

LEGEND

PROPOSED (PR)	EXISTING (EX)	CONTOUR
FF	FF	SPOT ELEVATION
FG	FG	FINISHED FLOOR ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REAR-YARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
S	S	SIGN
D	D	SILT FENCE
W	W	WETLAND BOUNDARY
SO	SO	SOIL EROSION CONTROL MEASURE
IN	IN	INLET / CATCHBASIN
FL	FL	FLARED END-SECTION
HY	HY	HYDRANT
UT	UT	UTILITY POLE
NFV	NFV	NOT FIELD VERIFIED TO BE REMOVED
IT 1	IT 1	INFILTRATION TEST LOCATION
		CONCRETE
		ASPHALT
		MODIFIED CURB

SITE DATA:

SUPERIOR TOWNSHIP, WASHTENAW COUNTY
 PARCEL # J-10-18-155-014
 5387 PLYMOUTH-ANN ARBOR RD
 ANN ARBOR, MI 48105
 1.53 AC +/-

ZONING: VC - VILLAGE CENTER
 USE: VACANT
 PROPOSED USE 1ST FLOOR: APPROX. 5,000 GSF DENTAL OFFICE AND SHOP, TENANT PROFESSIONAL OFFICE SPACE
 PROPOSED USE 2ND FLOOR: (2) TWO BED, TWO BATH APARTMENTS

MIN. LOT AREA REQUIRED FOR ZONING: 20,000 SF
 TOTAL EX. LOT AREA: 1.53 AC +/- (-66,647 SF)
 MIN. LOT WIDTH: 100 FT TOTAL EXISTING LOT WIDTH: X FT
 MAX. GROUND FLOOR COVERAGE: 25% (GFA OF BUILDINGS / NET LOT AREA AND EXPRESSED AS %)
 MAX. FLOOR AREA RATIO: 0.50

MIN. SETBACKS REQUIRED: PROPOSED SETBACKS:

FRONT: MAX 35 FT, MIN 20 FT	20 FT
REAR: 45 FT	45 FT
SIDES: 10 FT MIN, 20 FT TOTAL OF TWO	10 FT

(PER ORDINANCE SECTION 3.203A.2. FRONT AND CORNER SIDE YARDS SHALL BE MEASURED FROM EXISTING RIGHT-OF-WAY OR EASEMENT LINES.)

PARKING CALCULATION:

- DENTAL OFFICE - 1 SPACE PER ON-DUTY EMPLOYEE, PLUS ONE PER EXAMINATION OR TREATMENT ROOM.
(DENTAL OFFICE: 2 FRONT DESK STAFF, 2 DOCTORS, 6 HYGIENIST, 2 ASSISTANTS, PLUS 6 TREATMENT ROOMS = 18 SPACES)
- RETAIL SPACE (1 SPACE PER 250 SF FLOOR AREA 611 SF/250 SF = 2.4 - 3 SPACES)
- LEASE SPACE (PROFESSIONAL OFFICE SPACE -1 PARKING SPACE PER 300 SF OF FLOOR AREA 1,872 / 300 = 6.24 - 7 SPACES)
- MULTIPLE-FAMILY HOUSING: 1.5 SPACES PER DWELLING UNIT WITH UP TO TWO BEDROOMS (APARTMENTS: 2 UNITS x 1.5 SPACES = 3 SPACES)

