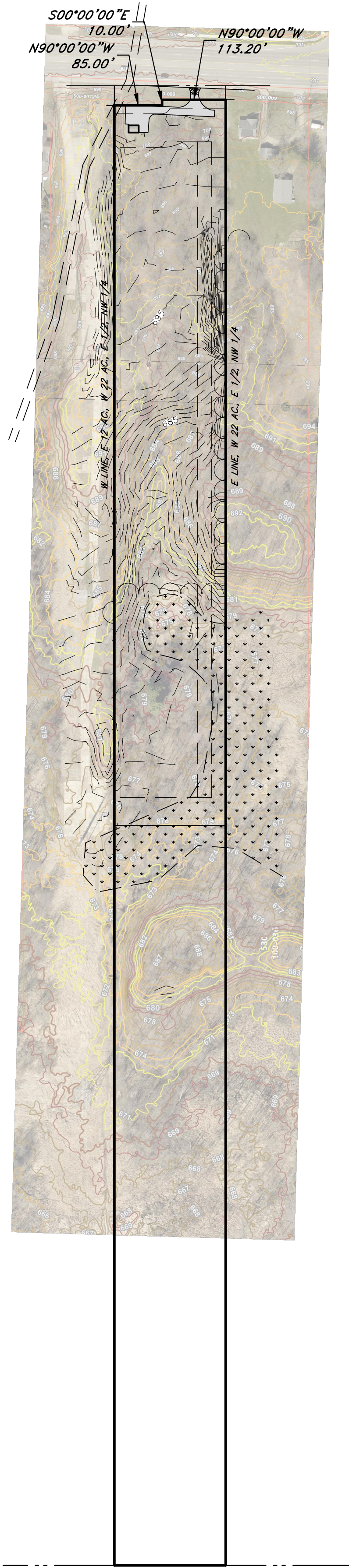


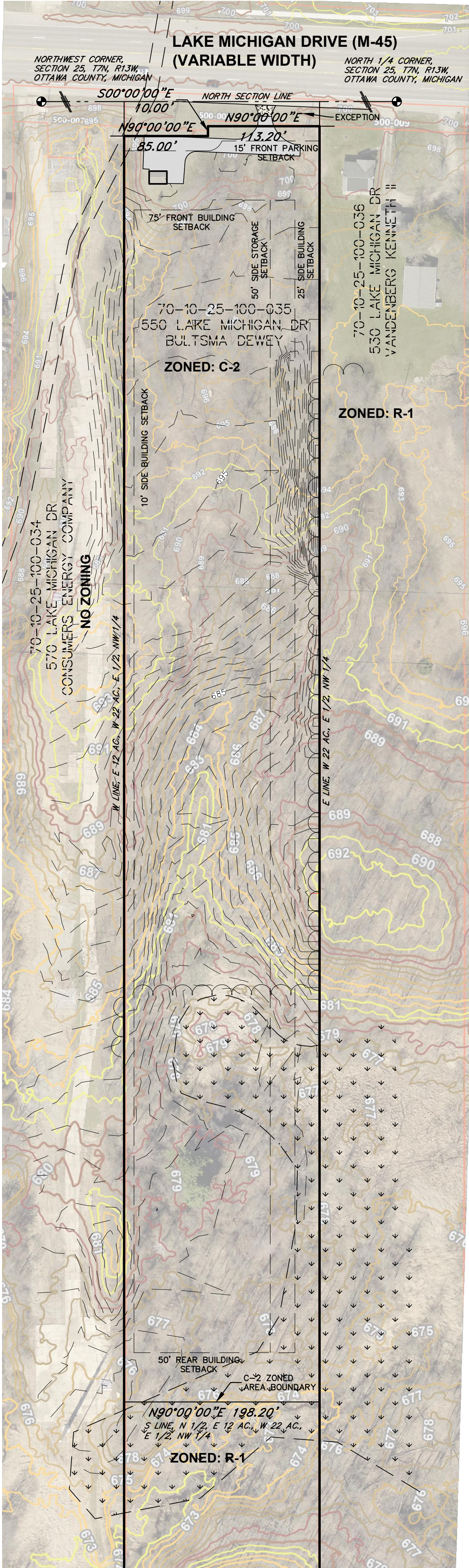


Know what's below.
Call before you dig.



