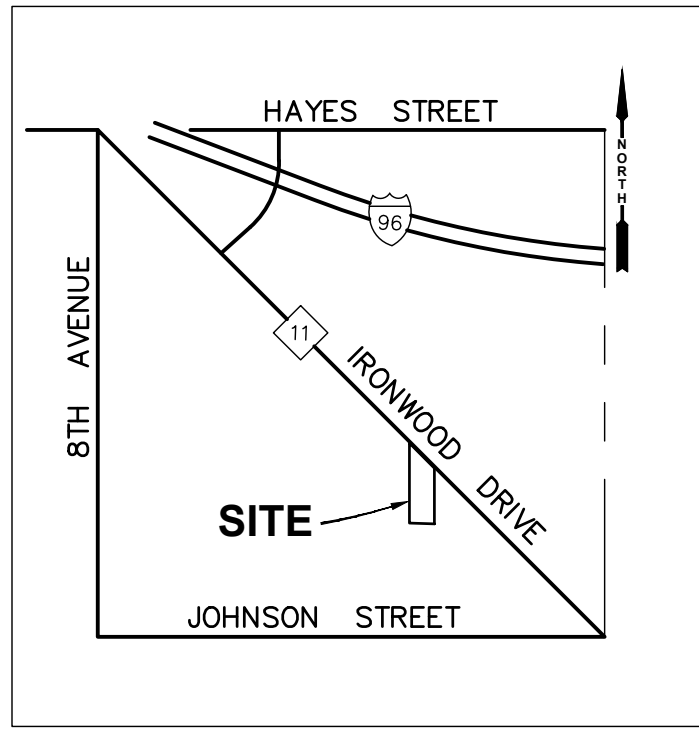
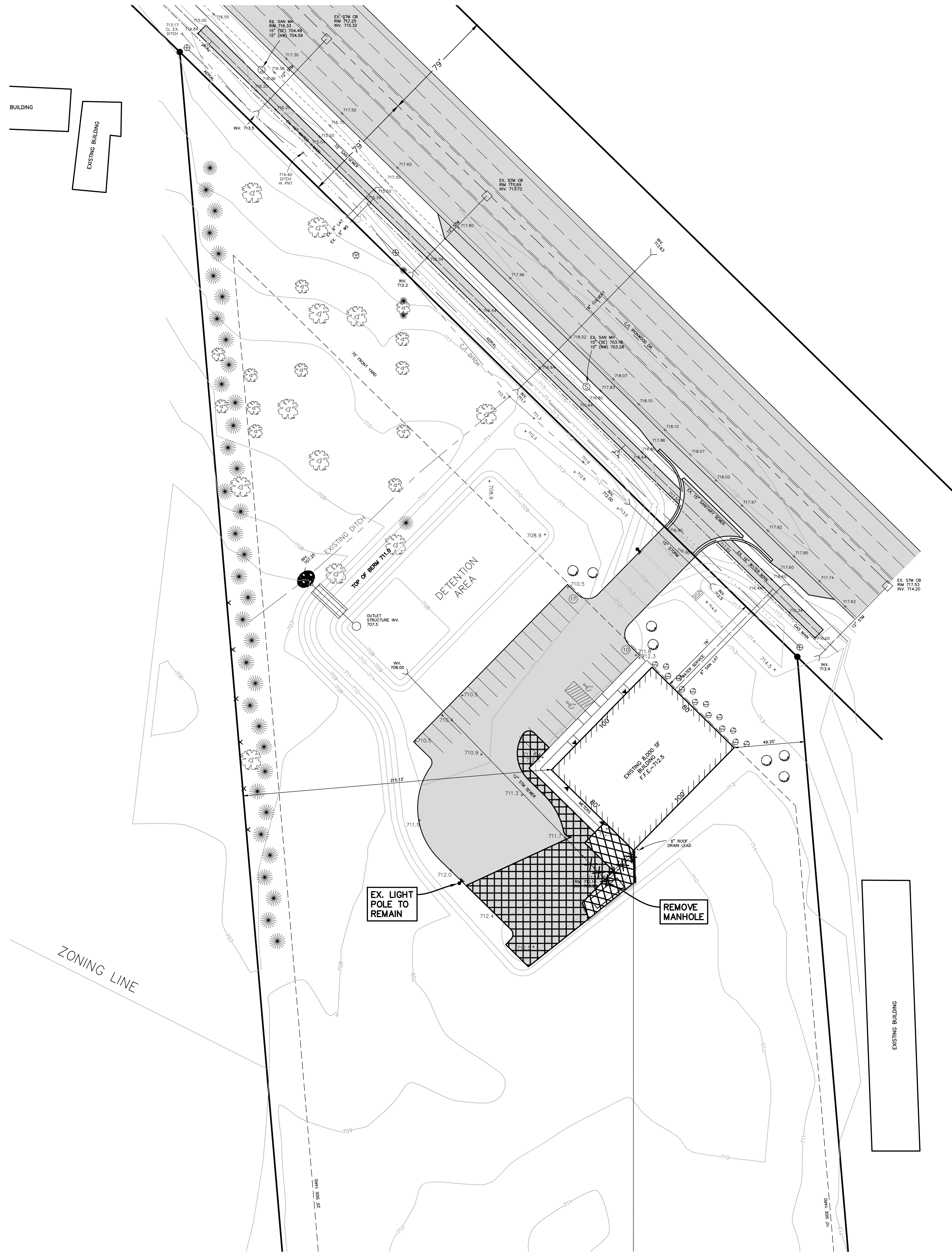


P:\210152.01\13095 Ironwood-Tallmadge\CADD\DWG\210152_SITE PLAN.dwg_4/13/2021 2:28:06 PM ZACH VOOGT



LOCATION MAP
NO SCALE:

DESCRIPTION PP# 70-10-01-400-012
THE EAST 393.8 FEET OF THE WEST 787.6 FEET OF THE SE 1/4 SOUTH OF US-16,
EXCEPT THE SOUTH 854.88 FEET THEREOF, SECTION 1, T7N, R13W, TALLMADGE
TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

AREA: 10.29 ACRES
448,384 SF

NOTES FROM ORIGINAL APPROVED SITE PLANS:

- FRONT YARD LANDSCAPING REQUIREMENTS
1. 1 DECIDUOUS OR EVERGREEN TREE PER 40 FEET OF ROAD FRONTAGE.
 2. 1 ORNAMENTAL TREE PER 100 FEET OF ROAD FRONTAGE.
 3. 2 SHRUBS PER 40 FEET OF ROAD FRONTAGE.
 4. ALL TREES SHALL BE A MINIMUM OF 10 FEET TALL OR A MINIMUM CALIPER OF 1.5 INCHES
 5. ALL DISTURBED AREAS WILL BE SEEDED WITH GRASS SEED.

REQUIRED: 601 FEET OF ROAD FRONTAGE
15 DECIDUOUS OR EVERGREEN TREES
6 ORNAMENTAL TREES
30 SHRUBS

EXISTING: 15 DECIDUOUS OR EVERGREEN TREES
6 ORNAMENTAL TREE
30 SHRUBS

SIDE YARD LANDSCAPING REQUIREMENTS
525 FEET OF OBSCURING GREENBELT ALONG WEST PROPERTY LINE
PLANT 36 WHITE PINES SPACED 15 FEET ON-CENTER IN BETWEEN
EXISTING DECIDUOUS TREES

NOTE: THERE ARE 36 EXISTING WHITE PINES PLANTED ALONG THE WEST
PROPERTY LINE AS REQUIRED PER THE ORIGINAL SITE PLAN
APPROVAL THE PINES ARE APPROXIMATELY 6-7 FEET TALL.

