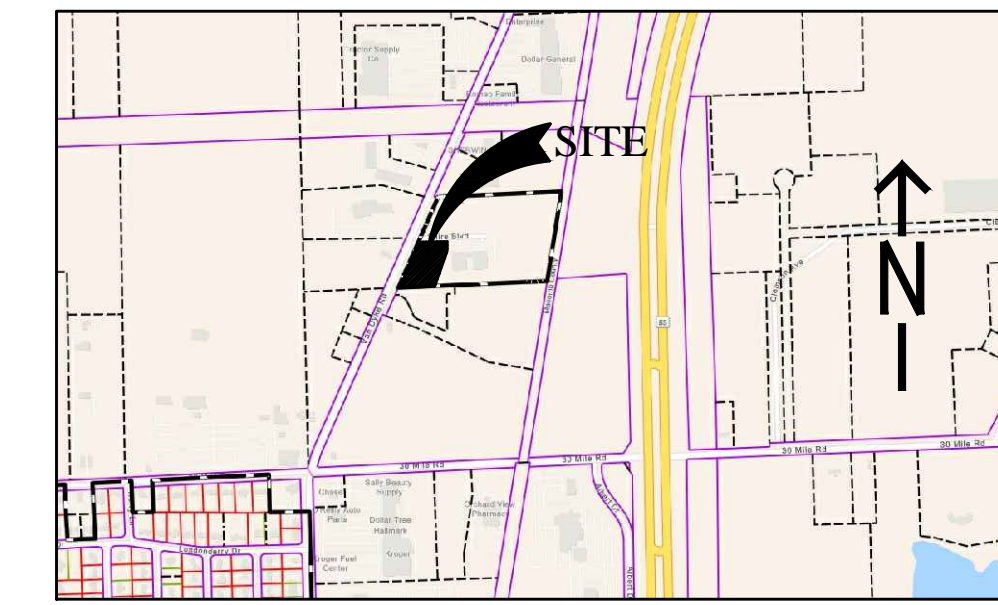


UNIT 5
ZONED GC
VACANT
Parcel I.D. 04-11-320-005



LOCATION MAP
N.T.S.



Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT
PROPOSED RETAIL
CENTER

CLIENT

Leo's Coney Island
4794 Tully Rd.
Bloomfield Hills, MI 48302

Phone: (248) 417-8140

SEAL

SHEET
SITE PLAN

PROJECT LOCATION
65650 Van Dyke Ave.
Washington Twp.
Macomb County, MI 48095

miss dig



Know what's below
Call before you dig.

REVISIONS

02-06-2024 REV. SITE PLAN REVIEW
09-20-2023 SPA

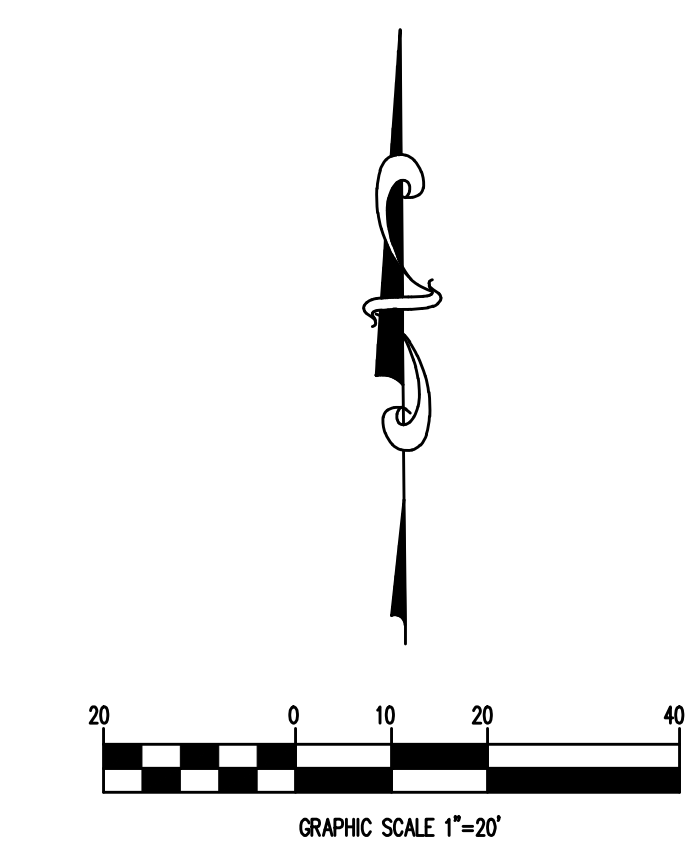
Date Description

Designed by: A.O. Drawn by: S.D.M.

