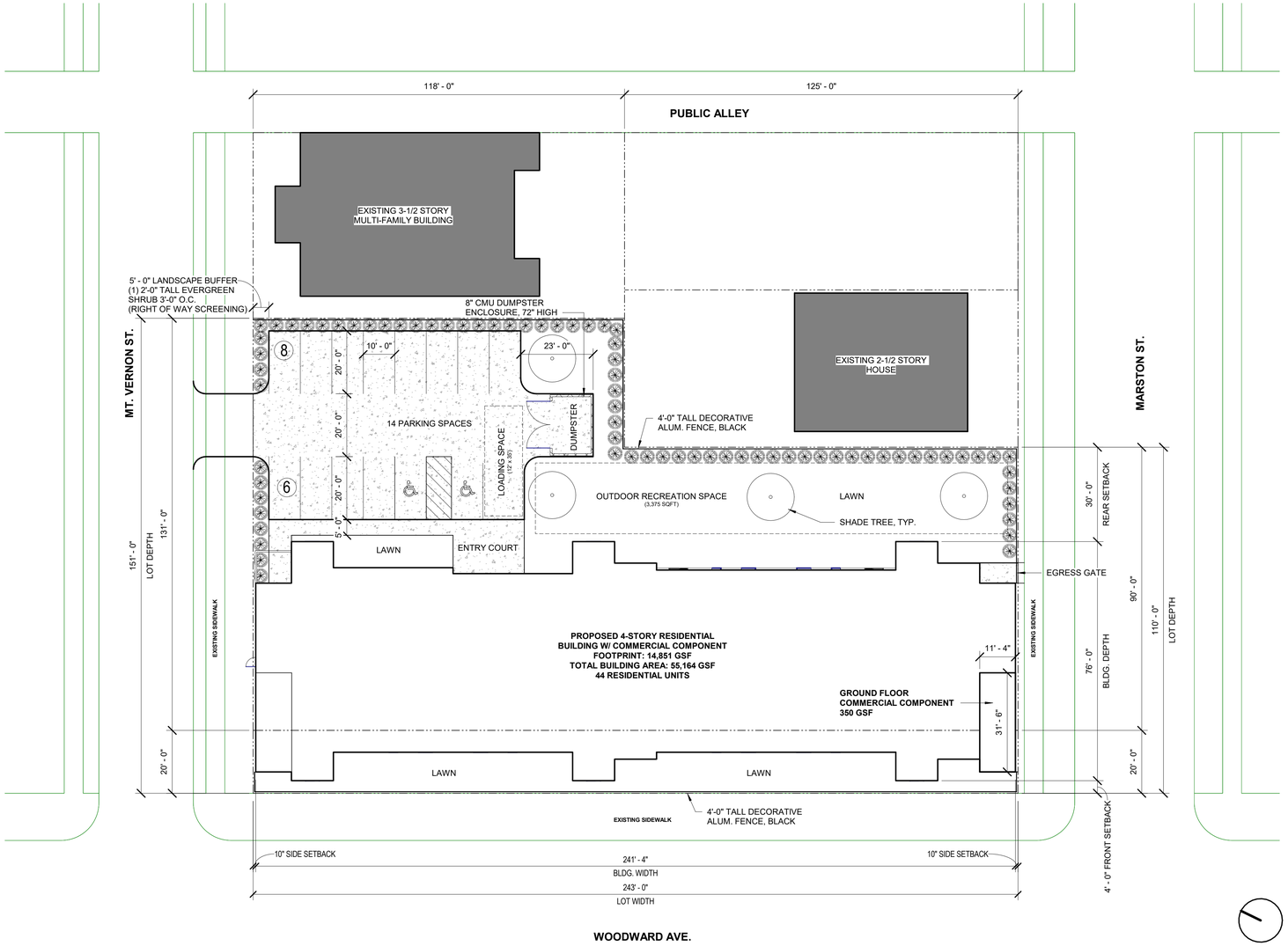

BUILDING A ZONING INFORMATION

ZONED: B4

PROPOSED USE: MIXED USE, RESIDENTIAL AND COMMERCIAL (BY-RIGHT)

MIN. LOT SIZE: 7000 GSF
PROVIDED LOT SIZE: 31,568 GSF

MIN. LOT WIDTH: 70 FT
PROVIDED LOT WIDTH: 243'-0"

BUILDING AREA:

TOTAL FOOTPRINT: 14,851 GSF

TOTAL BUILDING AREA: 55,164 GSF

MAX LOT COVERAGE: NONE
MAX FAR: NONE

PROPOSED LOT COVERAGE: 47%

PROPOSED IMPERVIOUS SURFACE: 21,123 GSF (STORMWATER ORDINANCE THRESH.: 21,780 SQFT)

PARKING REQUIREMENTS:

REQUIRED: 33 PARKING SPACES (0.75 x 44 RESIDENTIAL UNITS)
PARKING PROVIDED: 14 SPACES (INCL. 2 ACCESSIBLE) **(VARIANCE REQUIRED)**

SETBACKS:

FRONT YARD REQUIRED: NONE
FRONT YARD PROVIDED: 4'-0"

REAR YARD REQUIRED: 30'-0"
REAR YARD PROVIDED: 30'-0"

SIDE YARD REQUIRED: NONE

SIDE YARD PROVIDED: 1'-8" COMBINED (10" + 10")

MAX BUILDING HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 50'-0" **(VARIANCE REQUIRED)**

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CONSULTANT:

Project :

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Issued for :

SPR 03/13/2026

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301064083
LICENSED ARCHITECT

Drawn by :
JRM
Checked by :
TRF

Sheet Title :
ARCHITECTURAL SITE PLAN

Project No. :
2026006

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SP1.1

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