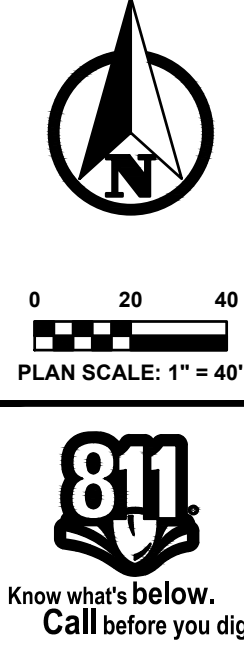
GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS, CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.



REMOVAL LEGEND	
	REMOVE BITUMINOUS
	REMOVE CONCRETE
	REMOVE STORM SEWER

PREPARED FOR:
FRITZ WAHLFIELD CONSTRUCTION
4475 WESTSHIRE DRIVE
SUITE B
CONISTOCK PARK, MI 49321
ATT: FRITZ WAHLFIELD JR.
PHONE: 616-784-5833
FAX: 616-784-5834
EMAIL: FRITZ@WAHLFIELDCONSTRUCTION.COM

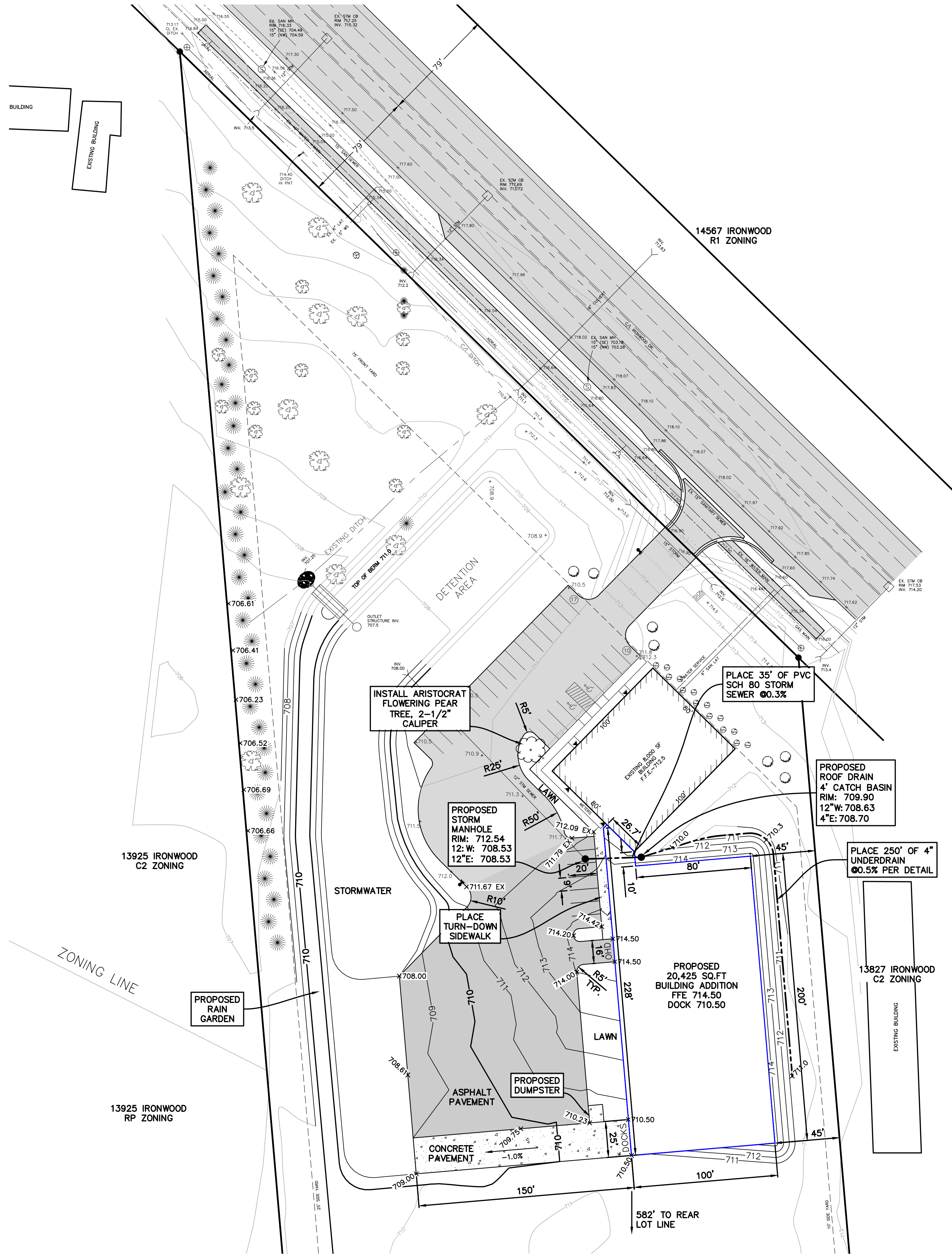


PLAN REVISIONS			
03-25-2021	REVISED PER TOWNSHIP PLANNER REVIEW		
03-30-2021	REVISED PER TOWNSHIP PLANNER REVIEW		
04-13-2021	REVISED PER TOWNSHIP PLANNER REVIEW		



SURVEY & REMOVAL PLAN
FOR
13095 IRONWOOD
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	
PROJECT NO.:	210152.01
DESIGN DRAWN BY:	ESA
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	April 13, 2021
SHEET NUMBER	1 OF 2