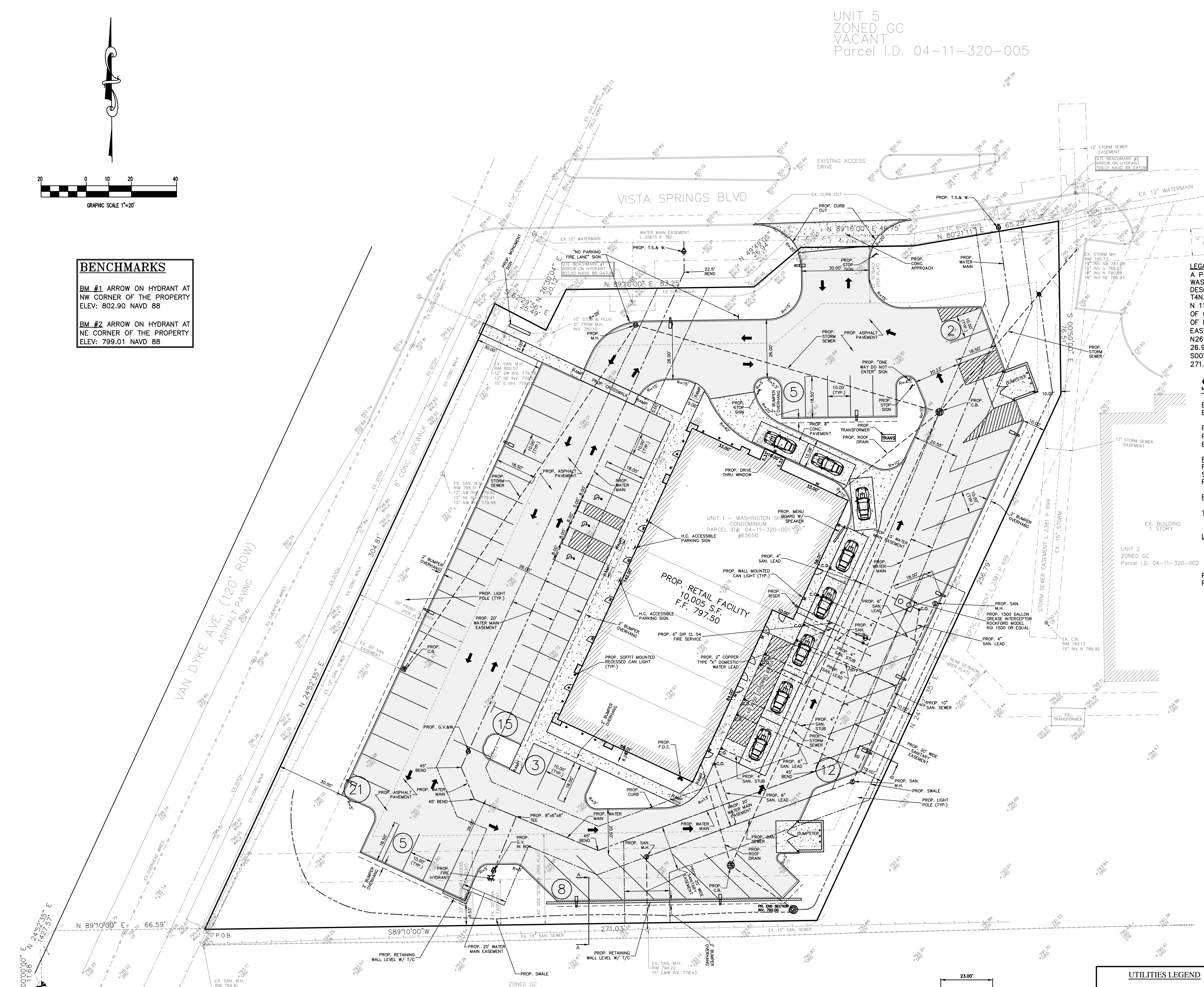
Approved by: A.O. Date: 09-06-2023

Scale: 1" = 20'

Job No.: 1417 Sheet: SP-2

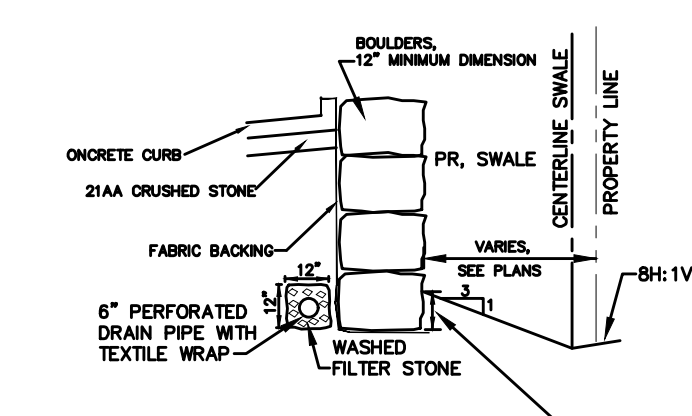


BENCHMARKS
BM #1 ARROW ON HYDRANT AT NW CORNER OF THE PROPERTY ELEV: 802.90 NAVD 88
BM #2 ARROW ON HYDRANT AT NE CORNER OF THE PROPERTY ELEV: 799.01 NAVD 88

