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PROPOSED ADDITION FOR:  
LINN  
PRODUCTS  
-  
PLANT #2

215 LIPSEY DRIVE  
CHARLOTTE, MICHIGAN

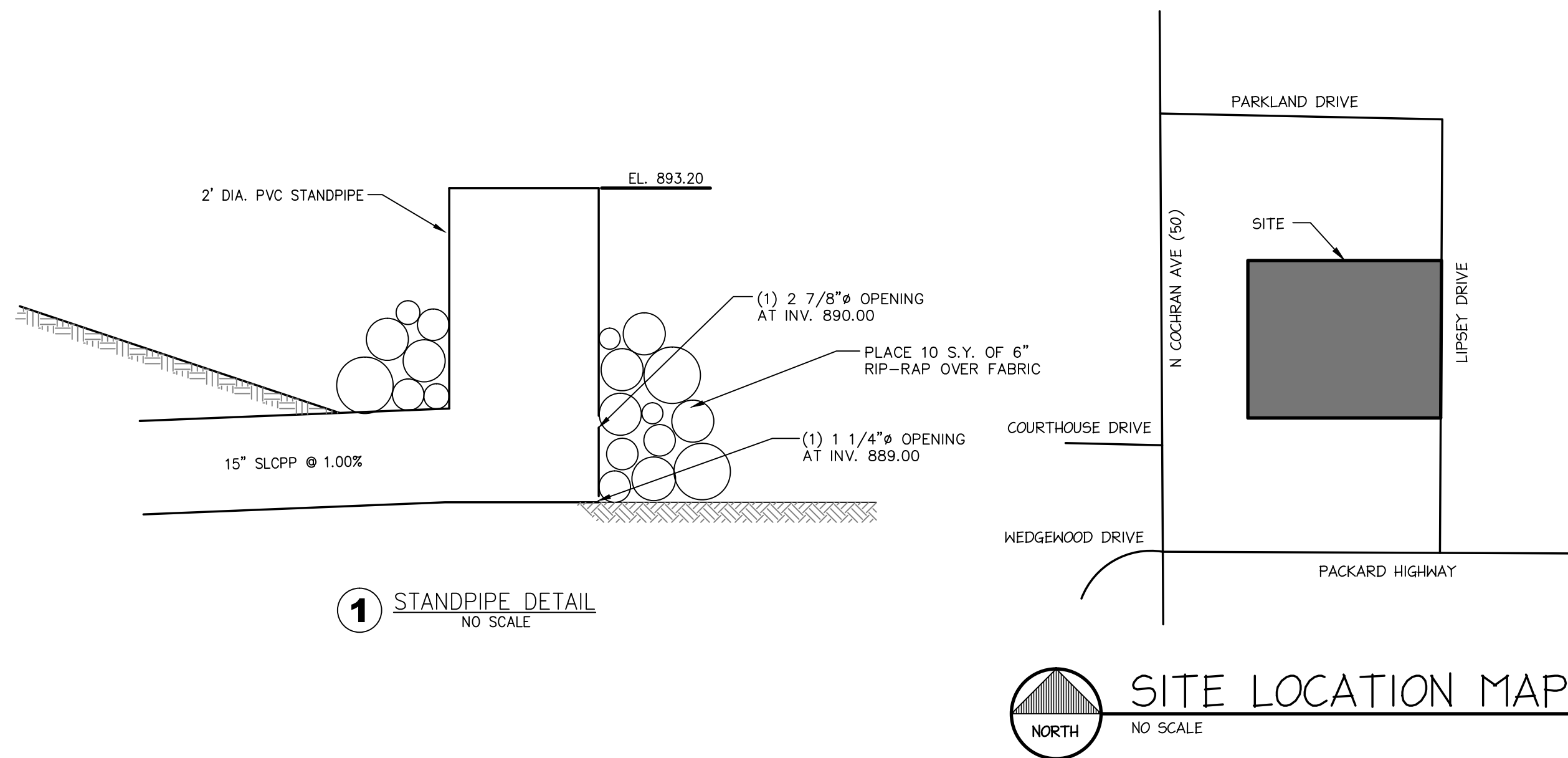
ISSUED	FOR
1-14-16	REVIEW
1-17-16	SITE PLAN APPROVAL
01-24-17	REVIEW
02-17-17	PERMITS
04-12-17	REVISED (CONC. PAID)
05-02-17	PERMITS
08-16-18	PRICING
08-29-18	PAVING REVISION
09-14-18	REVISION
09-28-18	REVIEW
0-03-18	SITE PLAN REVIEW

