

VICINITY MAP  
SCALE: N.T.S.

MERRILL EDISON "CONCOURSE III" OR APPROVED EQUAL W/ 400M METAL HALIDE (SHOE BOX STYLE FIXTURES) MOUNTED ON 25' POLES. MAXIMUM LIGHT LEVEL ALONG THE WEST PROPERTY LINE SHALL BE 3 FOOT-CANDLES. SP/CH = SQUARE POLE (4' ARM) COLOR: DARK BRONZE

**SITE LIGHTING FIXTURES**

SITE LIGHTING SHALL COMPLY W/ CITY OF PORTAGE SITE LIGHTING ORDINANCE SO AS LIGHTING SHALL BE DIRECTED DOWNWARD & NOT AT ADJACENT PUBLIC RIGHT-OF-WAY OR RESIDENTIAL NEIGHBORING PROPERTIES.

**NOTES**

- 1) PAVED AREAS SHALL BE A MINIMUM 2-1/2 INCHES OF PAVEMENT ON MINIMUM 6 INCHES OF GRAVEL BASE.
- 2) SOIL EROSION CONTROL PERMIT REQUIRED PRIOR TO CONSTRUCTION.
- 3) SANITARY SEWER LEAD SHALL COMPLY WITH CITY PLUMBING INSPECTOR REQUIREMENTS.
- 4) ALL U/G UTILITIES SHALL BE PLACED AND/OR RELOCATED BY UTILITY OWNERS.
- 5) STORM SEWER SHALL BE PERFORATED SYSTEM.
- 6) REGULAR PARKING SPACES MEASURE 9.0 FEET BY 18.0 FEET. HANDICAP PARKING SPACES MEASURE 8.0 FEET BY 18.0 FEET.
- 7) ANY BUSINESS SIGN OR SIGNS SHALL CONFORM WITH CITY OF PORTAGE ZONING ORDINANCE AND SHALL BE SUBJECT TO CITY DEVELOPMENT DEPARTMENT APPROVAL.

**LANDSCAPING/SCREENING NOTES**

- 1) ALL PARKING AREAS AND DRIVEWAY AREAS ADJACENT TO MALL DRIVE SHALL BE SUITABLY SCREENED WITH A MINIMUM 3 FOOT HIGH HEDGE OR A 3 FOOT HIGH EXHIBIT BERM WITH PLANTINGS.
- 2) ALL LANDSCAPING AND SCREENING SHALL COMPLY WITH CITY OF PORTAGE LANDSCAPING ORDINANCE AND APPLICABLE CITY REQUIREMENTS.
- 3) LANDSCAPING/SCREENING PLAN IS PENDING AND WILL BE SUBMITTED TO THE CITY OF PORTAGE DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO
- 4) PARKING LOT AREAS VISIBLE FROM THE MALL DRIVE RIGHT OF WAY MUST BE SCREENED FROM THE RIGHT OF WAY BY MEANS OF ONE TREE FOR EVERY 30 FEET OF ROAD FRONTAGE AND A HEDGE, BERM, WALL, OR COMBINATION THEREOF FORMING A CONTINUOUS 36 INCH HIGH SCREEN ABOVE THE PARKING LOT.
- 5) APPROVAL OF LANDSCAPING/SCREENING PLAN REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

