

2336 PORT SHELTON SITE PLAN AND SPECIAL USE APPLICATION FROM GEORGE BRZEZINSKI AND BOB KNUTH

SITE DESIGN STANDARDS FOR VEHICLE REPAIR (AD)

This site is 42,000 sq. ft. and its frontage is 200' and the new addition is located farther than 50' from the right-of-way line and the back and side lot line does not adjoin any residential zoned property. (1 thru 4)

We have one (1) drive opening and it is farther than 75' from any street and farther than 25' from any adjoining property line and no drive is located nearer than 50' to any other driveway. We have a 6' curb along oil paved areas and all unpaved areas will be landscaped. (3 thru 6)

All lubrication equipment, hoists will be in the building and the parking of disabled vehicles will not exceed 5 vehicles at any time and will not last for longer than 10 days. (9 thru 11)

Item 12 and 13 are not applicable.

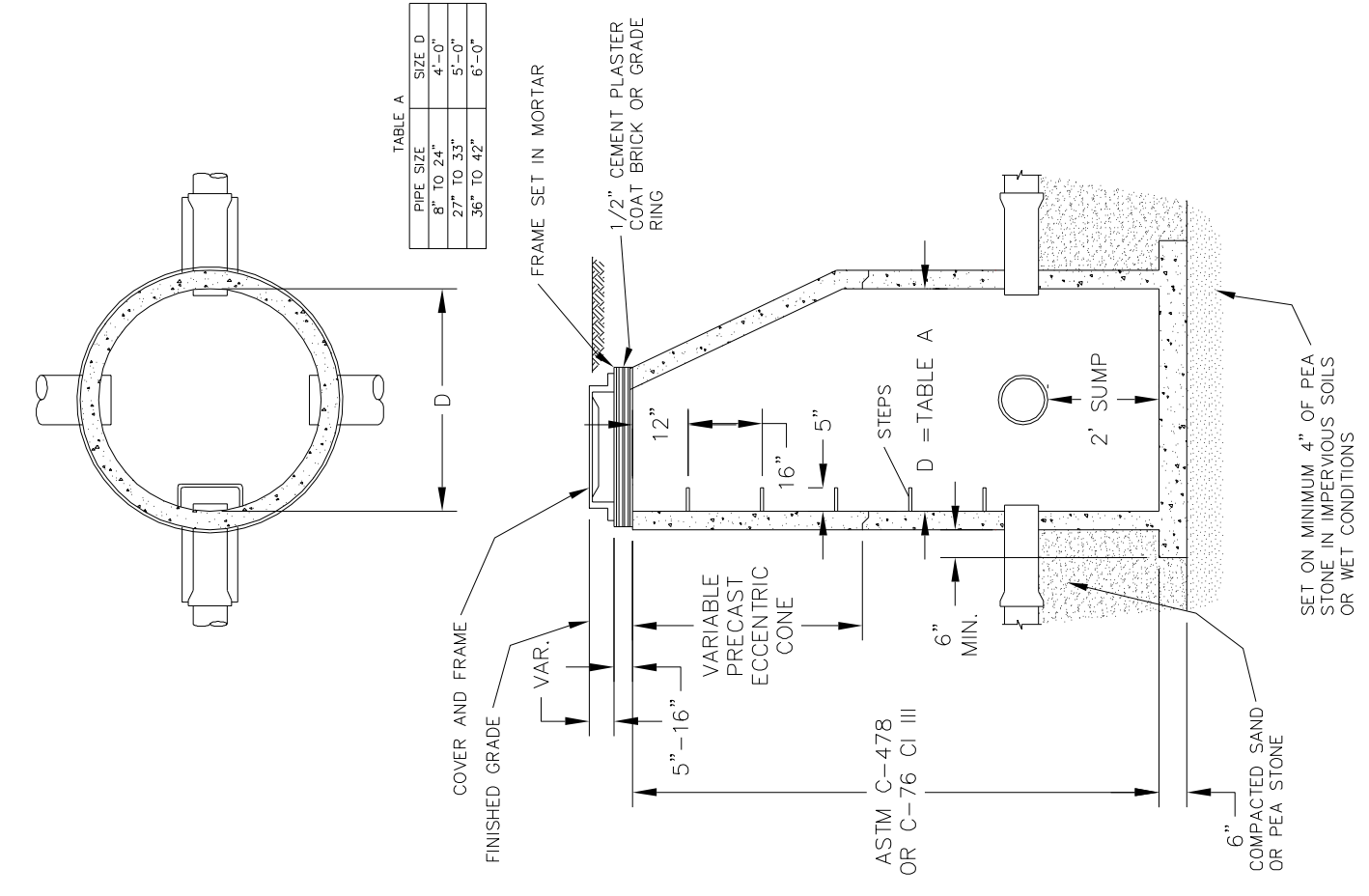
Lighting will be above the 4 new service doors only and will not be able to reflect on adjoining property.

