


 EXISTING SITE PLAN  
 SCALE: 1" = 20'-0"

**PROJECT**  
 COMMERCIAL  
 DEVELOPMENT 5 MILE  
 AND BECK ROAD  
**OWNER**  
 J.B. BECK LLC  
  
**LOCATION**  
 15257 PLYMOUTH  
 PLYMOUTH, MI 48170

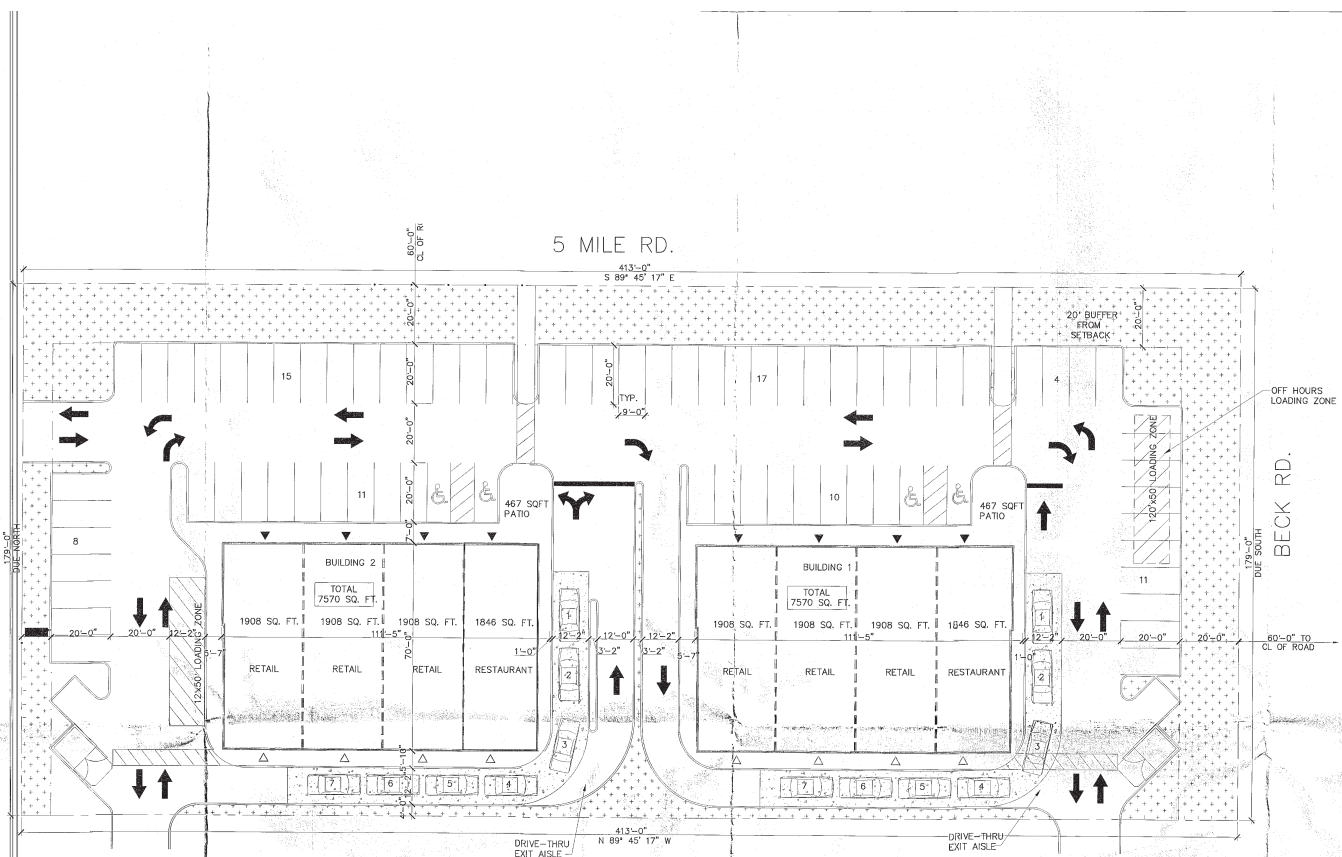
**A & M  
 CONSULTANTS**  
 838 MASON ST  
 DEARBORN, MI 48124  
 PH: (313) 582-0022  
 FAX: (313) 582-0028  
  
