Livingston County, Michigan
Information Technology Department
G.I.S. Division
304 E. Grand River Ave., Howell, MI 48843
517.548.3230
co.livingston.mi.us or livingstonlive.org

Feet
100 50 0 100 200

Parcel Map with 2010 Aerial Photo

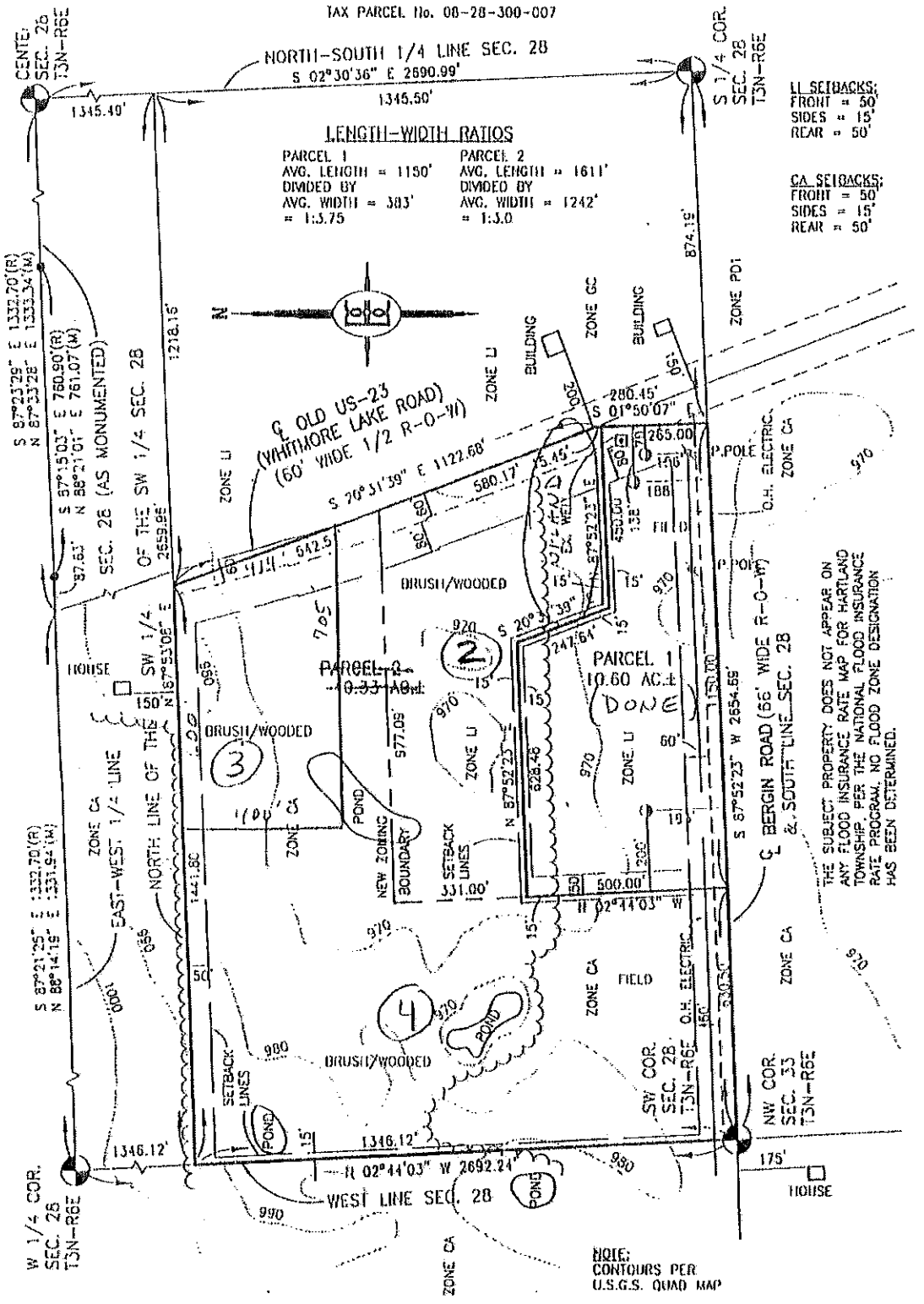
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of Livingston County. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

N

PROPOSED PARCEL DIVISIONS

TAX PARCEL No. 08-28-300-007



DESCRIPTION:

PART OF THE SW 1/4 OF SEC. 28, T3N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CLIENT:

FOX BROS.

