

FLAT RIVER VISTA

VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN

INDEX OF SHEETS

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AND AERIAL

C3 - SOIL EROSION & SEDIMENTATION
CONTROL PLAN

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PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 26, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NW CORNER OF SAID SECTION 26; THENCE S89°38'11"E 389.84 FEET MORE OR LESS ALONG THE EXTENSION OF THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, T7N, R9W, VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN, TO THE WATER'S EDGE OF FLAT RIVER; THENCE N38°50'48"E 885.90 FEET; THENCE N59°34'46"E 467.19 FEET; THENCE N35°49'15"W 474.13 FEET; THENCE N89°20'25"W 1068.04 FEET TO THE POINT OF BEGINNING. CONTAINS 28.79 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWN 7 NORTH, RANGE 9 WEST, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°07'36"W 931.35 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE S00°07'36"W 85.25 FEET; THENCE N67°02'41"W 5.10 FEET; THENCE WESTERLY 137.20 FEET ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S88°27'44"W 109.20 FEET; THENCE WESTERLY 35.79 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING N48°52'16"W 35.03 FEET; THENCE N67°02'41"W 601.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LINCOLN LAKE AVENUE (100 FEET WIDE); THENCE N19°17'11"E ALONG SAID RIGHT OF WAY LINE 66.14 FEET; THENCE S67°02'41"E 605.90 FEET; THENCE EASTERLY 35.79 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING S87°33'07"E 35.03 FEET; THENCE EASTERLY 19.05 FEET ALONG A 60.00 RADIUS CURVE TOT HE RIGHT WITH A CHORD BEARING N81°02'03"E 18.97 FEET; THENCE S89°52'15"E 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28.79 ACRES +/-

LEGEND

- ▲ - WELL
- - BENCHMARK
- - MONUMENT
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- - POST
- SB#XX - SOIL BORING
- - U.G. UTILITY MARKER
- MB - MAILBOX
- AC - AC UNIT
- - CONIFEROUS TREE
- - FIRE HYDRANT
- - WATER VALVE
- TH - ELECTRIC TRANSFORMER
- G - GAS METER
- W - WATER METER
- T - TELEPHONE RISER
- E - ELECTRIC METER
- C - CATCH BASIN
- U - ROUND CATCH BASIN
- U - UTILITY MANHOLE
- U - STM MANHOLE
- △ - FLARED END SECTION
- U - SANITARY MANHOLE
- U - ELECTRIC MANHOLE
- U - TELEPHONE MANHOLE
- - SHRUB
- - DEODUCOUS TREE
- - WATER UTILITY LINE
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - LAKE LINE
- - EXISTING CONTOUR

REMOVAL LEGEND

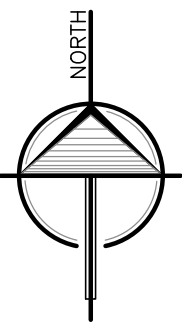
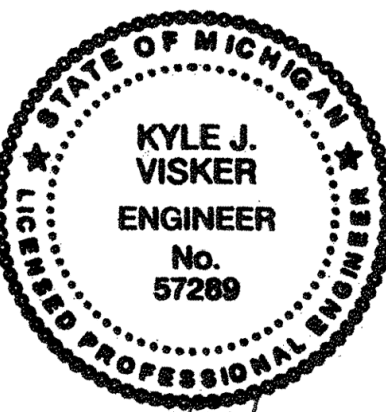
- - STRUCTURE REMOVAL
- - TREE REMOVAL

NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THIS PROJECT FALLS IN VERGENNES TOWNSHIP, A NON PARTICIPATING TOWNSHIP IN THE NATIONAL FLOOD PROGRAM.

