

SITE LOCATION MAP

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

GENERAL SITE CONSTRUCTION NOTES:

- 1. EACH CONTRACTOR PERFORMING EXCAVATING OR DIGGING WORK MUST NOTIFY MISS DIG 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
- 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 BERMING AND FILTERING OF PROPERTY LINES WHERE EROSION COULD OCCUR, MINIMIZATION OF TRACKING OF MATERIALS OFF-SITE, SWEEPING 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 IRON WORKS H.D. COVER #1570 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.
- II. STORM SEWER PIPE SHALL BE SDR 35 PVC WITH PREMIUM GRADE JOINTS, UNLESS NOTED OTHERWISE ON PLANS. PERFORATED STORM SEWER PIPE SHALL BE HANCOR HI-Q 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 BACKFIILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY, PER
- 13. ALL MANHOLES AND CATCH BASINS SHALL BE MINIMUM 41 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, Fc = 3,500 PSI.
- 16. ALL DISTURBED AREA SHALL BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH. RESTORATION OF ANY 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 1100T (36A AGG.) TOP COURSE ON 1 1/2" MDOT 1100L (20AA AGG) LEVELING COURSE ON 8" COMPACTED MOOT 22A GRAVEL BASE ON COMPACTED GRANULAR SUB-BASE
- ASPHALT PAVEMENT: HEAVY DUTY 2" MDOT 1100T (36A AGG.) TOP COURSE ON 2" MDOT 1100L (20AA AGG) LEVELING COURSE ON 8" COMPACTED MDOT 22A GRAVEL BASE ON COMPACTED GRANULAR SUB-BASE
- 18. THE GRAVEL AREA SHALL BE CONSTRUCTED WITH: 12" MDOT CL-2 SAND SUBBASE (C.I.P) 8" MDOT 23-A GRAVEL BASE (C.I.P)
- 19. 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.I	FOUNDATION PLAN		
5-1.2	FOUNDATION DETAILS		
5-1.3	FOUNDATION DETAILS		

USE GROUP:

ALLOWABLE INCREASE:

BUILDING DATA 2012 MICHIGAN BUILDING CODE F-I (MANUFACTURING) CONSTRUCTION TYPE: II-B (BUILDING IS FULLY SPRINKLED)

FRONTAGE INCREASE: 15,500 S.F. X 232% = 35,960 S.F. NORTH: $550' \times 40.1' = 22,055$ WEST: $200^{1} \times 223.1^{1} = 44,620$ SOUTH: 550' X 489.5' = 269,225

EAST: $200^{1} \times 60.1^{1} = 12,020$ TOTAL: 347,920

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

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

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

347920 / 15500 = 232%

BLDG. SETBACKS:	REQUIRED	PROVIDED:
FRONT YARD:	40 ¹	60.1'
SIDE YARD (NORTH):	20 ¹	40.1'
SIDE YARD (WEST):	40'	223.l±
SIDE YARD (SOUTH):	20 ¹	489.5±

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

	40 SIDE \ SETBA
F	PARKING
INDUSTRIAL:	I PER 2 EMPLOYEES 60 / 2 = 30 SPACES
WAREHOUSE:	I PER EMPLOYEE

GRADING -

LIMITS (TYP.)

PROPOSED

PAVEMENT

E ALL SLOPES WITH 4"
SOIL, SEED, HYDROMULCH
RTH AMERICAN GREEN

EROSION CONTROL ſS (TYP.)

STALL 5 SYD OF 6" P-RAP OVER GEOTEXTILE

BRIC. 12" INV. 889.00.

'ø PVC STANDPIPE WITH JIW 6488 GRATE AND 10 YD OF 6" RIP-RAP. SEE

ET. 1. 15" INV. 889.00.

STALL 5 SYD OF 6" P-RAP OVER GEOTEXTILE

BRIC. 12" INV. 889.00.

HOPE LANDING

CORE OPENING IN EXISTING MANHOLE. CONNECT PIPE AND

SEAL WITH NON-SHRINK GROUT. 15" INV. 887.11.

