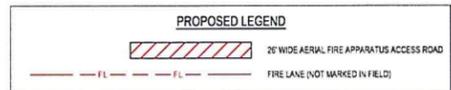
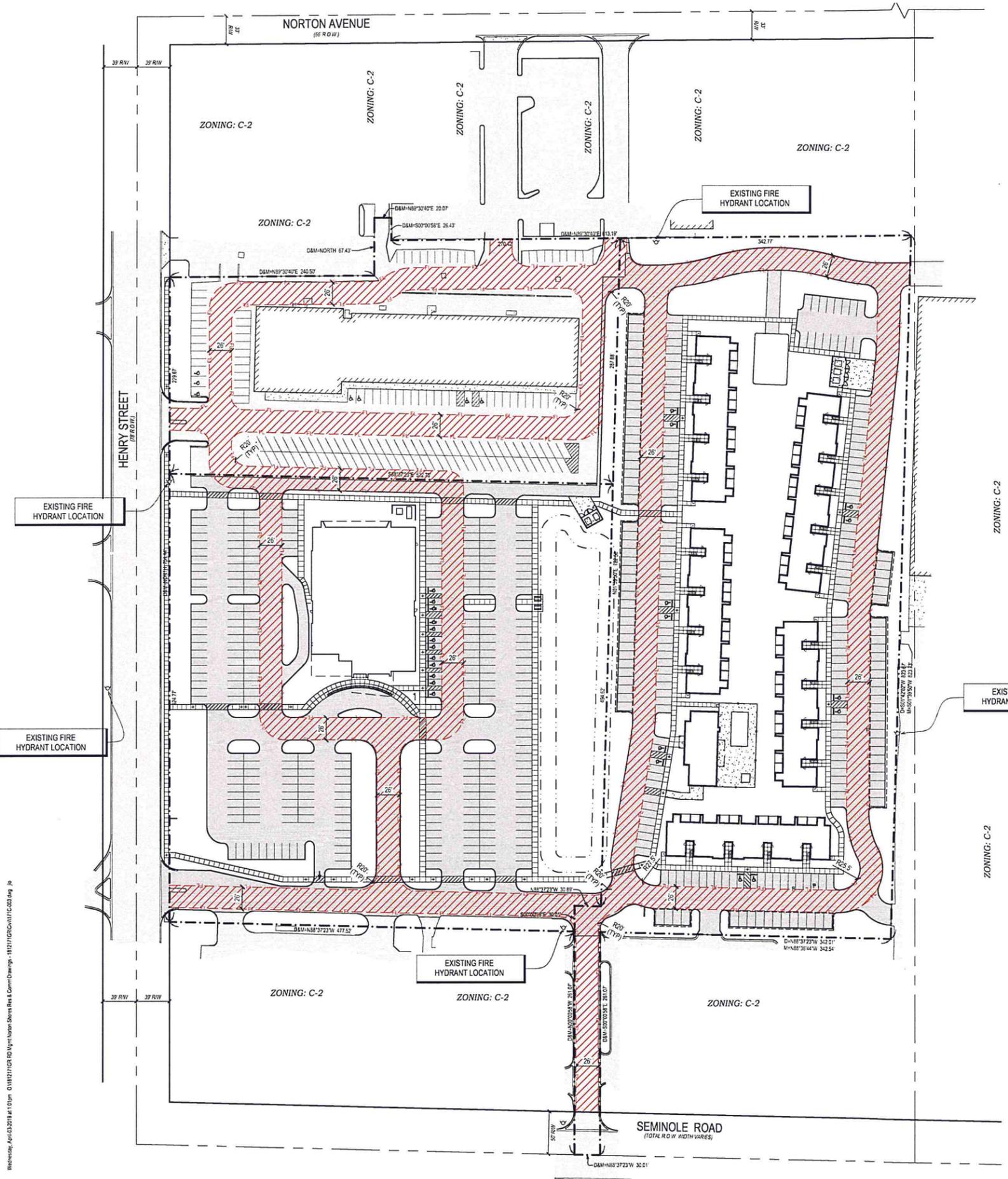
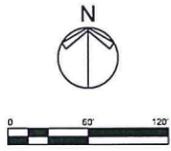


Wednesday, April 23, 2014 11:07am 0:1812171 GR RD Mgmt Norton Shores Area & Comm'Drawings - 1812171 GR CHART 1 C-003.dwg IP



NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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Grand Rapids, MI 49544
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PROJECT
NORTON SHORES REDEVELOPMENT PUD

CLIENTS
RD MANAGEMENT & TRINITY HEALTH

RELEASE DATE

DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

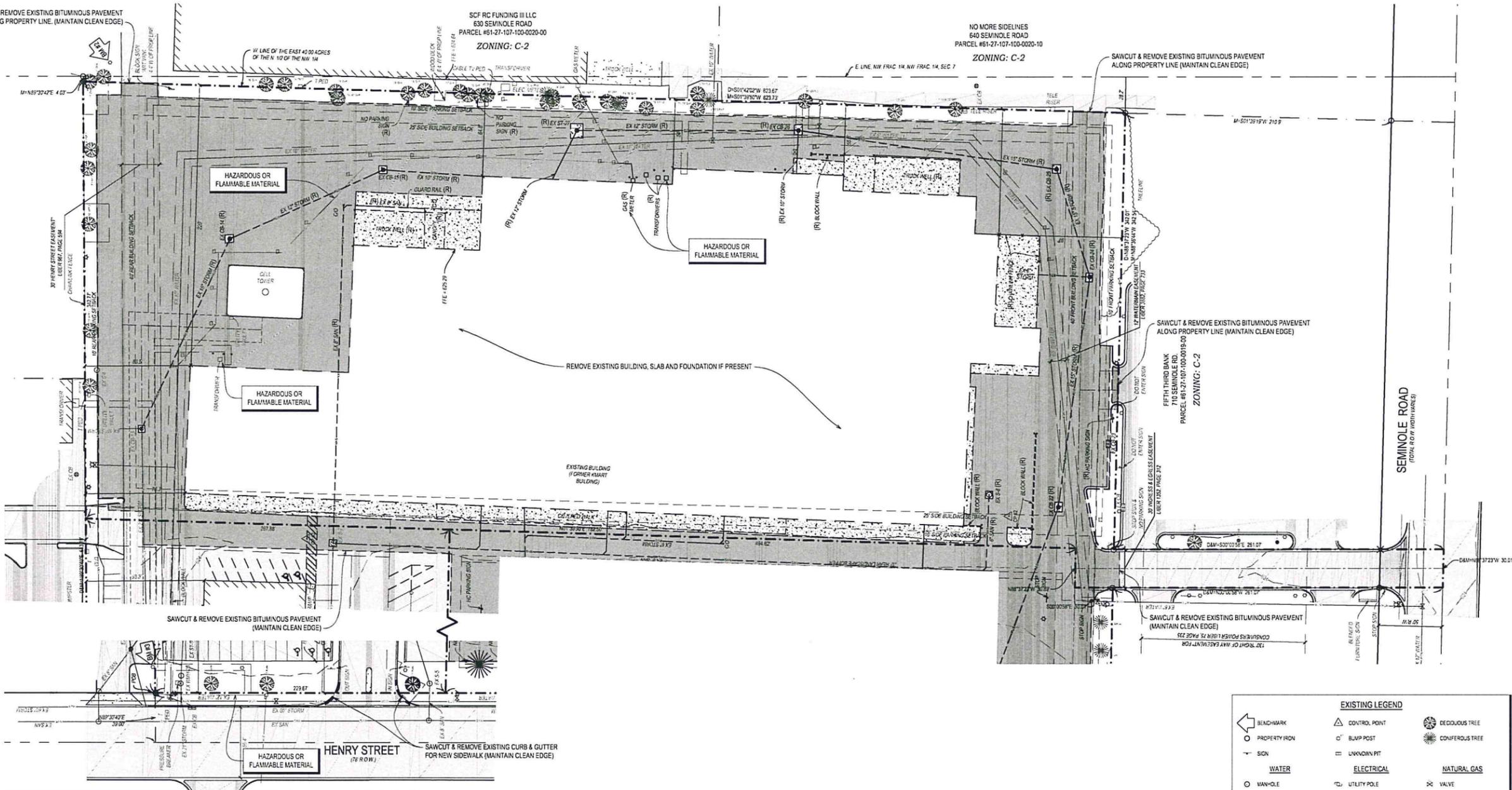
PROJECT
1812171 & 1902028

SHEET

OVERALL FIRE ACCESS PLAN

C-003

SAWCUT & REMOVE EXISTING BITUMINOUS PAVEMENT ALONG PROPERTY LINE. (MAINTAIN CLEAN EDGE)



SITE LOCATION MAP
NOT TO SCALE



STREET ADDRESS: TBD
CITY OF NORTON SHORES
MUSKEGON COUNTY, MICHIGAN

SECTION 07, TOWN 09 N, RANGE 16 W
43°11'20" N, 86°15'42" W
PARCEL #: TBD

LEGAL DESCRIPTION:
(PROPOSED LAND DIVISION)

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 07, TOWN 09 NORTH, RANGE 16 WEST, CITY OF NORTON SHORES, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 07, THENCE DUE SOUTH 200.00 FEET ALONG THE WEST LINE OF SECTION 07, THENCE NORTH 89 DEGREES 30 MINUTES 40 SECONDS EAST 279.50 FEET, THENCE DUE NORTH 67.43 FEET, THENCE NORTH 89 DEGREES 30 MINUTES 40 SECONDS EAST 20.07 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 26.43 FEET, THENCE NORTH 89 DEGREES 30 MINUTES 40 SECONDS EAST 270.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 30 MINUTES 40 SECONDS EAST 342.77 FEET, THENCE SOUTH 91 DEGREE 42 MINUTES 02 SECONDS WEST 833.67 FEET ALONG THE WEST LINE OF THE EAST 42.00 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE NORTH 88 DEGREES 37 MINUTES 23 SECONDS WEST 342.01 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 261.07 FEET, THENCE NORTH 88 DEGREES 37 MINUTES 23 SECONDS WEST 30.01 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 261.07 FEET, THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 30.01 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES 23 SECONDS EAST 30.89 FEET, THENCE NORTH 01 DEGREE 39 MINUTES 58 SECONDS EAST 782.50 FEET TO THE POINT OF BEGINNING.

