

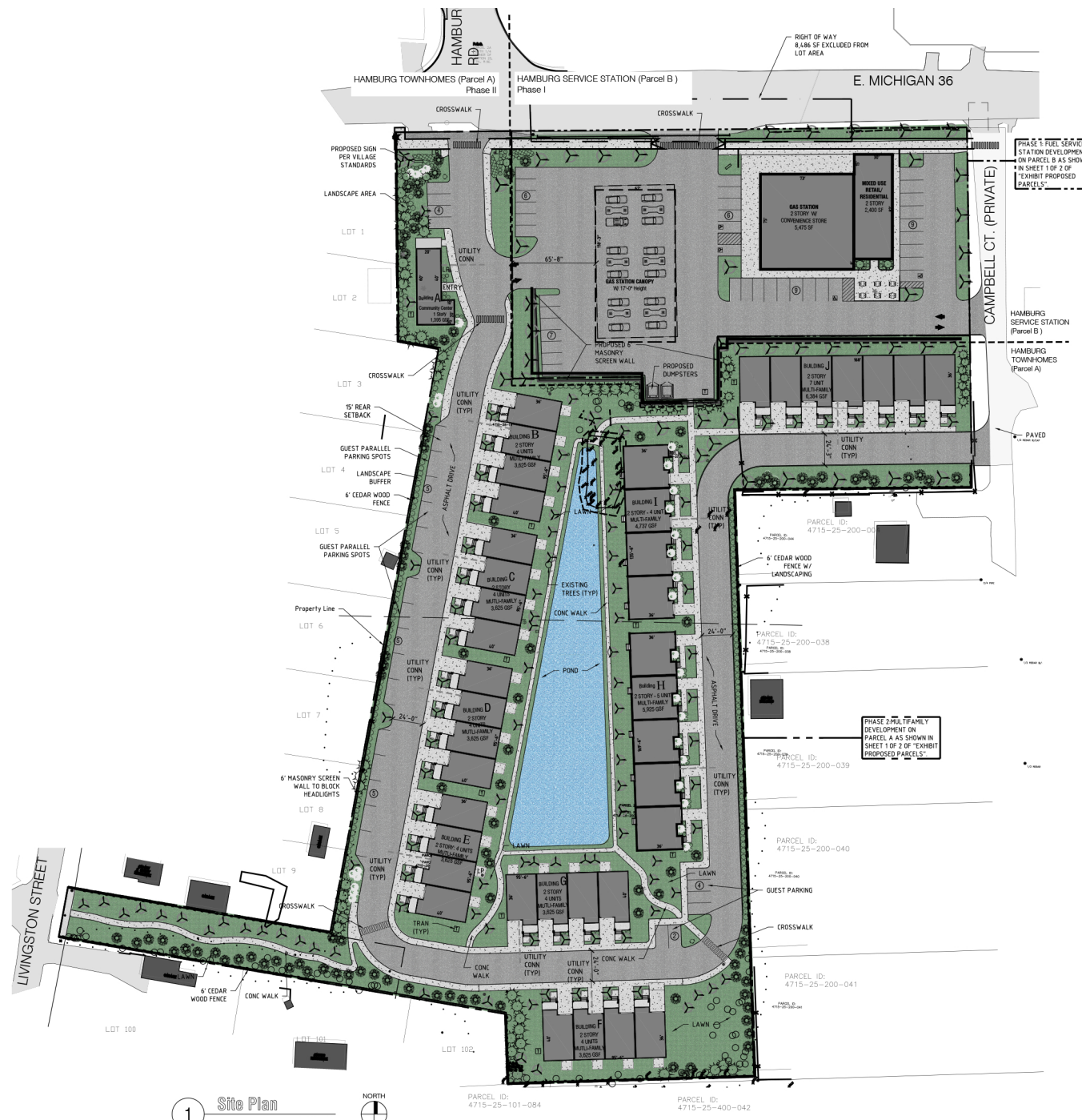


Hamburg Townhomes & Service Station

3300 Auburn Rd. Ste. 300 | Auburn Hills, MI | 48326 | p 248 601 4422 | www.designhaus.com

January 23, 2024





1 Site Plan

SITE DATA

Regulation	Information
Parcel I.D.	#4715-25-101-078 / #4715-25-200-025 / #4715-25-200-024 / #4715-25-200-023
Address	7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI
Zoning	VC - Village Center/ VR- Village Residential
Lot Area	Parcel A - 194,357 Sq. Ft. / Parcel B - 61,961 Sq. Ft.
Lot Area Combined:	256,501 Sq. Ft. (5.88 Acres)

