

LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 31, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S89°37'25" E 1091.38 feet along the South line of said Section; thence N00°23'00" W 140.70 feet parallel with the East line of the West 297 feet of the Southeast 1/4 of said Section to the Point of Beginning; thence N00°23'00" W 130.60 feet; thence N65°21'46" E 583.49 feet along the Southerly right-of-way line of Chicago Drive; thence S00°23'00" E 333.03 feet along said East line; thence N89°37'25" W 407.03 feet along the North line of the South 185 feet of the Southeast 1/4 of said Section; thence S00°23'00" E 44.30 feet; thence N89°37'25" W 125.00 feet to the Point of Beginning. Contains 2.69 acres. Subject to easements, restrictions and rights-of-way of record.

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 261005, Map Number 26190C0332E, with an Effective Date of December 16, 2011, shows this parcel to be located in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain. No field surveying was performed to determine this zone).
- 2) Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

BENCHMARKS

- BENCHMARK #795 ELEV. = 633.25 (NAVD88)**
Set rail road spike in Southwest side of utility pole, 0.7'± above grade. Located 34'± North of the centerline of New Holland Street & 7'± East of the East line of House #4223 extended.
- BENCHMARK #834 ELEV. = 634.06 (NAVD88)**
Set rail road spike in Southwest side of 60" Maple tree. Located 43'± North of the centerline of New Holland Street & 17'± West of the West line of House #4223 extended.
- BENCHMARK #884 ELEV. = 629.95 (NAVD88)**
Chiseled Square in top of 60" concrete culvert. Located 55'± Southeasterly from the centerline of Chicago Drive & 50'± Northeasterly from the centerline of New Holland Street.

REMOVAL / DEMOLITION NOTES

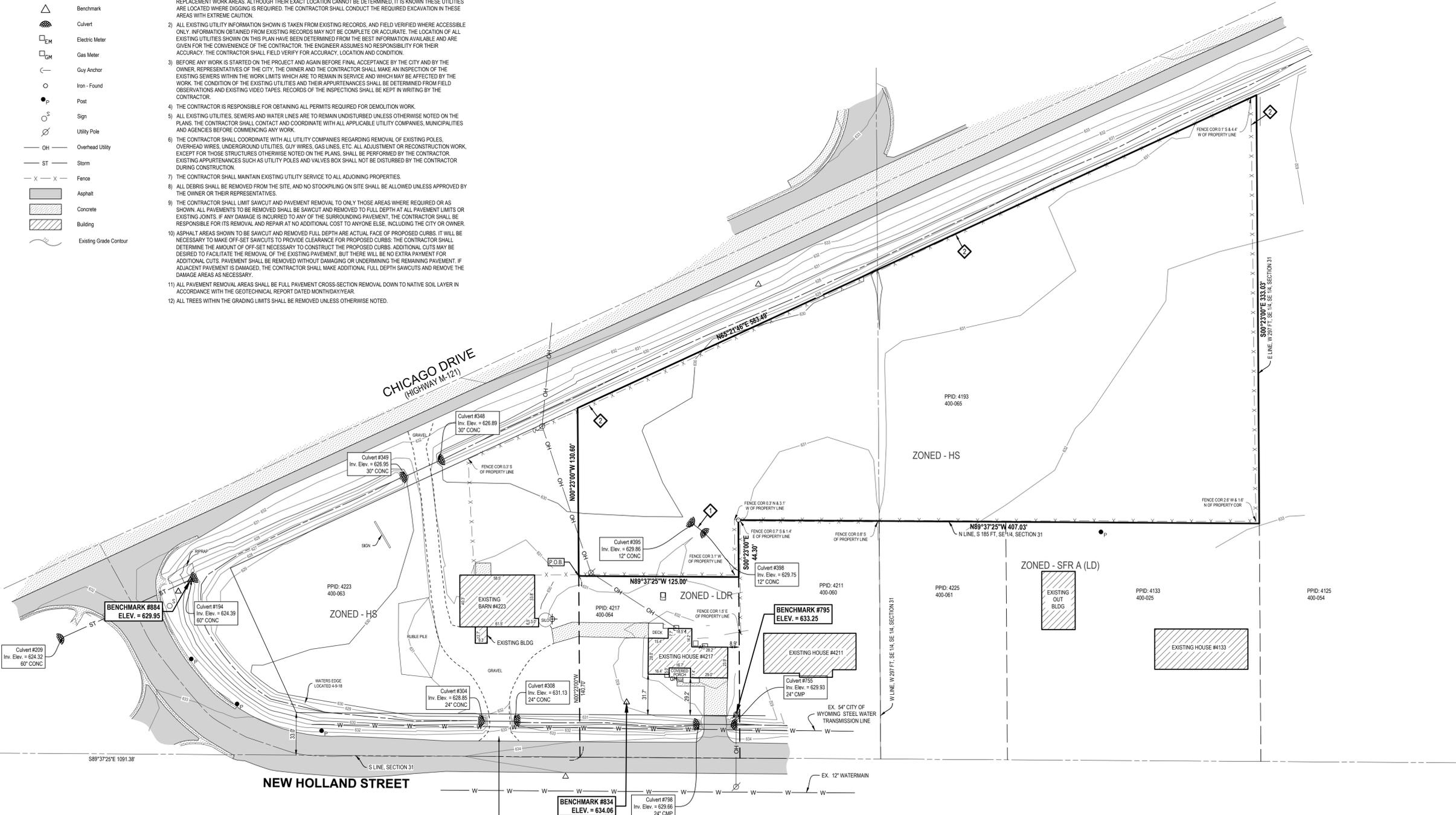
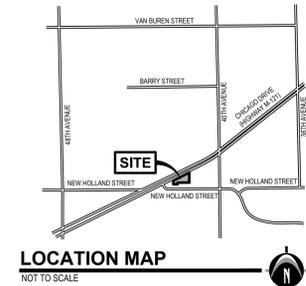
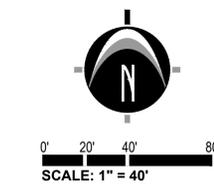
- ◊ REMOVE EXISTING CULVERT
- ◊ REMOVE EXISTING FENCE

