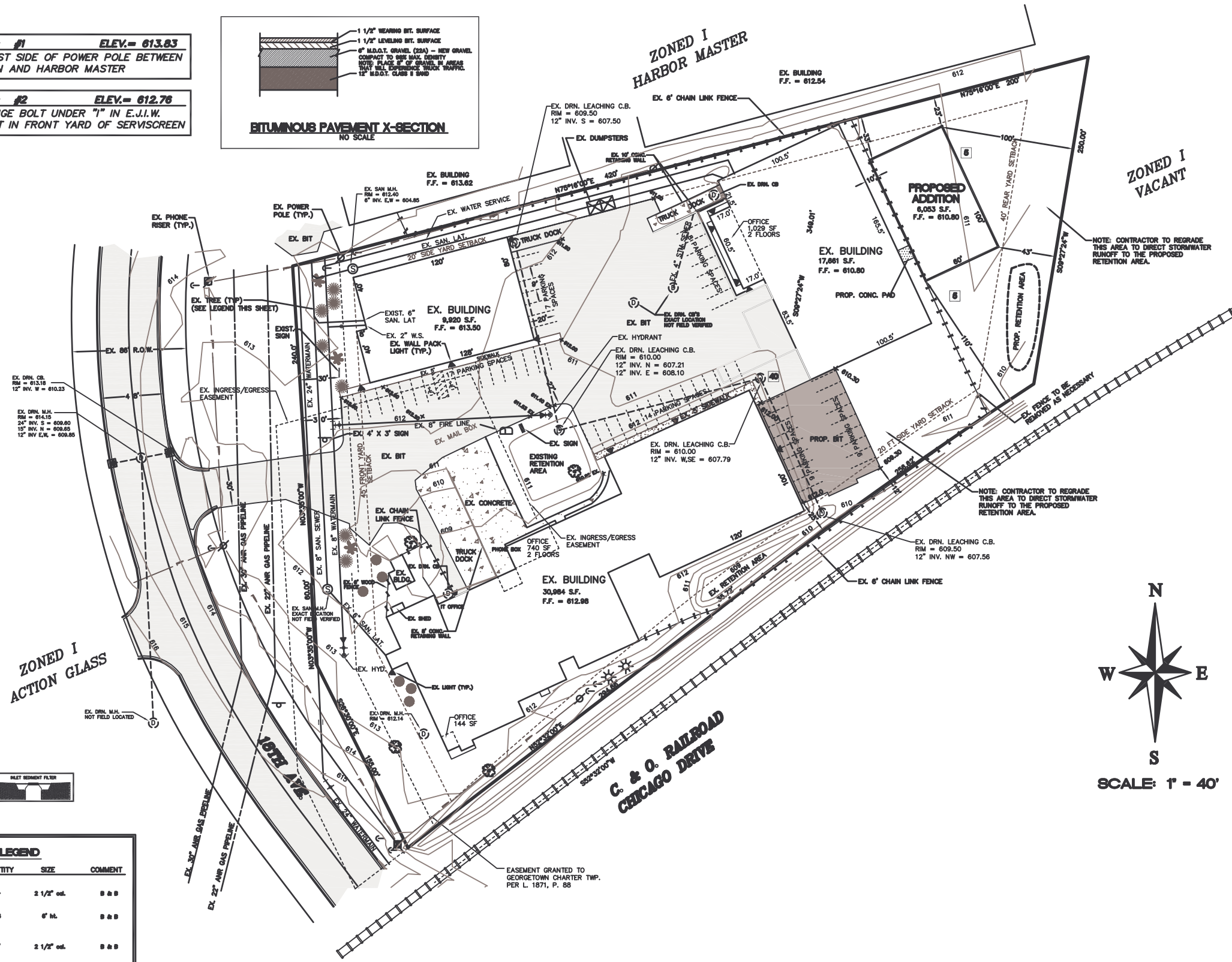
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

BENCHMARK: #1 **ELEV.= 613.83**
PK NAIL WEST SIDE OF POWER POLE BETWEEN SERVISCREEN AND HARBOR MASTER

BENCHMARK: #2 **ELEV.= 612.76**
SOUTH FLANGE BOLT UNDER "I" IN E.J.I.W. ON HYDRANT IN FRONT YARD OF SERVISCREEN

BITUMINOUS PAVEMENT X-SECTION
NO SCALE



SCALE: 1" = 40'