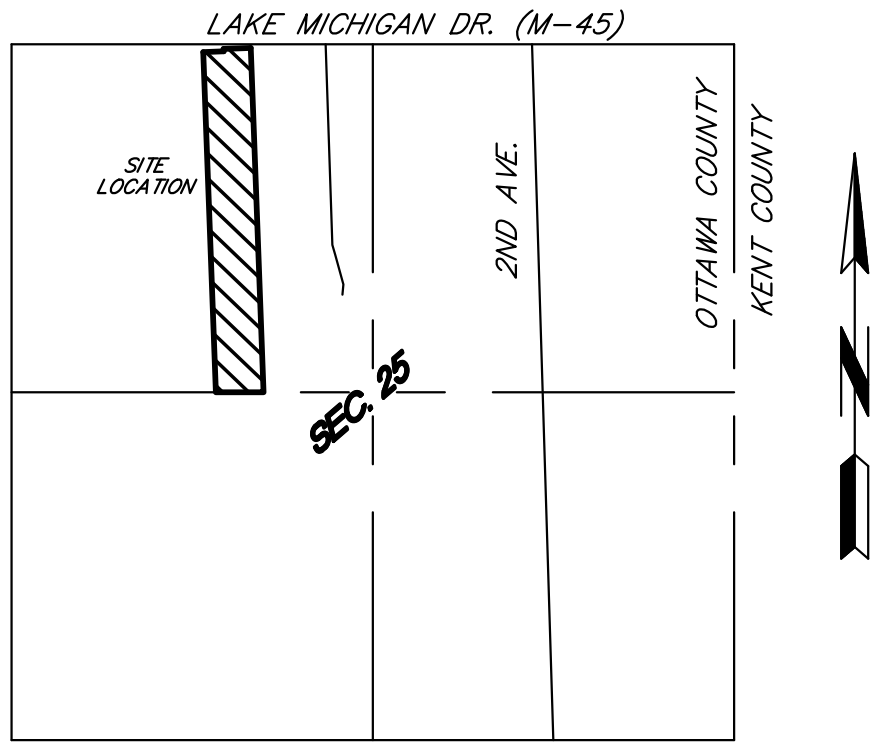
OVERALL PROPERTY

SCALE: 1" = 150"



C-2 ZONED AREA

SCALE: 1" = 80"



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION FROM TAX RECORDS:

The East 12 acres of the West 22 acres of the East 1/2 of the Northwest 1/4, EXCEPT M-45 Right of Way, Section 25, T7N, R13W, Tallmadge Township, Ottawa County, Michigan.

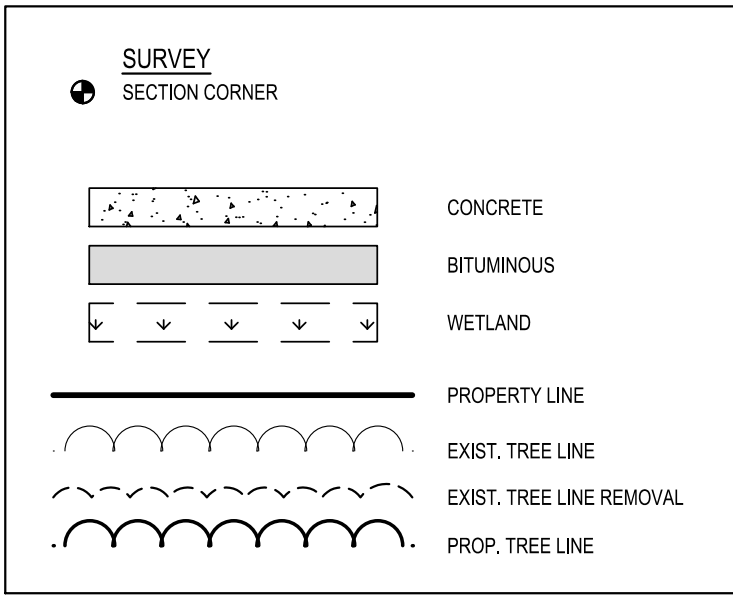
C-2 AREA DESCRIPTION:

The North 1/2 of the The East 12 acres of the West 22 acres of the East 1/2 of the Northwest 1/4, EXCEPT M-45 Right of Way, Section 25, T7N, R13W, Tallmadge Township, Ottawa County, Michigan.

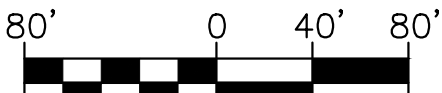
Notes:

1. A title insurance policy was not provided to this office at the time of the survey. One should be obtained to compare for accuracy of legal description and easements of record.
2. A boundary survey was not performed as part of this project.

EXISTING LEGEND



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



NOTE:
SURVEY ELEVATION PERFORMED BY OTHERS.

EXISTING CONDITIONS & REMOVALS PLAN
CONTRACTOR YARD
550 LAKE MICHIGAN DRIVE PART OF SECTION 25, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MI

