

**SITE DATA:**

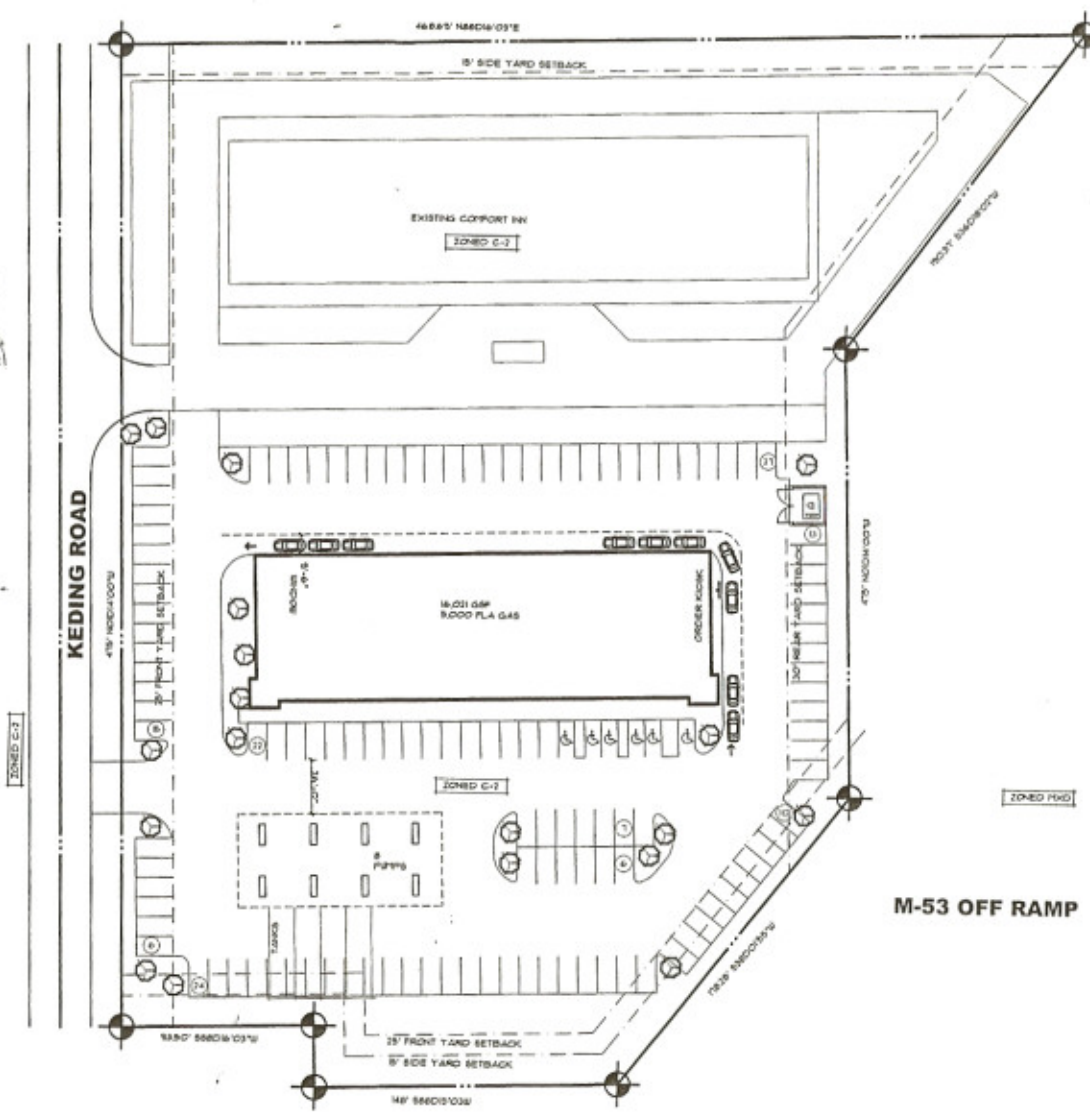
**SITE DATA:**  
 Site area: 4.06 acres  
 Zoning 'C-2'  
 25' Front Setback @ Keding  
 from right-of-way  
 15' Side Setbacks  
 30' Rear Setback

**BUILDING DATA:**  
 Proposed 16,021 G.S.F. Total  
 Gas 5,000 GSF  
 Drive-thru 2,000 GSF  
 Retail 9,021 GSF

**PARKING:**  
 Proposed 5,000 SF Gas / 150 SF = 34 Spaces  
 1 x 8 pumps = 8 spaces  
 (1 / 2 seats + 1/30 SF waiting)  
 2000 SF Drive-thru / 75 SF = 27 Spaces  
 9,021 SF / 150 SF = 61 Spaces Req'd.  
 130 Total spaces Req'd  
 Required: 130 Spaces  
 Proposed: 130 Spaces

**DISCUSSION NOTES:**

1. Verify grade slope at off-ramp and usable area.
2. Verify property was not previously split.
3. Verify Hall road front yard? 10' landscape buffer req'd.
4. Gas station is special use.
5. Gas station immediate adjacent to west.



**AZD**  
 associates  
 architects

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PROJECT  
**CENTER MGMT.**

HALL ROAD (M-59)  
 UTICA, MI

SHEET TITLE  
**SITE PLAN A**

DO NOT SCALE DRAWINGS  
 USE FIGURED DIMENSIONS ONLY  
 DATE  
 JAN. 18, 2001 OWNER REV.