SPACES REQUIRED: 18 + 3 + 7 + 3 = 31 SPACES
 SPACES PROVIDED: 36 SPACES INCLUDING 2 ADA SPACES

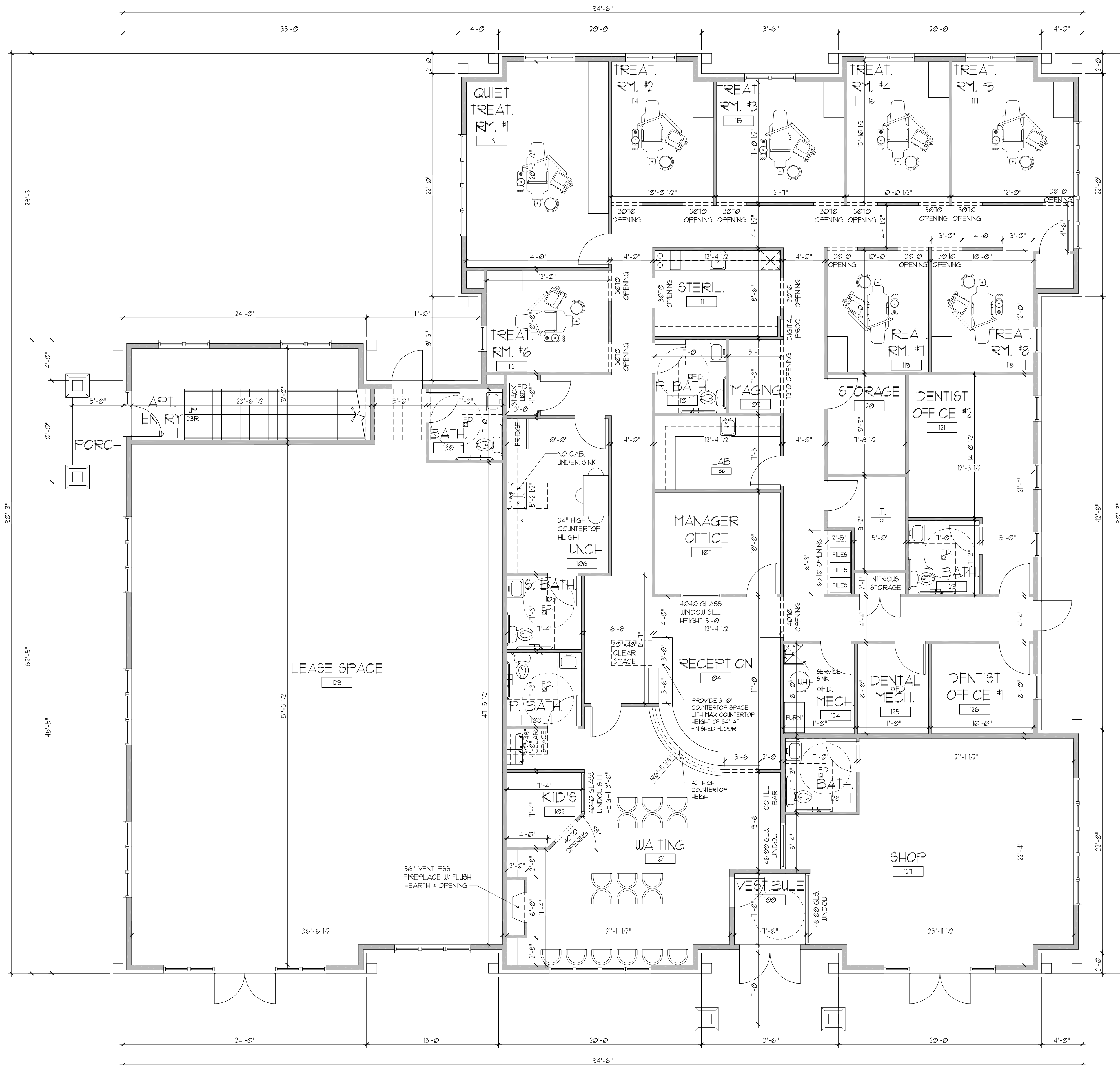
ACCORDING TO ARTICLE 3.208 CORNER CLEARANCE ZONES
 ANY INTERSECTION OF A PRIMARY ROADWAY AND A COLLECTOR OR LOCAL ROADWAY, MINIMUM CORNER CLEARANCE DISTANCE LONG R.O.W. IS 25 FEET.
 ACCORDING TO ARTICLE 7.304 SPECIAL DISTRICT REGULATIONS, VILLAGE CENTER DISTRICT:
 E. LANDSCAPE STRIP REQUIRED ALONG CHURCH STREET SHALL BE LANDSCAPED TO SCREEN VIEWS OF PARKING LOTS AND SERVICE AREAS FROM CHURCH STREET AND PROPERTIES TO THE NORTH.
 F. DESIGN STANDARDS - VEHICULAR ACCESS TO CHURCH ST. A NON-RESIDENTIAL USE SHALL NOT HAVE VEHICULAR ACCESS TO CHURCH STREET.

