

SITE DATA:

SITE DATA:
Site area: 3.4 acres

Zoning U-2'
15' Front Setback @ M-59
from right-of-way
30' Side Setbacks (100' @ Residential)
30' Rear Setback

BUILDING DATA:
Proposed 2324 G.S.F.

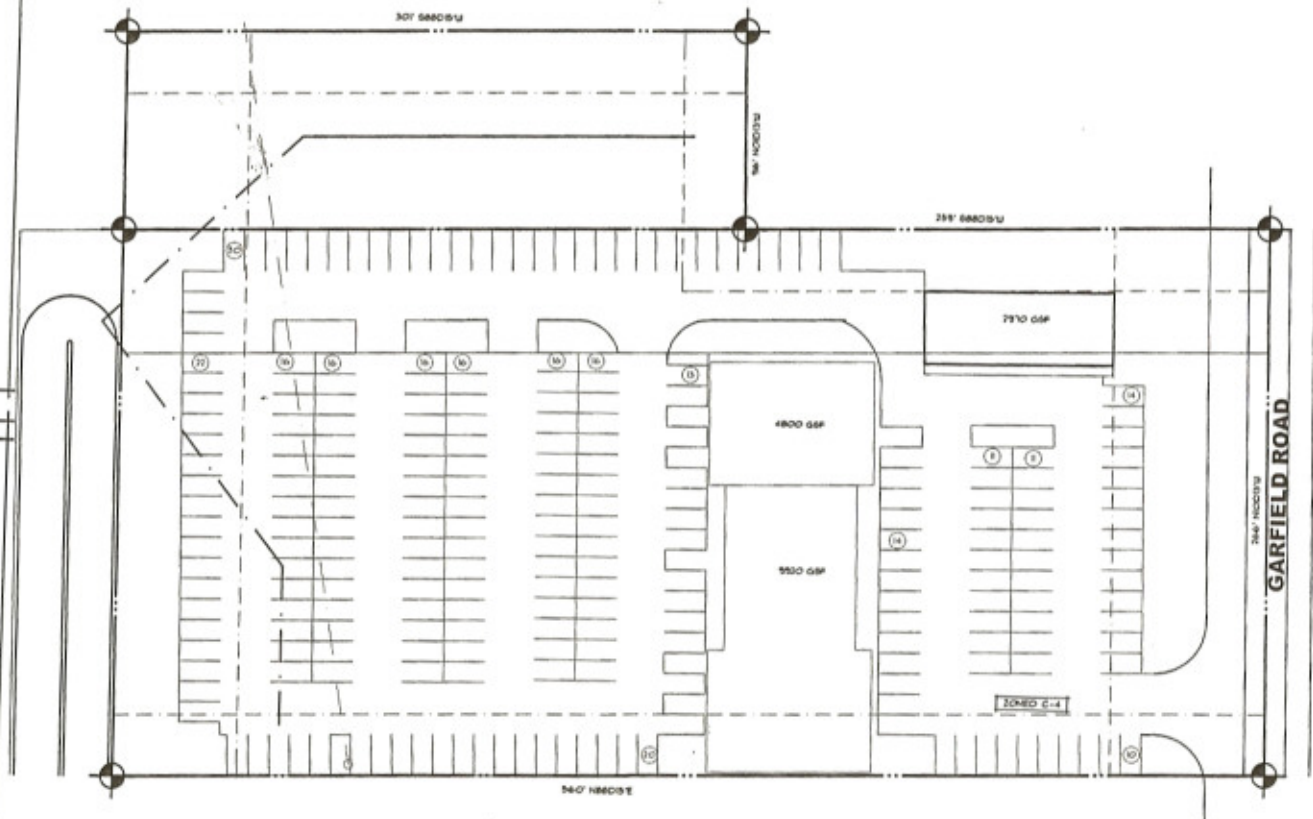
PARKING:
Existing Retail 9920 / 200 = 50
Existing Bar 4800 / 35 = 137
Proposed Restaurant 2970 / 55 = 54
241 Total spaces Req'd

Required: 241 Spaces

Proposed: 241 Spaces
210 Required Spaces + 432 Stock Spaces
Three (3) 10'x50' Loading Spaces

DISCUSSION NOTES:

1. 2970 SF NEW BUILDING



SITE PLAN

SCALE: 1"=30'-0"

AZD

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architects

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suite 300
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48304-0935
ph. 248-540-6009
fax 248-540-2622
www.azdarch.com



Project _____

CENTER MGMT.