DRAWN BY: DJA

# SITE PLAN

SHEET NUMBER  
C-1.1

JOB NUMBER  
18-116



CONSTRUCTION SCHEDULE											
I.D.	TASK NAME	MONTH	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUN.	
1	TEMP. EROSION CONTROL INSTALL										
2	ROUGH GRADING										
3	FOUNDATIONS										
4	BUILDING ERECTION										
5	PAVING										
6	FINISH GRADING										
7	LANDSCAPING										
8	TEMP. EROSION CONTROL REMOVAL										

GENERAL SITE CONSTRUCTION NOTES:

1. EACH CONTRACTOR PERFORMING EXCAVATING OR DIGGING WORK MUST NOTIFY MISSOURI AT 1-800-482-7171 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THIS SITE WHICH ARE NOT SHOWN ON THIS PLAN. EACH CONTRACTOR PERFORMING EXCAVATING OR DIGGING WORK MUST BE RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES ON SITE, WHETHER SHOWN ON THIS PLAN OR NOT.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURVEY AS PART OF THIS WORK.
4. CONTRACTOR SHALL PROVIDE ALL SIGNS, FENCING, LIGHTS, BARRICADES, ETC. NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING CONSTRUCTION.
5. EARTHWORK CONTRACTORS SHALL COMPLY AND BE RESPONSIBLE FOR BEYOND AND FILTERING OF PROPERTY LINES WHERE EROSION COULD OCCUR, MINIMIZATION OF TRACKING OF MATERIALS OFF-SITE, SKEEPING AND CLEANING OF ADJACENT STREETS AS NECESSARY, AND OBTAINING SOIL EROSION CONTROL PERMITS.
6. REQUEST FOR CONSTRUCTION STAKING SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THEIR ACTUAL NEED.
7. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC PIPE WITH PREMIUM GRADE JOINTS. PROVIDE 4" DIA. CLEAN OUTS AT 100' CENTERS (MAX.) WITH EAST JORDAN EX WORKS H.D. COVER #570 FLUSH WITH FINISH GRADE. (BY SITE CONTRACTOR)
8. IT SHALL BE THE RESPONSIBILITY OF THE EACH CONTRACTOR PERFORMING EXCAVATING OR DIGGING WORK TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE PROTECTION AND/OR RELOCATION OF EXISTING UTILITIES.
9. ALL CONSTRUCTION SHALL BE SUBJECT TO CONSTRUCTION INSPECTION BY OWNER OR THEIR REPRESENTATIVE.
10. ALL MATERIALS PLACED DURING CONSTRUCTION SHALL BE IN NEW CONDITION, SHALL BE FREE FROM DEFECTS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE.
11. STORM SEWER PIPE SHALL BE SDR 35 PVC WITH PREMIUM GRADE JOINTS, UNLESS NOTED OTHERWISE. JOINTS, UNLESS NOTED OTHERWISE SHALL BE HANCOR H+O OR EQUAL AND SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST TWO FULL CORRUGATION ON EACH END OF THE PIPE, UNLESS NOTED OTHERWISE ON PLANS.
12. THE CONTRACTOR SHALL INSTALL ALL EXTERIOR UNDERGROUND PIPING TO PROVIDE PROTECTION AGAINST FREEZING CONDITIONS FOR PROPER OPERATION. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND COMPACTED TO A MINIMUM OF 96% OF MAXIMUM DRY DENSITY, PER ASTM-1557.
13. ALL MANHOLES AND CATCH BASINS SHALL BE MINIMUM 4' DIAMETER PRE-CAST CONCRETE.
14. THE CONTRACTOR SHALL CONNECT THE ROOF DRAINAGE, GUTTER AND DOWN SPOUT SYSTEM TO THE ON SITE STORM SEWER SYSTEM.
15. ALL CONCRETE WORK SHALL BE 5% TO 7% AIR ENTRAINED,  $F_c = 3,500$  PSI.
16. ALL DISTURBED AREA SHALL BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH. RESTORATION OF ALL SLOPES OF 1:3 OR GREATER SHALL HAVE 4" TOPSOIL, SEED, FERTILIZER AND AMERICAN GREEN S-150 EROSION CONTROL BLANKET, INSTALLED PER MANUFACTURERS SPECIFICATIONS.
17. ASPHALT PAVEMENT: REGULAR DUTY  
1 1/2" MDOT 100T (36A AGG.) TOP COURSE ON  
1 1/2" MDOT 100L (20AA AGG.) LEVELING COURSE ON  
8" COMPACTED MDOT 22A GRAVEL BASE ON  
COMPACTED GRANULAR SUB-BASE
18. ASPHALT PAVEMENT: HEAVY DUTY  
2" MDOT 100T (36A AGG.) TOP COURSE ON  
2" MDOT 100L (20AA AGG.) LEVELING COURSE ON  
8" COMPACTED MDOT 22A GRAVEL BASE ON  
COMPACTED GRANULAR SUB-BASE
19. THE GRAVEL AREA SHALL BE CONSTRUCTED WITH:  
1 1/2" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" MDOT 23-A GRAVEL BASE (C.I.P.)
20. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF EXIST. BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.

