



Chicago Road / Mound Road Redevelopment

September 2024

PREPARED FOR:
CITY OF WARREN
ENGINEERING DIVISION
ONE CITY SQUARE
SUITE 300
WARREN, MI 48093

PREPARED BY:
NOWAK & FRAUS ENGINEERS
48680 VAN DYKE, SUITE 200
SHELBY TOWNSHIP, MI 48317



Appendix C

Concept Plans

PROJECT
Concept Redevelopment
Chicago Rd - Mound Rd

CLIENT
City of Warren DDA
City of Warren Engineering
One City Square, Suite 300
Contact: Tina Gapsles, PE

PROJECT LOCATION
Parcel:
13-04-302-001
13-04-302-002

SHEET
Concept Plan - 1

811
Know what's below
Call before you dig.

REVISIONS

DRAWN BY
G. Ostrowski
DESIGNED BY
G. Ostrowski
APPROVED BY
G. Ostrowski
2024.08.20

SCALE 1" = 20'
SHEET NO. 0331
CSP-1

SITE SUMMARY

EXISTING SITE ZONING: C-1, LOCAL BUSINESS DISTRICT
EXISTING SITE AREA: 23.37 ACRES, OR 1,016,000 S.F.

PROPOSED BUILDING: 10,433 S.F. (GROSS)
PROPOSED SECOND-STOREY: 10,433 S.F. (GROSS)
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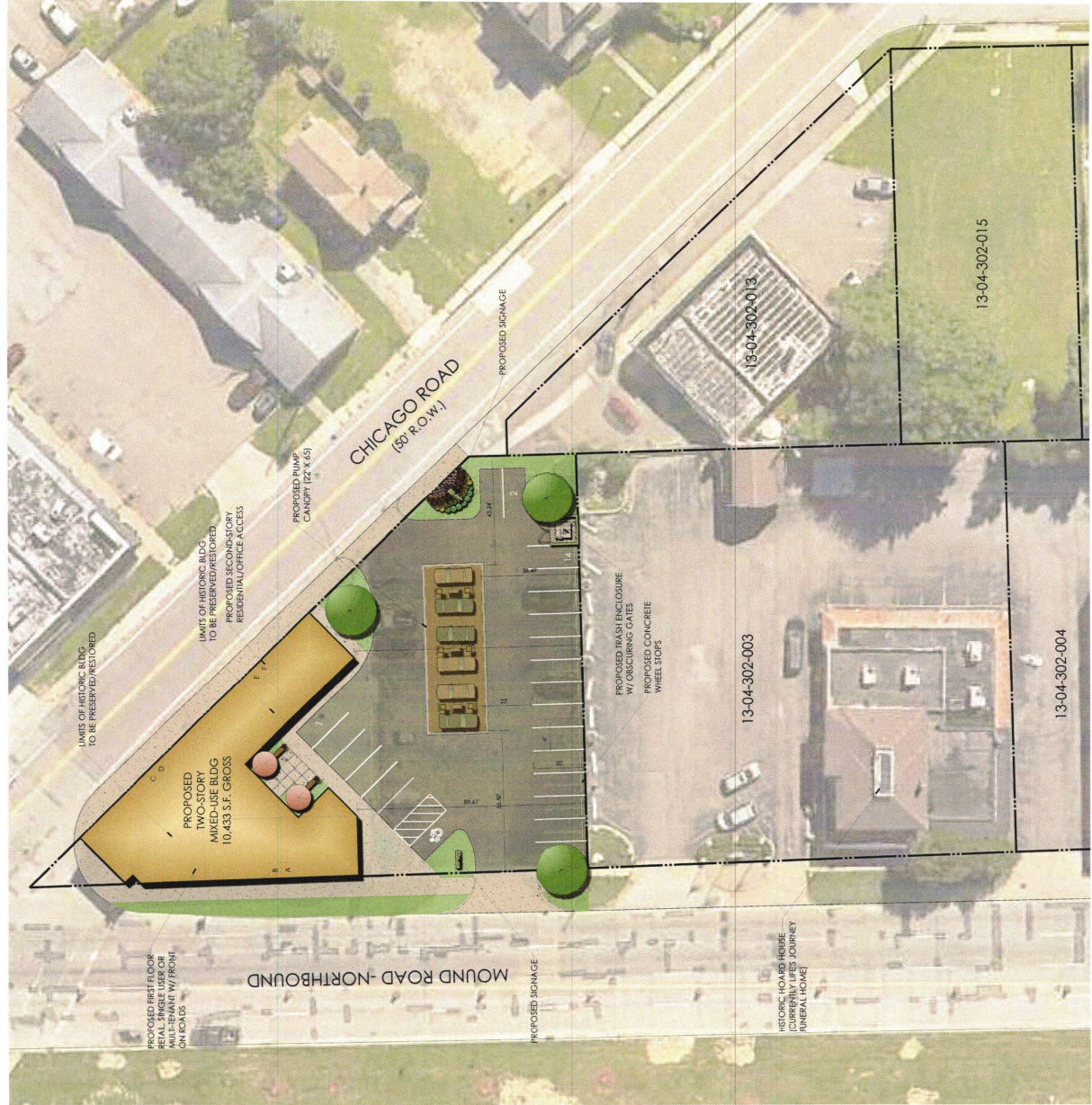
REQUIRED YARDS: 10,433 S.F. (GROSS)
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PARKING REQUIREMENTS: 10,433 S.F. (GROSS)
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RETAIL: 1 SPACE PER 300 S.F. OF GROSS AREA
RETAIL: 1 SPACE PER 300 S.F. OF GROSS AREA
RETAIL: 1 SPACE PER 300 S.F. OF GROSS AREA

