

SITE DATA

SITE AREA (GROSS)
 EXISTING ± 125,570 S.F. OR ± 2.88 AC

ZONING (CURRENT)
 EXISTING CBD (CENTRAL BUSINESS DISTRICT) & VC (VILLAGE COMMERCIAL)
 PROPOSED P.U.D. W/ CBD BASE ZONING STANDARDS

BUILDING HEIGHT
 ALLOWABLE 45 FEET - 3 STORY
 PROPOSED 47 FEET - 3 STORY

UNIT COUNT
 STUDIO UNITS 8 D.U. (9.6%)
 1 BR UNITS 60 D.U. (72.3%)
 2 BR UNITS 15 D.U. (18.1%)
 TOTAL 83 D.U.

PARKING
 REQUIRED APARTMENTS 98 SPACES
 UNITS (1 BR - 1 SPACE & 2 BR - 2 SPACES/UNIT)
 GUESTS (1 BR - 1 SPACE/UNIT & 2 BR - 2 SPACE/UNIT) 17 SPACES
 OFFICE (3 CARS/1000 S.F.) 14 SPACES
 TOTAL 129 SPACES

PROPOSED (INCLUDES 24 COVERED SPACES) 129 SPACES

BIKE PARKING 12 SPACES

NOTE:
 ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED OR "ALLOWABLE" IS BASED ON THE CBD BASE ZONING STANDARDS.



CONCEPTUAL SITE PLAN - SCHEME 'A'

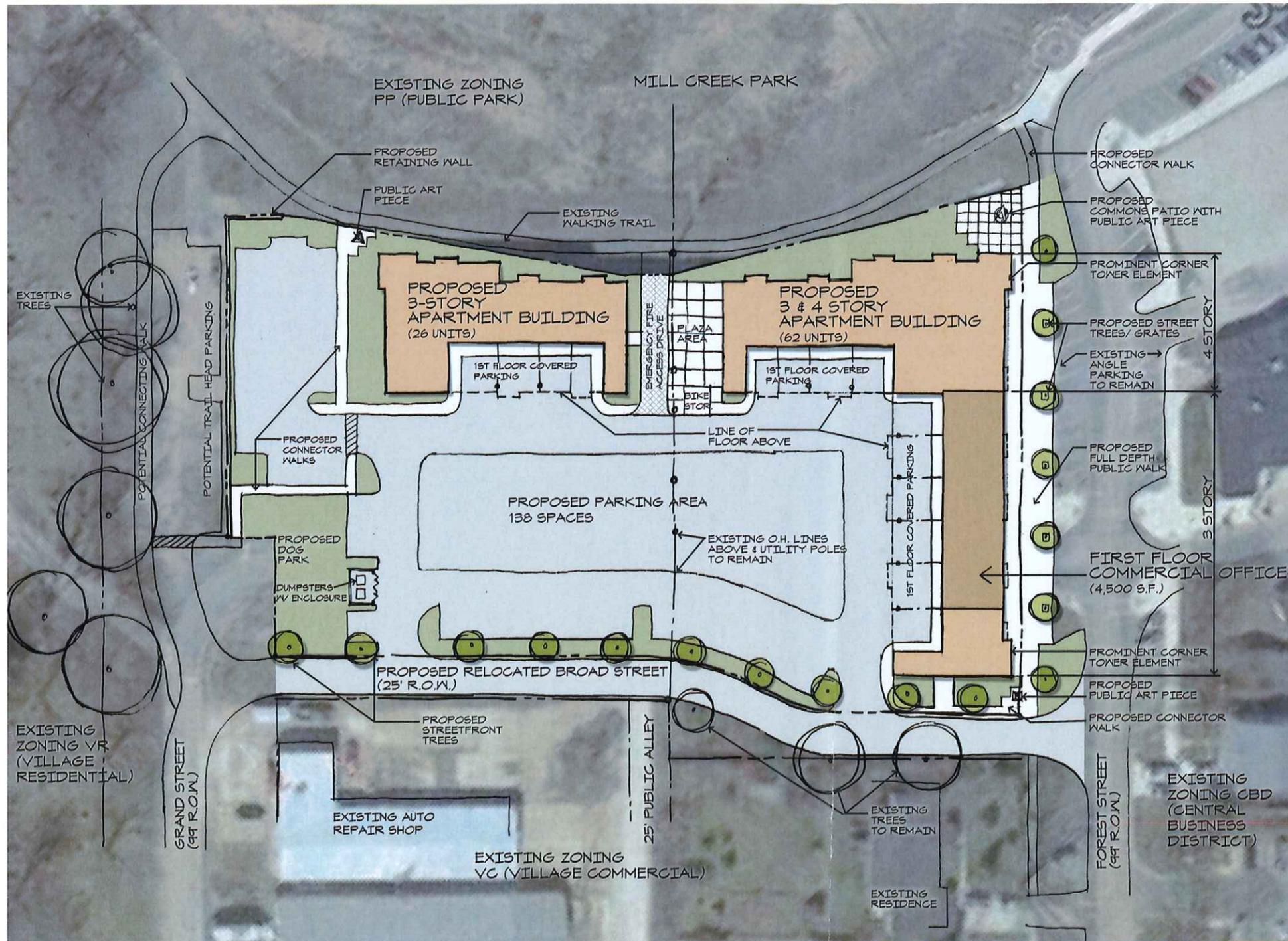
SCALE: 1" = 30'-0"



FOREMOST DEVELOPMENT COMPANY
PROPOSED MIXED USE
 DEXTER MICHIGAN

FSP FUSCO, SHAFFER & PAPPAS, INC.
 ARCHITECTS & PLANNERS
 550 E. NINE MILE RD.
 FERNDALE, MICHIGAN 48220
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CITY REVIEW
 JUNE 8, 2016



SITE DATA

SITE AREA (GROSS)
 EXISTING ± 125,570 S.F. OR ± 2.88 AC

ZONING (CURRENT)
 EXISTING CBD (CENTRAL BUSINESS DISTRICT) & VC (VILLAGE COMMERCIAL)
 PROPOSED P.U.D. W/ CBD BASE ZONING STANDARDS

BUILDING HEIGHT
 ALLOWABLE 45 FEET - 3 STORY
 PROPOSED 57 FEET - 4 STORY

UNIT COUNT

STUDIO UNITS	10 D.U. (11.4%)
1 BR UNITS	60 D.U. (68.2%)
2 BR UNITS	18 D.U. (20.4%)
TOTAL	88 D.U.

PARKING

REQUIRED		
APARTMENTS		
UNITS (1 BR - 1 SPACE & 2 BR - 2 SPACES/UNIT)		106 SPACES
GUESTS (1 BR - 1 SPACE/UNIT & 2 BR - 2 SPACE/UNIT)		18 SPACES
OFFICE (3 CARS/1000 S.F.)		14 SPACES
TOTAL		138 SPACES

PROPOSED (INCLUDES 24 COVERED SPACES) 138 SPACES

BIKE PARKING 12 SPACES

NOTE: ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED OR "ALLOWABLE" IS BASED ON THE CBD BASE ZONING STANDARDS.



NORTH

CONCEPTUAL SITE PLAN - SCHEME 'B'

SCALE: 1" = 30'-0"



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**CONCEPTUAL
FOREST STREET ELEVATION (PARTIAL)-ALTERNATE 'A'**

SCALE: 1/8" = 1'-0"



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