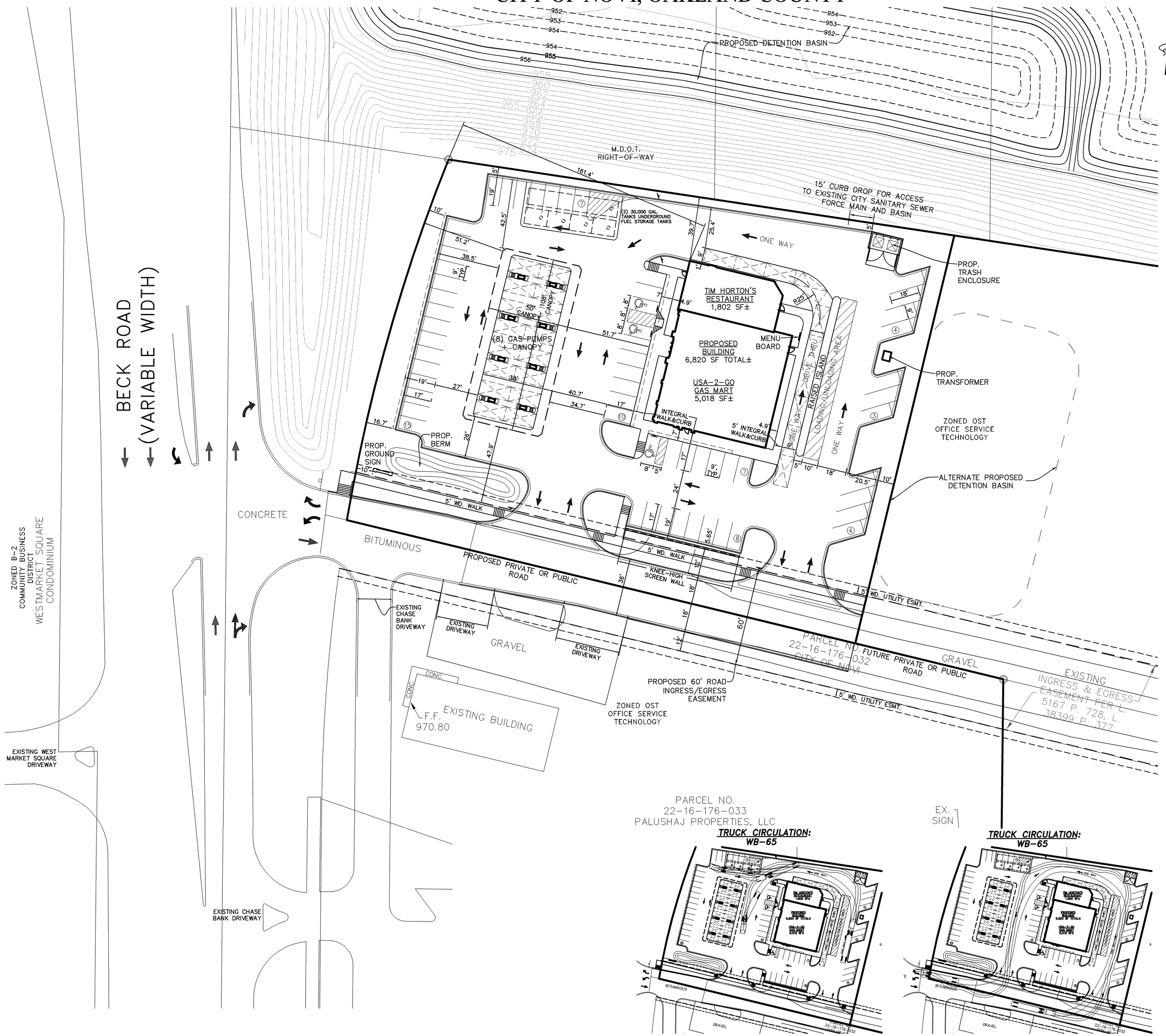
USA 2 GO GAS-MART WITH TIM HORTONS

SITE PLAN
CITY OF NOVI, OAKLAND COUNTY



TRUCK CIRCULATION:
WB-65

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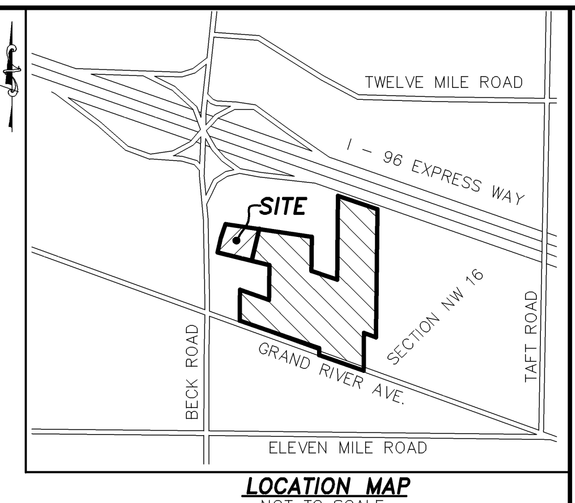
WB-65