GARFIELD ROAD
CLINTON TOWNSHIP, MI

Sheet No. _____

SITE PLAN

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

Date _____

JAN. 18, 2007 OWNER REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST
MEET WITH CITY OFFICIALS TO
VERIFY ZONING CRITERIA (E.
SETBACKS, GREENBELTS).
COUNTY OFFICIALS SHOULD BE
CONSULTED RE: HEALTH DEPT.
SEPTIC CRITERIA, ROAD
RIGHT-OF-WAY OR ALL OTHER
RESTRICTIONS.
ADD NO.

Sheet _____

SP-11

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© SUPPLEMENTAL SHEET

project **CENTER MGMT.**

HALL ROAD AND GARFIELD ROAD
MACOMB TOWNSHIP, MI

sheet title **SITE PLAN A**

SITE DATA:
SITE DATA:
Site area: 2.09 acres

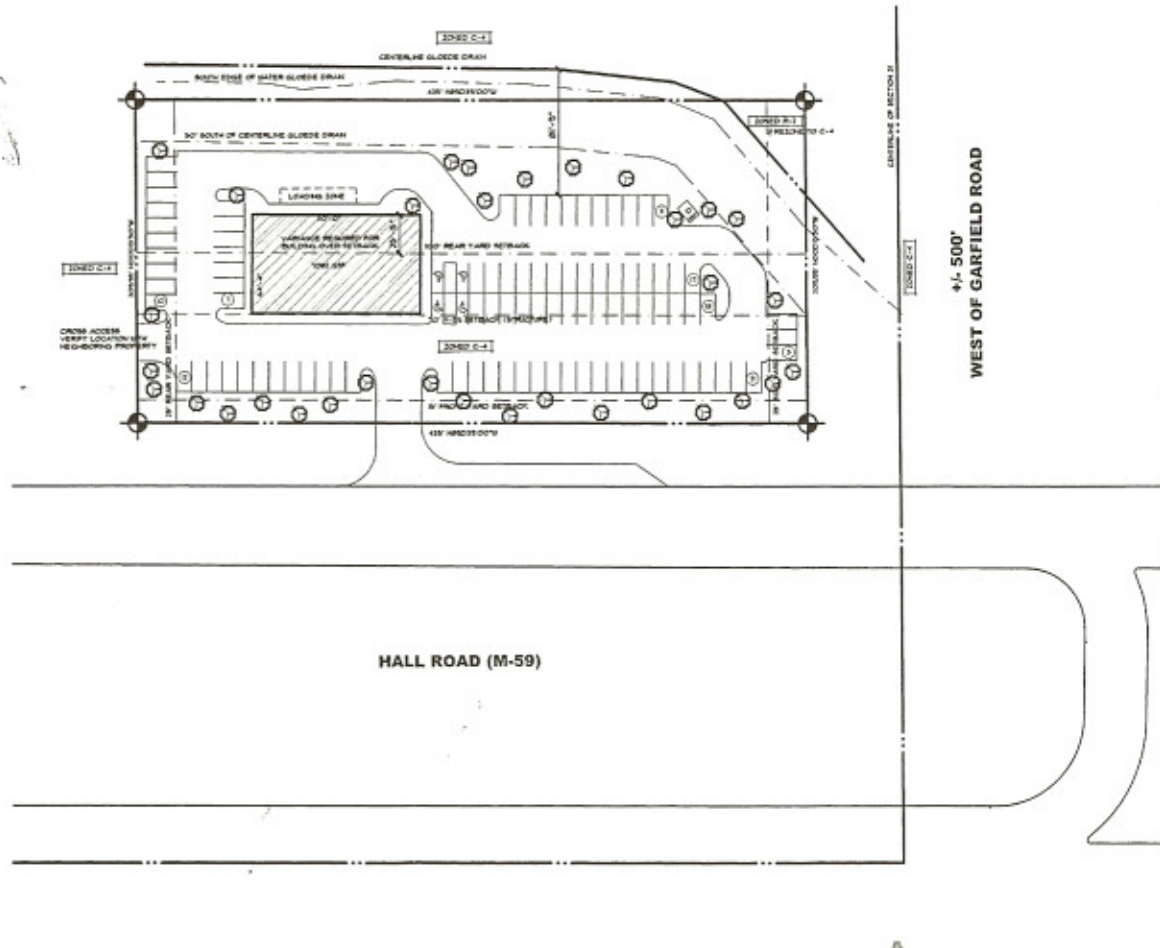
Zoning 'C-3'
(Rezone corner from R-2 to 'C-3')
15/77' Front Setback @ M-59
from right-of-way
25' Side Setbacks (100' @ Residential)
100' Rear Setback