CLIENT: MATT LARUE
0-308 LAKE MICHIGAN DR NW
GRAND RAPIDS, MI 49534
616-735-5630

PROJECT NO.
250037

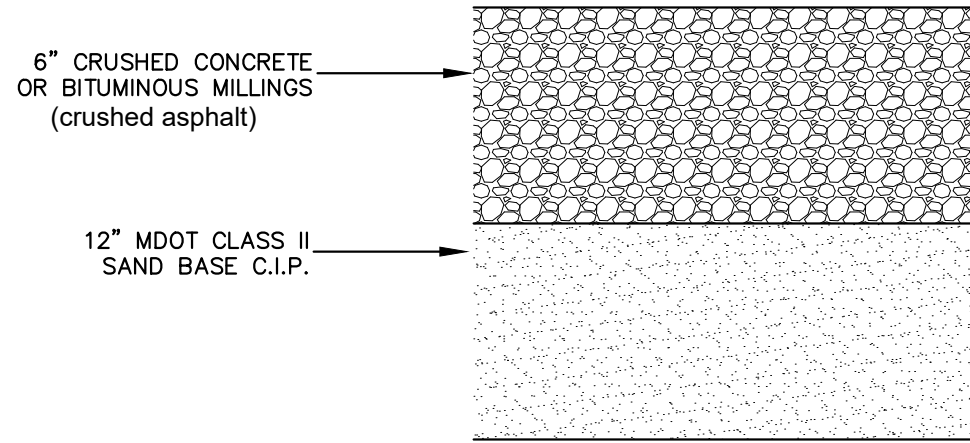
C-101



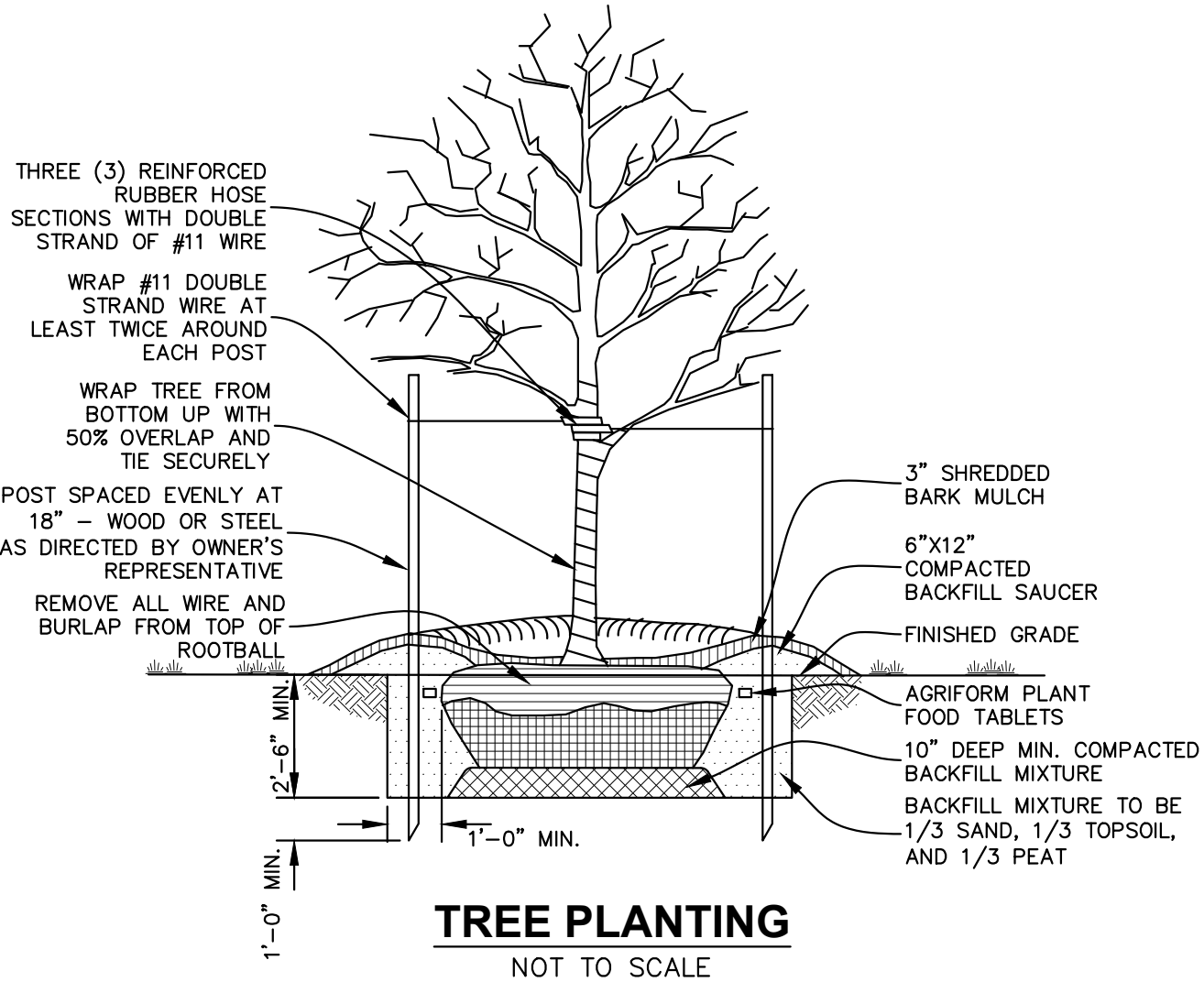
Know what's below.
Call before you dig.



