

LAND – BUILDING – PARKING DATA

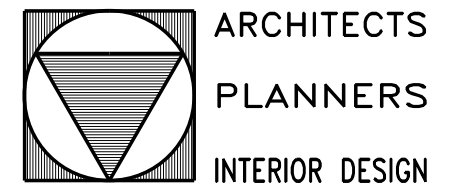
LAND AREA +/-32,567 SQ. FT. GROSS = +/-0.74 ACRES

BUILDING AREA PROPOSED BUILDING = 6,000 SF

PARKING DATA

PARKING REQUIRED
 (2 SPACES / 1,000 SFU)
 (6,000 SFG x 75% = 4,500 SFU) 4,500 / 1000 x 2 = 9 SPACES REQUIRED

PROVIDED PARKING
 TOTAL PARKING PROVIDED = 9 SPACES PROVIDED
 (INCLUDES 2 BARRIER FREE SPACES)



SCOTT MONCHNIK & ASSOCIATES, INC.

5430 SUNNYCREST DRIVE
 WEST BLOOMFIELD, MICHIGAN
 48323

WRK: 248-654-1010
 CELL: 248-563-3803
 SCOTT@SMAARCH.COM

SITE PLAN – GENERAL NOTES:

ZONED: 'I' INDUSTRIAL DISTRICT

THIS PARCEL IS PART OF A CONSENT JUDGEMENT

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (J)	30 FEET	72'
ONE SIDE (O.P)	25 FEET	10'
BOTH SIDES	50 FEET	10' + 10' = 20'
REAR (M)	35' FEET	98'-11"

J. Required front yards, and road side yards on corner lots, shall not be used for parking, loading or any other use except for drives necessary for access to and from the site from the road and except as otherwise provided herein.

O. Where the lot or parcel lies within the interior of the industrial district, the side yard may be reduced to fifteen (15') feet where no openings or windows are contained in the wall paralleling the side lot line, but where there are any openings or windows, other than those required by Michigan Building Code or for emergency ingress and egress, the side yard shall not be less than twenty-five (25') feet. In the I (Industrial) Districts, a minimum 50-foot side yard setback shall be provided from the boundary of any abutting residential zoning district.

P. In I Districts, required side or rear yards may be utilized for parking and loading and unloading provided that in such instances the Planning Commission shall review the plans for such area to assure sufficient access to the building, or any storage or related areas, to provide for the health, safety and general welfare of employees in the building.