LEGEND

- AC Air Conditioner
- △ Benchmark
- Culvert
- EM Electric Meter
- GM Gas Meter
- GA Guy Anchor
- Iron - Found
- Post
- Sign
- Utility Pole
- OH Overhead Utility
- ST Storm
- X-X Fence
- Asphalt
- Concrete
- Building
- Existing Grade Contour

REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/DAY/YEAR.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



811 Know what's below. CALL before you dig.

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NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD

www.nederveld.com
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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Prince Motors
Dwight Prince
3460 Chicago Drive
Hudsonville, MI 49426

REVISIONS:

Title: Township Submittal	V. Date: 06/19/16
Drawn: DTP	Checked: KW
Title: Revised Lot Line	V. Date: 07/03/18
Drawn: DTP	Checked: KW
Title: Owner Revisions	V. Date: 07/10/18
Drawn: DTP	Checked: KW
Title: Owner Revisions - Add. Parking	V. Date: 08/20/18
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Drawn: DWD	Checked: BS
Title: Per OCWRC	Date: 06/10/19
Drawn: DWD	Checked: BS

Prince Motors

Existing Site Conditions & Demolition Plan

4193 CHICAGO DRIVE
PART OF THE SOUTHEAST 1/4 OF SECTION 31, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
BRANDON MICHAEL SIMON
ENGINEER
No. 62076
LICENSED PROFESSIONAL ENGINEER