PROPERTY OWNER/APPLICANT

MR. BRUCE LANGLOIS
13315 BECKWITH DR.
LOWELL, MI 49331

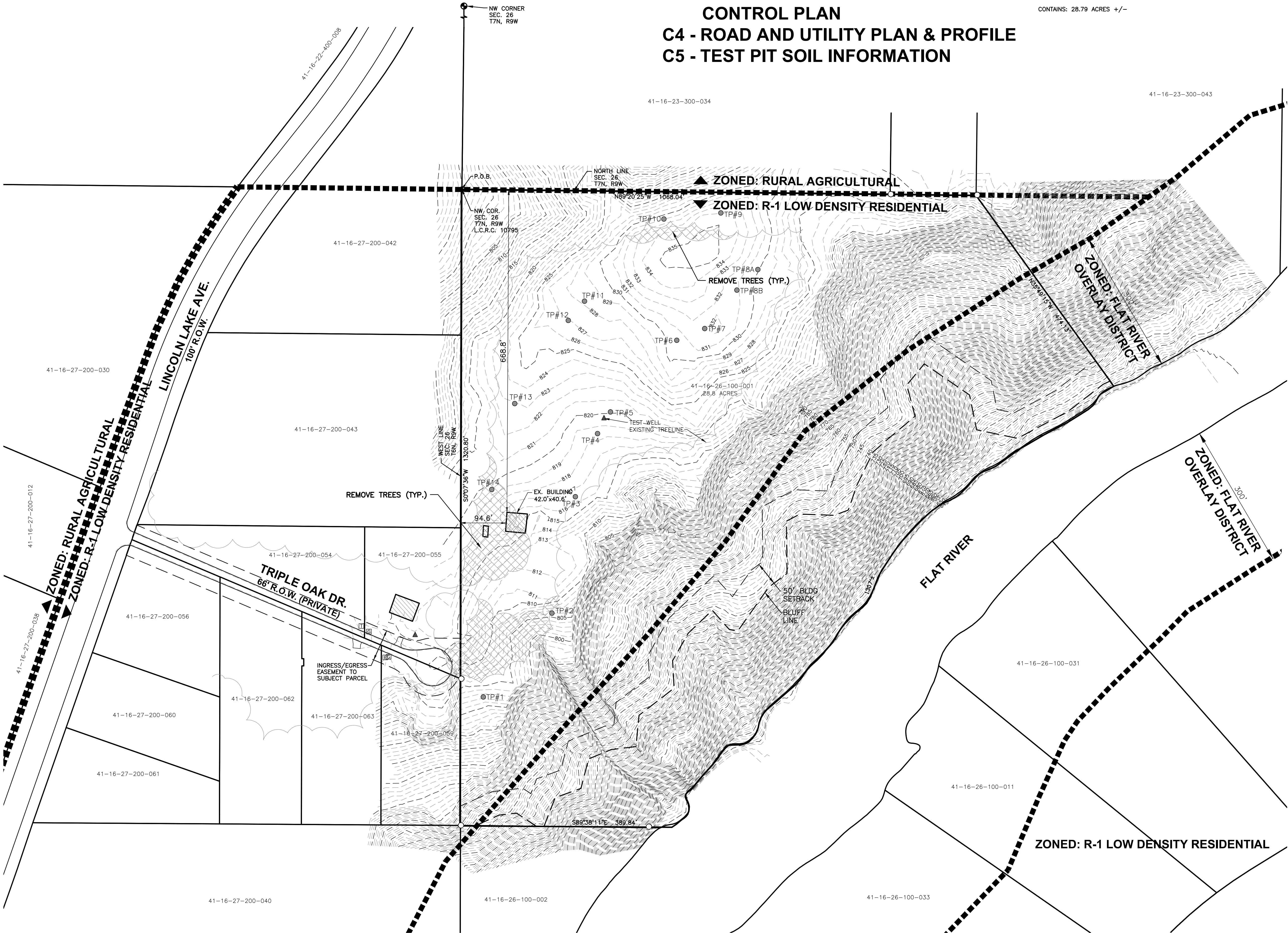


0 100 200
Horizontal Scale in Feet



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



2121 1/2 Mile Rd NW
Walker, MI 49544
Ph: 616-301-7888
www.LREMI.com



REVISIONS:	NO.	ISSUED FOR:	DATE
	1.	ISSUED FOR PRE-APP CONFERENCE	06/18/19
	2.	REVISED FOR PRE-APP CONFERENCE	09/18/19
	3.	KCHD TEST PIT LOCATION	01/27/20
	4.	FINAL DEVELOPMENT REVIEW	01/27/20
	5.	FINAL DEVELOPMENT REVIEW	03/04/21

CLIENT: BRUCE LANGLOIS
6415 IMPSON AVE. SE ALTO, MI 49302
PROJECT: FLAT RIVER VISTA
12803 BURROUGHS ST. NE LOWELL, MI 49331

PROJECT NUMBER:	DATE
19-057	4/20/19
DESIGNED BY: KJV	4/20/19
DRAFTED BY: NDI	4/20/19
QA/QC:	

SHEET NAME: EXISTING CONDITIONS

SHEET NUMBER:

CS

NOTE

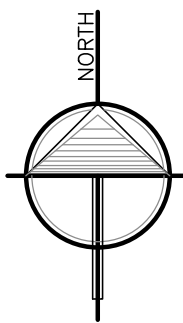
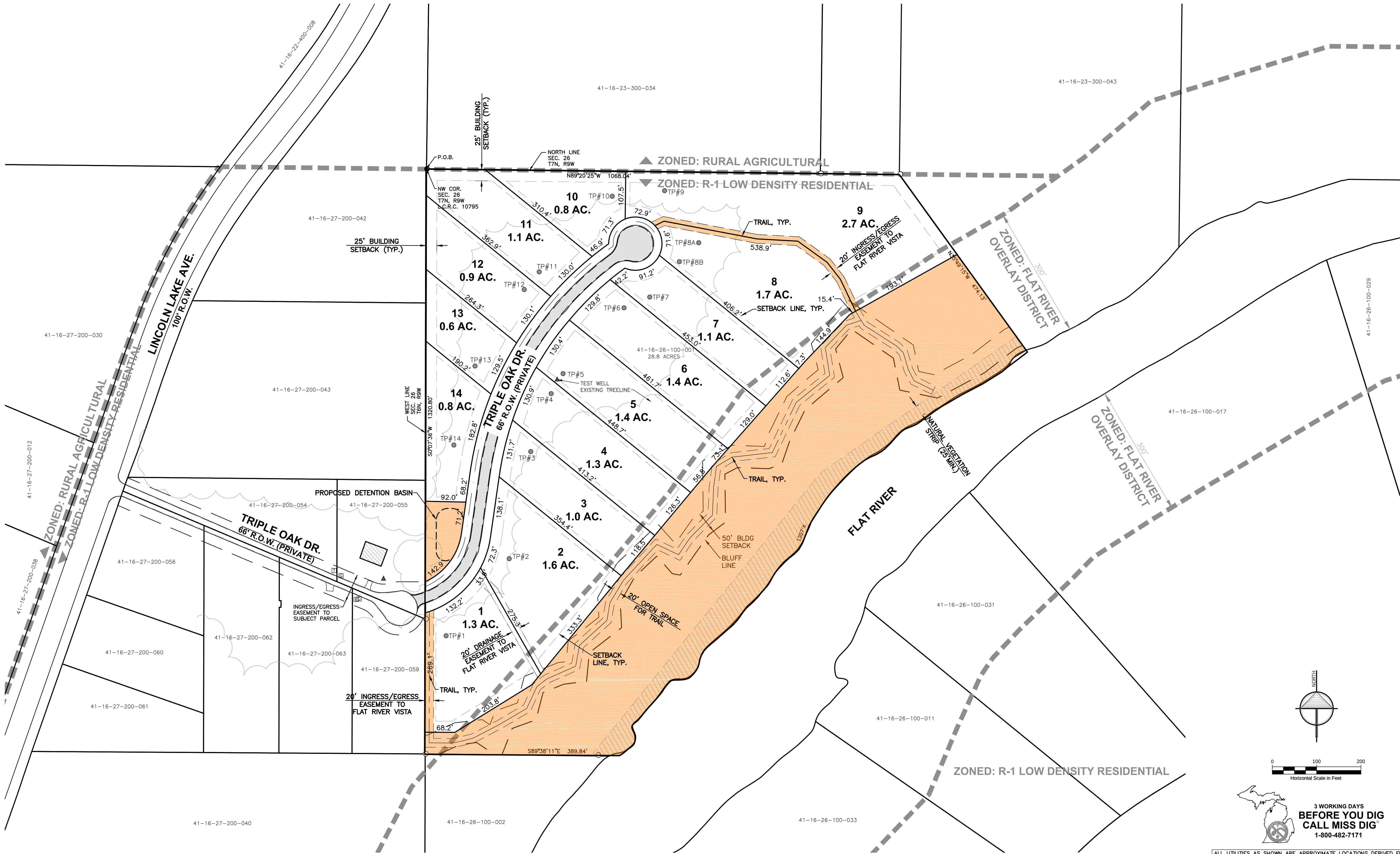
UNBUILDABLE AREAS INCLUDE OPEN SPACE/NATURAL FEATURE PRESERVATION, FLAT RIVER FLOOD PLAIN, EASEMENTS, ROAD RIGHT-OF-WAY AREAS AND BUILDING SETBACK AREAS.

