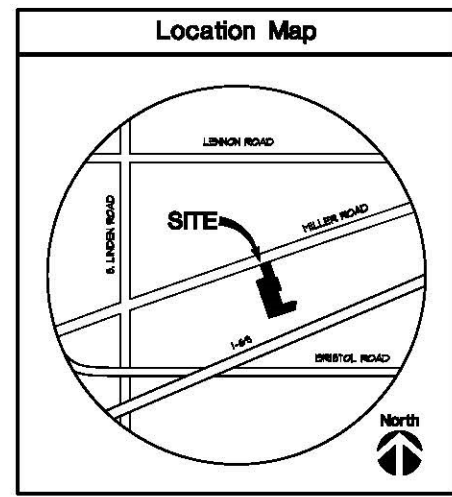


Issued for:
 SUBMITTED FOR SITE PLAN APPROVAL:
 08 DEC. 0



project:

Redevelopment For
Pirates Cove Shopping Center

Miller Road
 Flint Township, Michigan



32500 TELEGRAPH ROAD
 SUITE 250
 BINGHAM FARMS, MICHIGAN
 48025-2404
 PH 248.540.7700 FX 248.540.2710
 www.rogvo.com

PROPERTY OWNER:
 4271 MILLER ROAD, L.L.C.
 6755 DALY RD.
 WEST BLOOMFIELD, MI 48322
 (248)731-4241

drawing:
Conceptual Site Plan

DO NOT SCALE DRAWING
 Issue date: 28 NOV. 12
 drawn: MR/KL
 checked: MD
 approved: MD

file number: 11011

sheet:

SP-1



LAND / BUILDING / PARKING DATA:	
ZONED :	C-2 GENERAL BUSINESS DISTRICT
LAND AREA :	5.81875 ACRES
BUILDING AREA:	
PROPOSED RETAIL 'A' :	1,081 SF.
(PART OF FORMER CIRCUIT CITY BUILDING)	
PROPOSED RETAIL 'B' :	34,826 SF.
(PART OF FORMER CIRCUIT CITY BUILDING)	
PROPOSED RETAIL 'C' :	5,000 SF.
(NEW BUILDING)	
TOTAL:	53,581 SF.
PARKING REQUIRED :	214 SPACES
4 SPACES / 1000 SF. GROSS LEASABLE AREA	
PARKING PROVIDED :	248 SPACES
4.6 SPACES / 1000 SF. G.L.A.	
LOT COVERAGE:	21.1%
(PERCENT OF PARCEL COVERED BY MAIN AND ACCESSORY BUILDINGS)	



SITE PLAN

SCALE: 1"=60'-0"