

SITE PLAN FOR THE SAM BRILL TRUST PT. OF THE N 1/2 OF SECTION 16, T35N, R4W LITTLEFIELD TWP, EMMET COUNTY, MI

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER	--- ST ---	--- ST ---
SANITARY SEWER	--- SAN ---	--- SAN ---
WATER	--- W ---	--- W ---
NATURAL GAS	--- G ---	--- G ---
UNDRGRND ELEC.	--- E ---	--- E ---
OVERHEAD ELEC.	--- OHE ---	--- OHE ---
UNDRGRND TEL.	--- T ---	--- T ---
UNDRGRND UTIL.	--- U/UT ---	--- U/UT ---
MANHOLE		
CATCH BASIN		
POWER POLE		
CLEANOUT		
WATER VALVE		
GAS VALVE		
ELECTRICAL BOX		
TELEPHONE RISER		
STREET SIGNS		
DECIDUOUS TREE		
CONIFEROUS TREE		
BUSH		
TREELINE		
DITCH OR SWALE		
ELEVATION	000.00	000.00
CONTOUR	000	000
PROPERTY LINE		
FENCE		
WETLANDS		
PROBABLE WETLANDS		
WETLANDS DELINEATION		

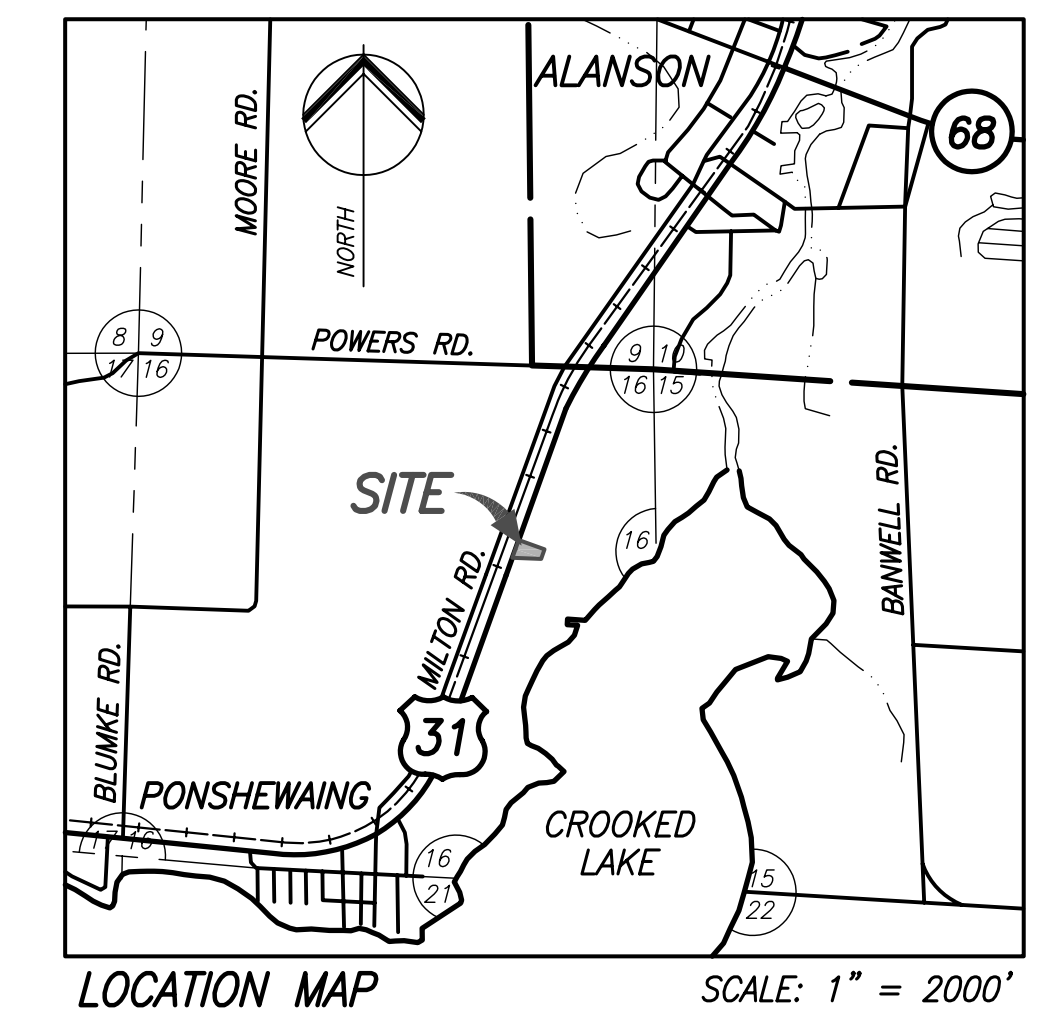
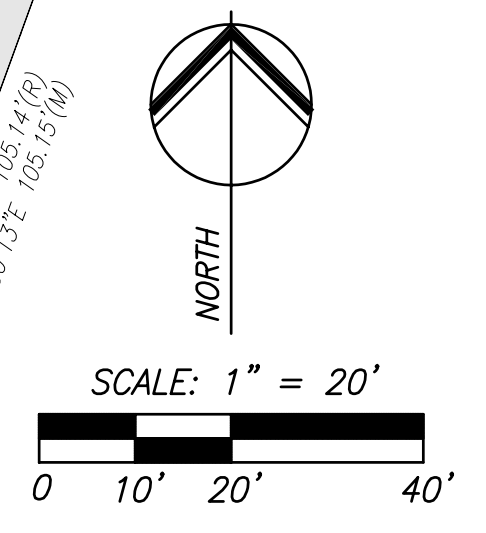
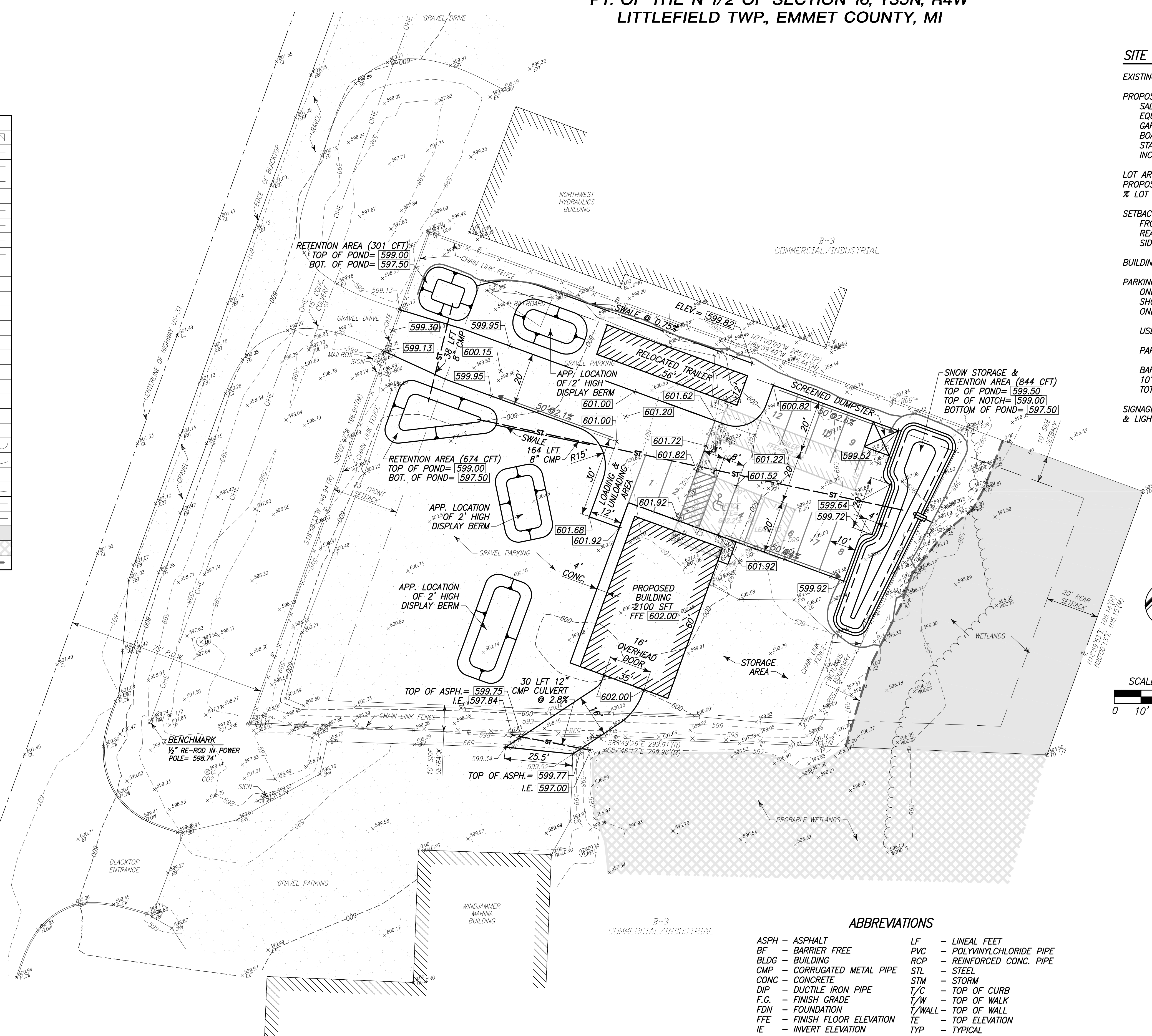
PROPERTY ADDRESS:
8407 S US 31 HIGHWAY
ALANSON, MI 49706

