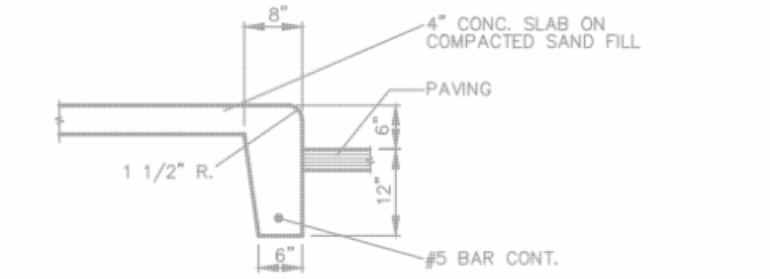
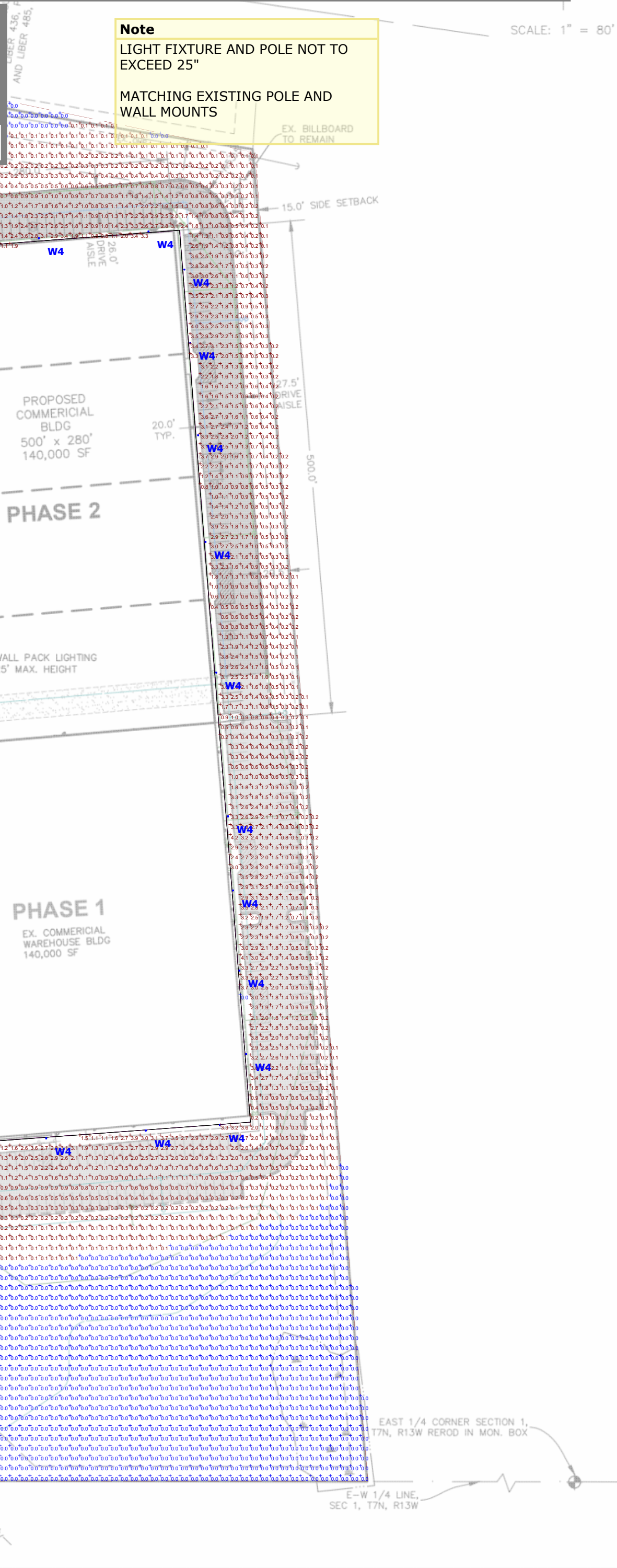


Schedule

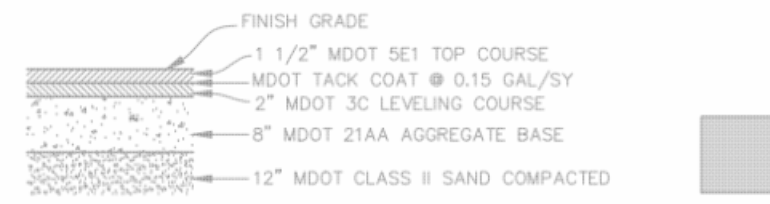
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	P4	8	PRV-PA2B-740-U-T4W/ RPSQ-20-4-11	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 970mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS	96	203	1	151
	W4	25	PRV-C25-D-UNV-T4-BZ- WM WALL MOUNT	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTICS, BRONZE PAINTED FINISH	2	6570	1	96