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided - Parcel A (Townhomes)	Provided - Parcel B (Service Station)
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25'	BUILDING A - COMMUNITY CENTER Front: n/a Side: 15'-0" Rear: 90'-3" Rear: 15'-1"	SERVICE STATION Front: 193'-8" Side: 25'-6" Rear: 88'-6"
	VC Zoning Front: 20' Side: 10' Rear: 15' Garage: 5' From Building Line 10' Between each building	BUILDING B, C, D & E Front: 62'-0" Side: 64'-6" Rear: 133'-10" BUILDING G Front: 72'-5" Side: 93'-4" Rear: 385'-11"	BUILDING F Front: 491'-10" Side: 68'-0" Rear: 15'-0" BUILDING H & I Front: 50'-0" Side: 33'-7" Rear: 178'-3" BUILDING J Front: 64'-1" Side: 11'-7" Rear: 15'-1"
Min. Lot Area	VR: 80 SF VC: 65 SF	4.46 Acre - 194,357 Sq. Ft.	1.4 Acre - 61,961 Sq. Ft.
Max. Dwelling unit per Acre	VR: 8 / Acre VC: 10 / Acre	40 Dwelling units / 4.46 Acre 10 unit/Acre	2 Dwelling units / 1.4 Acre 2 unit/Acre
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 23'-9" 22'-6" Townhome 1 Story/13'-3" Community center	2 Story - 24' Height Canopy - 17' Height
Maximum Lot Coverage building/parking	VR: 35/40 VC: 50/80	21% Building (40,201 SF) 58% Total Impervious (112,910 SF)	24% (15,145 SF) 87% (54,118 SF)
Open Space	1,500 SF/PER UNIT 60,000 SF REQ. OPEN SPACE	2,036 SF / Unit Provided (81,447 SF)	7,843 SF
		PARCEL A & B COMBINED TOTAL BUILDING COVERAGE 65% PARCEL A & B COMBINED OPEN SPACE 77,776 SF	

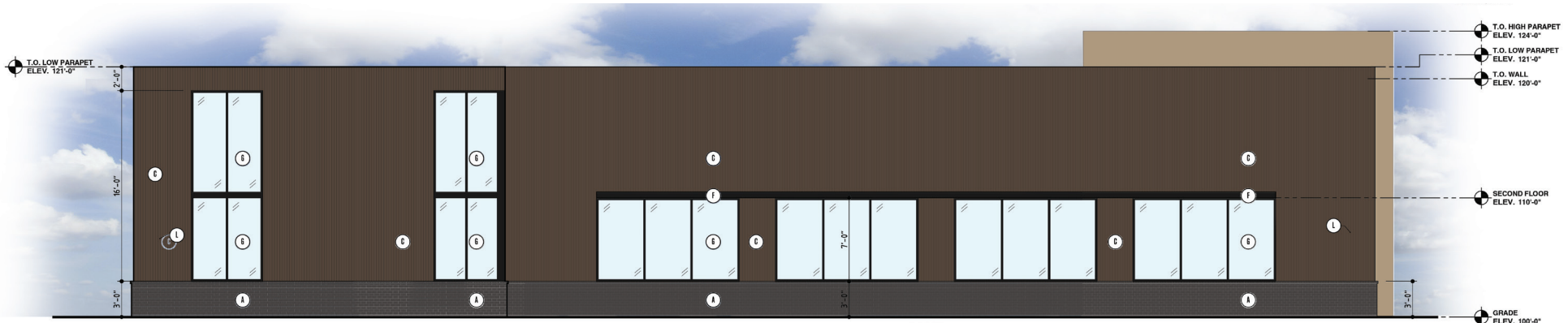
PARKING SUMMARY - Parcel A (Townhomes)

Regulation	Required	Provided
Site Requirement	1.5 Spaces /Unit 1.5/40 units = 60 Spaces + Community Center 1 Space / 400 SF = 3.5 Spaces	21 Street Parking Spaces (Guest) + 40 Garage Parking Spaces 4 Spaces by Community Center
Total	63.5 Spaces Required	65 Spaces Provided

PARKING SUMMARY - Parcel B (Service Station)

Regulation	Required	Provided
Site Requirement	Service Station: 1 Space / Stall + 1 Employee = 13 Spaces Retail: Retail: 1 Space / 150 SF = 16 Spaces	37 Lot Parking Spaces +
Total	29 Spaces Required Including 2 Accessible Space	37 Spaces Provided Including 4 Accessible Parking Spaces





