

**LEGAL DESCRIPTIONS:**

**PARCEL 1**  
 LOTS 2 AND 3, BLOCK 8 OF THOMPSON'S ADDITION TO THE VILLAGE (NOW CITY) OF FENTON ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 14 OF PLATS, PAGE 22 OF GENESSEE COUNTY RECORDS

**PARCEL 2**  
 THE EAST 46.5 FEET OF LOTS 6 AND 7, BLOCK 8 OF THOMPSON'S ADDITION TO THE VILLAGE (NOW CITY) OF FENTON ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 14 OF PLATS, PAGE 22 OF GENESSEE COUNTY RECORDS

**PARCEL 3**  
 LOTS 6 AND 7 EXCEPT THE EAST 46.5 FEET, BLOCK 8 OF THOMPSON'S ADDITION TO THE VILLAGE (NOW CITY) OF FENTON ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 14 OF PLATS, PAGE 22 OF GENESSEE COUNTY RECORDS

**ZONING INFORMATION:**

ACCORDING TO THE CITY OF FENTON ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED CBD (CENTRAL BUSINESS DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = NONE SPECIFIED
- 2) MINIMUM LOT WIDTH = NONE SPECIFIED
- 3) FRONT SETBACK = NONE SPECIFIED
- 4) SIDE SETBACK = NONE SPECIFIED
- 5) REAR SETBACK = NONE SPECIFIED
- 6) MAXIMUM BUILDING COVERAGE = NONE SPECIFIED
- 7) MAXIMUM HEIGHT = NONE SPECIFIED

**FLOOD PLAIN NOTE:**

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26145C04370, EFFECTIVE DATE OF SEPTEMBER 25, 2009.

**WETLAND NOTE:**

PER THE MICHIGAN WETLAND INVENTORY MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

**SANITARY SEWER AND WATER NOTES:**

1. THE EXISTING BUILDINGS ARE SERVICED BY AN EXISTING WATER LEAD, AND A EXISTING SANITARY SEWER LEAD.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER AND SANITARY LEAD LOCATIONS AND DEPTHS DURING DEMOLITION OPERATIONS FOR THE TWO HOUSES ON SILVER LAKE ROAD. THE CONTRACTOR SHALL LEAVE A WOOD 2x4 AT THE END OF THE SANITARY SEWER LEADS AT THE EXISTING BUILDING FOR CONNECTION TO THE PROPOSED FUTURE BUILDING. THE CONTRACTOR SHALL PLUG ALL WATER SERVICE LEADS ENCOUNTERED AS REQUIRED BY THE CITY OF FENTON.

**SITE DATA**

- 1) SITE ZONING = CBD (CENTRAL BUSINESS DISTRICT)
- 2) ADJACENT ZONING = CBD (NORTH, SOUTH & EAST)
- 3) TOTAL GROSS OVERALL AREA = 30,707 SFT. OR 0.705 ACRES
- 4) TOTAL GROSS BUILDING AREA = 27,211 SFT. TOTAL USEABLE FLOOR AREA = 27,211 x 80% = 21,770 SFT
- 5) MAXIMUM BUILDING HEIGHT ALLOWED = NONE SPECIFIED PROPOSED BUILDING HEIGHT = 4-1/2 STORIES
- 6) PROPOSED IMPERVIOUS COVERAGE = 83% 25,592 (IMPERVIOUS) / 30,707 (SITE) = 0.83
- 7) PARKING SPACE & LANE SIZE REQUIREMENTS
  - a) 60 DEGREE REGULAR CUSTOMER PARKING SPACE = 9' x 21'
  - b) BARRIER FREE SPACE = 9' x 21' w/9' AISLE
  - c) DRIVE AISLE = 18' MIN. (18'-21' ORDINANCE)
- 8) PARKING REQUIRED FOR DEVELOPMENT
 