SHEET INDEX	
No.	DESCRIPTION
C-1.1	SITE PLAN/ SHEET INDEX/ BUILDING DATA/ SITE DATA
C-1.2	S.E.S.C. PLAN
A-1.1	ELEVATIONS
A-2.1	FLOOR PLAN/ GENERAL NOTES
A-3.1	BUILDING SECTIONS
A-3.2	WALL SECTIONS
A-3.3	WALL AND ROOF INSULATION SYSTEM DETAILS
S-1.1	FOUNDATION PLAN
S-1.2	FOUNDATION DETAILS
S-1.3	FOUNDATION DETAILS

## BUILDING DATA

## 2012 MICHIGAN BUILDING CODE

USE GROUP: F-1 (MANUFACTURING)

CONSTRUCTION TYPE: II-B (BUILDING IS FULLY SPRINKLED)

ALLOWABLE AREA (TABLE 503): 15,500 S.F.

ALLOWABLE INCREASE:

FRONTAGE INCREASE: 15,500 S.F. X 232% = 35,960 S.F.

NORTH:  $550' \times 40.1' = 22,055$

SOUTH: 550' X 489.5' = 269.2

EAST: 200' X 60.1' = 12,020'

TOTAL: 347,920

$$347920 / 15500 = 232\%$$

SPRINKLER INCREASE: 15,500 S.F. X 300% = 46,500 S.F.

ACTUAL ALLOWABLE AREA: 15,500 S.F. + 35,960 S.F. + 46,500 S.F. = 97,960 S.F.

BLDG. SETBACKS:                      REQUIRED                      PROVIDED:

FRONT YARD: 40' 60.1'

SIDE YARD (NORTH): 20' 40.1'

SIDE YARD (WEST):	40'	223.1±
SIDE YARD (SOUTH):	30'	489.5±

NOTE: SEE ADDITIONAL INFORMATION FOR SITE DATA, PARKING AND OFF STREET LOADING, THIS SHEET

## PARKING

INDUSTRIAL: 1 PER 2 EMPLOYEES  
60 / 2 = 30 SPACES

WAREHOUSE: 1 PER EMPLOYEE  
10 EMPLOYEES = 10 SPACES

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TOTAL: 40 SPACES

PARKING PROVIDED: 114 SPACES  
(2 BARRIER FREE)

