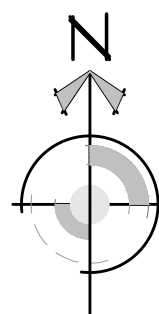


**SOIL EROSION & SEDIMENTATION CONTROL NOTES**

1. PROTECT ALL EXIST. AND NEW CB'S & CY'S W/ SILT SACKS AND MAINTAIN AS NECESSARY UNTIL SIT IS STABILIZED
2. PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL ON DOWNSTREAM EDGES OF GRADING.
3. INSPECT EROSION CONTROLS AFTER EVERY SIGNIFICANT RAIN STORM, BUT AT LEAST WEEKLY.
4. NO SOIL IS TO BE TRACKED ONTO PUBLIC STREETS. IF SO THEN SOIL IS TO BE REMOVED IMMEDIATELY.



**GRADING & DRAINAGE PLAN**

SCALE: 1" = 30'

**GENERAL NOTES**

1. PROPERTY ADDRESS - 1638 BROADMOOR AVE
2. PFN - 41-23-17-100-019
3. LEGAL DESCRIPTIONS  
THE NORTH 3411 FT. OF THAT PART OF THE NW 1/4 LYING EASTERLY OF THE EAST LINE OF BROADMOOR AVE LIGHT OF WAY (120 FT WIDE) SECTION 17, T8N, R10W, 40 ZONE.
4. EXISTING ZONING - RURAL RESIDENTIAL (RR)  
- BROADMOOR / CHERRY VALLEY CORRIDOR OVERLAY DISTRICT
5. RURAL RESIDENTIAL DISTRICT REGULATIONS:  
A. MIN. LOT AREA - 2 ACRES REQ'D - 4.25 AC PROVIDED  
B. WIDTH - 200 FT REQ'D - 309 FT PROVIDED  
C. FRONT YARD - 50 FT. REQ'D (RR)  
- 15' FT. REQ'D (B/CV OVERLAY)  
- 245 FT. PROVIDED  
D. SIDE YARD - 50 FT. COMB., NOT LESS THAN 20 FT  
- 35 FT. PROVIDED  
E. REAR YARD - 50 FT. REQ'D  
- 105 FT. PROVIDED  
F. MAX HEIGHT - 35 FT. MAX REQ'D  
- 30 FT. PROVIDED
6. BUILDING SIZE -  
- PHASE 1 - 1450 GSF - 240 SEATS  
- FUTURE PHASES - 4612 GSF - 410 SEATS
7. REQUIRED PARKING -  
PHASE 1 -  
- 10 SPACES / 3 SEATS - 240 SEATS / 3 = 80 SPACES  
- 30 SPACES PROVIDED  
FUTURE PHASES  
- 410 SEATS / 3 = 137 REQ'D - 145 POSSIBLE
8. SOILS ON SITE ARE GENERALLY SANDY CLAY TO SILTY CLAY.
9. DETAILED LANDSCAPE PLANS WILL BE SUBMITTED FOR APPROVAL WITH BUILDING PERMIT APPLICATION
10. PHOTOMETRIC PLAN WILL BE SUBMITTED FOR APPROVAL WITH BUILDING PERMIT APPLICATION

**SPIRIT OF LIFE  
LUTHERAN CHURCH**  
1638 BROADMOOR AVE. SE  
CALEDONIA, MICHIGAN

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**DAN VOS  
CONSTRUCTION COMPANY**  
Building for Life.

ISSUED FOR:  
10-11-12: LAYOUT PLAN  
10-31-12: SPECIAL USE PERMIT

DRAWN: JLG

PROJECT # 106602D

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DRAWING NO:

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