SURVEY PROVIDED BY:

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY SJMART SURVEYING, INC ON A DRAWING TITLED ALTRANSPS LAND TITLE SURVEY, DATED FEBRUARY 21, 2019.

BENCHMARKS:

- BM #1: TOP OF NORTHWEST CORNER OF CONCRETE TRANSFORMER (AC PAD), LOCATED 165 FEET EAST OF THE CENTERLINE OF HENRY STREET AND 200 FEET NORTH OF THE CENTERLINE OF SEMINOLE ROAD. ELEVATION: 625.59 (NAV08)
- BM #2: TOP OF SOUTHWEST BOLT ON LIGHT POLE BASE, LOCATED 925 FEET EAST OF THE CENTERLINE OF HENRY STREET AND 265 FEET SOUTH OF THE CENTERLINE OF NORTON AVENUE. ELEVATION: 626.58 (NAV08)
- BM #3: TOP OF SOUTHWEST BOLT ON LIGHT POLE BASE, LOCATED 80 FEET EAST OF THE CENTERLINE OF HENRY STREET AND 29 FEET SOUTH OF THE CENTERLINE OF NORTON AVENUE. ELEVATION: 626.00 (NAV08)

COORDINATE SYSTEM:

COORDINATES & BEARINGS ARE BASED ON MICHIGAN STATE PLANE SOUTH ZONE, NAD83(HARN), INTERNATIONAL FEET.

FLOODPLAIN DATA:

THE ENTIRE SITE IS DESIGNATED 'ZONE X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 261202050, EFFECTIVE DATE: 07/05/2015.

WETLAND DATA:

THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING PUBLISHED BY THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.

DEMOLITION NOTES:

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

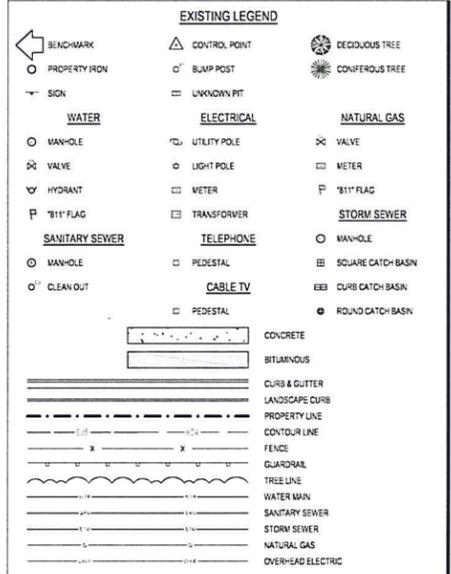
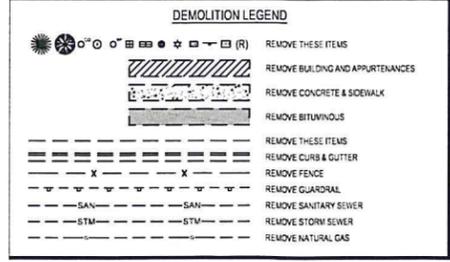
CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS.

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY, ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

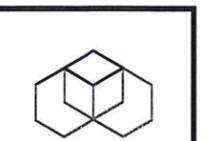
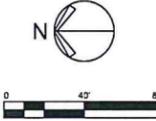
PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY, ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE TO AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.



NOT FOR CONSTRUCTION

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PROJECT

NORTON SHORES REDEVELOPMENT PUD

CLIENT

RD MANAGEMENT LLC

810 7TH AVENUE, 10TH FLOOR
NEW YORK, NY 10019

RELEASE DATE

DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

PROJECT

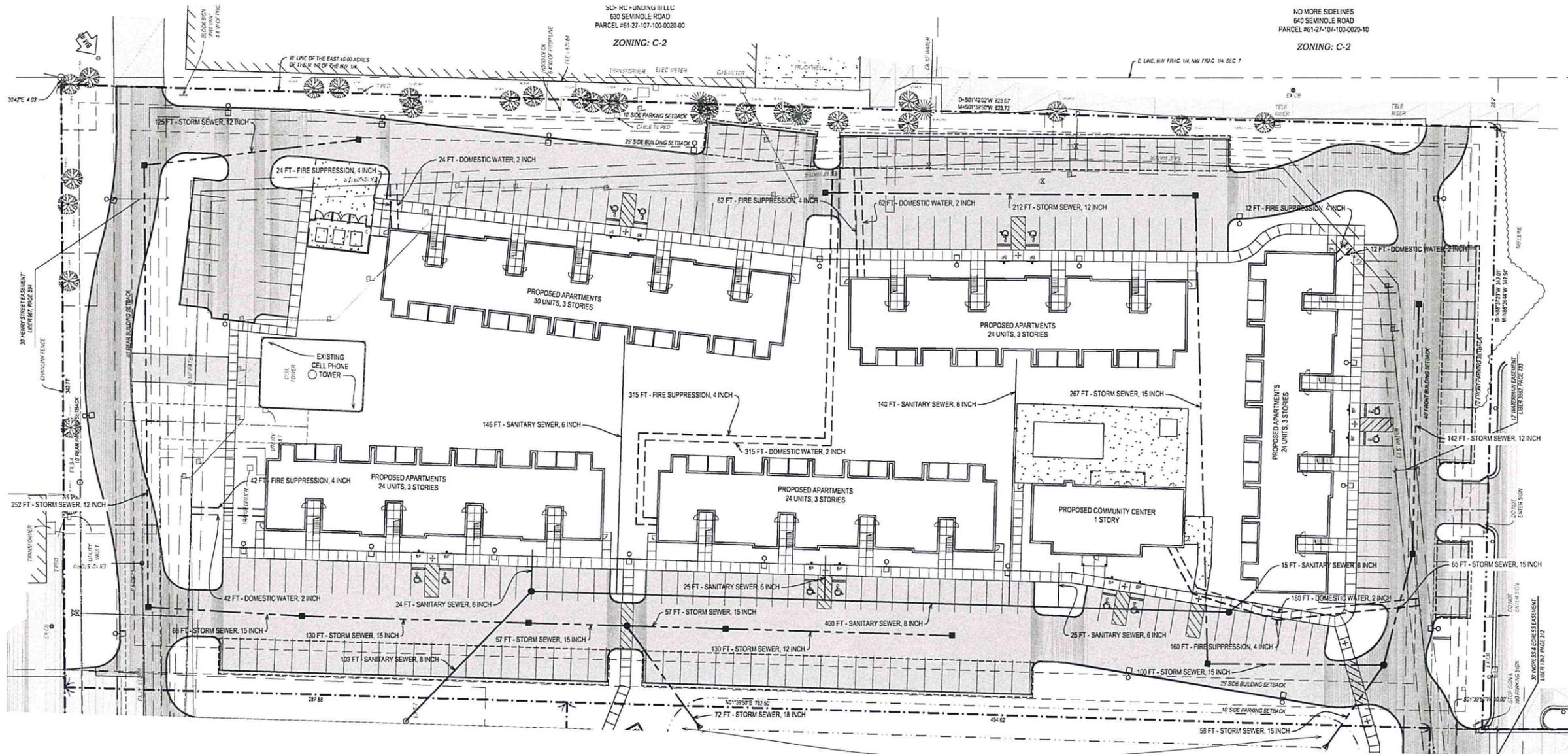
1812171

SHEET

CIVIL EXISTING CONDITIONS & DEMOLITION PLAN

C-101





34'- 1/2" UNITS III LLL
 630 SEMINOLE ROAD
 PARCEL #61-27-107-100-0020-00
 ZONING: C-2

NO MORE SIDELINES
 640 SEMINOLE ROAD
 PARCEL #61-27-107-100-0020-10
 ZONING: C-2

PROPOSED LEGEND

— SIGN	⊕ LANDING AREA	▭ BLANKER BLOCK
⊙ BUMP POST	● MANHOLE	▭ SIDEWALK RAMP
▶ FLARED END SECTION	■ CATCH BASIN	▭ CLEAN OUT
⊕ FIRE DEPARTMENT CONNECTION	⊕ HYDRANT	⊕ DOWNSPOUT
⊕ 90° BEND	⊕ 45° BEND	⊕ WATER VALVE
⊕ 22.5° BEND	⊕ CURB STOP	⊕ TEE
⊕ WALL LIGHT	⊕ LIGHT POLE	⊕ TRANSFORMER
⊕ ELECTRIC METER	⊕ WATER METER	⊕ GAS METER
▭ CONCRETE SIDEWALK		
▭ CONCRETE PAVEMENT		
▭ STANDARD DUTY BITUMINOUS		
▭ STANDARD CURB & GUTTER		
▭ INVERTED CURB & GUTTER		
▭ LANDSCAPE CURB		
▭ DITCH		
▭ POND / BASIN		
▭ FENCE		
▭ WATER MAIN		
▭ SANITARY SEWER		
▭ STORM SEWER		
▭ UNDERDRAN		
▭ NATURAL GAS		
▭ UNDERGROUND ELECTRIC		
▭ UNDERGROUND TELEPHONE		