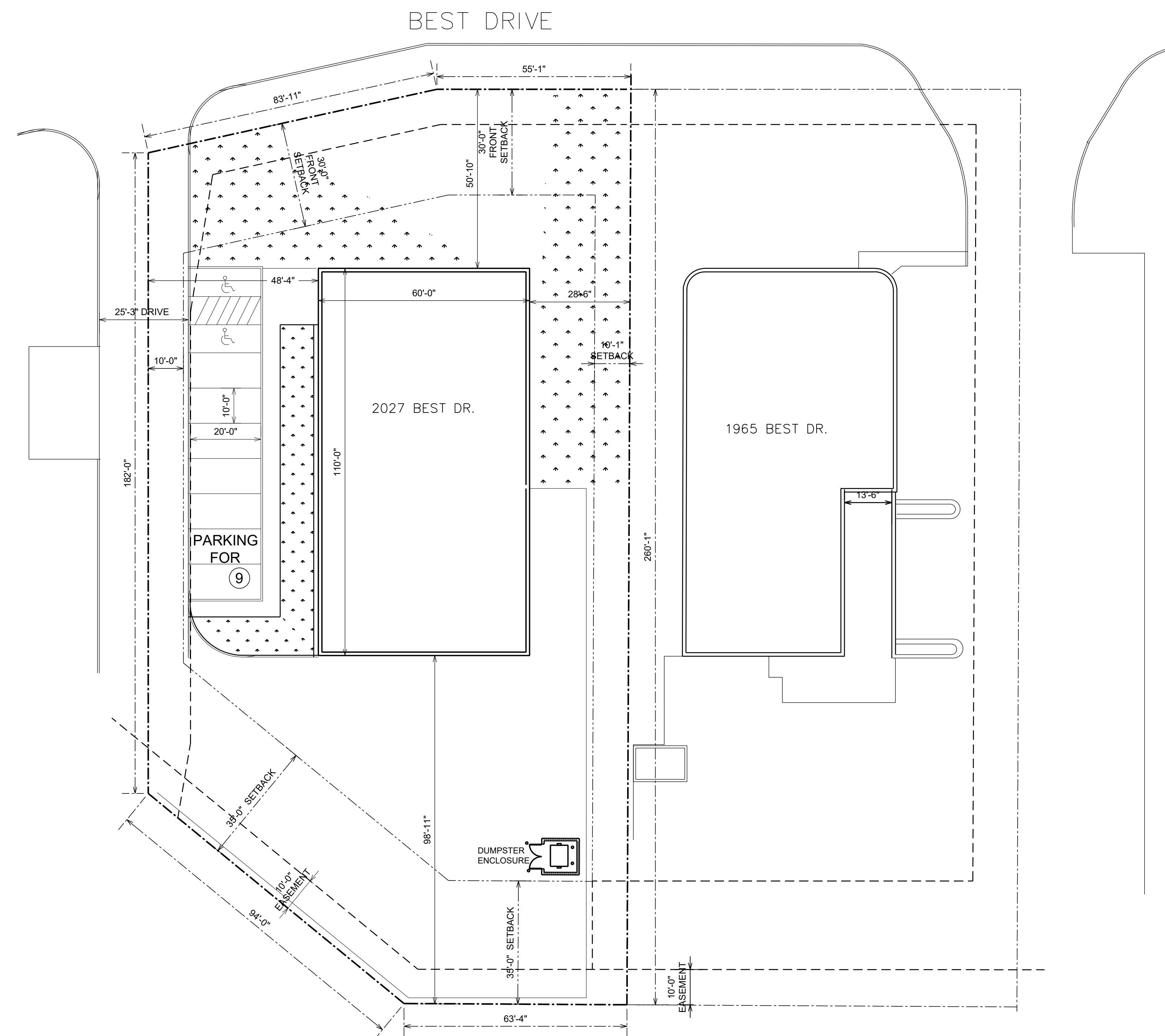
M. Any portion of a front, side or rear yard not utilized for storage, parking, loading or unloading shall be planted in berm or landscaping and shall be maintained in a neat condition.

BUILDING HEIGHT: 45' FEET (2 STORIES) ALLOWED: 27'-4" PROPOSED

LOT STANDARDS: LOT WIDTH 100' MIN. - 111' PROVIDED
 MINIMUM LOT AREA = 20,000 SF - 28860 SF PROVIDED

SITE PLAN -GENERAL NOTES:

- SIGNAGE: SIGNAGE, WILL BE APPLIED FOR AND ISSUED FOR APPROVAL, SEPARATELY BY BUILDING TENANT
- SITE LIGHTING: TO BE ADDRESSED WITH WALL MOUNTED LIGHT FIXTURES.
- NEW BUILDING TO TAP INTO EXISTING WATER SYSTEM
- NEW BUILDING TO TAP INTO EXISTING SANITARY WASTE SYSTEM.
- STORM WATER COLLECTION / DISPOSAL SYSTEM TO DESIGNED PER CITIES REQUIREMENTS.
- ALL DISTURBED LAWN AREAS, INCLUDING ROAD RIGHTS-OF-WAY, SHALL BE SODDED, INSTEAD OF HYDROSEEDING.
- UNDERGROUND SPRINKLERS SHALL BE INSTALLED FOR ALL LANDSCAPED AND SODDED AREAS. ALL PLANTED MATERIALS SHALL BE INSTALLED TO THE SATISFACTION OF THE INSPECTION DEPARTMENT AND PERMANENTLY MAINTAINED IN A HEALTHY CONDITION.
- THE THREE WALLS OF THE THE TRASH DUMPSTER AREA SHALL BE CONSTRUCTED OUT OF BUILDING MATERIALS THAT COMPLEMENT THE BUILDING AND THE ENCLOSURE GATES SHALL CONSIST OF OPAQUE AND DURABLE STEEL OR COMPOSITE PANELS.