JOB NO. 97546

SHEET 1 OF 2

B:97546S3

BOSS ENGINEERING

ENGINEERS & SURVEYORS

3121 E. GRAND RIVER HOWELL, MICHIGAN 48843

HOWELL (517) 546-4836 BRIGHTON (810) 229-4773

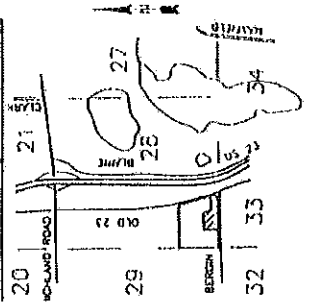
FAX (517) 540-1670

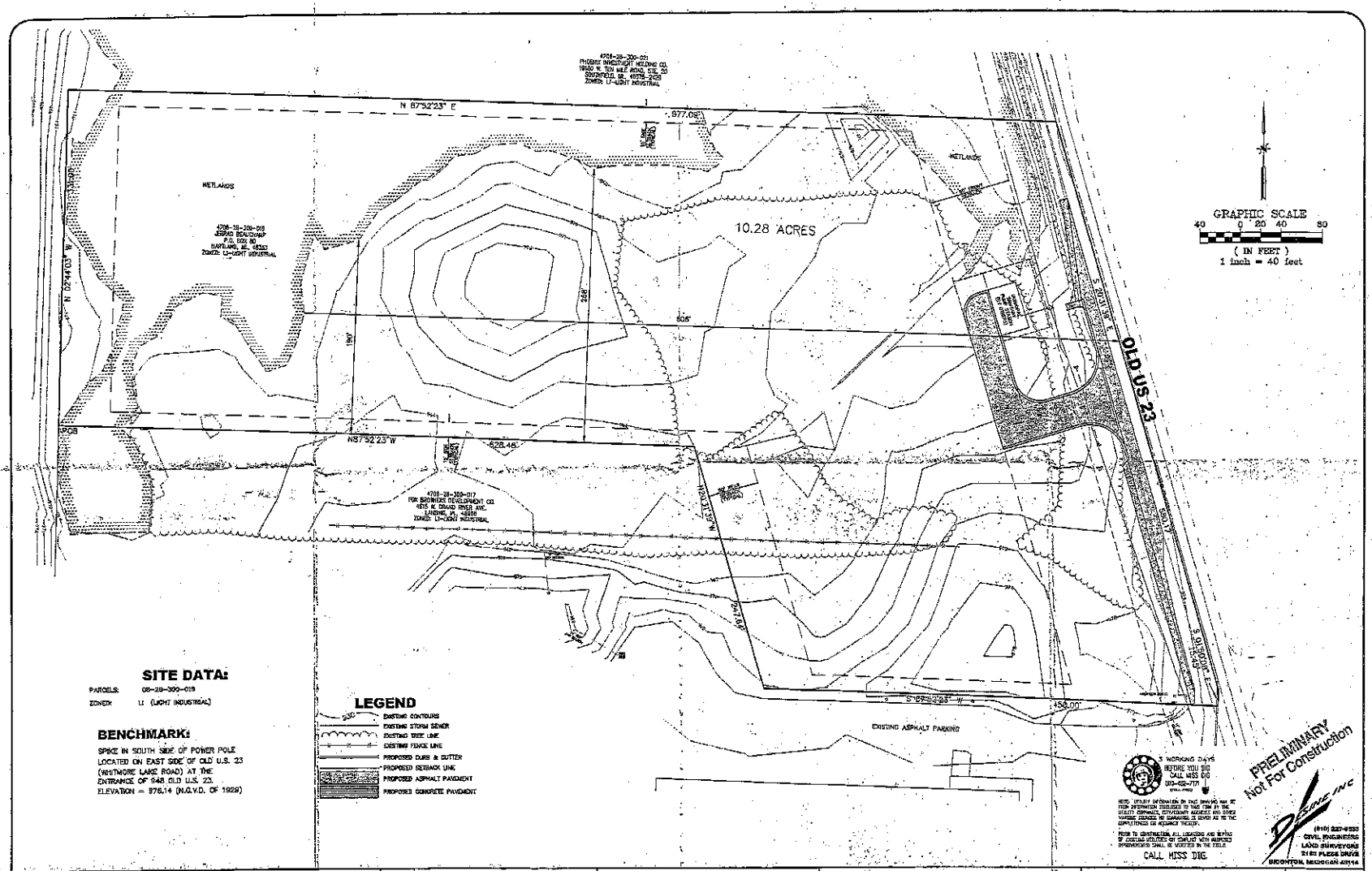
SCALE: 1 INCH = 300 FEET

DATE	6-15-98	7-01-98
REVISED	7-7-98	
FB	CREW JH BJ	DR. TJH	CHKD. PJF

LEGEND

- ○ = IRON SET
- ● = IRON FOUND
- ◎ = MONUMENT FOUND
- -x- = FENCE
- (R) = RECORDED
- (M) = MEASURED





SITE DATA:

PARCELS: 08-28-300-019

ZONED: LI (LIGHT INDUSTRIAL)

BENCHMARK:

SPIKE IN SOUTH SIDE OF POWER POLE LOCATED ON EAST SIDE OF OLD U.S. 23 (WHITMORE LAKE ROAD) AT THE ENTRANCE OF 948 OLD U.S. 23. ELEVATION = 976.14 (N.G.V.D. OF 1929)

LEGEND

- EXISTING CONTOURS
- EXISTING STORM SEWER
- EXISTING TREE LINE
- EXISTING FENCE LINE
- PROPOSED CURB & GUTTER
- PROPOSED SETBACK LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171

NOTE: UTILITY INFORMATION ON THIS DRAWING WAS OF FROM INFORMATION DISCLOSED TO THIS FIRM BY THE UTILITY COMPANIES. CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES MY CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD.

CALL MISS DIG.

PRELIMINARY Not For Construction

DESINE INC

