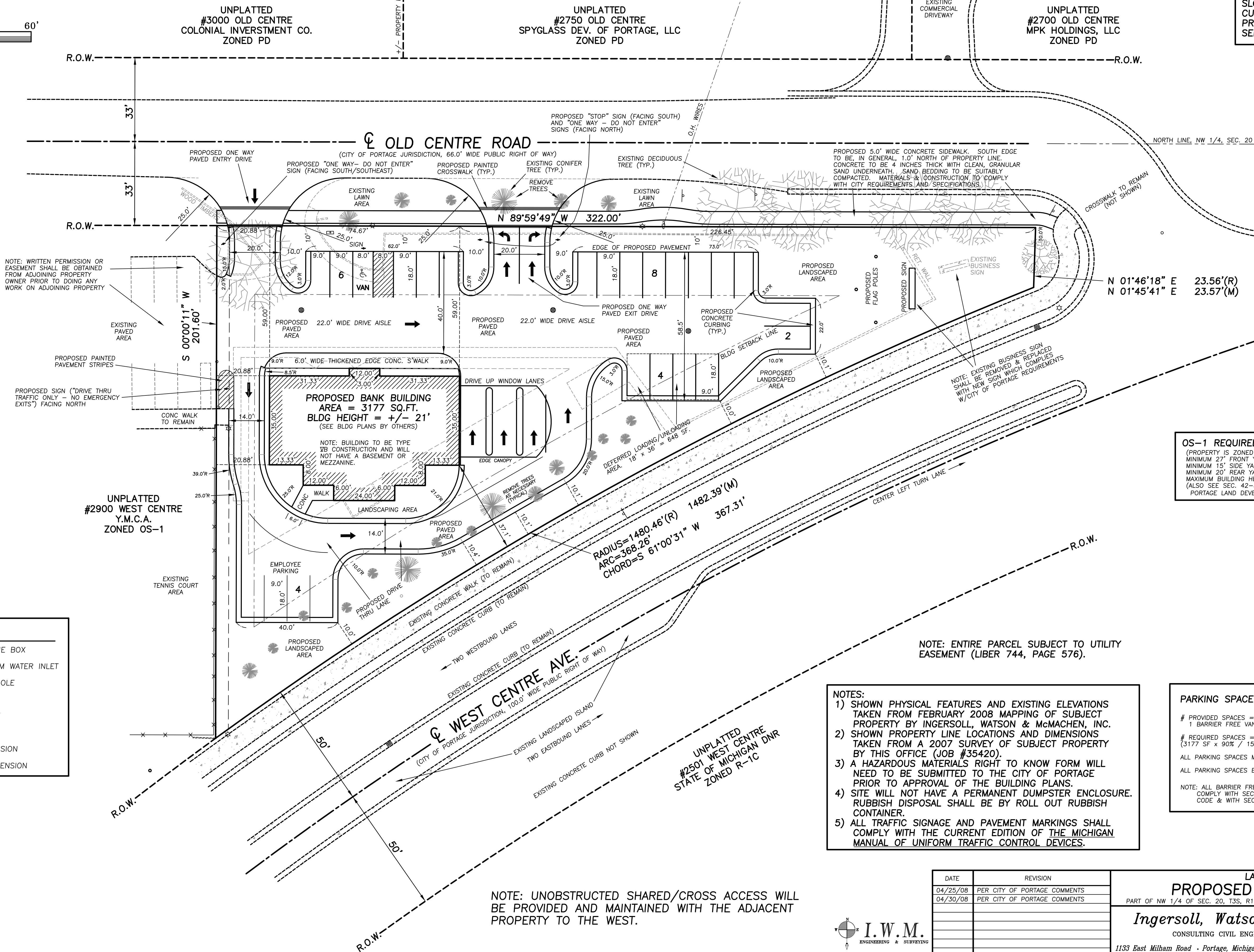


NOTE: PRIOR TO THE START OF CONSTRUCTION, A PERMIT SHALL BE OBTAINED FROM THE CITY OF PORTAGE TO WORK WITHIN THE OLD CENTRE RIGHT OF WAY AS REQUIRED.

TYPE OF CURBING:
WHEREVER PAVEMENT SLOPES TOWARDS THE CURBING, CURB & GUTTER SHALL BE INSTALLED. WHEREVER PAVEMENT SLOPES AWAY FROM THE CURB, SPILL CURB SHALL BE INSTALLED. SEE PROPOSED GRADING ON SHEET 3. SEE CURB DETAILS ON SHEET 4.