BUILDING DATA:
Proposed 7082 GSF
PARKING:
Proposed Restaurant:
7082 GSF
75 SF = 95 Spaces Req'd.

Required : 95 Spaces

Proposed : 99 Spaces
One (1) 10'x50' Loading Spaces

DISCUSSION NOTES:
1. Rezone corner from R-2 to C-3 to avoid 100' residential setback.
2. 100' Rear yard setback. Obtain variance for building to extend 25'-5" into rear yard.
3. Verify waterway setback.



SITE PLAN
SCALE: 1"=40'-0"

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

DATE
JAN. 18, 2001, OWNER REV.

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST MEET WITH CITY OFFICIALS TO VERIFY ZONING CRITERIA (IE. SETBACKS, GREENBELT), COUNTY OFFICIALS SHOULD BE CONSULTED RE: HEALTH DEPT., SEPTIC CRITERIA, ROAD RIGHT-OF-WAY OR ALL OTHER RESTRICTIONS. (SEE NO.

sheet **SP-11**

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project **CENTER MGMT.**

HALL ROAD AND GARFIELD
FRACOTIS TOWNSHIP, MI

sheet title **SITE PLAN B**

SITE DATA:

SITE DATA:

Site area: 2.09 acres

Zoning 'C-3'

(Rezone corner from R-2 to 'C-3')

15/70' Front Setback @ M-59

from right-of-way

25' Side Setbacks (100' @ Residential)

100' Rear Setback

BUILDING DATA:

Proposed 6975 GSF

PARKING:

Proposed 7329 GSF / 75 SF = 98 Spaces Req'd.