Items 15 and 16 are not applicable.

THE GENERAL STANDARDS

- This building is designed to blend into the area and be a part of the existing building.
- This site has installed all township essential services (water, sewer, storm sewer, + electric, gas and telephone) and they will be extended to the new addition.
- This building should not create any additional requirements for public services.
- This building will not have uses, activities, processes, materials, or equipment that will be detrimental to any person, property or the general welfare by reason of production of traffic, noise, smoke, fumes, glare or odors.

SYMBOL	NAME	SIZE	QUANTITY
	EVERGREEN TREES		
	BLUE SPRUCE	5" MINIMUM HEIGHT	2
	CANDY MAPLE	2" MIN. CALIPER	2
	LINDEN	2" MIN. CALIPER	2
	RED MAPLE	2" MIN. CALIPER	2
	SUGAR MAPLE	2" MIN. CALIPER	2



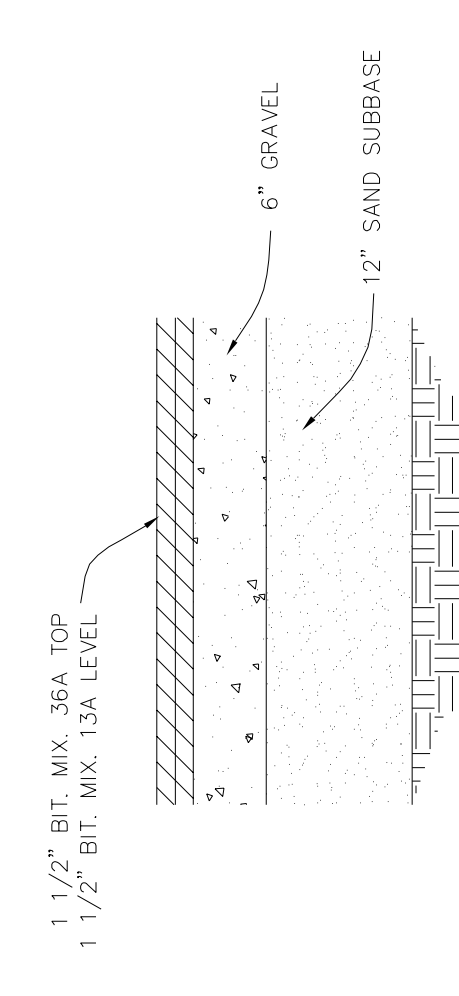
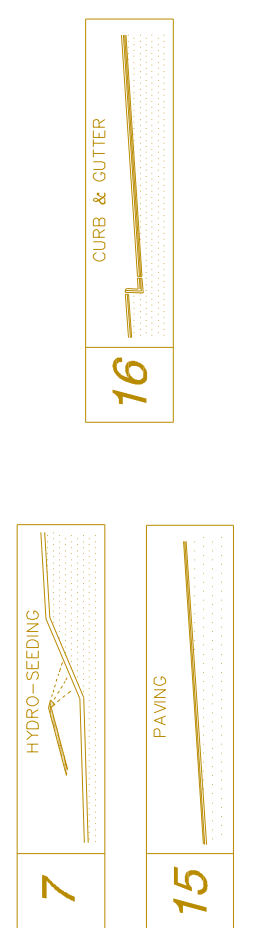
STANDARD CATCH BASIN DETAIL

NOT TO SCALE

NOTE:

- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM INLETS. ALL BARE EARTH SHALL BE STABILIZED.
- LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE SHOWN ON THIS PLAN. THE DESIGNER HAS RELIED ON THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES UNIFIED KEYING SYSTEM.