H.D. ASPHALT

10 EMPLOYEES = 10 SPACES 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:	224,206 S.F.		
MAXIMUM HEIGHT ALLOWED:	40 FEET		
ACTUAL HEIGHT:	33 FEET		

OFF STREET LOADING PROPOSED USE OF SITE: MANUFACTURING SOIL INFORMATION: SAND REQUIRED: 5 SPACES \$ 1 PER 40,000 S.F. 110,000 / 40,000 S.F = 6 SPACES LANDSCAPING - NO ADDITIONAL PROVIDED: 4 SPACE (\$ 2 FUTURE) TREES OR SHRUBS

826.841

ZONED I-2

FACTORY

—501 CONC. RETAINING WALL WY GUARDRAII

PŘOPOSĚD AĎDITION 50,800 S.F. >

F.W. ELEV. = 895.40

(MATCH EXISTING)

\NEW\IE \(\daggered{+}\) 886.52

GRADING -

- EXIST. NATURAL AREA

S 89°49′52″ W

LIMITS (TYP.)

- 21'-0" OPEN SPACE EASEMENT

EXISTING BUILDING

60,000 S.F. F.F. ELEV. = 895.40¹

891.04

└ EXIST. CONC. ~

24 SP @ 9 = 216 -0 (2 ROWS - 48 SP)

29/SP @ 9.1"+ = 263"-10 1/2"

EXIST. TREE - TYP. /-

– EXIST. GRAVEL PARKING -

EXIST. LAWN

5 SYD OF 6" RIP-RAP OVER

885

FRONT YARD

SETBACK

GEOTEXTILE FABRIC.

EXIST. LANDSCAPE AREA

EXIST. SHED

LIBER 2662, PAGE 0773

- EXIST. STORM

II SPACES @ 10'-0" EA.

SURVEY OF PROPERTY LEGALLY DESCRIBED AS: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, T2N, R4W, 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 NOO°10'08"W 599.96 FEET TO THE POINT OF BEGINNING: THENCE RUNNING PARALLEL WITH SAID SOUTH SECTION LINE S89°49'52"W 826.84 FEET: THENCE N00°54'09"W 730.06 FEET: THENCE N89°49'52"E 836.19 FEET: THENCE 500°10'08"E 730.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.935 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.

EXIST. 40' WIDE DRAINAGE EASEMENT

- EXIST. NATURAL AREA

SIDE YARD SETBACK

NOTES:

I. REUSE EXISTING UTILITIES.

LEGAL DESCRIPTION:

- 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 I ON 4.



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EXIST. 4" DOMESTIC

ZONED I-2 LINN PRODUCTS

IE = 883.25

R = 884.5

- CONTROL STRUCTUR

– 100 L.F. 12" DIA. PVC

STORM @ 0.60%

N IE = 881.5

E IE F 880.4

LINN PRODUCTS

1215 LIPSEY DRIVE

CHARLOTTE, MICHIGAN

/ FIRE PROTECTION

PROPOSED ADDITION FOR: LINN **PRODUCTS** PLANT #2

1215 LIPSEY DRIVE CHARLOTTE, MICHIGAN

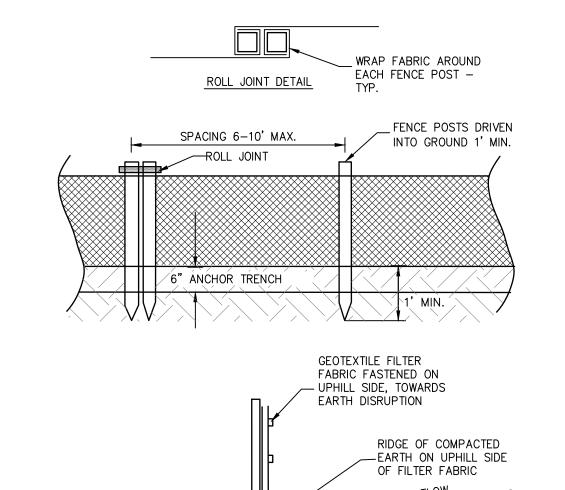
> ISSUED FOR 1-14-16 | REVIEW | 11-17-16 | SITE PLAN APPROVAL 01-24-17 REVIEW 02-17-17 | PERMITS 04-12-17 | REVISED (CONC. PAD) 05-02-17 PERMITS 08-16-18 | PRICING 08-29-18 PAVING REVISION 09-14-18 REVISION 09-28-18 REVIEW 10-03-18 SITE PLAN REVIEW