SITE PLAN

1" = 20'-0"

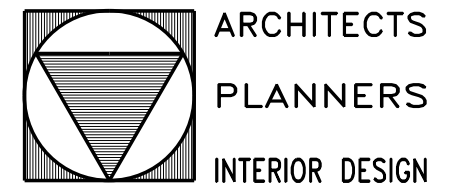
PROPOSED NEW BUILDING
 2027 BEST DRIVE
 WATERFORD, MICHIGAN

ISSUED FOR:

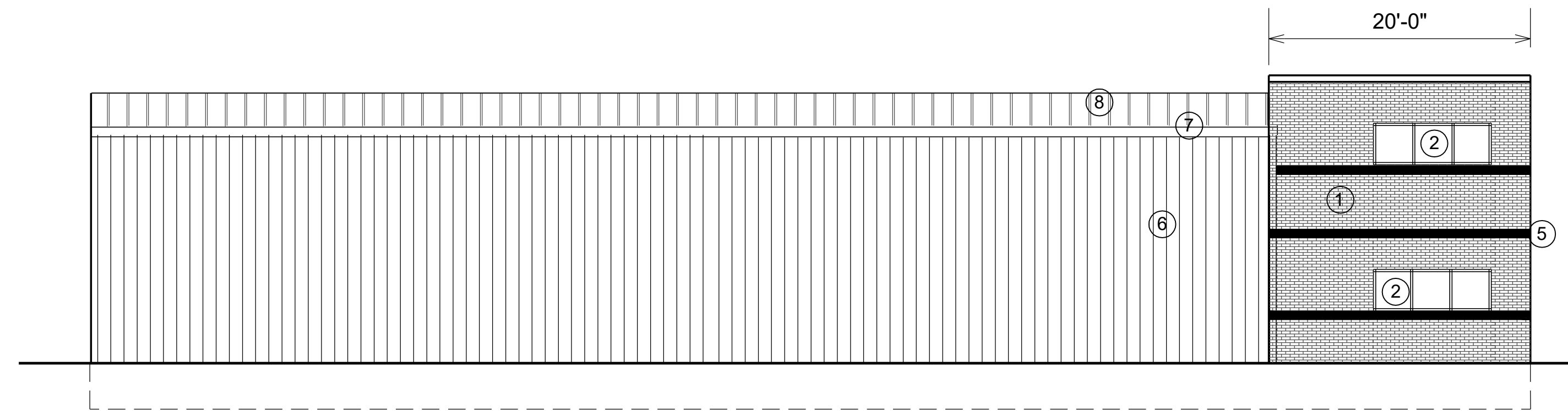
SHEET# SPA1.01

DATE: 22 APRIL 26

JOB# 25007

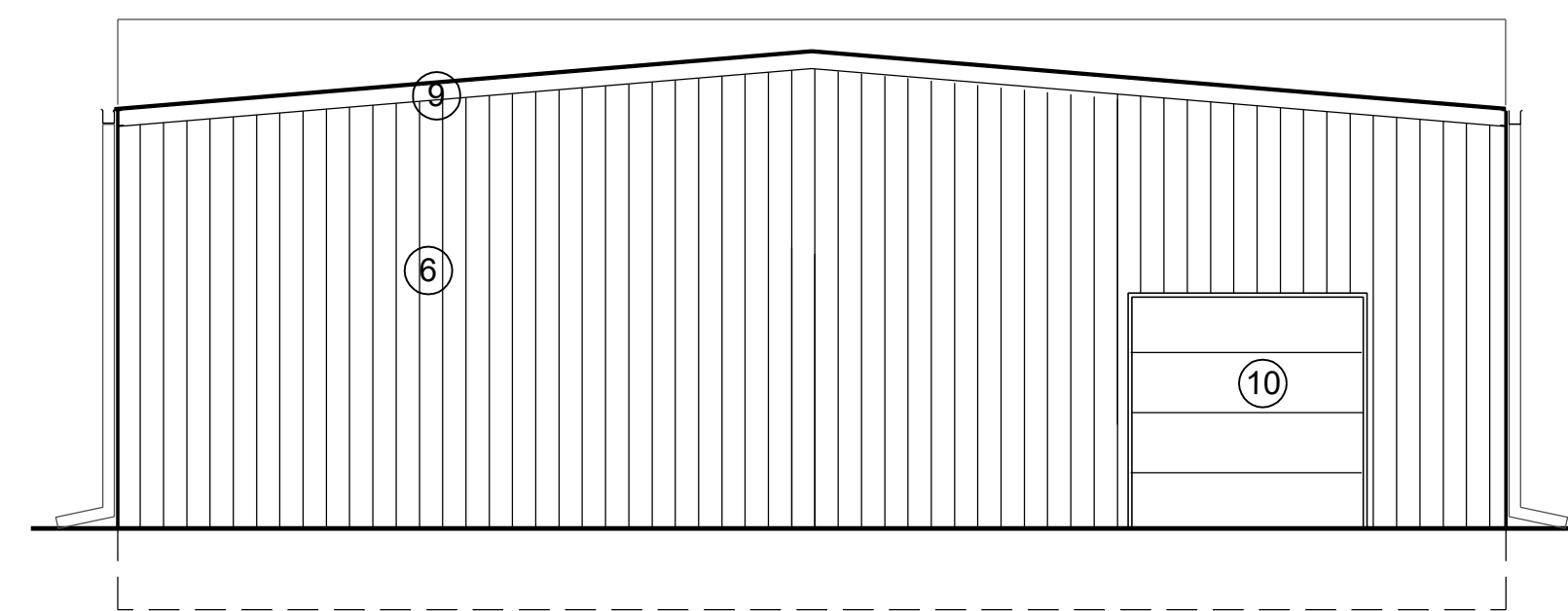


