

# SITE PLAN

**SITE DATA:**  
**EXISTING USE:** VACANT  
**PROPOSED USE:** RESTAURANT

**ZONING:** FB-1 FLEXIBLE BUSINESS OVERLAY & R-1 ONE FAMILY RESIDENTIAL

**SITE AREA:** 3.03 ACRES 132,195 S.F.

**BUILDING AREA:** 3,986 S.F. (GROSS)  
 PATIO: 1,110 S.F.  
 GARDEN PATIO: 650 S.F.

**BUILDING HEIGHT:** 18 FT / 1 STORY

**OUTDOOR STORAGE:** NONE

**BUILDING MATERIALS:** BRICK, BLOCK, STONE

**REQUIRED PARKING:** 1 PER 400 SF GROSS BUILDING  
 5,746 / 400 = 15 SPACES

**REQUIRED BARRIER FREE:** 4 SPACES

**PROPOSED PARKING:** 67 SPACES (4 BARRIER FREE)

**SETBACKS:**  
**FRONT YARD (OLD ORION CT)**  
 REQUIRED: 15' MIN/25' MAX, OPTIONAL 70' MIN  
 PROPOSED: 69.90'

**SIDEYARD (MAPLEHILL RD)**  
 REQUIRED: 25' MINIMUM  
 PROPOSED: 202.09'

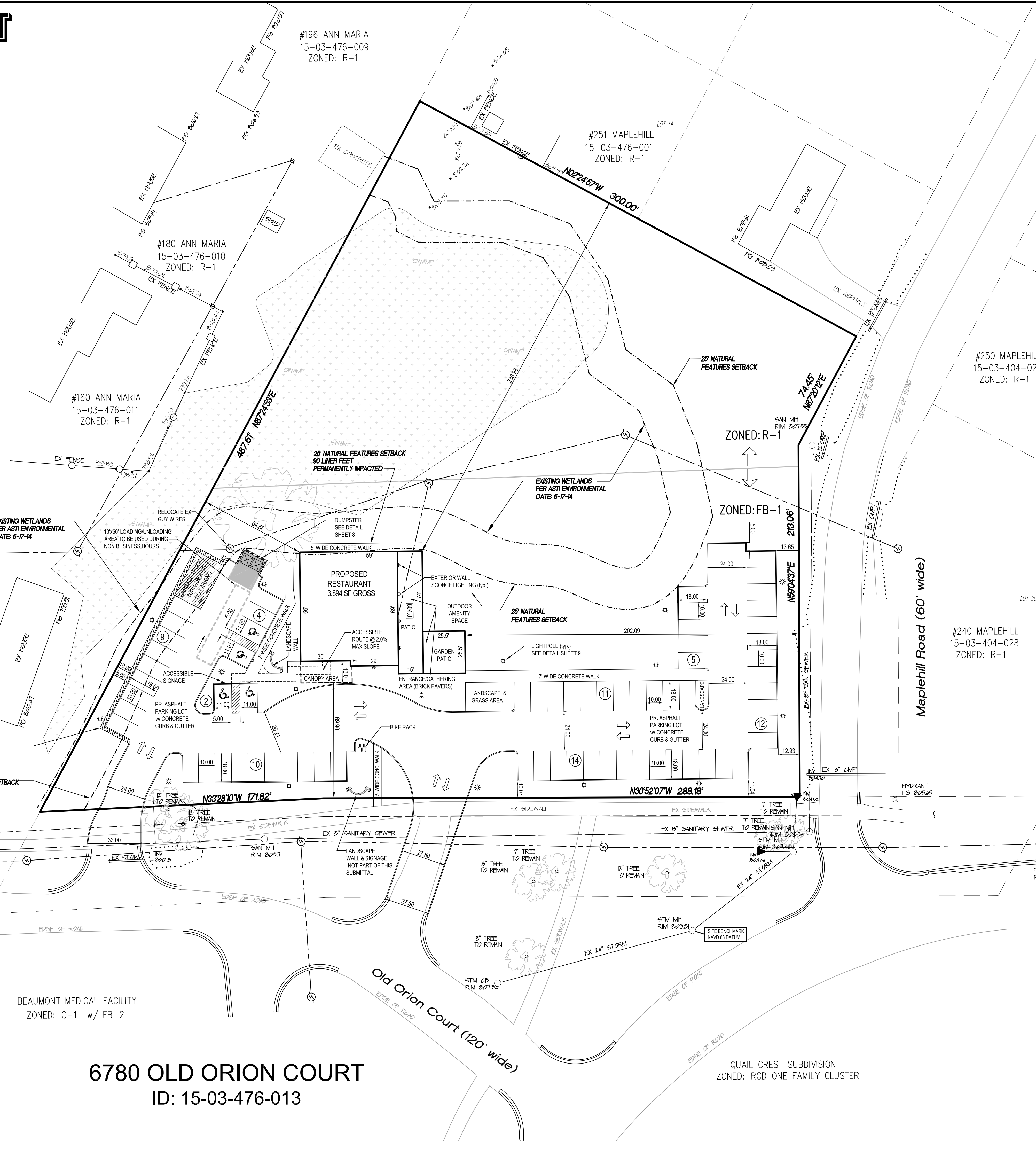
**SIDEYARD (SOUTH)**  
 REQUIRED: 25' MINIMUM  
 PROPOSED: 64.58'

