

# **BENCHMARK:**

ELEVATION 744.34 TOP OF FLANGE BOLT UNDER "M" IN MADE ON HYDRANT 247 FEET EAST OF THE CENTERLINE OF 1ST AVENUE AND 16 FEET SOUTH OF THE SOUTH PROPERTY LINE.

## PROPERTY DESCRIPTION:

PPN# 70-10-24-485-011 11346 1ST AVE, GRAND RAPIDS, MI 49534

LOT 6, TALLMADGE INDUSTRIAL PARK AS RECORDED IN LIBER 36 OF PLATS, PAGES 24 THROUGH 27, OTTAWA COUNTY RECORDS AND BEING PATR OF SECTION 24, T7N, R13W, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

CONTAINS 142,308 SF OR 3.27 ACRES.

#### **REQUIREMENTS:**

- 1. PROJECT DESCRIPTION: ADDING NEW 10,100 SF WAREHOUSE WITH OFFICE AND LOADING DOCK.
- 2. ZONING: I-1 (HEAVY INDUSTRIAL) ZONING

SETBACKS: FRONT YARD: REAR YARD:

SIDE YARD:

75 FEET TO R.O.W. 50 FEET TO PROP. LINE 10 FEET TO PROP. LINE

3. PARKING REQUIREMENTS: PARKING REQUIRED BY ZONING:

5 CARS + 1 CAR FOR EACH EMPLOYEE

5 EMPLOYEES MAX.

TOTAL REQUIRED: 10 SPACES

PROVIDED PARKING = 13 SPACES (2 ADA SPACE)

4. BUILDING AREA

OFFICE AREA: 1,280 SF 8,820 SF STORAGE AREA:

- 5. DUMPER WILL BE LOCATED INSIDE THE BUILDING

NO ADDITIONAL LANDSCAPING IS PROPOSED. THERE EXISTS 7 MATURE TREES AND 6 BUSHES BETWEEN THE PARKING LOT AND STREET AS WELL AS 5 BUSHES ALONG THE FRONT OF THE BUILDING.

7. EXISTING SIGN WILL NOT CHANGE

#### **GENERAL NOTES:**

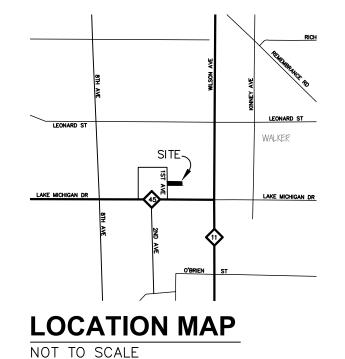
- 1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
- 2. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OR THE LOCAL CODE,
- ORDINANCES AND ACCIDENT/FIRE PREVENTIONS REGULATIONS. 3. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE SITE AND DISPOSE OF
- PROPERLY OFFSITE. 4. DO NOT BURY ANY DEBRIS, ROOTS, TOPSOIL OR OTHER MATERIALS.
- 5. ADEQUATELY PROTECT THE SITE, ADJOINING PROPERTY, AND UTILITY SERVICES. 6. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCING WORK ON
- NEW UTILITY CONNECTIONS. 7. INSTALL ALL UTILITIES IN ACCORDANCE WITH LOCAL SPECIFICATIONS AND
- REQUIREMENTS.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR WORK IN RIGHT-OF-WAY AND ON ANY UTILITY CONNECTIONS OR ABANDONMENTS.
- 9. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