— OPEN SPACE/NATURAL FEATURE PRESERVATION
9.3 ACRES (33%)

PUD REGULATIONS

MIN. LOT AREA:
MINIMUM LOT WIDTH:
FRONT YARD SETBACK:
MIN. SIDE YARD SETBACK:
MIN. REAR YARD:
MAX. BUILDING HEIGHT:
REQ'D FLOOR AREA:
BUILDING SETBACK FROM RIVER

0.6 AC.
60 FT.
25 FT.
10 FT.
25 FT.
THE LESSER OF 2.5 STORIES OR 35 FEET
1,150 SF; 750 SF ON GROUND FLOOR; 24 FT MIN. WIDTH AS MEASURED ALONG THE EXTERIOR FRONT ELEVATION
100 FT



0 100 200
Horizontal Scale in Feet



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	3.	KCHD TEST PIT LOCATION	01/27/20
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PROJECT: FLAT RIVER VISTA
12803 BURROUGHS ST. NE LOVELL, MI 49331

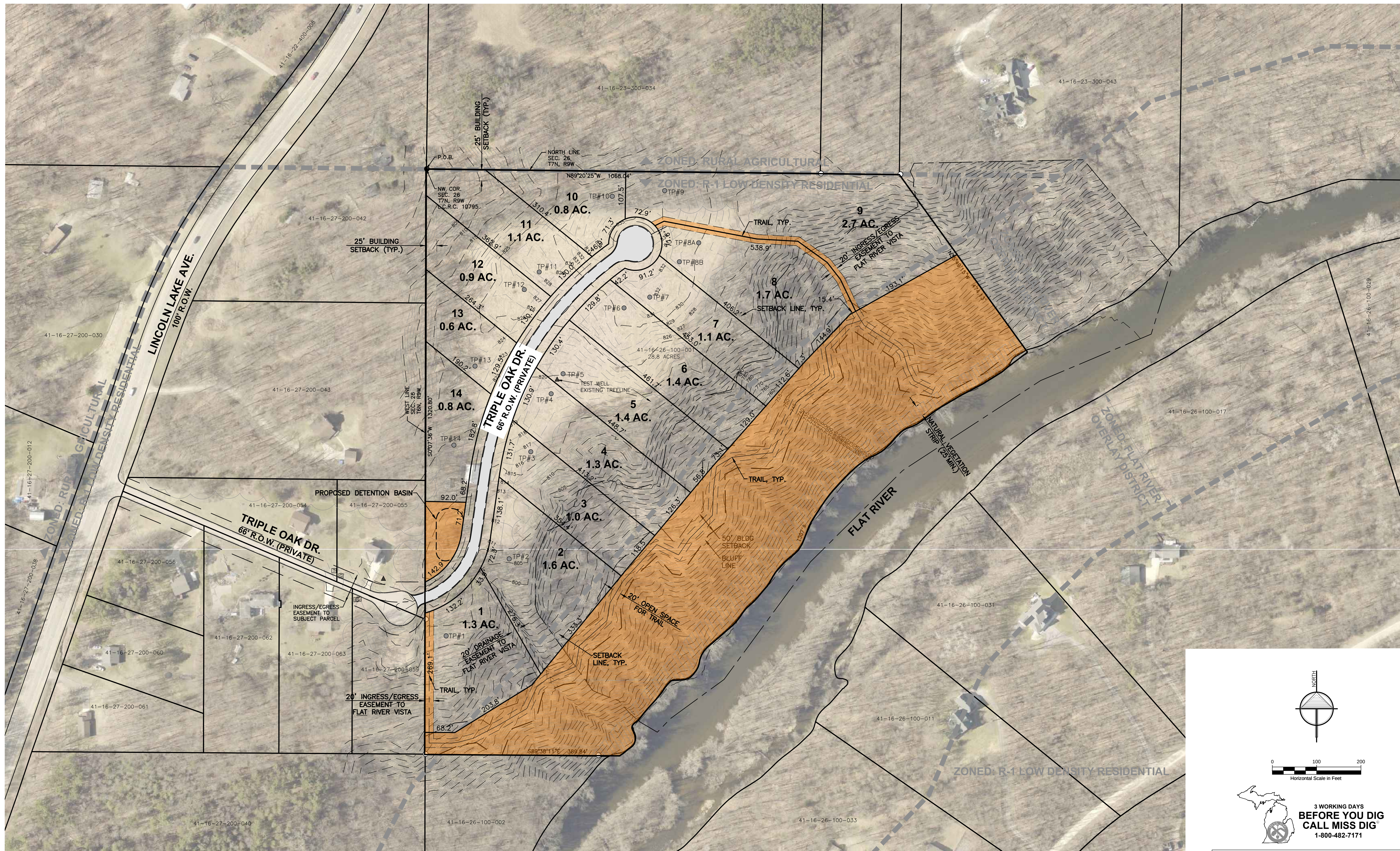
PROJECT NUMBER:	DATE
19-057	4/2019
DESIGNED BY: KJV	4/2019
DRAFTED BY: NDI	4/2019
QA/QC:	

SITE PLAN

SHEET NAME: SHEET NUMBER:

C1

Aug 05, 2021 11:28am 10 Projects\16-002_Langley\16-002-Sub-Plan-Proposed.sxd [16-002] [16-002] [16-002]