1st Floor: . . . . .	4,698sf lease space / 300sf/occ = 16 spaces
2nd Floor: . . . . .	4,243sf lease space / 300sf/occ = 15 spaces
3rd Floor: 3 (1-bed apt) x 1.5spaces + 2 (2-bed apt) x 2spaces = 9 spaces	
4th Floor: 3 (1-bed apt) x 1.5spaces + 2 (2-bed apt) x 2spaces = 9 spaces	
Total parking required: . . . . .	49 spaces
Total parking provided: . . . . .	54 spaces
Total surplus provided: . . . . .	5 spaces
- 9) BARRIER FREE PARKING REQUIRED = 2 SPACES BARRIER FREE PARKING PROVIDED = 2 SPACES
- 10) LOADING SPACES REQUIRED & PROVIDED = 1
- 11) EXISTING LAND USE = RESIDENTIAL HOMES
- 12) PROPOSED LAND USE = COMMERCIAL & APARTMENTS

**OVERALL SITE PLAN OF:  
 COMMERCIAL PLAZA DEVELOPMENT  
 SHEET INDEX**

- OVERALL SITE PLAN \_\_\_\_\_ C-1  
 EXISTING CONDITIONS & REMOVAL PLAN \_\_\_\_\_ C-2  
 GRADING, DRAINAGE, PAVING & UTILITY PLAN \_\_\_\_\_ C-3  
 DETENTION BASIN PLAN & CALCULATIONS \_\_\_\_\_ C-4  
 STANDARD CONSTRUCTION DETAILS \_\_\_\_\_ C-5  
 STORM SEWER CONSTRUCTION DETAILS & NOTES \_\_\_\_\_ C-6  
 SANITARY & WATER LEAD DETAILS \_\_\_\_\_ C-7  
 WATERMAIN CONSTRUCTION NOTES \_\_\_\_\_ C-8  
 SOIL EROSION CONTROL PLAN & NOTES \_\_\_\_\_ C-9  
 LANDSCAPING PLAN & NOTES \_\_\_\_\_ C-10