NOTE: WRITTEN PERMISSION OR EASEMENT SHALL BE OBTAINED FROM ADJOINING PROPERTY OWNER PRIOR TO DOING ANY WORK ON ADJOINING PROPERTY

PROPOSED SIGN ("DRIVE THRU TRAFFIC ONLY - NO EMERGENCY EXITS") FACING NORTH

UNPLATTED #2900 WEST CENTRE Y.M.C.A. ZONED OS-1

PROPOSED BANK BUILDING AREA = 3177 SQ.FT. BLDG HEIGHT = +/- 21' (SEE BLDG PLANS BY OTHERS)

NOTE: BUILDING TO BE TYPE YB CONSTRUCTION AND WILL NOT HAVE A BASEMENT OR MEZZANINE.

NOTE: EXISTING BUSINESS SIGN SHALL BE REMOVED & REPLACED WITH NEW SIGN WHICH COMPLES W/CITY OF PORTAGE REQUIREMENTS

OS-1 REQUIRED BUILDING SETBACKS:
(PROPERTY IS ZONED OS-1 - OFFICE SERVICES)
MINIMUM 27' FRONT YARD SETBACK
MINIMUM 15' SIDE YARD SETBACK
MINIMUM 20' REAR YARD SETBACK
MAXIMUM BUILDING HEIGHT = 35'
(ALSO SEE SEC. 42-551 & 42-552 OF CITY OF PORTAGE LAND DEVELOPMENT REGULATIONS).

NOTE: ENTIRE PARCEL SUBJECT TO UTILITY EASEMENT (LIBER 744, PAGE 576).

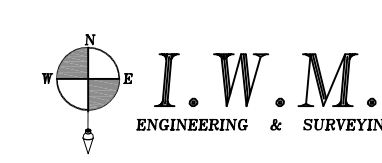
NOTES:
1) SHOWN PHYSICAL FEATURES AND EXISTING ELEVATIONS TAKEN FROM FEBRUARY 2008 MAPPING OF SUBJECT PROPERTY BY INGERSOLL, WATSON & McMACHEN, INC.
2) SHOWN PROPERTY LINE LOCATIONS AND DIMENSIONS TAKEN FROM A 2007 SURVEY OF SUBJECT PROPERTY BY THIS OFFICE (JOB #35420).
3) A HAZARDOUS MATERIALS RIGHT TO KNOW FORM WILL NEED TO BE SUBMITTED TO THE CITY OF PORTAGE PRIOR TO APPROVAL OF THE BUILDING PLANS.
4) SITE WILL NOT HAVE A PERMANENT DUMPSTER ENCLOSURE. RUBBISH DISPOSAL SHALL BE BY ROLL OUT RUBBISH CONTAINER.
5) ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PARKING SPACE DATA:
PROVIDED SPACES = 24
1 BARRIER FREE VAN SPACE & 23 STANDARD SPACES (INCLUDING 4 EMPLOYEE SPACES)
REQUIRED SPACES = 19
(3177 SF x 90% / 150 SF PER SPACE = 19 SPACES)
ALL PARKING SPACES MEASURE 9.0' x 18.0' (VAN SPACE = 8.0' WIDE)
ALL PARKING SPACES EXTEND TO FACE OF CURB OR EDGE OF PAVEMENT
NOTE: ALL BARRIER FREE PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH SECTION 1110 OF THE MICHIGAN BUILDING CODE & WITH SECTION 703 OF ICC/ANSI A117.1.

NOTE: UNOBSTRUCTED SHARED/CROSS ACCESS WILL BE PROVIDED AND MAINTAINED WITH THE ADJACENT PROPERTY TO THE WEST.

LEGEND

- ☐ EXISTING PHONE BOX
- OR ● EXISTING STORM WATER INLET
- EXISTING MANHOLE
- † EXISTING SIGN
- ☆ EXISTING LIGHT
- VALVE BOX
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION



DATE	REVISION
04/25/08	PER CITY OF PORTAGE COMMENTS
04/30/08	PER CITY OF PORTAGE COMMENTS

LAYOUT PLAN
PROPOSED BANK BUILDING
PART OF NW 1/4 OF SEC. 20, T35, R11W, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN
Ingersoll, Watson & McMachen, Inc.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1133 East Milham Road • Portage, Michigan 49002 • Area 269 344-6165 • Fax 269 344-0555

DATE:	2/26/2008
SHEET:	2
JOB No.:	35468