

Zoning District	Maximum Usable Floor Area in Percentage of Lot Area	Front ¹⁾			Rear		Maximum Height		Minimum Gross Lot Size	
		Minimum	Maximum	Side	In Feet		In Stories		Area in Sq. Ft.	Width in Feet
S-42A	75%	25	50 ²⁾	None, except 30 feet where abutting residentially	None, except 30 feet where abutting residentially	None, unless the parcel abuts residentially zoned land, in which case the following limitations shall apply:		60,000	150	

PROPOSED BUILDING FLOOR AREA
OFFICE = 29,850 SF
WAREHOUSE = 13,500 SF
GARAGE = 1,175 SF
TOTAL BLDG = 44,525 SF

MAX USABLE FLOOR AREA ALLOWED = 175,437 SF
MAX USABLE FLOOR AREA PROPOSED = 44,525 SF

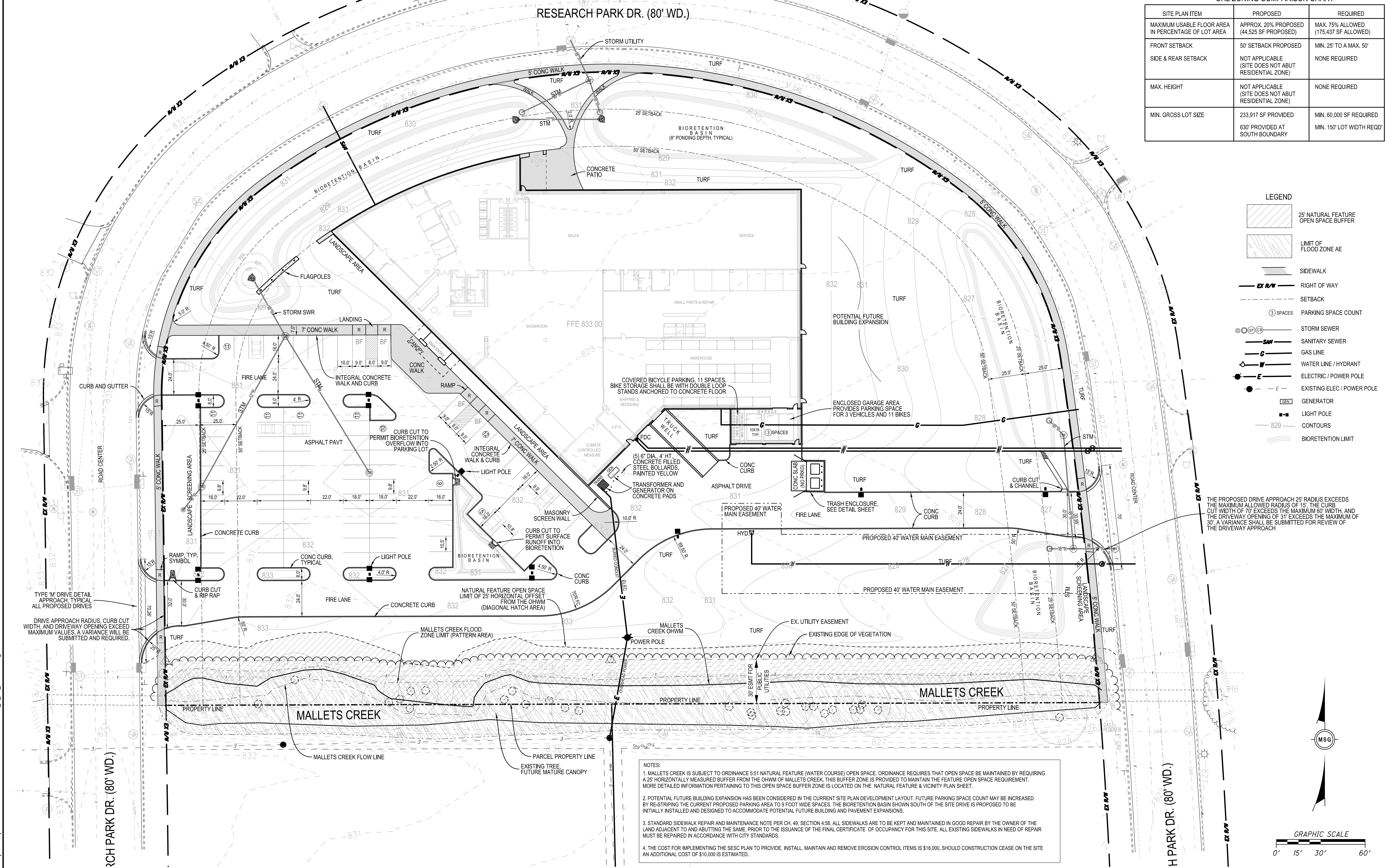
TOTAL NET LOT AREA = 233,917 SF
LOT WIDTH AT SOUTH PROPERTY LINE = 630'