GENERAL PRIVATE UTILITY NOTES:
 PROPOSED PRIVATE UTILITY SERVICE AS SHOWN IS SCHEMATIC ONLY. ACTUAL LOCATION TO BE COORDINATED WITH INDIVIDUAL UTILITY COMPANY AND APPROVED BY OWNER.
 CONTRACTOR SHALL COORDINATE LOCATION OF ALL PRIVATE UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) WITH THE LOCAL UTILITY COMPANIES AND THE MECHANICAL DRAWINGS. COORDINATE ALL PRIVATE UTILITY LOCATIONS WITH ALL SUB-SURFACE SITE UTILITIES SHOWN ON THIS PLAN.

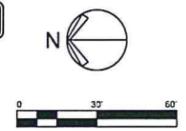
GENERAL SANITARY SEWER NOTES:
 SITE CONTRACTOR TO END SANITARY LATERAL 5' FROM BUILDING WITH A CLEAN-OUT AND TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.
 SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC PER ASTM D3034, SDR 26. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.
 SANITARY SEWER LATERALS AND FITTINGS SHALL BE PVC PER ASTM D3034, SDR 26. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.
 MATERIALS, INSTALLATION, AND TESTING OF SANITARY SEWER SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS.

GENERAL STORM SEWER NOTES:
 SITE CONTRACTOR TO END STORM CONNECTION 5' FROM BUILDING WITH A TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.
 STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PER ASTM C76 CLASS III WALL C. JOINTS SHALL BE RUBBER O-RING PER ASTM D443.
 ROOF DRAIN PIPE OR PIPE INDICATED TO BE PVC SHALL MEET THE REQUIREMENTS OF ASTM D3034, SDR 35. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.
 MATERIALS, INSTALLATION, AND TESTING OF THE STORM SEWER SYSTEM SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS.

GENERAL WATER SERVICE NOTES:
 SITE CONTRACTOR TO END WATER SERVICE(S) AT 5' FROM BUILDING WITH A TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.
 WATER MAIN SHALL BE DUCTILE IRON PER ANSI/AWWA C151 A21.51, PRESSURE CLASS 350 PER ANSI/AWWA C110A21.50. FITTINGS SHALL BE DUCTILE IRON PER ANSI/AWWA C110A21.12, PRESSURE CLASS 350.
 DOMESTIC SERVICE SHALL BE COPPER, TYPE K, ANNEALED AND SOFT TEMPER PER ASTM B-88. FITTINGS SHALL CONFORM TO ASTM B-88.
 MINIMUM DEPTH OF BURY SHALL BE 5'-6".
 FIRE HYDRANT SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS.
 MATERIALS, INSTALLATION, AND TESTING OF WATER SERVICE LINES SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS AND THE STATE PLUMBING CODE.

NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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PROJECT
 NORTON SHORES REDEVELOPMENT PUD

CLIENT
 RD MANAGEMENT LLC

810 7TH AVENUE, 10TH FLOOR
 NEW YORK, NY 10019

RELEASE DATE

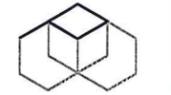
DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

PROJECT
 1812171

SHEET
 CIVIL UTILITY PLAN

C-103

Wednesday, April 24, 2019 4:11:03pm 0:1812171 (RD) Myrt Norton Shores Res & Comm Drawings - 1812171 (RD) CIVIL UTILITY PLAN.dwg JP



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PROJECT

NORTON
SHORES
REDEVELOPMENT
PUD

CLIENT

TRINITY HEALTH
MERCY HEALTH
MUSKOGON

RELEASE DATE

DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

PROJECT

1902028

SHEET

CIVIL EXISTING
CONDITIONS &
DEMOLITION PLAN
C-121

SITE LOCATION MAP



STREET ADDRESS: TBD SECTION 07, TOWN 09 N, RANGE 16 W
CITY OF NORTON SHORES 43°11'20" N, 86°15'42" W
MUSKOGON COUNTY, MICHIGAN PARCEL #: TBD

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 07, TOWN 09 NORTH, RANGE 16 WEST, CITY OF NORTON SHORES, MUSKOGON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF HENRY STREET DISTANT 230 FEET SOUTH 330 FEET ALONG THE WEST LINE OF SECTION 07 AND NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 30 00 FEET FROM THE NORTHWEST CORNER OF SECTION 07, THENCE SOUTH 88 DEGREES 37 MINUTES 23 SECONDS EAST 522.76 FEET, THENCE SOUTH 01 DEGREE 35 MINUTES 50 SECONDS WEST 454.80 FEET, THENCE NORTH 88 DEGREES 37 MINUTES 23 SECONDS WEST 308.81 FEET, THENCE SOUTH 03 DEGREES 00 MINUTES 58 SECONDS EAST 30 01 FEET, THENCE NORTH 88 DEGREES 37 MINUTES 23 SECONDS WEST 477.52 FEET TO THE EAST RIGHT OF WAY LINE OF HENRY STREET, THENCE ALONG SAID EAST RIGHT OF WAY LINE, DUE NORTH 224.73 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 299,341 SFT (6.18 ACRES)

SURVEY PROVIDED BY:

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY SLMVIT SURVEYING, INC ON A DRAWING TITLED ALTA NAPS LAND TITLE SURVEY, DATED FEBRUARY 21, 2019.

BENCHMARKS:

- BV #1 TOP OF NORTHWEST CORNER OF CONCRETE TRANSFORMER AC PAD, LOCATED 165 FEET EAST OF THE CENTERLINE OF HENRY STREET AND 250 FEET NORTH OF THE CENTERLINE OF SEMINOLE ROAD. ELEVATION: 625.59 (NAVD83)
- BV #2 TOP OF SOUTH WET BOLT ON LIGHT POLE BASE, LOCATED 525 FEET EAST OF THE CENTERLINE OF HENRY STREET AND 285 FEET SOUTH OF THE CENTERLINE OF NORTON AVENUE. ELEVATION: 626.52 (NAVD83)
- BV #3 TOP OF SOUTH WET BOLT ON LIGHT POLE BASE, LOCATED 80 FEET EAST OF THE CENTERLINE OF HENRY STREET AND 255 FEET SOUTH OF THE CENTERLINE OF NORTON AVENUE. ELEVATION: 626.00 (NAVD83)

COORDINATE SYSTEM:

COORDINATES & BEARINGS ARE BASED ON MICHIGAN STATE PLANE SOUTH ZONE, NAD83(HARN), INTERNATIONAL FEET.

FLOODPLAIN DATA:

THE ENTIRE SITE IS DESIGNATED 'ZONE X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 26121C0250, EFFECTIVE DATE: 07/06/2015

WETLAND DATA:

THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING PUBLISHED BY THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.

DEMOLITION LEGEND

- REMOVE THESE ITEMS
- REMOVE CONCRETE & SIDEWALK
- REMOVE BITUMINOUS
- REMOVE THESE ITEMS
- REMOVE CURB & GUTTER
- REMOVE SANITARY SEWER
- REMOVE STORM SEWER

DEMOLITION NOTES:

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS.