RESIDENTIAL: 1.5 SPACES PER UNIT
RESIDENTIAL: 1.5 SPACES PER UNIT
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TOTAL PARKING REQUIRED: 23 SPACES
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S&L

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PROJECT LOCATION

PARCELS
13-04-302-001
13-04-302-002
13-04-302-003
13-04-302-015

SHEET

Concept Plan - 2



REVISIONS

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
2024-08-20

SCALE: 1" = 20'

SHEET NO.

0331

CSP-2

SITE SUMMARY

EXISTING SITE ZONING: C-1 LOCAL BUSINESS DISTRICT
EXISTING SITE ZONING: HISTORIC DISTRICT FND
EXISTING SITE AREA: 87,267.57 SQ. FT. OR 1.97 ACRES

PROPOSED BUILDING: 13-04-302-003
BUILDING FLOOR FINISH: 5415 S.F.

PROPOSED BUILDING: 13-04-302-015
BUILDING FLOOR FINISH: 5415 S.F.

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BUILDING FLOOR FINISH: 5415 S.F.



SITE SUMMARY
EXISTING SITE ZONING: C-1, LOCAL BUSINESS DISTRICT
PROPOSED ZONING: HISTORIC DISTRICT PUD
EXISTING SITE AREA: 72,852.52 S.F. OR 1.67 ACRES
PROPOSED BUILDING:
BUILDING A: 10,433 S.F. (GROSS)
BUILDING B: 4,688 S.F. (GROSS)
BUILDING C: 400 S.F. (GROSS)
BUILDING D: 4,688 S.F. (GROSS)
BUILDING E: 15,721 S.F. (GROSS)
TOTAL BUILDING AREA: 15,721 S.F. (GROSS)
TOTAL LOT COVERAGE: 22%
REQUIRED YARDS:
FRONT: 10'
SIDE: 10'
REAR: 2'
PARKING REQUIRED: 303 S.F. OF GROSS AREA
RETAIL: 1 SPACE PER 303 S.F. OF GROSS AREA
RESIDENTIAL: 1.5 SPACES PER UNIT
10,703 S.F. / 300 S.F. = 35.68 SPACES
RESIDENTIAL: 1.5 SPACES PER UNIT
8 RESIDENTIAL UNITS X 1.5 SPACES PER UNIT = 12 SPACES
TOTAL PARKING PROVIDED: 55 SPACES INCL. 3 BF

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Concept Redevelopment
Chicago Rd - Mound Rd

CLIENT
City of Warren DDA

CITY OF
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PROJECT LOCATION
Parcel:
13-04-302-001
13-04-302-002
13-04-302-003
13-04-302-015

SHEET
Concept Plan - 3A

811
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CSP-3A



