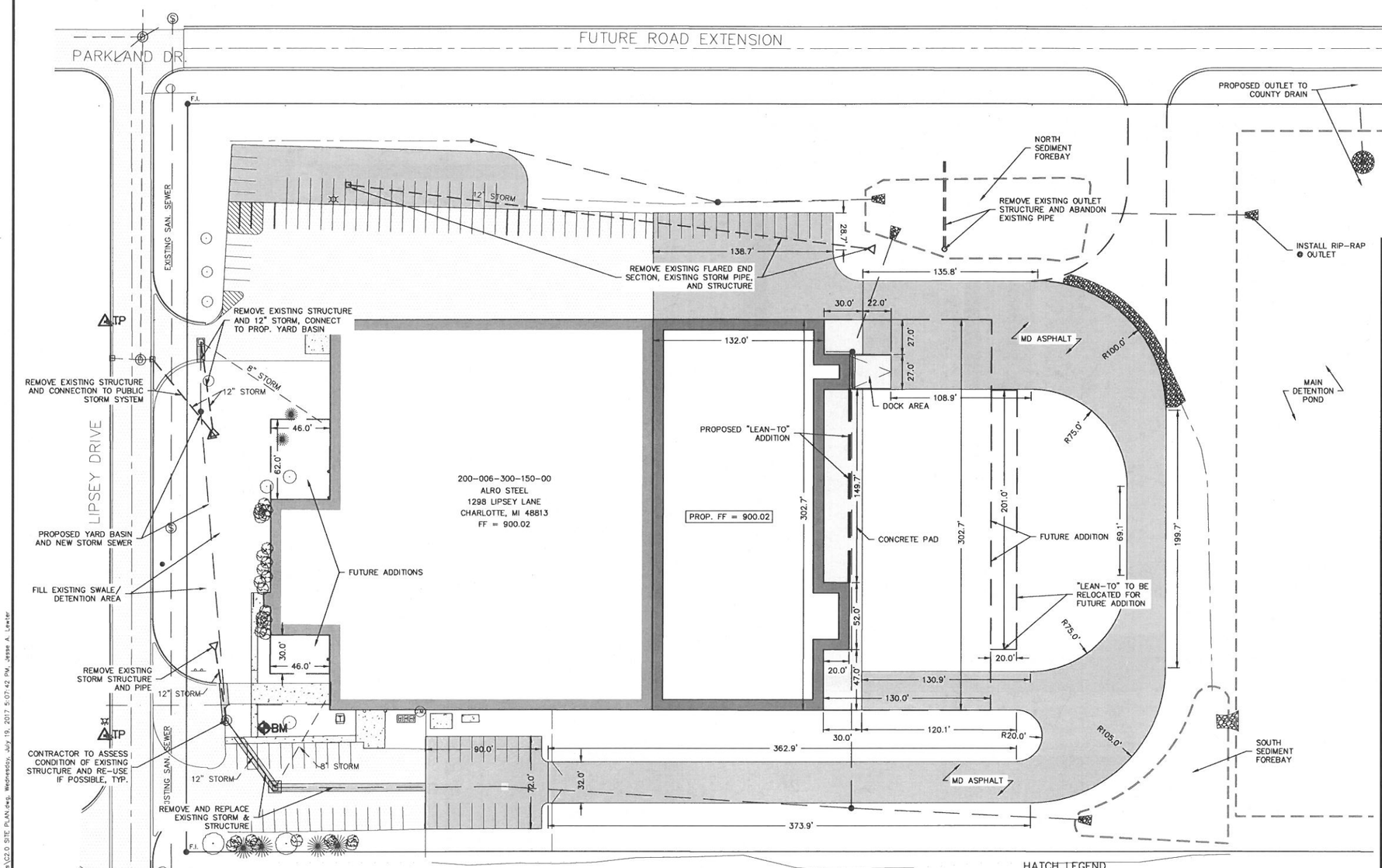
BENCHMARKS:

#1 TOP OF CONCRETE LIGHT POLE BASE
SOUTH ENTRANCE TO PROPERTY OFF LIPSEY DRIVE
(FROM 2011 PLANS)
ELEVATION= 899.24

GRAPHIC SCALE
40 20 0 40
1 inch = 40 ft.