DRAWN BY: DJA

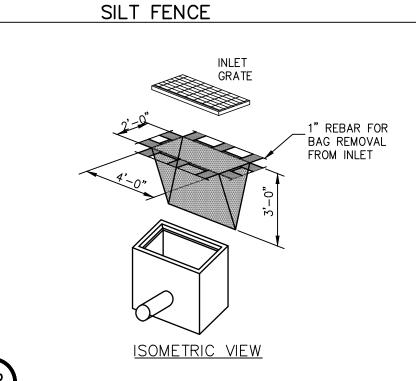
SITE PLAN

SHEET NUMBER (-1

JOB NUMBER 18-116



-UNDISTURBED VEGETATION



INLET PROTECTION - FABRIC DROP

-6"x6" ANCHOR TRENCH

SILT FENCE:

1. Install parallel to a contour.

- 2. The silt fence should be made of woven geotextile fabric.
- 3. Silt fence should accomodate no more than 1/2 to 1 acre of drainage per 100' of fence and on slopes less than 1:2 (v:h).
- 4. Dig a 6" trench along the area where the fence is to be installed.
- 5. Place 6" of the silt fence bottom flap into the trench.
- 6. Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
- 7. Install wooden stakes 6 -10' apart and drive into the ground a minimum of 12".
- 8. Staple the geotextile fabric to the wooden stakes.
- 9. Join sections of silt fence by wrapping ends together (See drawing).

MAINTENANCE

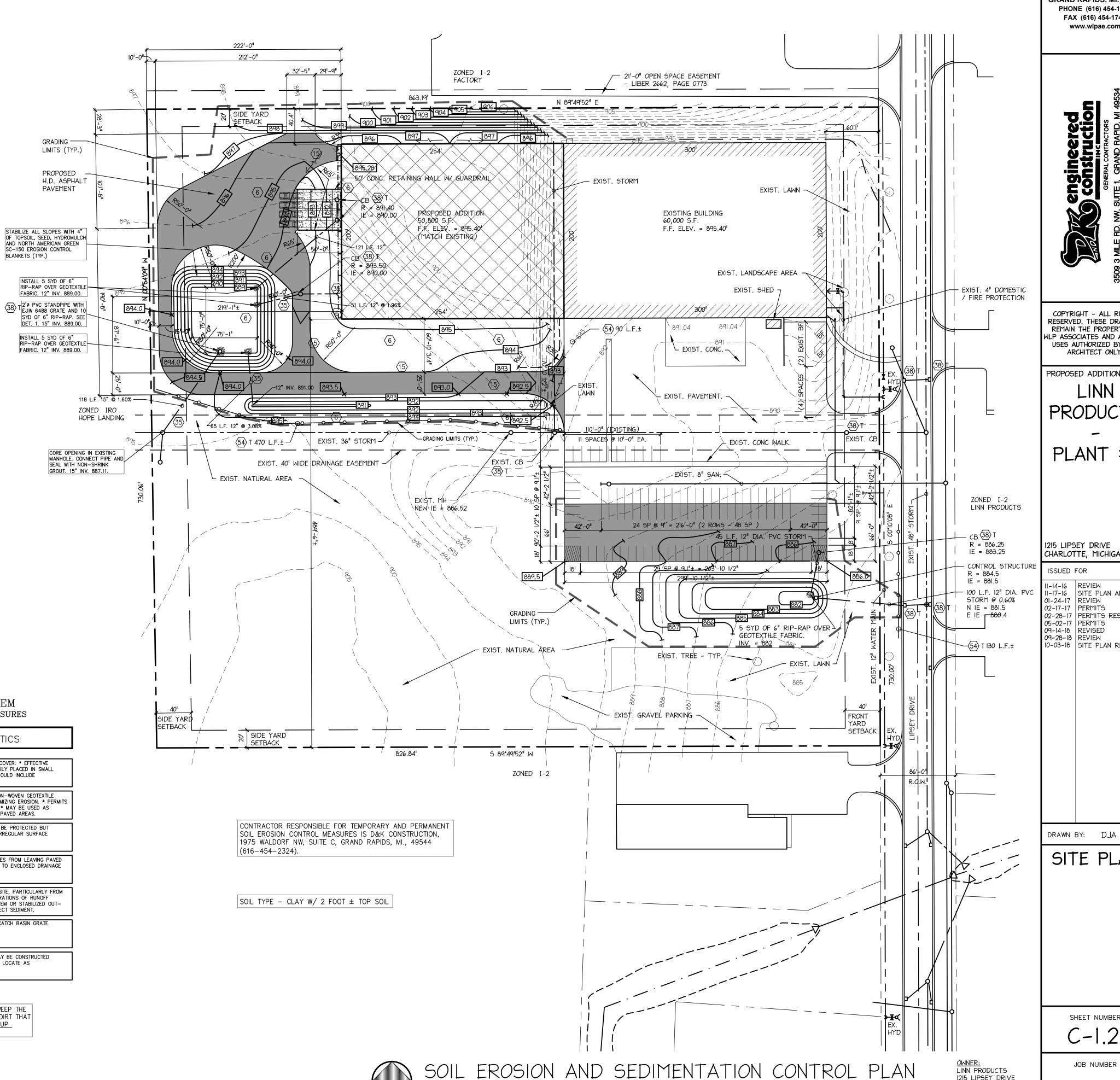
- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair
- If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
- The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
- Silt fence should be removed once vegetation is established and up-slope area has stabilized.

MICHIGAN UNIFIED KEYING SYSTEM SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
6	SEEDING WITH MULCH AND/OR MATTING	* FACILITATES ESTABLISHMENT OF VEGETATIVE COVER. * EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY. * EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONEL. * SHOULD INCLUDE PREPARED TOPSOIL BED.
14	AGGREGATE COVER	* 2" -3" CRUSHED ROCK (6" DEPTH) OVER NON-WOVEN GEOTEXTILE FABRIC * STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION. * PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. * MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
15	PAVING	* PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED BUT INCREASES RUNOFF VOLUME AND VELOCITY. * IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
16	CURB & GUTTER	* KEEPS HIGH VELOCITY RUNOFF ON PAVED ARES FROM LEAVING PAVED SURFACE. * COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PERPARED DRAINAGEWAY.
35	STORM SEWER CB CB CB	* SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. * CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF * CONDUCTS RUNOFF TO MINICIPAL SEWER SYSTEM OR STABILIZED OUT—FALL LOCATION. * USE CATCH BASINS TO COLLECT SEDIMENT.
38	INLET FILTER DROP	* USE 2' X 2' X 18" DEEP SILT SACK UNDER CATCH BASIN GRATE.
54	GEOTEXTILE SILT FENCE	* USES GEOTEXTILE AND POST OR POLES. * MAY BE CONSTRUCTED OR PREPACKAGED. * EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

OFFSITE TRACKING: WAITING UNTIL THE END OF THE DAY TO SWEEP THE PUBLIC RIGHT-OF-WAY IS NOT AN ACCEPTABLE PRACTICE. ANY DIRT THAT IS TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE SWEPT-UP

> PAVEMENT STRIPING SHALL BE 4" WIDE FAST DRY YELLOW. DIAGONAL LINES SHALL BE SPACED AT 3' O.C. AND SHALL BE 4" WIDE



SCALE: I" = 60'-0"

3001 FULLER NE, SUITE 1 **GRAND RAPIDS, MI. 49505** PHONE (616) 454-1740 FAX (616) 454-1746 www.wlpae.com

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PROPOSED ADDITION FOR: LINN PRODUCTS