-FINISH GRADE

Z──1 1/2" MDOT 13A TOP COURSE 1 3/4" MDOT 13A LEVELING COURSE 7" MDOT 22A AGGREGATE BASE

→ 12" MDOT CLASS II SAND COMPACTED

**PAVING DETAIL** NOT TO SCALE



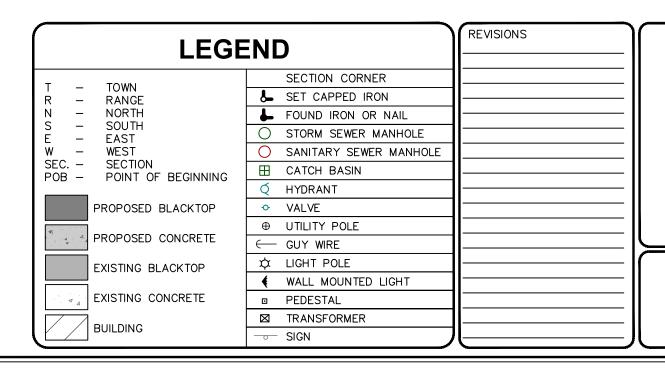




SECTION 24, T7N, R13W LCRC 7276

ORTH

SCALE: 1" = 40'



# SITE PLAN **LSE PROPERTIES - 11346 1ST AVENUE**

FOR: MICHAEL BOSVELD BUILDER INC. 11319 1ST AVENUE NW, UNIT C GRAND RAPIDS, MI 49534 (616) 791-9445

PART OF THE SOUTHEAST 1/4, SECTION 24, T7N, R13W, TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