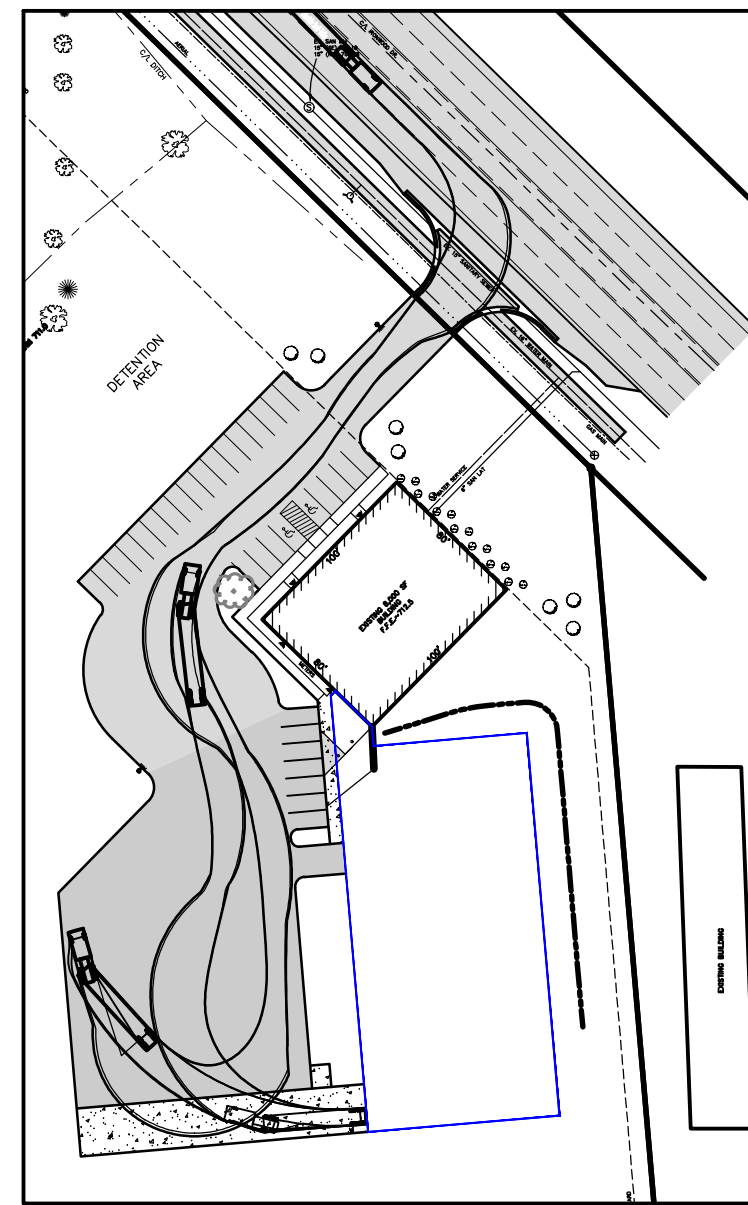
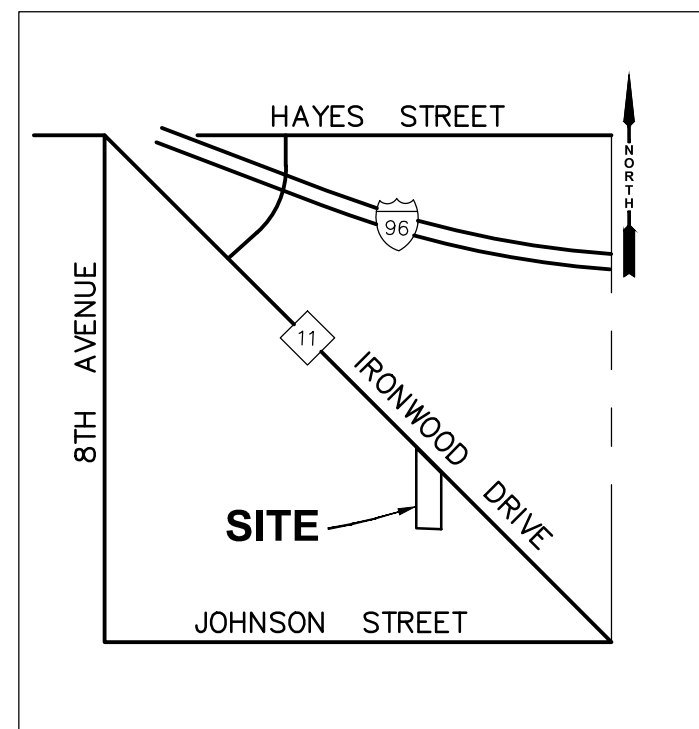
SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
8" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
6. THE PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" 21-AA GRAVEL BASE (C.I.P.)
1.5"-3C HMA LEVELING COURSE
1.5"-4C HMA WEARING COURSE
7. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
8. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
9. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
10. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
11. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

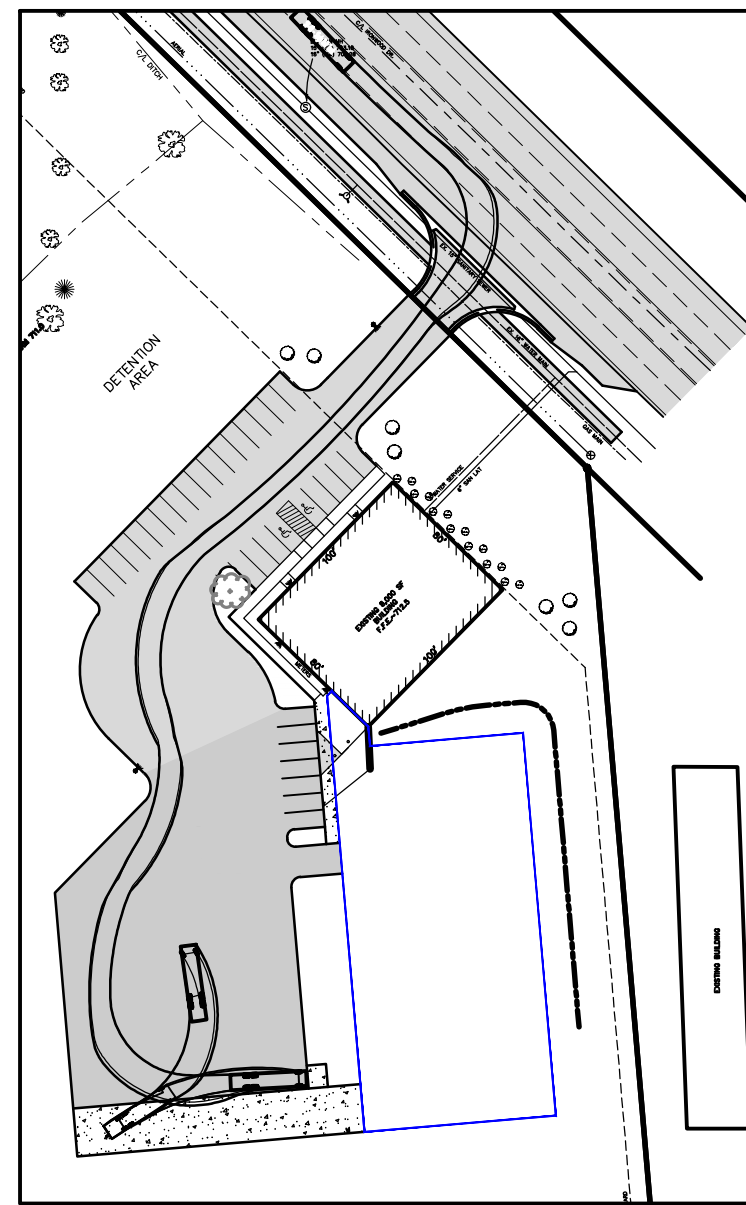
SITE NOTES:
EXISTING ZONING: C-2
SETBACKS

FRONT: 75' (30' TO PARKING)
SIDE: 10' (CONTIGUOUS TO C1 OR C2)
25' (CONTIGUOUS TO RESIDENTIAL)
REAR: 20' (CONTIGUOUS TO C1 OR C2)
50' (CONTIGUOUS TO RESIDENTIAL)