SITE PLAN NOTES

- A KEY BOX/KNOX BOX SHALL BE LOCATED NEAR THE FRONT ENTRY (FINAL LOCATION TO BE DETERMINED BETWEEN THE OWNER & FIRE MARSHALL).
- NOTHING SHALL BE STORED IN FRONT OF THE BUILDING.
- A MINIMUM VERTICAL CLEARANCE OF 13.5' SHALL BE MAINTAINED THROUGHOUT THE SITE FOR EMERGENCY VEHICLE ACCESS.
- ALL DRIVEWAYS AND PARKING LOT AISLES SHALL BE ACCESSIBLE AT ALL TIMES FOR EMERGENCY VEHICLES AND REGULAR SNOW REMOVAL.

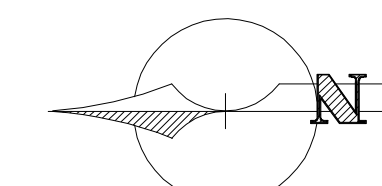
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT	DENTAL OFFICE & MIXED USE
PREPARED FOR	CASSINO BUILDING AND DEVELOPMENT
TITLE	DRAFT SITE PLAN
DESIGNED BY:	JA
DRAWN BY:	JA
CHECKED BY:	
SCALE:	1" = 20'
JOB NO:	22-097
DATE:	11/08/22
SHEET NO.	4

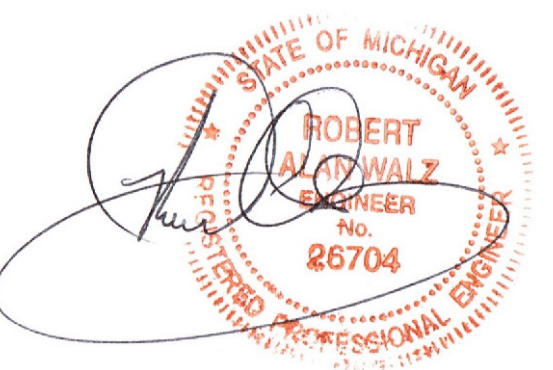


DENTAL OFFICE: 4393 SQ. FT.
 SHOP: 650 SQ. FT.
 LEASE SPACE: 2020 SQ. FT.
 TOTAL SQUARE FOOTAGE: 7063 SQ. FT.

GROUND FLOOR: 7,063 SQ. FT.
 SECOND FLOOR: 3,552 SQ. FT.
 TOTAL BUILDING SQUARE FOOTAGE: 10,615 SQ. FT.



GROUND FLOOR PLAN
 DENTAL OFFICE: 4393 SQ. FT. SCALE 3/16" = 1'-0"
 SHOP: 650 SQ. FT.
 LEASE SPACE: 2020 SQ. FT.
 TOTAL SQUARE FOOTAGE: 7,063 SQ. FT.



