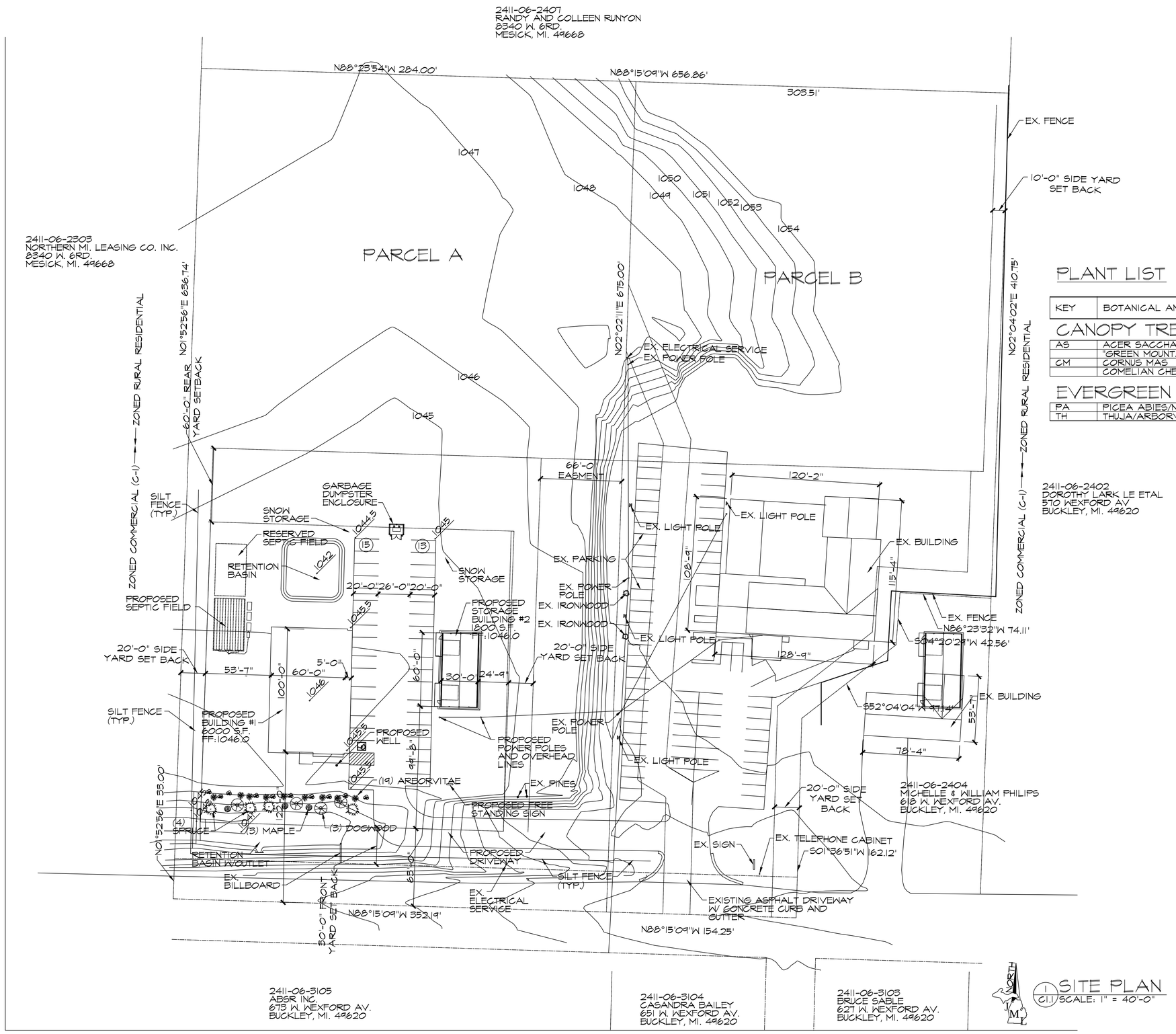


C1.1 SITE PLAN
SCALE: 1" = 40'-0"