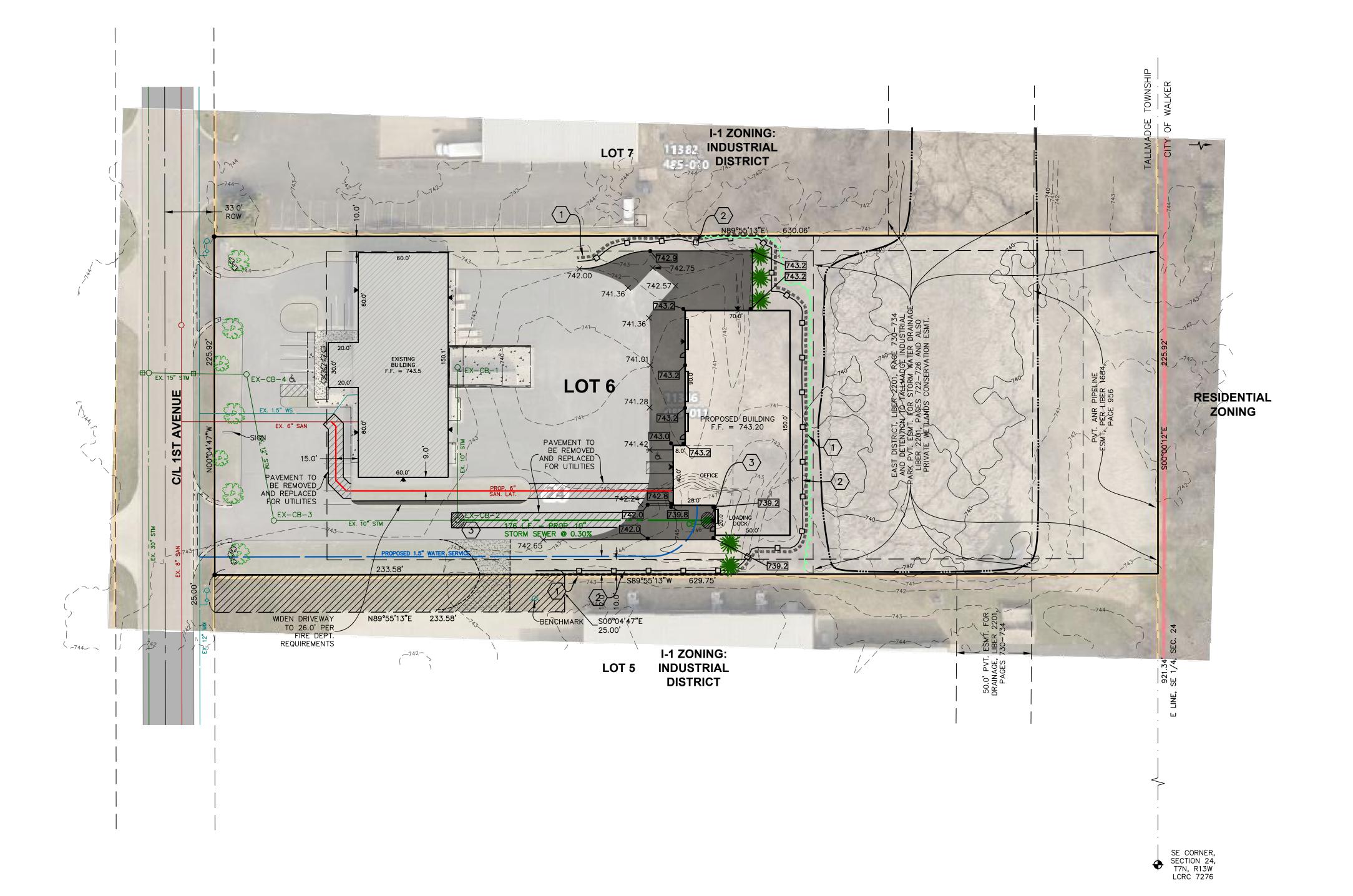


**C1** 6/17/2022

	EXISTING STORM											
STRUCTURE	RIM	INVERTS										
EX-CB-1	739.45	10" INV. S 736.65										
EX-CB-2	742.10	10" INV. N 735.50										
		10" INV. W 735.50										
EX-CB-3	742.00 (PLAN)	10" INV. E. – 735.45 (PLAN)										
		12" INV. N.W. – 735.45 (PLAN)										
EX-CB-4	742.10 (PLAN)	12" INV. S.E 735.20 (PLAN)										

15" INV. E. – 735.20 (PLAN)

PROPOSED STORM											
STRUCTURE	RIM	INVERTS									
CB-1	739.10	10" INV. W 736.03									



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CONTAINS 142,308 SF OR 3.27 ACRES.

#### **SOIL EROSION KEY NOTES:**

1 GRADING LIMITS 

2 SILT FENCE

3 PLACE SILT SACKS IN CATCH BASIN (3 PROP)

4 SOIL TYPE PN - PINCONNING LOAMY SAND

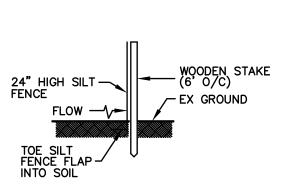
#### SOIL EROSION CONTROL GENERAL NOTES

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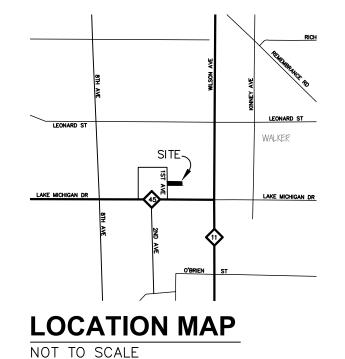
- 1. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- 3. RE-SPREAD 9" OF TOPSOIL OVER ALL GRADED AREAS. SEED AND FERTILIZE USING DRILL (MDOT ROADSIDE MIX).
- 4. ALL DRAINAGE SWALES SHALL BE STABILIZED WITH A MINIMUM OF 4" TOPSOIL, SEEDING, AND SC-150 EROSION CONTROL MATTING.
- 5. STONE RIP-RAP SHALL BE 8" MIN. DIAMETER.
- 6. SILT FENCE SHALL BE TOED IN 6" AND STAKED EVERY 6' O/C.
- 7. PROTECT NEW & EXISTING STORM INLETS BY EXCAVATING A SUMP AROUND THEM & PLACING A SILT SACK INSIDE THE CATCHBASIN.
- 8. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL.
- 9. STREET SWEEPING SHALL BE COMPLETED DAILY ON AN AS NEEDED BASIS THROUGHOUT CONSTRUCTION.
- 10. DETENTION FACILITIES SHALL BE THE FIRST ITEM CONSTRUCTED. THE POND SHALL BE GRADED, TOPSOILED, SEEDED, AND SC-150 EROSION CONTROL MATTING PLACED BEFORE WORK PROCEEDS ON OTHER ITEMS.