**REARYARD (WEST)**  
 REQUIRED: 50' MINIMUM  
 PROPOSED: 238.98'

**FACADE TRANSPARENCY:**  
 FRONT: 44%  
 RIGHT: 25%  
 LEFT: 26%  
 REAR: NULL

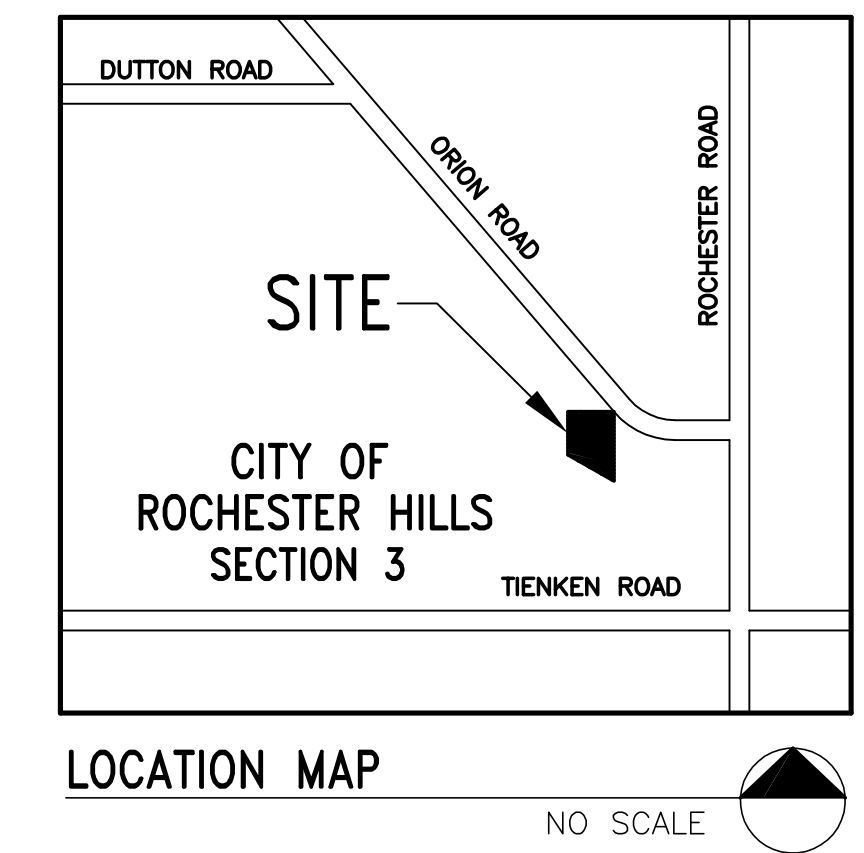
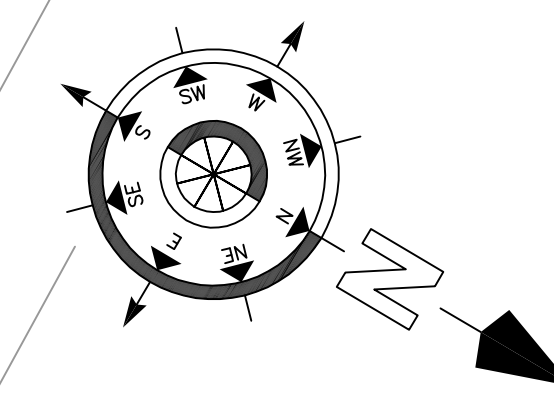
**CONSTRUCTION NOTE:**  
 THE EXISTING BUILDING IS TO BE DEMOLISHED.  
 THE PROPOSED BUILDING IS TO BE CONSTRUCTED  
 UTILIZING THE EXISTING FOUNDATION

**OUTDOOR AMENITY SPACE:**  
 GROSS LAND AREA: 132,195 SF  
 2% OUTDOOR AMENITY SPACE REQUIRED= 2,644 SF  
 PROVIDED OUTDOOR AMENITY SPACE: 3,500 SF



**6780 OLD ORION COURT**  
 ID: 15-03-476-013

SCALE: 1"=30'



**LEGAL DESCRIPTION:** (AS FURNISHED BY CLIENT)  
 LOT 15 TO LOT 19 OF AVON HILLS SUBDIVISION  
 PART OF THE S.E. 1/4 OF SECTION 3, T.3N, R.11E.,  
 ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN  
 ID: 15-03-476-013

**NATURAL FEATURES SETBACK:**  
 THE OWNER IS ASKING FOR PERMISSION TO ENCOACH INTO THE 25' NATURAL FEATURES SETBACK. THE ENCOACHMENT WILL BE FOR THE WEST MOST PARKING AREA, NORTH SIDE OF EXISTING BUILDING INCLUDING A PROPOSED CONCRETE WALK AND A PORTION OF THE GREEN HOUSE AREA.

**IMPACT TO NATURAL FEATURES SETBACK:**  
 245' LINEAR FEET

**RIGHT-OF-WAY TREES:**  
 THE TREES LOCATED IN THE RIGHT-OF-WAY, AS SHOWN, MUST BE PROTECTED DURING CONSTRUCTION.

**SIGN NOTE:**  
 THE MONUMENT AND WALL SIGN INDICATED ON THE PLANS ARE FOR CONCEPTUAL PURPOSES ONLY. ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT. SIGNAGE IS NOT PART OF THIS SUBMITTAL.

**CONTRACTOR'S NOTE**

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



REVISION: PER CITY 8-1-17  
 REVISION: PER CITY 6-30-17

**D'Anna Associates**  
 Architecture | Engineering

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	JOB No: 13056
CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN	CITY FILE: #14-016
SHEET 2 SITE PLAN	

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