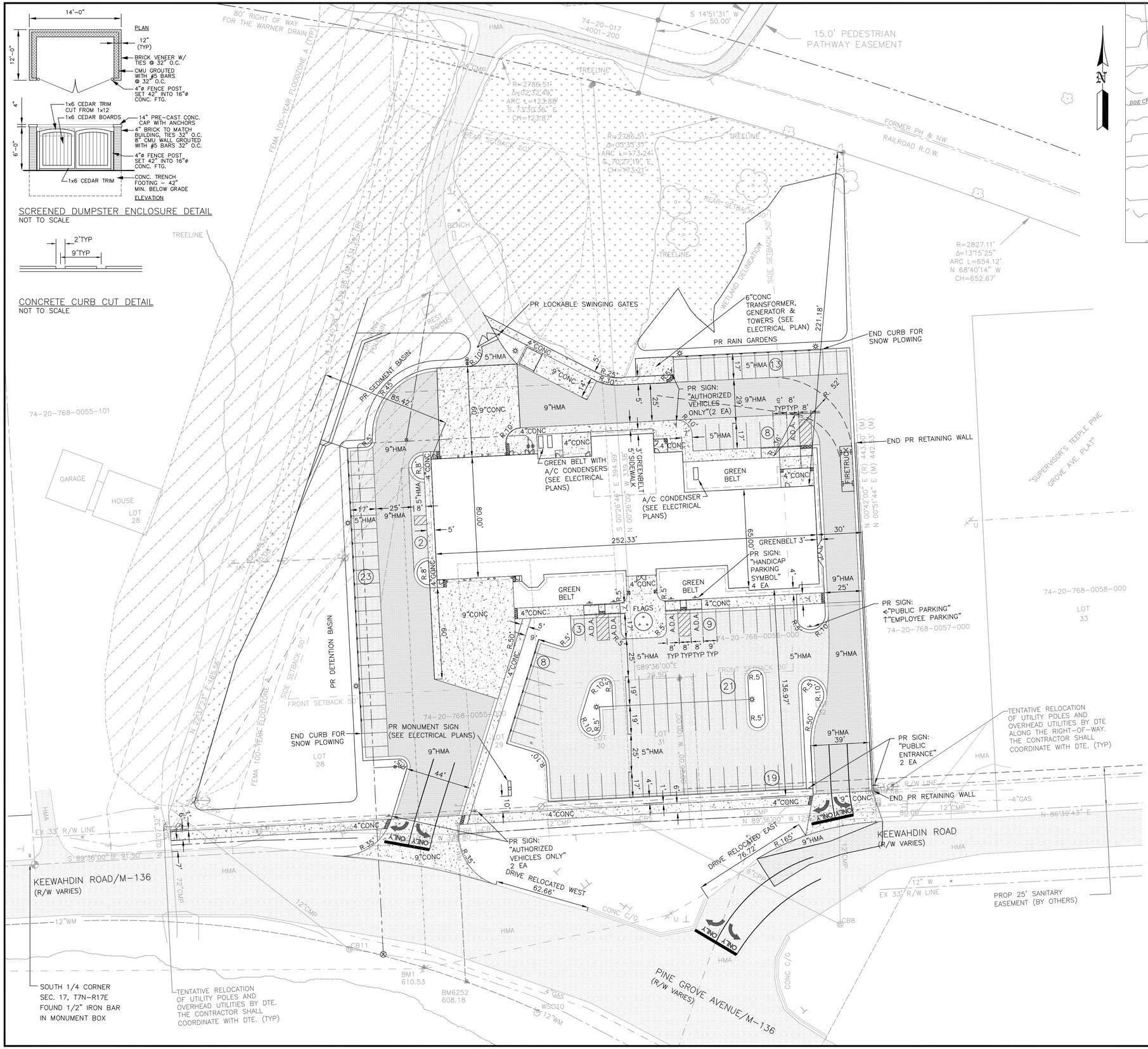
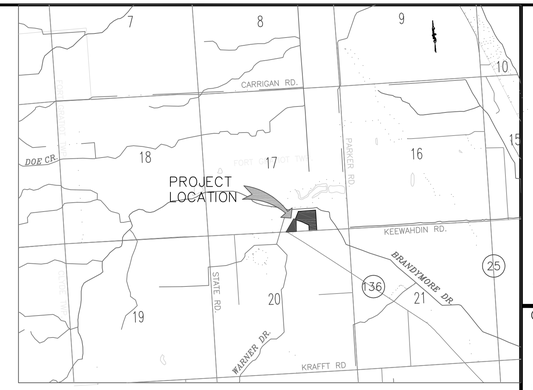
SCREENED DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