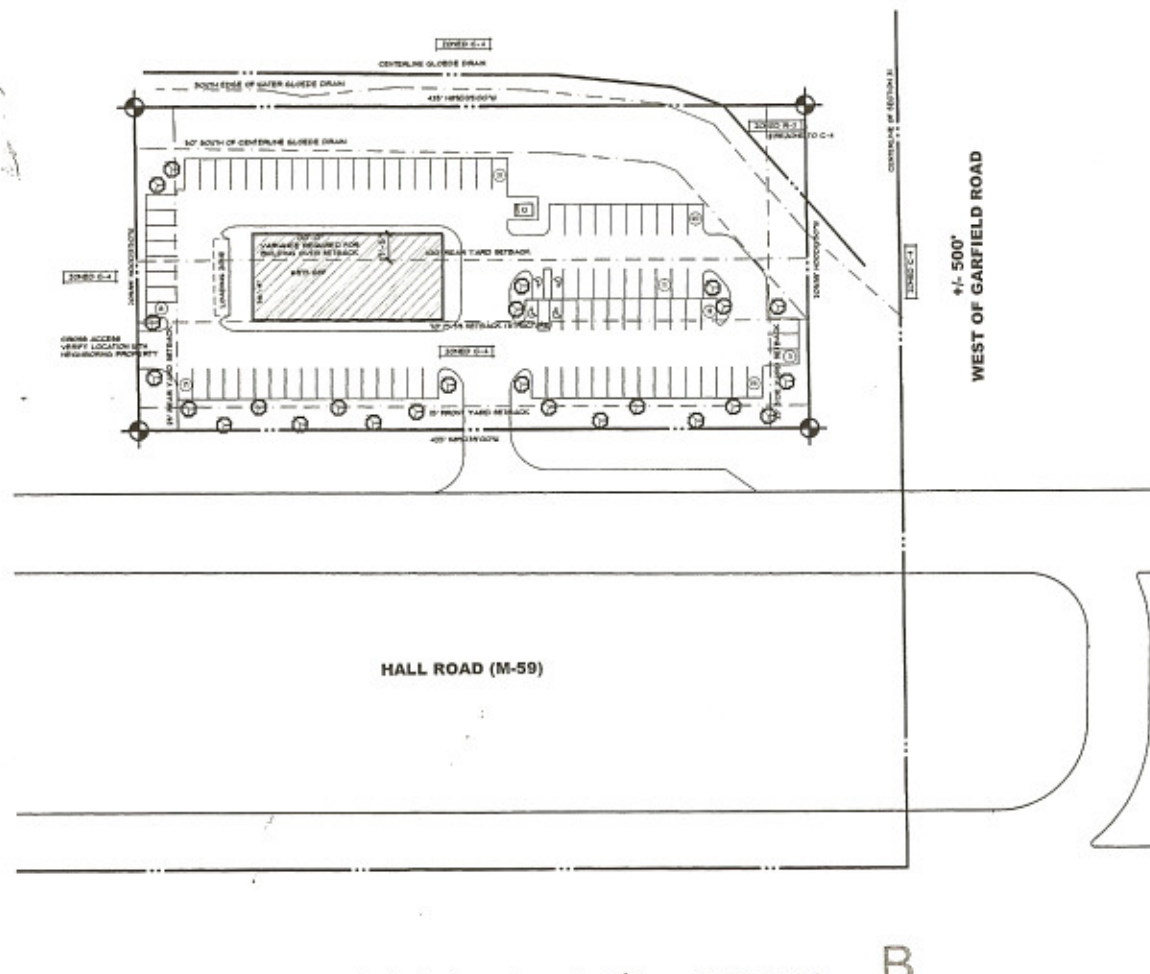
Required : 93 Spaces

Proposed : 97 Spaces

One (1) 10'x50' Loading Spaces

DISCUSSION NOTES:

1. Rezone corner from R-2 to C-3 to avoid 100' residential setback.
2. 100' Rear yard setback. Obtain variance for building to extend 17'-5" into rear yard.
3. Verify waterway setback.



SITE PLAN
SCALE: 1/4"=1'-0"

B

DO NOT SCALE DRAWINGS
USE DIMENSIONED DIMENSIONS ONLY

date

JAN 18, 2001 OWNER REV.

PRELIMINARY

NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST

MEET WITH CITY OFFICIALS TO

VERIFY ZONING CRITERIA (IE.

SETBACKS, GREENBELTS).

COUNTY OFFICIALS SHOULD BE

CONSULTED RE: HEALTH DEPT.

SEPTIC CRITERIA, ROAD

RIGHT-OF-WAY OR ALL OTHER

RESTRICTIONS.

DATE.

sheet

SP-1.1

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project
CENTER MGMT.

HALL ROAD AND GARFIELD
MACOMB TOWNSHIP, MI

sheet title
SITE PLAN C

SITE DATA:

SITE DATA:
Site area: 2.09 acres

Zoning 'C-3'
(Rezone corner from R-2 to 'C-3')
15'70" Front Setback @ M-59
from right-of-way
25' Side Setbacks (100' @ Residential)
100' Rear Setback

