

SITE DESIGN CRITERIA:

ZONING:
 PARCEL A: C-4 (OWNER: LEE SUTHERLAND)
 PROPOSED REZONING TO C-2
 PARCEL B: C-2 (OWNER: FRANCIS CORCORAN)
 PARCEL C: C-2 (OWNER: MORSE DEVELOPMENT, LLC)
 PARCEL D: C-2 (OWNER: MORSE DEVELOPMENT, LLC)
 PARCEL E: C-2 (OWNER: MORSE DEVELOPMENT, LLC)
 PARCEL F: C-2
 PARCEL G: C-2
 PARCEL H: C-2 & OR
 PARCEL I: C-4 (OWNER: LINDEN ROAD CENTER, LLC)

SETBACKS: BUILDING (C-4 ZONING) BUILDING (C-2 ZONING)
 FRONT: 100 FT 60 FT
 SIDE: 42 FT 14 FT
 REAR: 52 FT 42 FT

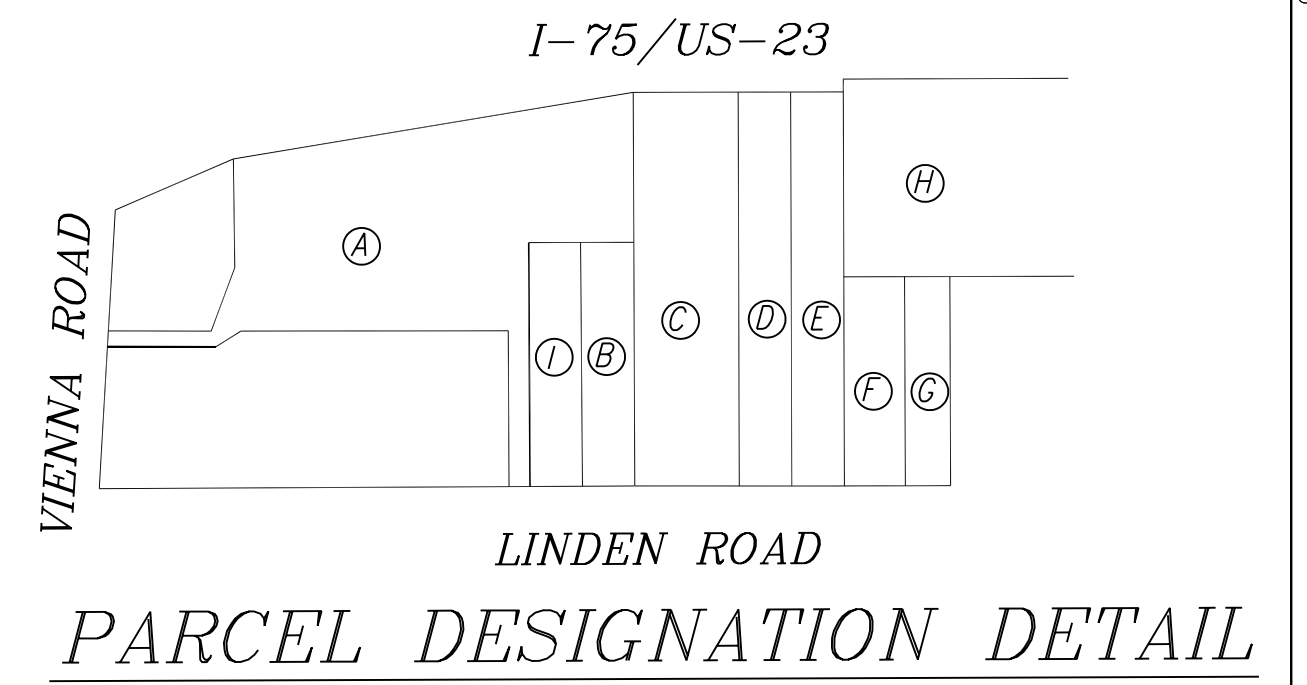
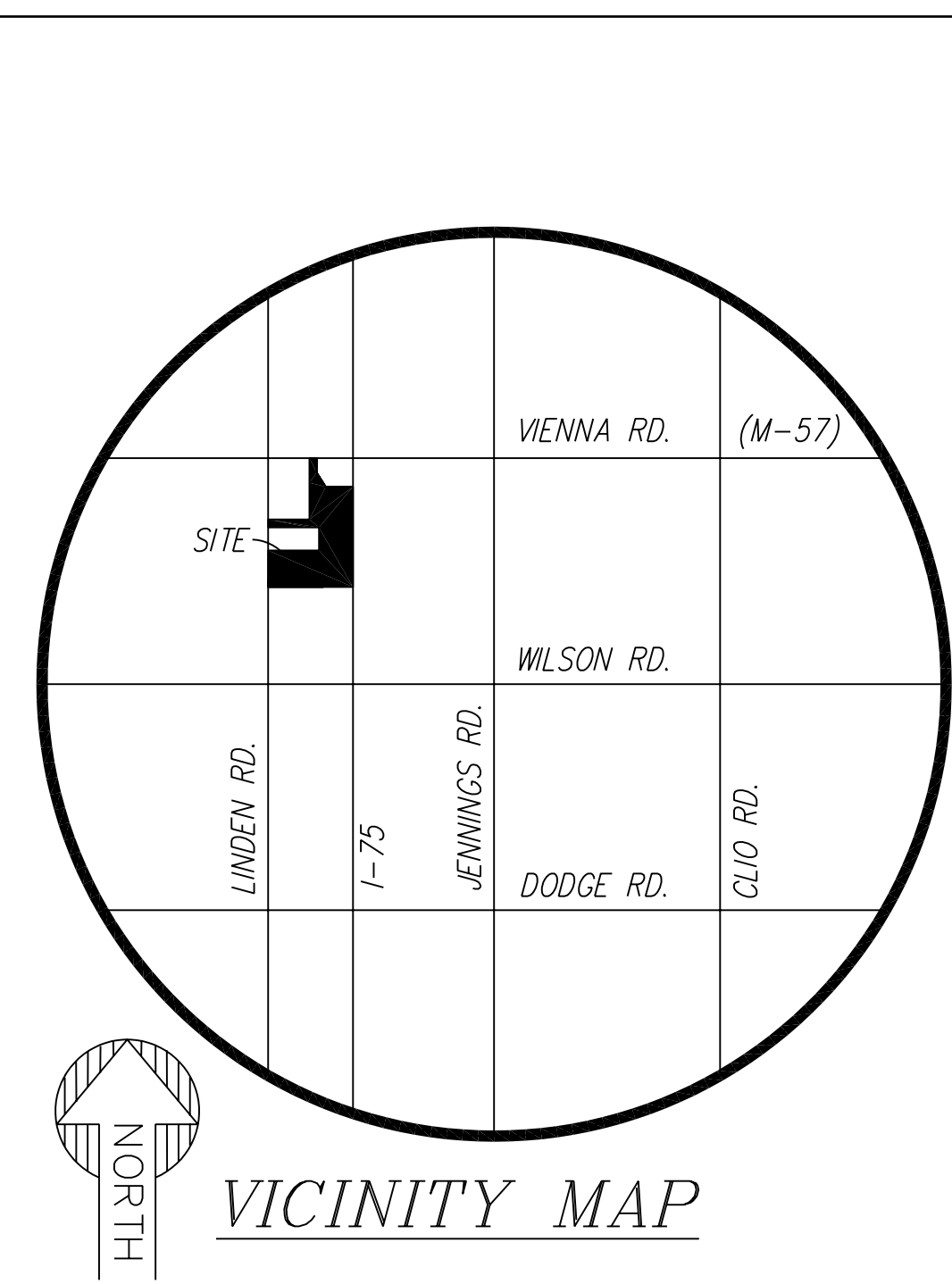
MINIMUM PARKING SPACE DIMENSIONS AND CRITERIA:
 - 9 FT x 20 FT WITH 20 FT AISLE

PARKING SPACE REQUIREMENTS:
 CALCULATIONS ARE BASED ON USABLE FLOOR AREA (UFA) WHICH IS DEFINED AS THAT AREA USED FOR THE SALE OR MERCHANDISE, OR SERVICES, OR FOR USE TO SERVE CLIENTS OR CUSTOMERS. STORAGE AND UTILITIES AREAS ARE EXCLUDED FROM UFA.

