

Available 2 Acres
Hall Road & Van Dyke (M-53)
 11401 Hall Road, Utica MI



**High Visibility
 Prime Outlot
 Location**

- 338' Frontage Hall Rd**
- 210' Highly Visible M-53 Frontage**
- Award-Winning High-Occupancy Comfort Inn Outlot**
- Zoned C-2**
- Easy Access**



**CENTER
 MANAGEMENT**

248.540.9999
info@center360.net
www.Center360.net

Traffic Counts			
M-59 Hall Rd at Van Dyke		95,600	
M-53 SB Hall Ramp/NB Hall Ramp		19,883/11,266	
M-53 at Hall Road		51,519	
Demographics	1 Mile	3 Mile	5 Mile
Population	11,841	96,044	244,759
# Households	4,947	39,903	96,049
Ave. HH Income	70,398	47,479	82,636

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Hall Road M-59 & Van Dyke M-53 2 Acres Zoned C-2 Outlot in front of Award-Winning Comfort Inn Conceptual Site Plan

AZD
associates
architects
36980 Woodward ave.
suite 300
Bloomfield Hills, MI
48304-0735
ph. 248-540-6009
fax 248-540-2622
www.azdarch.com

CENTER MGMT.
HALL ROAD 11-553
UTICA, MI

EXISTING
SITE PLAN A

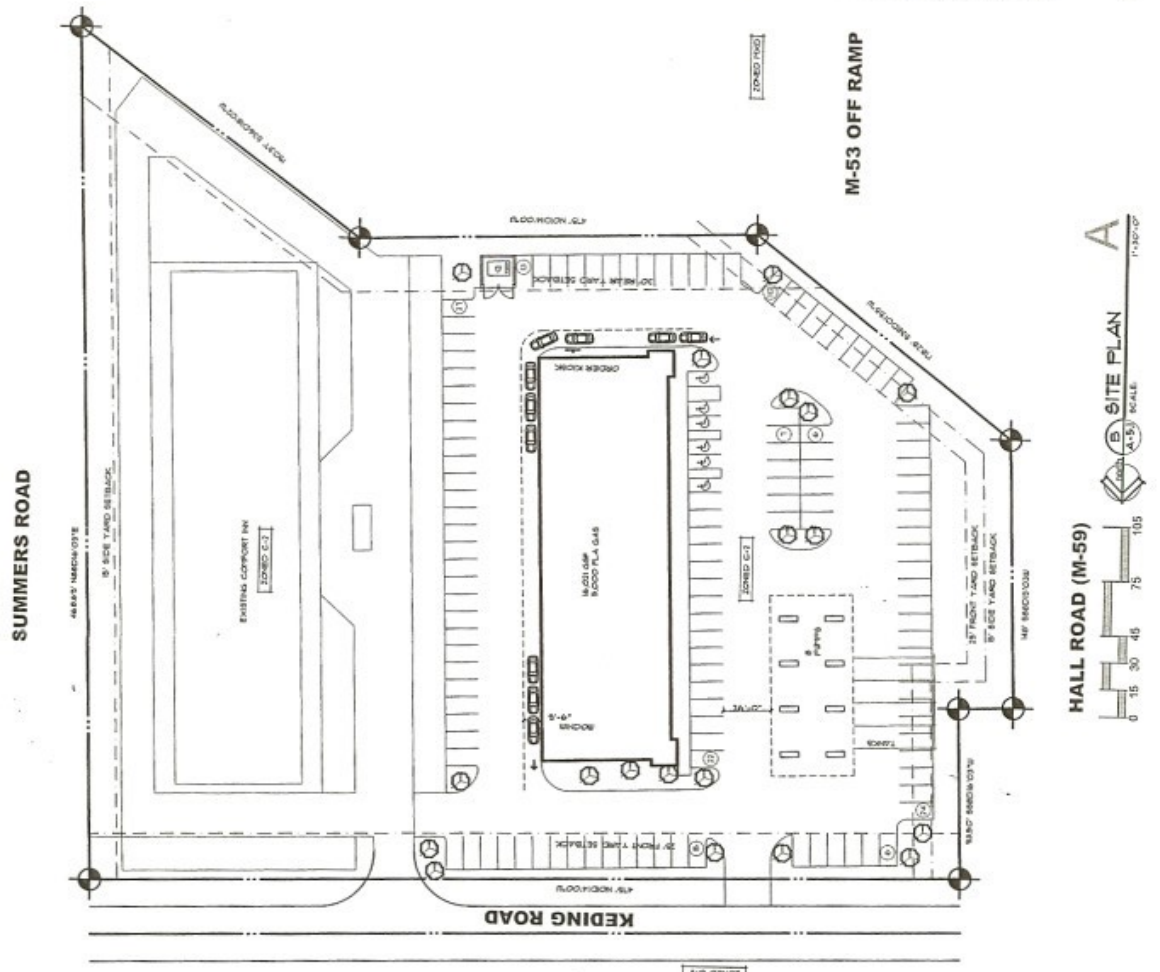
DO NOT SCALE DIMENSIONS
USE DIMENSIONS ONLY

DATE: JAN. 13, 2001
OWNER: REV. 1

PRELIMINARY
NOT FOR CONSTRUCTION

OWNER AND ARCHITECT MUST
MEET WITH CITY OFFICIALS TO
VERIFY ZONING CRITERIA (IE,
SETBACKS, HEIGHTS, ETC.)
COUNTY OFFICIALS SHOULD BE
CONTACTED TO VERIFY HEALTH DEPT.
PERMITS AND ANY OTHER
REQUIREMENTS OR ALL OTHER
REGS.