Brandon Michael Simon

PROJECT NO:
18200314

SHEET NO:
C-201

SHEET: 1 OF 4

GENERAL NOTES

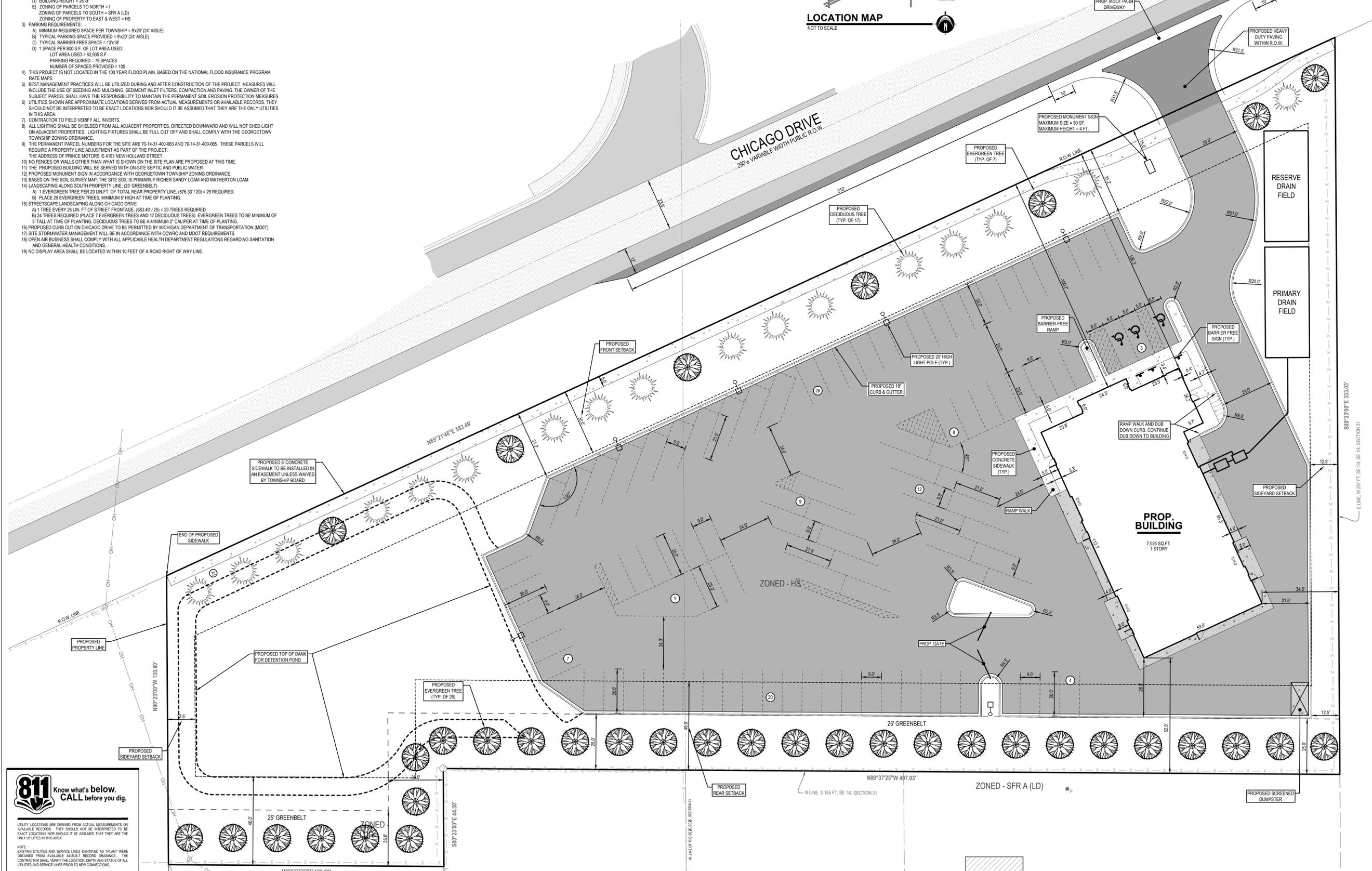
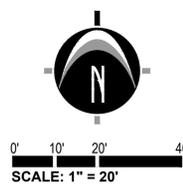
- ZONING OF PROPERTY: HS - HIGHWAY SERVICE COMMERCIAL
HS ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 1 ACRE
B) MINIMUM LOT WIDTH = 200 FT.
C) MAXIMUM BUILDING HEIGHT = 35 FT
D) MAXIMUM LOT COVERAGE = 35%
E) THE PLANNING COMMISSION MAY REQUIRE A FENCE OR WALL ALONG REAR AND/OR SIDE YARDS OF THE LOT TO KEEP TRASH, PAPER AND DEBRIS FROM BLOWING OFF THE PREMISES.
SETBACKS
F) FRONT YARD = 30 FT.
G) SIDE YARD = 10 FT. ONE SIDE/ 25' TOTAL
H) REAR YARD = 40 FT.
- SUMMARY OF LAND USE:
A) PROPOSED OPEN AIR BUSINESS
B) TOTAL ACREAGE = 2.69 ACRES (117,072 SQ.FT.)
C) AREA OF PROPOSED BUILDING = 7,025 SQ.FT.
D) BUILDING HEIGHT = 26' 9"
E) ZONING OF PARCELS TO NORTH = I
ZONING OF PARCELS TO SOUTH = SFR A (LD)
ZONING OF PROPERTY TO EAST & WEST = HS
- PARKING REQUIREMENTS:
A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
C) TYPICAL BARRIER FREE SPACE = 13'x18'
D) 1 SPACE PER 300 S.F. OF LOT AREA USED.
LOT AREA USED = 62,935 S.F.
PARKING REQUIRED = 79 SPACES
NUMBER OF SPACES PROVIDED = 100
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES, DIRECTED DOWNWARD AND WILL NOT SHED LIGHT ON ADJACENT PROPERTIES. LIGHTING FIXTURES SHALL BE FULL CUT OFF AND SHALL COMPLY WITH THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