## SITE DATA

ZONING:	I-2
PROPERTY AREA:	13.86 ACRES
EXISTING BUILDING:	60,000 S.F.
PROPOSED BUILDING:	50,000 S.F.
TOTAL BUILDING:	110,000 S.F.
PERCENTAGE DEVELOPED:	18.2%
TOTAL IMPERVIOUS AREA:	224,200 S.F.
MAXIMUM HEIGHT ALLOWED:	40 FEET
ACTUAL HEIGHT:	33 FEET

## OFF STREET LOADING

REQUIRED: 5 SPACES @ 1 PER 40,000 S.F.  
110,000 / 40,000 S.F = 6 SPACES

PROVIDED: 4 SPACE (@ 2 FUTURE)

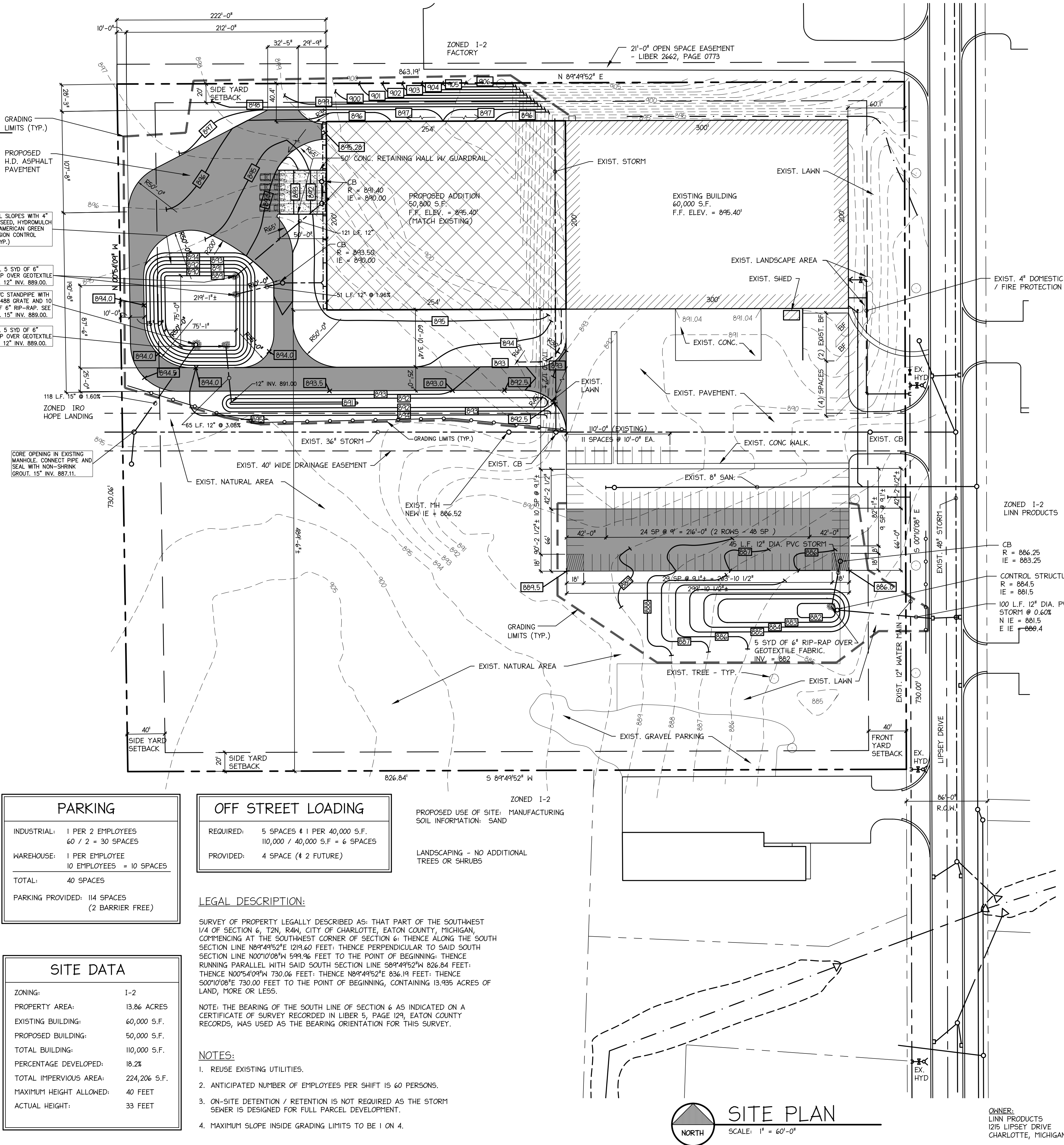
LEGAL DESCRIPTION:

