

PARCEL ZONING SUMMARY

PARCEL ZONING: C COMMERCIAL DISTRICT  
PROPOSED USE: OFFICE/CONSTRUCTION CONTRACTOR STORAGE  
PERMITTED USES IN C DISTRICT: PUBLIC AND PRIVATE BUSINESS (ITEM W, SECTION 3.10.02 PERMITTED USES)  
MINIMUM LOT AREA: NONE  
MINIMUM LOT WIDTH: 150 FEET  
MINIMUM YARD SETBACK REQUIREMENTS  
FRONT: 35-FEET  
SIDE: 20-FEET  
REAR: 20-FEET (SOUTH SIDE OF PARCELS 40 FEET PROVIDED)

MAXIMUM BUILDING HEIGHT: 35 FEET, SEE ARCHITECTURAL ELEVATIONS FOR PROPOSED BLDG. HEIGHT

GROSS AND NET LOT AREA:

3.00 ACRES/150,000 SF (GROSS AND NET)

PER SECTION 3.16.07 REQUIRED OFF-STREET PARKING (SEE ARCHITECTURAL PLAN FOR FLOOR AREA DIMENSIONS)  
GENERAL OFFICE BUILDING: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA  
WAREHOUSE: 1 SPACE PER 1500 SQUARE FEET OR 1 FOR EACH EMPLOYEE, WHICHEVER IS GREATER

OFFICE FLOOR AREA =

WAREHOUSE/SHOP AREA REQUIRED PARKING =

XX REQUIRED SPACES FOR OFFICE AREA

XX REQUIRED SPACES FOR WAREHOUSE/SHOP AREA

XX SPACES REQUIRED, INCLUDING 1 BARRIER FREE SPACE

XX SPACES PROVIDED, INCLUDING 1 BARRIER FREE SPACE

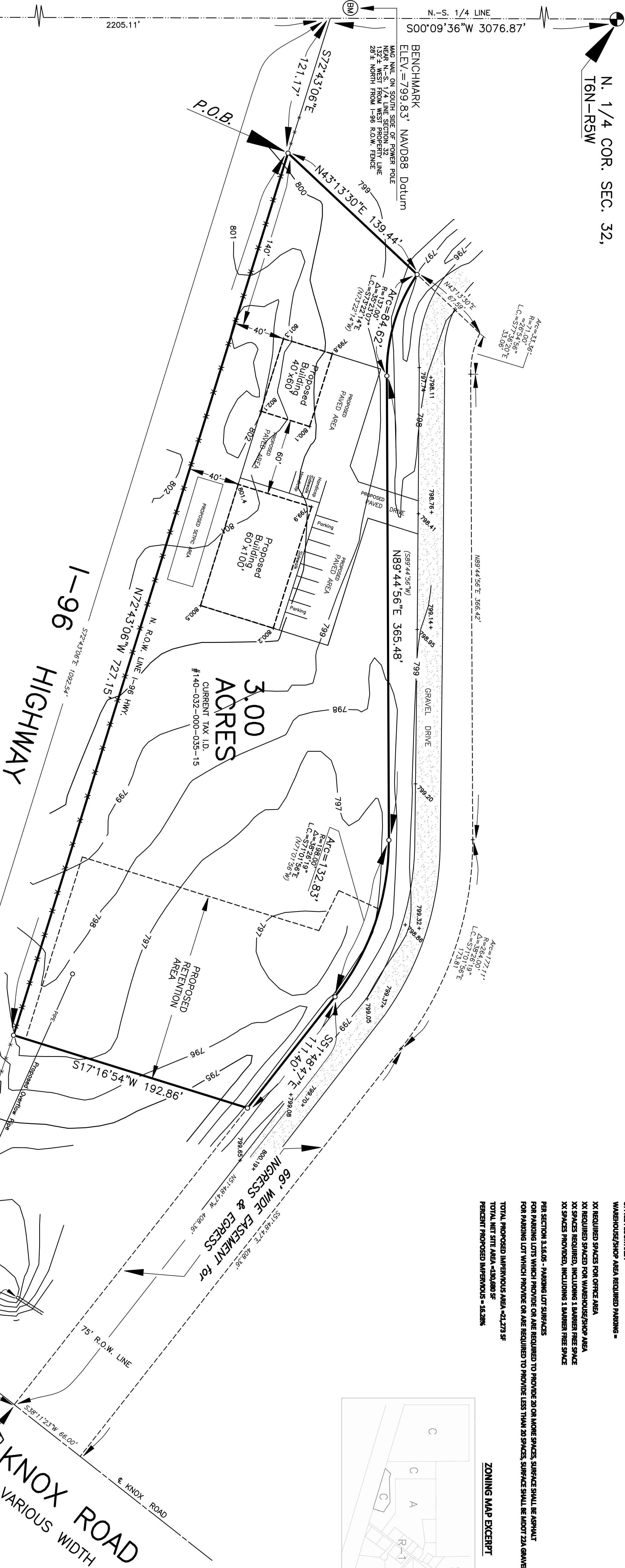
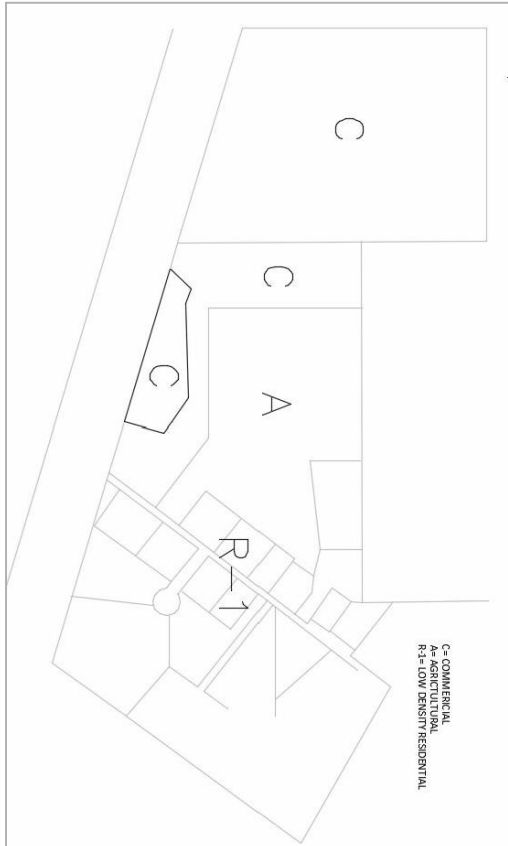
PER SECTION 3.16.05 - PARKING LOT SURFACES