**DRAWN BY:**  
 E.A.  
  
**APPROVED BY:**  
 ADNAN AL-SAATI

**SUBMITTALS**

**REVISIONS:**  
 1: 09/07/2016

**PROJECT NO**  
  
**DATE**  
 09/19/2016  
**SCALE**  
 NOTED  
**SHEET TITLE**  
 SITE PLAN  
 ELEVATION

**SP-1**  
  
**SEAL**



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

**SITE DATA :**

**GOVERNING CODE:** MICHIGAN BUILDING CODE 2012 AND PLYMOUTH TOWNSHIP ZONING ORDINANCE

**EXISTING BUILDING USE:** MISC.RETAIL

**PROPOSED BUILDING USE:**  
BUILDING 1: RESTAURANT (FAST FOOD/ DRIVE IN)/ RETAIL  
BUILDING 2: RESTAURANT (FAST FOOD/ DRIVE IN)/ RETAIL

**USE GROUP:** M-MERCANTILE

**CONSTRUCTION TYPE:** 2B

**SPRINKLE SYSTEM:** NO

**AREA OF THE PROPERTY =** 73,925.676 s.f. = 1.6971 ac.

**EX. BUILDING AREA =** 15,413 SQ.FT.

**PROPOSED BUILDING AREA =** 2 BUILDING 7570 SQ.FT EACH = 15140

**ZONING:** EXISTING & PROPOSED (C-2) CENTRAL COMMERCIAL DISTRICT

**BUILDING HEIGHT:** REQUIRED: 2 STORY 35'-0" MAX. PROPOSED = 22'-0"

**LOT COVERAGE:** EXISTING = 20% WHOLE AREA

**SETBACK REQUIREMENTS:**  
FRONT: REQUIRED: 60'-0" CENTER OF ROAD, + 20' LANDSCAP BUFFER  
FRONT: PROPOSED = 87'-0" @ 5 MILE AND 73'-2" @ BECK ROAD

**SIDE:** REQUIRED: 10'-0" LANDSCAPE BUFFER  
SIDE: PROPOSED = 10'-0" TO PARKING

**REAR:** REQUIRED: 0'-0" PROPOSED: 86'-0"

**PARKING DATA:**  
PARKING REQUIRED:  
RESTAURANT/ DRIVE IN 1 PER 2 SEATS  
RETAIL: 1 SPACE PER 200 UFA.

PARKING PROPOSED:  
RESTAURANT/ FAST FOOD: 30/2 = 15 EACH BUILDING. FOR 2 BUILDINGS 15X2= 30  
RETAIL: 5724 \* (0.8) / 200 = 4579.2/200 = 23 SPACES  
FOR EACH BUILDING. FOR 2 BUILDING 23X2 = 46  
TOTAL PARKING REQUIRED: 46+30= 76

PARKING PROVIDED: 76

**GENERAL NOTES:**

1. ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO PRODUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH VISION OF PERSONS AND ADJACENT ROADWAYS OR PROPERTY
2. ALL SIGN SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS
3. STANDARD PARKING SPACE 9'-0" WIDE X 20'-0" LONG BARRIER FREE PARKING SPACE 8'-0" WIDE X 20'-0" LONG WITH 8' SIDE AISLE

▼ PRIMARY ENTRANCE  
△ SECONDARY ENTRANCE / EGRESS

**LEGAL DESCRIPTION:**

PART OF NORTHEAST 1/4 OF SECTION 20, TOWN 15 SOUTH RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY MICHIGAN  
BASIS O BEARINGS  
ALL OF THE ABOVE BEARINGS ARE BASED ON THE WEST LINE OF SECTION 21 ALSO BEING THE EAST LINE OF SECTION 20, T.15., R.8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY MICHIGAN AS PREVIOUSLY RECORDED IN ALTA COMMITMENT, COMMITMENT NO. 82-353191

