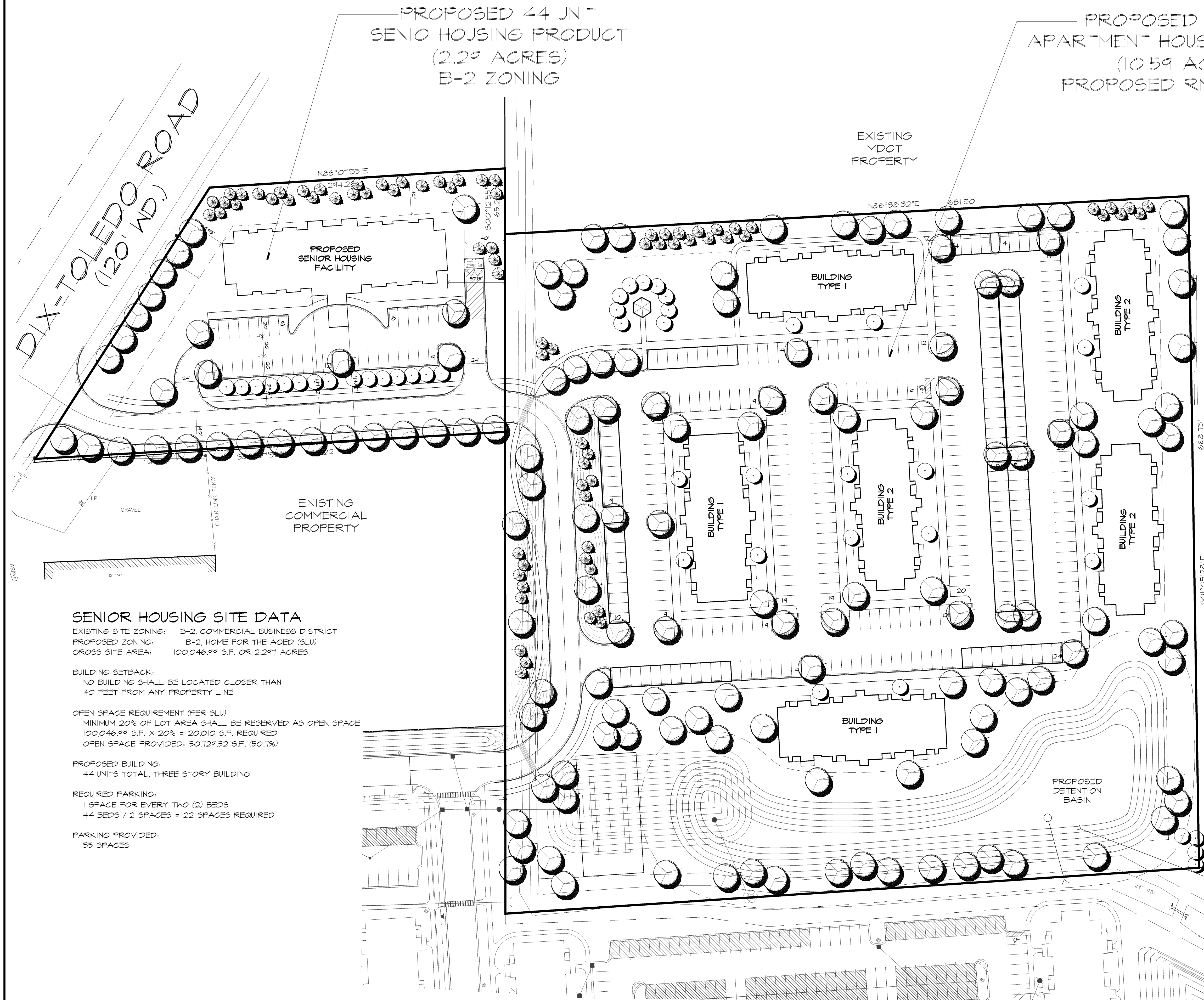




SENIOR HOUSING SITE DATA

EXISTING SITE ZONING: B-2, COMMERCIAL BUSINESS DISTRICT
PROPOSED ZONING: B-2, HOME FOR THE AGED (SLU)
GROSS SITE AREA: 100,046.99 S.F. OR 2.297 ACRES

BUILDING SETBACK:
NO BUILDING SHALL BE LOCATED CLOSER THAN
40 FEET FROM ANY PROPERTY LINE

OPEN SPACE REQUIREMENT (PER SLU)
MINIMUM 20% OF LOT AREA SHALL BE RESERVED AS OPEN SPACE
100,046.99 S.F. X 20% = 20,010 S.F. REQUIRED
OPEN SPACE PROVIDED: 50,724.52 S.F. (50.7%)