SCHEDULED ACTIVITY 2022 APR MAY JUN JUL AUG SEP OCT NOV APR MAY

CLEAR TREES AND BRUSH											
INSTALL TEMP. EROSION CONTROLS											
STRIP TOPSOIL											
ROUGH GRADE SITE											
UTILITIES											
PARKING LOT											
TOPSOIL, SEED, & LANDSCAPE											
FINAL RESTORATION & CLEANUP											
REMOVE TEMP. EROSION CONTROLS											



SILT FENCE DETAIL NOT TO SCALE

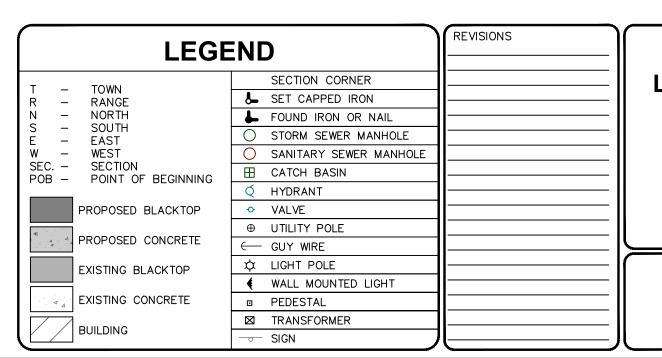






NORTH

SCALE: 1" = 40'



