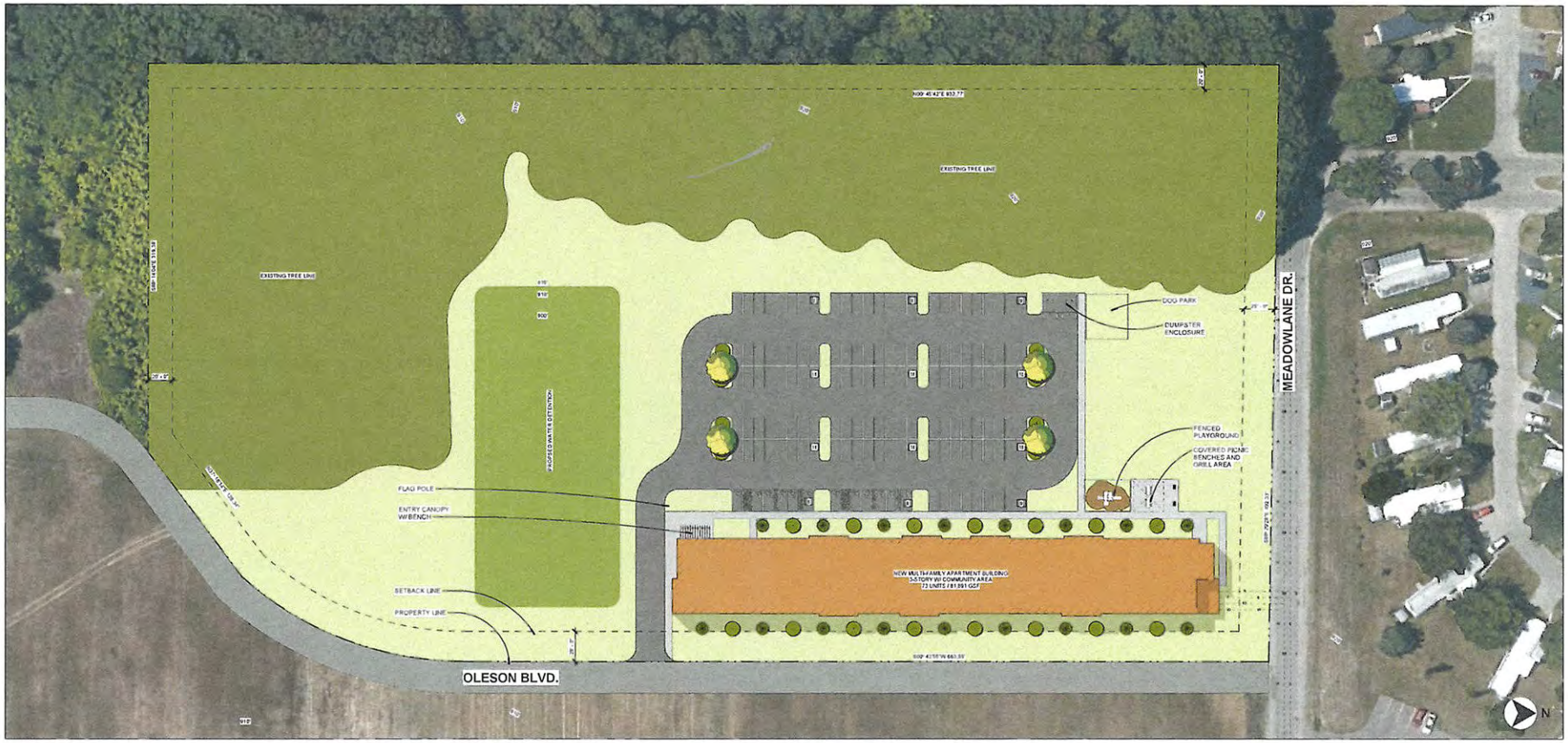

SITE / BUILDING INFORMATION

PARCEL ID:	PORTION OF 05-032-001-07
SITE AREA:	10.00 ACRES (435,600 SF)
SITE AREA TO BE DEVELOPED:	5.65 ACRES (245,864 SF)
SITE AREA TO BE PRESERVED:	4.35 ACRES (189,736 SF)
BUILDING AREA:	1ST FLOOR: 27,623 GSF 2ND FLOOR: 27,134 GSF 3RD FLOOR: 27,134 GSF TOTAL: 81,891 GSF

UNIT COUNT:	1BD/1BA: 44 2BD/1BA: 29 TOTAL UNITS: 73
CONSTRUCTION TYPE:	VA - SPRINKLED NFPA 13
CURRENT ZONING:	R3 DISTRICT (MULTI-FAMILY RESIDENTIAL)
BY-RIGHT USE:	ALLOWED: MULTI-FAMILY HOUSING PROPOSED: MULTI-FAMILY HOUSING
BUILDING HEIGHT:	MAXIMUM: 3 STORIES, 40 FT PROVIDED: 3 STORIES, 35 FT

PARKING: (2 PER UNIT)	REQUIRED: 146 SPACES PROVIDED: 154 SPACES
FRONT SETBACK:	REQUIRED: 25' PROPOSED: VARIES (IN COMPLIANCE)
REAR SETBACK:	REQUIRED: 20' PROPOSED: VARIES (IN COMPLIANCE)
SIDE SETBACK:	REQUIRED: 20' PROPOSED: VARIES (IN COMPLIANCE)

WODA COOPER COMPANIES

HDJ Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS

CONCEPTUAL SITE PLAN | PR-1

GRAND TRAVERSE EDUCATOR VILLAGE

OLESON BLVD / TRAVERSE CITY / MI / 49685

OCTOBER 28, 2026