VEHICULAR PARKING REQUIREMENTS			
FACILITY USE AREA	BLDG. FLOOR AREA	SPACES REQUIRED	SPACES PROVIDED
BUILDING OFFICE	29,850 SF	1 SPACE/400 SF = 75	82
WAREHOUSE	13,500 SF	1 SPACE/2000 SF = 7	9

BICYCLE PARKING REQUIREMENTS			
FACILITY USE AREA	BLDG. FLOOR AREA	SPACES REQUIRED	SPACES PROVIDED
BUILDING OFFICE	29,850 SF	1 SPACE/3,000 SF = 7 CLASS 'C' + 3 CLASS 'A'	7 CLASS 'C' + 3 CLASS 'A'
WAREHOUSE	13,500 SF	1 SPACE/30,000 SF = 1 CLASS 'B'	1 CLASS 'B'

(NOTE: ABOVE CHART BASED ON MANUFACTURING AND RESEARCH USE, HEADQUARTERS BUSINESS OFFICE)

ORL ZONING COMPARISON CHART		
SITE PLAN ITEM	PROPOSED	REQUIRED
MAXIMUM USABLE FLOOR AREA IN PERCENTAGE OF LOT AREA	APPROX. 20% PROPOSED (44,525 SF PROPOSED)	MAX. 75% ALLOWED (175,437 SF ALLOWED)
FRONT SETBACK	50' SETBACK PROPOSED	MIN. 25' TO A MAX. 50'
SIDE & REAR SETBACK	NOT APPLICABLE (SITE DOES NOT ABUT RESIDENTIAL ZONE)	NONE REQUIRED
MAX. HEIGHT	NOT APPLICABLE (SITE DOES NOT ABUT RESIDENTIAL ZONE)	NONE REQUIRED
MIN. GROSS LOT SIZE	233,917 SF PROVIDED AT SOUTH BOUNDARY	MIN. 60,000 SF REQUIRED 630' PROVIDED AT SOUTH BOUNDARY MIN. 150' LOT WIDTH REQ'D