## ZONING REQUIREMENTS: C-1 COMMERCIAL

1. MIN. PARCEL SIZE 20,000 SF.
2. 15,000 SF. MIN. BUILDABLE AREA
3. MIN. PARCEL WIDTH 150 FT. AND FRONT ONTO ROAD
4. SETBACKS
   FRONT YARD (GREATER OF)
   5' MIN.
   30 FT. MAX
   38-63 FROM C/L OF ROAD
   20'-0" SIDE YARD
   60'-0" REAR YARD
5. (1) PARKING SPACE PER 300 SF. (6000+1800)/300=(26) REQD. PARKING SPACES INCL. (1) HCP
6. LIGHTING FIXTURES TO BE SHIELDED LED WALL MOUNTED W/CUT OFF OPTICS.
7. FREESTANDING SIGN TO BE 75 SF. MAX. SIGNAGE TO BE SUBMITTED FOR APPROVAL.
8. OPEN AREAS WITHIN 20' OF BUILDING AND RETENTION PONDS TO BE GRADED AND SCREENED
9. BUILDING HEIGHT TO BE LIMITED TO 35' HIGH
10. SOILS ARE MIAMI SANDS

## PLANT LIST

| KEY | BOTANICAL AND COMMON NAME | QTY. | SIZE | ROOT | REMARKS |
|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | |
| AS | ACER SACCHANUM | 3 | 2½" CAL | B&B | QUALITY SPECIMEN |
| | "GREEN MOUNTAIN"/SUGAR MAPLE | | | | |
| CM | CORNUS MAS | 3 | 6' HT | B&B | QUALITY SPECIMEN |
| | COMELIAN CHERRY DOGWOOD | | | | |
| **EVERGREEN TREES** | | | | | |
| PA | PICEA ABIES/NORWAY SPRUCE | 4 | 7'-8' HT | B&B | QUALITY SPECIMEN |
| TH | THUJA/ARBORVITAE | 19 | 3-4' HT | B&B | QUALITY SPECIMEN |

## PARCEL "A":

PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 11 WEST, HANOVER TOWNSHIP, WEXFORD COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 6; THENCE ALONG THE EAST-WEST ¼ LINE OF SAID SECTION N88°15'09"W 958.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE N88°15'09"W 352.19 FEET TO THE WEST ⅛ LINE OF SAID SECTION; THENCE ALONG SAID ⅛ LINE N01°56'17"R 675.00 FEET; THENCE N88°15'09" W 353.35 FEET; THENCE S02°02'11"W 675.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.47 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY M-37. SUBJECT TO ALL APPLICABLE BUILDING AND USE RESTRICTIONS, AND EASEMENTS, IF ANY, AFFECTION THE PREMISES.

TOGETHER WITH A 22-FOOT-WIDE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE NORTH WEST ¼ OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 11 WEST, HANOVER TOWNSHIP, WEXFORD COUNTY, MICHIGAN THE CENTER OF WHICH IS DESCRIBED AS: COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 6; THENCE ALONG THE EAST - WEST ¼ LINE OF SAID SECTION N88°15'09"W 901.61 FEET; THENCE N01°29'38"E 33.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF M-37 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE N01°29'38"E 68.28 FEET; THENCE N54°05'49"W 26.52 FEET; THENCE N04°24'36"E 270.23 FEET; THENCE N21°59'27"W 107.79 FEET TO THE POINT OF ENDING. THE SIDELINES OF THE ABOVE EASEMENT SHORTEN OF LENGTHEN TO INTERSECT AT ALL ANGLE POINTS, TO ORIGINATE AT SAID NORTHERLY RIGHT OF WAY LINE OF M-37 AND TO TERMINATE AT A LINE BEARING N02°02'11"E AND S02°02'11"W FROM THE POINT OF ENDING.

SUBJECT TO A 66-FOOT-WIDE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 11 WEST, HANOVER TOWNSHIP, WEXFORD COUNTY, MICHIGAN THE EAST LINE OF WHICH IS DESCRIBED AS; COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 6; THENCE ALONG THE EAST - WEST ¼ LINE OF SAID SECTION N88°15'09" W 958.49 FEET TO THE POINT OF BEGINNING; THENCE N02°02'11"E 675.00 FEET TO THE POINT OF ENDING.

## OWNER/APPLICANT:

NORTH AMERICAN CLEANING SERVICES
620 W. WEXFORD AVE.
BUCKLEY, MICHIGAN 49620

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revisions:
02/04/22 SITE PLAN APPROVAL
03/02/22 REVISED

owner information: NORTH AMERICAN CLEANING
620 W. WEXFORD AVE.
BUCKLEY, MICHIGAN
49620

project location: 620 W. WEXFORD AV.
BUCKLEY MI.
49620

sheet title: SITE PLAN
project name: N. AMERICAN CLEANING

○ preliminary
◉ construction

date: 02/04/22
sheet: C1.1