LOCATION MAP
NO SCALE

GENERAL NOTES

1) ZONING OF SUBJECT PARCEL = I = INDUSTRIAL
ZONING REQUIREMENTS:
MINIMUM LOT AREA = 40,000 SF
MINIMUM LOT WIDTH = 150 FT
MAXIMUM LOT COVERAGE = 40%
MAXIMUM BUILDING HEIGHT = 45 FT (3 STORIES)
SETBACKS:
FRONT YARD = 45 FT (FROM A POINT 60 FT FROM CENTERLINE OF 18TH AVE)
SIDE YARD = 20 FT
REAR YARD = 40 FT

2) SUMMARY OF LAND USE:
A) ACREAGE OF TOTAL SITE (INCL. ALL PARCELS) 4.51 ACRES/ 196,367 SF
B) AREA OF PROPOSED BUILDING TO EAST 6,800 SF
C) AREA OF EXISTING BUILDINGS 58,565 SF
D) EX. BUILDING HEIGHT APPROX. 25 FT
E) PROPOSED BUILDING HEIGHT 25'
F) LOT COVERAGE (TOTAL) 33.3%
G) ZONING OF SURROUNDING PARCELS = I = INDUSTRIAL

3) PARKING REQUIREMENTS:
A) TYPICAL PARKING SPACE 9'x20' (24' AISLE)
B) TYPICAL HANDICAPPED SPACE 13'x20'
C) PREVIOUS NUMBER OF SPACES REQUIRED 44 TOTAL (ONE SPACE PER 2000 S.F. G.F.A. MANUFACTURING/WAREHOUSING PLUS ONE SPACE PER 300 S.F. G.F.A. OFFICE)
C) ADDITIONAL NUMBER OF SPACES REQUIRED 4 TOTAL (ONE SPACE PER 2000 S.F. G.F.A. MANUFACTURING/WAREHOUSING)
D) NUMBER OF SPACES PROVIDED 18
E) PARKING SETBACK REQUIREMENTS:
FRONT YARD = 30 FT (FROM 60 FT FROM CENTERLINE OF 18TH AVE)
SIDE YARD = 0 FT (MAY PARK UP TO LOT LINE)
REAR YARD = 0 FT (MAY PARK UP TO LOT LINE)

4) THIS PROJECT IS NOT LOCATED IN AN AREA THAT IS WITHIN THE 100-YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.

5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING, COMPACTION AND PAVING.

6) UTILITIES SHOWN APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

7) ALL LIGHTING TO BE SHIELDED FROM ADJACENT PROPERTIES. THE PROPOSED WALL-MOUNTED LIGHTS WILL BE FITTED WITH SHOEBOX TYPE FIXTURES. THE LIGHT FIXTURES WILL DIRECT THE LIGHT DOWNWARD.

8) THE EXISTING LAND IS CURRENTLY BEING USED BY SERVISCREEN AS A PLACE OF BUSINESS.

9) THE PROPOSED BUILDING WILL BE USED BY SERVISCREEN AS A SCREEN PRINTING / PISTON COATING FACILITY

10) NO NEW SIGNS ARE PROPOSED AT THIS TIME.
ANY FUTURE SIGNS SHALL BE CONSTRUCTED TO GEORGETOWN TOWNSHIP STANDARDS.

11) THE PERMANENT PARCEL NUMBERS OF THE SUBJECT PARCELS ARE 70-55-15-102-256

12) THE COMMON ADDRESS OF THE PROPERTY IS 1765 CHICAGO DRIVE, JENISON, MI 49428.

13) NO NEW LANDSCAPING IS PROPOSED AT THIS TIME.

SOIL EROSION/SEDIMENTATION CONTROL PLAN

1) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM INLETS. ALL BARE EARTH SHALL BE STABILIZED.

2) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g., ⓓ, RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.