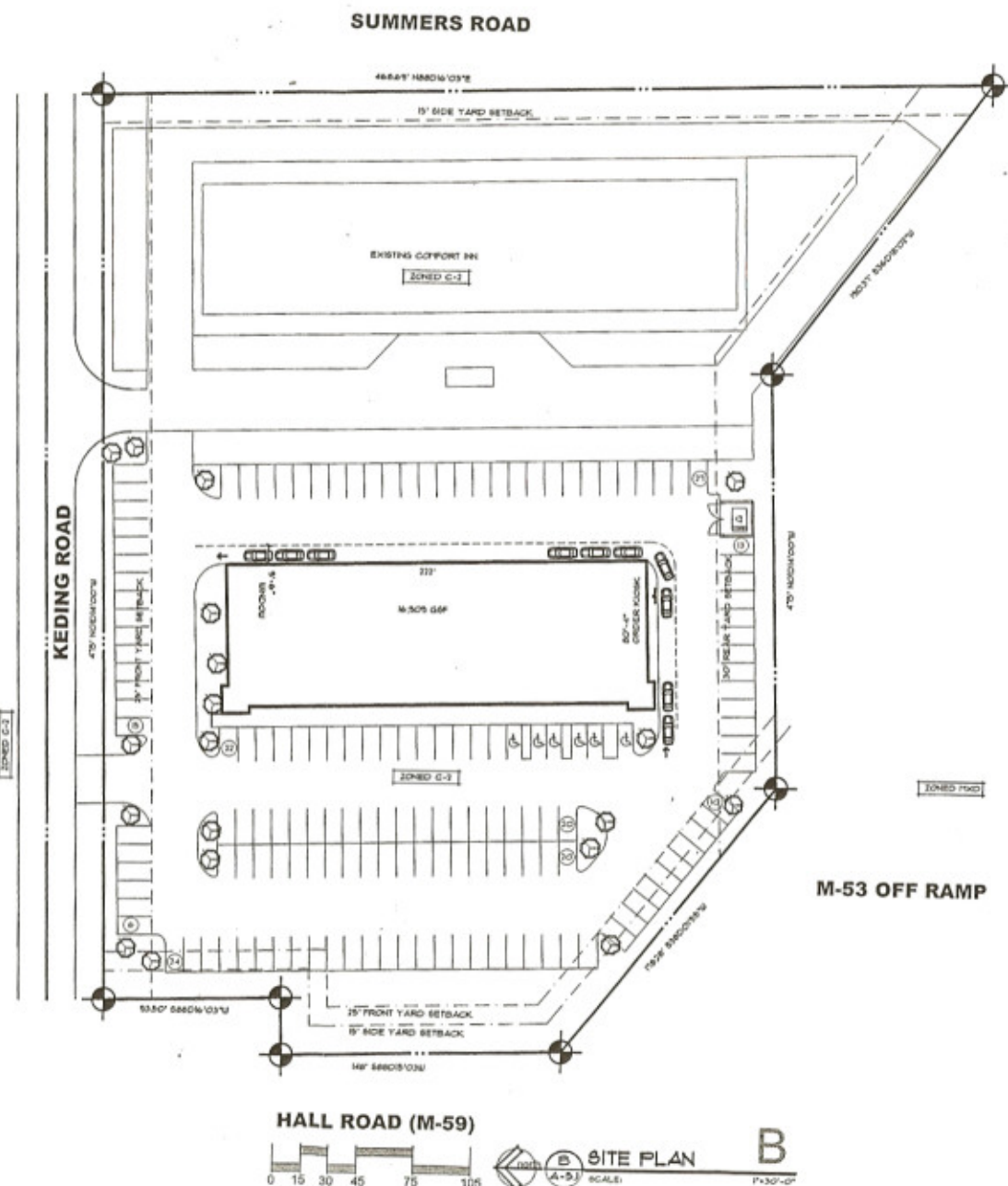
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST  
 MEET WITH CITY OFFICIALS TO  
 VERIFY ZONING CRITERIA (E.  
 VERIFY SETBACKS, GREENBELTS,  
 SETBACKS, GREENBELTS).  
 COUNTY OFFICIALS SHOULD BE  
 CONSULTED RE: HEALTH DEPT.  
 SEPTIC CRITERIA, ROAD  
 RIGHT-OF-WAY OR ALL OTHER  
 RESTRICTIONS.  
 RD NO.

SHEET  
 SP-11

SITE DATA:	
SITE DATA:	
Site area: 4.06 acres	
Zoning "C-2"	
25' Front Setback @ Keding from right-of-way	
15' Side Setbacks	
30' Rear Setback	
BUILDING DATA:	
Proposed	16,909 G.S.F. Total
Drive-thru	2,000 GSF
Retail	14, 909 GSF
PARKING:	
Proposed	2,000 SF Drive-thru / 75 SF = 27 Spaces
	14,909 SF / 150 SF = 100 Spaces Req'd.
	127 Total spaces Req'd
Required:	127 Spaces
Proposed:	157 Spaces

DISCUSSION NOTES:	
1. Verify grade slope at off-ramp and usable area.	
2. Verify property was not previously split.	
3. Verify Hall road front yard? 10' landscape buffer req'd.	
4. Gas station is special use.	
5. Gas station immediate adjacent to west.	



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project  
**CENTER MGMT.**

HALL ROAD 471-53  
UTICA, MI

sheet title  
**SITE PLAN B**

DO NOT SCALE OR GRASS  
USE FIGURED DIMENSIONS ONLY

date  
JAN. 18, 2007 OWNER REV.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST  
MEET WITH CITY OFFICIALS TO  
VERIFY ZONING CRITERIA (E.  
SETBACKS, GREENBELT).  
COUNTY OFFICIALS SHOULD BE  
CONSULTED RE: HEALTH DEPT.  
SEPTIC CRITERIA, ROAD  
RIGHT-OF-WAY OR ALL OTHER  
RESTRICTIONS.  
KID no.