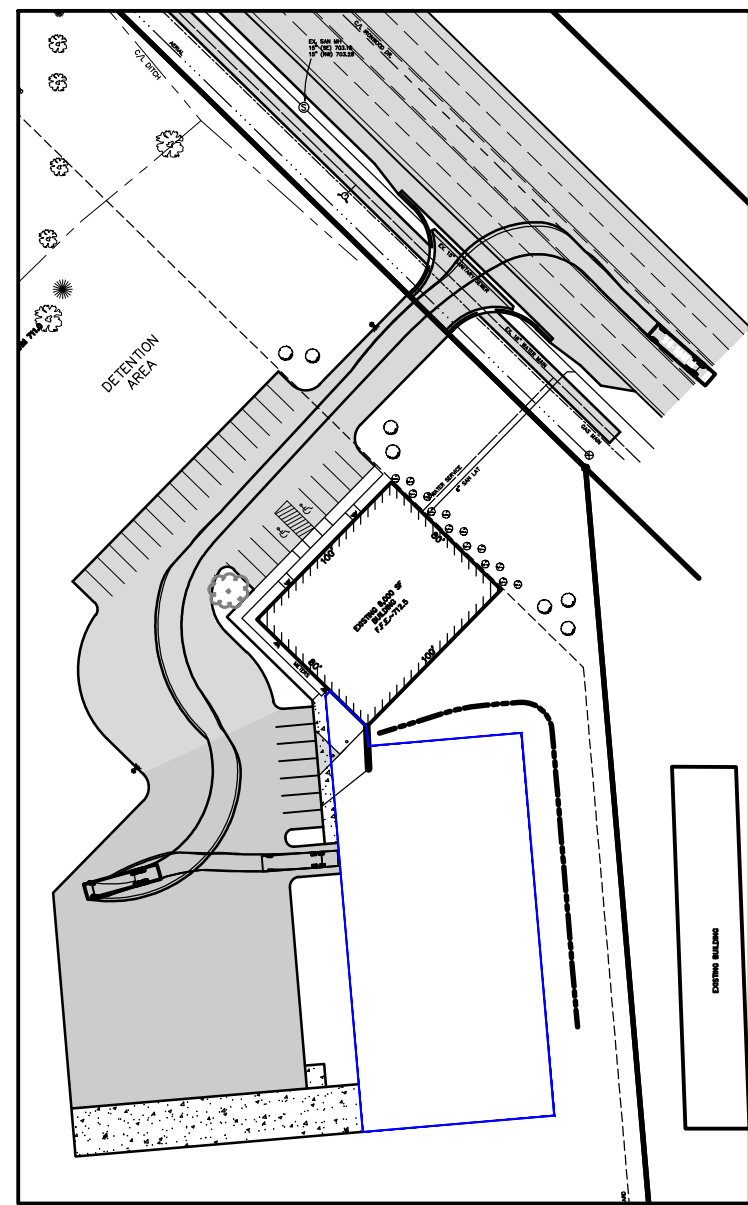
PARKING CALCULATIONS			
RETAIL			
1space per 800 SFT plus 1space per person	Useable SFT	Spaces Required	
Retail Showroom = 5,280 SFT	5,280	7	
Office Seats per Existing Floor Plan = 10 each		10	
INDUSTRIAL			
5spaces plus 1 per person			
PER PERSON SPACES			
5 spaces plus 1space per person	6 people*	11	
	(16 employees total)		
	SPACES REQUIRED		28
	SPACES PROVIDED		33



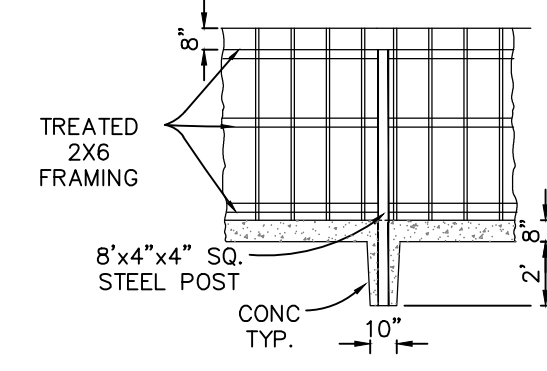
TRUCK TURNING-TRACTOR/TRAILER TO DOCK



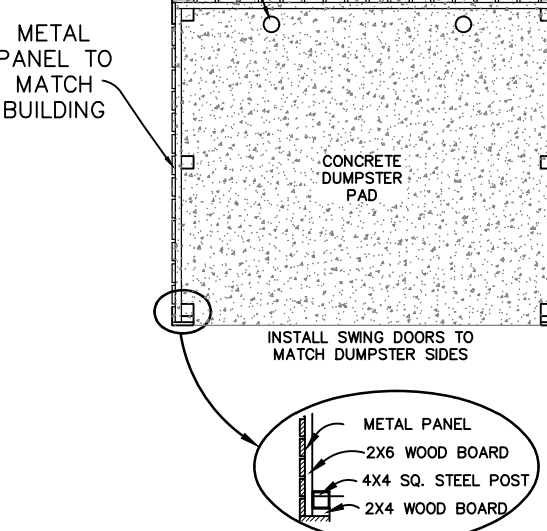
TRUCK TURNING-GARBAGE TRUCK TO DUMPSTER



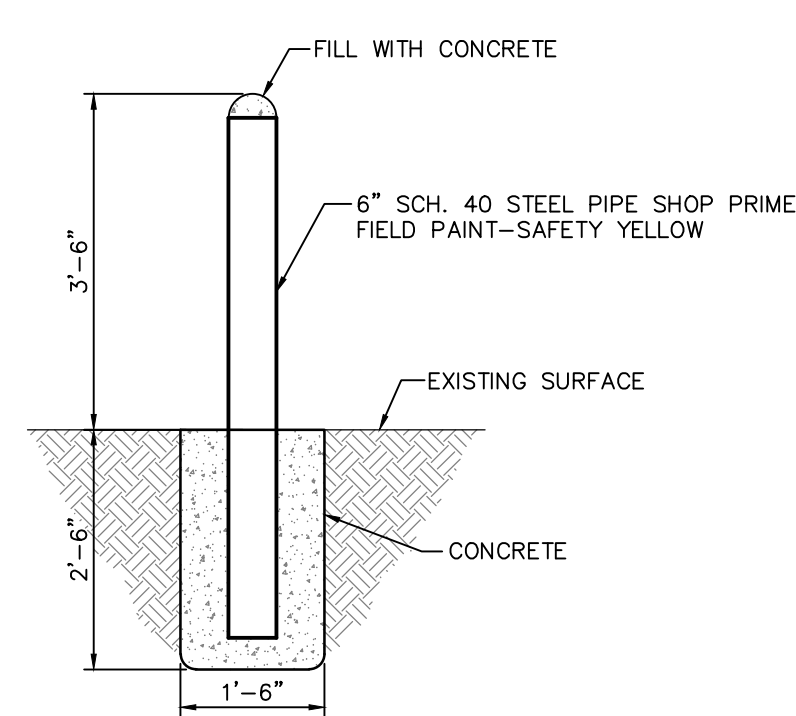
TRUCK TURNING-BOX TRUCK TO OVERHEAD DOOR