- THE PERMANENT PARCEL NUMBERS FOR THE SITE ARE 70-14-31-400-063 AND 70-14-31-400-065. THESE PARCELS WILL REQUIRE A PROPERTY LINE ADJUSTMENT AS PART OF THE PROJECT.
THE ADDRESS OF PRINCE MOTORS IS 4193 NEW HOLLAND STREET.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- THE PROPOSED BUILDING WILL BE SERVED WITH ON-SITE SEPTIC AND PUBLIC WATER.
- PROPOSED MONUMENT SIGN IN ACCORDANCE WITH GEORGETOWN TOWNSHIP ZONING ORDINANCE.
- BASED ON THE SOIL SURVEY MAP, THE SITE SOIL IS PRIMARILY RICHER SANDY LOAM AND MATHERTON LOAM.
- LANDSCAPING ALONG SOUTH PROPERTY LINE (25' GREENBELT)
A) 1 EVERGREEN TREE PER 20 LIN. FT. OF TOTAL REAR PROPERTY LINE. (576.33' / 25) = 29 REQUIRED.
B) PLACE 29 EVERGREEN TREES, MINIMUM 5' HIGH AT TIME OF PLANTING.
- STREETSCAPE LANDSCAPING ALONG CHICAGO DRIVE:
A) 1 TREE EVERY 25 LIN. FT. OF STREET FRONTAGE. (583.49' / 25) = 23 TREES REQUIRED.
B) 24 TREES REQUIRED (PLACE 7 EVERGREEN TREES AND 17 DECIDUOUS TREES). EVERGREEN TREES TO BE MINIMUM 7' TALL AT TIME OF PLANTING. DECIDUOUS TREES TO BE A MINIMUM 7" CALIPER AT TIME OF PLANTING.
- PROPOSED CURB CUT ON CHICAGO DRIVE TO BE PERMITTED BY MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
- SITE STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH OCWRG AND MDOT REQUIREMENTS.
- OPEN AIR BUSINESS SHALL COMPLY WITH ALL APPLICABLE HEALTH DEPARTMENT REGULATIONS REGARDING SANITATION AND GENERAL HEALTH CONDITIONS.
- NO DISPLAY AREA SHALL BE LOCATED WITHIN 10 FEET OF A ROAD RIGHT OF WAY LINE.

LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 31, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence S89°37'25"E 1091.38 feet along the South line of said Section; thence N00°23'00"W 140.70 feet parallel with the East line of the West 297 feet of the Southeast 1/4 of the Southeast 1/4 of said Section to the Point of Beginning; thence N00°23'00"W 130.60 feet; thence N65°21'46"E 583.49 feet along the Southerly right-of-way line of Chicago Drive; thence S00°23'00"E 333.03 feet along said East line; thence N89°37'25"W 407.03 feet along the North line of the South 185 feet of the Southeast 1/4 of said Section; thence S00°23'00"E 44.30 feet; thence N89°37'25"W 125.00 feet to the Point of Beginning. Contains 2.69 acres. Subject to easements, restrictions and rights-of-way of record.

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)



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PREPARED FOR:
Prince Motors
Dwight Prince
3460 Chicago Drive
Hudsonville, MI 49426

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Prince Motors
Site Layout Plan
4193 CHICAGO DRIVE
PART OF THE SOUTHEAST 1/4 OF SECTION 31, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
18200314

SHEET NO:
C-205

SHEET: 2 OF 4

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

3	PERMANENT/TEMPORARY SEEDING	33	SEEDING MATS AND VEGETATION PROTECTION
7	SEEDING	33	TEMPORARY MEASURE
26	VEGETATION MAT	33	PERMANENT MEASURE
29	VEGETATION MAT		REFER TO MOST STANDARD PLAN R-60

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATER SERVICE
- FLOW DIRECTION
- PROP. LIMITS OF EARTH CHANGE
- SILT FENCE



MAINTENANCE TASKS & SCHEDULE

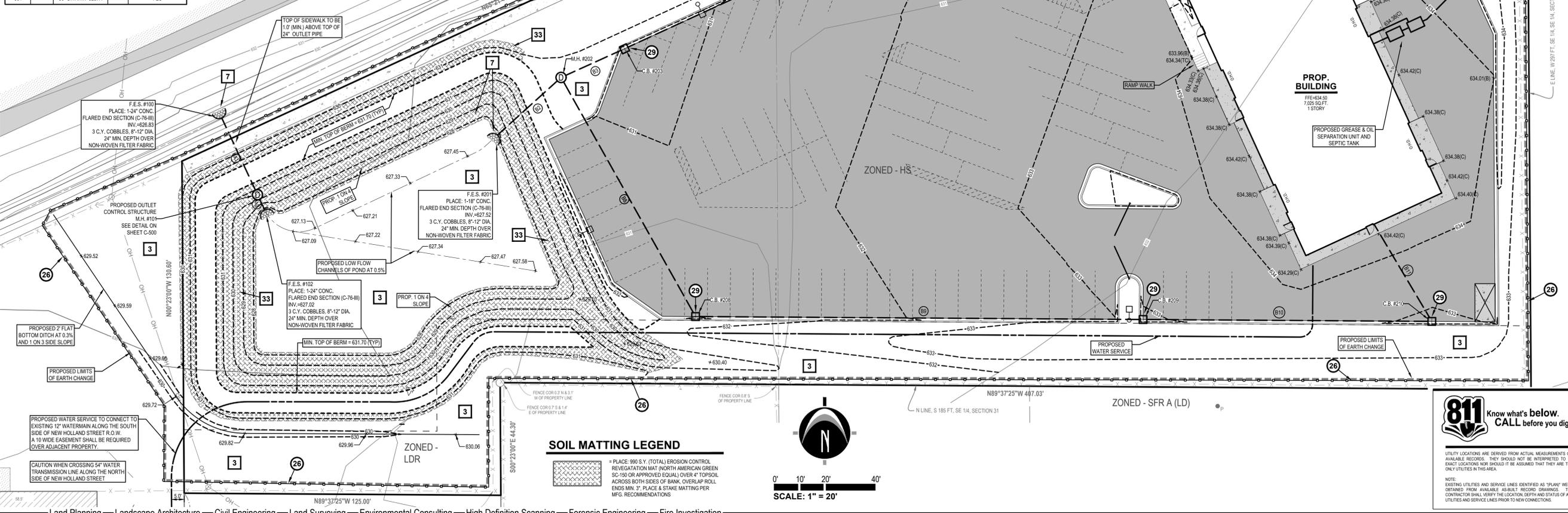
TASKS	COMPONENTS			SCHEDULE
	FACED AREAS	PERVIOUS AREAS	SOIL DRAINAGE SYSTEM	
DURING CONSTRUCTION				
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X	QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION	X	X	X	WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X	X	X	AS NEEDED* AND PRIOR TO TURNOVER
CLEAN DRIVES AND PARKING LOTS	X	X	X	WEEKLY OR AS DETERMINED BY PERMITTING AGENCY
WATER DISTURBED AREAS TO PROVIDE DUST CONTROL	X	X	X	AS NEEDED
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X	X	X	ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED	X	X	X	AS NEEDED
* AS NEEDED* MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH				
PERMANENT MAINTENANCE				
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	SEMI-ANNUALLY/AS NEEDED*
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	5-10 195/AS NEEDED*
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	ANNUALLY
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X	ANNUALLY
INSPECTION FOR EROSION	X	X	X	SEMI-ANNUALLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X	X	X	AS NEEDED
CLEAN DRIVES AND PARKING LOTS	X	X	X	ANNUALLY
WATER DISTURBED AREAS TO PROVIDE DUST CONTROL	X	X	X	AS NEEDED
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION	X	X	X	AS NEEDED
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO PROPERTY OWNER	X	X	X	ANNUALLY
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS	X	X	X	AS NEEDED
* AS NEEDED* MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH				