SCOTT MONCHNIK & ASSOCIATES, INC.
 5430 SUNNYCREST DRIVE
 WEST BLOOMFIELD, MICHIGAN
 48323
 WRK: 248-654-1010
 CELL: 248-563-3803
 SCOTT@SMAARCH.COM



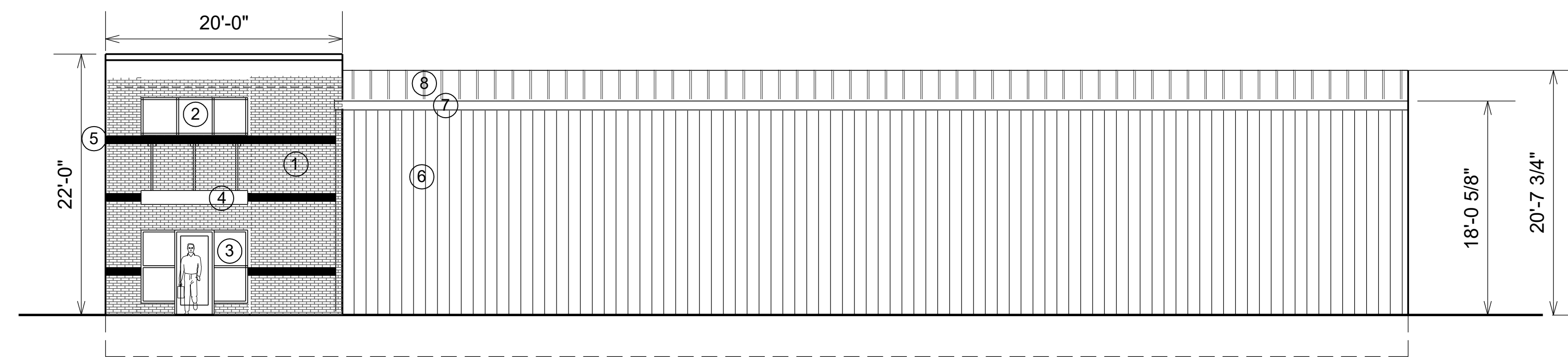
LEFT SIDE (EAST) ELEVATION

1/8" = 1'-0"