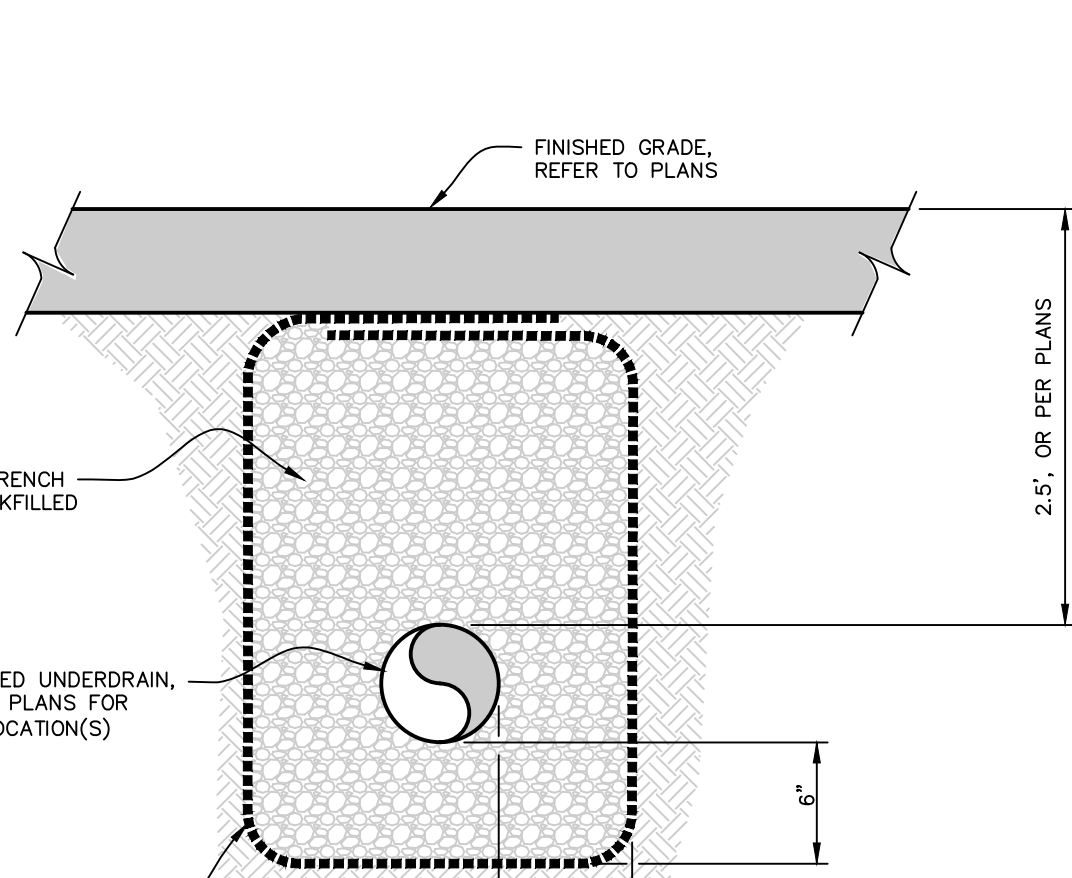
CONCRETE FILLED STEEL BOLLARD



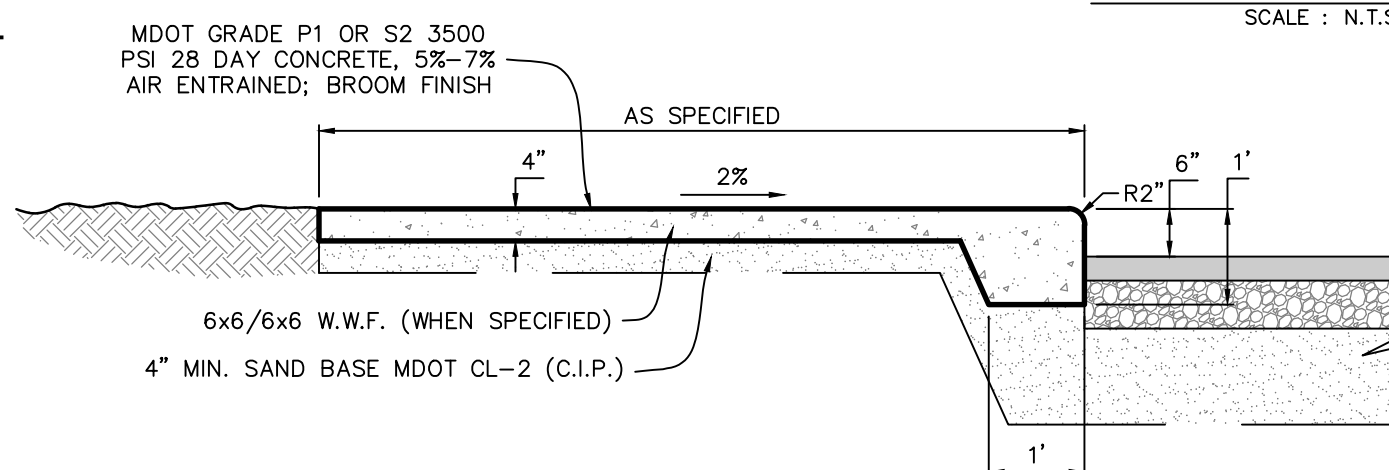
DUMPSTER ENCLOSURE DETAIL
SCALE: 1"=6'



BUMP POST DETAIL
SCALE: 1"=2'

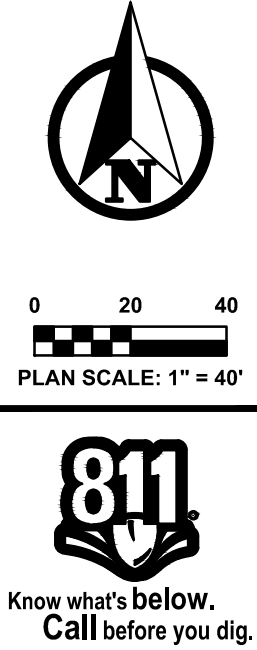


STORM SEWER UNDERDRAIN
SCALE: N.T.S.



COMPOSITE CONCRETE WALK & CURB DETAIL
SCALE: 1"=2'

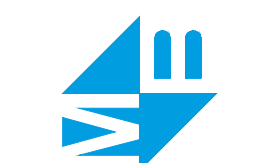
PREPARED FOR:
FRITZ WAHLFIELD CONSTRUCTION
4475 WESTSHIRE DRIVE
SUITE B
CONISTOCK PARK, MI 49321
ATT: FRITZ WAHLFIELD JR.
PHONE: 616-784-5833
FAX: 616-784-5834
EMAIL: FRITZ@WAHLFIELDCONSTRUCTION.COM



PLAN REVISIONS			
03-25-2021	REVISED PER TOWNSHIP PLANNER REVIEW		
03-30-2021	REVISED PER TOWNSHIP PLANNER REVIEW		
04-13-2021	REVISED PER TOWNSHIP PLANNER REVIEW		



Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mboe@mbce.com

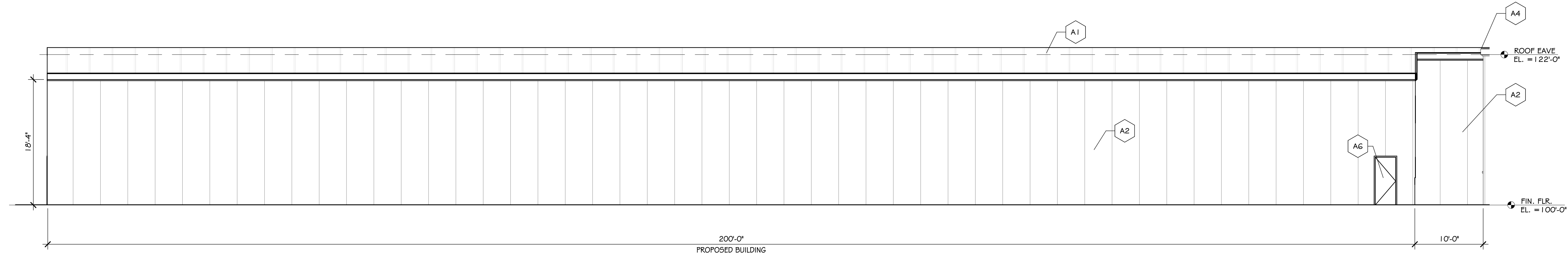


SITE & GRADING PLAN
FOR
13095 IRONWOOD
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

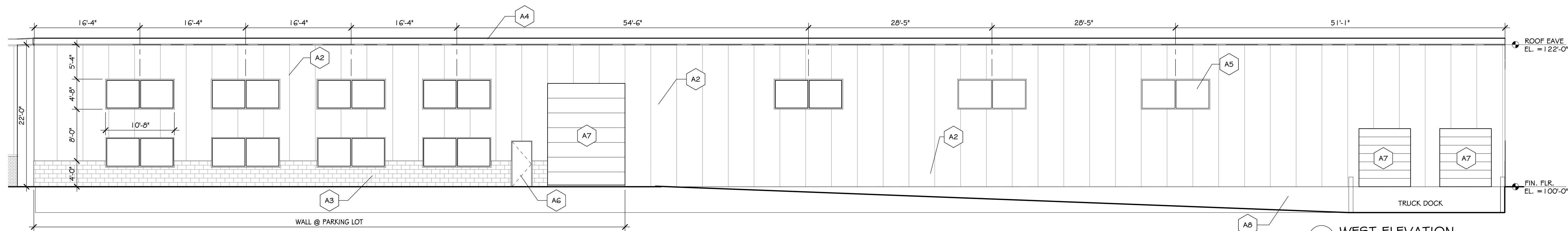
FIELD SURVEY / DATE	
PROJECT NO.:	210152.01
DESIGN DRAWN BY:	ESA
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	April 13, 2021
SHEET NUMBER	2 OF 2

DATE	DESCRIPTION
03-24-21	SITE PLAN REVIEW
03-31-21	SITE PLAN REVIEW
04-13-21	SITE PLAN REVIEW

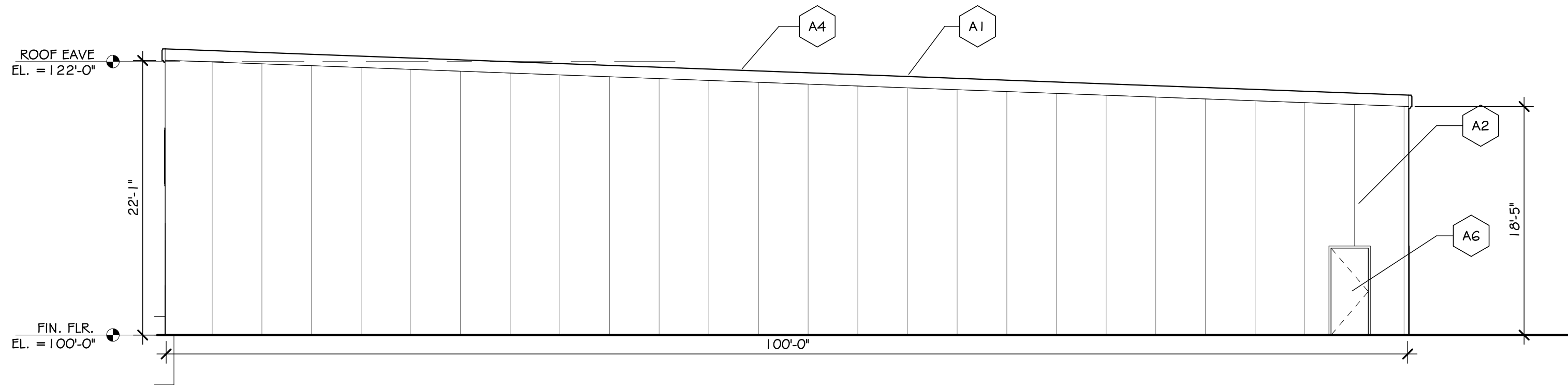
Revision Schedule		
No.	Date	Description



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

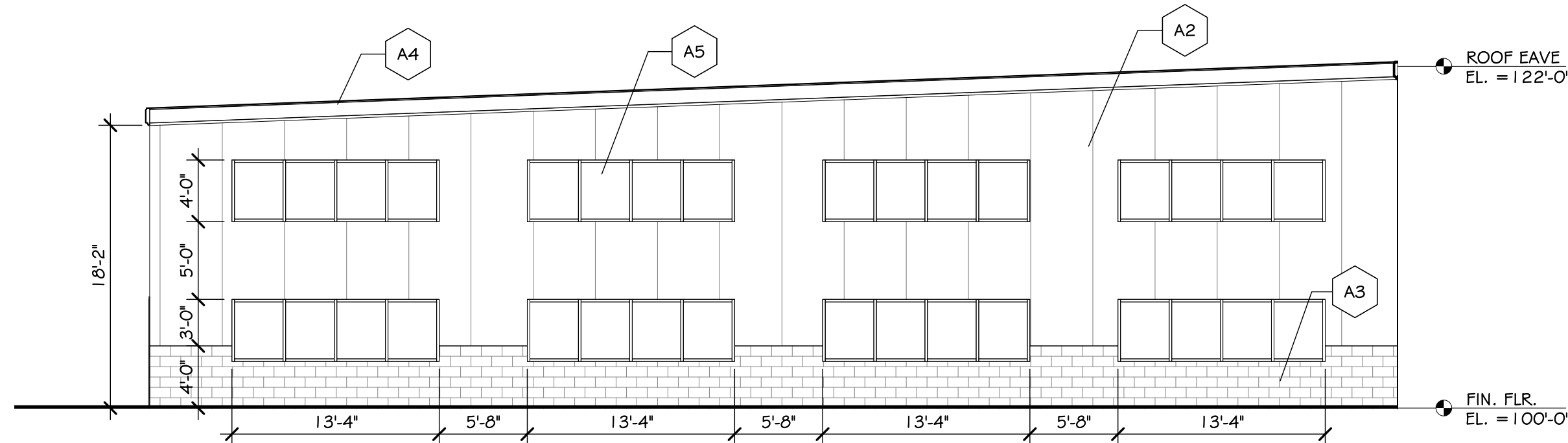


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING % OF EXTERIOR WALLS			
ELEVATION	WALL AREA	GLAZING AREA	GLAZING PERCENTAGE
NORTH	1,593 S.F.	424 S.F.	27%
SOUTH	1,996 S.F.	0 S.F.	0%
WEST	2,004 S.F.	400 S.F.	20%
EAST	3,650 S.F.	0 S.F.	0%