!!! CAUTION !!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ACCORDANCE WITH MICHIGAN P.A. NO. 174 OF 2013.

811 Know what's below. Call before you dig.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED 1"-3" CRUSHED/WASHED LIMESTONE

SITE DATA

1. **APPLICANT**

   ALRO STEEL
   3100 HIGH STREET
   JACKSON, MI 49203
   517-787-5500
   517-787-6390

2. **ZONING**

   A.) SITE: I-2
   B.) ADJACENT PARCELS
   i.) NORTH: I-2
   ii.) SOUTH: I-2
   iii.) WEST: I-2
   iv.) EAST: I-2

3. **LAND USE**

   A.) EXISTING:
   i.) SITE: INDUSTRIAL
   ii.) NORTH: INDUSTRIAL
   iii.) SOUTH: INDUSTRIAL
   iv.) WEST: INDUSTRIAL
   v.) EAST: INDUSTRIAL
   B.) PROPOSED:
   i.) SITE: INDUSTRIAL

4. **FLOODPLAIN**

   100 YEAR FLOOD PLAIN ELEVATION = 875.9

5. **SITE INFORMATION**

   A. 13.9 ACRES OR 603,547 SQUARE FEET
   B. FLOOR AREA: 119,885 S.F. (1-STORY)
   C. FLOOR COV. RATIO = FLOOR AREA / NET LOT AREA = 119,885 / 603,547= 19.9%

   D. **PARKING REQUIREMENTS**

   a. REQUIRED: 34
   b. PROVIDED: 86 SPACES W/ 2 BARRIER FREE (INCLUDES EXISTING + PROPOSED PARKING "B", "C", AND "D".

   CHARLOTTE PARKING REQUIREMENTS:
   1 SPACE PER 2 EMPLOYEES:
   68 PROJECTED EMPLOYEES/2 = 34 REQUIRED SPACES

   A. **BUILDING INFORMATION**

   a. BUILDING HEIGHT: MATCH EXISTING
   b. NUMBER OF BUILDINGS: 1
   c. EXTERIOR BUILDING MATERIAL: STEEL PANEL

   B. **CONSTRUCTION SCHEDULE**

   BEGIN CONSTRUCTION IN- AUGUST, 2017
   END CONSTRUCTION IN- MAY, 2018

9. **PERCENT OF IMPERVIOUS SURFACE:**

   321,078 / 603,547 = 53.2%

10. **PARKING / BUFFERS / SETBACKS /REQUIREMENTS**

   A.) FRONT SETBACK: 60'
   NOTE: PARKING PERMITTED, HOWEVER; NO PARKING IN 20' ADJACENT TO LOT LINE.
   B.) SIDE SETBACK: 30'
   NOTE: PARKING PERMITTED (ERROR IN CITY CODE, NOTE K APPLIES)
   C.) REAR SETBACK: -

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REVISION	DATE	DRAWN	DESCRIPTION

WOLVERINE
Engineers & Surveyors, Inc.
312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9395
http://www.wolveng.com

PROJECT: ALRO STEEL – CHARLOTTE ADDITION
1298 LIPSEY DRIVE, CITY OF CHARLOTTE
EATON COUNTY, MICHIGAN 48813

SHEET TITLE: SITE PLAN

PERMIT SET

APPROVED	DBH
CHECKED	DBH
DRAWN	JAL
JOB NO.	16-0091
DATE	07/13/2017
SCALE	1" = 40'
SHEET NO.	C2.0

S:\Projects\2016\16-0091_C3D\DWGs\C2.0 SITE PLAN.dwg, Wednesday, July 19, 2017 5:07:42 PM, Jesse A. Lawter