5 SEEDING 40 INLET SEDIMENT FILTER

LANDSCAPE LEGEND

SYMBOL	NAME	QUANTITY	SIZE	COMMENT
	EX. DECIDUOUS TREES	4	2 1/2" cal.	B & B
	EX. EVERGREEN TREES	6	6' ht.	B & B
	PREVIOUSLY PROPOSED DECIDUOUS TREES	7	2 1/2" cal.	B & B
	PREVIOUSLY PROPOSED EVERGREEN TREES	3	6' ht.	B & B

PARKING CHART

USE	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
SERVISCREEN	30,984 SF	15 SPACES (1 PER 2000 S.F. MANUFACTURING/WAREHOUSE) (29,210 SF) 6 SPACES (1 PER 300 S.F. OFFICE AREA) (1,774 SF)	
B.K. HARDWOOD	17,661 SF	8 SPACES (1 PER 2000 S.F. MANUFACTURING/WAREHOUSE) (15,603 SF) 7 SPACES (1 PER 300 S.F. OFFICE AREA) (2,058 SF)	
EX. BUILDING TO NORTH	9,920 SF	5 SPACES (1 PER 2000 S.F. MANUFACTURING/WAREHOUSE) (9,200 SF) 3 SPACES (1 PER 300 S.F. OFFICE AREA) (900 SF) (FUTURE OFFICE)	
PROP. BUILDING TO EAST	6,800 SF	4 SPACES (1 PER 2000 S.F. MANUFACTURING/WAREHOUSE) (6,800 SF)	
TOTAL		48 SPACES	64 SPACES

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PART OF THE SE 1/4 COMMENCING ON THE NORTH LINE OF C & O RAILROAD 1452.26 FT S80°10'38"W OF THE EAST 1/4 CORNER; THENCE S32°32'00"E 224 FEET ALONG NORTH LINE OF SAID RAILROAD; THENCE N28°30'00"W 155 FEET; THENCE N03°35'00"W 60 FEET; THENCE N75°14'00"E 151.16 FEET; THENCE N65°27'03"E 93.55 FEET; THENCE S37°28'00"E 122.45 FEET TO THE NORTH LINE OF SAID RAILROAD; THENCE S52°32'00"W 70.66 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. PART OF SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

AND ALSO: PART OF THE SE 1/4 COMMENCING ON THE NORTHERLY LINE OF C & O RAILROAD 1092 FT SOUTHWESTERLY FROM THE EAST SECTION LINE; THENCE N09°34'00"E 250 FEET; THENCE S75°14'00"W 200 FEET; THENCE S09°34'00"W 330 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID RAILROAD; THENCE N52°32'00"ALONG SAIDRAILROAD 200 FEET MORE OR LESS TO THE POINT OF BEGINNING. PART OF SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

AND ALSO: PART OF THE SE 1/4 COMMENCING ON THE NORTH LINE OF C & O RAILROAD 1452.26 FT S80°10'38"W OF THE EAST 1/4 CORNER (SAID POINT BEING 1455 FEET ALONG THE NORTH LINE OF SAID RAILROAD FROM THE EAST SECTION LINE); THENCE N52°32'00"E 70.66 FEET TO THE POINT OF BEGINNING FOR THIS PARCEL; THENCE N37°28'00"W 122.45 FEET; THENCE S65°27'03"W 93.55 FEET; THENCE S75°14'00"W 151.16 FEET; THENCE N03°35'00"W 240 FEET; THENCE N75°14'00"E 420 FEET; THENCE S09°34'00"W 330 FEET TO THE NORTH LINE OF C & O RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RAILROAD TO THE POINT OF BEGINNING. PART OF SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

SITE PLAN FOR:

SERVISCREEN

FOR: SERVISCREEN
ATTN: JIM VANOS
1765 CHICAGO DRIVE
JENISON, MI. 49428
PHONE: (616) 669-1640
GENERAL CONTRACTOR: MIEDEMA METAL BUILDING SYSTEMS

PART OF THE SE 1/4 OF SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

CHECKED BY	DATE	DRAFTED BY	DATE	REVISIONS PER	DATE	REVISION #
S.W.	07/20/05	T.C.S.	07/20/05			#8
						#7
						#6
						#5
						#4
						#3
						#2
						#1

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