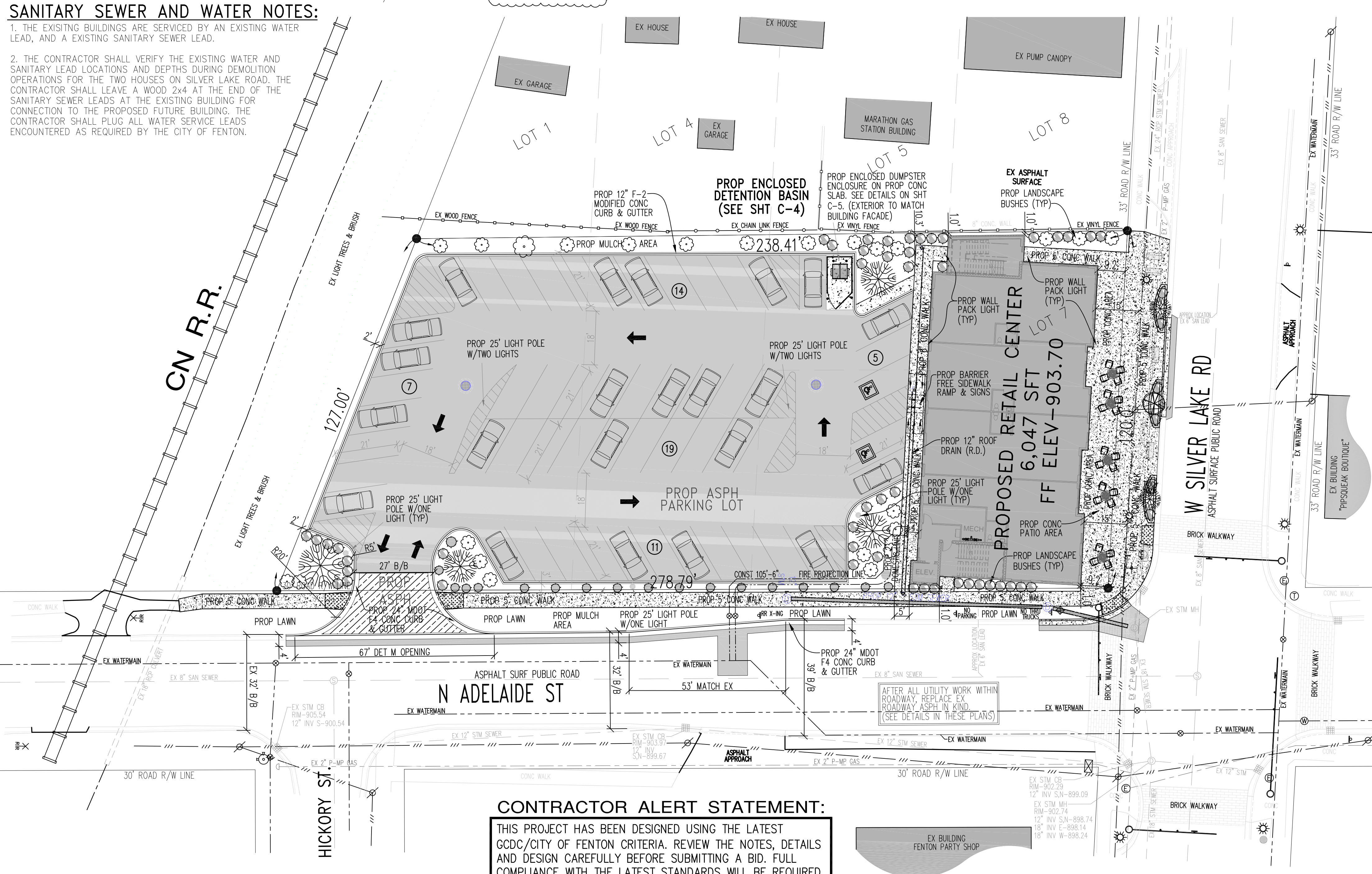
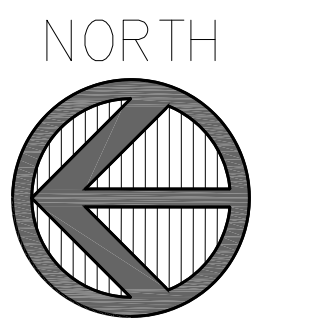


**SITE PLAN NOTE:**  
 AMAG, LLC REWORKED THE ORIGINALLY PRESENTED SITE PLAN, TO THAT PRESENTED BELOW, FOLLOWING A MARCH 30, 2023 MEETING WITH OFFICIALS AT THE CITY OF FENTON.

L E G E N D		
FOUND IRON	BLDG CONC	BUILDING CONCRETE
SECTION CORNER	ASPH	ASPHALT
EX ROAD SIGNS	B/F	BARRIER FREE
EX TRANSFORMER	B/B	BACK TO BACK
EX UTILITY POLE	E/E	EDGE TO EDGE
EX SERVICE PEDISTAL	EX	EXISTING
EX LIGHT POLE	EX TELEPHONE MANHOLE	PROP CONCRETE AREAS
EX TELEPHONE MANHOLE	EX UG ELECTRIC MARKER	PROP ASPHALT AREAS
EX UG ELECTRIC MARKER	EX UG TELEPHONE MARKER	PROP BUILDING AREA
EX UG TELEPHONE MARKER	EX UTILITY VAULT	PROP SANITARY CLEAN-OUT
EX UTILITY VAULT	EX OVERHEAD POWERLINES	PROP SANITARY SERVICE LEAD
EX MAILBOX	EX GASMAIN/SERVICE LEAD	PROP STORM CATCHBASIN
EX OVERHEAD POWERLINES	EX UG GAS MARKER	PROP STORM SEWER
EX GASMAIN/SERVICE LEAD	EX STORM SEWER	PROP WATER SHUT-OFF
EX UG GAS MARKER	EX STORM MANHOLE	PROP WATER LEAD
EX STORM SEWER	EX STORM CATCHBASINS	PROP TRAFFIC SIGN
EX STORM MANHOLE	EX SANITARY SEWER	PARKING SPACE COUNT
EX STORM CATCHBASINS	EX SANITARY MANHOLE	PROP LIGHT POLE
EX SANITARY SEWER	EX WATERMAIN	PROP WALL PACK LIGHT
EX SANITARY MANHOLE	EX FIRE HYDRANT	PROP BARRIER FREE (ADA) PARKING
EX WATERMAIN	EX WATER MANHOLE	PROP PAINTED TRAFFIC FLOW ARROW
EX FIRE HYDRANT	EX GATEVALVE	PROP BUSHES OR FLOWERS
EX WATER MANHOLE	EX ASPHALT AREAS	PROP CONIFEROUS OR DECIDUOUS TREES
EX GATEVALVE	EX BUILDING SHADE	