Sheet
SP-11



S.I.T.E. D.A.T.A.:	
SITE DATA:	
Site area:	4.06 acres
Zoning:	C-2
25' Front Setback @ Kedding	
from right-of-way	
15' Side Setbacks	
30' Rear Setback	
BUILDING DATA:	
Proposed	16,021 G.S.F. Total
Gas	5,000 GSF
Drive-thru	2,000 GSF
Retail	9, 021 GSF
PARKING:	
Proposed	5,000 SF Gas / 150 SF = 34 Spaces
	1 x 8 pumps = 8 spaces
	(172 seats + 130 SF waiting)
	2,000 SF Drive-thru / 75 SF = 27 Spaces
	9,021 SF / 150 SF = 61 Spaces Req'd.
Required:	130 Spaces Req'd
Proposed:	130 Spaces

- D.I.S.C.U.S.S.I.O.N. N.O.T.E.S.:**
1. Verify grade slope at off-ramp and usable area.
 2. Verify property was not previously split.
 3. Verify Hall road front yard? 10' landscape buffer req'd.
 4. Gas station is special use.
 5. Gas station immediate adjacent to west.

MORTGAGE SURVEY

Certified to: OLD KENT BANK MACOMB

Applicant: THOMAS GUASTELLO

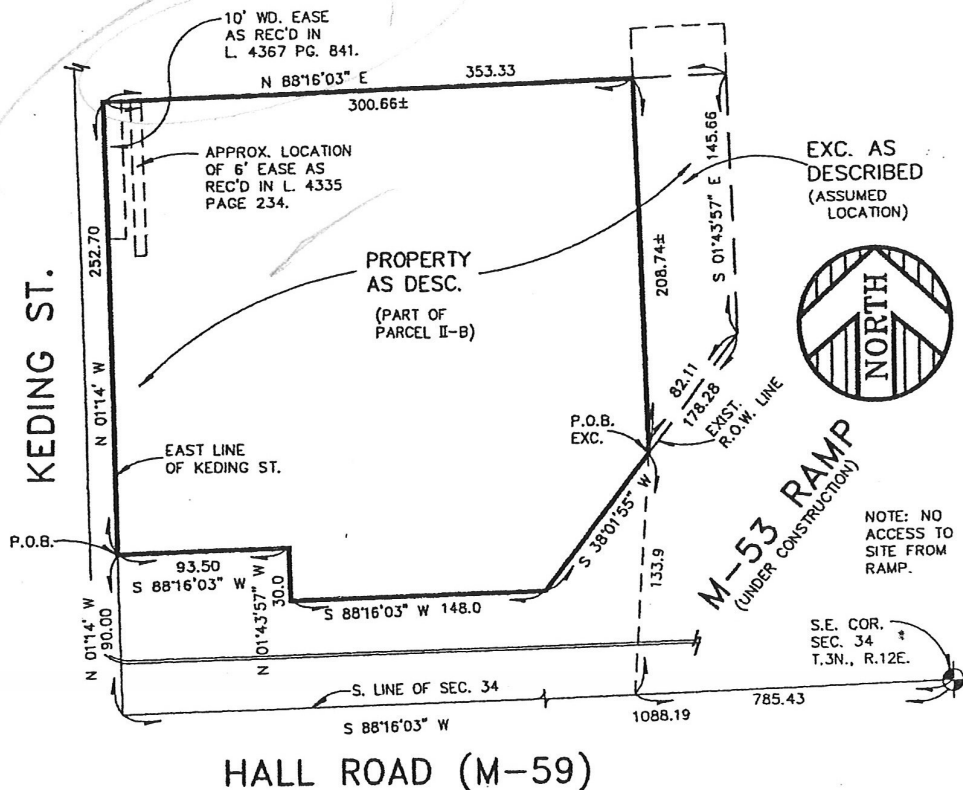
Property Description:
SEE PAGE 2 OF 2

NOTE:
BEARING REFERENCED BETWEEN
TRACT A & EXCEPTED PARCEL
AS DESCRIBED IS SLIGHTLY
DIFFERENT. A BOUNDARY
SURVEY IS NECESSARY TO
DETERMINE THE EXACT SIZE
AND/OR LOCATION OF REMAINING
PARCEL LINES.

NOTE: EASEMENTS AS
REC'D IN L.4135 PAGES
697 & 700 ARE RECIPROCAL
FOR INGRESS, EGRESS,
SEWER, WATER, AND
UTILITIES TO THE ADJACENT
PROPERTY LYING NORTH
OF SUBJECT PROPERTY.

NOTE: THE EASEMENT
AS REC'D IN L.2283
PG.150 DOES NOT
CROSS SUBJECT
PROPERTY AS DESC.

NOTE: THIS DRAWING
REPLACES AND
SUPERCEDES A PREVIOUS
DRAWING OF THIS
PROPERTY DATED 12/14/95



NOTE: NO ACCESS TO SITE FROM RAMP.

S.E. COR. SEC. 34 T.3N., R.12E.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

REV.: 02/01/96

PAGE: 1 of 2

Marcus E. Gubicki

JOB NO. 95-20516 SCALE 1"=80'
DATE 1/4/96 DR. BY M.K.

KEM-TEC
LAND SURVEYORS

16041 East Nine Mile Road
Eastpointe, MI 48021-2319
(810) 772-2222
FAX: (810) 772-4048

KEM-TEC WEST
LAND SURVEYORS

205 N. Main Street
Ann Arbor, MI 48104-1412
(313) 994-0888 • (800) 433-6133
FAX: (313) 994-0667



Hall Road M-59 & Van Dyke M-53
2 Acres Zoned C-2
Outlot in front of Award-Winning Comfort Inn
Survey

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