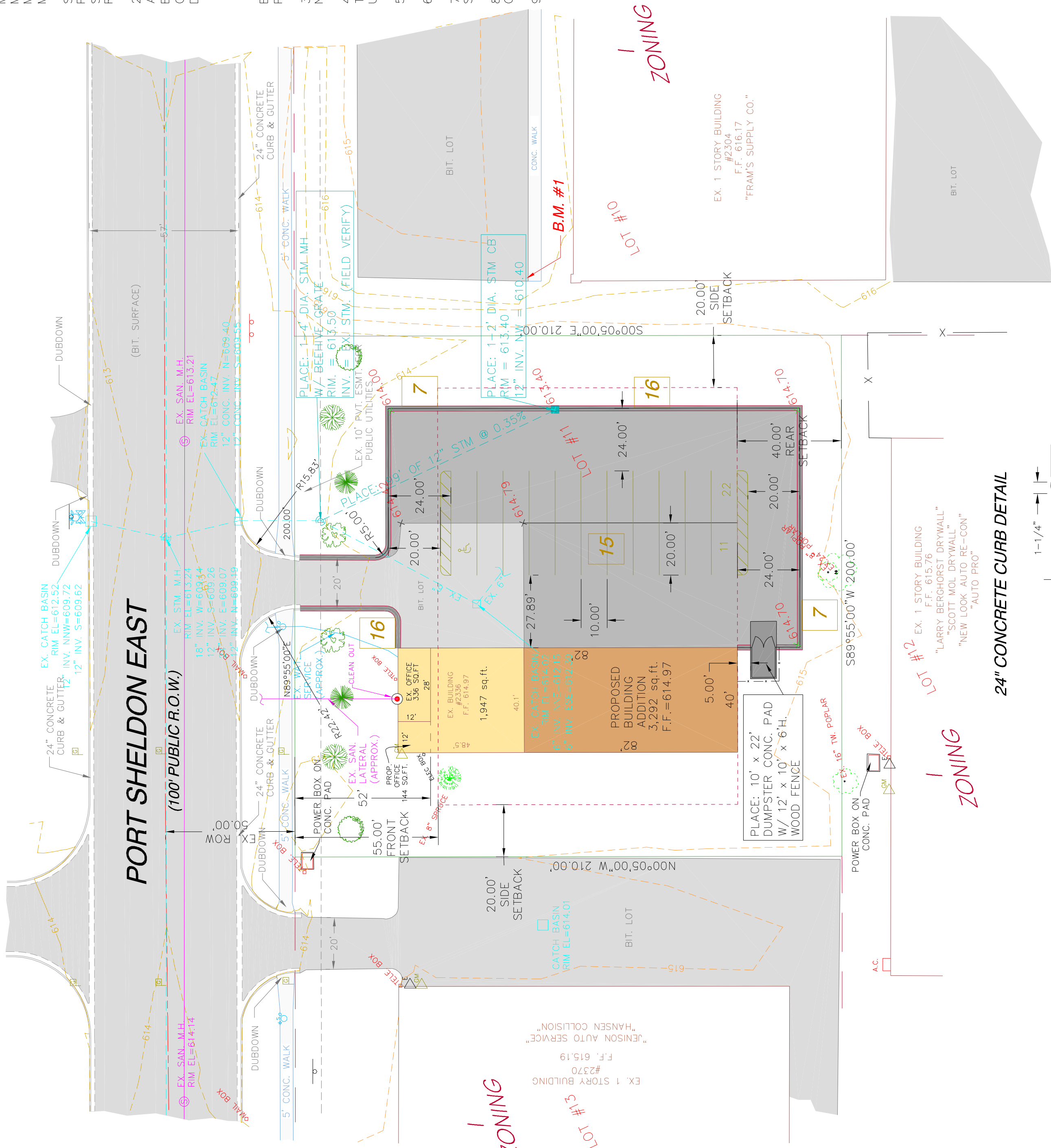
MICHIGAN UNIFIED KEYING SYSTEM SYMBOLS



STANDARD BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE

ZONING



BM#1 ELEV. 615.68 NW CORNER CONC. WALK 16'± N. OF NW CORNER OF "FRAM SUPPLY CO. BUILDING".