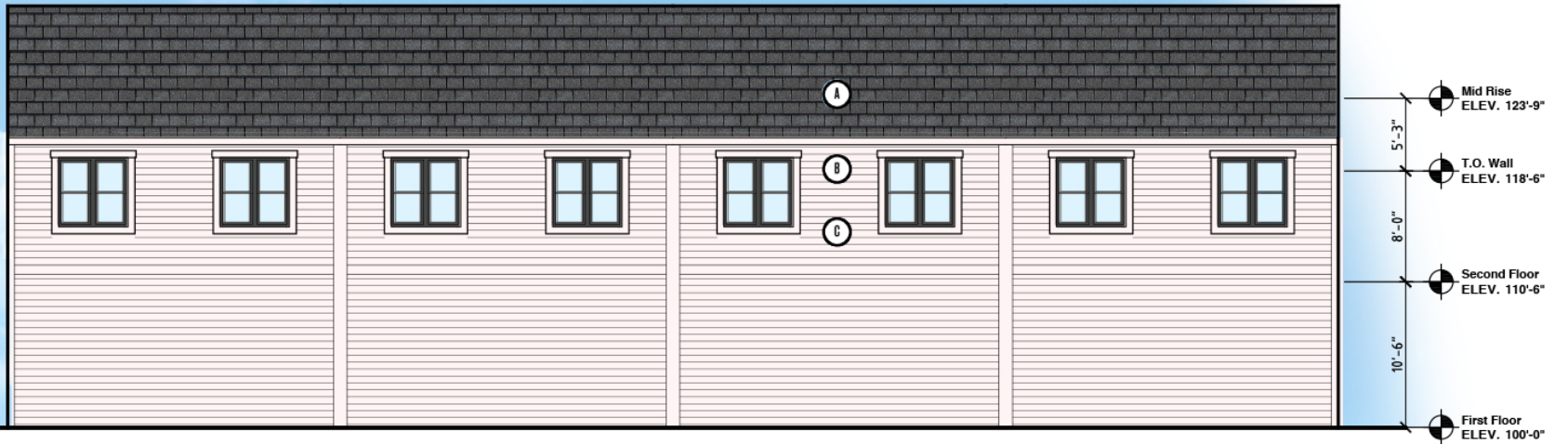
Service Station North Elevation





Service Station North Elevation





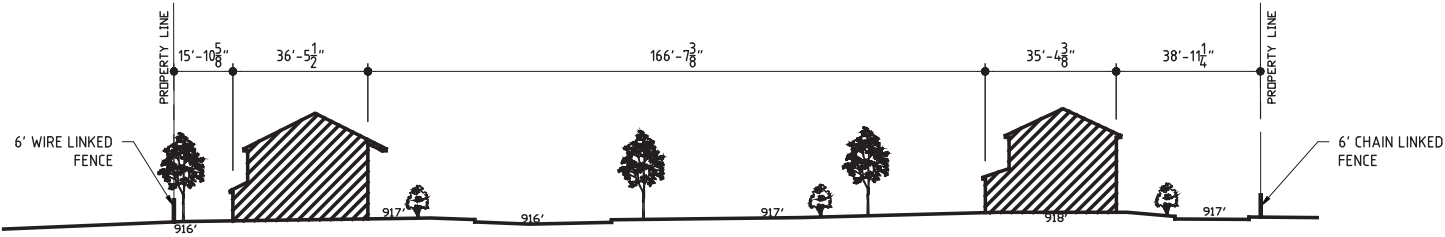
Town Home Rear Elevation