PROPOSED BUILDING:
44 UNITS TOTAL, THREE STORY BUILDING

REQUIRED PARKING:
1 SPACE FOR EVERY TWO (2) BEDS
44 BEDS / 2 SPACES = 22 SPACES REQUIRED

PARKING PROVIDED:
35 SPACES

PROPOSED 44 UNIT
SENIOR HOUSING PRODUCT
(2.29 ACRES)
B-2 ZONING

PROPOSED 120 UNIT
APARTMENT HOUSING PRODUCT
(10.59 ACRES)
PROPOSED RM-1 ZONING

APARTMENT SITE DATA

EXISTING SITE ZONING: OR-1, OFFICE RETAIL DISTRICT
PROPOSED ZONING: RM-1, MULTIPLE FAMILY RESIDENTIAL
GROSS SITE AREA: 461,145.90 S.F. OR 10.59 ACRES
NET SITE AREA: 383,199.41 S.F. OR 8.79 ACRES
(EXCLUDES PERIMETER SETBACK & MAJOR THOROUGHFARE SETBACKS)

BUILDING LOT COVERAGE:
ALLOWABLE: 25%
PROPOSED: 14% GROSS SITE AREA
17% NET SITE AREA

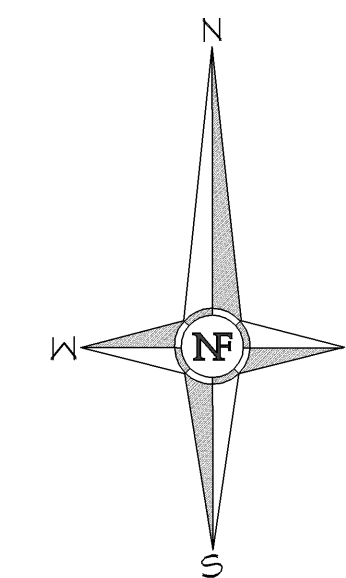
ALLOWABLE DENSITY (RM-1 DISTRICT)
461,145.90 S.F. / 1,400 S.F. = 329.39 ROOMS
329.39 ROOMS / 3 ROOMS PER UNIT = 109.8 UNITS ALLOWED (5.49 BLDGS)
109.8 UNITS / 10.59 ACRES = 10.37 DU/ACRE

PROPOSED DENSITY:
36 TWO BEDROOM SPLIT UNITS (3 ROOMS PER DENSITY COUNT)
48 TWO BEDROOM END UNITS (3 ROOMS PER DENSITY COUNT)
36 TWO BEDROOM UNITS (3 ROOMS PER DENSITY COUNT)
TOTAL ROOMS PROPOSED: 366 (37 ABOVE ALLOWABLE)
120 UNITS (6 BLDGS)
120 UNITS / 10.59 ACRES = 11.33 DU/ACRE*
(EXCEEDS ALLOWABLE W/O DENSITY BONUS)

REQUIRED PARKING:
2 SPACES PER UNIT
120 UNITS X 2 SPACES = 240 SPACES REQUIRED

PARKING PROVIDED:
299 SPACES (INCL. 120 CARPORT SPACES)

EXISTING
MDOT
PROPERTY



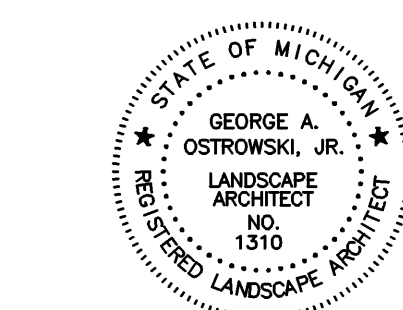
**NOWAK
&
FRAUS**

Consulting Engineers
Land Surveyors
Land Planners

1310 N. Stephenson Highway
Royal Oak, MI 48067-1508

Tel. (248) 399-0886
Fax. (248) 399-0805

SEAL



PROJECT

Stratford Place Apt.
Phase II

CLIENT

Burton-Katzman
Development Co.
30100 Telegraph Rd.
Suite 366
Bingham Farms, MI 48025
T: (248) 647-8811
F: (248) 433-2037

PROJECT LOCATION

Part of the S.E. 1/4
of Section 9 and
Part of the S.W. 1/4
of Section 10
T. 4 South, R. 10 East
Brownstown Township,
Wayne Co., Michigan

SHEET

CONCEPTUAL
SITE PLAN



DATE/REVISION

12/20/04 REVISED PER CLIENT/THP

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
12/20/04

SCALE:
1" = 50'

NF JOB NO.
B256-02

SHEET NO.
SP-1