PLANT #2

1215 LIPSEY DRIVE CHARLOTTE, MICHIGAN

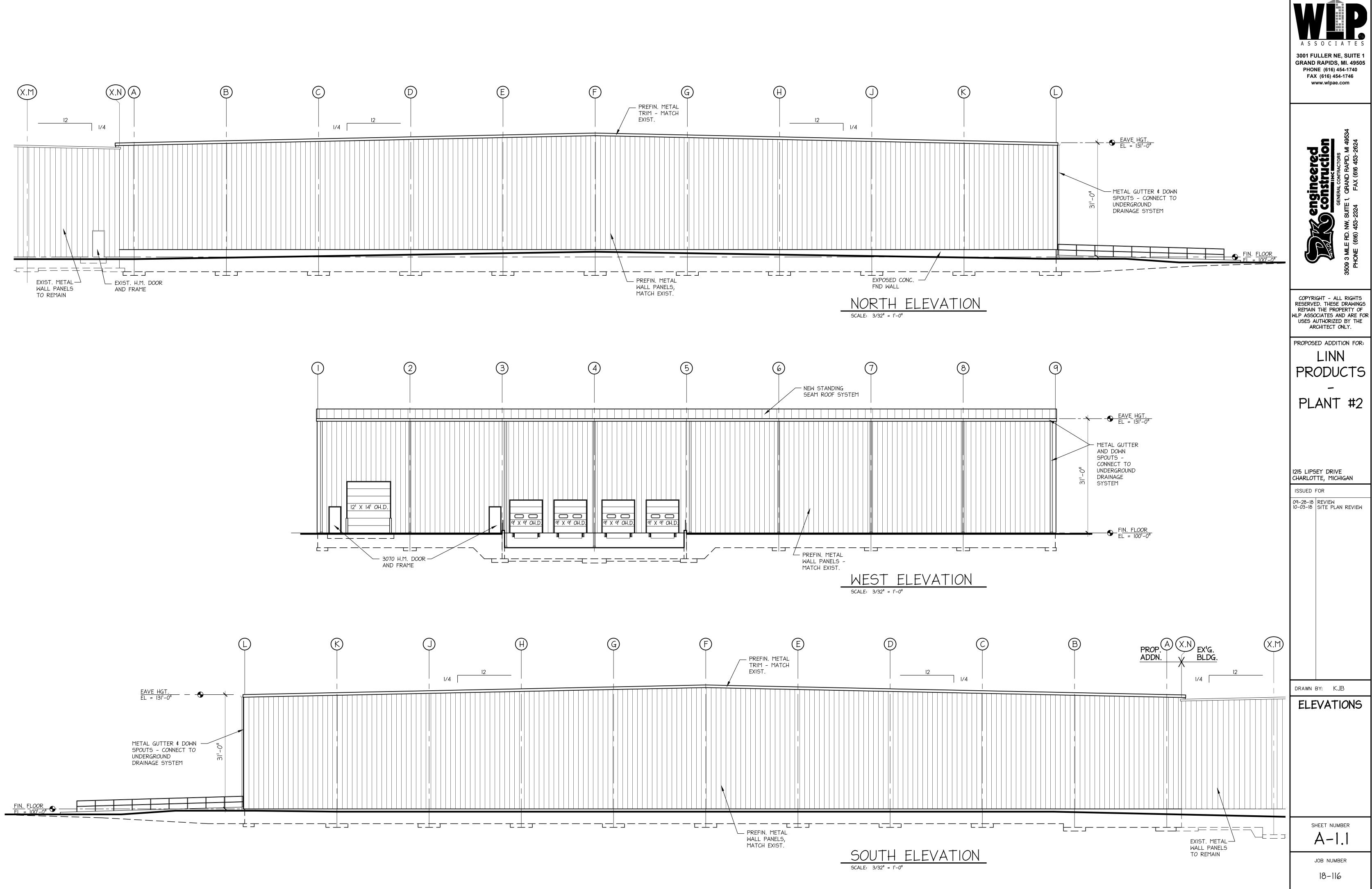
II-I4-I6 REVIEW II-I7-I6 SITE PLAN APPROVAL 02-28-17 PERMITS RESPONSE 10-03-18 SITE PLAN REVIEW