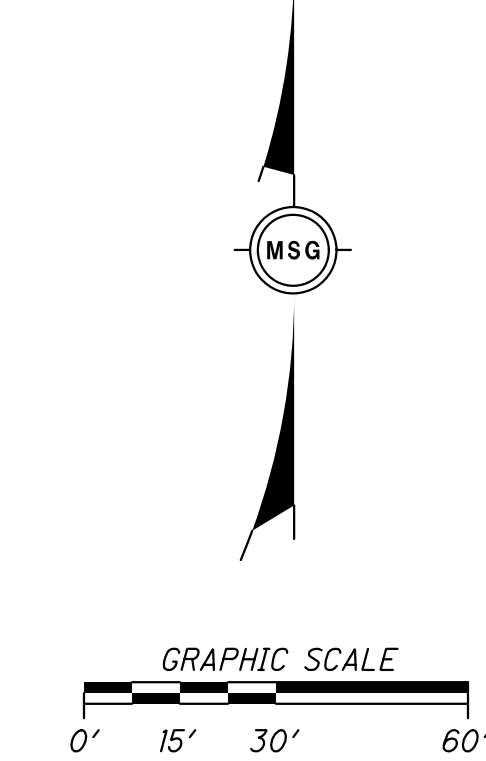


LEGEND

- 25' NATURAL FEATURE OPEN SPACE BUFFER
- LIMIT OF FLOOD ZONE AE
- SIDEWALK
- RIGHT OF WAY
- SETBACK
- SPACES
- PARKING SPACE COUNT
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE / HYDRANT
- ELECTRIC / POWER POLE
- EXISTING ELEC / POWER POLE
- GENERATOR
- LIGHT POLE
- CONTOURS
- BIORETENTION LIMIT

THE PROPOSED DRIVE APPROACH 25' RADIUS EXCEEDS THE MAXIMUM ALLOWED RADIUS OF 15'. THE CURB CUT WIDTH OF 70' EXCEEDS THE MAXIMUM 60' WIDTH, AND THE DRIVEWAY OPENING OF 31' EXCEEDS THE MAXIMUM OF 30'. A VARIANCE SHALL BE SUBMITTED FOR REVIEW OF THE DRIVEWAY APPROACH.

- NOTES:**
- MALLETS CREEK IS SUBJECT TO ORDINANCE 5-51 NATURAL FEATURE (WATER COURSE) OPEN SPACE. ORDINANCE REQUIRES THAT OPEN SPACE BE MAINTAINED BY REQUIRING A 25' HORIZONTALLY MEASURED BUFFER FROM THE OHWM OF MALLETS CREEK. THIS BUFFER ZONE IS PROVIDED TO MAINTAIN THE FEATURE OPEN SPACE REQUIREMENT. MORE DETAILED INFORMATION PERTAINING TO THIS OPEN SPACE BUFFER ZONE IS LOCATED ON THE NATURAL FEATURE & VICINITY PLAN SHEET.
 - POTENTIAL FUTURE BUILDING EXPANSION HAS BEEN CONSIDERED IN THE CURRENT SITE PLAN DEVELOPMENT LAYOUT. FUTURE PARKING SPACE COUNT MAY BE INCREASED BY RE-STRIPING THE CURRENT PROPOSED PARKING AREA TO 9 FOOT WIDE SPACES. THE BIORETENTION BASIN SHOWN SOUTH OF THE SITE DRIVE IS PROPOSED TO BE INITIALLY INSTALLED AND DESIGNED TO ACCOMMODATE POTENTIAL FUTURE BUILDING AND PAVEMENT EXPANSIONS.
 - STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE PER CH. 49, SECTION 4-58. ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - THE COST FOR IMPLEMENTING THE SESS PLAN TO PROVIDE, INSTALL, MAINTAIN AND REMOVE EROSION CONTROL ITEMS IS \$18,000. SHOULD CONSTRUCTION CEASE ON THE SITE AN ADDITIONAL COST OF \$10,000 IS ESTIMATED.



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NO.	DATE	BY	DESCRIPTION
1	10/22/2015	TEW	PRE-SUBMITTAL MEETING
2	11/17/2015	TEW	SITE PLAN APPROVAL
3	11/17/2015	TEW	SITE PLAN APPROVAL REVIEW COMMENTS
4	01/21/2016	TEW	SITE PLAN APPROVAL REVIEW COMMENTS
5	02/16/2016	TEW	SITE PLAN APPROVAL REVIEW COMMENTS

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PROJECT NO.: G1350005
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TECHNICAL SKILL:
CREATIVE SPIRIT.

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ZOLLER BUILDING (VACANT)
RESEARCH PARK DRIVE
ANN ARBOR, MICHIGAN

SITE PAVING AND LAYOUT PLAN

C4.0 / 20