BUILDING DATA:
Proposed 6975 GSF

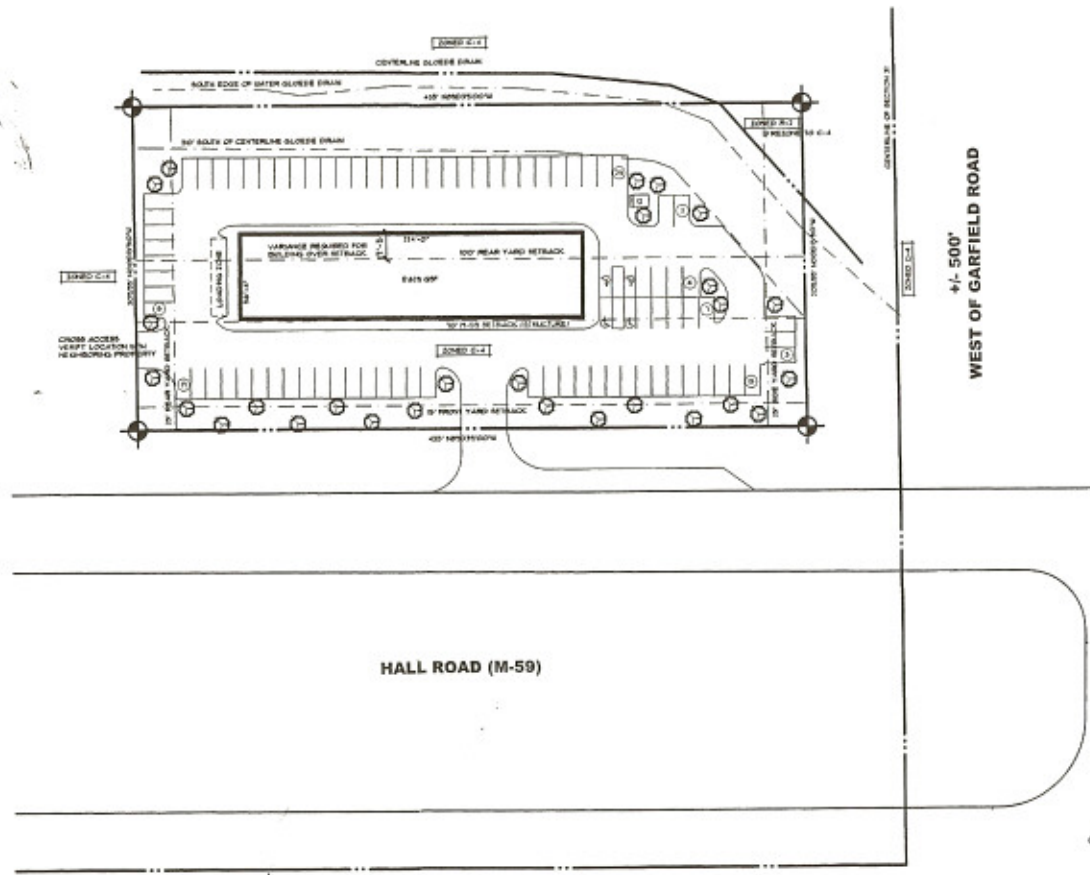
PARKING:
Proposed Retail: 12,629 GSF
150 SF = 84 Spaces Req'd.

Required: 84 Spaces

Proposed: 86 Spaces
One (1) 10'x50' Loading Spaces

DISCUSSION NOTES:

1. Rezone corner from R-2 to C-3 to avoid 100' residential setback.
2. 100' Rear yard setback. Obtain variance for building to extend 17'-5" into rear yard.
3. Vary waterway setback.



DO NOT SCALE DIMENSIONS
USE DIMENSIONED DIMENSIONS ONLY

DATE	REVISION
JAN 18, 2001	OWNER REV.

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST MEET WITH CITY OFFICIALS TO VERIFY ZONING CRITERIA (I.E. SETBACKS, GREENBELTS, COUNTY OFFICIALS SHOULD BE CONSULTED RE: HEALTH DEPT. SEPTIC CRITERIA, ROAD RIGHT-OF-WAY OR ALL OTHER RESTRICTIONS, ETC.)



SITE PLAN
SCALE: 1"=40'-0"

C

sheet
SP-11