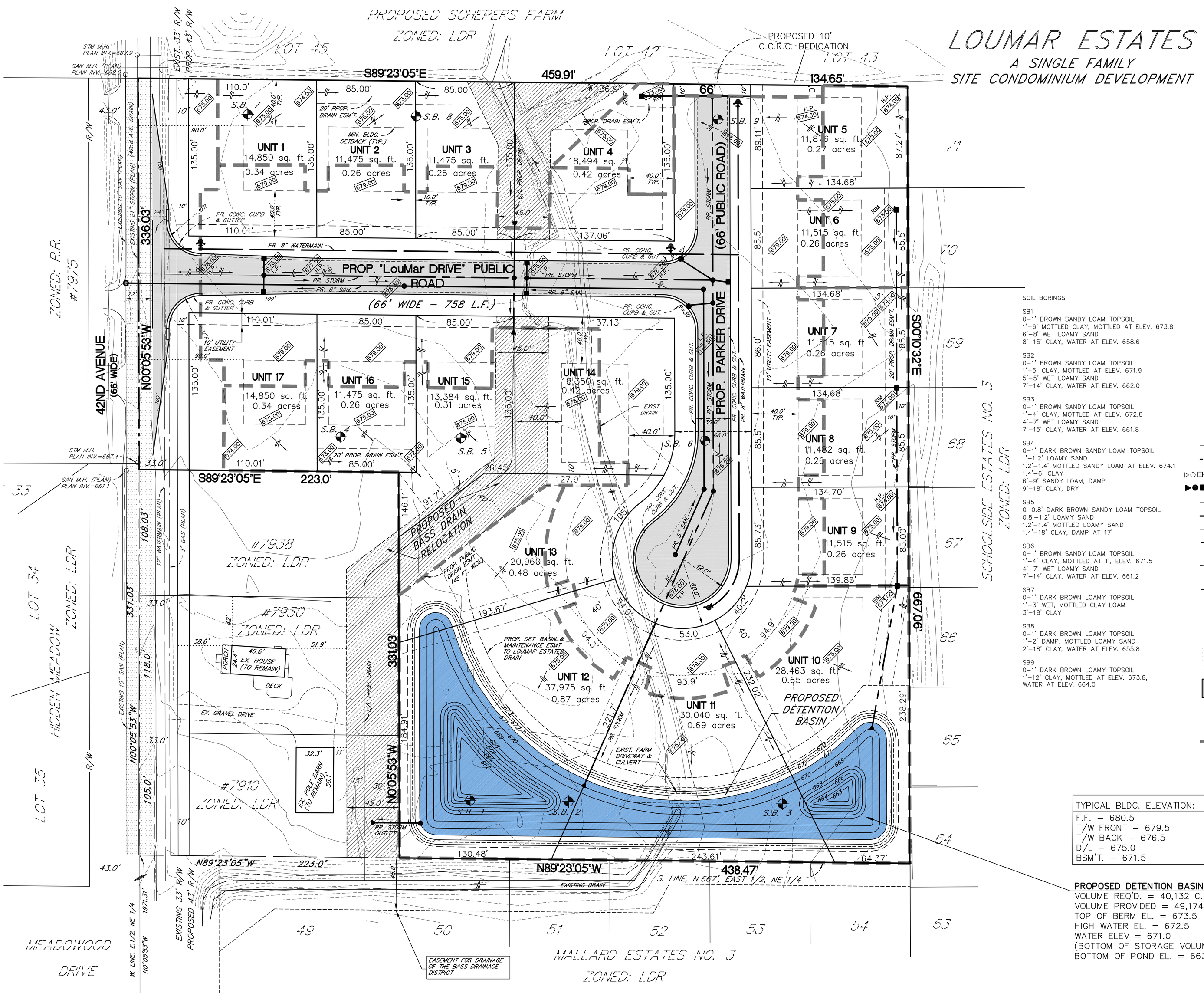
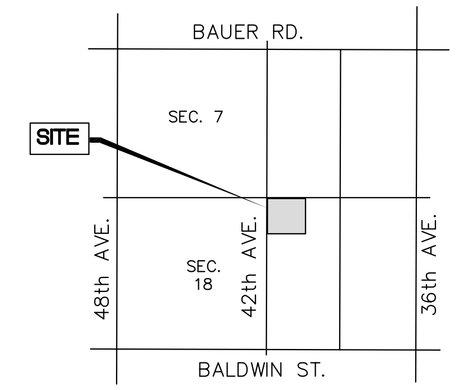
LOUMAR ESTATES