SOIL EROSION CONTROL SCHEDULE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

PROP.	RIM	INVERTS	DIA.	TYPE
100		24" SE. INV.=626.83		FES
101	633.00	24" SE. INV.=626.99 24" NW. INV.=626.99	5'	OUTLET STRUCTURE
102		24" NW. INV.=627.02		FES
201		18" NE. INV.=627.52		FES
202	631.36	18" NE. INV.=627.62 12" SE. INV.=627.62 18" SW. INV.=627.62	4'	EJW 1040B
203	630.60	12" NE. INV.=627.76 18" SW. INV.=627.76	4'	EJW 7045
204	632.20	12" NE. INV.=628.55 8" SE. INV.=628.55 12" SW. INV.=628.55	4'	EJW 7045
205	632.50	12" SE. INV.=629.18 12" E. INV.=629.17 12" SW. INV.=629.17	4'	EJW 7045
206	632.40	12" W. INV.=629.34	4'	EJW 7045
207	633.64	8" S. INV.=629.91 12" NW. INV.=629.91	4'	EJW 1040N
208	631.00	12" E. INV.=628.16 12" NW. INV.=628.16	4'	EJW 7045
209	632.90	12" E. INV.=629.04 12" W. INV.=629.04	4'	EJW 7045
210	632.80	12" NW. INV.=629.61 12" W. INV.=629.61	4'	EJW 7045
300		30" NE. INV.=628.19		FES
301		30" SW. INV.=628.41		FES

#	LENGTH	DIA.	SLOPE	MATERIAL
A1	33'	24"	0.48%	C-76-III
A2	7'	24"	0.48%	C-76-III
B2	34'	18"	0.30%	SLOPP
B3	27'	18"	0.50%	SLOPP
B4	158'	12"	0.50%	SLOPP
B5	124'	12"	0.50%	SLOPP
B6	34'	12"	0.50%	SLOPP
B7	74'	12"	1.00%	SLOPP
B8	106'	12"	0.50%	SLOPP
B9	177'	12"	0.50%	SLOPP
B10	114'	12"	0.50%	SLOPP
B11	44'	12"	1.00%	SLOPP
B12	95'	8"	1.00%	SLOPP
B13	14'	8"	1.00%	SLOPP
C1	65'	30"	0.34%	C-76-III



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Grand Rapids, MI 49503
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ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Prince Motors
Dwight Prince
3460 Chicago Drive
Hudsonville, MI 49426

REVISIONS:

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Title: Per OCWR	Date: 06/10/19	
Drawn: DWD	Checked: BS	Date: 06/10/19

Prince Motors
S.E.S.C., Grading & Utilities Plan
4193 CHICAGO DRIVE
PART OF THE SOUTHEAST 1/4 OF SECTION 31, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
BRANDON MICHAEL SIMON
ENGINEER
No. 62076
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
18200314

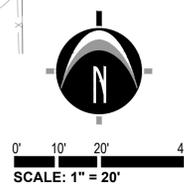
SHEET NO:
C-300

SHEET: 3 OF 4

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



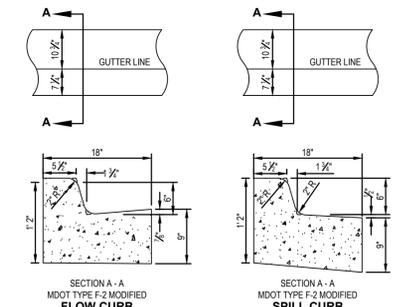
SOIL MATTING LEGEND

PLACE 995 S.V. (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL) OVER 4" TOPSOIL ACROSS BOTH SIDES OF BANK, OVERLAP ROLL ENDS MIN. 2' PLACE & STRIKE MATTING PER MFG. RECOMMENDATIONS

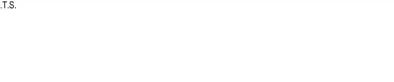
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NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

- GRADING NOTES:**
- ESTABLISH PERMANENT BENCH MARK ON SITE PRIOR TO GRADING.
 - PROPOSED SPOT GRADES ARE TO EDGE OF METALTOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL THIS SHEET).
 - PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT ADDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED
 - SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.