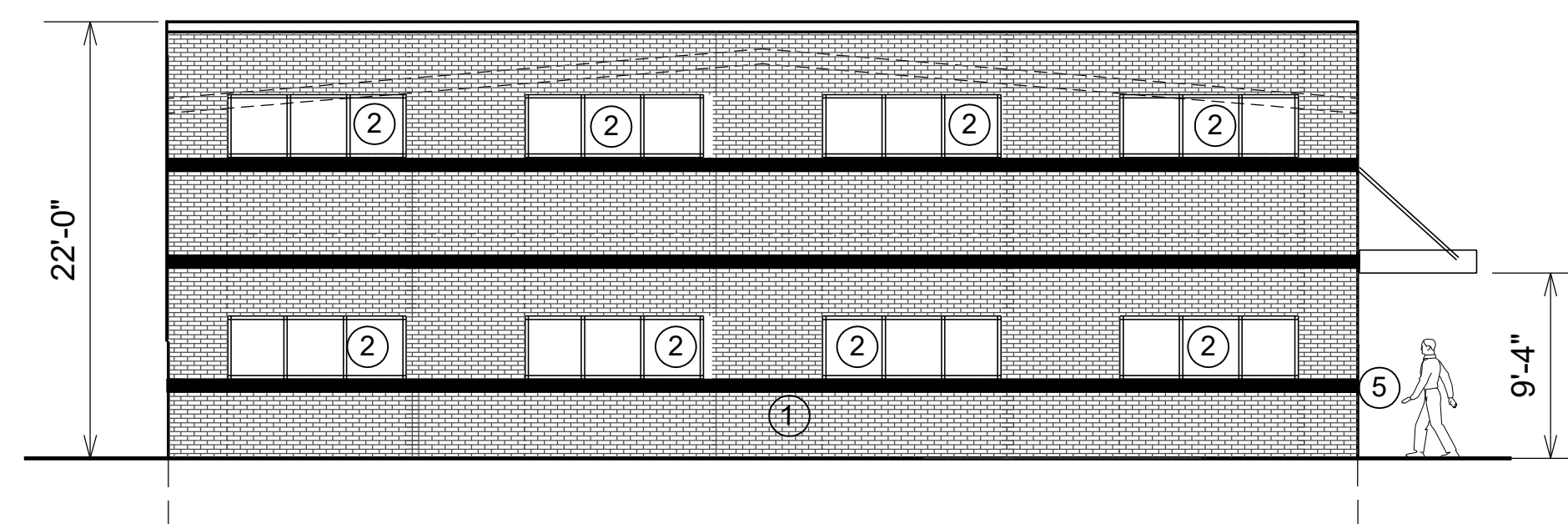
REAR (SOUTH) ELEVATION

1/8" = 1'-0"



RIGHT SIDE (WEST) ELEVATION

1/8" = 1'-0"