**670 MALL DR. PARCEL DESCRIPTION:**

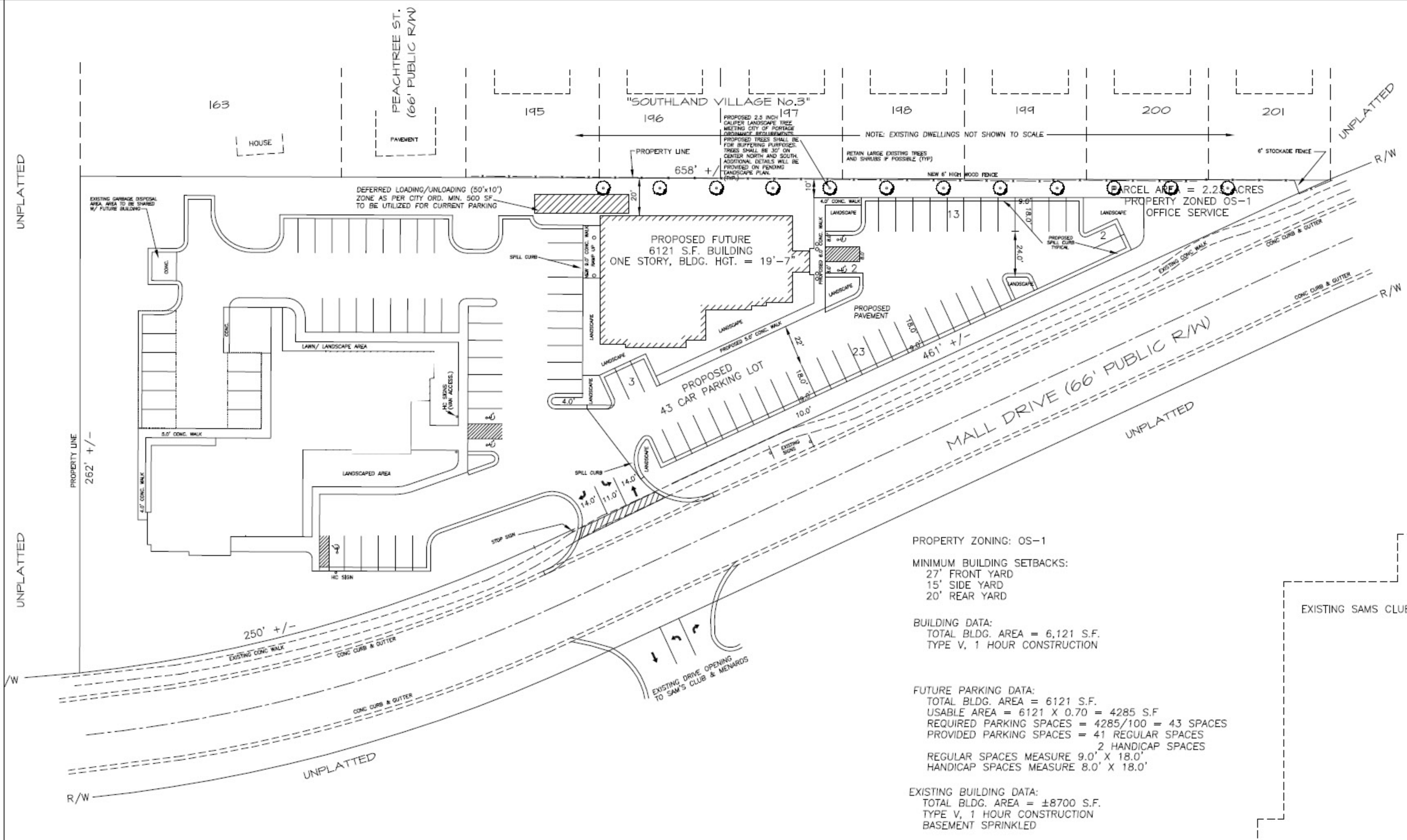
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 9, T.35., R.11W., CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, T. 35., R. 11W.; THENCE S. 00 DEG. 03 MIN. 00 SEC. W. 1994.84 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION TO THE SOUTH LINE OF THE "SOUTHLAND VILLAGE NO. 3" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS ON PAGE 1, KALAMAZOO COUNTY RECORDS; THENCE S. 84 DEG. 48 MIN. 35 SEC. E. 268.64 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; THENCE S. 00 DEG. 11 MIN. 37 SEC. W. 116.32 FEET; THENCE S. 51 DEG. 24 MIN. 13 SEC. E. 36.58 FEET; THENCE SOUTHERLY 20.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CHORD OF S. 00 DEG. 06 MIN. 27 SEC. W. 18.67 FEET; THENCE SOUTHEASTERLY 10.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CHORD OF S. 48 DEG. 03 MIN. 40 SEC. E. 10.09 FEET TO THE NORTH LINE OF MALL DRIVE; THENCE N. 65 DEG. 07 MIN. 15 SEC. E. (MEASURED AT N. 65 DEG. 17 MIN. 03 SEC. E.) 365.2 FEET ALONG SAID NORTH LINE; THENCE NORTHEASTERLY 26.40 FEET (MEASURED AT 26.14 FEET) ALONG SAID NORTH LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 825.19 FEET AND A CHORD OF N. 66 DEG. 02 MIN. 15 SEC. E. 26.40 FEET (MEASURED AT N. 66 DEG. 11 MIN. 30 SEC. E. 26.14 FEET) TO SAID SOUTH LINE OF SAID SUBDIVISION; THENCE N. 84 DEG. 48 MIN. 35 SEC. W. 391.33 FEET TO THE PLACE OF BEGINNING, CONTAINING .78 ACRES OF LAND.

