




LAND USE INFORMATION:

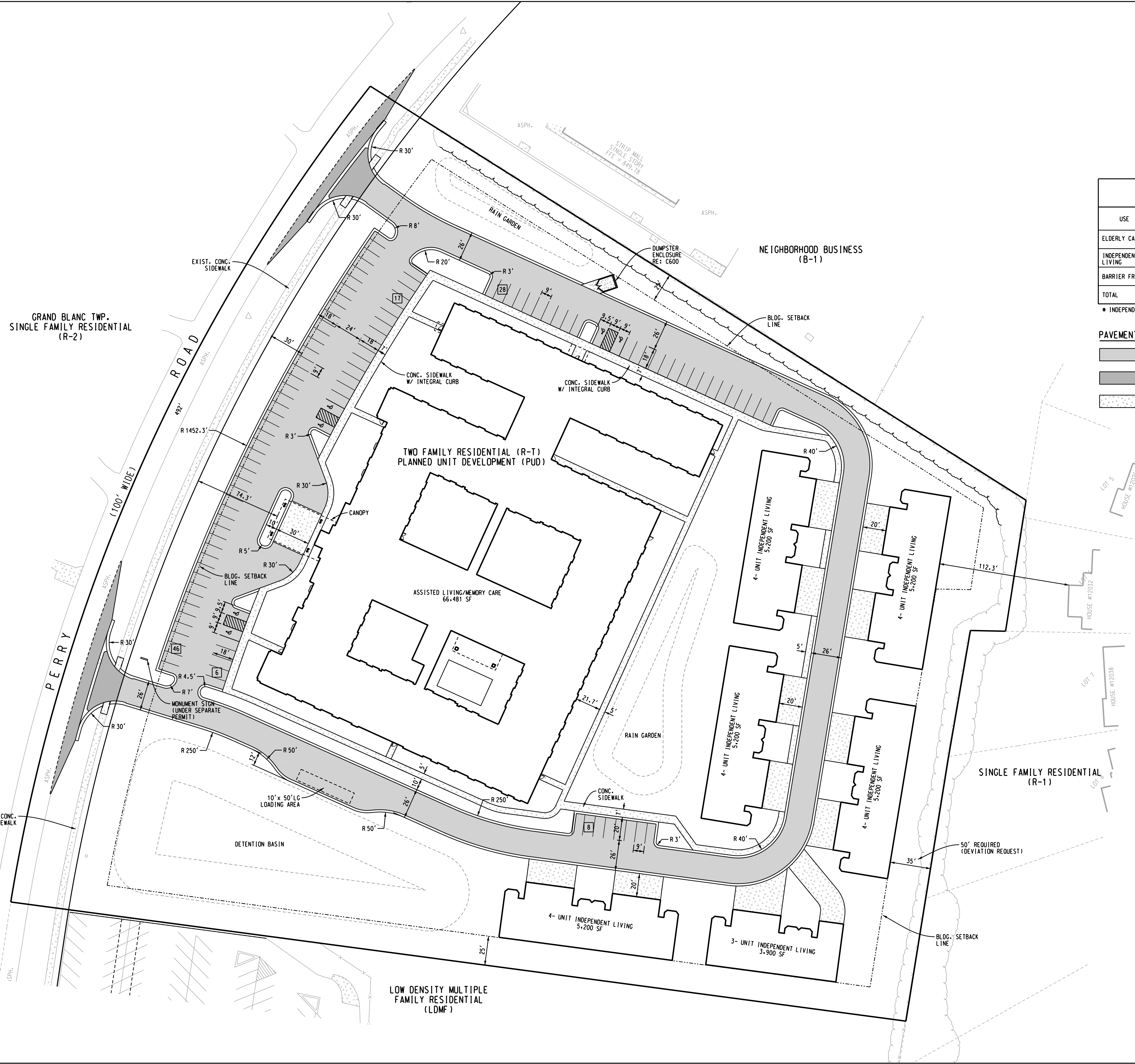
CURRENT ZONING:	TWO FAMILY RESIDENTIAL (R-T) WITH PUD OVERLAY
PROPOSED ZONING:	TWO FAMILY RESIDENTIAL (R-T) WITH PUD OVERLAY
CURRENT USE:	DRIVING RANGE
PROPOSED USE:	ELDERLY HOME CARE/INDEPENDENT LIVING
TOTAL SITE AREA:	411,485 SF, 9.45 AC. (NET)
TOTAL BUILDING AREA:	96,381 SF
LOT COVERAGE BY BLDG:	23.4%
NO. OF BEDS/UNITS ON SITE:	103 (80 BEDS, 23 INDEPENDENT UNITS)
DENSITY/ACRE:	10.9 UNITS/ACRE
YARD SETBACKS:	
BUILDING	
FRONT YARD	30LF
SIDE YARD	25LF
REAR YARD	35LF, (50' NEXT TO SINGLE FAMILY RES. DEVIATION REQUEST)

PARKING DATA:			
USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
ELDERLY CARE	1 SPACE/ ROOM + 1 SPACE/EMPL. 80 ROOMS + 15 EMPL. =	95 SPACES	97 SPACES
INDEPENDENT LIVING	1.5 SPACES / UNIT 23(1.5) =	35 SPACES	54 SPACES*
BARRIER FREE	76 - 100 SPACES	4 SPACES	6 SPACES
TOTAL		130 SPACES	151 SPACES


* INDEPENDENT SPACES INCLUDE GARAGE SPACES

PAVEMENT LEGEND:


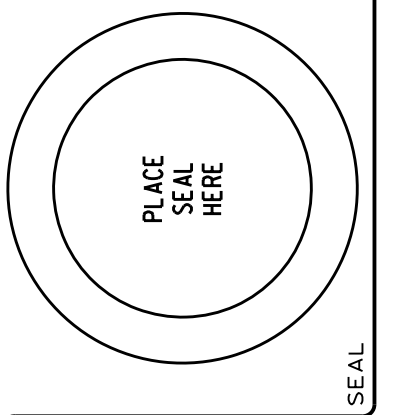
-  ASPHALT PAVEMENT SECTION (ON-SITE) RE:
-  ASPHALT PAVEMENT SECTION (WITHIN ROAD R/W) RE:
-  CONCRETE PAVEMENT SECTION RE:



NORTH



SCALE: 1"=40'

NO.	DATE	REVISION OR ISSUE	SUBJECT

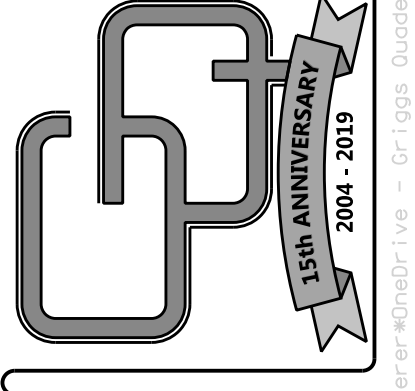
DRAWN	DESIGNED	CHECKED	FIELD CREW

HAMPTON MANOR
ELDERLY CARE DEVELOPMENT
PERRY ROAD
GRAND BLANC, MICHIGAN

SITE LAYOUT PLAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM

CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING



JOB NO.: 220106
PHASE: SPA
C200

GRAND BLANC TWP.
SINGLE FAMILY RESIDENTIAL
(R-2)

LOW DENSITY MULTIPLE
FAMILY RESIDENTIAL
(LDMF)

SINGLE FAMILY RESIDENTIAL
(R-1)

NEIGHBORHOOD BUSINESS
(B-1)