(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: WMP DRAFT: L.F. CHECK: WMP	DATE	REVISION-DESCRIPTION	DATE	REVISION-DESCRIPTION	BEAUCHAMP PROPERTY	EXISTING CONDITIONS PLAN	CLIENT: JERRAD BEAUCHAMP P.O. BOX 80 HARTLAND, MI. 48353	SCALE: 1"=40' PROJECT No.: 43406 DWG NAME: 406 EX1 PRINT: DEC 28 2006	EX1

3.1.16 LI Light Industrial

A. INTENT

The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, **packaging, assembly and/or treatment of finished or semifinished products from previously prepared** material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

? **User Note:** For uses listed in bold blue, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
ii. Vocational schools and other types of technical training facilities.
iii. Computer programming, data processing and other computer related services.
iv. **Professional & medical offices**
v. (Reserved)
vi. **Financial institutions with drive-through service** §4.57
vii. **Publicly owned and operated facilities**
viii. **Essential services, buildings and storage yards** §4.26
ix. Public or private parks and open space
x. **Outdoor seating and dining areas** §4.47
xi. Light industrial uses
xii. Business services
xiii. **Mini warehouses** §4.35
xiv. **Commercial greenhouses**
xv. Lumber yards and millworks, provided any mills are completely enclosed
xvi. Public buildings, post offices, libraries, libraries, community centers, including outdoor storage.
xvii. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.