LOCATION MAP
NOT TO SCALE

ZONING LEGEND

PROPOSED REZONING FROM OST TO PRO-FS APPROXIMATELY 1.81 ACRES

EXISTING OST ZONING APPROXIMATELY 19.18 ACRES

JOINT APPLICANT:
NOVI MILE, LLC
46100 GRAND RIVER AVENUE
NOVI, MI 48374
248.348.5600 PHONE

USA 2 GO
30560 MILFORD ROAD
NEW HUDSON, MI 48165

DEVELOPER:
NOVI MILE, LLC
46100 GRAND RIVER AVENUE
NOVI, MI 48374

OWNER:
USA 2 GO
30560 MILFORD ROAD
NEW HUDSON, MI 48165

ARCHITECT:
G.A.V. & ASSOCIATES, INC.
31471 NORTHWESTERN HIGHWAY, SUITE 2
FARMINGTON HILLS, MICHIGAN 48334-2575

PARCEL ID: PART OF 50-22-16-176-030

SITE DATA:

SITE AREA:	1.81± ACRES GROSS
EXISTING ZONING:	OST – OFFICE SERVICE TECHNOLOGY
PROPOSED ZONING:	PRO-FS – FREEWAY SERVICE
PROPOSED BUILDING:	5,018 S.F. GAS MART 1,802 S.F. TIM HORTONS 6,820 S.F. BUILDING (TOTAL)
REQUIRED BUILDING SETBACKS:	30' FRONT MIN. (WEST AND SOUTH) 10' SIDE MIN. (NORTH) 20' REAR MIN. (EAST)
PROPOSED BUILDING SETBACKS:	> 30' FRONT (WEST AND SOUTH) > 10' SIDE (NORTH) > 20' REAR (EAST)
REQUIRED PARKING SETBACKS:	20' FRONT MIN. (WEST AND SOUTH) 10' SIDE MIN. (NORTH) 10' REAR MIN. (EAST)
PROPOSED PARKING SETBACKS:	*10' FRONT (WEST) AND *5.65' (SOUTH) *5' SIDE (NORTH) 10' REAR (EAST)

*PARKING SETBACK WAIVER REQUIRED

REQUIRED PARKING:

GAS MART
1 FUELING SPACE FOR EACH FUEL NOZZLE =16 FUELING SPACES
PLUS 1 PER EACH 50 S.F. USABLE IN CASHIERS/OFFICE AREA
=186/50=4 PARKING SPACES
PLUS 1 PER EACH 200 S.F. GROSS LEASABLE AREA IN RETAIL AREA
=4,832/200=24 PARKING SPACES
28 PARKING SPACES REQUIRED FOR GAS MART
16 FUELING SPACES REQUIRED FOR GAS MART

FAST FOOD RESTAURANT
1 PER EACH 60 S.F. OF GROSS FLOOR AREA=1,802 S.F./60=30 PARKING SPACES
30 PARKING SPACES REQUIRED FOR FAST FOOD

PARKING REQUIRED=58 PARKING SPACES
=16 FUELING SPACES

PARKING PROVIDED=58 PARKING SPACES
(INCLUDES 3 H.C. SPACES)
=16 FUELING SPACES

MAXIMUM HEIGHT OF STRUCTURES:	1 STORY (25 FEET)
REQUIRED WAIVERS:	5' SIDE (NORTH) TRASH ENCLOSURE SETBACK DRIVEWAY SEPARATION DEVIATION SIDEWALK ALONG BECK ROAD FRONTAGE

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND DEVELOPMENT
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLAT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
1.800.482.7171
(TOLL FREE)

CLIENT: NOVI MILE, LLC/USA 2 GO

GAS-MART WITH TIM HORTONS
SITE PLAN

GRAND RIVER AND BECK
TOWNSHIP: 1N RANGE: 8E
SECTION: 16
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
PRE.-APP. SUBMITTAL 9/9/09
REV. 11/17/09
REV. 12/16/09
REV. 2/12/10
REV. 2/24/10

DATE: 7/13/09
DRAWN BY: TG
CHECKED BY: KA/TG

0 15 30

FBK:
CHF:
SCALE HOR 1"= 30 FT.
VER 1"= - FT.

1
08-278