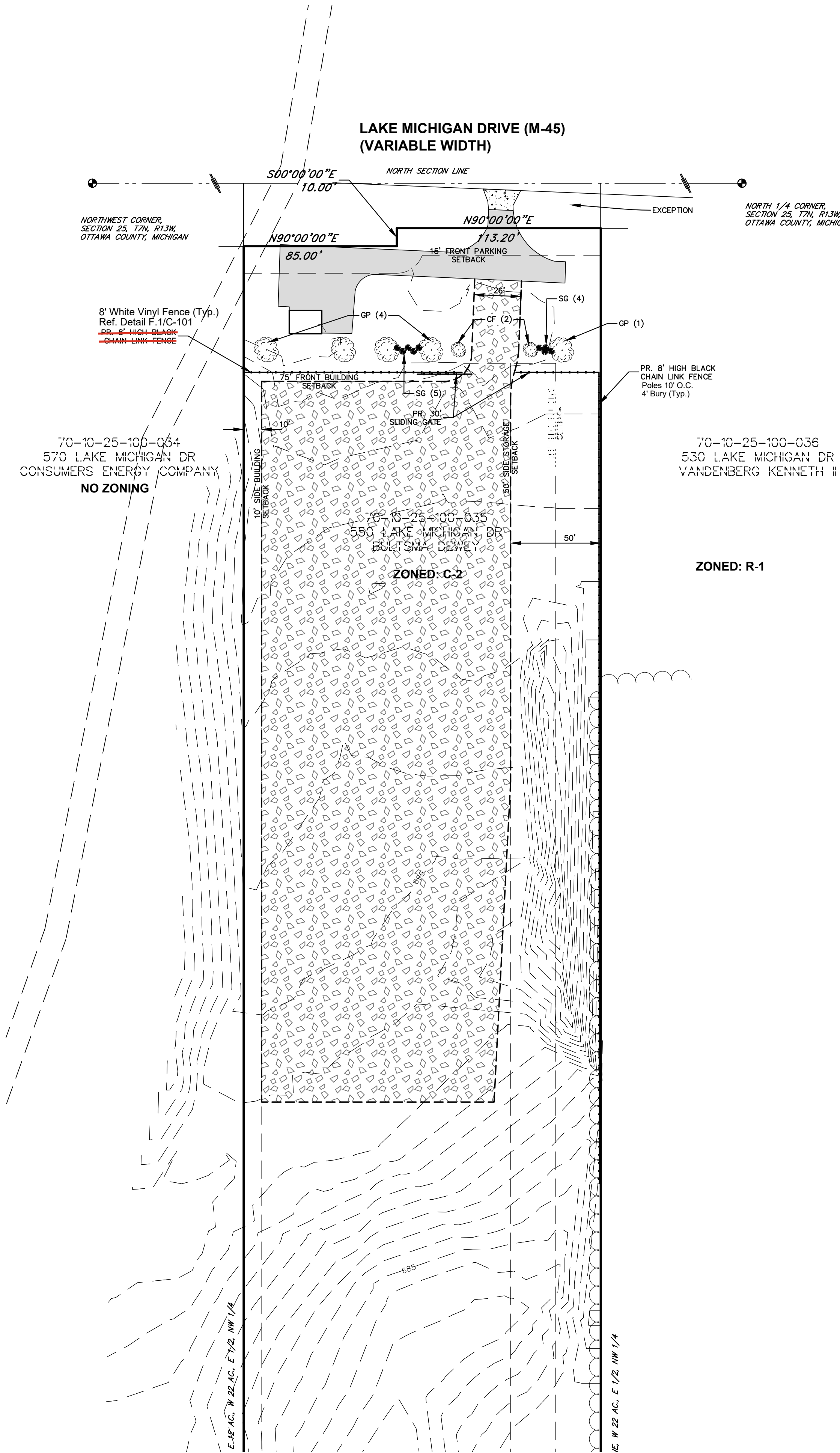
Detail F.1/C-101
- 8" Tall x 6" Wide solid privacy
- 7/8" x 6" tongue & groove pickets
- 1.5" x 5.5" heavy duty pocket rails
- Top, Mid and Bottom Rails
- 5" x 5" x 144" posts
- Stiffener in bottom rail for added support



STORAGE YARD - SECTION
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



SITE DATA:		
SITE:	11.8 ACRES	
ZONED:	C-2: GENERAL COMMERCIAL	
PROP. REZONE:	I: INDUSTRIAL	
USE:	CONTRACTOR YARD	
FRONT BUILDING SETBACK:	REQUIRED 75'	PROVIDED 75'
SIDE BUILDING SETBACK:	10' TO I	15' TO WEST
REAR BUILDING SETBACK:	50' TO RESIDENTIAL	50' TO EAST
	50'	2130'
DRIVE AISLE WIDTH (TWO WAY):	18'	26' MIN. PROPOSED
NO LIGHT POLES PROPOSED.		