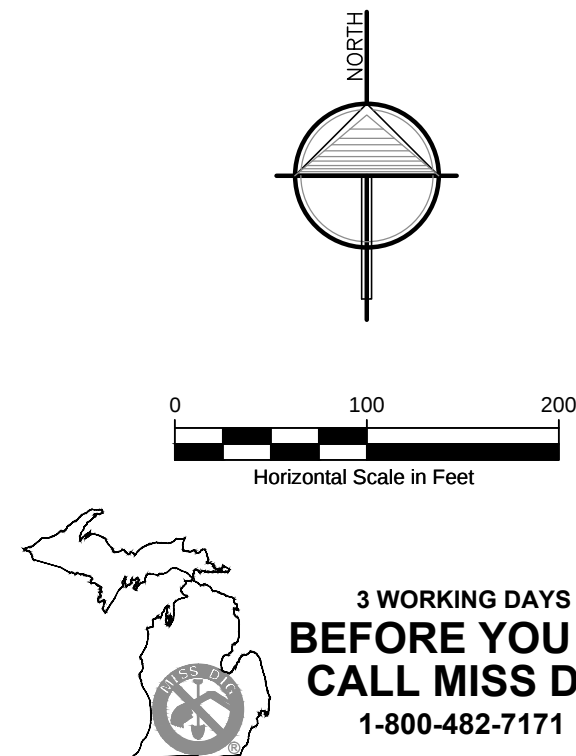


— OPEN SPACE/NATURAL FEATURE PRESERVATION
9.6 ACRES (33%)

PUD REGULATIONS

MIN. LOT AREA:
MINIMUM LOT WIDTH:
FRONT YARD SETBACK:
MIN. SIDE YARD SETBACK:
MIN. REAR YARD:
MAX. BUILDING HEIGHT:
REQ'D FLOOR AREA:
BUILDING SETBACK FROM RIVER

0.6 AC.
60 FT.
25 FT.
10 FT.
25 FT.
THE LESSER OF 2.5 STORIES OR 35 FEET
1,150 SF; 750 SF ON GROUND FLOOR; 24 FT MIN. WIDTH AS
MEASURED ALONG THE EXTERIOR FRONT ELEVATION
100 FT



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ENGINEERS & SURVEYORS

REVISIONS:	
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CLIENT:

BRUCE LANGLOIS
6415 IMPSON AVE. SE ALTO, MI 49302

PROJECT:

FLAT RIVER VISTA
12803 BURROUGHS ST. NE LOVELL, MI 49331

PROJECT NUMBER: 16-007	
DATE	DATE
4/2019	4/2019
DESIGNED BY: KJV	DRAFTED BY: NDI
QA/QC:	

SHEET NAME:

SITE PLAN WITH
CONTOURS & AERIAL

SHEET NUMBER:

C2

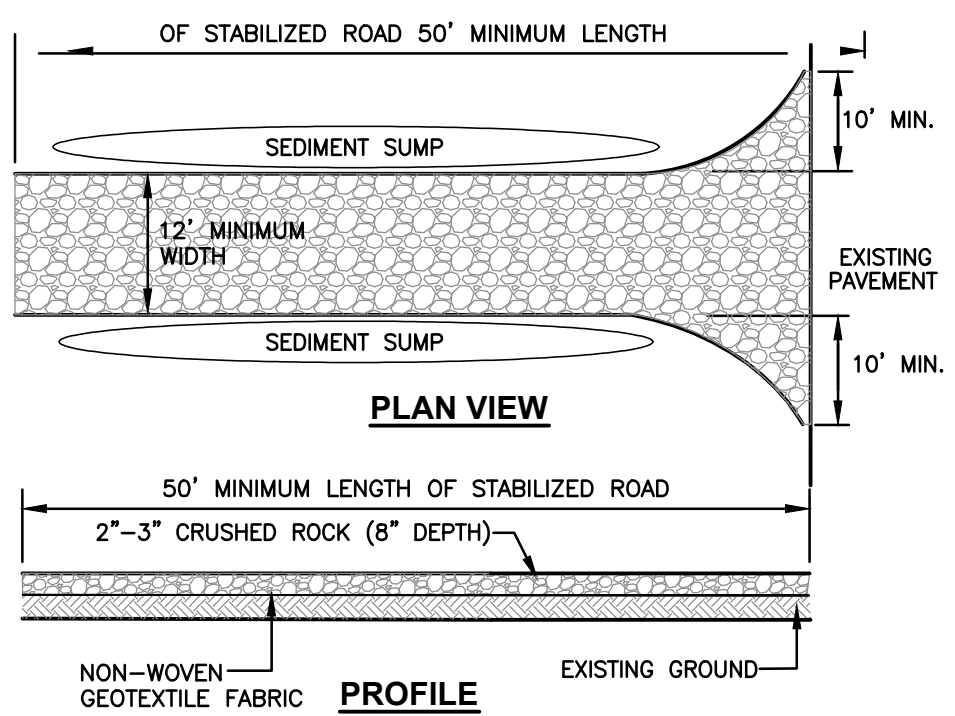
EROSION & SEDIMENTATION CONTROL NOTES

1. INSTALL SILT FENCE AS SHOWN. MAINTAIN SILT FENCE BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE.
2. CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
3. REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
4. NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
5. PERMANENT CONTROL MEASURES MUST BE COMPLETED 15 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SEEDING, MULCHING & HYDROMULCHING.
6. FOR ALL AREAS TO BE SEEDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
7. CONTRACTOR SHALL CLEAN AND MAINTAIN THE STORM SEWER INLETS AND PIPES DURING THE COURSE OF CONSTRUCTION AND SHALL CLEAN THE SYSTEM OF ALL DEBRIS UPON COMPLETION AND STABILIZATION OF THE PROJECT.
8. REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