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
A1	STANDING SEAM METAL ROOF
A2	NUCOR INSULATED METAL PANELS W/ HIDDEN FASTENERS; "HEAVY EMBOSSED" PROFILE; "PEARL GRAY" COLOR TO MATCH EXISTING
A3	NATURAL SPLIT FACE MASONRY TO MATCH EXISTING
A4	PREFINISHED METAL RAKE TRIM
A5	METAL FRAMED GLAZING
A6	EXTERIOR EGRESS DOOR
A7	OVERHEAD DOOR
A8	CONCRETE FOUNDATION WALL

ISSUED FOR	
DATE	DESCRIPTION
03-24-21	SITE PLAN REVIEW

Revision Schedule		
No.	Date	Description

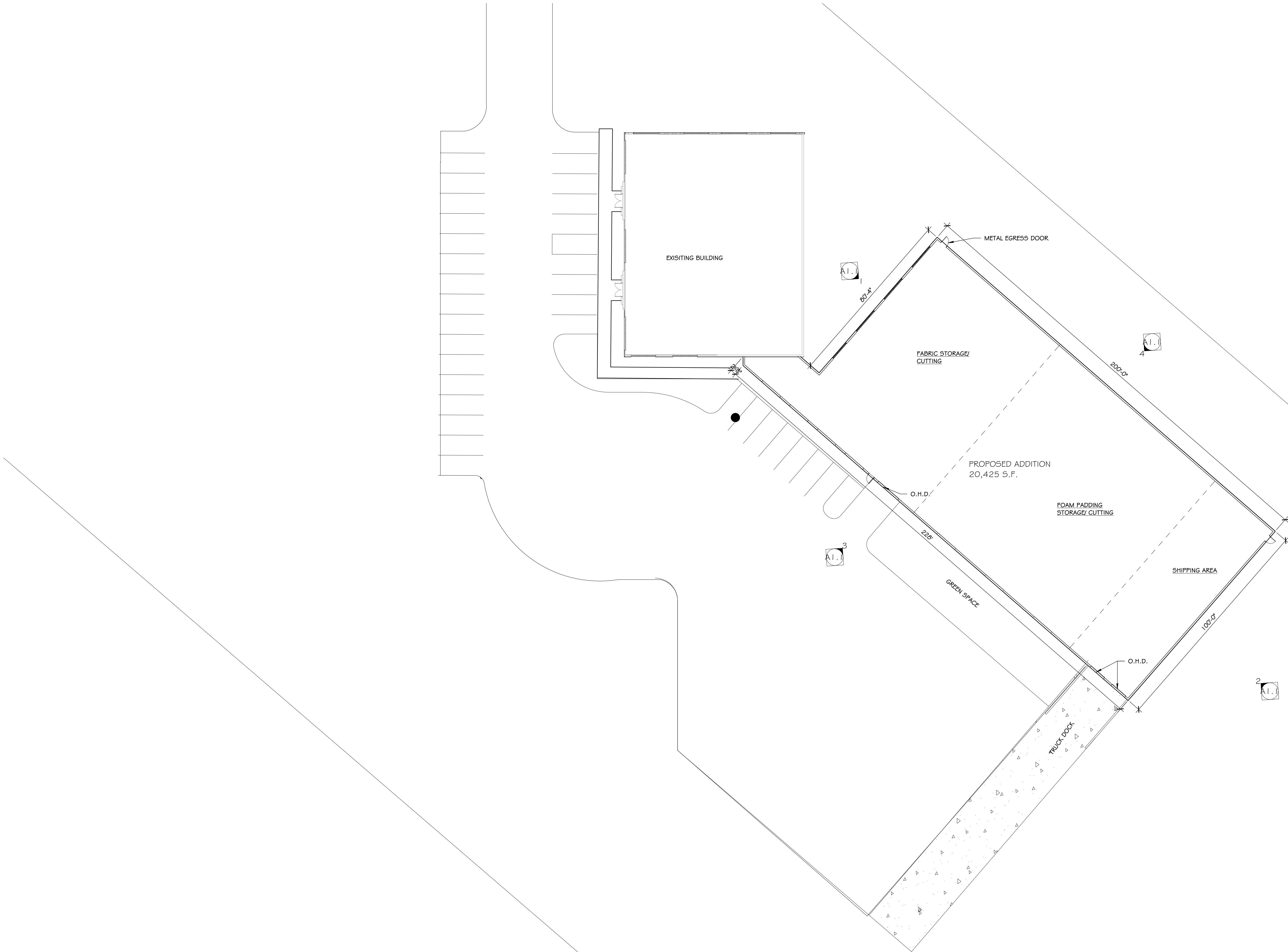
Drawn by: Author

FLOOR PLAN

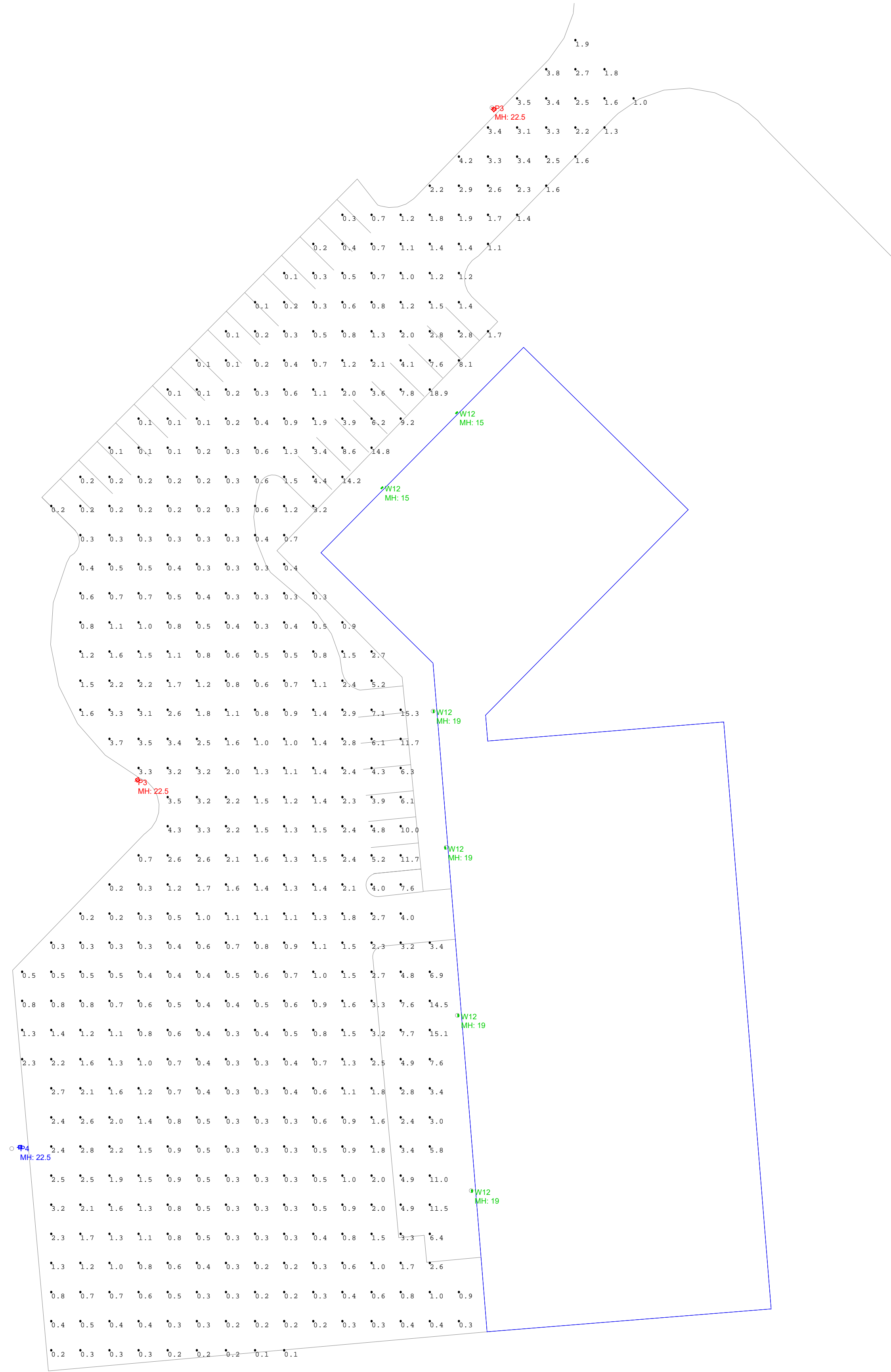
SCALE: AS NOTED

Sheet No.
A2.1

Project No.
21-034



1 FLOOR PLAN
SCALE: 1" = 20'-0"



PHOTOMETRIC PLAN

SCALE: NTS



Crites, Tidey & Assoc., Inc
908C West River Center Dr
Comstock Park MI 49321
PH: 616-647-2400
www.critestidey.com

DISCLAIMER
Illumination results shown on this lighting design are based on project parameters provided to Crites, Tidey & Assoc. used in conjunction with luminaires test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectance and/or distribution will affect the light levels. Please verify the data listed to ensure the accuracy of the report. Values represent an approximation. Footcandle levels are considered at the end of the life of the lamp and ballast.