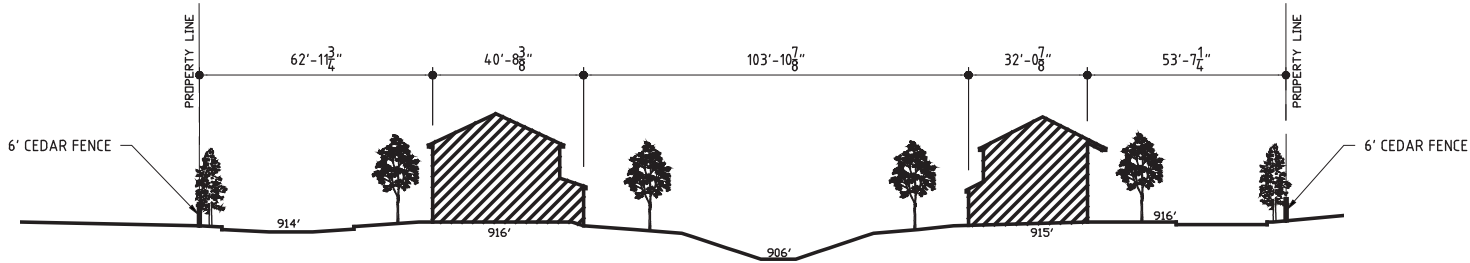


Town Home Rear Elevation

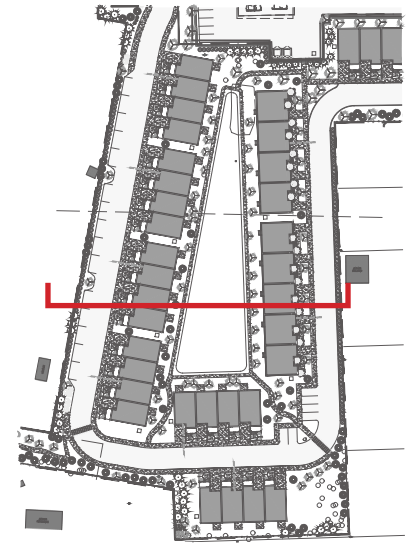




Site Section - Before



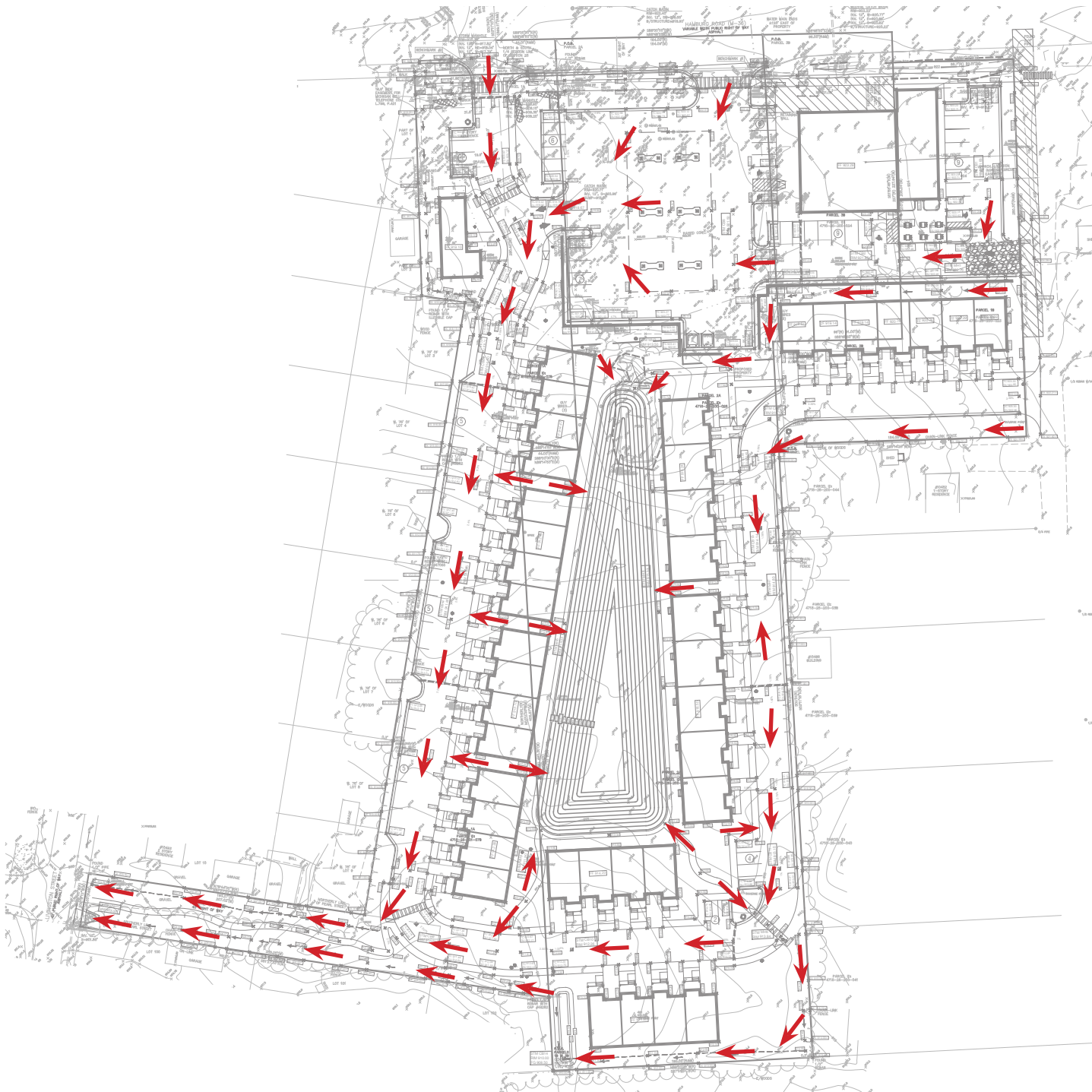
Site Section - After