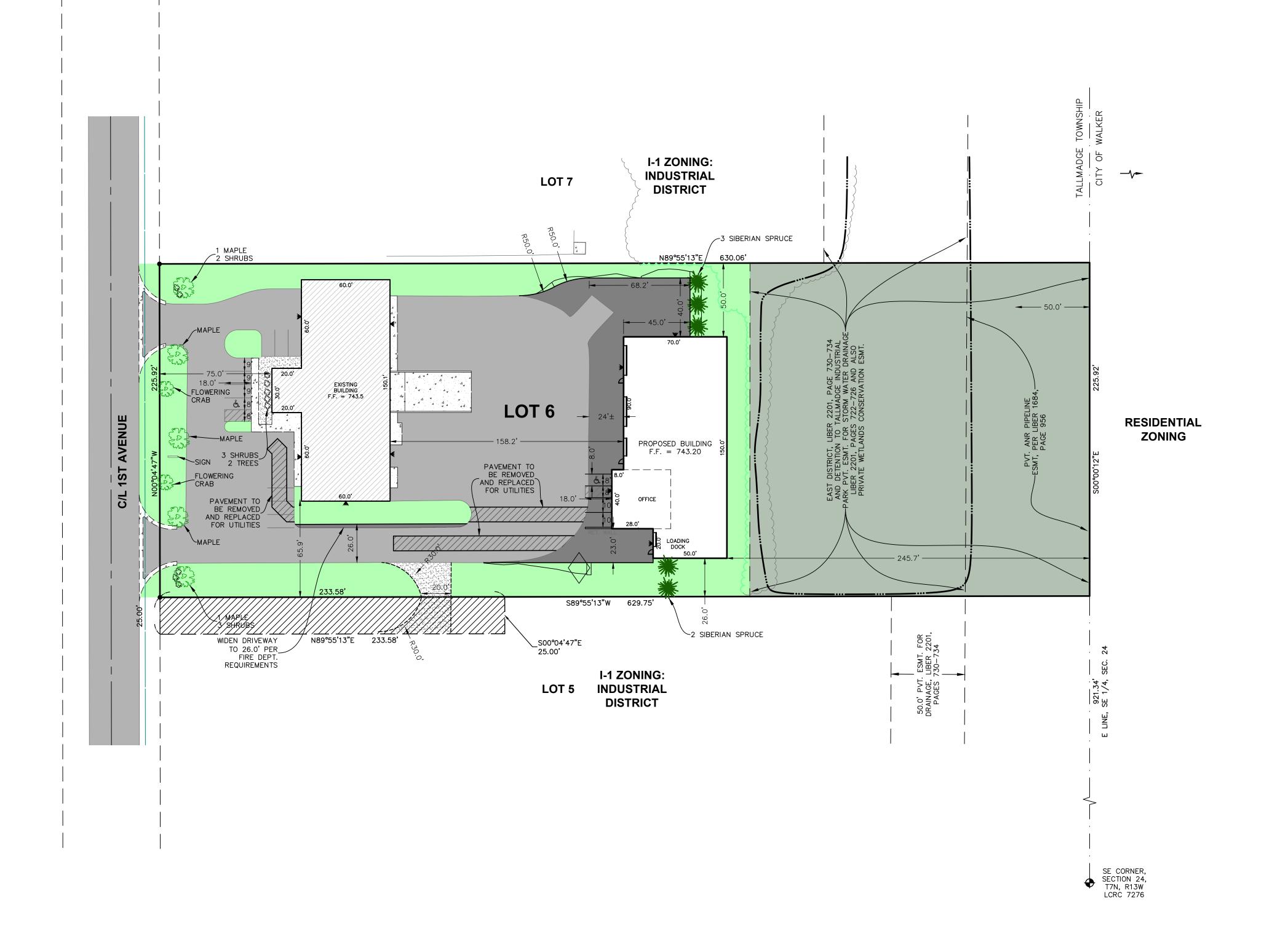
# **GRADING AND SESC PLAN LSE PROPERTIES - 11346 1ST AVENUE**

FOR: MICHAEL BOSVELD BUILDER INC. 11319 1ST AVENUE NW, UNIT C GRAND RAPIDS, MI 49534 (616) 791-9445

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**C2** 6/17/2022

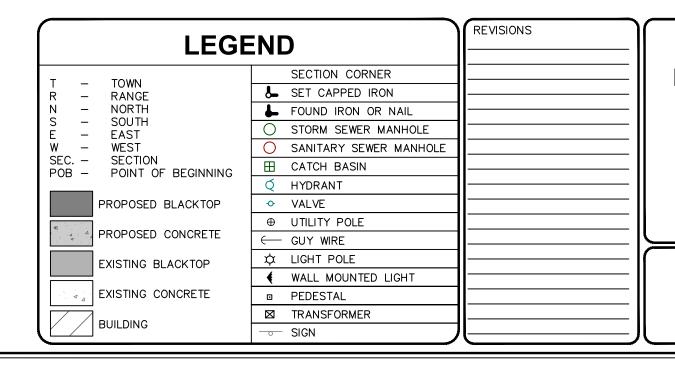








SCALE: 1" = 40'



# GENERAL REQUIREMENT ALL DEVELOPED, UNPAVED PORTIONS OF THE SITE SHALL BE SUITABLY LANDSCAPED LANDSCAPING ADJACENT TO ROADS 1 DECIDUOUS OR EVERGREEN PER 40 LINEAL FEET OF FRONTAGE. OR POR

LANDSCAPING ADJACENT TO ROADS

1 DECIDUOUS OR EVERGREEN PER 40 LINEAL FEET OF FRONTAGE, OR PORTION
1 ORNAMENTAL TREE PER 100 LINEAL FEET OF FRONTAGE, OR PORTION
2 SHRUBS PER 40 LINEAL FEET OF FRONTAGE, OR PORTION

ALL TREES SHALL BE 10 FEET OR MORE IN HEIGHT, OR HAVE A MINIMUM CALIPER OF 1-1/2 INCHES AT TIME OF PLANTING

REQUIRED FENCES OR GREENBELTS FOR TRANSITIONAL PURPOSES 6'-8' HIGH FENCE OR WALL (REAR ABUTTING PROPERTY IS RESIDENTIAL)

REQUIRED
DECIDUOUS OR EVERGREEN
ORNAMENTAL
SHRUB
10

EXISTING
DECIDUOUS (MAPLE)
ORNAMENTAL (FLOWERING CRAB)
SHRUB
10

LANDSCAPE REQUIREMENTS:

EVERGREEN (SIBERIAN SPRUCE) 5

## LANDSCAPING LEGEND:

5 Evergreens (Siberian Spruce) 6-8' high



ex tree ex shrub

LANDSCAPING PLAN
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**C3**6/17/2022