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

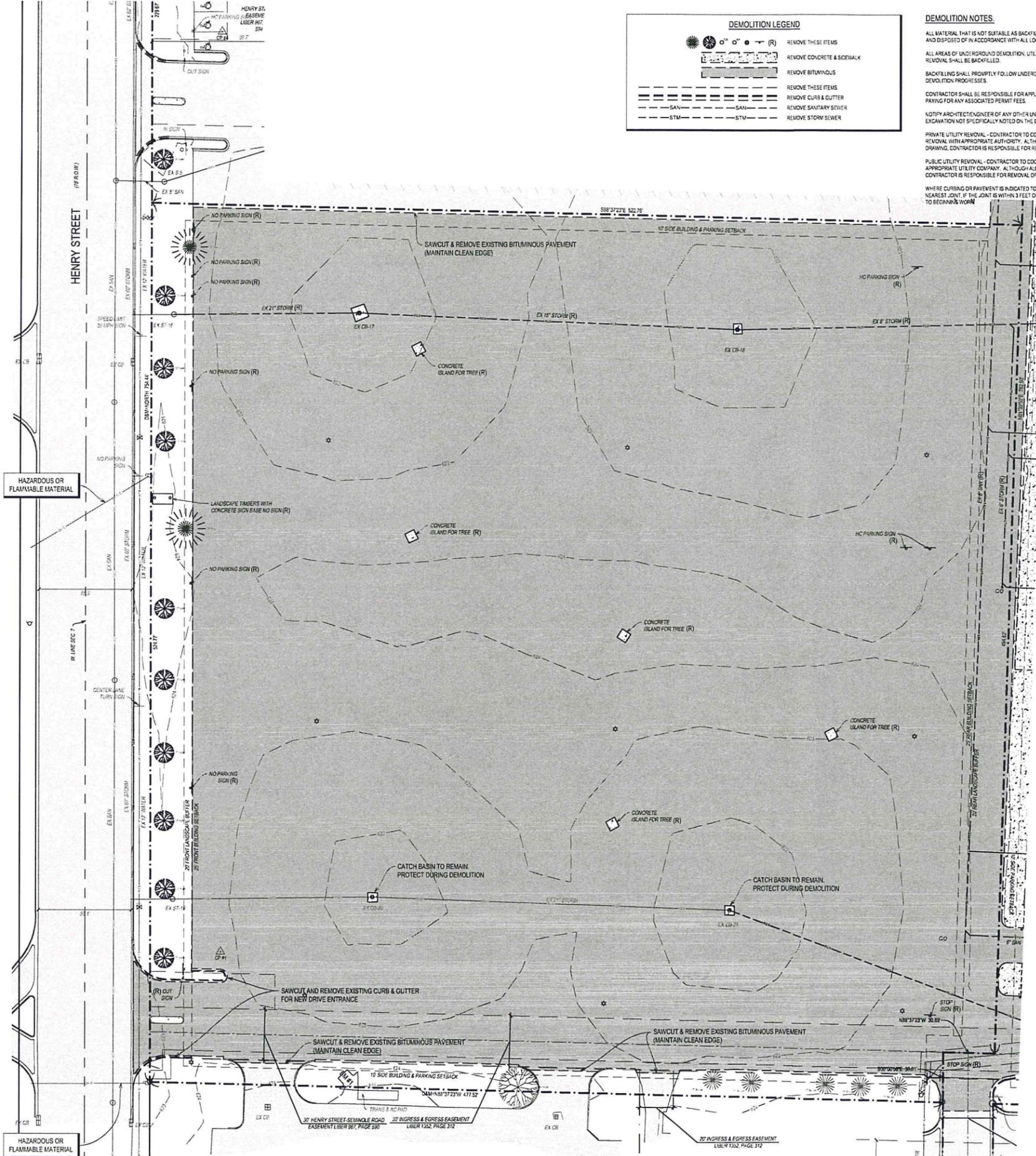
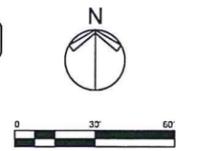
WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

EXISTING LEGEND

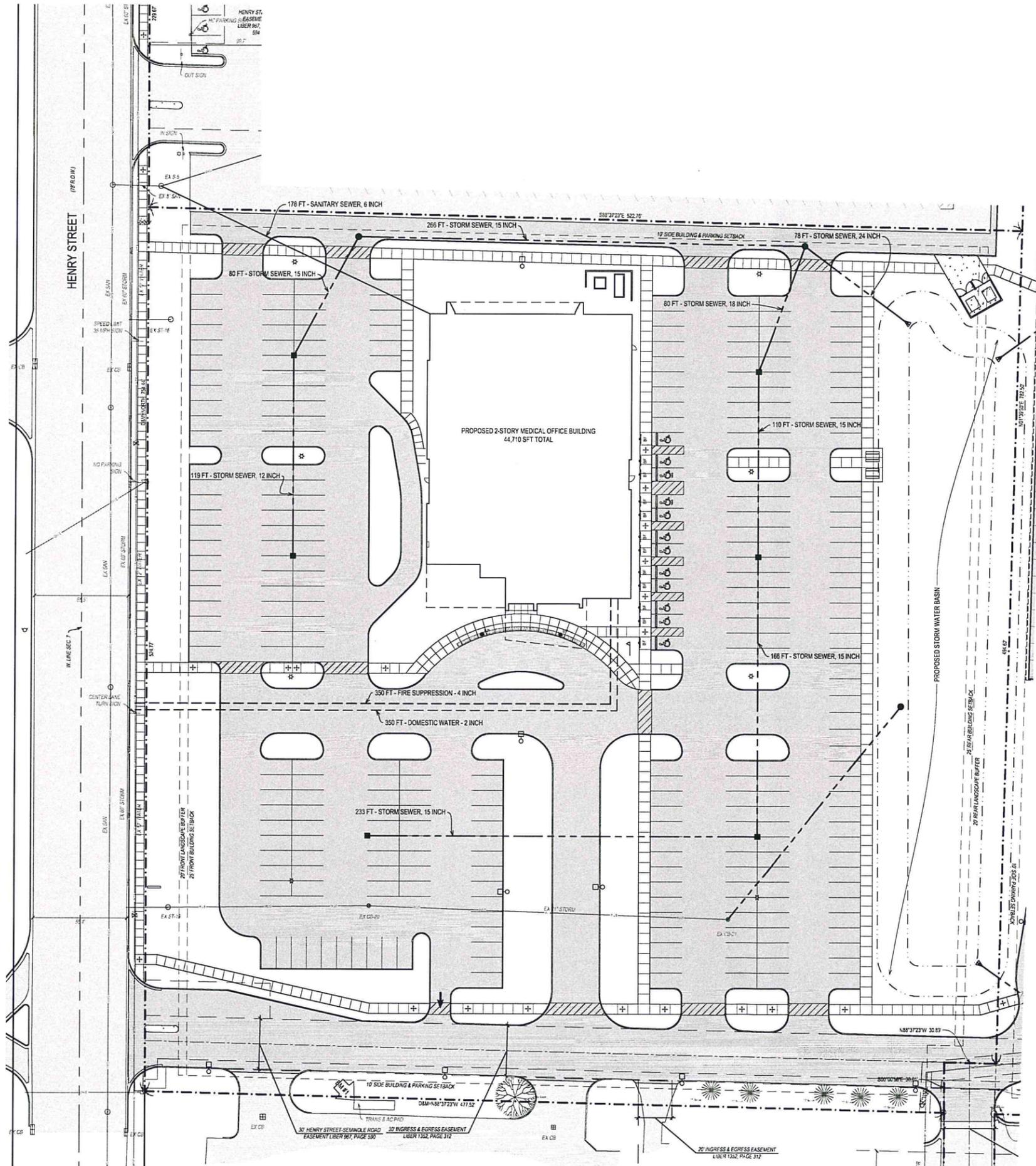
- BENCHMARK
- PROPERTY IRON
- SIGN
- WATER
- MANHOLE
- VALVE
- HYDRANT
- "811" FLAG
- SANITARY SEWER
- MANHOLE
- CLEAN OUT
- CONTROL POINT
- BUMP POST
- UNKNOWN PIT
- ELECTRICAL
- UTILITY POLE
- LIGHT POLE
- METER
- TRANSFORMER
- TELEPHONE
- CABLE TV
- DECIDUOUS TREE
- CONIFEROUS TREE
- NATURAL GAS
- VALVE
- METER
- "811" FLAG
- STORM SEWER
- MANHOLE
- SQUARE CATCH BASIN
- CURB CATCH BASIN
- ROUND CATCH BASIN
- CONCRETE
- BITUMINOUS
- CURB & GUTTER
- LANDSCAPE CURB
- PROPERTY LINE
- CONTOUR LINE
- FENCE
- GUARDRAIL
- TREE LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- OVER-HEAD ELECTRIC

NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



Wednesday, April 24, 2019 at 1:08pm - 0118202028 TRINITY HEALTH MUSKOGON SHORES PUD.dwg - 190202028.CAD (2/25/19) 11.dwg jlb



GENERAL PRIVATE UTILITY NOTES:

PROPOSED PRIVATE UTILITY SERVICE AS SHOWN IS SCHEMATIC ONLY. ACTUAL LOCATION TO BE COORDINATED WITH INDIVIDUAL UTILITY COMPANY AND APPROVED BY OWNER.

CONTRACTOR SHALL COORDINATE LOCATION OF ALL PRIVATE UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) WITH THE LOCAL UTILITY COMPANIES AND THE MECHANICAL DRAWINGS. COORDINATE ALL PRIVATE UTILITY LOCATIONS WITH ALL SUB-SURFACE SITE UTILITIES SHOWN ON THIS PLAN.

GENERAL SANITARY SEWER NOTES:

SITE CONTRACTOR TO END SANITARY LATERAL 5' FROM BUILDING WITH A CLEAN-OUT AND TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.

SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC PER ASTM D3034, SDR 26. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.

SANITARY SEWER LATERALS AND FITTINGS SHALL BE PVC PER ASTM D3034, SDR 26. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.

MATERIALS, INSTALLATION, AND TESTING OF SANITARY SEWER SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS.

GENERAL STORM SEWER NOTES:

SITE CONTRACTOR TO END STORM CONNECTION 5' FROM BUILDING WITH A TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.

STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PER ASTM C76 CLASS III WALL C. JOINTS SHALL BE RUBBER O-RING PER ASTM C443.

ROOF DRAIN PIPE OR PIPE INDICATED TO BE PVC SHALL MEET THE REQUIREMENTS OF ASTM D3034, SDR 35. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.

MATERIALS, INSTALLATION, AND TESTING OF THE STORM SEWER SYSTEM SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS.