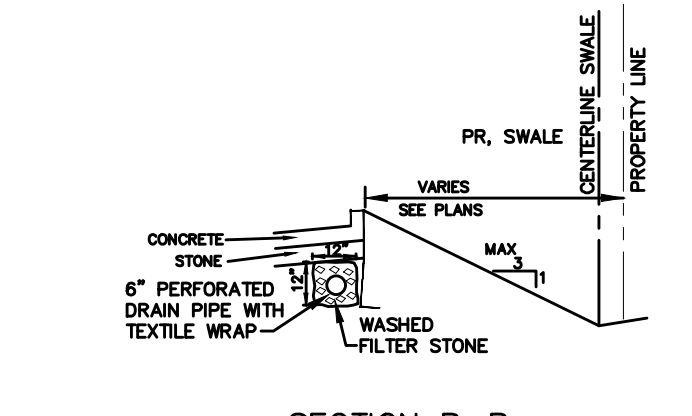


LEGAL DESCRIPTION OF PROPERTY UNIT 1
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 11, T.4N, R12E WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, T.4N., R12E., WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN; THENCE N 11.68 FEET; THENCE N24°52'35"E. 1427.57 FEET ALONG THE CENTERLINE OF OLD HIGHWAY M-53; THENCE N.89°10'00"E., 66.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.24°52'35"E., 304.81 FEET ALONG SAID EASTERLY R.O.W. LINE; THENCE S.62°29'56"E., 25.49 FEET, THENCE N26°30'04"E., 20.12 FEET, THENCE N89°10'00"E., 83.25', THENCE N49°49'05"E., 26.94', THENCE N89°10'00"E., 49.75', THENCE N80°21'11"E., 65.25', THENCE S00°50'00"E., 76.51', THENCE S24°52'35"W, 256.79', THENCE S89°10'00"W, 271.03' TO THE POINT OF BEGINNING AND CONTAINING 1.78 ACRES.

SITE DATA
EXISTING SITE ZONING: GC - GENERAL COMMERCIAL
EXISTING SITE AREA: 77,625 S.F. OR 1.78 ACRES
PROPOSED BUILDING (GROSS): 10,005 S.F.
PROPOSED BLDG. HT.: ONE (1) STORY
BLDG LOT COVERAGE: 12.9%
REQUIRED YARDS:
FRONT: 50 ft., 30 ft. Parking Setback
SIDE: 25 ft. North side 40 ft. South side
REAR: 10 ft.
PARKING REQUIREMENTS:
REQUIRED: Restaurant: 1/150 s.f. and Retail: 1/250 s.f.
TOTAL: 4,299 s.f. / 150 + 5,544 s.f / 250 = 51 spaces
PROPOSED: 71 spaces including 3 handicap accessible
LOADING AREA:
REQUIRED: 11,230 s.f. < 20,000; therefore
PROPOSED: 1 - 10' x 50' space
1 - 10' x 50' space
PRESENT USE OF PROPERTY: Vacant
PROPOSED USE OF PROPERTY: Restaurant and Retail Business



SECTION A-A
RETAINING WALL AT CURB
NO SCALE



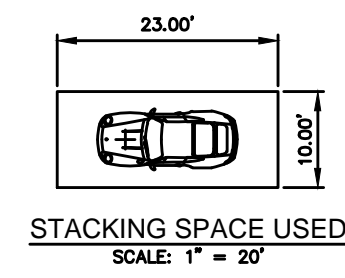
SECTION B-B
PROPERTY LINE SWALE
NO SCALE

LEGEND

AMERTECH	GAS	SIGNAL POLE
WATER SHUT OFF	SANITARY (S&N)	PUBLIC LIGHTING MH.
TELEPHONE RISER	COMBINED (CS)	ELECTRIC RISER OR METER
TELEPHONE	STORM (STO)	CATHODIC PROTECTION
SEWER CLEAN OUT	WATERMAIN (W/M)	GUY WIRE
GAS METER	OVERHEAD WIRE	HIGH TENSION TOWER
GAS VALVE / GAS MARKER	UNDERGROUND CABLE	FLAG POLE
SANITARY M.H. (S&N)	EX. DITCH	BOLLARD
STORM MANHOLE (STM. MH.)	SWALE CENTERLINE	STEEL COLUMN
CATCH BASIN (C.B.)		MAILBOX
GATE VALVE IN WELL (G.V.W.)		SIGN
FIRE HYDRANT		ELECTRIC TRANSFORMER
LIGHT POLE		EXISTING
UTILITY POLE		PROPOSED
UTILITY POLE W/ LAMP EXTENSION		WATER FLOW INDICATOR

UTILITIES LEGEND

AS	GAS
CS	SANITARY (S&N)
CS	COMBINED (CS)
STO	STORM (STO)
W/M	WATERMAIN (W/M)
OW	OVERHEAD WIRE
UC	UNDERGROUND CABLE
D	EX. DITCH
SW	SWALE CENTERLINE



STACKING SPACE USED
SCALE: 1" = 20'

NOTE:
1. SANITARY SEWER LEADS SHALL BE PVC SOLID WALL SDR 23.5.
SANITARY SEWER MAIN SHALL BE PVC SDR 26. WATER MAIN SHALL BE DIP CL 54.
2. 4" SAN. STUBS ARE INSTALLED FOR CONNECTION TO A FUTURE GREASE TRAP IF NEEDED.