

**SITE DATA:**

PROPERTY ID: 01-16-34-100-045  
 LOT SIZE: .87 ACRE  
 ZONING: B2

PROPOSED BUILDING USE	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
GROSS SQUARE FOOTAGE	1375	1100	1250	1100	1375
USE	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL

LOT COVERAGE: 6200 SF/38053 SF = 16.3%  
 PARKING SPACES REQUIRED: 1 PER 200 SF  
 6200 SF/200 = 31 SPACES  
 PARKING SPACES PROVIDED: 35 SPACES (INCLUDES 2 H.C. ACCESSIBLE)  
 SNOW REMOVAL: OFF-SITE REMOVAL.

**Gosling Czubak**  
 ENGINEERING SERVICES, INC.  
 12050 E. Grand Ave. Suite 200  
 Aurora, CO 80012  
 303-688-8807  
 Fax: 303-688-8803

Engineers  
 Surveyors  
 Professional Environmental Services  
 Landscapers  
 Architects



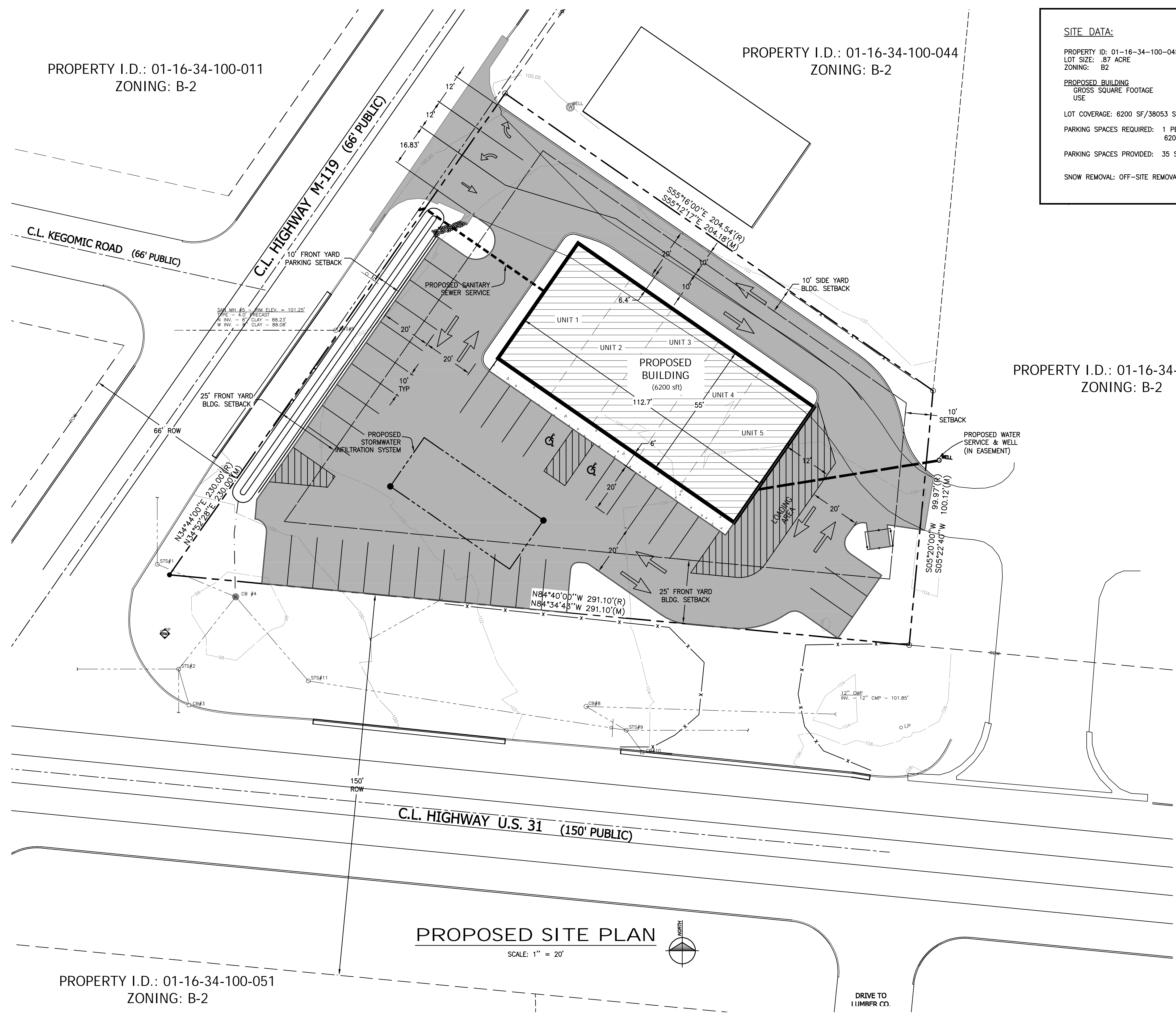
By: RMW  
 Revision: BUILDING SIZE  
 Date: 8-17-17  
 No. 1

Drawn By: RMW  
 Checked By: RMW  
 Date: 09-21-2016  
 Scale: 1" = 20'

Location: NW 1/4 OF THE NW 1/4 OF SECTION 34, T. 35 N., R. 5 W., BEAR CREEK TOWNSHIP, EMMET COUNTY, MICHIGAN

**SITE PLAN**  
**US-31/M-119 RETAIL SPACE**  
 MTB Partners

Project No. 2016182001.01  
 Sheet 1



PROPERTY I.D.: 01-16-34-100-011  
 ZONING: B-2

PROPERTY I.D.: 01-16-34-100-044  
 ZONING: B-2

PROPERTY I.D.: 01-16-34-100-015  
 ZONING: B-2

PROPERTY I.D.: 01-16-34-100-019  
 ZONING: B-1

PROPERTY I.D.: 01-16-34-100-051  
 ZONING: B-2

PROPERTY I.D.: 01-16-34-100-024  
 ZONING: B-2

**PROPOSED SITE PLAN**  
 SCALE: 1" = 20'

P:\2016\182001\01\CAD\DWG\2016182001.01\_P01.dwg Date: 10/25/17 Saved by: mmmachone 8/17/2017 11:58 AM Plotted by: Bob Wierschke 8/18/2017 11:58 AM