MAVERICK CONSULTING ENGINEERS, INC.
 3190 WALNUT LAKE CT.
 COMMERCE TWP, MI 48390



920 EAST LONG LAKE RD.
 SUITE 200
 TROY MI 48065
 P. 248.524.0445
 F. 248.524.0447

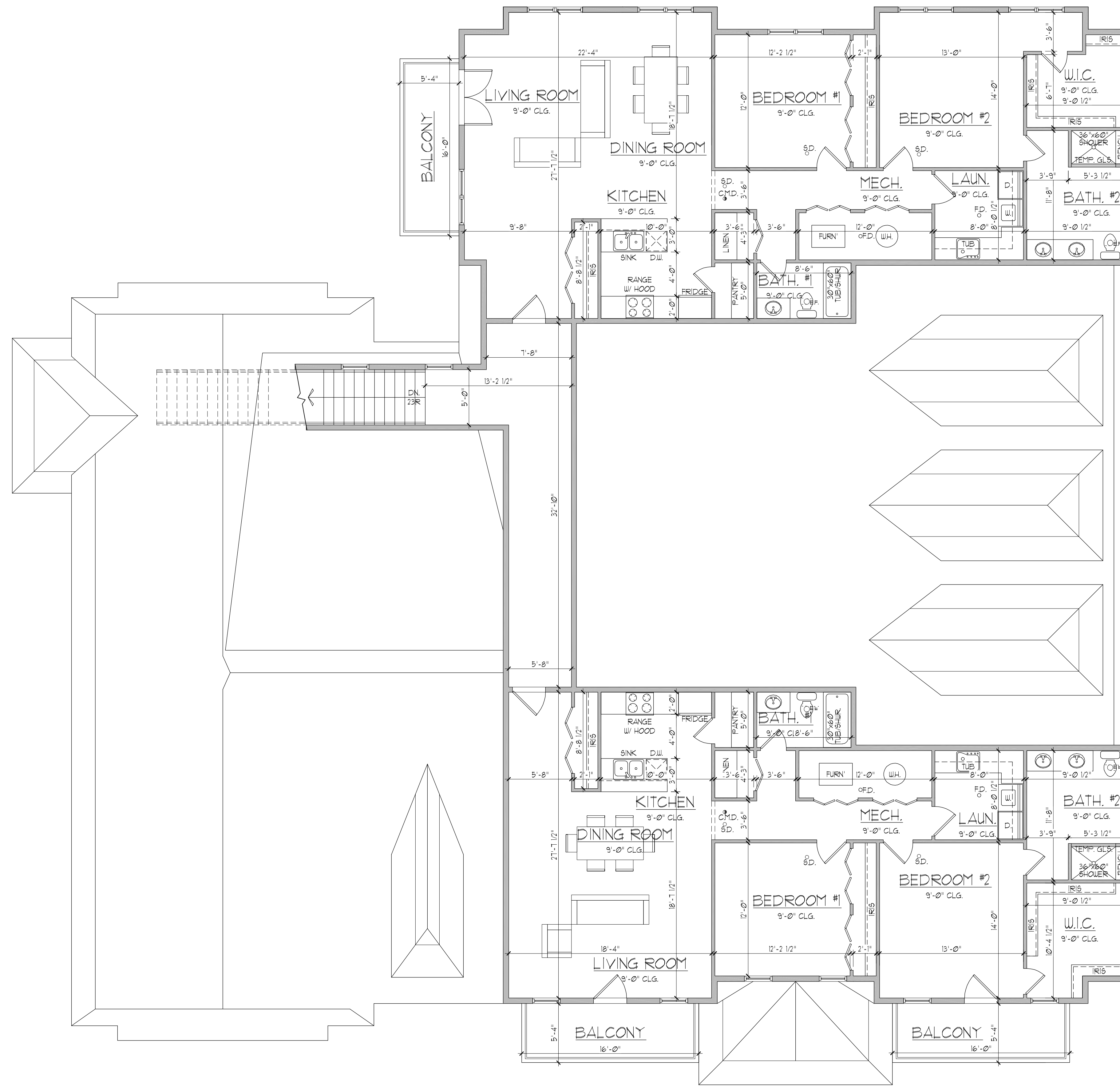
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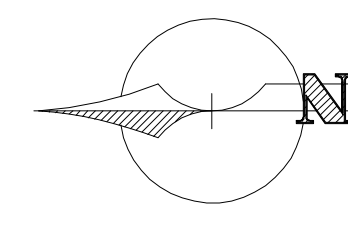
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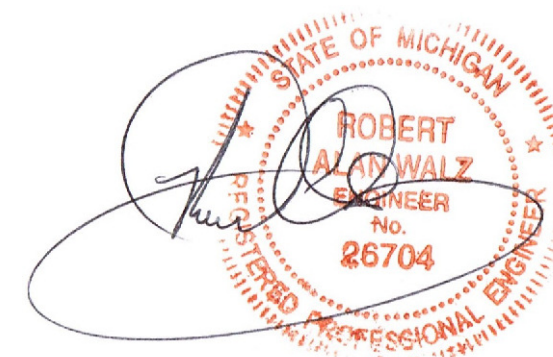
5387 PLYMOUTH ROAD
 ANN ARBOR, MI. 48105

Site Plan Approval: 11-17-2022
 Permit Set:
 Revisions:
 Final Set:
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 Checked By: D.D.

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SECOND FLOOR PLAN
 APARTMENT 1: 1820 SQ. FT. SCALE 3/16" = 1'-0"
 APARTMENT 2: 1732 SQ. FT.
 TOTAL SQUARE FOOTAGE: 3552 SQ. FT.



