

SITE DESIGN CRITERIA:

ZONING: SITE EXISTING: I-1 NORTH: I-1 EAST: C-1
SITE PROPOSED: C-2 SOUTH: M-2, C-1 WEST: -

SETBACKS: BUILDING PARKING
FRONT: 50 FT 50 FT
SIDE: 10 FT 20 FT
REAR: 20 FT 20 FT

MAXIMUM BUILDING HEIGHT: 40 FT
MINIMUM LOT WIDTH/FRONTAGE: 20 FT
MAXIMUM LOT COVERAGE: 50 %

PARKING SPACE REQUIREMENTS:

MINIMUM PARKING SPACE DIMENSIONS: 9 FT x 18 FT WITH 22 FT AISLE

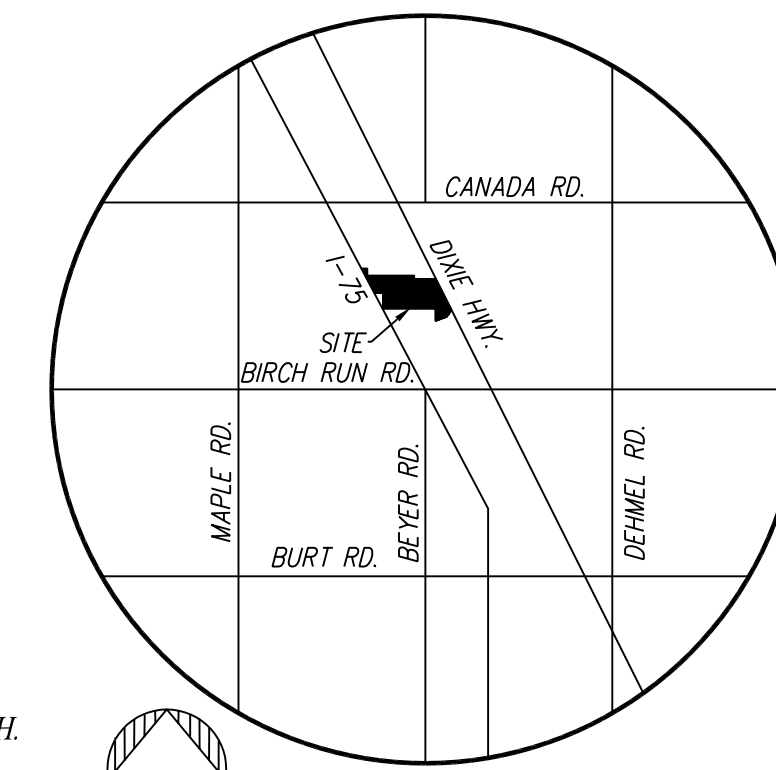
- BANKS AND FINANCIAL INSTITUTIONS: 1 PER 150 SF UFA & 6 STACKING SPACES FOR DRIVE THROUGH AND 2 ADDITIONAL SPACES FOR EACH ADDITIONAL DRIVE THROUGH.
- RETAIL STORES OR OFFICE SPACE: 1 PER 150 SF UFA.
- RESTAURANT (STANDARD): 1 PER 4 SEATS AND 1 PER 75 SF UFA.
- RESTAURANT (DRIVE-THROUGH): 1 PER 4 SEATS AND 8 STACKING SPACES.

LOADING REQUIREMENTS:

- 5000 - 60,000 GFA: (1) 12 FT x 25 FT SPACE AND (1) SPACE PER EACH 20,000 SF.
- 60,000 GFA+: (4) 12 FT x 25 FT SPACES AND (1) SPACE PER EACH 20,000 SF.

LANDSCAPE AND BUFFER REQUIREMENTS:

- FRONT YARD: 50 FT LANDSCAPE BUFFER.
- SIDE AND REAR YARD: 10 FT WIDE x 5 FT HIGH BERM, WALL, OR FENCE.
- INTERIOR LOT LANDSCAPING: 1 TREE PER 8 PARKING SPACES.

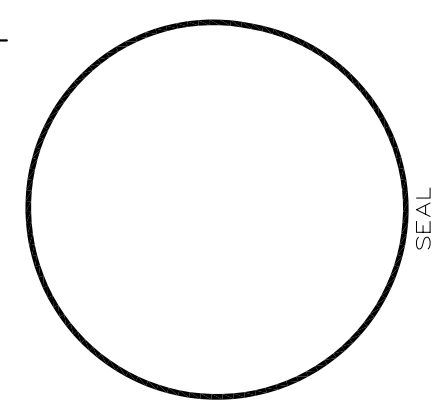


VICINITY MAP

TRAFFIC COUNT CRITERIA

ROAD	JURISDICTION	AADT	DATA ACQUISITION
I-75 NORTH	MDOT	59,000	2005
I-75 SOUTH	MDOT	55,500	2005
BIRCH RUN ROAD (M-83) EAST	MDOT	17,000	2005
DIXIE HWY. NORTH	SAGINAW COUNTY	7,869	2004
DIXIE HWY. SOUTH	SAGINAW COUNTY	5,496	2006

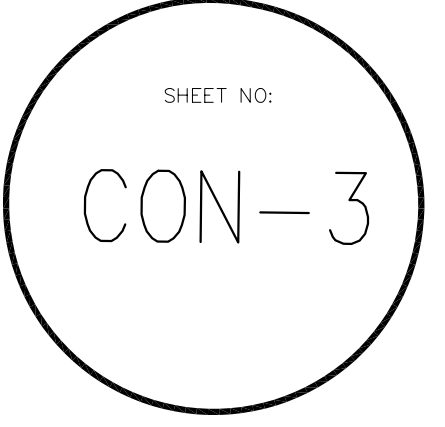
(AADT) = AVERAGE ANNUAL DAILY TRAVEL



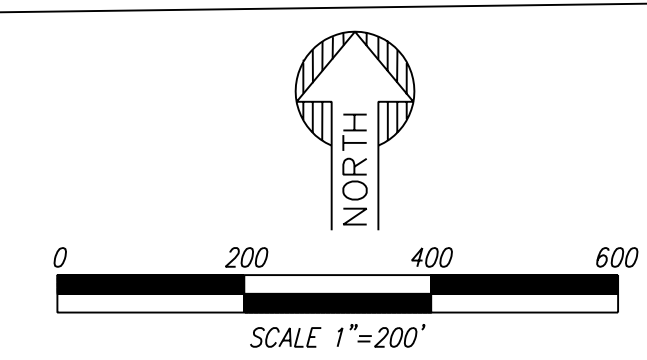
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CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
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PROJECT: BIRCH RUN I-75 DEVELOPMENT
OWNER: DIXIE DEVELOPMENT, LLC
P.O. BOX 310
CLO, MI 48420
810-886-0760
LOCATION: DIXIE HIGHWAY & I-75
BIRCH RUN TOWNSHIP, MI
SITE PLAN CONCEPT 3

REVISION
01-10-07 OWNER REVIEW
01-15-07 OWNER REVIEW
PROJECT MANAGER: L. HOEFLEIN
PROJECT NO. BV001



SHEET NO:
CON-3



BIRCH RUN
OUTLET MALL