

FOR SALE: 8 +/- ACRES RESIDENTIAL LAND

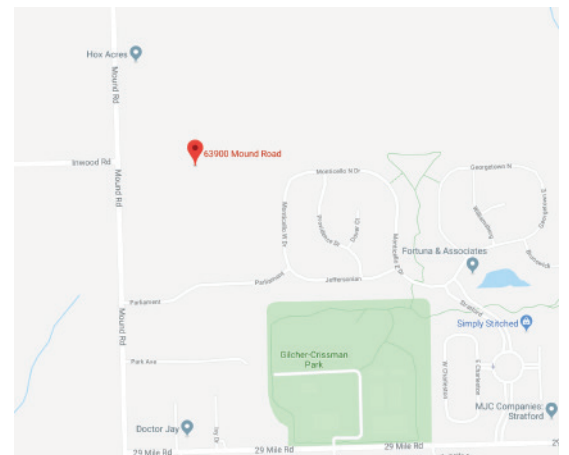


PILOT
PROPERTY GROUP

63900 MOUND RD., WASHINGTON TWP., MI 48095

PROPERTY HIGHLIGHTS:

- 8+/- Acres available
- Zoned Residential (R1-B)
- 8- Home Sites possible (80'x250')
- City Water & Natural Gas Available
- Romeo Community Schools
- Asking Price: \$495,000
- **CONTACT BROKER FOR ADDITIONAL INFORMATION**



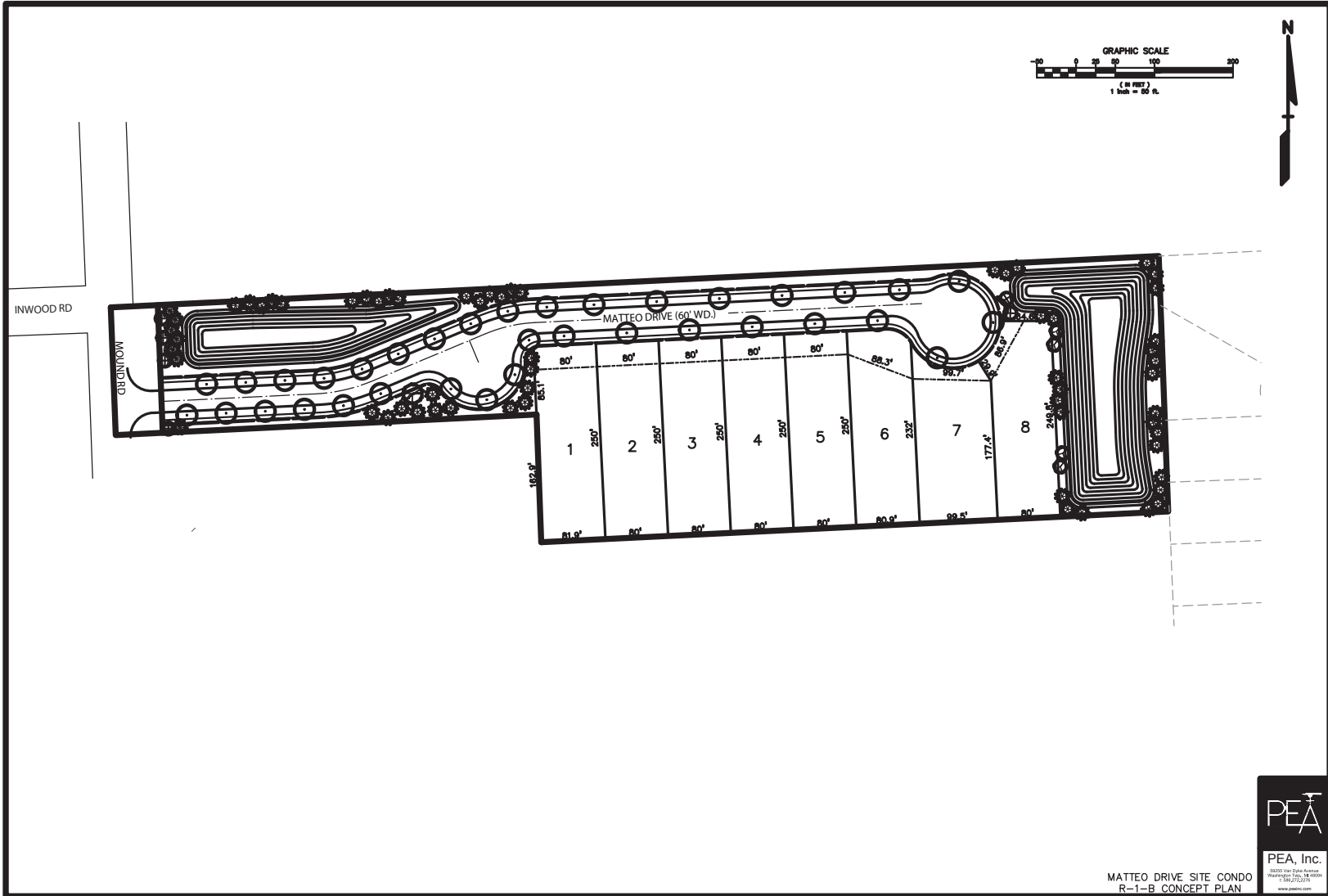
AGENT CONTACT INFO

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Matching the right people to the right place.