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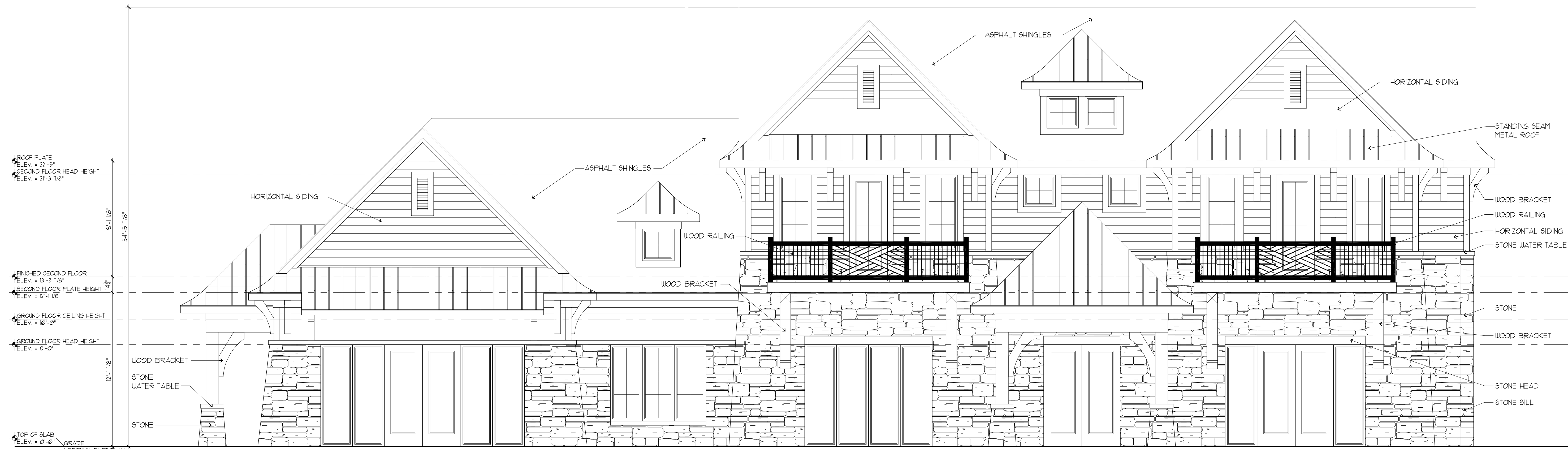
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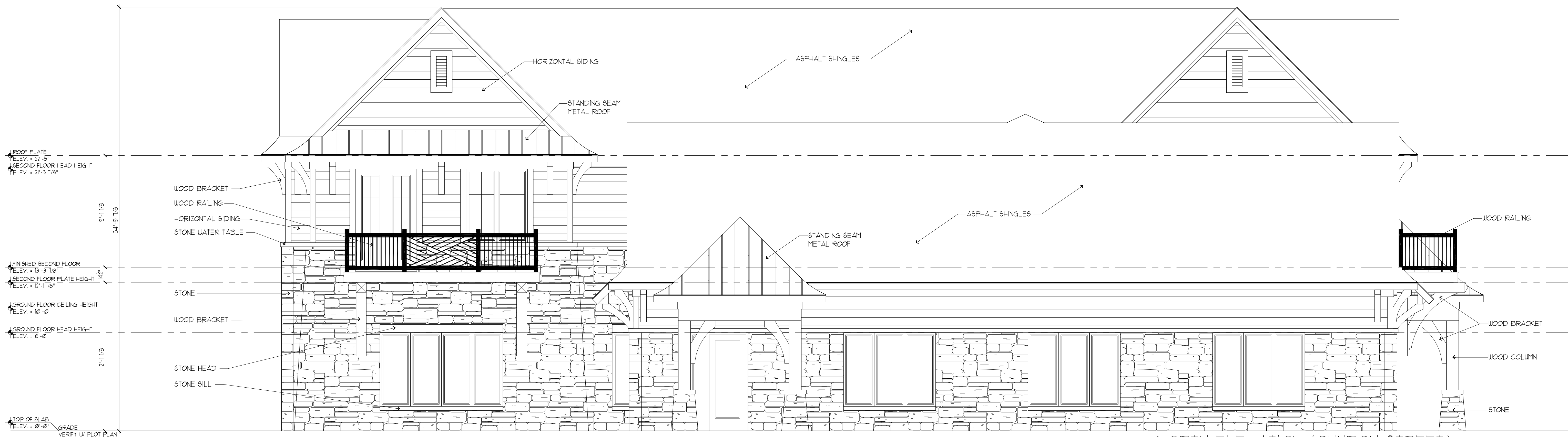
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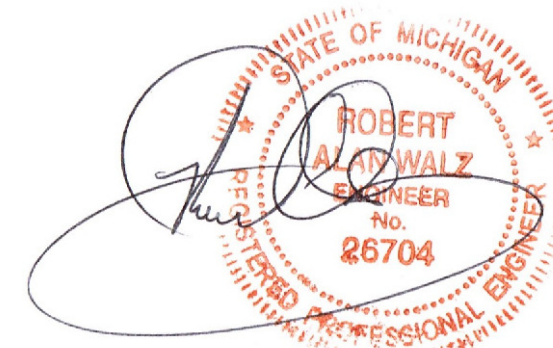
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WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION (CHURCH STREET)
SCALE 1/4" = 1'-0"