SURVEY OF PROPERTY LEGALLY DESCRIBED AS: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, T2N, R44E, CITY OF CHARLOTTE, EATON COUNTY, MICHIGAN, COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6; THENCE ALONG THE SOUTH SECTION LINE N89°49'52"E 1219.60 FEET; THENCE PERPENDICULAR TO SAID SOUTH SECTION LINE N00°10'08"W 594.96 FEET TO THE POINT OF BEGINNING; THENCE RUNNING PARALLEL, L&R, SAID SOUTH SECTION LINE S89°58'25"W 826.64 FEET; THENCE PERPENDICULAR TO SAID SOUTH SECTION LINE N83°16'00"E 836.14 FEET; THENCE PERPENDICULAR TO SAID SOUTH SECTION LINE S00°10'08"E 730.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.95 ACRES OF LAND, MORE OR LESS.

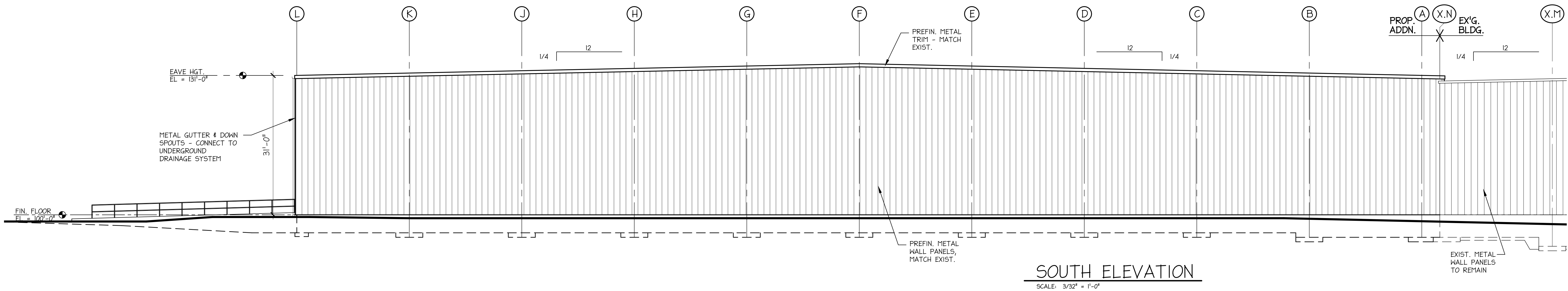
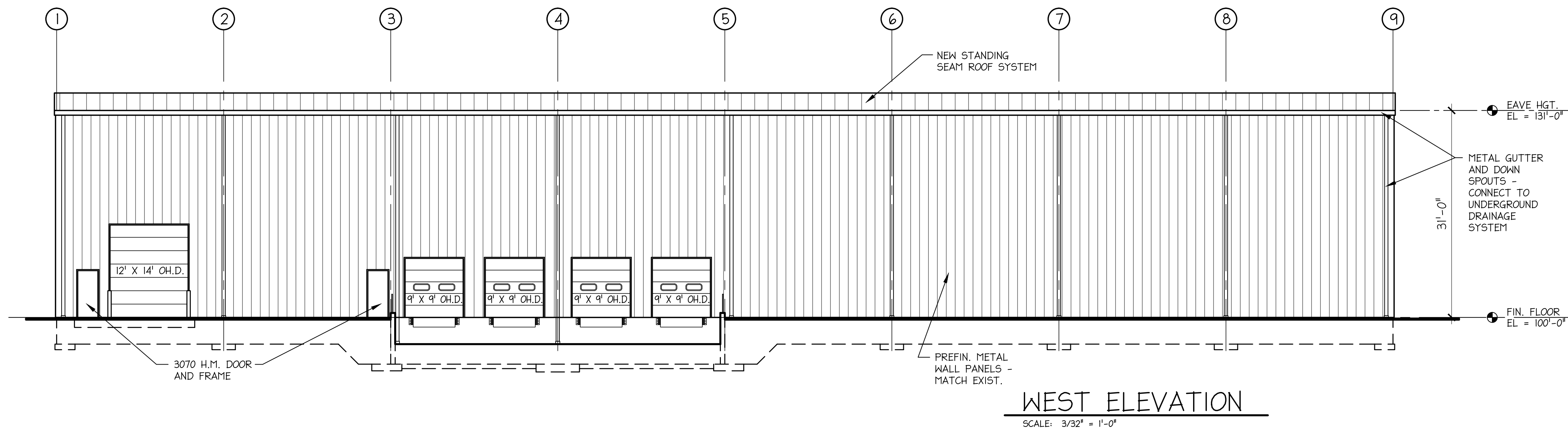
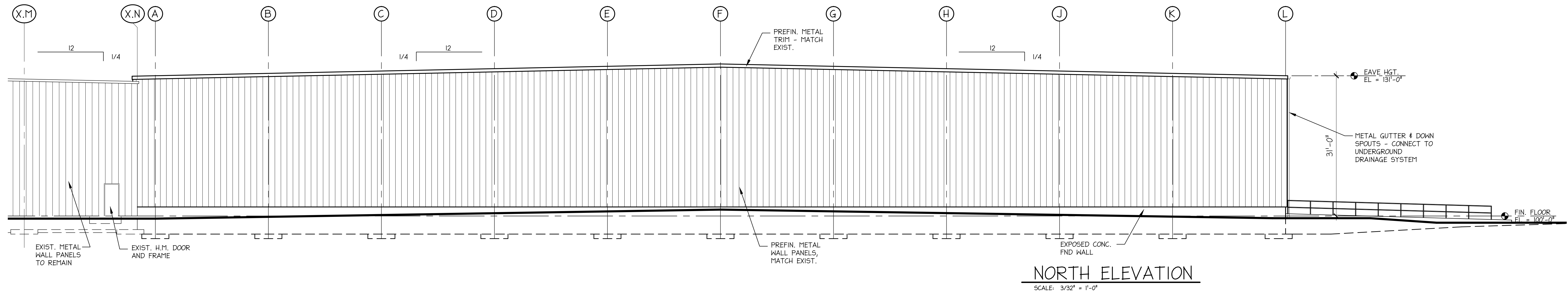
NOTE: THE BEARING OF THE SOUTH LINE OF SECTION 6 AS INDICATED ON A CERTIFICATE OF SURVEY RECORDED IN LIBER 5, PAGE 129, EATON COUNTY RECORDS, WAS USED AS THE BEARING ORIENTATION FOR THIS SURVEY.