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CONCEPTUAL SITE PLAN



Matching the right people to the right place.

DEVELOPMENT STANDARDS

R1-B Single-Family Residential 3.5

D. DEVELOPMENT STANDARDS

Lot Size
 Minimum lot area[□]: 20,000 sq. ft.¹
 Minimum lot width[□]: 80 ft.

Lot Coverage[□]
 Maximum lot coverage: 40%

Impervious Surface[□]
 Maximum impervious surface: 45%

Setbacks[□]
 Minimum front yard setback: See Section 3.18
 Minimum rear yard setback: 40 ft.
 Minimum side yard setback: 15 ft.

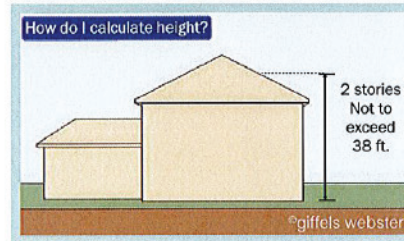
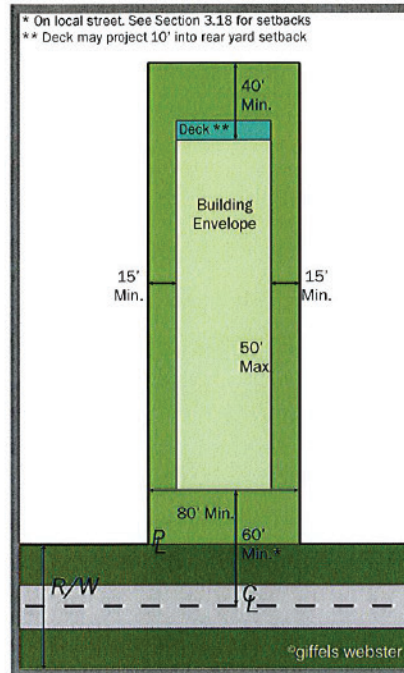
Building Height[□]
 Maximum building height: 2 stories not to exceed 38 ft.

Floor Area[□]

Type of Building	Minimum First Floor Area (sq. ft.)	Minimum Total Floor Area (sq. ft.)
1 - story	1,350	1,350
1½ - stories	1,060	1,560
2 - stories	800	1,600
Tri-level	1,060	1,560
Quad-level	800	1,600

Note to District Standards:
 Section 3.23.B.1, 2, 3, 4 and 6

1. Lots not serviced by sanitary sewer shall be subject to review and approval by the Macomb County Health Department.



The above drawings are not to scale.

ADDITIONAL REQUIREMENTS

3. Zoning Districts

- Residential Open Space Development §3.16
- Planned Unit Development §3.17
- General Exceptions §3.24

4. Use Standards

- Animals §4.1
- Private Wastewater Treatment Utilities §4.3
- Regional Buildings §4.4
- Storage, Accumulation, Dumping... §4.5
- Playgrounds §4.7
- Medical Marijuana Uses §4.8
- Solar Panels §4.9

- Garage and Yard Sales §4.10
- Wireless Communication Towers §4.28

5. Site Standards

- Accessory Buildings §5.1
- Appearance Requirements ... §5.2
- Residential Developments §5.3
- Building Grades §5.4
- Fences, Walls and Protective Barriers §5.5
- Location of Structures in a Public Easement §5.6
- Receiving and Broadcasting Antennas §5.7
- Pathways §5.8
- Access Management Standards §5.10

- Private and Public Road Relationship/Construction §5.11
- Off-Street Parking and Loading Requirements §5.12
- Environmental Provisions §5.13
- Clear Vision §5.14
- Lighting §5.15
- Excavation of Holes §5.16
- Display of Goods §5.17

6. Development Procedures

- Site Plan Review Approval §6.1
- Condominiums §6.2
- Impact Development Statement §6.3
- Special Land Use Review Requirements §6.4

- 1 Purpose and Introduction
- 2 Definitions
- 3 Zoning Districts
- 4 Use Standards
- 5 Site Standards
- 6 Development Procedures
- 7 Admin and Enforcement