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BIT. PAVEMENT
	EXISTING CONC.
	PROPOSED CRUSHED CONC.
	PROPOSED SHRUB
	PROPOSED EVERGREEN TREE
	PROPOSED CANOPY TREE
	PROPOSED UNDERSTORY TREE

- REQUIRED LANDSCAPING NOTES:
- LANDSCAPING ADJACENT TO ROADS EXCEPT FOR DRIVEWAYS:
 - CANOPY TREE OR EVERGREEN TREE AND 2 SHRUBS PER 40 L.F. PLUS 1 ORNAMENTAL PER 100 L.F.
 - TOTAL FRONTAGE ALONG ROAD EXCLUDING DRIVEWAY IS 172 L.F.
 - 5 TREES, 2 ORNAMENTALS, AND 9 SHRUBS REQ. AND PROPOSED
 - EARTHEN BERM FOR TRANSITIONAL PURPOSE:
 - 6 TO 8 FEET HIGH BERM TO PROVIDE MAXIMUM OBSCURING EFFECT
 - MIN. 6 FEET HIGH BERM PROVIDED
 - ALL REQUIRED LANDSCAPING MATERIALS SHALL CONFORM TO TALLMADGE TOWNSHIP LANDSCAPING ORDINANCE:
 - CANOPY TREE SIZE: 1 1/2 INCH CALIPER (MIN.)
 - UNDERSTORY TREE SIZE: 1 1/2 INCH CALIPER (MIN.)
 - EVERGREEN TREE SIZE: 10 FEET HEIGHT (MIN.) OR 1 1/2 INCH CALIPER (MIN.)
 - SHRUB SIZE: 2' HIGH (MIN.)
 - ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED, AND MULCH.

PLANT SCHEDULE:				
TREES	COMMON NAME	SIZE	CONTAINER	QUANTITY
GP	PRINCETON SENTRY GINKGO	1.5" CAL.	B&B	5
CF	PINK SPIRES FLOWERING CRAB	1.5" CAL.	B&B	2
SHRUBS				
SG	SPIREA	2' HT.	POT	9

- NOTES:
- ALL LANDSCAPING SHALL BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR TO THE SIZE SPECIFIED ON THE LANDSCAPE PLAN. SMALLER SIZES WILL BE REJECTED.
 - ALL PLANTINGS SHALL BE MULCHED WITH 3" SHREDDED PREMIUM HARDWOOD BARK MULCH. TREES IN LAWN AREAS SHALL RECEIVE A 6" DIAMETER BARK RING 3" DEEP. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY TWINE THAT IS WRAPPED AROUND THE TRUNK OF A TREE OR SHRUB AS WELL AS TOP THIRD OF ANY BURLAP. REMOVE EXCESS SOIL ON THE TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARE OR FIRST LAYER OF ROOTS PRIOR TO PLANTING. USE A WIRE CUTTER TO MAKE 35 CUTS IN THE WIRE BASKET TO ALLOW ROOTS TO GROW THROUGH.
 - PLANTING AREAS SHALL BE EDGED WITH A MECHANICAL BED EDGER AT A DEPTH OF 4" TO DEFINE BORDER FOR SHREDDED BARK MULCH.
 - PARKING ISLANDS SHALL BE BACK FILLED WITH AT LEAST 24" OF TOPSOIL. AMEND THE TOPSOIL WITH COMPOSTED MANURE AND MIX INTO THE TOP SOIL AT A DEPTH OF 6-12". ANY AGGREGATE OR STONE FROM THE CONSTRUCTION OF THE PARKING LOT SHALL BE REMOVED PRIOR TO BACKFILL.
 - LAWN AREAS SHALL RECEIVE AT LEAST 4" OF TOPSOIL AND SEED. TOPSOIL FOR LAWNS SHALL BE APPROPRIATE FOR GROWING AND SUSTAINING A HEALTHY LAWN.
 - MAINTENANCE OF THE LANDSCAPE SHALL BE PROVIDED FOR BY THE OWNER AND INCLUDING FERTILIZING OF LAWN AND PLANT MATERIAL, YEARLY PRUNING, TOP DRESSING OF MULCH AREAS EVERY OTHER YEAR, AND PROVIDE 1" OF WATER PER WEEK DURING THE GROWING SEASON.
 - PLANT MATERIALS SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARD RECOMMENDED BY THE COUNTY COOPERATIVE EXTENSION SERVICE OR AMERICAN NURSERY ASSOCIATION.
 - ALL DISEASED, DAMAGED, OR DEAD PLANT MATERIALS SHALL BE PROMPTLY REPLACED.