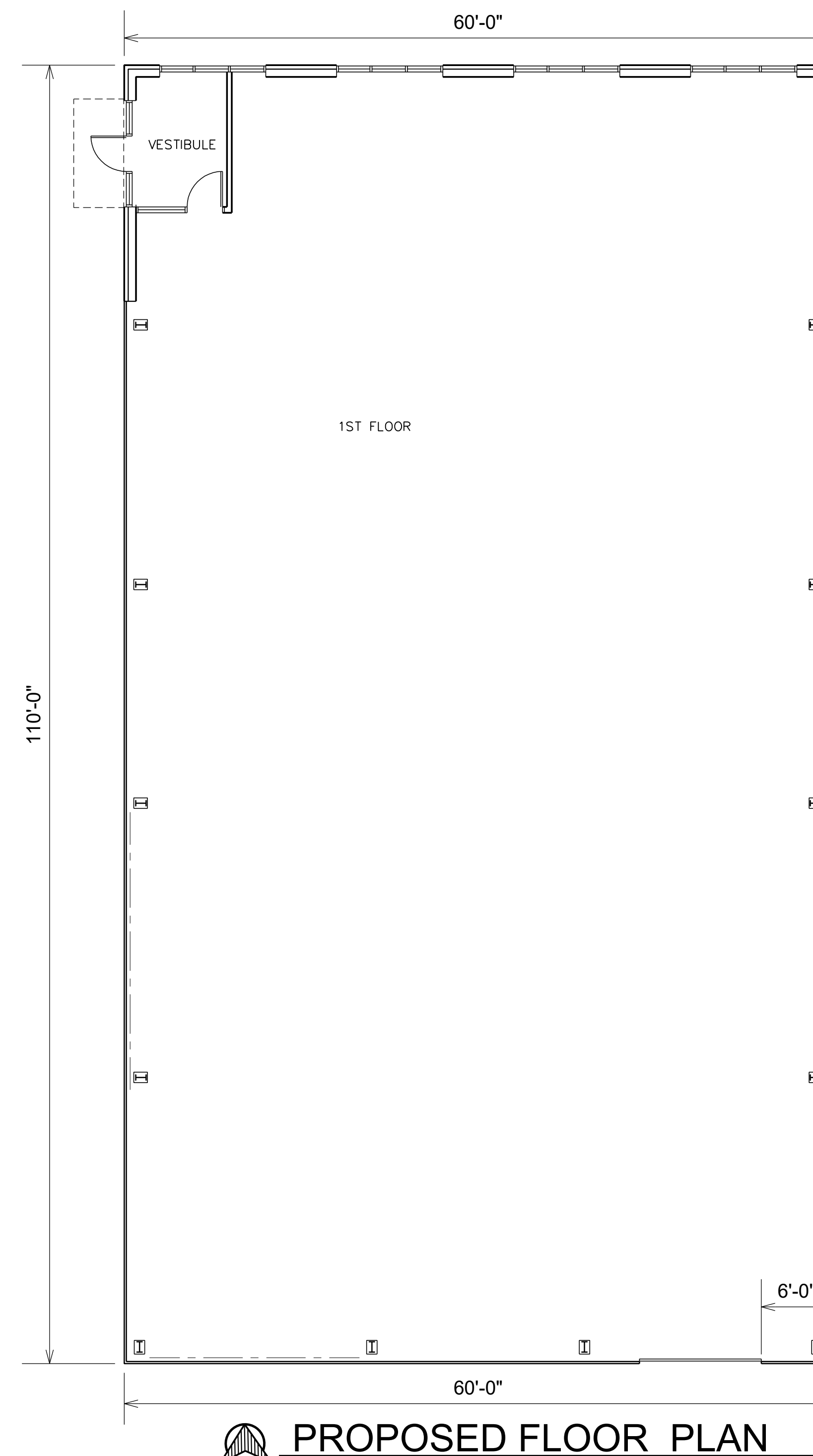


FRONT (NORTH) ELEVATION

1/8" = 1'-0"

ELEVATION NOTES:

1. BRICK FINISH
2. NEW WINDOWS, CLEAR GLASS IN CLEAR ANOD ALUM FRAMES (SILVER)
3. NEW SIDELITE WINDOWS AND DOOR. CLEAR GLASS IN CLEAR ANOD ALUM FRAMES (SILVER)
4. NEW CANOPY, CLEAR ANOD ALUM PANELS (SILVER).
5. 8" h LIMESTONE ACCENT BAND
6. NEW METAL SIDING. -DARK GRAY
7. FASCIA / GUTTER
8. NEW STANDING SEAM METAL ROOF - GRAY
9. NEW METAL TRIM. -DARK GRAY
10. 10'x10' OVERHEAD DOOR



PROPOSED FLOOR PLAN

1/4" = 1'-0"

PROPOSED NEW BUILDING
 2027 BEST DRIVE
 WATERFORD, MICHIGAN

ISSUED FOR: