

Save As Built

COSTNER DRIVE

FOR : GLEN VALLEY ESTATES NO 3

IN : PART OF THE SE 1/4 OF SECTION 20, T5N, R10W, VILLAGE OF CALEDONIA, KENT COUNTY, MICHIGAN

Revisions
As Built 2-14-00
San Permit # 99-0116
Permit # 0996116

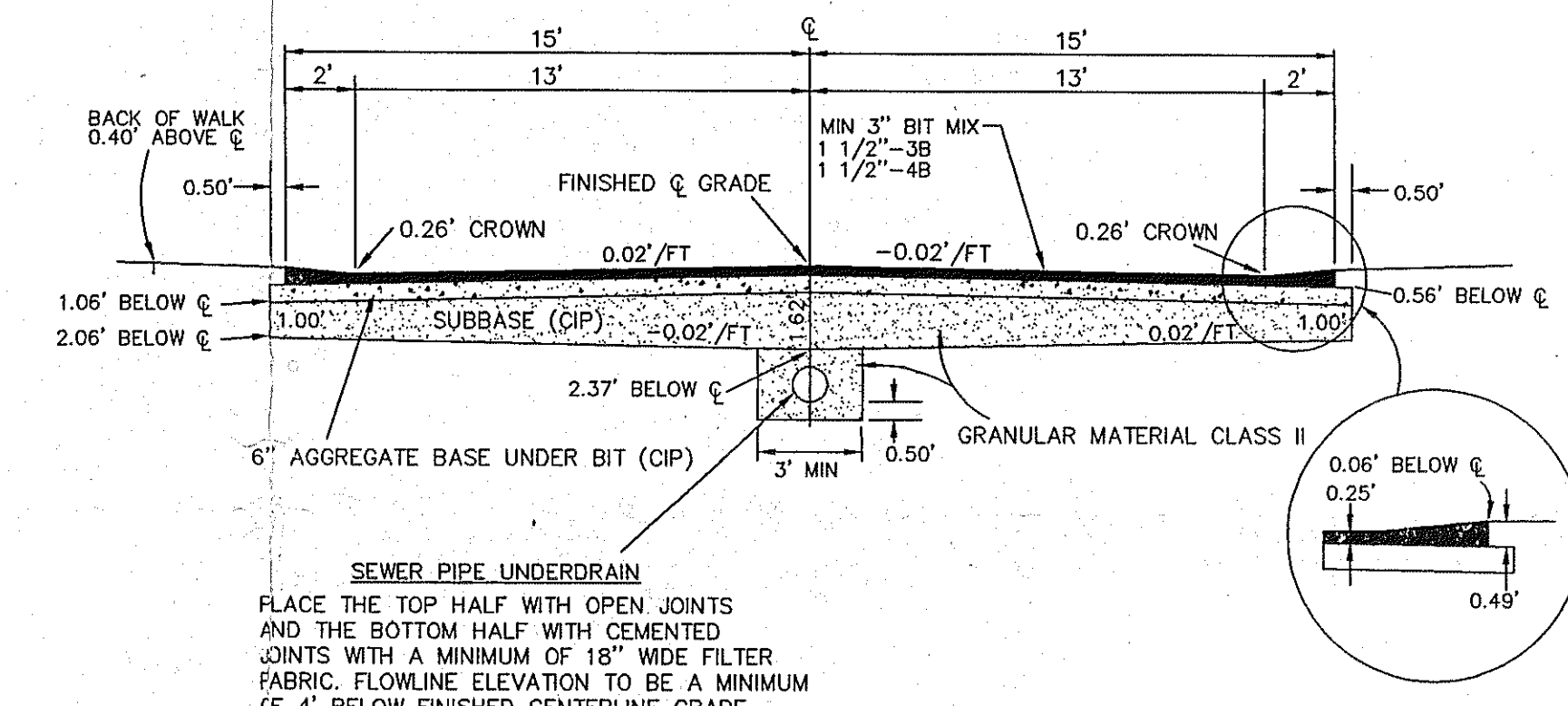
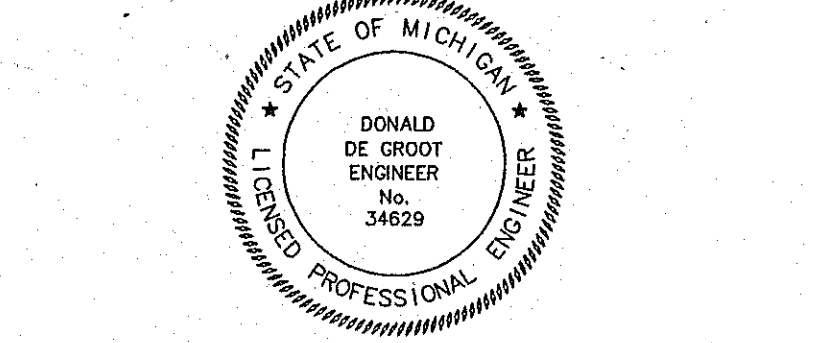
exsel engineering inc.
5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660

Drawn by: MK
Approved by: DDG/LG
File No: 981503F
Sheet 1 of 2
Date: 4-12-99

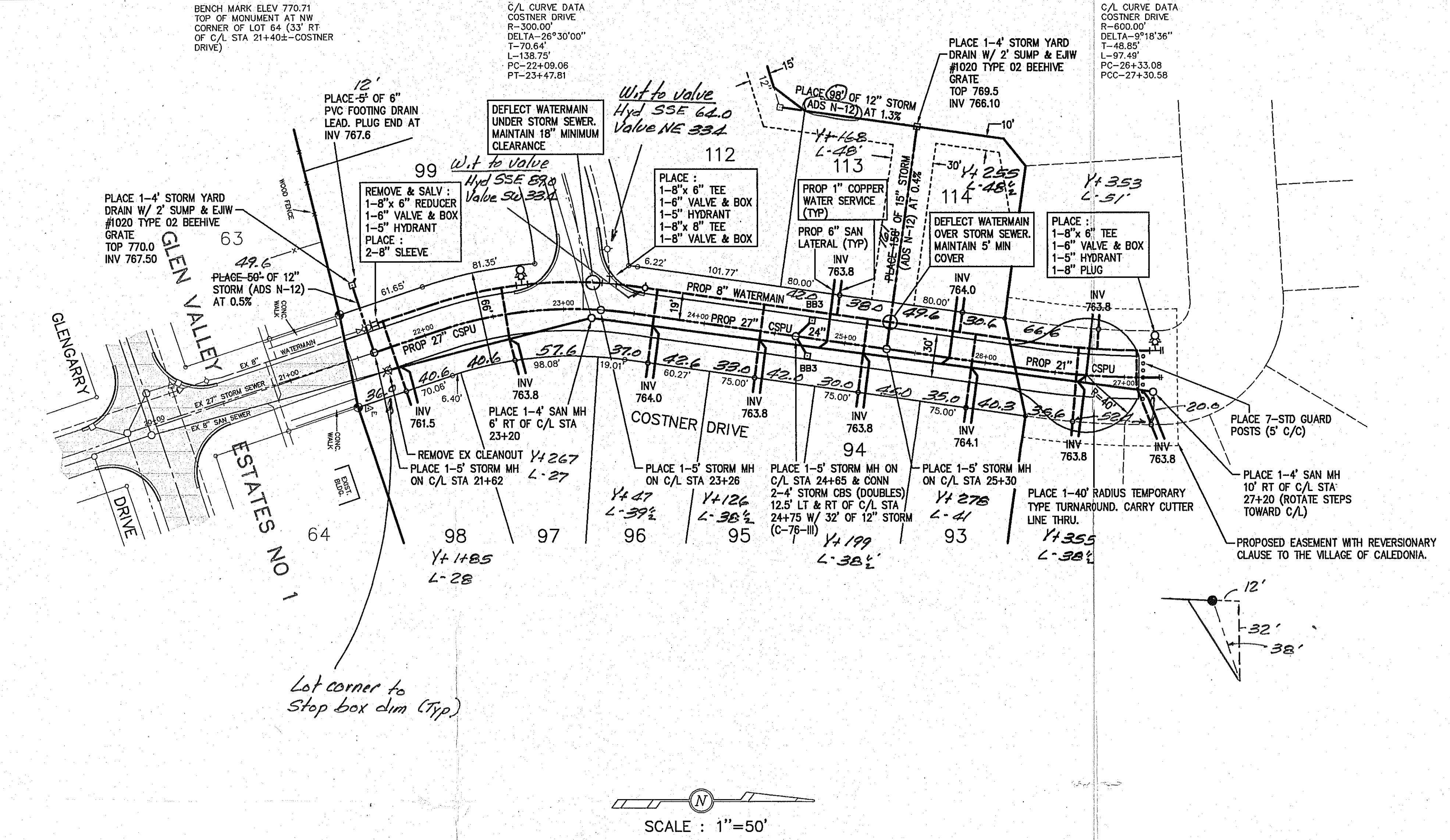
drawing number **E F** 41 • 23 • 20 • 417 • 642
co. lrp. sec. project drawing

CAUTION: BEFORE DIGGING CALL MISS DIG AT 1-800-482-7171 FOR UNDERGROUND UTILITY LOCATIONS.

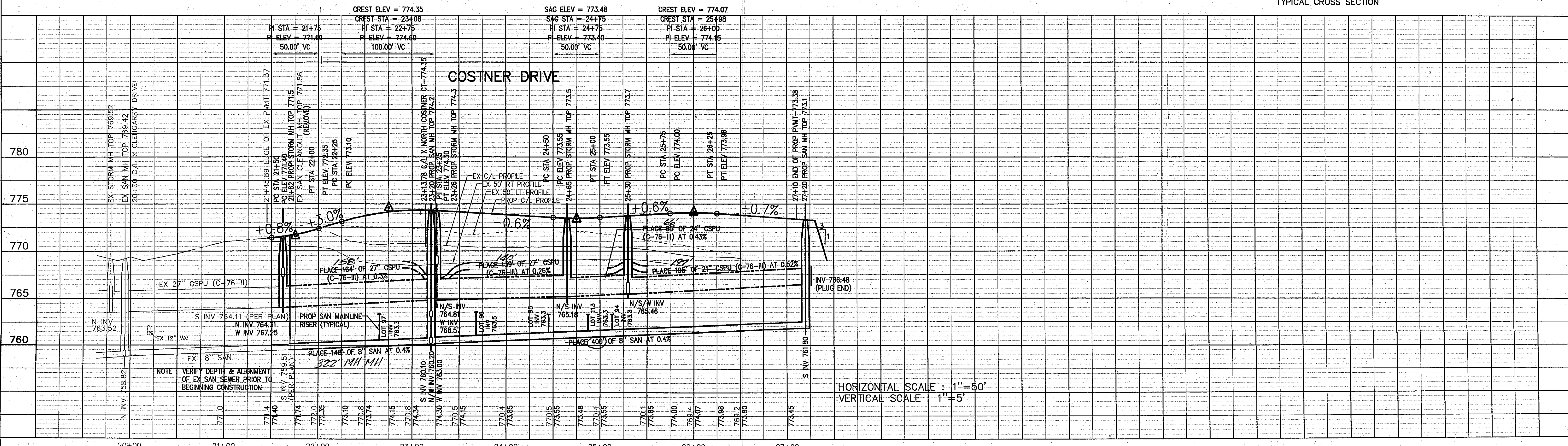
PLACE: 580 LIN FT OF 8" WATERMAIN, DI CLASS 53, TOTAL THIS SHEET.
PLACE: 575 LIN FT OF 1" COPPER WATER SERVICE AND 11 SETS OF 1" CORP CURB STOP & BOX, TOTAL THIS SHEET.



TYPICAL CROSS SECTION



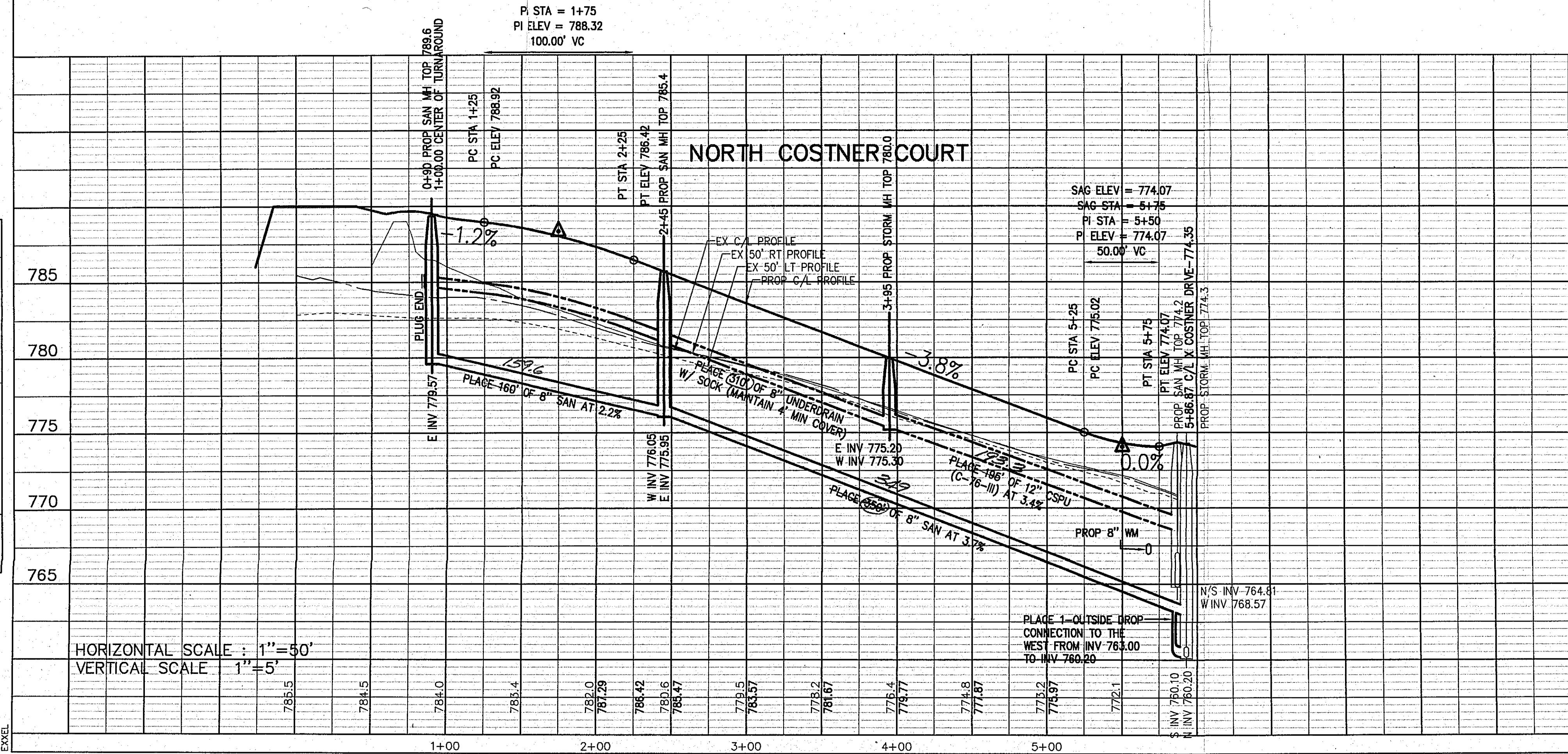
SCALE : 1"=50'



HORIZONTAL SCALE : 1"=50'
VERTICAL SCALE 1"=5'

DATE	BY	REVISIONS
		1. SURVEYED
		2. PLOTTED
		3. GRADES CHECKED
		4. E. M.'S. NOTED
		5. STRUCTURE LOCATIONS CHECKED
		6. NO.
		7. PLAN

DATE	BY	REVISIONS
		1. SURVEYED
		2. PLOTTED
		3. GRADES CHECKED
		4. E. M.'S. NOTED
		5. STRUCTURE LOCATIONS CHECKED
		6. NO.
		7. PROFILE



VILLAGE OF CALEDONIA WATERMAIN GENERAL NOTES

- Centerline of watermain to be 5'9" below centerline grade unless otherwise noted, maintain 5' minimum cover.
- All water services shall be a minimum of 5'-6" deep. Where this conflicts with the storm sewer, services are to be laid below the storm pipe.
- The water should be laid so as to eliminate any unnecessary high points unless at a hydrant.
- Proposed hydrants shall match hydrants in phases 1 & 2 of Glen Valley.

VILLAGE OF CALEDONIA SANITARY SEWER GENERAL NOTES

- All sanitary sewer shall be Truss Pipe and meet ASTM D-2680.

GENERAL NOTES:

- All sanitary sewer materials and workmanship shall conform to the Kent County Department of Public Works standard specifications (May, 1985 edition).
- Wilcox Assoc. on behalf of the Village of Caledonia shall inspect the sewer construction. Pressure testing to be performed by contractor, witnessed and approved by Wilcox Assoc. & Earth Tech.
- The contractor shall notify the Kent County D.P.W. when construction begins, 48 hours prior to construction (two working days).
- Existing sewer lines are to be protected from contamination.
- All watermain materials and workmanship shall conform to the Kent County Department of Public Works standard specifications (May, 1985 edition). All watermain materials shall be American made. All gate valves 16" and smaller shall be resilient seat valves meeting AWWA C-509 specifications.
- Watermain construction to be inspected by Wilcox Assoc. on behalf of Caledonia Twp. Pressure testing and chlorination to be performed by the contractor, witnessed and approved by Wilcox Assoc. Water samples to be taken by Wilcox Assoc.
- Hydrants and associated valves shall be tied and blocked. Hydrants and valves shall open clockwise (right).
- A min separation of 18" shall be required at all crossings of the sanitary sewer and the watermain.