GENERAL WATER SERVICE NOTES:

SITE CONTRACTOR TO END WATER SERVICE(S) AT 5' FROM BUILDING WITH A TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.

WATER MAIN SHALL BE DUCTILE IRON PER ANSI/AWWA C151/A21.51, PRESSURE CLASS 350 PER ANSI/AWWA C110/A21.50. FITTINGS SHALL BE DUCTILE IRON PER ANSI/AWWA C110/A21.10, PRESSURE CLASS 350.

DOMESTIC SERVICE SHALL BE COPPER, TYPE K, ANNEALED AND SOFT TEMPER PER ASTM B-88. FITTINGS SHALL CONFORM TO ASTM B-88.

MINIMUM DEPTH OF BURY SHALL BE 5'-0".

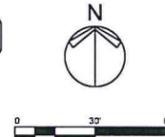
FIRE HYDRANT SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS.

MATERIALS, INSTALLATION, AND TESTING OF WATER SERVICE LINES SHALL CONFORM TO CITY OF NORTON SHORES STANDARDS AND THE STATE PLUMBING CODE.



NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



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ARCHITECTS | ENGINEERS

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(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigm.com

PROJECT

NORTON SHORES REDEVELOPMENT PUD

CLIENT

TRINITY HEALTH
MERCY HEALTH MUSKOGON

RELEASE DATE

DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

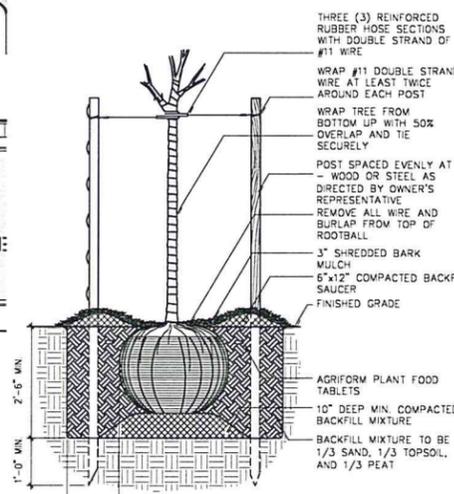
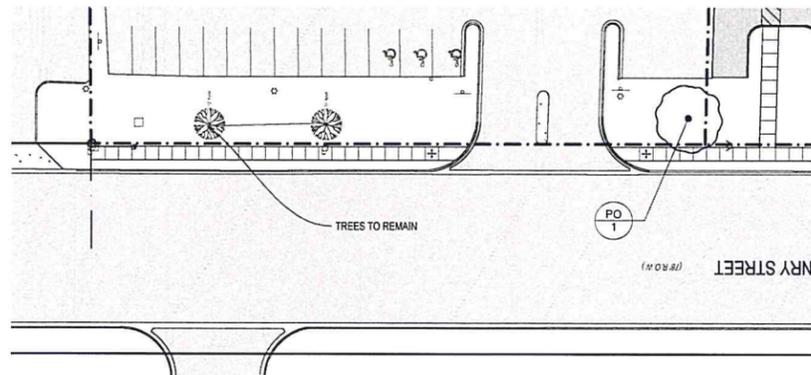
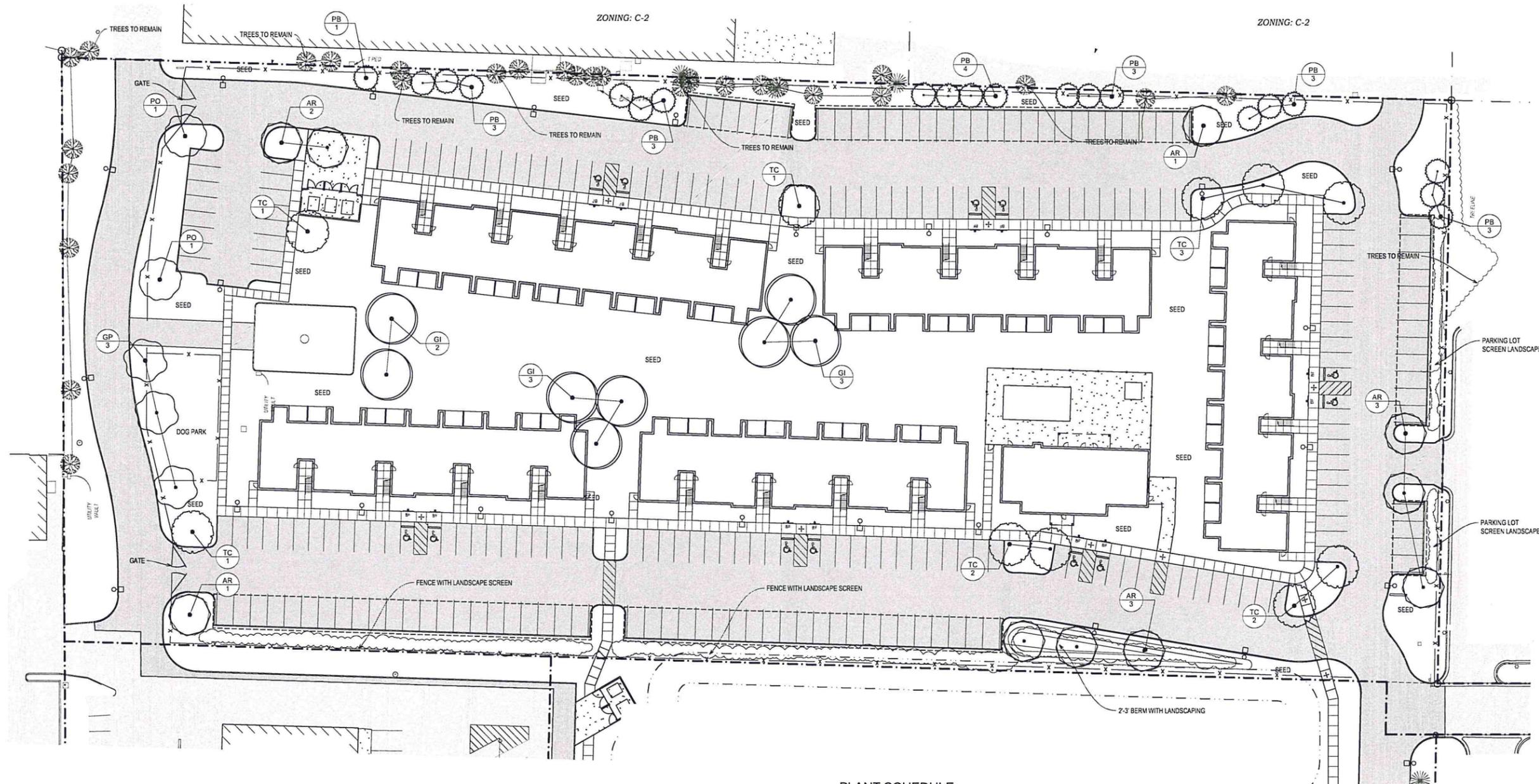
PROJECT

1902028

SHEET

CIVIL UTILITY PLAN

C-123



1 TREE PLANTING
NTS

PLANT SCHEDULE

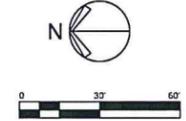
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AR	Acer rubrum 'Red Rocket'	Red Maple	2.5" Cal.	B&B	10
	GP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B&B	3
	GI	Gleditsia triacanthos inermis 'Sunburst' (COURTYARD TREES)	Sunburst Common Honeylocust	2" Cal.	B&B	8
	PO	Platanus occidentalis (PLACED ALONG HENRY STREET)	American Sycamore	2.5" Cal.	B&B	3
	TC	Tilia cordata	Littleleaf Linden	2.5" Cal.	B&B	10
	PB	Picea glauca densata	Black Hills Spruce	5' Ht.	B&B	20
		LANDSCAPE/HARDSCAPE AREA				

LANDSCAPE REQUIREMENTS:
MINIMUM NUMBER OF TREES IN PARKING LOT:
(1) CANOPY TREE PER (10) SPACES @ 1004' CANOPY TREES PROVIDED

PLANTING NOTES:

- ALL SHRUB BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH. ALL PERENNIAL BEDS SHALL RECEIVE 2" OF FINELY GROUND SHREDDED BARK MULCH.
- REMOVE THE BURLAP, TWINE AND WIRE BASKETS FROM THE TOP OF ALL B&B ROOT BALLS. NO PLASTIC TWINE OR BURLAP SHALL BE PERMITTED ON B&B PLANTS. PLANTING PITS SHALL BE THE SAME DEPTH AS ROOT BALLS.
- STAKE ALL TREES. CONTRACTOR IS REQUIRED TO STAKE TREES IN A TIMELY MANNER WITHIN THE YEAR FOLLOWING FINAL ACCEPTANCE TO ENSURE TREES ARE NOT DAMAGED BY STANDING WIRE. DO NOT WRAP TREE TRUNKS. DO NOT USE "TREE WOUND PAINT".
- TOPSOIL SHALL BE INSTALLED EIGHT (8) INCHES WITHIN PLANTING BEDS.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE CITY OF NORTON SHORES ZONING REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOCGRASS. THIS INCLUDES TREES PLANTED IN SOCGRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- SEED SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED NOTED SEED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION. SEE MARKS SHALL BE AS FOLLOWS:
SEEDS:
10" TALL FESCUE
20% PERENNIAL RYE GRASS
30% CREEPING RED FESCUE
40% KENTUCKY BLUEGRASS
AT 6 LBS. PER 1000 S.F.

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



PARADIGM DESIGN
ARCHITECTS | ENGINEERS

550 3 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigm.com

CHRISTOPHER L. MARKHAM
MI - REGISTRATION #3901001486
EXP. DATE 07/31/2020

PROJECT

NORTON SHORES REDEVELOPMENT PUD

CLIENT

RD MANAGEMENT LLC

810 7TH AVENUE, 10TH FLOOR
NEW YORK, NY 10019

RELEASE DATE	
DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

PROJECT

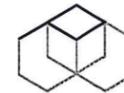
1812171

SHEET

LANDSCAPE PLAN

L-101

Wednesday, April 24, 2019 11:41 AM - 011812171 (RD) Mgr\Kris Shores Res & Comm\Drawings - 1812171 (Landscape)\L-101.dwg JB



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CHRISTOPHER L. HARRIS
MI REGISTRATION #3901001486
EXP. DATE 07/31/2020

PROJECT

**NORTON
SHORES
REDEVELOPMENT
PUD**

CLIENT

TRINITY HEALTH
MERCY HEALTH
MUSKOGON

RELEASE DATE

DATE	DESCRIPTION
03-12-19	SUP APPLICATION
03-29-19	SUP REVISIONS
04-03-19	PC SUBMITTAL

PROJECT

1902028

SHEET

LANDSCAPE PLAN

L-121

PLANTING NOTES:

- ALL SHRUB BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH. ALL PERENNIAL BEDS SHALL RECEIVE 2" OF FINELY GROUND SHREDDED BARK MULCH.
- REMOVE THE BURLAP, TWINE AND WIRE BASKETS FROM THE TOP OF ALL B&B ROOT BALLS. NO PLASTIC TWINE OR BURLAP SHALL BE PRINTED ON B&B PLANTS. PLANTING PITS SHALL BE THE SAME DEPTHS AS ROOT BALLS.
- STAKE ALL TREES. CONTRACTOR IS REQUIRED TO UN-STAKE TREES IN A TIMELY MANNER WITHIN THE YEAR FOLLOWING FINAL ACCEPTANCE TO ENSURE TREES ARE NOT DAMAGED BY STAKING WIRE. DO NOT WRAP TREE TRUNKS. DO NOT USE "TREE HOLDING PAINT".
- TOPSOIL SHALL BE INSTALLED EIGHT (8) INCHES WITHIN PLANTING BEDS.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE CITY OF NORTON SHORES ZONING REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOCGRASS. THIS INCLUDES TREES PLANTED IN SOCGRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- SEEDS SHALL BE PLACED OVER 4" TOPSOIL. ALL PROPOSED NOTED SEED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION. SEE MIXES SHALL BE AS FOLLOWS:
SEEDS:
10% TALL FESCUE
20% PERENNIAL RYE GRASS
30% CREEPING RED FESCUE
40% KENTUCKY BLUEGRASS
AT 6 LBS. PER 1000 S.F.

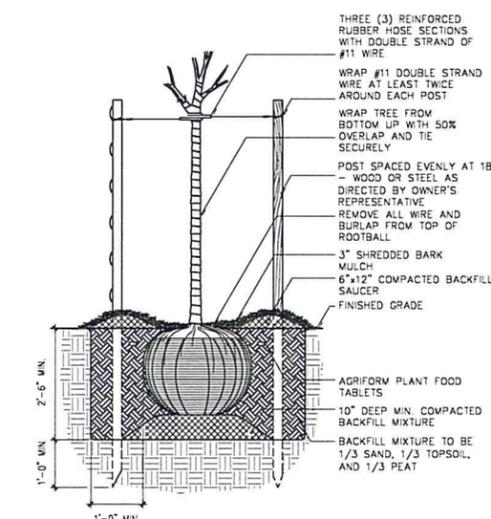
RETENTION POND SEED MIX:
STORMWATER SEED MIX
CARDNO NATIVE PLANT NURSERY
1-516-266-2612
OR APPROVED EQUAL.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AR	<i>Acer rubrum</i> "Red Rocket"	Red Maple	2.5" Cal.	B&B	12
	CC	<i>Cercis canadensis</i>	Eastern Redbud	1.5" Cal.	B&B	10
	PO	<i>Platanus occidentalis</i> (PLACED ALONG HENRY STREET)	American Sycamore	2.5" Cal.	B&B	5
	TC	<i>Tilia cordata</i>	Littleleaf Linden	2.5" Cal.	B&B	11
	ZG	<i>Zelkova serrata</i> "Green Vase"	Sawleaf Zelkova	2.5" Cal.	B&B	3
			LANDSCAPE/HARDSCAPE AREAS			

LANDSCAPE REQUIREMENTS:

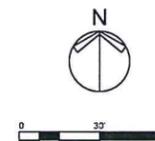
MINIMUM NUMBER OF TREES IN PARKING LOT:
(1) CANOPY TREE PER (10) SPACES @ 10/304
CANOPY TREES PROVIDED: + 33 TREES
+ 33 TREES



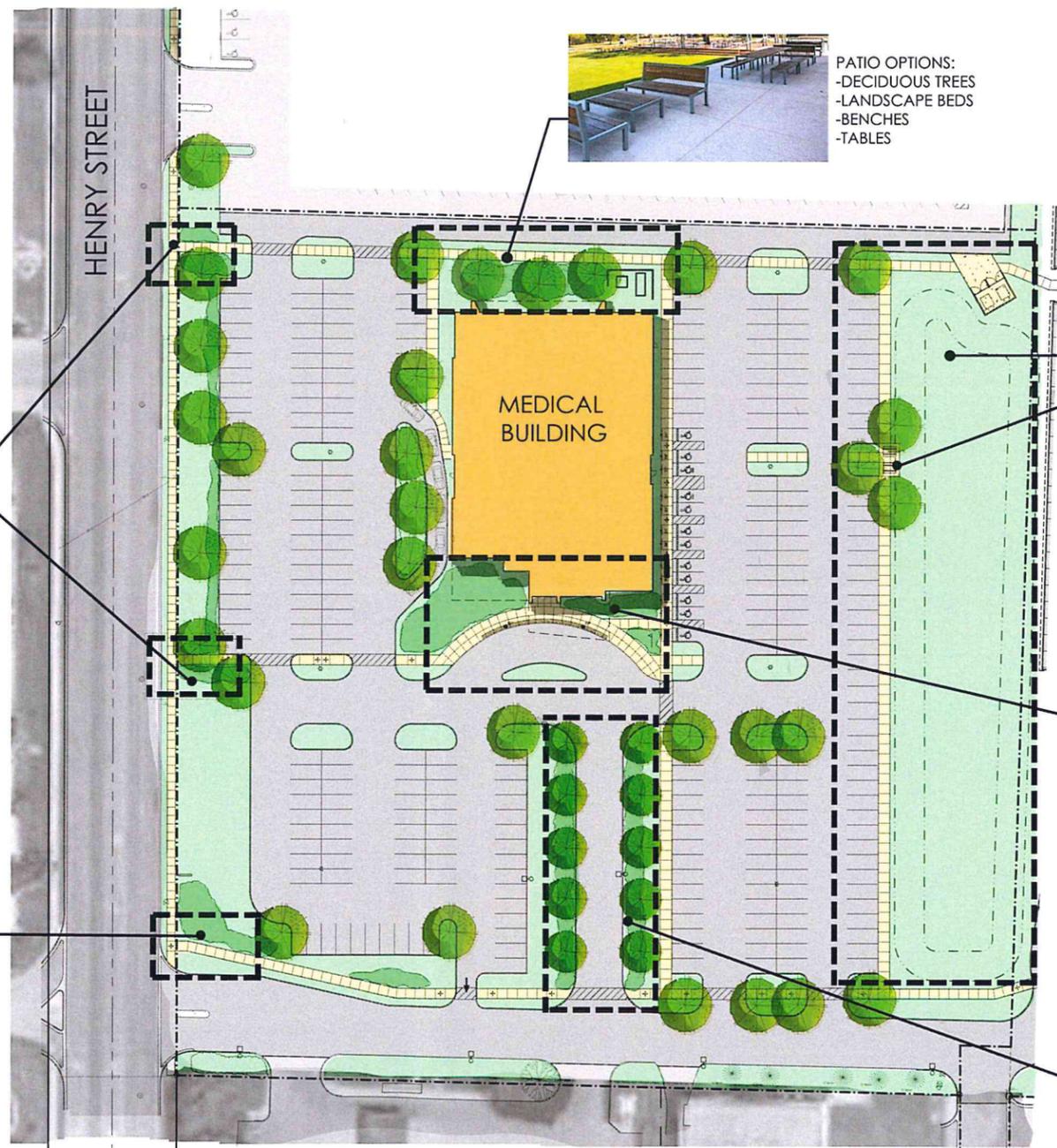
1 TREE PLANTING

1/2" = 1'-0"

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.



Wednesday, April 03, 2019 at 1:03pm 0:\1902028\TRINITY Health Norton Shores\Drawings - 1902028\LANDSCAPE\GEN - 121.dwg JH



STREET/WALK OPTIONS:
 -DECIDUOUS TREES
 -LANDSCAPE BEDS
 -LANDSCAPE SCREEN
 -SIGNS
 -LIGHTING
 -BENCHES
 -PAVERS



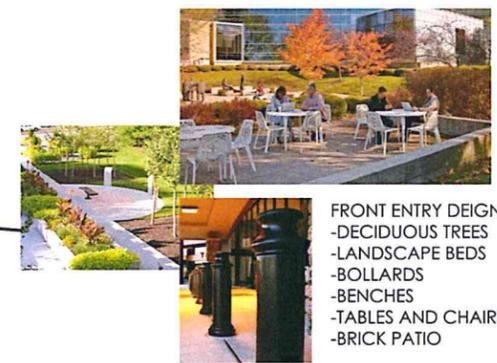
ENTRY DRIVE OPTIONS:
 -DECIDUOUS TREES
 -LANDSCAPE BEDS
 -MONUMENT SIGN
 -STREET LIGHTING



PATIO OPTIONS:
 -DECIDUOUS TREES
 -LANDSCAPE BEDS
 -BENCHES
 -TABLES



WALKING PATH OPTIONS:
 -DECIDUOUS TREES
 -LANDSCAPE BEDS
 -BENCHES
 -WILDFLOWERS



FRONT ENTRY DEIGN OPTIONS:
 -DECIDUOUS TREES
 -LANDSCAPE BEDS
 -BOLLARDS
 -BENCHES
 -TABLES AND CHAIRS
 -BRICK PATIO



BOULEVARD OPTIONS:
 -DECIDUOUS TREES
 -LANDSCAPE BEDS
 -STREET LIGHTING

TRINITY HEALTH

NORTON SHORES, MICHIGAN
 MARCH 2019
 1812171GR



GATES AND FENCING



FRONT YARD LANDSCAPING



POOL AND PLAYGROUND



DOG PARK



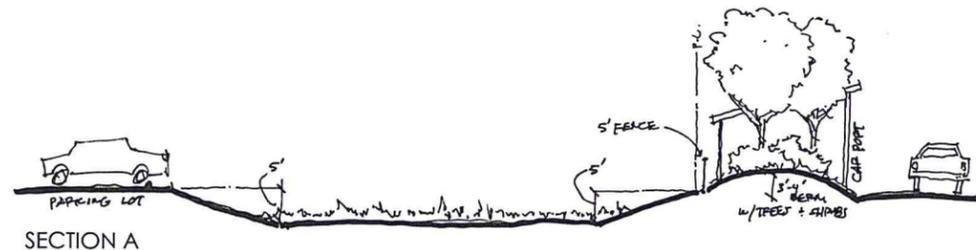
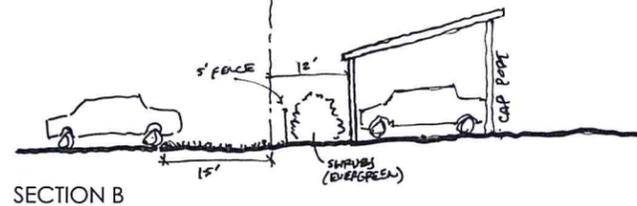
CAR PORT SCREEN WALL



DETENTION POND AREA



ENTRANCE OPTIONS

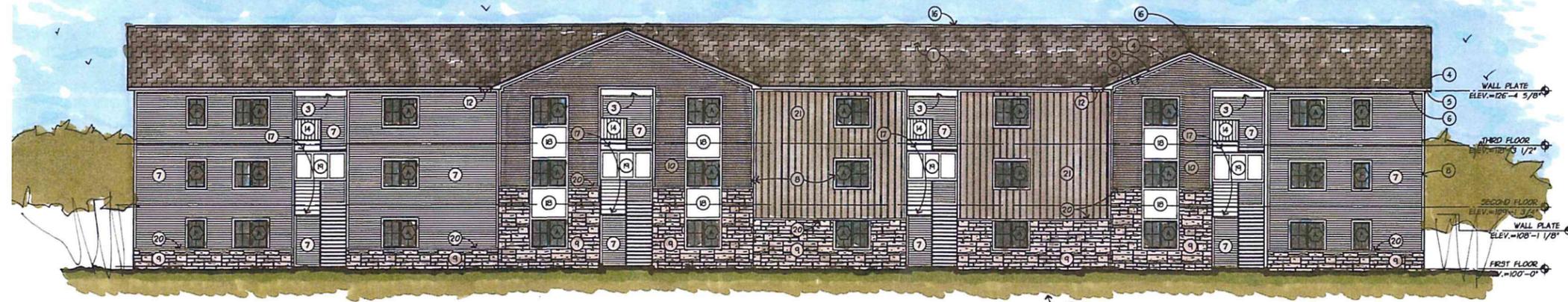


NORTON SHORES RESIDENTIAL

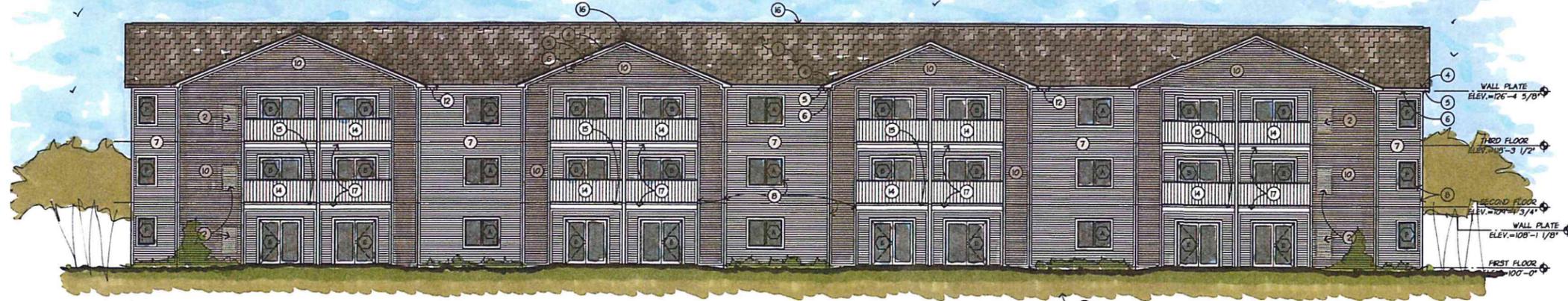
NORTON SHORES, MICHIGAN
 APRIL 2019
 1812171GR



PARADIGM DESIGN



FRONT ELEVATION - 24 UNIT BUILDINGS
SCALE: 1/8"=1'-0"



REAR ELEVATION - 24 UNIT BUILDINGS
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL KEY

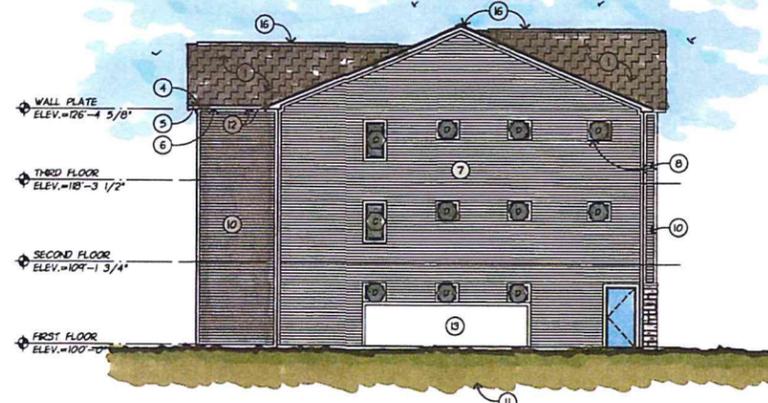
- 1 ASPHALT SHINGLES, CERTAINTED LANDMARK OR EQUAL, COLOR SELECTION BY ARCHITECT.
- 2 HVAC UNIT GRILLE.
- 3 PVC TRIM ON GLU-LAM BEAM.
- 4 PRE-FINISHED METAL DRIP EDGE.
- 5 ALUMINUM FASCIA, COLOR SELECTION BY ARCHITECT.
- 6 REBBER, PERFORATED (FOR VENTING) ALUMINUM SOFFIT.
- 7 4" EXPOSURE, BEVELED VINYL SIDING, COLOR #1, SELECTION BY ARCHITECT.
- 8 4" VINYL TRIM, COLOR SELECTION BY ARCHITECT.
- 9 VERSETTA STONE TIGHT CUT PATTERN, COLOR SELECTION BY ARCHITECT.
- 10 4" EXPOSURE, BEVELED VINYL SIDING, COLOR #2, SELECTION BY ARCHITECT.
- 11 FOUNDATION, SEE FOUNDATION PLAN.
- 12 SEAMLESS VINYL GUTTER AND DOWNSPOUT WITH SPLASH BLOCK AT OUTLET, CONTRACTOR TO CALCULATE AND PROVIDE THE CORRECT # OF DOWNSPOUTS.
- 13 PVC PANEL W/ 4" PVC TRIM OVERALL SURROUND AS FLAT SURFACE AT PETER LOCATIONS.
- 14 POWDER COAT STEEL RAILING SYSTEM, PRICE ALUMINUM AND VINYL RAILING SYSTEM AS ALTERNATE.
- 15 5/4"x6" PRESSURE TREATED WOOD DECKING.
- 16 SHINGLE OVER" RIDGE VENT.
- 17 PVC TRIM OVER DECK JOIST FRAMING.
- 18 PVC PANEL + 4" PVC TRIM SIDING.
- 19 LANDING WALL DETAIL, SEE DETAIL NO. 1/A2.0.
- 20 VERSETTA STONE, WANSICOAT CAP, COLOR SELECTION BY ARCHITECT.
- 21 MASTIC QUEST BOARD & BATTEN VINYL SIDING, COLOR - TWILIGHT SHADOW.

