

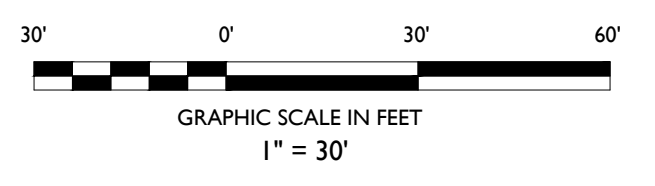
SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
▒	PROPOSED BUILDING
▒	PROPOSED CONCRETE

TABLE OF LAND USE AND ZONING			
PARCEL ID: 25-18-431-015 THRU 25-18-431-021			
MULTI-FAMILY RESIDENTIAL (RM)			
PROPOSED USE			
APARTMENTS			
ZONING REQUIREMENT	REQUIREMENT	PROPOSED (WEST LOT)	PROPOSED (EAST LOT)
MINIMUM LOT AREA	N/A	49,490 SF (1.14 AC)	94,142 SF (2.16 AC)
MINIMUM LOT WIDTH	N/A	174.8 FT	283.8 FT
MAXIMUM LOT COVERAGE	35%	30.8% (15,252 SF)	N/A
MAXIMUM LOT COVERAGE (CORNER LOT)	45%	N/A	24.3% (22,923 SF)
MAXIMUM BUILDING HEIGHT	30 FT	3 STORIES (≤ 30 FT)	2 STORIES (EXISTING > 30 FT)
MINIMUM FRONT YARD SETBACK*	25 FT**	25.0 FT	4.2 FT (EN)
MINIMUM SIDE YARD SETBACK* (ONE)	10 FT***	34.7 FT	39.7 FT
MINIMUM SIDE YARD SETBACK* (TOTAL)	20 FT***	69.5 FT	162.4 FT
MINIMUM REAR YARD SETBACK*	35 FT	35.1 FT	N/A

- (V) VARIANCE
- (EN) EXISTING NON-CONFORMITY
- * PROPOSED BUILDING OVERHANGS MAY OVERHANG UP TO 4 FT INTO PROPOSED SETBACKS.
- ** SEC. 138-527: (b); OR AVERAGE SETBACK OF THE SIX ADJACENT BUILDINGS ON THE SAME BLOCK (WHICHEVER IS GREATER)
- *** SEC. 138-527: (g); EVERY LOT ON WHICH A MULTIPLE DWELLING IS ERRECTED SHALL BE PROVIDED WITH A SIDE YARD ON EACH SIDE OF SUCH LOT. EACH SIDE YARD SHALL BE INCREASED BY ONE-HALF FOOT FOR EACH TEN FEET OR PART THEREOF BY WHICH THE LENGTH OF THE MULTIPLE DWELLING EXCEEDS 50 FEET IN OVERALL DIMENSION ALONG THE ADJOINING LOT LINE
- (f); NO MULTIPLE DWELLING SHALL BE ERRECTED ON A LOT OR PARCEL OF LAND THAT HAS AN AREA OF LESS THAN 10,000 SQUARE FEET. THE TOTAL NUMBER OF ROOMS (OTHER THAN KITCHEN AND SANITARY FACILITIES) PROVIDED SHALL NOT BE MORE THAN THE AREA OF THE PARCEL IN SQUARE FEET DIVIDED BY 500. TOTAL NUMBER OF ROOMS = AREA OF PARCEL / 500

PARKING	
RM DISTRICT PARKING REQUIREMENTS	PROPOSED
MULTI-FAMILY APARTMENTS:	102 SPACES (V)
2 SPACES PER DWELLING UNIT (55 UNITS) (2 SPACES / UNIT) = 110 SPACES	
TOWNHOUSES:	54 SPACES
2 SPACES PER DWELLING UNIT (18 UNITS) (2 SPACES / UNIT) = 36 SPACES**	
BICYCLE PARKING CREDIT (§138-267):	PROVIDED
REDUCES REQUIRED PARKING BY 2 PER 4 BIKE SPACES (-2 SPACES PER LOT) (2 LOT) = -4 SPACES	
TOTAL: 146 - 4 = 142 SPACES	156 SPACES
BARRIER FREE PARKING ON SITE (§138-221)***:	4 SPACES
76 TO 100 PARKING SPACES = 4 BARRIER FREE SPACES	
90° PARKING SPACE SIZE:	9 FT X 18 FT
9 FT X 20 FT W/ 24 FT AISLE	W/ 24 FT AISLE (V)
60° PARKING SPACE SIZE:	9 FT X 20 FT
9 FT X 20 FT W/ 15 FT AISLE	W/ 15 FT AISLE
PARALLEL PARKING SPACE SIZE:	9 FT X 23 FT
9 FT X 23 FT W/ 24 FT AISLE	W/ 24 FT AISLE

- (V) VARIANCE
- * TOWNHOUSE IS TREATED AS A SINGLE FAMILY RESIDENTIAL DETACHED OR ATTACHED.
- ** EACH TOWNHOUSE WILL HAVE A 2-CAR GARAGE.
- *** BARRIER FREE PARKING REQUIRED FOR APARTMENTS ONLY.



ISSUE	DATE	BY	DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

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CONCEPTUAL PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL ID: 25-18-431-015 THROUGH 25-18-431-017 & 25-18-431-021 THROUGH 25-18-431-022
CITY OF BERKLEY
OAKLAND COUNTY, MICHIGAN

STONEFIELD
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SCALE: 1" = 30' PROJECT ID: 17311.01

TITLE:
CONCEPTUAL PLAN

DRAWING:
G-1

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