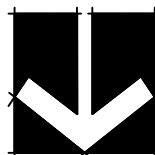


LAND BUILDING PARKING DATA:

LAND AREA (NET) :	+/- 5.79 ACRES
PARCEL A :	+/- 1.35 ACRES
PARCEL B :	+/- 1.91 ACRES
PARCEL C :	+/- 2.41 ACRES
BUILDING AREA (GROSS) :	43,820 S.F.
COMMERCIAL BUILDING 'A' :	9,000 S.F.
COMMERCIAL BUILDING 'B' :	14,820 S.F.
COMMERCIAL BUILDING 'C' :	20,000 S.F.
TOTAL :	43,820 S.F.
PARKING REQUIRED :	234 SPACES
RETAIL: 1 SPACE / 150 USABLE + USABLE AREA + 80% GROSS 43,820 x .80 = 35,056 S.F. 35,056 S.F. / 150 = 234 SPACES	
PARKING PROVIDED :	204 SPACES
PARKING RATIO : 4.65 SPACES / 1000 S.F.	



Proposed  
Site Lease Plan

Scale: 1"=40'-0"

Colliers

Engineering  
& Design

www.colliersengineering.com

Copyright © 2024, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as  
ROGVOY  
ARCHITECTS



PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
EXCAVATORS, DESIGNERS, OR ANY PERSON  
PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN ANY STATE  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM

DESCRIPTION  
OWNER REVIEW

DRAWN BY  
KL

DATE  
5-16-25

REV

Proposed Commercial  
Building  
FOR

Beitner  
Development

U.S. 31/M-37  
and  
Beitner Rd.  
Blair Township, MI

Colliers

Engineering  
& Design

SOUTHFIELD  
20750 Civic Center Drive  
Suite 305  
Southfield, MI 48076  
Phone: 248.540.7700

Colliers Engineering & Design  
Architecture, Landscape Architecture,  
Surveying, C.T.P.C.

SCALE: AS SHOWN	DATE: 16 MAY 2025	DRAWN BY: KL	CHECKED BY: KL
PROJECT NUMBER: 041974R	DRAWING NAME: Site Plan	APPROVED BY:	BR

SHEET TITLE:  
Conceptual  
Site Plan

SHEET NUMBER:  
SLP-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.