FOR: **GEORGE BRZEZINSKI**
7448 - 48TH AVENUE
HUDSONVILLE, MI 49426

- GENERAL NOTES
- ZONING OF SUBJECT PARCEL = I (INDUSTRIAL)
 - ZONING REQUIREMENTS:
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT WIDTH = 150 FT
MAXIMUM LOT COVERAGE = 40%
 - MAXIMUM BUILDING HEIGHT = 45 FT (3 STORIES)

SETBACKS:
FRONT YARD = 55 FT
SIDE YARD = 20 FT (40 FT TOTAL)
REAR YARD = 40 FT

- SUMMARY OF LAND USE:
A) AREA OF SITE 42,000 S.F. (0.96 ACRES)
B) AREA OF EXISTING BUILDING 1,947 S.F.
C) AREA OF PROPOSED BUILDING 3,292 S.F.
D) TOTAL REQUIRED PARKING SPACES = 22 SPACES
- 1700 SQ FT WAREHOUSE = 4 SPACES
- 480 SQ FT OFFICE SPACE = 12 SPACES
- VEHICLE REPAIR = [3 SPACES X 4 STALLS = 12 SPACES] + [(3040 sq.ft./800) + 4 SPACES] = 16 SPACES
- TOTAL PARKING SPACES PROPOSED = 22 SPACES
- ZONING OF ALL SURROUNDING PARCELS = I (INDUSTRIAL)

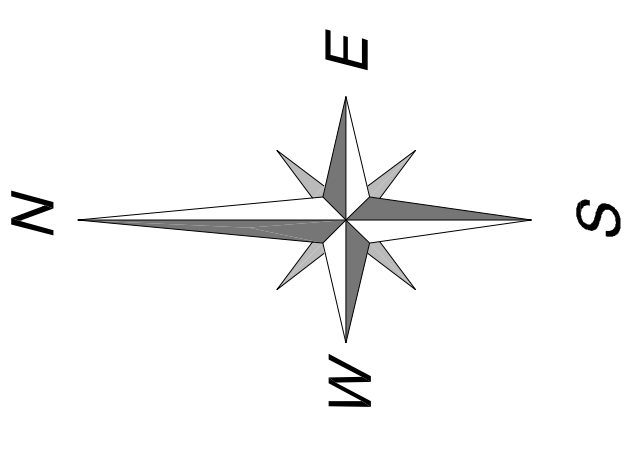
- THIS PROJECT IS NOT LOCATED IN AN AREA THAT IS WITHIN THE 100-YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- ALL STORM CATCH BASINS MUST HAVE A 2.0' SUMP, UNLESS OTHERWISE SPECIFIED.
- ALL OUTDOOR LIGHT FIXTURES WILL BE SHOEBOX FULL CUT-OFF DESIGN.
- ALL STORM SEWER PIPE SHALL BE ASTM C-76-III (MDOOT CLASS 2 RCP) OR SLOPP ASTM 294 INTEGRAL BELL AND SPIGOT, UNLESS OTHERWISE SPECIFIED ON PLANS.
- NO ADDITIONAL GROUND MOUNTED OR POLE SIGNS ARE PROPOSED AT THIS TIME. ANY FUTURE SIGNS WILL COMPLY WITH GEORGETOWN TOWNSHIP STANDARDS.
- A 4'X8' WALL SIGN IS PROPOSED ON 40 FEET OF LINEAL BUILDING FRONTAGE.

NOTES:

THIS SURVEY WAS MADE FROM THE LEGAL DESCRIPTION SHOWN AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE POLICY FOR ACCURACY, EASEMENTS AND EXCEPTIONS. UTILITIES SHOWN ARE FROM EITHER FIELD MEASUREMENTS OR AVAILABLE RECORDS. THIS INFORMATION SHOULD NOT BE CONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.

DESCRIPTION:
LOT 11, GEORGETOWN INDUSTRIAL CENTER, PART OF THE SOUTHWEST 1/4 OF SECTION 22, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF.