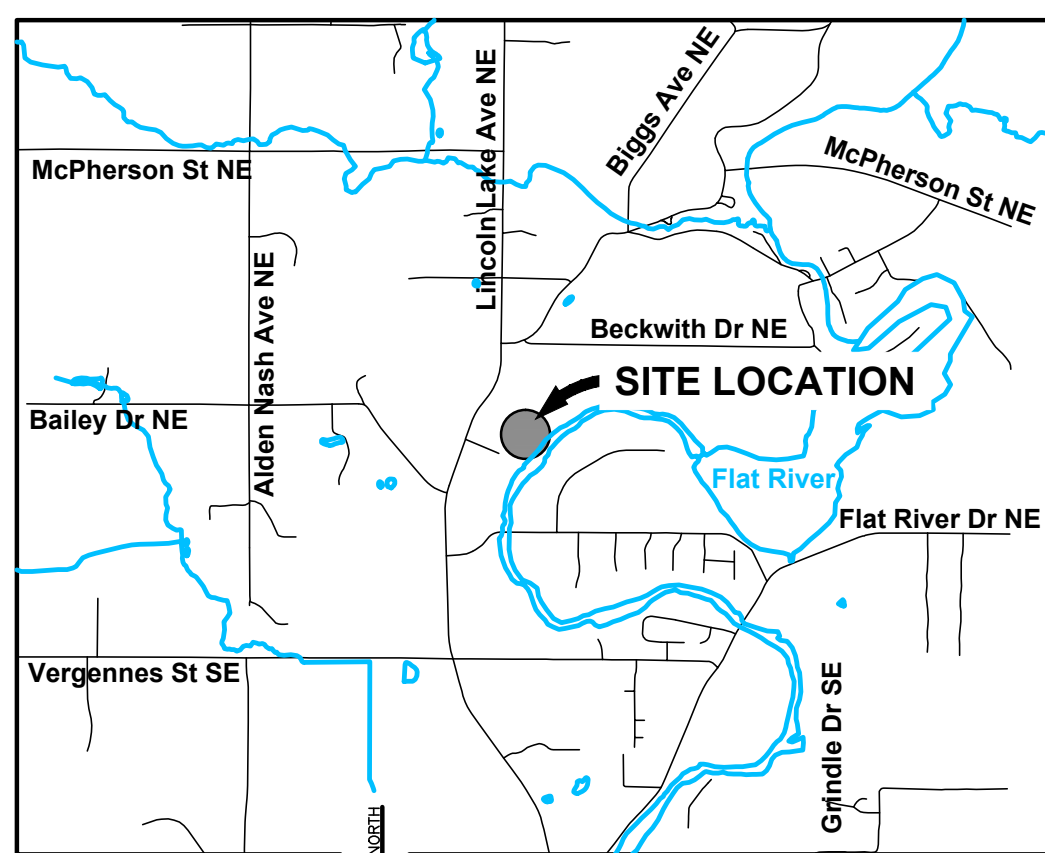
CONSTRUCTION SCHEDULE

INSTALL TEMPORARY SESC MEASURES
STRIP & STOCKPILE TOPSOIL
FILL SITE
INSTALL UTILITIES
PAVE ROADWAY
FINAL RESTORATION & REMOVAL OF TEMPORARY SESC MEASURES

JUNE 2021
JUNE 2021
JUNE 2021-JULY 2021
JULY 2021
AUGUST 2021
AUGUST 2021



- NOTES:
1. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INITIATION OF SITE CONSTRUCTION ACTIVITIES.
 2. CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT WETLANDS/WATERBODIES.
 3. CARE SHOULD BE TAKEN TO MAINTAIN EXISTING ROADSIDE DRAINAGE VIA CULVERT INSTALLATION, WITH SEDIMENT SUMP PLACED DOWNFLOW OF CULVERT.

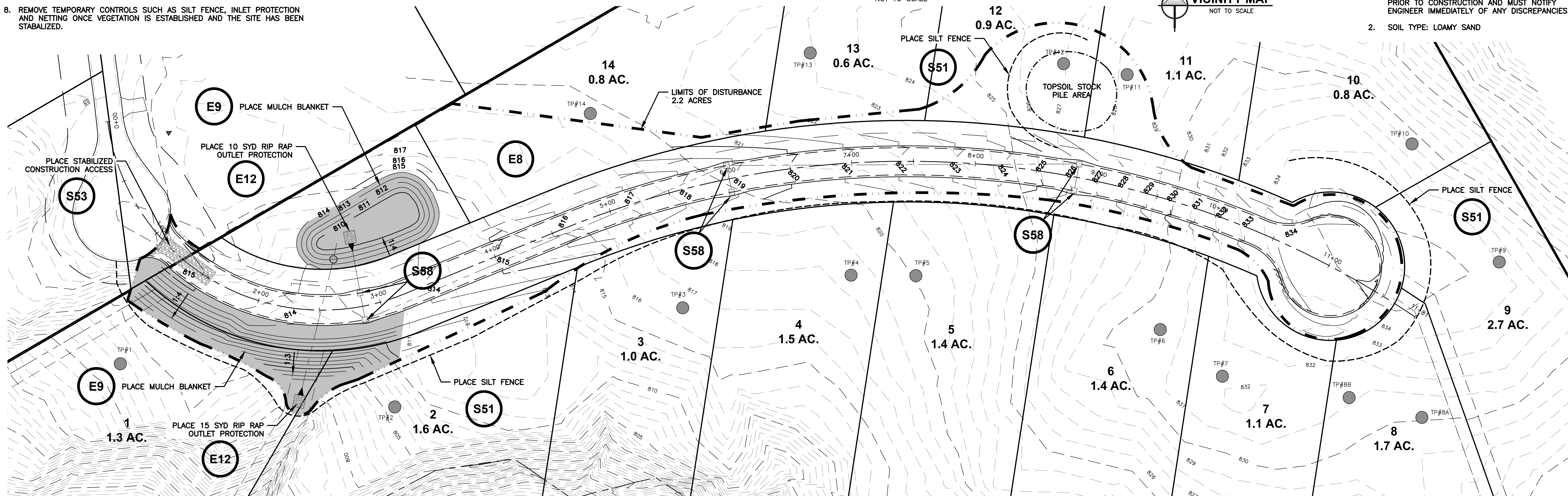


LEGEND

- (ELEV) PROPOSED CONTOURS
(ELEV) EXISTING CONTOURS
DRAINAGE STRUCTURES
EROSION CONTROL BLANKET
SILT FENCE
DIRECTION OF DRAINAGE FLOW
LIMITS OF DISTURBANCE
SOIL TEST PIT