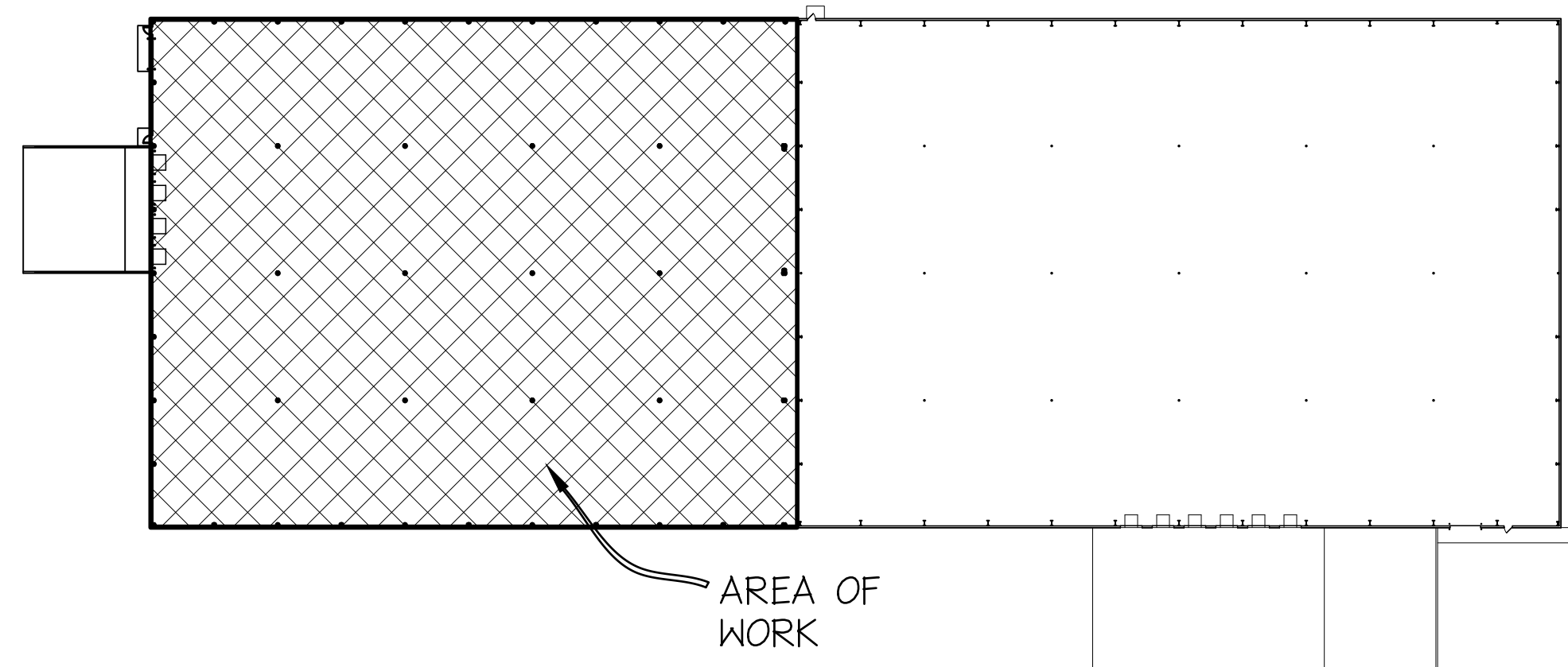
NOTES:

1. REUSE EXISTING UTILITIES.
2. ANTICIPATED NUMBER OF EMPLOYEES PER SHIFT IS 60 PERSONS.
3. ON-SITE DETENTION / RETENTION IS NOT REQUIRED AS THE STORM SEWER IS DESIGNED FOR FULL PARCEL DEVELOPMENT.
4. MAXIMUM SLOPE INSIDE GRADING LIMITS TO BE 1 ON 4.