- BANKS AND FINANCIAL INSTITUTIONS: 1 PER 125 SF
- RETAIL STORES: 1 PER 150 SF
- OFFICE SPACE: 1 PER 200 SF
- RESTAURANT (STANDARD): 1 PER 75 SF
- RESTAURANT (DRIVE-THROUGH): 1 PER 25 SF
- HOTEL: 1 PER OCCUPANT UNIT, AND 50 % OF THAT REQUIRED FOR ACCESSORY USES.

LOADING REQUIREMENTS:
 - 10 SF PER FRONT FOOT OF BUILDING.

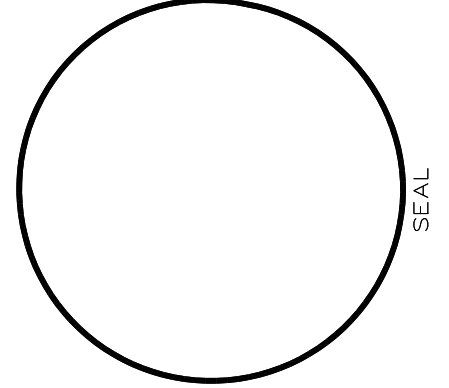
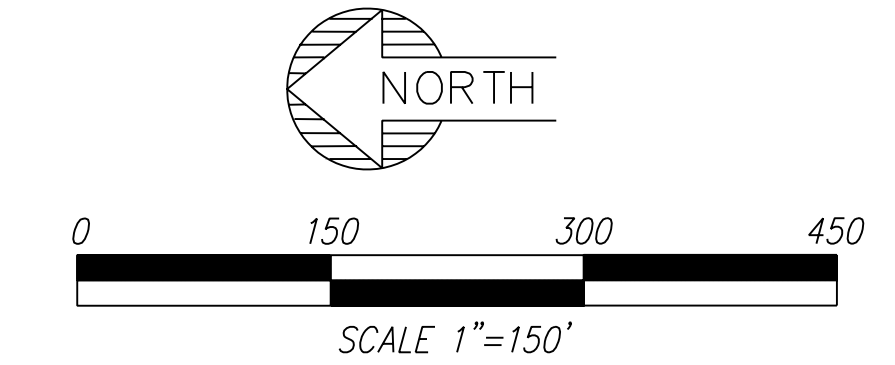
LANDSCAPE AND BUFFER REQUIREMENTS:
 - INTERIOR LOT LANDSCAPING: NO REQUIREMENTS.



TRAFFIC COUNT CRITERIA

ROAD	JURISDICTION	AADT	DATA ACQUISITION
I-75	MDOT	59,000	2005
VIENNA ROAD (M-57) EAST	MDOT	17,600	2005
VIENNA ROAD (M-57) WEST	MDOT	11,700	2005
LINDEN ROAD NORTH	GENESEE COUNTY	4,257	2004*
LINDEN ROAD SOUTH	GENESEE COUNTY	3,922	2006

* = CURRENT DATA NOT AVAILABLE DUE TO ROAD WIDENING
 AADT = AVERAGE ANNUAL DAILY TRAVEL



PREPARED BY:
GENESIS
 LAND DEVELOPMENT, INC.
 LAND PLANNING
 CIVIL ENGINEERING
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OWNER:
 MORSE DEVELOPMENT, LLC
 P.O. BOX 310
 CLIVO, MI 48420
 810-686-0760

PROJECT:
 LINDEN ROAD I-75 DEVELOPMENT
 LOCATION:
 LINDEN ROAD & I-75
 VIENNA TOWNSHIP, MI

SITE PLAN CONCEPT 5

REVISION

12-07-06	OWNER REVIEW
12-12-06	OWNER REVIEW
01-30-07	OWNER REVIEW

PROJECT MANAGER:
 L. HOEFLIN

PROJECT NO.
 BV002

SHEET NO.:
 CON-5