NORTH COSTNER COURT

FOR : GLEN VALLEY ESTATES NO 3

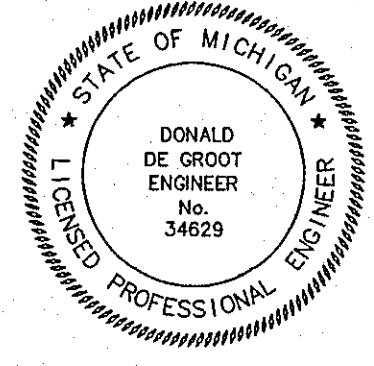
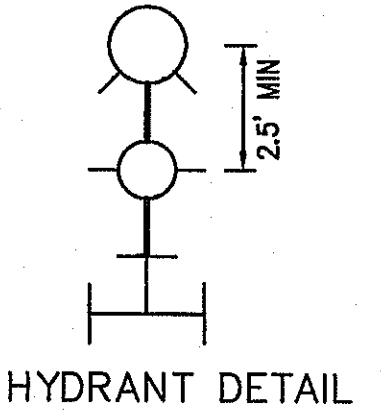
IN : PART OF THE SE 1/4 OF SECTION 20, T5N, R10W, VILLAGE OF CALEDONIA, KENT COUNTY, MICHIGAN

Revisions	exxel engineering inc.	5252 CYDE PARK, S.W. • GRAND RAPIDS, MI. 49509 PHONE (616) 531-3660	MK/GLEN3A.DWG
As Built 2-14-00	Drawn by: MK	Approved by: DDG/JLG	drawing number: E F 41 • 23 • 20 • 417 • 644
3/26/99 Rev. Storm Sewer (CDBG)	7/7/99 Rev. per Intersection Detail (mk)	File No: 981503E	Sheet: 2 of 2
5/24/99 Rev. per Village of Caledonia (CDBG)	5/24/99 Rev. per Caledonia Twp. (CDBG)	Date: 4-12-99	co. twp. sec. project drawing

CAUTION: BEFORE DIGGING CALL
MISS DIG AT 1-800-482-7171
FOR UNDERGROUND UTILITY
LOCATIONS.

PLACE: 510 LIN FT OF 8" WATERMAIN,
DI CLASS 53, TOTAL THIS SHEET.

PLACE: 720 LIN FT OF 1" COPPER WATER
SERVICE AND 14 SETS OF 1" CORP
CURB STOP & BOX, TOTAL THIS SHEET.

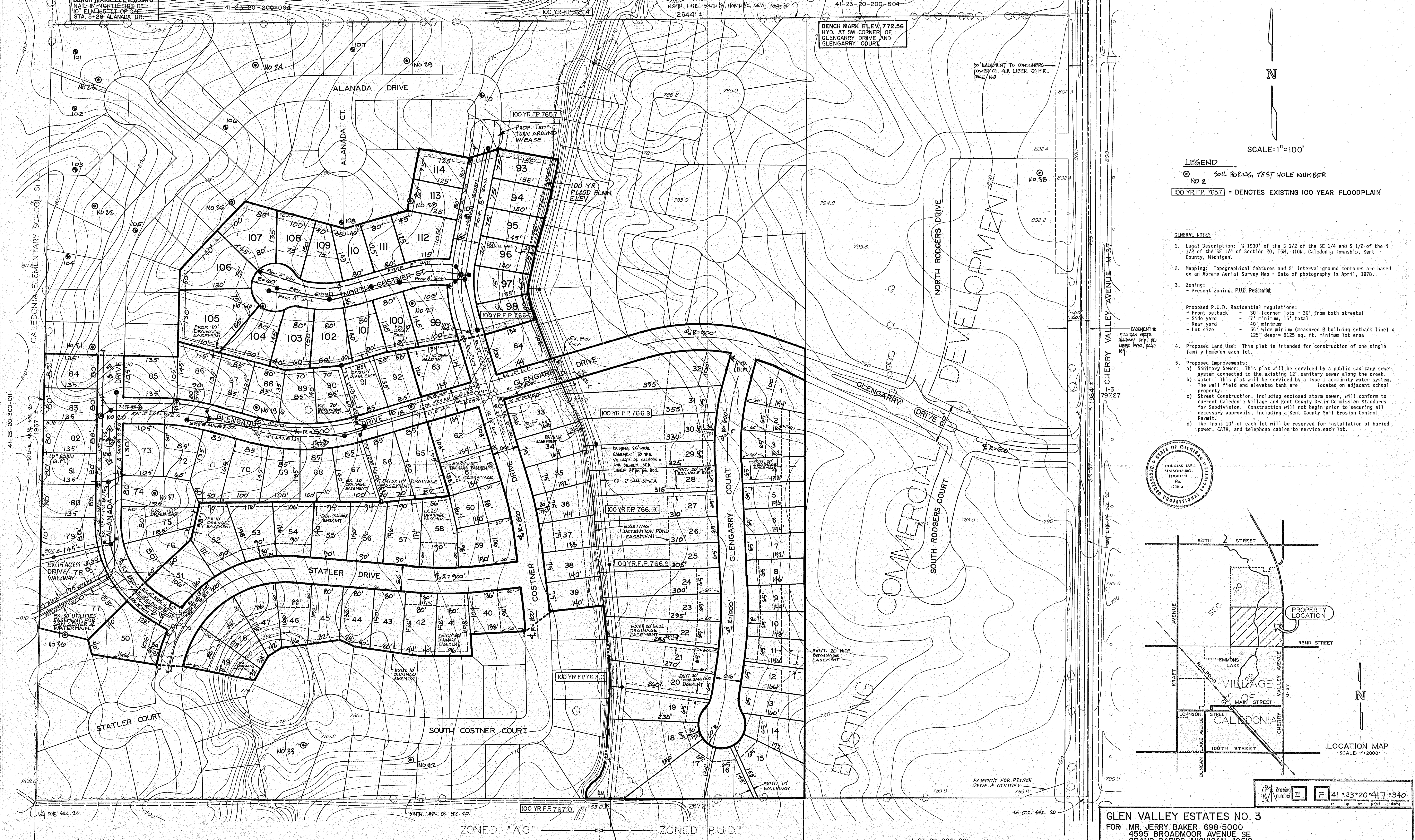


GENERAL NOTES

- The performance of this work shall be governed by the Michigan Department of Transportation (MDOT) current Standard Specifications for Highway Construction except where modified by the requirements of the Kent County Road Commission (KCRC).
- Roadway construction shall conform to the KCRC Standards as follows:
ITEM
Concrete Curb and Gutter
Catchbasins and Manholes
Catchbasins and Manhole Covers
Driveway Approaches
Guard Posts, Drainage Marker Post,
Bituminous Downspout and Misc.
Special Details.
STANDARD PLAN NO.
MDOT Det. F-4 (mod)
K-CB-1
K-CBC-1
K-DW-1
K-SD-1&2
- The KCRC and any affected agency or utility shall be notified a minimum of 3 working days before the start of construction, excluding Saturdays, Sundays and holidays.
- All necessary permits must be obtained prior to the beginning of work.
- Traffic signs, barricades, or other devices necessary to insure safety to the public shall be placed prior to the beginning of work.
- Sod and loam topsoil shall be removed the width of the subgrade and can be wasted outside of the roadway. Treatment of peat marshes shall be in accordance with MDOT Standard Method A-1.
- Where unsuitable material is encountered, it shall be excavated the width of the subgrade to a depth of 5' below finished grade and wasted outside the right-of-way. Backfill shall meet granular material C II requirements.
- Where unforeseen subsoil conditions warrant it, sewer pipe underdrain, approved by the Village of Caledonia, shall be placed during construction.
- Outlets of storm sewers, ditches, and areas where concentrations of runoff occur shall be protected against erosion by sodding, riprap, mulch blankets, or other means approved by the Engineer.
- Drainage marker posts shall be placed at the ends of all culverts and storm sewers 48" or less in diameter.
- The subgrade and each successive improved layer of material shall be checked for grade and density and approved by the Consulting Engineer prior to placing subsequent layers. The Consulting Engineer shall notify the Village of Caledonia that the final aggregate grade has been approved. All bituminous paving will then be coordinated with the Village of Caledonia.
- Aggregate and Class AA Approach shall be placed and compacted in accordance with KCRC specifications. All density reports will be sent to the Village of Caledonia prior to paving.
- All graded areas within the right-of-way shall be seeded, fertilized and mulched within ten (10) working days of final grading.
- Catchbasin grates shall be used according to the following, with East Jordan Iron Works or equivalent castings:
36" Cul-de-sac Gutter
Valley Gutter on Grade
Valley Gutter in a Sag
Curb and Gutter on Grade
Curb and Gutter in a Sag
Type BB-3
Type C4
Type BB-3
Type K
Type BB
#7030
#7065
#7030
#7045
#7030
- Curb returns at intersections shall be constructed with dub-downs for future sidewalk ramps per detail K-SD-1.
- The Consulting Engineer shall maintain certification of all materials used on the project. Copies of the certifications shall be available upon request.
- Bituminous surface course shall not be placed after November 1. Written approval from the Village of Caledonia, Engineering Department will be required for placement of any bituminous leveling course after November 1. Placement of bituminous material without written approval will be cause for non-acceptance or removal by the owner.
- Bituminous paving will not be allowed prior to approval of the sanitary sewer by the appropriate agency.

GLEN VALLEY ESTATES NO 3
SEC 20, T5N, R10W

drawing number	E	F	41 • 23 • 20 • 417 • 644
co. twp. sec. project drawing			



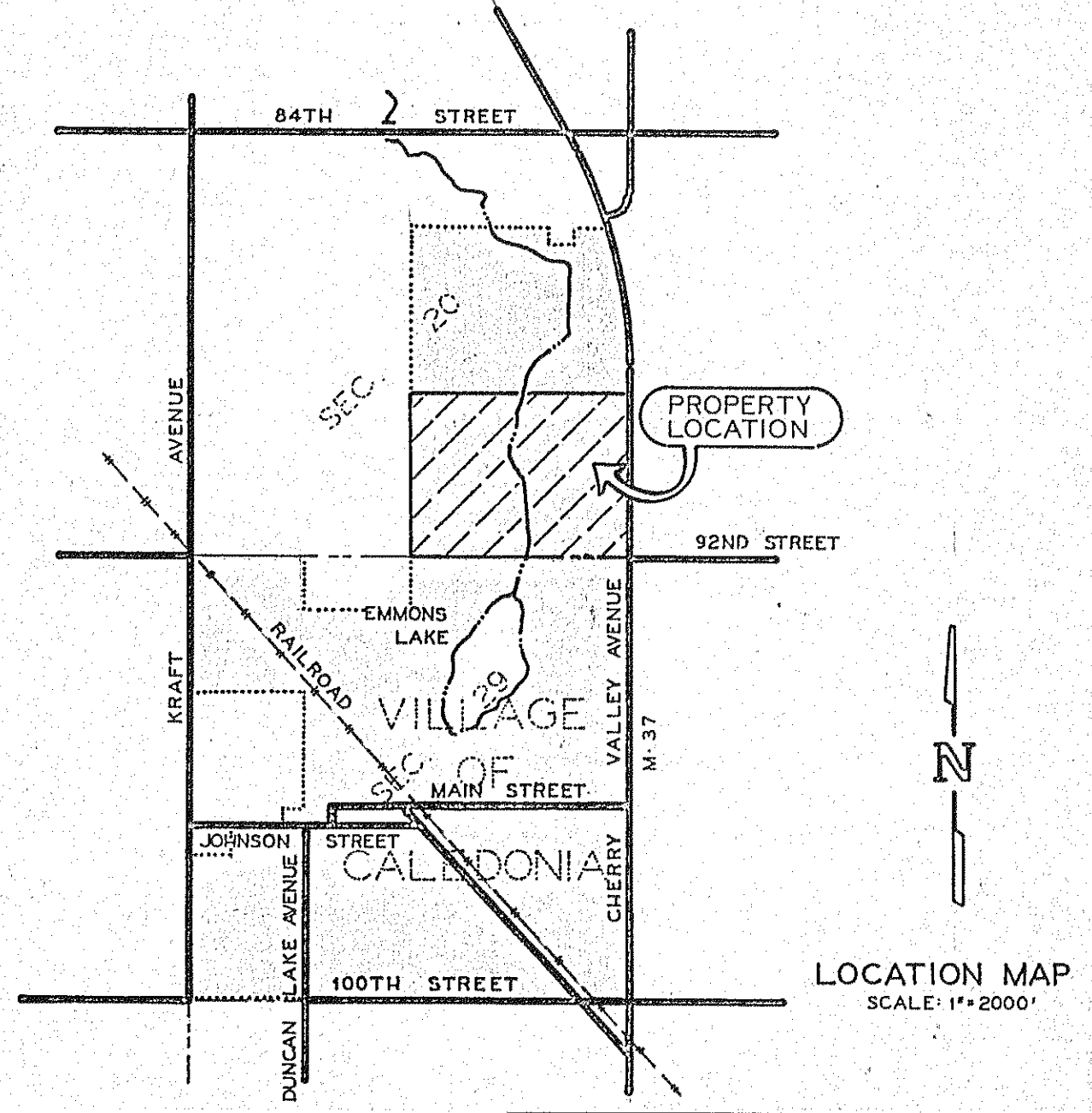
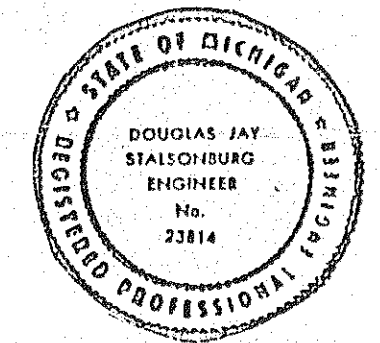
SCALE: 1"=100'