18" CONCRETE CURB AND GUTTER DETAIL



- PREMODELED EXPANSION/ISOLATION STRIP WITH REMOVABLE TOP CAP. FILL WITH TRAFFIC SEALANT.
- 1" TOOLED CONTROL JOINT
- 4" CONCRETE PAVEMENT (STANDARD DUTY, 4,000 PSI) WITH TRAFFIC SEALANT
- 6" CONCRETE PAVEMENT (HEAVY DUTY, 4,500 PSI)
- COMPACTED SAND
- COMPACTED SUBGRADE

- NOTE:
- LIGHT BROOM FINISH
 - LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 - PANEL SIZE SHALL NOT EXCEED 8 FEET
 - PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 - 1.0% CYD. FIBER REINFORCEMENT
 - AIR ENTRAINMENT - 6% ± 1%
 - SLUMP 4" ± 1"

CONCRETE PAVEMENT DETAIL



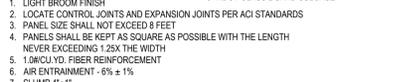
- NOTE:
- REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 - HMA MATRIQUE TO BE TIER I OR TIER II
 - BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY PAVEMENT CROSS SECTION



- NOTE:
- LIGHT BROOM FINISH
 - LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 - PANEL SIZE SHALL NOT EXCEED 8 FEET
 - PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 - 1.0% CYD. FIBER REINFORCEMENT
 - AIR ENTRAINMENT - 6% ± 1%
 - SLUMP 4" ± 1"

INTEGRAL CURB AND WALK



PAVEMENT MARKING DETAILS



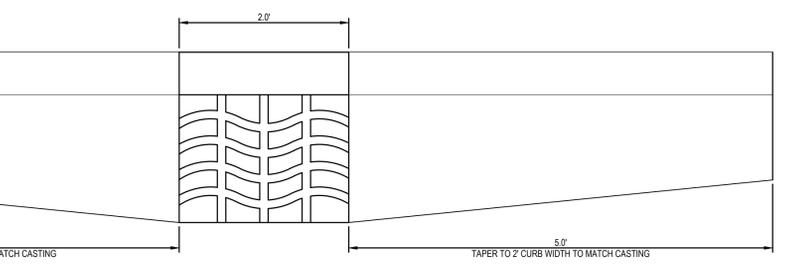
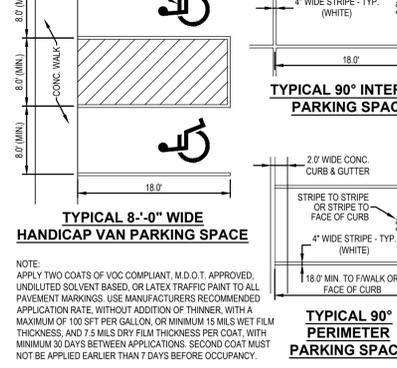
DRAINFIELD BASIS OF DESIGN

- USING MDEO RESIDENTIAL EQUIVALENT USER TABLE (REU) AND ASSUMING THAT WATER USED WILL RELATE DIRECTLY TO WATER CONVEYED TO THE DRAINFIELD.
- AUTO DEALERS = 0.4 REU PER 1,000 SQ. FT. OF BUILDING
- BUILDING FOOTPRINT = 6,980 S.F.
- EACH REU IS 250-350 GAL/DAY
- 6,980 S.F. / 1,000 * 0.4 REU = 2.8 REU
- 2.8 REU * 350 GAL / DAY = 980 GAL / DAY DESIGN FLOW RATE
- APPLICATION RATE = 1.2 GPD / S.F. FOR SOILS WITH 1-5 IN/HR INFILTRATION RATES.
- DESIGN APPLICATION RATE = 1.0 GPD / S.F. TO BE CONSERVATIVE.
- MIN. DRAINFIELD FOOTPRINT = 980 GAL / DAY / 1.0 GPD / S.F. = 980 S.F.