WINDOW KEY:

- A 5'-0"x4'-0" SLIDING WINDOW UNIT
- B 6'-0"x6'-8" SLIDING GLASS DOOR
- C 2'-0"x4'-0" CASEMENT WINDOW UNIT
- D 2'-0"x1'-6" FIXED WINDOW UNIT
- E 3'-0"x6'-8" FRENCH DOOR W/ TEPPERED GLASS AND ADA LOW-PROFILE SILL W/ 3'-0"x6'-8" TEPPERED GLASS SILLITE.
- F 2'-6"x4'-0" CASEMENT WINDOW UNIT

NOTES:

- 1. ALL ROOF OVERHANGS ARE 1'-0" UNLESS NOTED OTHERWISE.
- 2. GUARD RAIL HEIGHTS AT BALCONIES AND ENTRY BALCONIES ARE 3'-6" OFF FINISHED DECK, GUARDRAIL TO RESIST LOADS IDENTIFIED IN 2015 M.B.C., SECTION 1017.B.
- 3. WINDOWS ON THE FRONT ELEVATION TO HAVE GRILLES BETWEEN THE GLASS.
- 4. WINDOW AND DOOR HEIGHT IS 6'-8" A.F.F., UNLESS NOTED OTHERWISE.
- 5. PROVIDE A \$1000.00 ALLOWANCE FOR IDENTIFICATION SIGNAGE ON EACH BUILDING.
- 6. WINDOW TYPES (A) AND (C) ON THE SECOND AND THIRD FLOORS TO HAVE GUARDS COMPLYING WITH 2015 IBC, SECTION 1015.B.



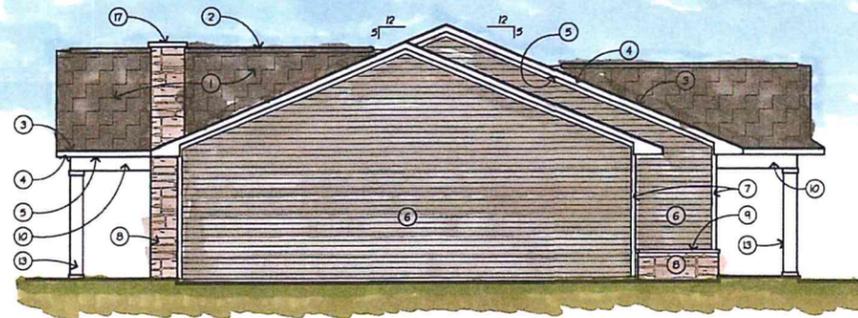
LEFT SIDE ELEVATION - 24 UNIT BUILDINGS
SCALE: 1/8"=1'-0"
NOTE: RIGHT SIDE SIMILAR - OPPOSITE HAND

Proposed
Norton Shores Apartments - 24 Unit Building
 Norton Shores, Michigan

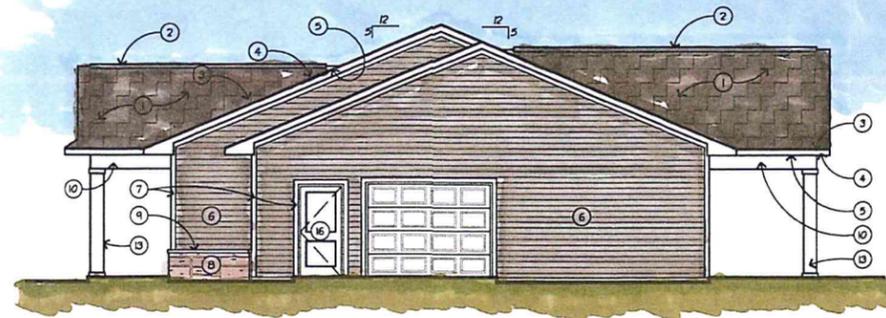
3-21-19 date
 0619 commission
A2.0 sheet

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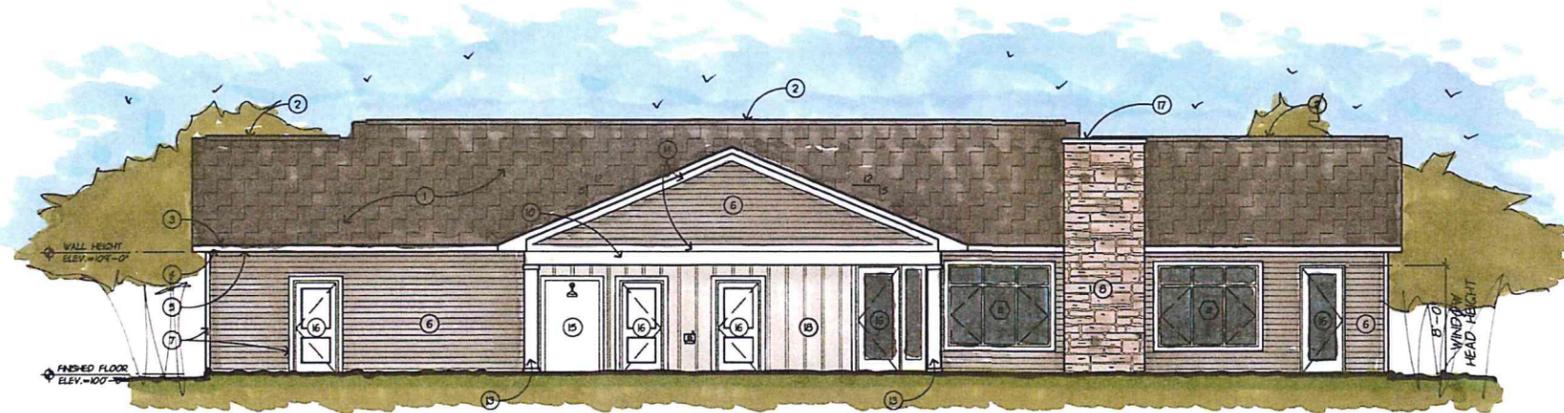
101 Jackson St.
 Grand Haven,
 Michigan
 49427
 Ph. 616.944.8878
 Fax 616.944.8878
OppenhuizenArchitects
Mark A. Oppenhuizen AIA



NORTH ELEVATION - COMMUNITY CENTER
SCALE: 3/8"=1'-0"



SOUTH ELEVATION - COMMUNITY CENTER
SCALE: 3/8"=1'-0"



EAST ELEVATION - COMMUNITY CENTER
SCALE: 3/8"=1'-0"



WEST ELEVATION - COMMUNITY CENTER
SCALE: 3/8"=1'-0"

ELEVATION MATERIAL KEY:

- 1) ASPHALT SHINGLES
- 2) SHINGLE OVER RIDGE VENT
- 3) PRE-FINISHED METAL DRIP EDGE
- 4) ALUMINUM FASCIA, COLOR SELECTION BY ARCHITECT
- 5) REBbed, PERFORATED (FOR VENTING) ALUMINUM SOFFIT
- 6) 4" EXPOSURE MASTIC CARVED WOOD 44, BEVELED VINYL SIDING, COLOR SELECTION BY ARCHITECT FROM PREMIUM COLOR PALETTE
- 7) 4" VINYL TRIM
- 8) VERSETTA STONE, TIGHT CUT PATTERN, COLOR: TEORA ROSA
- 9) VERSETTA STONE, WANSICOT CAP, COLOR: TALPE
- 10) 12" AZEK TRIM
- 11) FOUNDATION SEE FOUNDATION PLAN
- 12) CLAD WD. FRAME WINDOW W/ INSULATED GLASS
- 13) 12" DIAMETER "TUCSON STYLE" H&G FIBERGLASS COLUMN
- 14) 6" AZEK TRIM
- 15) AZEK FLUSH FLAT SHEET WITH 4" AZEK TRIM TO CREATE PANEL PATTERN SHOWN
- 16) EXTERIOR DOOR, REFER TO DOOR SCHEDULE ON DRAWING SHEET A6.0
- 17) ONE PIECE PRE-FINISHED METAL CHIMNEY CAP OVER ICE + WATER UNDERLAYMENT
- 18) MASTIC GUEST BOARD & BATTEN VINYL SIDING, COLOR - TWILIGHT SHADOW

WINDOW KEY:

- A) (2) 7'-6 1/2" x 6'-6" FIXED OVER (2) 7'-6 1/4" x 6'-6" CASEMENTS
- B) (3) 7'-6 1/2" x 6'-6" FIXED OVER (3) 7'-6 1/4" x 6'-6" CASEMENTS (FIXED CENTER UNIT)
- C) (3) 7'-6 1/2" x 6'-6" AWNING

Proposed Norton Shores Apartments - Community Building
Norton Shores, Michigan

3-21-R date
 0619 commission
A2.0 sheet

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Matt A. Oppenhuizen AIA





MERCY HEALTH
MUSKOGEE



