

**BENCHMARKS - NAVD88**

ELEVATION - 616.30  
 SW FLANGE BOLT UNDER "M" IN "MADE",  
 LOCATED 1.0'± SOUTH OF THE EDGE HMA  
 PARKING LOT & 8'± SW OF TELCOM BOX.

ELEVATION - 613.88  
 SE FLANGE BOLT UNDER "M" IN "MADE",  
 LOCATED 4.0'± SOUTH & 35'± WEST OF THE  
 SW CORNER OF BUILDING #2286 PORT SHELTON  
 CROUT. (1.9' ABOVE GROUND)

**CONTROL POINTS - MI SOUTH SPCS NAD83**

CP#5	CP#6	CP#7	CP#8
MAG NAIL	MAG NAIL	MAG NAIL	MAG NAIL
N 4957.8006	N 49702.9347	N 49483.8727	N 49140.9650
E 50523.1346	E 50123.7640	E 49994.1478	E 49741.2123
ELEV 619.32	ELEV 614.93	ELEV 613.70	ELEV 613.28

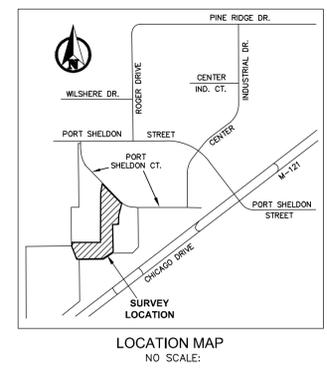
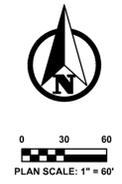
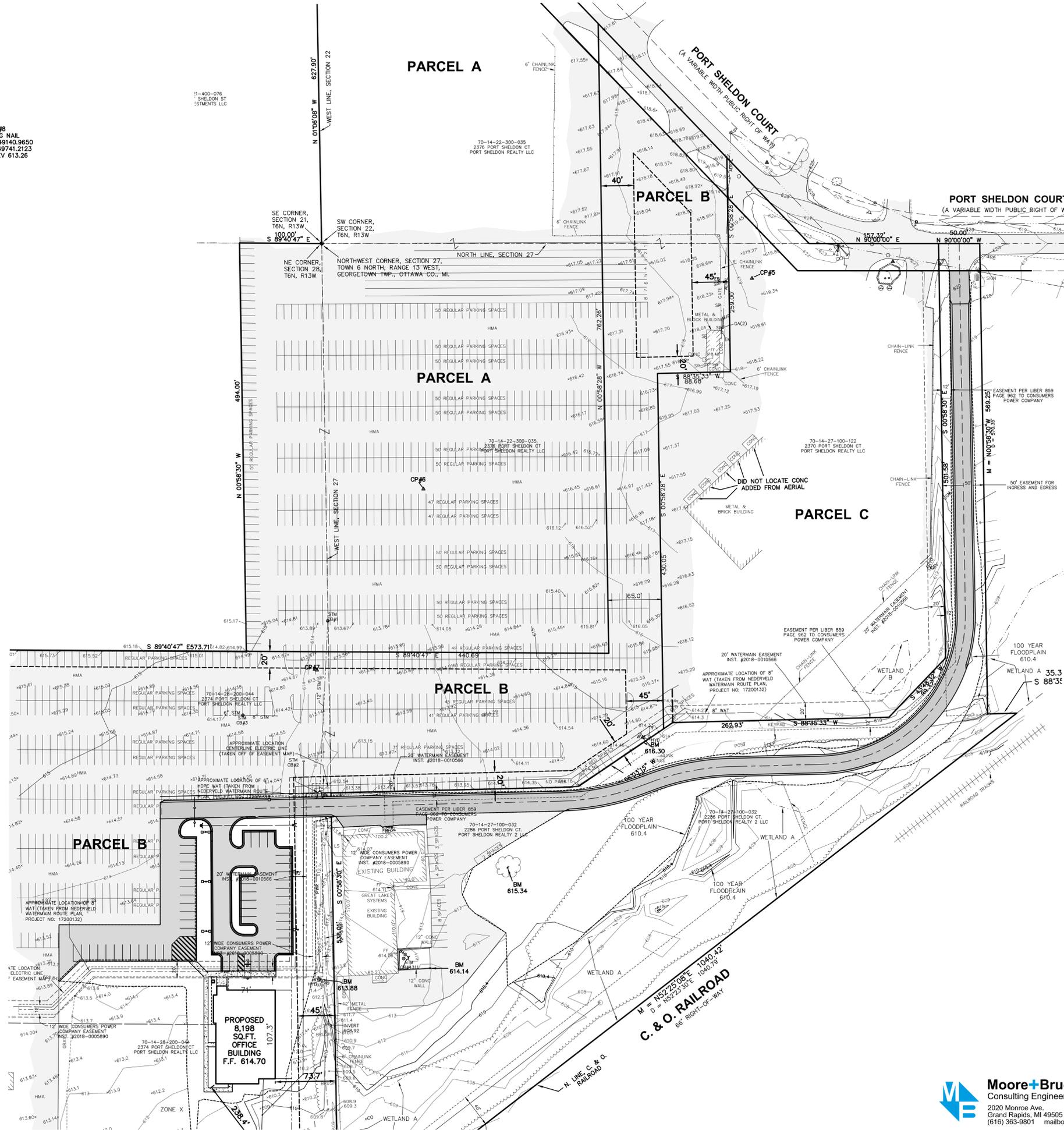
**EXISTING UNDERGROUND UTILITY DATA**