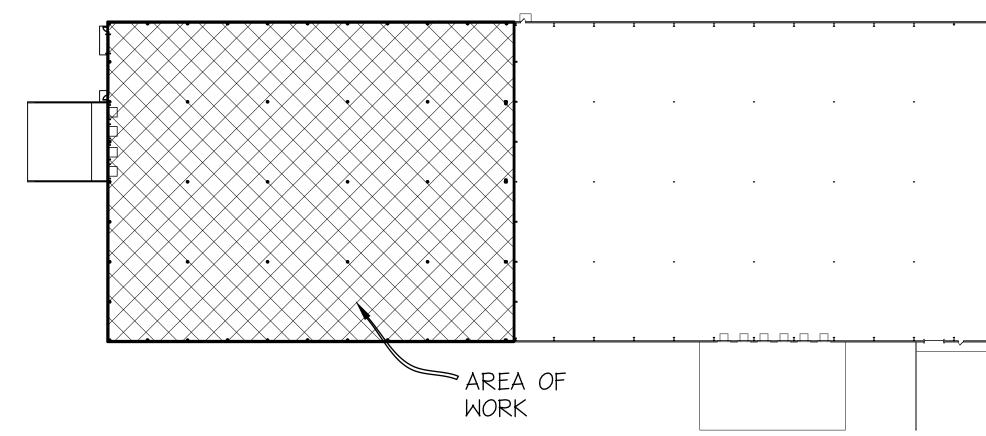
SITE PLAN

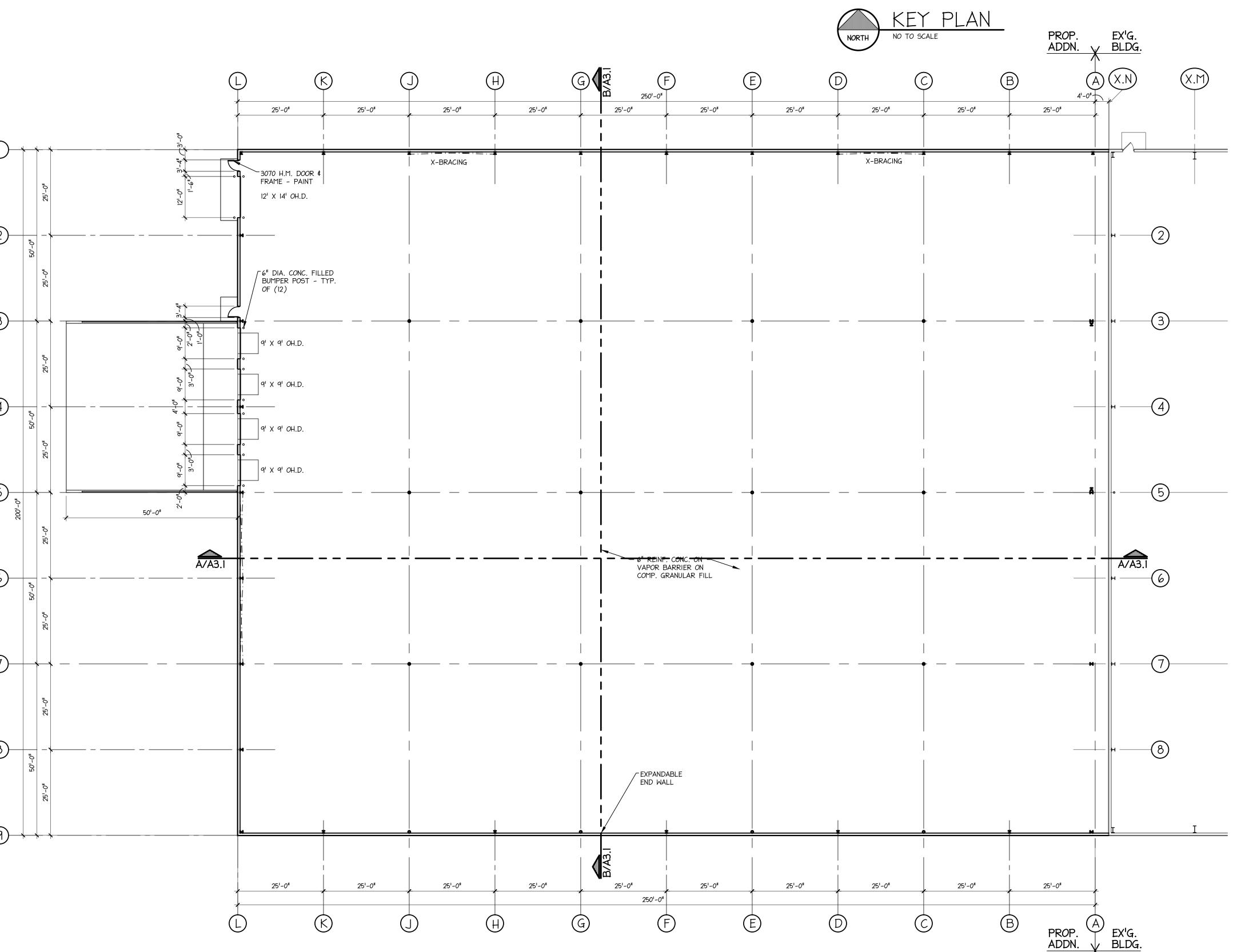
SHEET NUMBER C-1.2

18-116

1215 LIPSEY DRIVE CHARLOTTE, MICHIGAN







A S S O C I A T E S

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CONSTRUCTION
CONSTRUCTION
GENERAL CONTRACTORS
9 3 MILE RD. NW, SUITE 1, GRAND RAPID, MI 495'

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PROPOSED ADDITION FOR:

LINN
PRODUCTS
-

PLANT #2

1215 LIPSEY DRIVE CHARLOTTE, MICHIGAN

ISSUED FOR

09-28-18 REVIEW 10-03-18 SITE PLAN REVIEW

DRAWN BY: KJB

FLOOR PLAN

SHEET NUMBER
A-2.1

JOB NUMBER 18-116

sday, October-02-2018 at 4:04pm S:\DMGS\18116\18116a21.dwg Cad !

GENERAL NOTES:

EXTEND TO BOTTOM OF STRUCTURE.

FROM 24" RADIUS.

FLOOR DRAINS: UNLESS REQUIRED OTHERWISE, SET ALL FLOOR DRAINS 1/4" BELOW FLOOR LINE AND PITCH

FIELD MEASURE AND VERIFY OR REVISE DIMENSIONAL

INFORMATION TO THE EXTENT REQUIRED TO EXECUTE THE WORK REQUIRED ON THE CONTRACT DOCUMENTS.