- NOTE:
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BECAUSE AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" DEEP X 4" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLIAGE REMAINING. 12" PORTION OF BLANKET BACK OVER BEDS AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 - ROLL THE BLANKETS ALONG OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAP BLANKET BEING INSTALLED ON TOP OF THE SEAM WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 - CONSTITUTE BLANKETS PLACED DOWN THE SLOPE MUST BE PLACED END OVER END (OVERLAP) STAPLED THROUGH OVERLAP AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
 - PLACE STAPLES/STAKES PER MANUFACTURER RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
- NOTE:
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 - FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EROSION CONTROL BLANKET

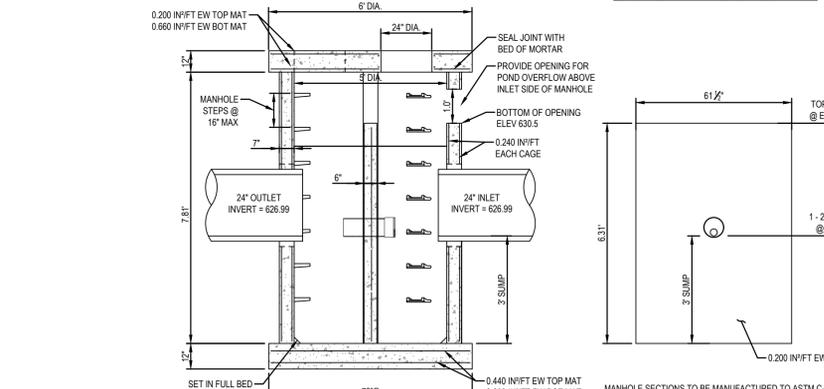
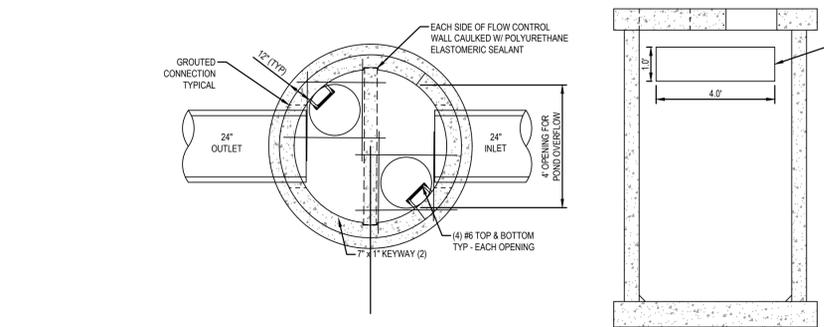


24" CASTING IN 18" CURB AND GUTTER

N.T.S.



TAPER TO 2" CURB WIDTH TO MATCH CASTING



MH #101 60" Ø PRECAST OUTLET CONTROL STRUCTURE

N.T.S.

REINFORCING SHOWN FOR SCHEMATIC ONLY. ALL STEEL AREAS ARE MINIMUMS.

CONTRACTOR TO SEAL BETWEEN PRECAST WALL & BASE W/ BUTYL ROPE.

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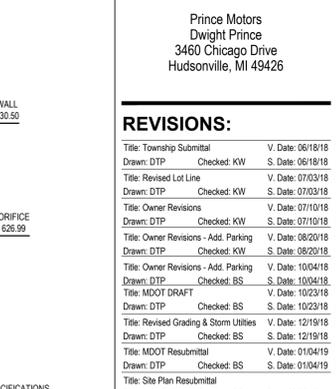
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Prince Motors

Details & Specifications

4193 CHICAGO DRIVE

PART OF THE SOUTHEAST 1/4 OF SECTION 31, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN

BRANDON MICHAEL SIMON

REGISTERED PROFESSIONAL ENGINEER

No. 62076

BRANDON MICHAEL SIMON

PROJECT NO:

18200314

SHEET NO:

C-500

SHEET: 4 of 4