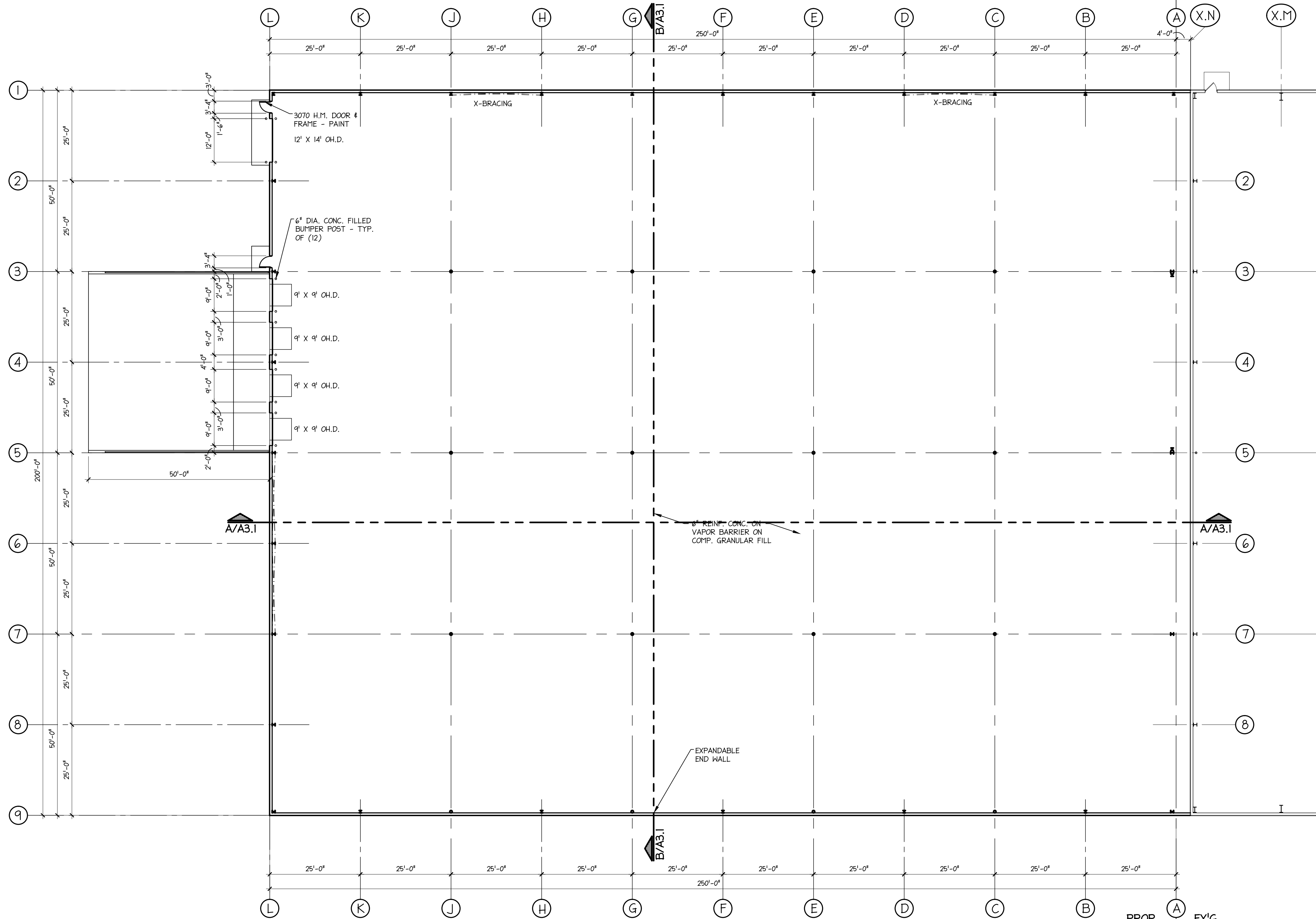








**KEY PLAN**  
NO TO SCALE

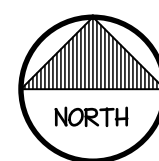


**GENERAL NOTES:**

1. FLOOR DRAINS: UNLESS REQUIRED OTHERWISE, SET ALL FLOOR DRAINS 1/4\"/>

**NOTE:**

THE GENERAL CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF EXISTING CONDITIONS INVALIDATE THE DRAWINGS OR WHEN QUESTIONS ARISE REGARDING THE INTENT OF THE DRAWINGS.



**FLOOR PLAN**

SCALE: 1/16\"/>

PROP. ADDN. X EX'G. BLDG.