**STORM CB#1**  
 RIM 613.33  
 12" CPP INV S 611.73  
 BOTTOM STRUCTURE 611.33  
 2" DIA FLAT RIM,  
 2" DIA PRECAST STRUCTURE

**STORM CB#2**  
 RIM 612.46  
 LID ON 12" VERT. CPP PIPE  
 12" CPP INV N 610.66  
 12" CPP INV S 610.66  
 BOTTOM STRUCTURE 610.66  
 2" DIA FLAT RIM,  
 1" DIA PRECAST STRUCTURE

**STORM CB#3**  
 RIM 613.99  
 6" CPP INV W 613.04  
 8" PVC INV E 612.79  
 BOTTOM STRUCTURE 611.69  
 2" DIA FLAT RIM,  
 1" DIA PRECAST STRUCTURE

**STORM CR #4311**



**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. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH OCR STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
6. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:  
 12" MDTOT CL-2 SAND SUBBASE (C.I.P)  
 8" 21AA GRAVEL BASE (C.I.P)  
 2" 3EL HMA LEVELING COURSE  
 2" 5EL HMA WEARING COURSE
7. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:  
 12" MDTOT CL-2 SAND SUBBASE (C.I.P)  
 6" 21AA GRAVEL BASE (C.I.P)  
 1 1/2" 3EL HMA LEVELING COURSE  
 1 1/2" 5EL HMA WEARING COURSE
8. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDTOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
9. 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.
10. 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.
11. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.

**PARKING SPACE REQUIREMENTS:**  
 REQUIRED: 1 SPACE / 300 GFA = 1 SPACE / 300 SFT (8,136 SFT)  
 = 27 SPACES  
 PROVIDED: 33 SPACES

**SET BACKS:**  
 FRONT: 45'  
 SIDE: 20'  
 REAR: 40'

**The Architectural Group Inc.**  
 3100 Prairie SW Grandville MI 49418  
 616-531-7040 TheArchitecturalGroup.com

**New Office for:**  
**Grand River Construction, Inc.**  
 Port Sheldon Court, Georgetown Township, MI



Dr.	JLF
Ap.	####
Date	Issued For
01-27-25	REVIEW
03-20-24	
11-May-24	REV PER TWP
6-12-24	BIDS & CONSTR
8-22-24	REV. LATERAL CON.
09-09-24	REV. LATERAL ELE.
11-05-24	REV. STM SEWER
04-14-25	REV. DRIVE LOC.

File No. 2023-38

Drawing

**C1.4**

PREPARED FOR:  
 GRAND RIVER CONSTRUCTION  
 5025 40TH AVE.  
 HUDSONVILLE, MI 49426  
 P: (616) 669-5611

**Moore+Bruggink**  
 Consulting Engineers  
 2020 Monroe Ave.  
 Grand Rapids, MI 49505  
 (616) 363-5801 mailbox@mbce.com