A SINGLE FAMILY SITE CONDOMINIUM DEVELOPMENT





LOCATION MAP
NOT TO SCALE

SOIL BORINGS

SB1
0–1' BROWN SANDY LOAM TOPSOIL
1'–6' MOTTLED CLAY, MOTTLED AT ELEV. 673.8
6'–8' WET LOAMY SAND
8'–15' CLAY, WATER AT ELEV. 658.6

SB2
0–1' BROWN SANDY LOAM TOPSOIL
1'–5' CLAY, MOTTLED AT ELEV. 671.9
5'–5' WET LOAMY SAND
7'–14' CLAY, WATER AT ELEV. 662.0

SB3
0–1' BROWN SANDY LOAM TOPSOIL
1'–4' CLAY, MOTTLED AT ELEV. 672.8
4'–7' WET LOAMY SAND
7'–15' CLAY, WATER AT ELEV. 661.8

SB4
0–1' DARK BROWN SANDY LOAM TOPSOIL
1'–1.2' LOAMY SAND
1.2'–1.4' MOTTLED SANDY LOAM AT ELEV. 674.1
1.4'–6' CLAY
6'–9' SANDY LOAM, DAMP
9'–18' CLAY, DRY

SB5
0–0.8' DARK BROWN SANDY LOAM TOPSOIL
0.8'–1.2' LOAMY SAND
1.2'–1.4' MOTTLED LOAMY SAND
1.4'–18' CLAY, DAMP AT 17'

SB6
0–1' BROWN SANDY LOAM TOPSOIL
1'–4' CLAY, MOTTLED AT 1', ELEV. 671.5
4'–7' WET LOAMY SAND
7'–14' CLAY, WATER AT ELEV. 661.2

SB7
0–1' DARK BROWN LOAMY TOPSOIL
1'–3' WET, MOTTLED CLAY LOAM
3'–18' CLAY

SB8
0–1' DARK BROWN LOAMY TOPSOIL
1'–2' DAMP, MOTTLED LOAMY SAND
2'–18' CLAY, WATER AT ELEV. 655.8

SB9
0–1' DARK BROWN LOAMY TOPSOIL
1'–12' CLAY, MOTTLED AT ELEV. 673.8, WATER AT ELEV. 664.0

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- SURFACE DRAINAGE
- PIPE FLOW DIRECTION
- EXISTING BIT. PAVEMENT
- PROPOSED BIT PAVEMENT
- PROPOSED SPOT ELEVATION
- DRAINAGE BOUNDARY LINE

TYPICAL BLDG. ELEVATION:
F.F. – 680.5
T/W FRONT – 679.5
T/W BACK – 676.5
D/L – 675.0
BSM'T. – 671.5

PROPOSED DETENTION BASIN
VOLUME REQ'D. = 40,132 C.F.
VOLUME PROVIDED = 49,174 C.F.
TOP OF BERM EL. = 673.5
HIGH WATER EL. = 672.5
WATER ELEV = 671.0
(BOTTOM OF STORAGE VOLUME)
BOTTOM OF POND EL. = 663.0

GRAPHIC SCALE
40' 0 20' 40'
(IN FEET)
1 inch = 40 ft.

REVISIONS:
4–4–14 PER OCRC Review
4–8–14
1–6–16 Resubmit to Twp.
2–24–2014
3–6–2014 Per TWP Review
3–17–2014 Per TWP Review

DRAWN BY: PGH
APPROVED BY: KR
DATE: 01–10–2014
REVISIONS: 2–20–2014

SERVING THE NEEDS OF OUR CLIENTS SINCE 1987

Roosien & Associates
SURVEYING AND ENGINEERING
5056 PLAINFIELD AVE. NE
GRAND RAPIDS, MI 49525
TELE. (616) 361–7320
FAX: (616) 361–1822

PRELIM. GRADING + DRAINAGE PLAN
PROPOSED SITE CONDOMINIUMS
SECTION 18, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA CO., MI.

CLIENT:
BOB MUUSSE
2870 PARKSIDE
HUDSONVILLE, MI 49428
616-836-5303

PROJECT NO.
131146P2

SHEET
2 of 2

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