Statistics

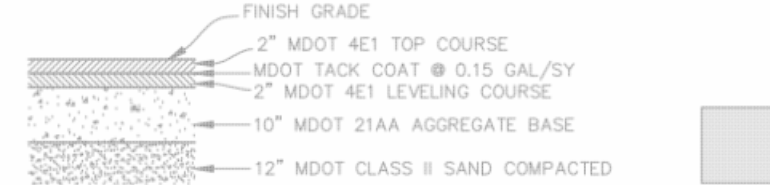
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.7 fc	6.0 fc	0.0 fc	N/A	N/A



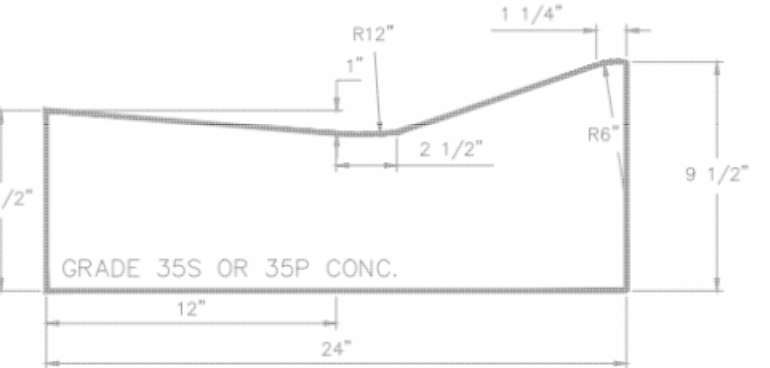
SIDEWALK WITH INTEGRATED CURB
NOT TO SCALE



STANDARD PAVING DETAIL
NOT TO SCALE



HEAVY DUTY PAVING DETAIL
NOT TO SCALE



OCRC 24" CONCRETE ROLLED CURB DETAIL

BENCHMARK:

ELEVATION 720.35
Located on hydrant North flange bolt under M in Made, on Phase 1 site, 70 feet
East of Northeast corner of Phase 1 building, 725 feet South of US 96.

PROPERTY DESCRIPTION:

PPN# 70-10-01-200-037
13960 Ironwood Drive
Owner: JUB Silverhawk LP

Part of Southeast 1/4 of Northwest 1/4, Sec. 1, T7N, T13W, Township of Tallmadge,
Ottawa County, Michigan

Contains 22.06 acres.

REQUIREMENTS:

- PROJECT DESCRIPTION:
PHASE 2 OF A COMMERCIAL BUILDING DEVELOPMENT PROPOSING 140,000 SF
OF ADDITIONAL FLOOR SPACE, (2) 6,000 SF TRUCK DOCKS, 75 PARKING
SPACES, AND STORM SEWER WITH POND. USE OF PUBLIC WATER AND SEWER
ARE PROPOSED.
- ZONING: INDUSTRIAL I-1

SETBACKS:
FRONT YARD: 75 FEET
REAR YARD: 50 FEET
SIDE YARD: 10 FEET ADJ TO I-1 (WEST SIDE)
15 FEET ADJ TO R-1 (EAST SIDE)
- PARKING REQUIREMENTS:
PARKING REQUIRED BY ZONING:
1 SPACES PER 1,700 S.F. COMMERCIAL
140,000 COMMERCIAL / 1,700 = 83 SPACES
ADDITIONAL 5 SPACES PER UNIT = 5 SPACES
REQUIRED ADA SPACES = 4
REQUIRED TOTAL SPACES = 88

EXISTING PARKING FROM PHASE 1:
PHASE 1 REQUIRED PARKING = 135 SPACES
PHASE 1 PROVIDED PARKING = 163 SPACES
28 ADDITIONAL SPACES AVAILABLE

PROPOSED PARKING = 75 SPACES (4 ADA SPACES) + 28 PHASE 1 SPACES

TOTAL AVAILABLE PARKING = 103 SPACES

GENERAL NOTES:

- 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.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Remove all demolition materials and debris from the site and dispose of properly offsite.
- Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property, and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- Install all utilities in accordance with local specifications and requirements.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
- Damage to existing utilities by the contractor shall be repaired at the contractor's expense.



LOCATION MAP
NOT TO SCALE



LEGEND	
T - TOWN	SECTION CORNER
R - RANGE	SET CAPPED IRON
N - NORTH	FOUND IRON OR NAIL
S - SOUTH	STORM SEWER MANHOLE
E - EAST	SANITARY SEWER MANHOLE
W - WEST	CATCH BASIN
SEC - SECTION	HYDRANT
POB - POINT OF BEGINNING	VALVE
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	GUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	SIGN

EXISTING CONDITION
13960 IRONWOOD DR.

FOR: VISSER BROTHERS
1946 TURNER AVE. NW
GRAND RAPIDS, 49504

PART OF THE NORTHWEST 1/4, SECTION 1, T07N, R13W,
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN



C2

Plan View
Scale - 1" = 100'