Rooston & Associates
SURVEYING AND ENGINEERING

SITE LAYOUT AND LANDSCAPE PLAN
CONTRACTOR YARD
550 LAKE MICHIGAN DRIVE PART OF SECTION 25, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MI

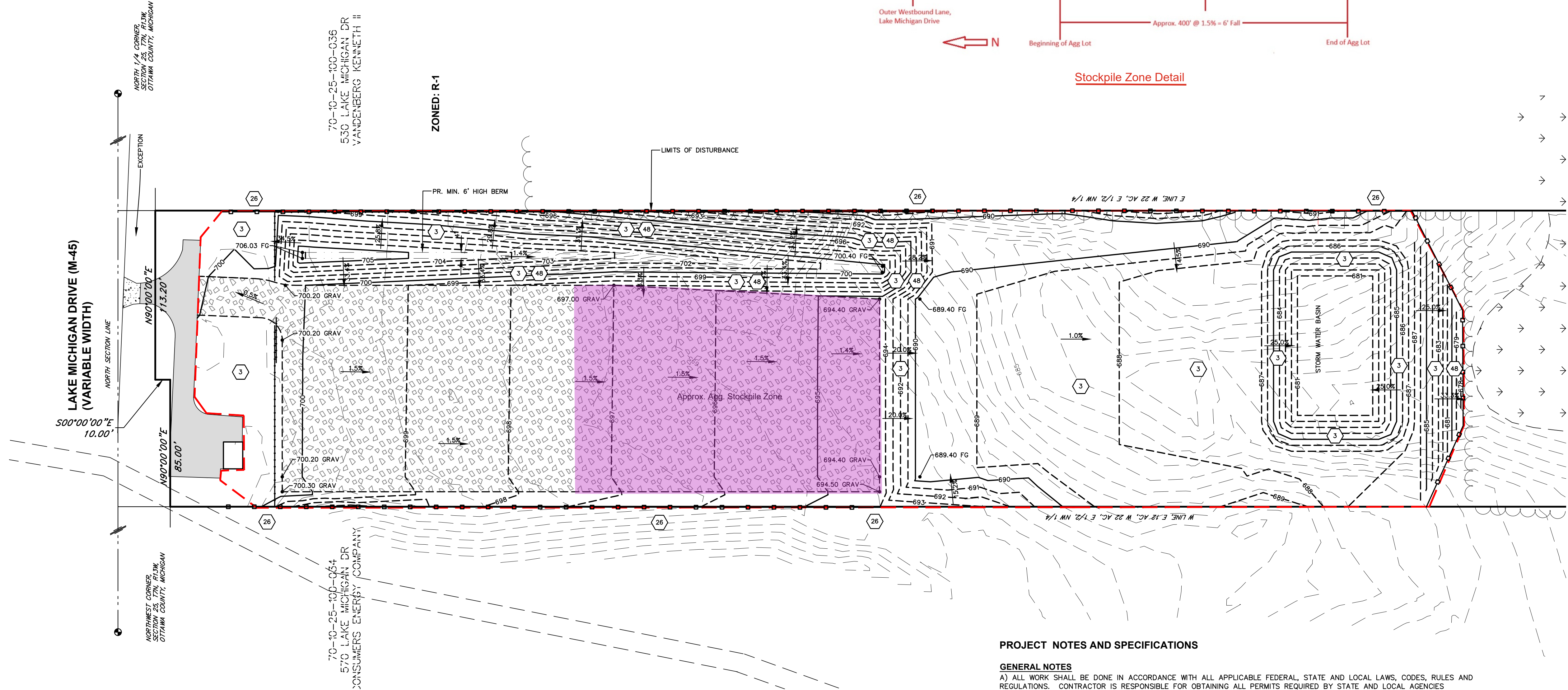
CLIENT: MATT LARUE
O-308 LAKE MICHIGAN DR NW
GRAND RAPIDS, MI 49534
616-735-5630