**OVERALL SITE PLAN** © The Architectural Group Inc. 2022  
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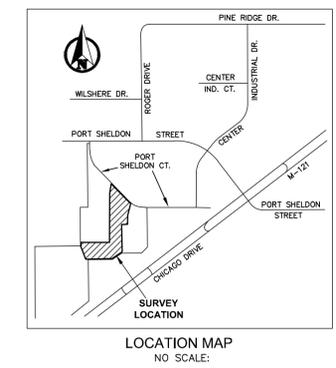
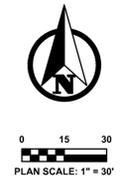
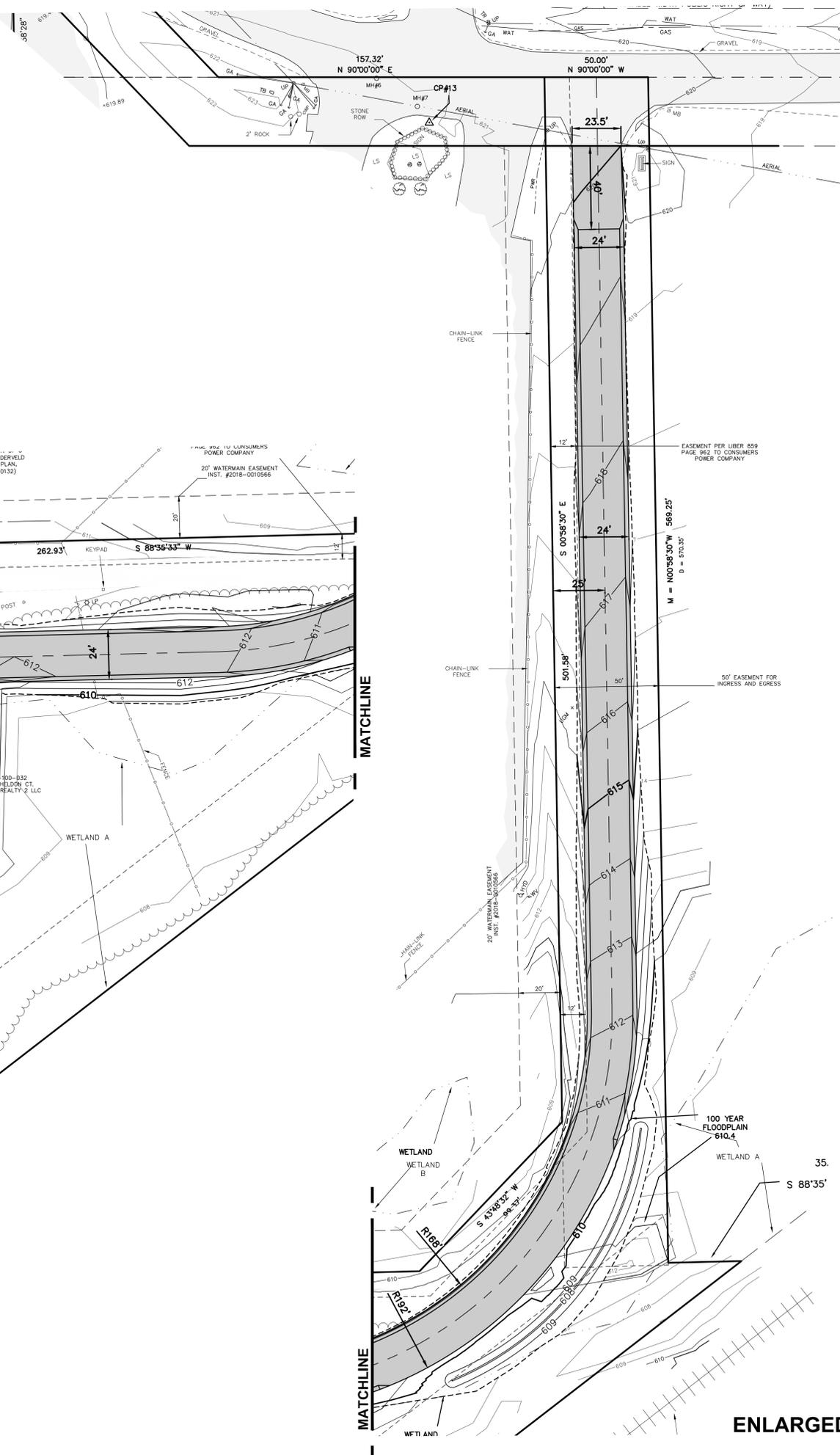
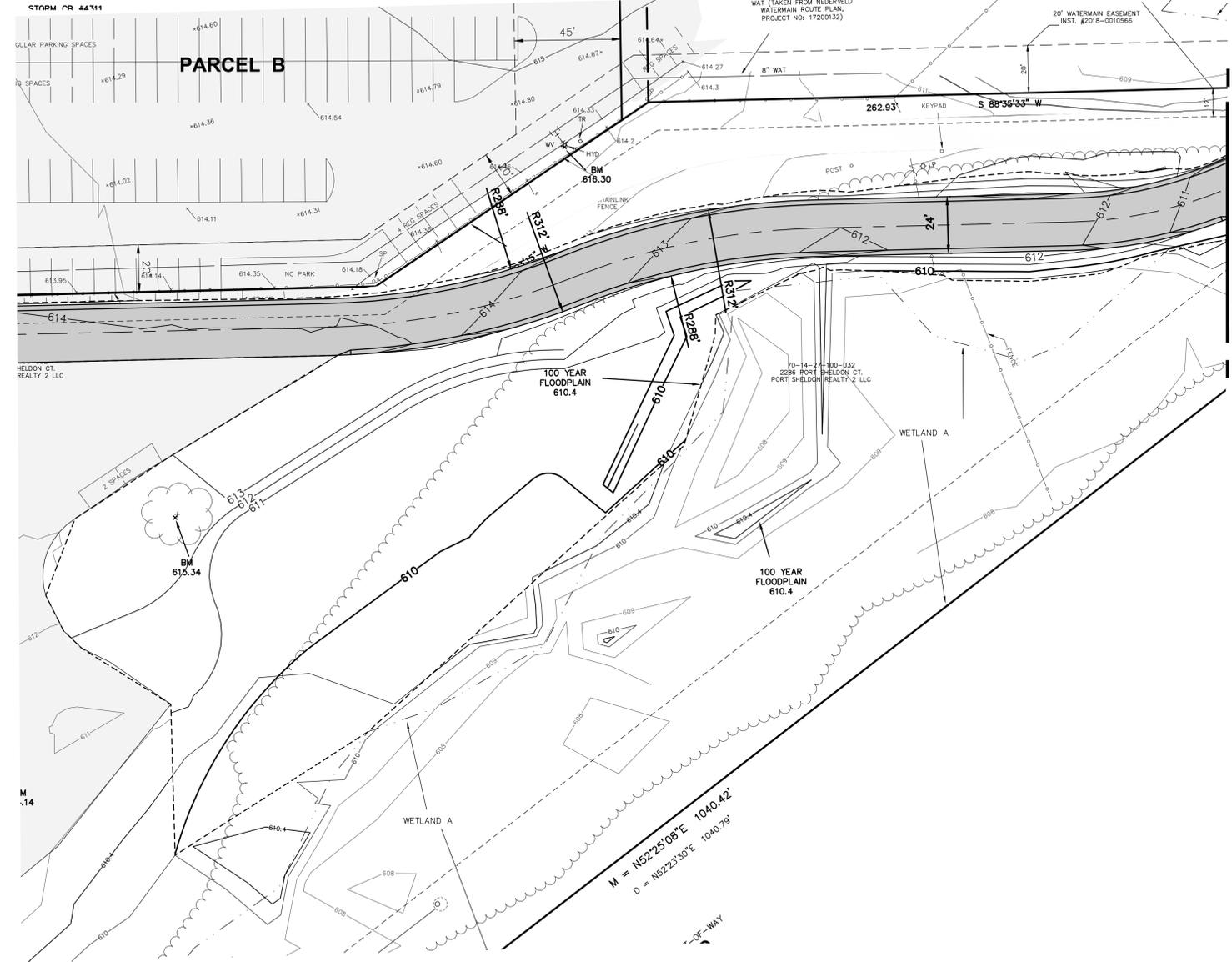
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**REQUIRED FRONT PROPERTY LANDSCAPING:** 1 TREE / 25' (1/8) OF TREES MAY BE EVERGREEN)

**PROPOSED DECIDUOUS CANOPY TREE (TYP.) OWNER TO SELECT A MIX FROM THE FOLLOWING SPECIES:**

- SERVICEBERRY 'ROBIN HILL' - SMALL, FLOWERING ORNAMENTAL
- HOPHORNBEAM - SMALL/MEDIUM
- AMERICAN LINDEN - MEDIUM/LARGE
- LONDON PLANETREE - LARGE, FAST-GROWING
- RED MAPLE 'CRIMSON SENTRY' - MEDIUM/LARGE, BOLD COLOR.

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