LEGEND

⊙ NO 2 SOIL BORING, TEST HOLE NUMBER

100 YR.F.P. 765.7 - DENOTES EXISTING 100 YEAR FLOODPLAIN

- GENERAL NOTES**
- Legal Description: W 1/2 of the S 1/2 of the SE 1/4 and S 1/2 of the N 1/2 of the SE 1/4 of Section 20, T5N, R10W, Caledonia Township, Kent County, Michigan.
 - Mapping: Topographical features and 2' interval ground contours are based on an Abrams Aerial Survey Map - Date of photography is April, 1978.
 - Zoning:
 - Present zoning: PUD, Residential.
- Proposed P.U.D. Residential regulations:
- Front setback - 30' (corner lots - 30' from both streets)
 - Side yard - 7' minimum, 15' total
 - Rear yard - 40' minimum
 - Lot size - 65' wide minimum (measured @ building setback line) x 125' deep = 8125 sq. ft. minimum lot area
- Proposed Land Use: This plat is intended for construction of one single family home on each lot.
 - Proposed Improvements:
 - Sanitary Sewer: This plat will be serviced by a public sanitary sewer system connected to the existing 12" sanitary sewer along the creek.
 - Water: This plat will be serviced by a Type 1 community water system. The well field and elevated tank are located on adjacent school property.
 - Street Construction, including enclosed storm sewer, will conform to current Caledonia Village and Kent County Drain Commission Standards for Subdivision. Construction will not begin prior to securing all necessary approvals, including a Kent County Soil Erosion Control Permit.
 - The front 10' of each lot will be reserved for installation of buried power, CATV, and telephone cables to service each lot.



GLEN VALLEY ESTATES NO. 3

FOR: MR. JERRY BAKER 698-5000
4595 BROADMOOR AVENUE SE
GRAND RAPIDS, MICHIGAN 49512

IN: PART OF THE SE 1/4, SEC. 20, T5N, R10W
VILLAGE OF CALEDONIA, KENT COUNTY, MICHIGAN

Revisions	Revisions
4/27/92 - ADDED BORING 101-110	10/6/93 - PUBLIC ST. EASEMENT ADDED
1/6/99 - ADDED TEMP TURN AROUND	7/14/93 - REV. DETENTION POND
7/7/98 - GLEN VALLEY EST. NO. 3	5/14/93 - REV. GUILDED CENTER STREET - SOUTH
NOV. 3, 1995 - ADDED PROPOSED UTILITIES	JAN. 4, 1995 - REVISED PLAT BOUNDARY @ 41 ST.

exxel engineering inc.

5262 CLYDE PARK, S.W. • GRAND RAPIDS, MI, 49509
(616) 531-3660

Drawn by: RVD, DDB
Approved by: DJS
Date: DEC. 14, 1992

File Number: 981503E
Sheet Number: 1 of 1

THIS ENTIRE PARCEL IS SUBJECT TO AN OIL & GAS LEASE PER LIBER 24102 PAGE 1177 & LIBER 24102, PG. 1180

BENCH MARK ELEV. 764.92
SPIKE IN N. SIDE OF 50' MAPLE
50' E. OF DRAIN ON SEC. LINE