PROJECT NO.
250037

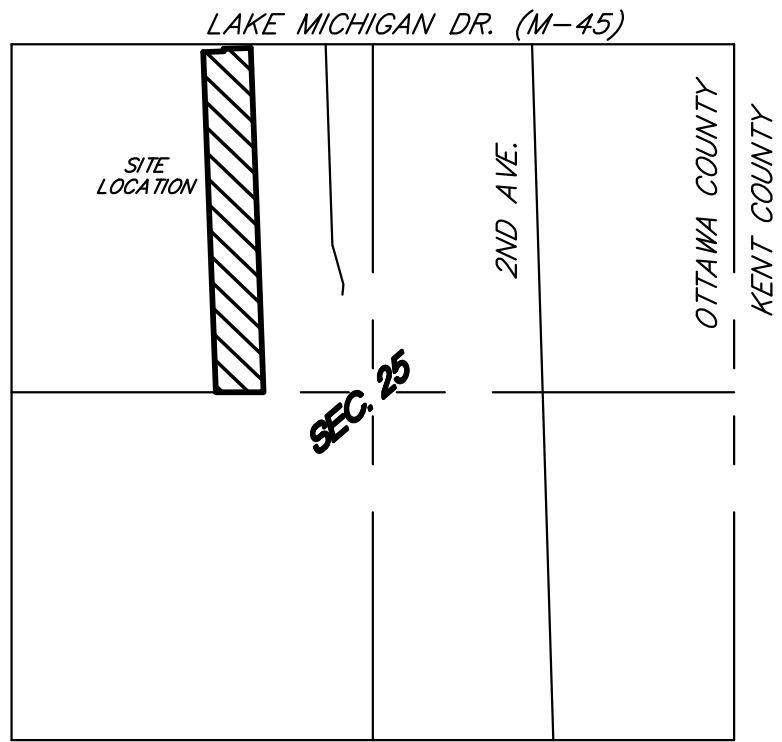
C-102



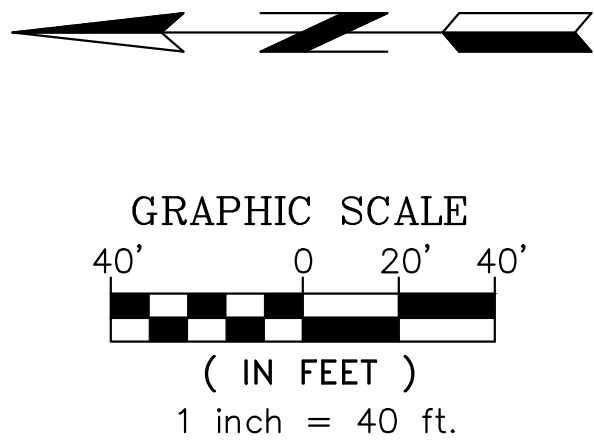
Know what's below.
Call before you dig.



Stockpile Zone Detail



LOCATION MAP
NOT TO SCALE



SOIL EROSION CONTROL KEY

- 3 PERMANENT/TEMPORARY SEEDING
- 26 GEOTEXTILE SILT FENCE
- 48 SOIL EROSION CONTROL BLANKET (N.A.G. S-150 OR EQUAL)

LEGEND

- 700 EXISTING MAJOR CONTOUR
- 701 EXISTING MINOR CONTOUR
- 700 PROPOSED MAJOR CONTOUR
- 701 PROPOSED MINOR CONTOUR
- PROPOSED CRUSHED CONC.
- PROPOSED STORM SEWER
- 700.00 PROPOSED SPOT ELEVATION
- LIMITS OF DISTURBANCE

PROJECT NOTES AND SPECIFICATIONS

GENERAL NOTES

- A) ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, RULES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY STATE AND LOCAL AGENCIES RELATED TO SOIL EROSION AND SEDIMENTATION.
- B) ALL ITEMS OF WORK NOT COVERED BY THESE SPECIFICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE TALLMADGE TOWNSHIP SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MOST STRINGENT REQUIREMENTS AS LISTED IN THE GEOTECHNICAL REPORT, PLANS AND SPECIFICATIONS SHALL APPLY.
- C) ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS DIG AT 811/482-7171 AT LEAST 3 WORKING DAYS PRIOR TO ANY UNDERGROUND CONSTRUCTION.
- D) CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER 48 HOURS BEFORE WORK BEGINS.

- E) ROOSSEN AND ASSOCIATES AS THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE OR LIABLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE DRAWINGS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH RISE FROM OTHERS' FAILURE TO OBTAIN AND FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

- F) CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, CONSTRUCTION MEANS, CONTROLS, TECHNIQUES, SEQUENCES AND PROCEDURES.

- G) REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SECTIONS AND OTHER REQUIREMENTS. CONTRACTOR SHALL CONSTRUCT PER MOST STRINGENT REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE OWNER.

GENERAL SPECIFICATIONS

- A) ALL CONSTRUCTION AREAS SHALL BE CLEARED OF ALL TREES, BRUSH, WEEDS, ETC. ALL SPOIL MATERIAL IS TO BE DISPOSED OF IN AREAS DESIGNATED BY THE OWNER AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- B) STRIP ALL TOPSOIL AND ORGANIC MATERIAL ON SITE WITHIN THE CONSTRUCTION LIMITS OF THE PROJECTS WHERE GRADES ARE TO BE CHANGED, OR IN AREAS TO BE IMPROVED. IF MATERIAL IS FREE OF ROOTS, ROCKS AND DEBRIS, AND IS APPROVED BY THE ENGINEER, IT SHALL BE TEMPORARILY STOCKPILED ON SITE FOR LATER USE.
- C) CONSTRUCTION ACCESS AND MATERIAL STORAGE IS LIMITED TO THE AREAS DESIGNATED ON THE DRAWINGS OR AS APPROVED BY THE OWNER.
- D) WHERE IT IS NECESSARY TO WORK OUTSIDE THE PROPERTY CONTROLLED BY THE OWNER, THE CONTRACTOR SHALL OBTAIN LEGAL AUTHORITY FROM ADJACENT PROPERTY OWNERS TO COMPLETE THE WORK AS OUTLINED IN THESE DOCUMENTS.
- E) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE BROUGHT TO FINISH GRADES AS SHOWN ON THE DRAWINGS. ALL AREAS DISTURBED SHALL BE RESTORED WITH A MINIMUM OF 4" OF TOPSOIL, SEEDING AND MULCHING.
- F) THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION ON THE NEED FOR IMPORTED OR EXPORTED MATERIAL. THE PROPOSED GRADING PLAN MAY NOT PROVIDE FOR A "BALANCED" SITE.
- G) ALL AREAS DISTURBED DUE TO SITE ACCESS SHALL BE RESTORED TO THE PRECONSTRUCTION CONDITION OR BETTER.
- H) BACKFILL AND COMPACTION: ALL BACKFILL SHALL BE CLEAN, FREE OF LARGE ROCKS, DEBRIS AND ORGANIC MATERIAL. COMPACT ALL BACKFILL TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D-1557. BACKFILL SHALL BE PLACED IN A MAXIMUM OF 12" LIFTS.

