



**RIVERSIDE VILLAGE DEVELOPMENT DATA:**

<b>Total Parcel Size :</b>	93.68 acres
<b>Total Open Space :</b>	18.7 acres (20%)
<b>Existing Zoning :</b>	59.90 acres SR Suburban Farm Residential 31.94 acres RM1 Multiple Family Residential 4.98 acres C-2 Local Commercial
<b>Proposed Zoning :</b>	93.68 acres Special Land Use - Rural Village Center District Meeting the objectives, design, mixed-use site planning, and engineering intent of the Holly Township Master Plan and the previously approved Riverside site plan
<b>Master Plan :</b>	Rural Village Center : Grange Hall / Fish Lake Overlay District <ol style="list-style-type: none"> <li>1. Allow Mixed Use Development with complementary uses in close proximity to one another</li> <li>2. Provide superior Style &amp; Architecture</li> <li>3. Ensure safe vehicular &amp; pedestrian circulation and connections</li> <li>4. Promote the goals of the Master Plan Village Center district</li> <li>5. Coordination of design, landscape, &amp; architecture</li> <li>6. Manage access points</li> </ol>
<b>Phase 1 :</b>	<b>Single Family Residential</b> (complementary to the adjacent single family homes within Riverside Village to the east) 48.20 acres Single-Family Residential 128 Single Family homes 2.65 units Residential density / acre 55' x 130' Lot Size (minimum) Setbacks: Front 25' Rear 35' Side 10' & 10'
<b>Phase 2 :</b>	<b>Single Family Residential</b> 10.14 acres Single-Family Residential 26 Single Family homes 2.56 units Residential density / acre 50' x 130' Lot Size (minimum) Setbacks: Front 25' Rear 35' Side 7.5 & 7.5' (Matching Existing)
<b>Phase 3 :</b>	<b>For-Lease Multi-Family</b> 30.50 acres Multi-Family Residential 208 Garden-Style apartment homes 6.82 units Residential density / acre 2-story 13 two-story buildings Surface Parking
<b>Phase 4 :</b>	<b>Commercial / Village Retail</b> 4.84 acres Commercial / Retail 40,000 sf Grange Hall Road retail / restaurant with pick-up window
<b>Summary :</b>	362 Total Residential Density 4.07 Units per acre (362 / 88.84 = 4.07)

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Project: *Riverside Village*  
Holly Township, MI.  
Owner: **Silverman Companies, LLC**  
121 W. Long Lake - Suite 200  
Bloomfield Hills, MI 48304

Sheet:  
**Master Site Plan**  
SPECIAL LAND USE  
RURAL VILLAGE CENTER DISTRICT

Issues / Revisions

Drawn by:  
Checked By:  
**JTE**  
Date:  
**June 28, 2022**  
Scale:  
**1" = 100'**

Not for Construction  
Sheet:  
**RV-SP2**