. UNLESS INDICATED OTHERWISE, INTERIOR WALLS SHALL

UNLESS INDICATED OTHERWISE, FLR. MAT'L CHANGES SHALL OCCUR BENEATH DOORS OR THRESHOLDS.

UNLESS INDICATED OTHERWISE, ALL NEW AND EXISTING UNFINISHED EXPOSED TO VIEW MATERIALS AND SURFACES OCCURRING WITHIN AREAS OF RENOVATION SHALL RECEIVE A PAINT FINISH -- SEE SPEC.

WHERE RATED PARTITIONS ARE PENETRATED BY FIRE EXTINGUISHER CABINETS, WATER COOLERS, ELECTRICAL DISTRIBUTION PANELS AND OTHER SIMILAR ITEMS,

PROVIDE RECESS OF EQUAL RATING TO PARTITION.

WHERE OPENINGS IN INTERIOR PARTITIONS OCCUR (INCLUDING DOORS AND WINDOWS), CONSTRUCTION ABOVE OPENINGS SHALL MATCH ADJ. CONSTRUCTION IN

GENERAL CONTRACTOR IS TO VERIFY LOCATION OF ALL

EMERGENCY AND EXIT LIGHTS WITH THE BUILDING

ALL SIGNAGE PROVIDING EMERGENCY INFORMATION, ROOM IDENTIFICATION AND CIRCULATION SHALL MEET

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.

FINISH AND FIRE RATING.

OFFICIAL PRIOR TO INSTALLATION.

BARRIER FREE DESIGN REQUIREMENTS.