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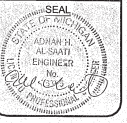
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**SP-2**

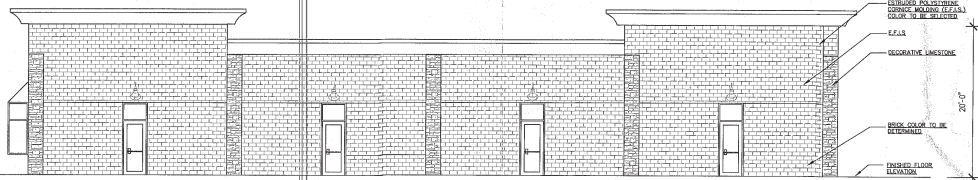




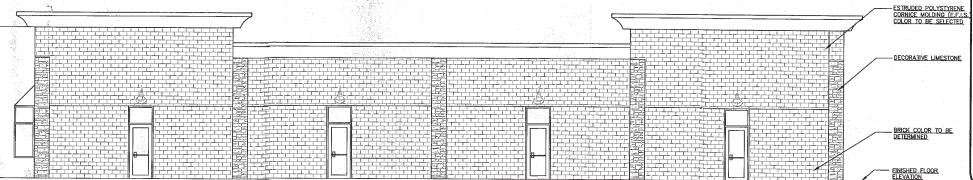
NORTH ELEVATION BUILDING 2  
SCALE: 1/8" = 1'-0"



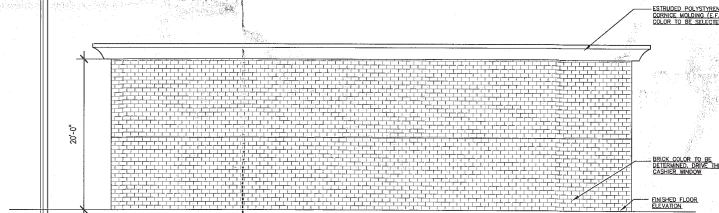
NORTH ELEVATION BUILDING 1  
SCALE: 1/8" = 1'-0"



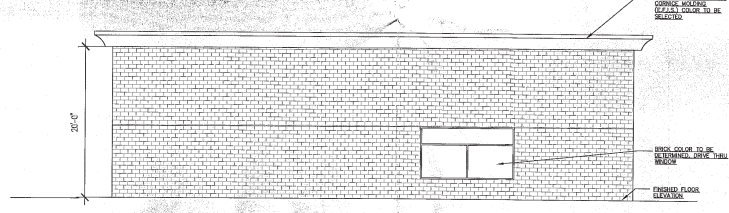
SOUTH ELEVATION BUILDING 2  
SCALE: 1/8" = 1'-0"



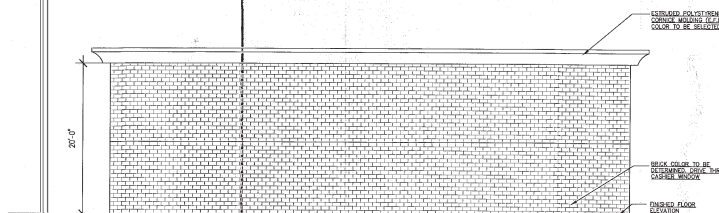
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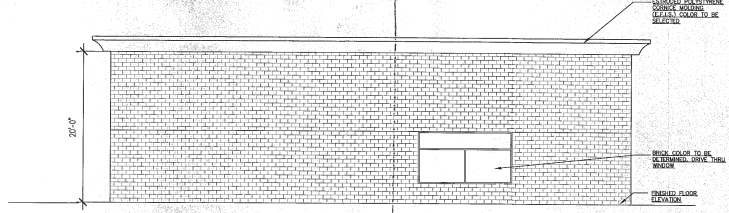
WEST ELEVATION BUILDING 1  
SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING 1  
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING 2  
SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING 2  
SCALE: 1/8" = 1'-0"

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ELEVATIONS

**A-1**  
SEAL  
ADNAN H. AL-SAATI  
ENGINEER  
No. 0000000000  
PROFESSIONAL