FOR PARKING LOTS WHICH PROVIDE OR ARE REQUIRED TO PROVIDE 20 OR MORE SPACES, SURFACE SHALL BE ASPHALT  
FOR PARKING LOT WHICH PROVIDE OR ARE REQUIRED TO PROVIDE LESS THAN 20 SPACES, SURFACE SHALL BE MOOT 22A GRAVEL

TOTAL PROPOSED IMPERVIOUS AREA =21,273 SF

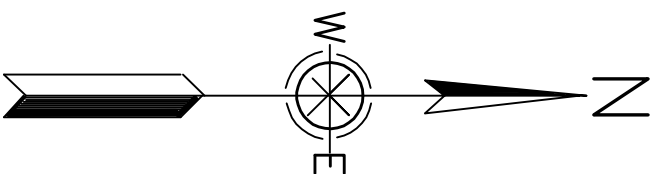
PERCENT PROPOSED IMPERVIOUS = 16.26%

ZONING MAP EXCERPT



LEGEND

- ⊕ — UTILITY POLE & GUY ANCHOR
- Ⓢ — HIGH VOLTAGE UNDERGROUND MARKER
- Ⓢ — SBC UTILITY MARKER
- Ⓢ — SOIL BORING TEST PIT
- — IRON STAKE (PLACED)
- x — x — x — FENCE LINE
- +796.5 — EXISTING SPOT ELEVATION



WE CERTIFY TO THE ABOVE NAMED PARTIES THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE IMPROVEMENTS AND ENCROACHMENTS AFFECTING SAID PROPERTY, IF ANY, ARE LOCATED AS SHOWN ABOVE.

MANUS A. MULDER  
P.S. #4001025865

S. 1/4 COR. SEC. 32,  
T6N—R5W

N. 1/4 COR. SEC. 32,  
T6N—R5W

TOPOGRAPHIC SURVEY FOR:  
**BRIAN STEPHENSON**  
**517 HEATING COMPANY, LLC**  
PROPERTY LOCATION: PART OF THE S.W. 1/4 OF SECTION 32,  
T6N—R5W, PORTLAND TOWNSHIP,  
IONIA COUNTY, MI. 48875

**MULDER & ASSOCIATES**  
6585 MULDER DR., PORTLAND, MI. 48875  
Ph.:517-647-7826  
Email: muldersurveying@gmail.com  
JOB. No. 25-278-1 DATE 12-16-25  
DRN. BY I.M. SHEET 1 of 1