DESIGNED FOR:

13095 IRONWOOD

ADDRESS

SALES
T MCBRIDE

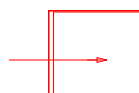
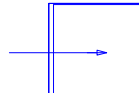
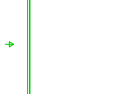
DATE
3.18.2021

DESIGNER
JEN YONKERS

REVISIONS
DATE NAME
XX XX

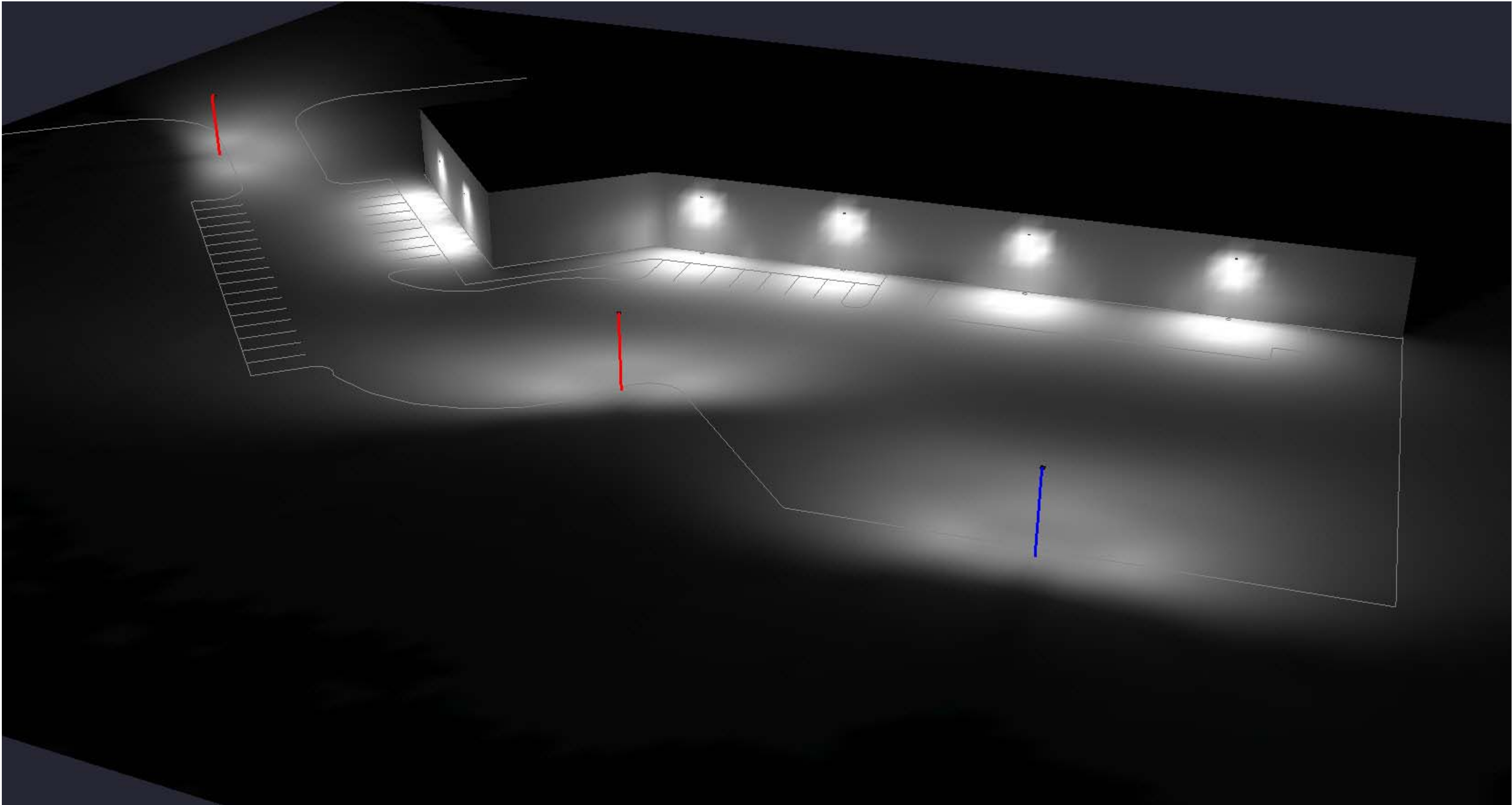
SHEET

1

Luminaire Schedule										
Scene: GEN										
Symbol	Qty	Label	Arrangement	LLD	LDD	BF	[MANUFAC]	Description	Mnt. Height	Mnt. Type
	2	P3	SINGLE	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T3-BZ-HSS	22' 6"	POLE
	1	P4	SINGLE	0.980	0.940	1.000	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C40-D-UNV-T4-BZ-HSS	22' 6"	POLE
	6	W12	SINGLE	0.980	0.940	1.000	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCL12A	19'	WALL

Calculation Summary							
Scene: GEN							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.75	18.9	0.1	17.50	189.00

NOTES:
- CALC AT GRADE



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908C West River Center Dr
Comstock Park MI 49321
PH: 616-647-2400
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DESIGNED FOR :

13095 IRONWOOD

ADDRESS

SALES	
T MCBRIDE	
DATE	
3.18.2021	
DESIGNER	
JEN YONKERS	
REVISIONS	
DATE	NAME
XX	XX

SHEET

2

SCHEDULES

SCALE: NTS