PARCEL NUMBER:
07-17-16-200-020

SURVEY INFORMATION PROVIDED BY:
NORTH STAR LAND SURVEYING L.L.C.
THOMAS D. SWENOR, P.S. 37282
2202 MITCHELL PARK DRIVE, SUITE 001
PETOSKEY, MICHIGAN 49770



Three full working days
before you dig,
call the MISS DIG System at
1-(800)-482-7171.



ABBREVIATIONS	
ASPH - ASPHALT	LF - LINEAL FEET
BF - BARRIER FREE	PVC - POLYVINYLCHLORIDE PIPE
BLDG - BUILDING	RCP - REINFORCED CONC. PIPE
CMP - CORRUGATED METAL PIPE	STL - STEEL
CONC - CONCRETE	STM - STORM
DIP - DUCTILE IRON PIPE	T/C - TOP OF CURB
F.G. - FINISH GRADE	T/W - TOP OF WALK
FDN - FOUNDATION	T/WALL - TOP OF WALL
FFE - FINISH FLOOR ELEVATION	TE - TOP ELEVATION
IE - INVERT ELEVATION	TYP - TYPICAL

SITE NOTES

EXISTING ZONING.....B-3 COMMERCIAL / INDUSTRIAL

PROPOSED USE
SALES TO INCLUDE CARS, TRUCKS, HEAVY EQUIPMENT, TRACTORS, GARDEN EQUIPMENT, GARDEN SUPPLIES, STORAGE SHEDS, RVs, BOATS, PERSONAL WATERCRAFT, SHORE STATIONS & OTHER MARINE EQUIPMENT. WILL INCLUDE REPAIR AND SERVICE USES.

LOT AREA43,115 SFT
PROPOSED BUILDING SIZE.....2100 SFT
% LOT COVERAGE.....4.87%

SETBACK REQUIREMENTS
FRONT.....25 FEET
REAR.....20 FEET
SIDE.....10 FEET

BUILDING HEIGHT NOT TO EXCEED 30'

PARKING REQUIREMENTS:
ONE (1) SPACE FOR EACH 200 SFT OF SHOWROOM OR USEABLE FLOOR AREA PLUS ONE (1) SPACE FOR EACH SERVICE STALL

USEABLE FLOOR AREA2100 * 0.8 = 1680
PARKING REQUIRED.....1680 / 200 = 9 SPACES

BARRIER FREE1 SPACE
10' X 20' SPACES11 SPACES
TOTAL PARKING PROVIDED.....12 SPACES

SIGNAGE & LIGHTING TO MEET EMMET COUNTY SIGN & LIGHTING ORDINANCES.

Performance Engineers, Inc.
Civil / Structural Engineering
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Charlevoix, Michigan 49720
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SITE PLAN

SAM BRILL TRUST
MEN'S TOYLAND
LITTLEFIELD TOWNSHIP, EMMET COUNTY, MI

SEAL

DRAWN: J. Koch
DESIGNED: J. Malewitz
CHECKED:
PROJ. MGR.: J. Malewitz

JOB NO.
08-2953

SHEET
C-01

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