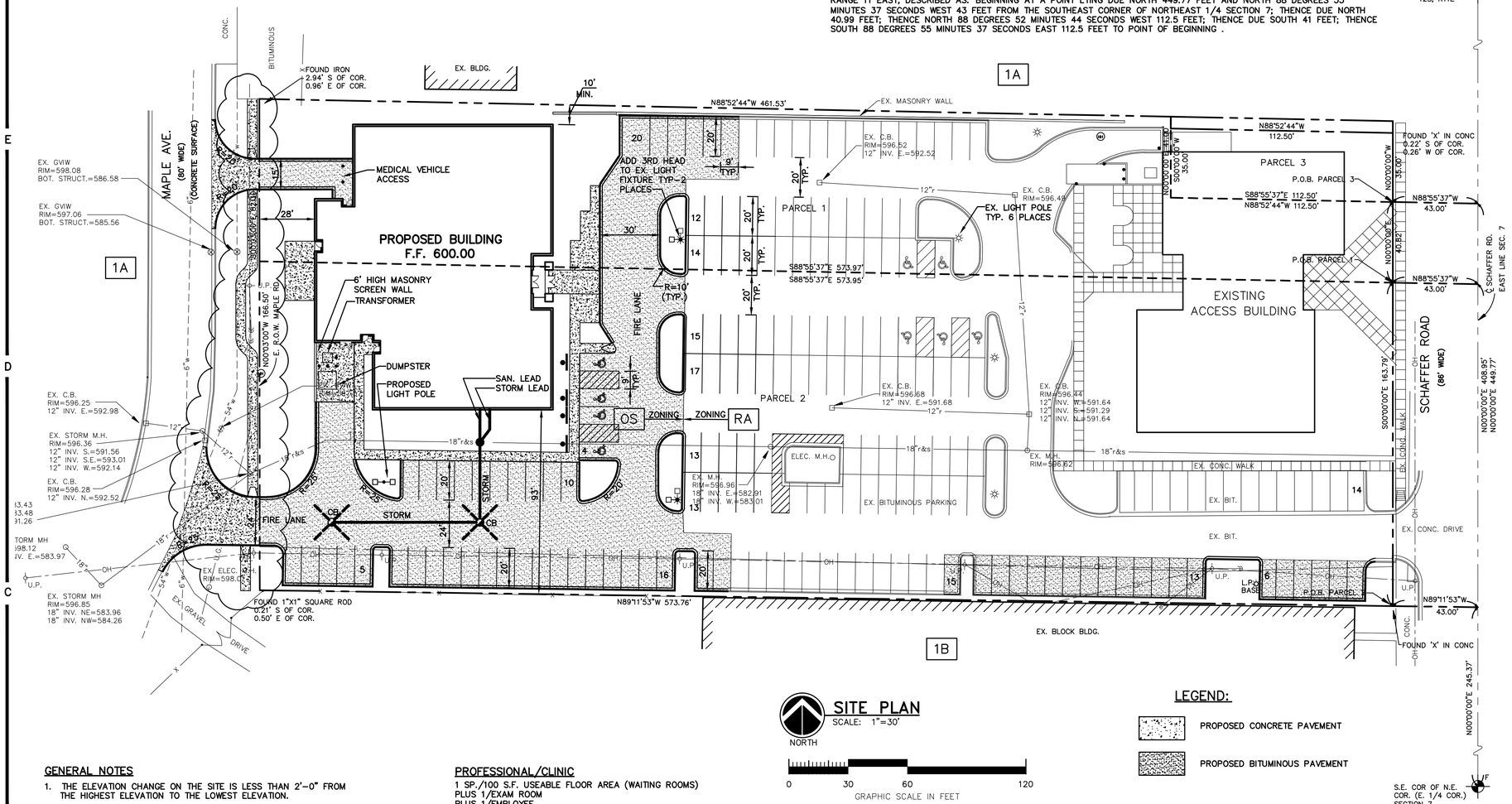
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION

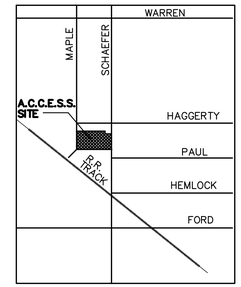
LEGAL DESCRIPTIONS

PARCEL 1: PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 7, T. 2 S., R. 11 E., DEARBORN, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING DUE NORTH 408.95 FEET AND N. 88° 55' 37" W., 43 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE DUE NORTH 40.82 FEET TO A POINT; THENCE N. 88° 52' 44" W., 112.5 FEET TO A POINT; THENCE DUE NORTH 41 FEET TO A POINT; THENCE N. 88° 52' 44" W., 461.53 FEET TO A POINT; THENCE S. 00° 03' E., 82.3 FEET ALONG THE EASTERLY LINE OF MAPLE AVENUE OF WIDTH 80 FEET TO A POINT; THENCE S. 88° 55' 37" E., 573.97 FEET TO A POINT OF BEGINNING.

PARCEL 2: A PART OF NORTHEAST 1/4 OF SECTION 7, T. 2 S., R. 11 E., CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS : COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE DUE NORTH 245.37 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE N. 89° 11' 53" W., 43.00 FEET TO THE POINT OF BEGINNING; THENCE N. 89° 11' 53" E. (RECORDED) N. 89° 11' 53" W. (MEASURED), 573.76 FEET; THENCE N. 00° 03' 00" W., 166.50 FEET; THENCE S. 88° 55' 37" E., 573.95 FEET; THENCE DUE SOUTH 163.79 FEET TO THE POINT OF BEGINNING.

PARCEL 3: THE SOUTHERLY 35 FEET OF A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 7 , TOWN 2 SOUTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT LYING DUE NORTH 449.77 FEET AND NORTH 88 DEGREES 55 MINUTES 37 SECONDS WEST 43 FEET FROM THE SOUTHEAST CORNER OF NORTHEAST 1/4 SECTION 7; THENCE DUE NORTH 40.99 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 44 SECONDS WEST 112.5 FEET; THENCE DUE SOUTH 41 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 37 SECONDS EAST 112.5 FEET TO POINT OF BEGINNING .





LOCATION MAP
SCALE: N.T.S.

NORTH

APPLICANT
The Arab Community Center for Economic and Social Services
HASSAN JABER
DEPUTY DIRECTOR
2651 SAULINO CT.
DEARBORN, MI 48120
(313) 842-7010

SITE PLAN
SCALE: 1"=30'

NORTH

0 30 60 120
GRAPHIC SCALE IN FEET

LEGEND:
PROPOSED CONCRETE PAVEMENT

PROPOSED BITUMINOUS PAVEMENT

GENERAL NOTES
1. THE ELEVATION CHANGE ON THE SITE IS LESS THAN 2'-0" FROM THE HIGHEST ELEVATION TO THE LOWEST ELEVATION.
2. NO ACCELERATION, DECELERATION AND/ OR PASSING LANES ARE REQUIRED OR PROVIDED.
3. ALL POLE MOUNTED SITE LIGHTING WILL BE SHIELDED TO MAINTAIN LIGHT ON SUBJECT PROPERTY.
4. ALL SIGNAGE WILL CONFORM TO CITY OF DEARBORN REQUIREMENTS.
5. PROJECT SCHEDULE: BEGIN CONSTRUCTION: APRIL 2001
   COMPLETE CONSTRUCTION: JANUARY 2002

PARKING CALCULATIONS
EXISTING ACCESS BUILDING:
CLASSROOMS = ASSEMBLY 1 PER 1/2 OCCUPANT
PLUS 1 PER EMPLOYEE

1,800 G.S.F./ 20 G.S.F. PER PERSON= 90 PEOPLE
PLUS 2 EMPLOYEES

90/2 = 45 SPACES + 2 EMPLOYEE SPACES = 47 SPACES REQUIRED

BUSINESS 1 PER 250 USEABLE S.F.
23,104 G.S.F.
– 1,800 G.S.F.
21,304 X .80 = 17,043 USEABLE S.F./ 250 = 69 SPACES REQUIRED