**LOCATION MAP**



**GCDC-WWS STANDARD NOTES FOR SITE PLANS:**

- \* A. EXTENSION OF PUBLIC UTILITIES: All public sanitary sewer and/or watermain SHALL be extended to the furthest limits of the property, including corner lots, with the pipe size and material approved by GCDC-WWS. This is necessary for plan approval. For water service of 1" or less or a building on a corner lot, the requirements to extend the public watermain and/or sanitary sewer along both property lines will be reviewed. Final determination shall be made by GCDC-WWS.
- \* B. WATERMAIN LOOPING: All public watermains shall be looped whenever possible. The pipe size requirements shall be approved by GCDC-WWS.
- \* C. INDUSTRIAL PRETREATMENT PROGRAM (IPP): This permit is required for all commercial (non-residential) and industrial discharges. The OWNER shall obtain an Industrial Pretreatment Discharge Permit prior to the issuance of a Sewer Connection Permit. Industrial Discharge Permits are nontransferable. Changes in facility use will require a new Industrial Discharge Permit. For more information call the Anthony Ragnone Treatment Plant at (810) 232-7662.
- \* D. SOIL EROSION: The DEVELOPER shall submit a detailed Soil Erosion and Sedimentation Control plan and obtain an Act 451 Part 91, Soil Erosion and Sedimentation Control permit. This includes the payment of fees and the providing of necessary bonds. No earth changes or excavation shall be started prior to the issuance of this permit. The DEVELOPER shall protect all existing and proposed storm sewer facilities on and adjacent to the site during excavation and construction. All sediment shall be contained on site. Any silt in county drains, storm sewer, culverts, etc. as a result of this project, shall be removed by the DEVELOPER at the cost of the DEVELOPER.
- \* E. FLOOD PLAIN OR WETLAND CONSTRUCTION: The DEVELOPER shall apply to the Michigan Department of Environmental Quality for a permit for the alteration and/or occupation of a flood plain or floodway, as required under PA 451. Evidence of this permit may be required prior to plan approval by GCDC-WWS.
- \* F. NPDES STORM WATER DISCHARGE PERMIT: The owner of the property shall obtain a NPDES Storm Water Discharge permit for construction activities from MDEQ as required under Public Act 451. The notice of coverage form shall be submitted through GCDC-WWS with the Soil Erosion Control permit application. All MDEQ fees shall accompany the Notice of Coverage. Evidence of this permit may be required prior to plan approval by GCDC-WWS. Less than 5 acres will be distributed in construction of this project, therefore a NPDES storm water discharge permit WILL NOT be required.
- \* G. GENESSEE COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY: After the approval of this preliminary plat or site plan, the DEVELOPER shall submit a detailed plan for construction of all public sanitary sewer and watermain. The plans must have GCDC-WWS approval, a 5-permit issued, and approval from the MDEQ prior to beginning construction.
- \* H. ROAD RIGHT-OF-WAY PERMIT: The DEVELOPER shall obtain a permit from the Genessee County Road Commission and/or the City of Fenton to perform work within the Road Right-of-Way. All fees for the permit, bonds and insurances are the responsibility of the developer.
- \* I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: Prior to the issuance of a building permit by the local municipality, the developer shall be required to obtain a sanitary sewer and/or water tap-in permit from the local municipality, if authorized, or GCDC-WWS.
- \* J. STATE CONSTRUCTION PERMITS: The sanitary sewer and watermain construction permits from the Michigan Department of Environmental Quality shall be submitted to the MDEQ after approval of GCDC-WWS. Construction shall not begin until these state permits are issued.
- \* NOT APPLICABLE TO THIS PROJECT