Site



Site Buffer

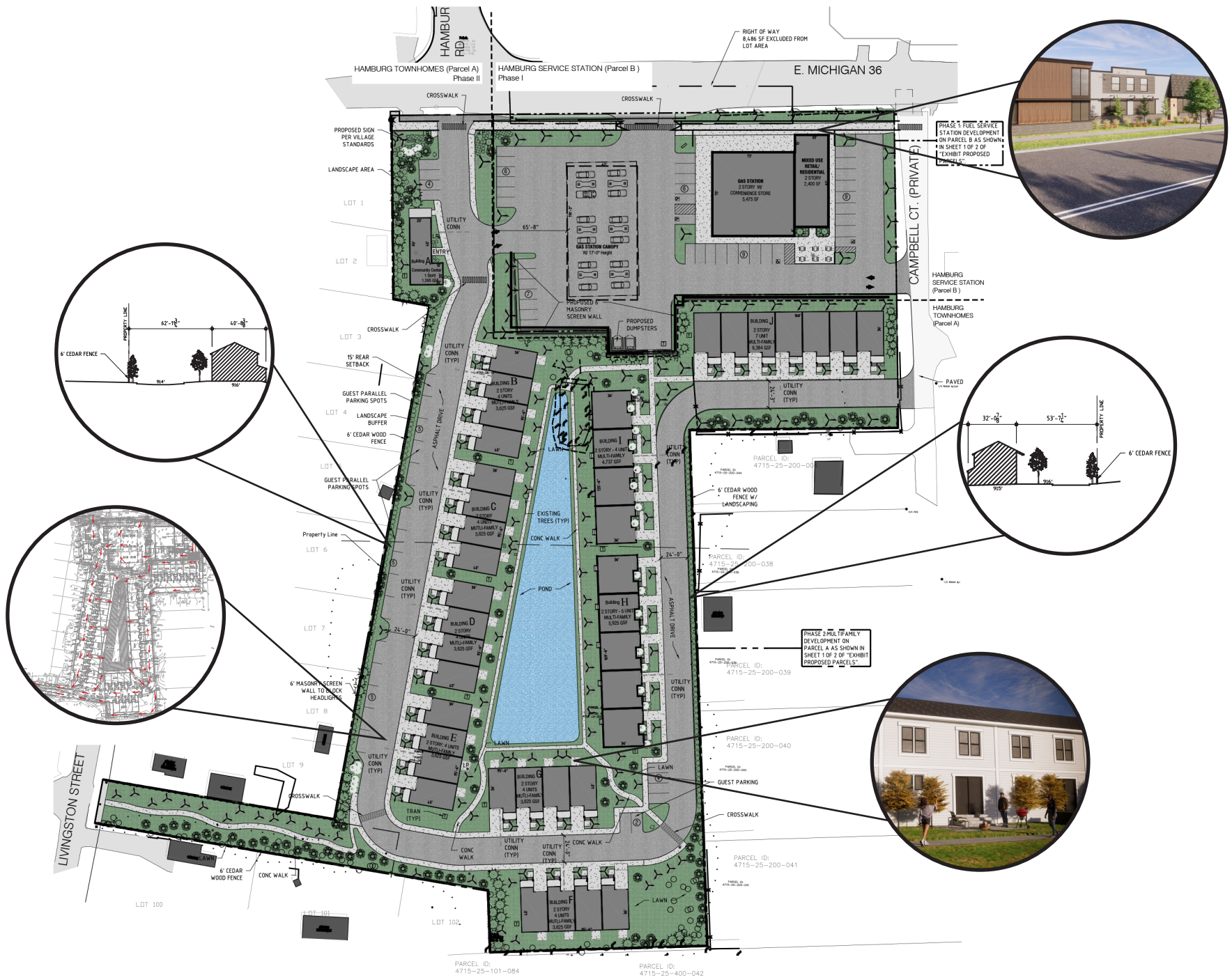


**Site Survey with Topos and
Arrows**

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Colored Site Plan and Renderings