STORM WATER MANAGEMENT SYSTEM MAINTENANCE

THE STORM SEWER AND DETENTION SYSTEMS MUST BE INSPECTED AND MAINTAINED ON A REGULAR BASIS FOR OPTIMAL PERFORMANCE. SEE CHART BELOW FOR SUGGESTED INTERVALS.

TASKS	COMPONENTS			SCHEDULE
	BASIN	BOX	SLOPES	
INSPECT FOR ACCUMULATION	●	●	●	ANNUALLY
REMOVE SEDIMENT ACCUMULATION	●	●	●	EVERY 5-10 YEARS AS NEEDED
INSPECT FOR DEBRIS (DEAD VEGETATION AND TRASH)	●	●	●	EARLY SPRING, FALL AND AFTER MAJOR STORMS
CLEAN DEBRIS	●	●	●	AS NEEDED
INSPECT FOR EROSION ON BANKS AND BOTTOM	●	●	●	EARLY SPRING, FALL AND AFTER MAJOR STORMS
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	●	●	●	AS NEEDED
RAKE OUT DEAD VEGETATION			●	ANNUALLY-EARLY SPRINGS
REPLACE STONE RIP-RAP			●	AS NEEDED
MOWING	●	●	●	AS NEEDED (MIN. ANNUALLY)

NOTE:

- REFER TO MDOT SOIL EROSION & SEDIMENTATION CONTROL MANUAL.
- CONTRACTOR SHALL PLACE NA-GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET ON ALL SLOPES 1 ON 3 OR STEEPER IN THE BOTTOM ONE FOOT OF THE DRAINAGE SWALES, AND ALONG THE SOUTH SIDE OF THE STORAGE YARD.
- THE DETENTION BASIN SHALL BE ONE OF THE FIRST ITEMS CONSTRUCTED, AND SHALL BE CLEANED OUT PRIOR TO OWNER ACCEPTANCE.
- SITE SOILS CONSIST OF CLAY, LOAM, AND LOAMY SAND PER USDA NRCS MAPS.
- TOTAL DISTURBED AREA IS 3.78 ACRES.
- LAKE DRAIN BRANCH IS LOCATED 60 FEET WEST OF THE SITE.
- CONTRACTOR SHALL SWEEP THE STREET OF ANY DIRT TRACKED ONTO IT BY THE CONSTRUCTION OPERATION AS NEEDED AND AS DIRECTED BY COUNTY SESC AGENT.
- THESE MEASURES ARE MINIMUM REQUIRED. CONTRACTOR MAY NEED ADDITIONAL MEASURES DEPENDING ON WEATHER, TIMING, ETC.

CONSTRUCTION SEQUENCE

	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	REMARKS
INSTALL SILT FENCING AND INLET PROTECTION													REQUIRED
CLEAR VEGETATION AND STRIP AND STOCKPILE TOPSOIL													
ROUGH GRADE SITE													
CONSTRUCT BUILDING													
INSTALL UTILITIES													
INSTALL CURBING AND PAVEMENT													
FINISH GRADE, PLACE PLANTINGS, TOPSOIL AND SEED, AND MULCH BLANKETS													
CLEAN PAVEMENTS AND STORM SEWER													
REMOVE TEMPORARY EROSION CONTROL													

REVISIONS:

DRAWN BY: YS
APPROVED BY: MC
DATE: JANUARY 21, 2025
REVISIONS:
JULY 9, 2026 - FOR SUBMITTAL

Roosien & Associates
ENGINEERING AND ARCHITECTURE
1000 PLANTERS AVE. SE
GRAND RAPIDS, MI 49505
TEL: (616) 361-7220

UTILITY AND GRADING PLAN
CONTRACTOR YARD
550 LAKE MICHIGAN DRIVE PART OF SECTION 25, T7N, R13W
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MI

CLIENT:
MATT LARUE
O-308 LAKE MICHIGAN DR NW
GRAND RAPIDS, MI 49534
616-735-5630

PROJECT NO.
250037

C-103