**700 MALL DR. PARCEL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 9, T.35., R.11W., CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, T. 35., R. 11W.; THENCE S. 00 DEG. 03 MIN. 00 SEC. W. 1994.84 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION TO THE SOUTH LINE OF THE "SOUTHLAND VILLAGE NO. 3" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS ON PAGE 1, KALAMAZOO COUNTY RECORDS; THENCE S. 84 DEG. 48 MIN. 35 SEC. E. 268.64 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; THENCE S. 00 DEG. 11 MIN. 37 SEC. W. 116.32 FEET; THENCE S. 51 DEG. 24 MIN. 13 SEC. E. 36.58 FEET; THENCE SOUTHERLY 20.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CHORD OF S. 00 DEG. 06 MIN. 27 SEC. W. 18.67 FEET; THENCE SOUTHEASTERLY 10.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CHORD OF S. 48 DEG. 03 MIN. 40 SEC. E. 10.09 FEET TO THE NORTH LINE OF MALL DRIVE; THENCE S. 65 DEG. 07 MIN. 15 SEC. W. (MEASURED AT S. 65 DEG. 17 MIN. 03 SEC. W.) TO 9.97 FEET ALONG SAID NORTH LINE; THENCE WESTERLY 250.11 FEET (MEASURED AT 250.15 FEET) ALONG SAID NORTH LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 758.42 FEET AND A CHORD OF S. 74 DEG. 34 MIN. 07 SEC. W. 248.98 FEET (MEASURED AT S. 74 DEG. 43 MIN. 58 SEC. W. 249.01 FEET) TO SAID NORTH & SOUTH QUARTER LINE; THENCE N. 00 DEG. 05 MIN. 07 SEC. E. 262.18 FEET (MEASURED AT N. 00 DEG. 05 MIN. 07 SEC. E. 260.69 FEET) ALONG SAID QUARTER LINE TO THE PLACE OF BEGINNING, CONTAINING 1.45 ACRES OF LAND



PROPERTY ZONING: OS-1

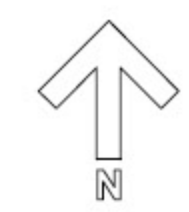
MINIMUM BUILDING SETBACKS:  
27' FRONT YARD  
15' SIDE YARD  
20' REAR YARD

BUILDING DATA:  
TOTAL BLDG. AREA = 6,121 S.F.  
TYPE V, 1 HOUR CONSTRUCTION

FUTURE PARKING DATA:  
TOTAL BLDG. AREA = 6121 S.F.  
USABLE AREA = 6121 X 0.70 = 4285 S.F.  
REQUIRED PARKING SPACES = 4285/100 = 43 SPACES  
PROVIDED PARKING SPACES = 41 REGULAR SPACES  
2 HANDICAP SPACES  
REGULAR SPACES MEASURE 9.0' X 18.0'  
HANDICAP SPACES MEASURE 8.0' X 18.0'

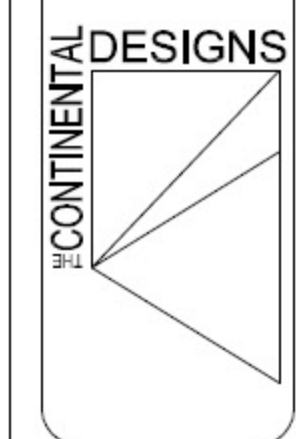
EXISTING BUILDING DATA:  
TOTAL BLDG. AREA = ±8700 S.F.  
TYPE V, 1 HOUR CONSTRUCTION  
BASEMENT SPRINKLED

EXISTING PARKING DATA:  
EXISTING TOTAL BLDG. AREA = ±8700 S.F.  
USABLE AREA = 8700 X 0.8 = 6960 S.F.  
REQUIRED PARKING SPACES = 6960/150 = 46 SPACES  
PROVIDED PARKING SPACES = 50 REGULAR SPACES  
3 HANDICAP SPACES  
REGULAR SPACES MEASURE 9.0' X 18.0'  
HANDICAP SPACES MEASURE 8.0' X 18.0'



**PROPOSED OFFICE BUILDING FOR:**  
**PEDIATRICS P.C.**  
670 MALL DRIVE  
PORTAGE, MICHIGAN

8820 MOORBERG RD.  
PORTAGE, MICHIGAN 49783  
PHONE 269.323.3500  
FAX 269.323.3788  
DESIGN C/M BULD



REVISIONS:  
06/28/04  
07/06/04  
08/30/04  
12/04

DATE: 04/22/04  
PROJECT: 0403

**S1**