SCALE: 1" = 30'



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING CONCRETE		FOUND IRON ROD
	EXISTING BIT		SET IRON ROD
	EXISTING BUILDING		EX. LIGHT POLE
	EX. EDGE OF TREES		EX. ELECTRIC METER
	EXISTING 1' CONTOUR		EX. GAS METER
	EXISTING 5' CONTOUR		EX. FIRE HYDRANT
	BOUNDARY ADJACENT UTILITY LINES		EX. WELL
	EX. EASEMENT		EX. SOIL BORING
	EXISTING FENCE		DECIDUOUS TREE
	EX. STORM SEWER CATCH BASIN		CONIFEROUS TREE
	EX. STORM MANHOLE		SECTION CORNER
	EX. UTILITY POLE		EX. SIGN SINGLE POST
	EX. GUY ANCHOR		EX. SIGN DOUBLE POST
	EX. UNDERGROUND TELEPHONE		EX. CENTER LINE
	EX. UNDERGROUND GAS		EX. SPOT ELEVATION
	EX. UNDERGROUND ELECTRIC		TERMINUS UNKNOWN

NOTE: ALL ITEMS LISTED ON THE LEGEND MAY NOT BE PRESENTED ON DRAWING.

NO.	DATE	BY	REVISIONS
1	10/19/05	KJL	PER TOWNSHIP ZONING ADMIN.
2			
3			
4			

DESIGNED BY DATE
MDC 10/05

BRAM BY DATE
KJL 09/20/05

CHECKED BY DATE
KJL 09/20/05

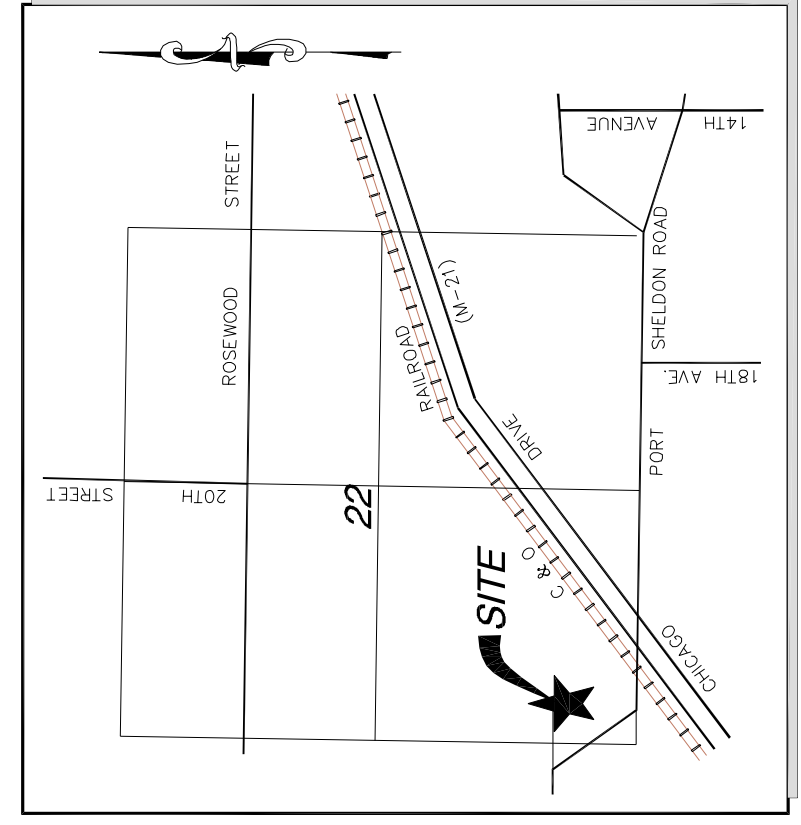
FOCUS
ENGINEERING & SURVEYING, INC.
3390 CHICAGO DRIVE, P.O. BOX 178, HUDSONVILLE, MI 49426
PHONE: (616) 379-9000 (800) 400-9910 FAX: (616) 379-9001

SPECIAL USE PERMIT/SITE PLAN
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN
SECTION 22, T6N, R13W
GEORGE BRZEZINSKI - SP - GEORGETOWN

PROJECT NO.: 204537
FILE NAME: L2
SHEET NO.: 1 OF 1

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LOCATION MAP



BEFORE YOU DIG
CALL MISS DIG
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