C. ACCESSORY USES

i. **Sales at a commercial greenhouse** §3.22.1
ii. **Personal fitness centers accessory to industrial use** §3.22.2
iii. **Caretaker living quarters** §4.51
iv. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

i. **Child day care and adult day care centers** §4.12
ii. **Indoor tennis facilities, fitness and recreation centers** §4.40
iii. Urgent care facilities
iv. **Motels and hotels** §4.36
v. Standard restaurants
vi. Freezer locker plants and cold storage
vii. **Heliports** §4.13
viii. **Radio, television and other communication towers** §4.39
ix. **Outdoor storage accessory to a permitted use** §3.27
x. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use **or Special Use in this district, but not listed** elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
xi. **Automobile repair - major** §4.59

LI Light Industrial

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area:	40,000 sq ft
Minimum lot width:	120 ft

Maximum Lot Coverage

Principal structure	75%

Setbacks

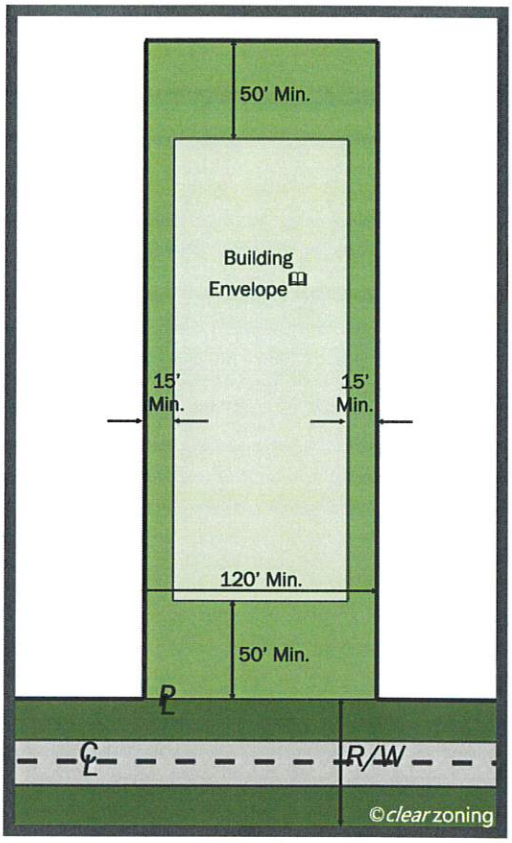
Minimum front yard setback:	50 ft
Minimum rear yard setback:	**50 ft**
Minimum side yard setback:	15 ft

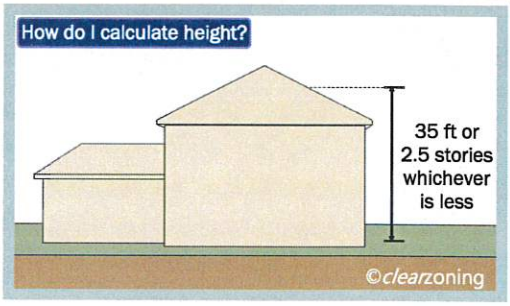
Building Height

Maximum building height:	35 ft or 2.5 stories **whichever is less**

NOTES

- For additions to the above requirements, refer to **Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19,** 20, 21, 27, 28.
- See *Suggested References* below for applicability





The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Planned Development §3.1.18
- Light Industrial District §3.22
- Commercial Greenhouse §3.22.1

5. Site Standards

- Paved Access §5.22.3
- Off-Street Parking Requirements §5.8
- Access Management and Driveways §5.10
- Sidewalks and Pathways §5.12
- Landscaping and Screening §5.11
- Lighting 5.13
- Walls and Fences §5.20
- Performance Standards §5.19
- Architectural Standards §5.24

6. Development Procedures

- Site Plan Review §6.1
- Traffic Impact Assessment §6.5
- Special Uses §6.6