TOTAL: CLASSROOMS– 47 SPACES + BUSINESS– 69 SPACES= 116 SPACES REQUIRED

PROPOSED ACCESS BUILDING:
BUSINESS
1 SP./250 USEABLE S.F.
7900 SF x 0.80 = 6320 S.F. USEABLE
6320/250 = 26 SPACES REQUIRED

PROFESSIONAL/CLINIC
1 SP./100 S.F. USEABLE FLOOR AREA (WAITING ROOMS)
PLUS 1/EXAM ROOM
PLUS 1/EMPLOYEE

461 SF + 236 SF = 697 SF USEABLE
697/100 = 7 SPACES REQUIRED
18 EXAM. ROOMS = 18 SPACES REQUIRED
ESTIMATED EMPLOYEES = 20 SPACES REQUIRED

TOTAL PARKING REQUIRED (ALL USES) = 71 SPACES
EXISTING ACCESS BUILDING REQUIREMENTS = 116 SPACES

TOTAL SPACES REQUIRED FOR BOTH BUILDINGS = 187 SPACES

TOTAL SPACES PROVIDED ON SITE = 187 SPACES INCLUDING 9 HANDICAP

LAND USE
EXISTING: WESTERLY 250' OF SITE = VACANT

PROPOSED USE: MEDICAL FACILITY

ZONING CLASSIFICATION
SUBJECT PARCEL: WESTERLY 250 FT.–OS–BUSINESS OFFICE DISTRICT
EASTERLY 324 FT.–RA–ONE FAMILY RESIDENTIAL

ADJACENT PARCELS:
NORTH OF SITE IA – LIGHT INDUSTRIAL
WEST OF SITE IA – LIGHT INDUSTRIAL
SOUTH OF SITE IB – MEDIUM INDUSTRIAL
EAST OF SITE BB – COMMUNITY BUSINESS DISTRICT

SETBACKS

	FRONT	REAR	SIDE
REQUIRED	10'–0"	20'–0"	7'–0" MIN.
PROVIDED	28'–0"	424'±	10'–0" & 93'–0"

LAND AREA
GROSS AREA 3.14 ACRES
NET AREA 3.14 ACRES

BUILDING AREA
FOOTPRINT GROSS S.F. 16000 SF (PROP. BLDG.) + 11820 SF (EX. BLDG.) = 27820 G.S.F.

TOTAL GROSS S.F. 24000 SF (PROP. BLDG.) + 23104 SF (EX. BLDG.) = 47104 G.S.F.

PROPOSED USEABLE FLOOR AREA 24000 x 0.80 = 19200 SF USEABLE

LOT COVERAGE BY BUILDINGS 27820 G.S.F. (PROP. + EX. BLDG. FOOTPRINTS)
3.14 ACRES x 43560 SF/ACRE
= 20%

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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ACCESS

NEW COMMUNITY HEALTH BUILDING FOR:

The Arab Community Center for Economic and Social Services

6450 MAPLE
DEARBORN, MICHIGAN

REVISION	DATE

BULLETIN #1	4/3/01
DOC. ISSUE 1	12/29/00
SITE PLAN APPROVAL ISSUED FOR	11/17/00

PROJECT #	01059.001
DATE	01/29/01
IN CHARGE	R. YURK, A.I.A.
DESIGNED	D. PAMULA, P.E.
DRAWN	S. MISTRI
REVIEWED	D. PAMULA, P.E.
APPROVED	D. PAMULA, P.E.

SHEET TITLE

SITE PLAN

01059.001 JOB NUMBER
C1–10 SHEET NUMBER

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