CONCRETE CURB CUT DETAIL
NOT TO SCALE





VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

74-20-768-0055-000
LOT 31 EXC E 8', LOTS 29 & 30, W 8' OF LOT 32
LYING N OF LOT 31 & THAT PART OF LOT 28 LYING
E OF WARNER DRAIN SUPERVISOR'S TEEPLE PINE
GROVE AVENUE PLAT EXEMPT

74-20-768-0056-000
E 8' OF LOT 31 & LOT 32 EXC W 8' LYING N OF
LOT 31 SUPERVISOR'S TEEPLE PINE GROVE AVENUE PLAT

SITE PLAN DATA:

SUBJECT ZONING -	74-20-768-0055-000	R-1B	RESIDENTIAL
	74-20-768-0056-000	R-1B	RESIDENTIAL
ADJACENT ZONING	WEST	R-1B	RESIDENTIAL
	EAST	R-1B	RESIDENTIAL
	SOUTH	R-1B	RESIDENTIAL
	NORTH	AG	AGRICULTURAL
LAND USE:	MUNICIPAL		

LOT DIMENSIONS:	REQUIRED	PROVIDED
74-20-768-0055-000	8,400 SFT	119,647 SFT
74-20-768-0056-000	8,400 SFT	74,250 SFT
	TOTAL	193,897 (4.45 A)

BUILDING HEIGHT:	REQUIRED MAX	35 FT
	PROPOSED	35 FT

SETBACKS: PER SEC. 38-504 GOVERNMENT BUILDINGS

	REQUIRED	PROVIDED
FRONT	50 FEET	136.80 FEET
REAR	50 FEET	221.18 FEET
SIDE	50 FEET	30 FEET *

* VARIANCE REQUIRED

SPECIAL PROVISIONS:

OFF-STREET PARKING PER SEC. 38-619

BUILDING SIZE:	18,962 SFT
PERCENT OF USE:	80%

PARKING REQUIREMENTS:

PLANNED OFFICE MUNICIPAL		
(1 PER EACH 150 SFT USABLE SPACE)	15,170 SFT	
	102	102
FIRE HALL		
(1 PER EMPLOYEE PER SHIFT)		
	4	4
HANDICAP ACCESSIBLE		
(1 PER 50 STANDARD PARKING SPACES)		
	3	5

THIS AREA FOR SPECIAL DESIGN CONSIDERATIONS

SIGNAGE IS CONCEPTUAL AND SHALL BE ADDRESSED SEPARATELY AS SIGNAGE IS FINALIZED.

AMERICANS WITH DISABILITIES ACT (ADA) BARRIER FREE PARKING, NO PARKING, FIRE LANE, AND OTHER SUCH SIGNAGE AND STRIPING SHALL COMPLY WITH THE LATEST COPYRIGHT OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

LEGEND: SEE SHEET 2, TOPOGRAPHICAL SURVEY

HURON CONSULTANTS
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3720 KEEWAHDIN ROAD
FORT GRATIOT, MI 48059
TEL: 810.385.4489
FAX: 810.385.9010

3 WORKING DAYS
800-482-7171
811
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL EXISTING UTILITIES LOCATION AND DEPTH WITHIN THE PROJECT AREA SHALL BE FIELD VERIFIED. CALL MISS DIG SYSTEM 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY INFORMATION SHOWN ON THIS DRAWING ARE APPROXIMATE AND MAY BE ACCORDING TO AVAILABLE RECORD OR DISCLOSED INFORMATION BY VARIOUS UTILITY COMPANIES, PUBLIC AGENCIES, OR OTHER SOURCES AND THUS MAY NOT NECESSARILY REFLECT ACTUAL FIELD LOCATIONS AND NO GUARANTEE IS GIVEN TO COMPLETENESS OR ACCURACY.

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PROJECT NAME:
FORT GRATIOT MUNICIPAL CENTER

PRELIMINARY SITE PLAN

PROJECT LOCATION:
SEC 17, T 7 N, R 17 E
FORT GRATIOT TOWNSHIP
SAINT CLAIR COUNTY

Drawn By: TDP
Checked By: SKS
Approved By: EJO

REVISIONS:
1. 2013-11-25
2. 2013-12-03
3. 2013-12-05
4. 2013-12-18

SCALE VERIFICATION:
0 0.5 1
BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:
1"=30'

HC PROJECT NO:
13-10672

HC DRAWING NO:
13-10672SP

SHEET 1 OF 2