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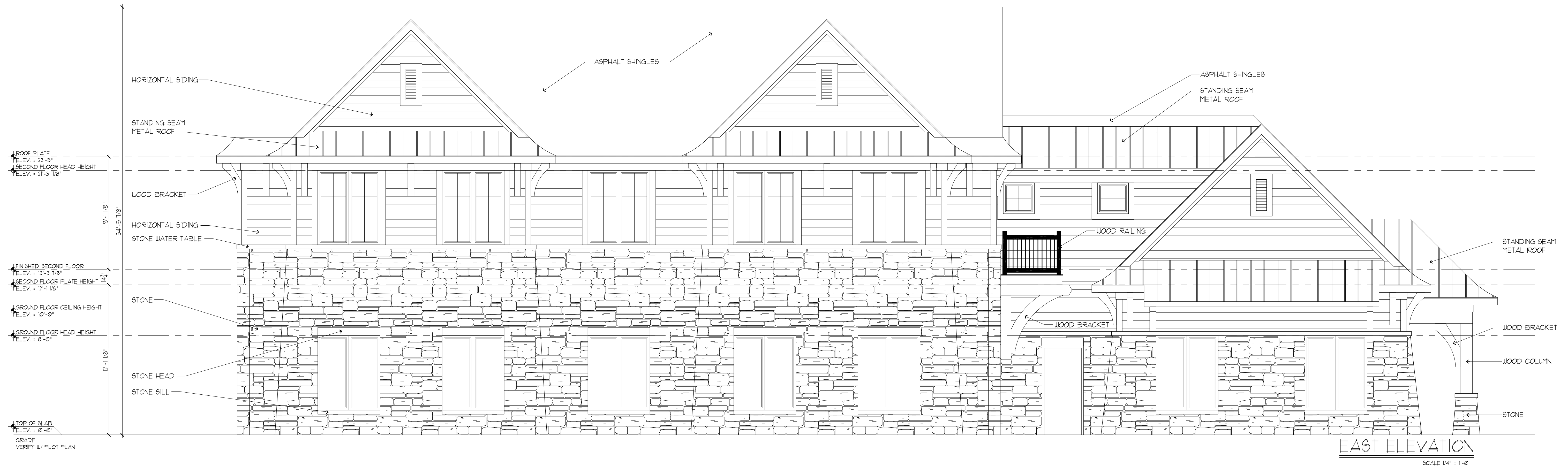
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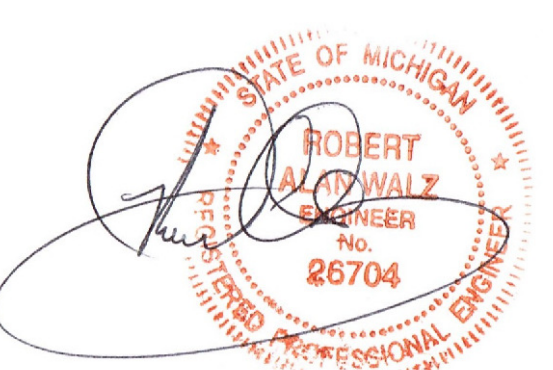
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EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION (PLYMOUTH - ANN ARBOR ROAD)
SCALE 1/4" = 1'-0"



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