**UTILITIES & PLAN DISTRIBUTION LIST**

AGENCY	FACILITY	CONTACT PERSON
CONSUMER ENERGY DIVISION OF GAS AND ELECTRIC 3201 EAST COURT STREET FLINT, MICHIGAN 48501	GAS & ELECTRIC	SALVATORE J. DELISI (810) 760-3486 MARCEY CONN (810) 760-3506
AT&T 502 BEACH FLINT, MI 48502	TELEPHONE	JEFF HEATH (248) 705-5506
COMCAST 6095 WALL STREET STERLING HEIGHTS, MICHIGAN 48312	CABLE TV	CHRIS CYR (586) 883-7254
GENESSEE COUNTY DRAIN COMMISSIONER DIVISION OF SURFACE WATER MGMT. G-4608 BEECHER ROAD FLINT, MICHIGAN 48532	COUNTY STORM DRAINS	THOMAS JONES, JR. (810) 732-1590
GENESSEE COUNTY DRAIN COMMISSIONER DIVISION OF WATER & WASTE SERVICES G-4610 BEECHER ROAD FLINT, MICHIGAN 48532	SOIL EROSION CONTROL	MARK STEPHENS (810) 732-7870
CITY OF FENTON DEPARTMENT OF PUBLIC WORKS 301 S. LEROY STREET FENTON, MICHIGAN 48430	SITE DEVELOPMENT (DETENTION BASINS, STORM, SANITARY, WATER)	DANIEL CZARNECKI, DIRECTOR (810) 629-2261
CITY OF FENTON BUILDING & ZONING 301 S. LEROY STREET FENTON, MICHIGAN 48430	PLANNING & ZONING	MIKE REILLY, ADMINISTRATOR (810) 629-2261



Know what's below. Call before you dig.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

**CONTRACTOR ALERT STATEMENT:**

THIS PROJECT HAS BEEN DESIGNED USING THE LATEST GCDC/CITY OF FENTON CRITERIA. REVIEW THE NOTES, DETAILS AND DESIGN CAREFULLY BEFORE SUBMITTING A BID. FULL COMPLIANCE WITH THE LATEST STANDARDS WILL BE REQUIRED.

SCALE: 1"=20'  
 JOB NO. 290618

PREPARED FOR:  
**ASSELIN McLANE ARCHITECTURAL GROUP**  
 4488 W. BRISTOL ROAD  
 FLINT, MI 48507  
 PHONE: 810.230.9311

PART OF THE SOUTHWEST 1/4  
 OF SECTION 26, T5N-R6E  
 CITY OF FENTON, GENESSEE CO., MI.



**BM CONSTRUCTION CONSULTANTS**  
 2240 LAUDERDALE STREET  
 FLINT, MICHIGAN 48532  
 PHONE: 810.423.5014  
 EMAIL: BMCONSTRUCTION@COMCAST.NET

**OVERALL SITE PLAN OF:  
 PROPOSED COMMERCIAL DEVELOPMENT  
 W SILVER LAKE ROAD & N ADELAIDE STREET**

REVISIONS	DRN. BY:	J.R.B.	07.07.2018	SHEET NO:
	DSN. BY:	J.R.B.	"	C-1
	CHK'D BY:	J.B.M.	"	
	APPR BY:	J.B.M.	"	