

CROSS SECTION

### GENERAL NOTES:

PART OF THE NW 1/4 OF SECTION 21, T3N, R16W, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 21; THENCE S02°55'W ALONG THE WEST LINE OF SAID SECTION 1515.62 FEET; THENCE S87°18'E 454.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NO2°55'E 210.00 FEET; THENCE S87°18'E 295.5 FEET; THENCE S02°55'W 210.00 FEET; THENCE N87°18'W 295.5 FEET TO THE PLACE OF BEGINNING. CONTAINS 1.42 ACRES.

TOGETHER WITH A 66' EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS: COMMENCING AT THE NW CORNER OF SECTION 21; THENCE S2°55'W ALONG THE WEST LINE OF SAID SECTION 1515.62 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S87°18' E 749.50 FEET; THENCE S2°55'W 66.00 FEET; THENCE N87°18'W 749.50 FEET; THENCE N2°55'E 66.00 FEET TO THE PLACE OF BEGINNING.

1. PROPERTY INFORMATION:

PARCEL #: 59-021-018-76 TOTAL AREA: 1.42 AC (62,055 SQ. FT.)

2. EXISTING ZONING: L-1 (LIGHT INDUSTRIAL USE)

MINIMUM BUILDING SETBACKS: FRONT YARD: 25 FT SIDE YARD: 15 FT REAR YARD: 25 FT

### 3. BUILDING:

PROPOSED USE: STEEL AND CONCRETE BUILDING (28'-7" IN HEIGHT) MAXIMUM PRINCIPAL BUILDING HEIGHT: 45 FT MAXIMUM LOT COVERAGE:

EXISTING BUILDING: 15,254 SF LOT COVERAGE: 23,054 / 62,055 = 37.1%

EXISTING PARKING: 6 SPACES PROPOSED PARKING: 12 SPACES

## 5. SITE LIGHTING:

ALL LIGHTING SHALL BE DIRECTED DOWNWARD AND NO LIGHT SHALL EXTEND PAST THE PROPERTY LINES. ALL LIGHTING SHALL BE DARK SKY COMPLIANT PER ORDINANCE REQUIREMENTS.

THE PROPOSED BUILDING ADDITION WILL BE SERVICED BY THE EXISTING SANITARY SEWER LATERAL.

THE PROPOSED BUILDING ADDITION WILL BE SERVICED BY THE EXISTING WATER SERVICE.

# 8. LANDSCAPING PLAN

LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.

## EXISTING IMPERVIOUS AREA: 25,124 SQ. FT.

ADDITIONAL IMPERVIOUS AREA: 9,160 SQ. FT. TOTAL PROPOSED IMPERVIOUS AREA: 34,284 SQ. FT.

TOTAL SITE AREA: 62,055 SQ. FT. PERCENT OF LOT IMPERVIOUS: 55.25%

THE PROPOSED BUILDING ADDITION WILL NOT LEAD TO NOISE GENERATION, VIBRATION, SMOKE, DUST, ODOR, HEAT, OR GLARE THAT ARE DETECTABLE BEYOND THE PROPERTY LINES.

## SOIL EROSION CONTROL NOTES:

# 1. Total area of disturbance = 0.6 Acres

2. All soil erosion control measures shall be installed prior to any other construction and maintained, as necessary, unitl the site has been permanently stabilized.

3. All non-paved building areas shall be permanently stabilized with at least 4" of hydroseed topsoil.

4. The owner shall obtain the soil erosion control permit. All work shall be done in accordance with the soil erosion control

5. Prevent tracking soil off—site. If tracking occurs, sweep

# soil IMMEDIATELY.

6. Inspect and maintain all temporary soil erosion controls after each significant rainfall event.

7. The runoff will be contained on—site.

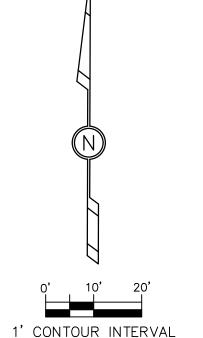
8. Place silt sacks on catch basins affected by site construction.

WORK ITEMS	ОСТ	ORFR I	THROUG	GH JAN	IIIARY
TEMPORARY EROSION CONTROL				J11 07 (1)	
CLEARING (AS NEEDED)		-			
TOPSOIL REMOVAL (AS NEEDED	) (	-			
SITE GRADING		(		-	
BUILDING		•			-
PAVING AND RESTORATION					•
		ост.	NOV.	DEC.	JAN.



ENGINEER

6201040996



SCALE: 1" = 20'

# SITE DEVELOPMENT PLAN 6779 ENTERPRISE DR

FOR: BRYON PEARSON ATTN: ENTERPRISE HINGE INC. 6779 ENTERPRISE DR

DOUGLAS, MI 49406

PART OF	THE NW 1/4	, SECTION	21, T3N,	R16W,	DOUGLAS	TOWNSHIP,	ALLEGAN COL	JNTY, MICHIGA	AN
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