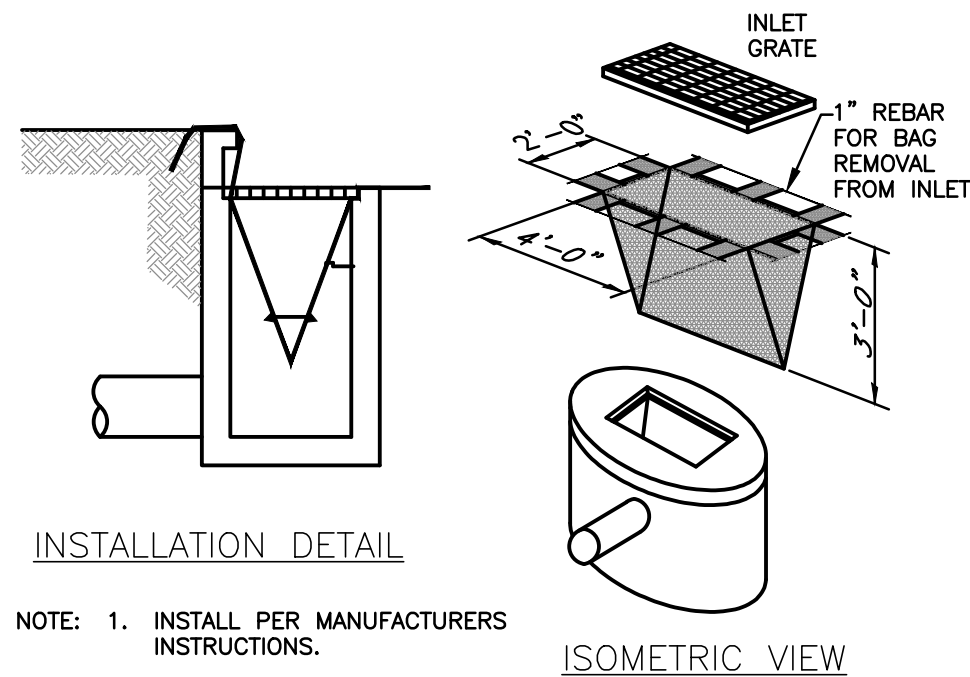
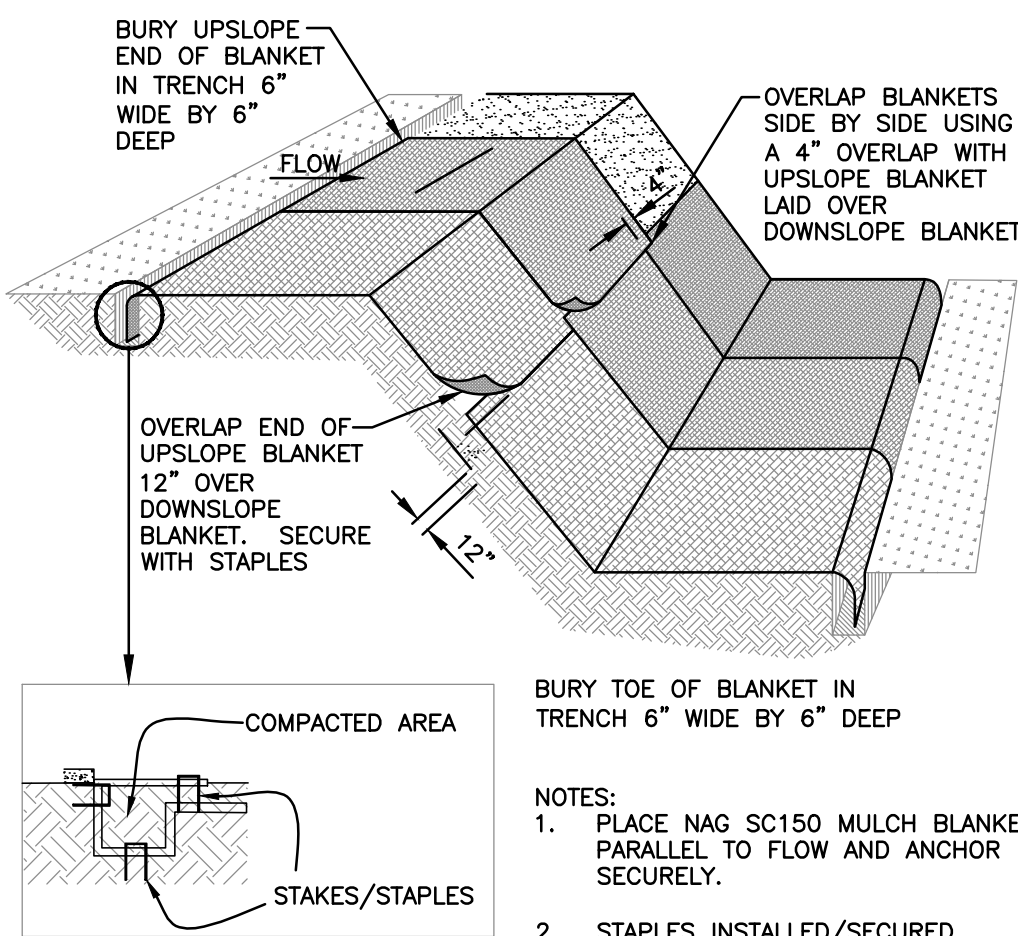
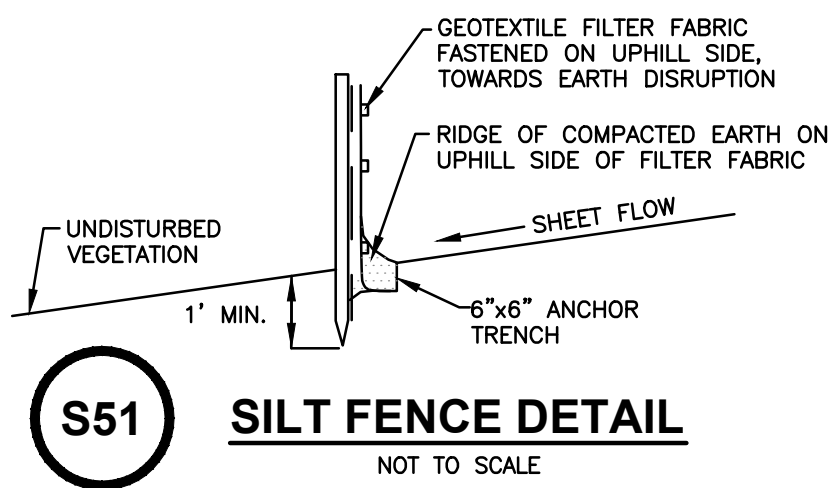
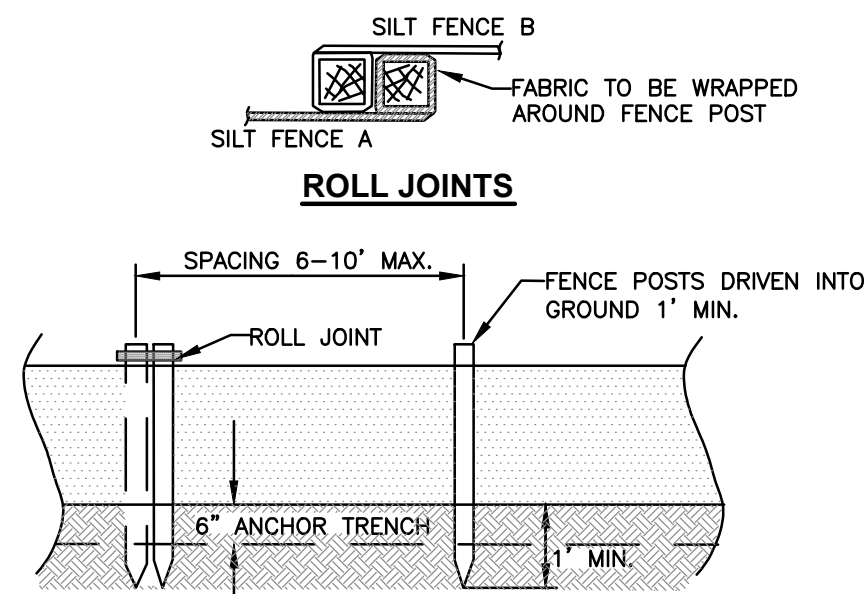
NOTES

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2. SOIL TYPE: LOAMY SAND



MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

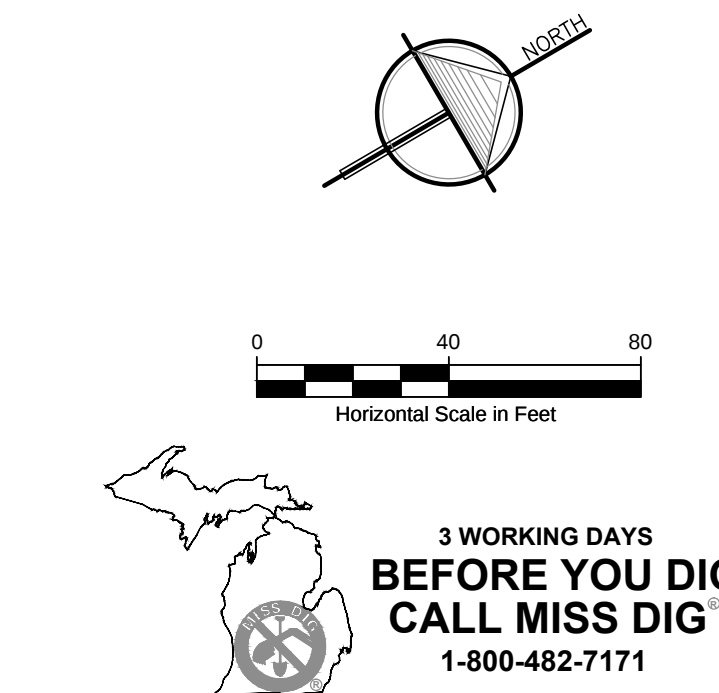


PERMANENT SEEDING NOTE:

ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4\"/>

PROPORTION	CLASS "A" SEED TYPE
10%	CANNON KENTUCKY BLUEGRASS
10%	GOLDRUSH KENTUCKY BLUEGRASS
20%	RONDE KENTUCKY BLUEGRASS
20%	SR5100 CHEWINGS FESCUE
20%	SR5200 CREEPING RED FESCUE
10%	SR4400 PERENNIAL RYEGRASS
10%	SR4500 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 4 TO 6 lbs. PER 1000 SQ. FEET.



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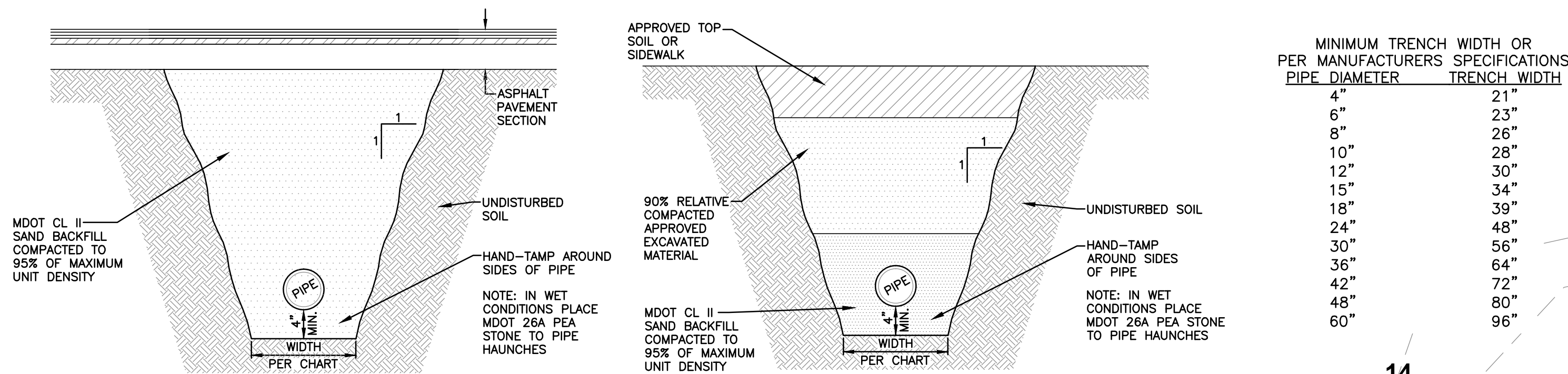
DATE	PROJECT NUMBER
4/2019	19-057
4/2019	

DESIGNED BY: KJV
DRAFTED BY: NDI
QA/QC:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

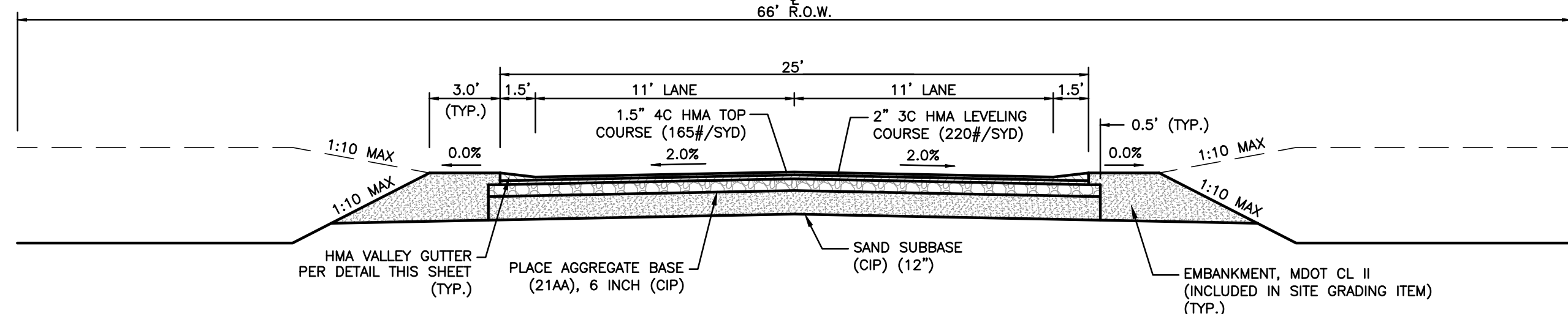
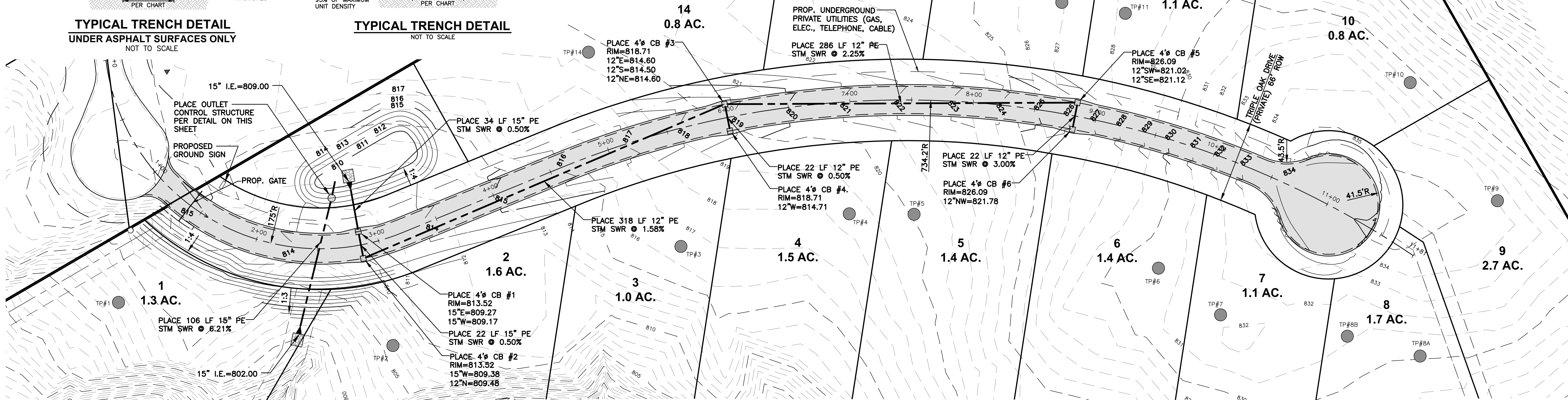
SHEET NUMBER

C3

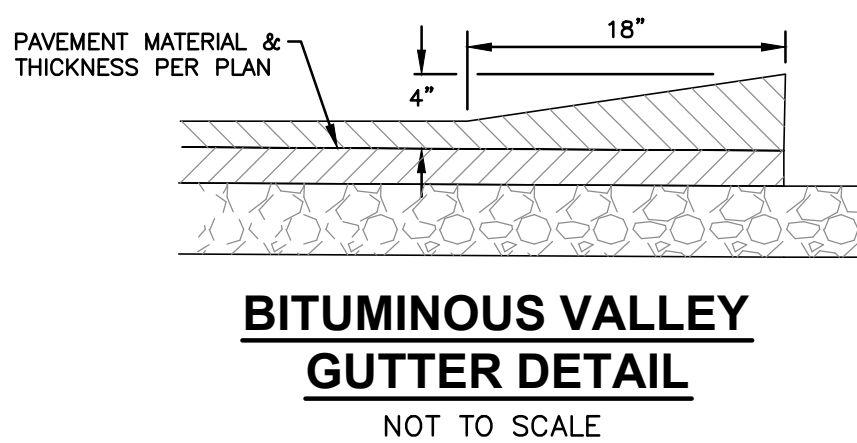


TYPICAL TRENCH DETAIL
UNDER ASPHALT SURFACES ONLY
NOT TO SCALE

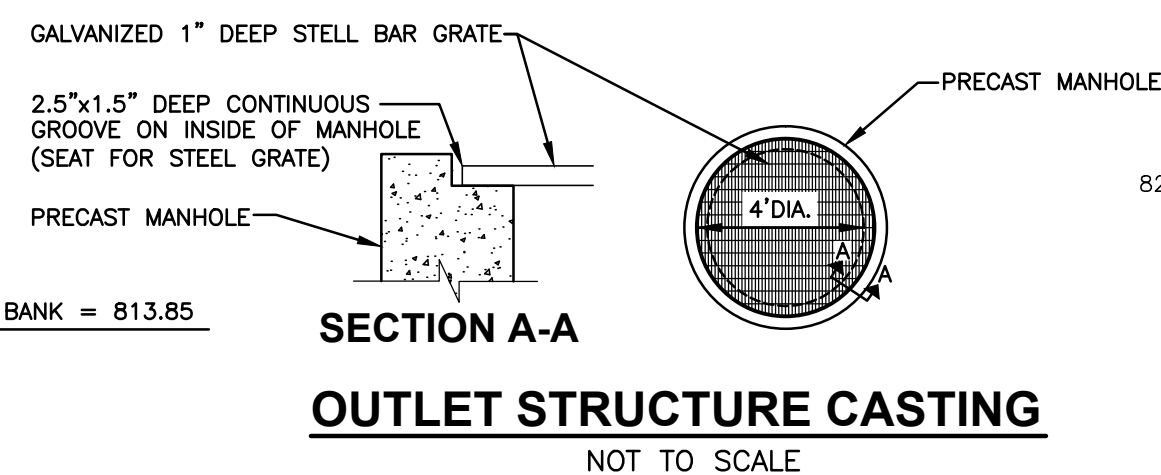
TYPICAL TRENCH DETAIL
NOT TO SCALE



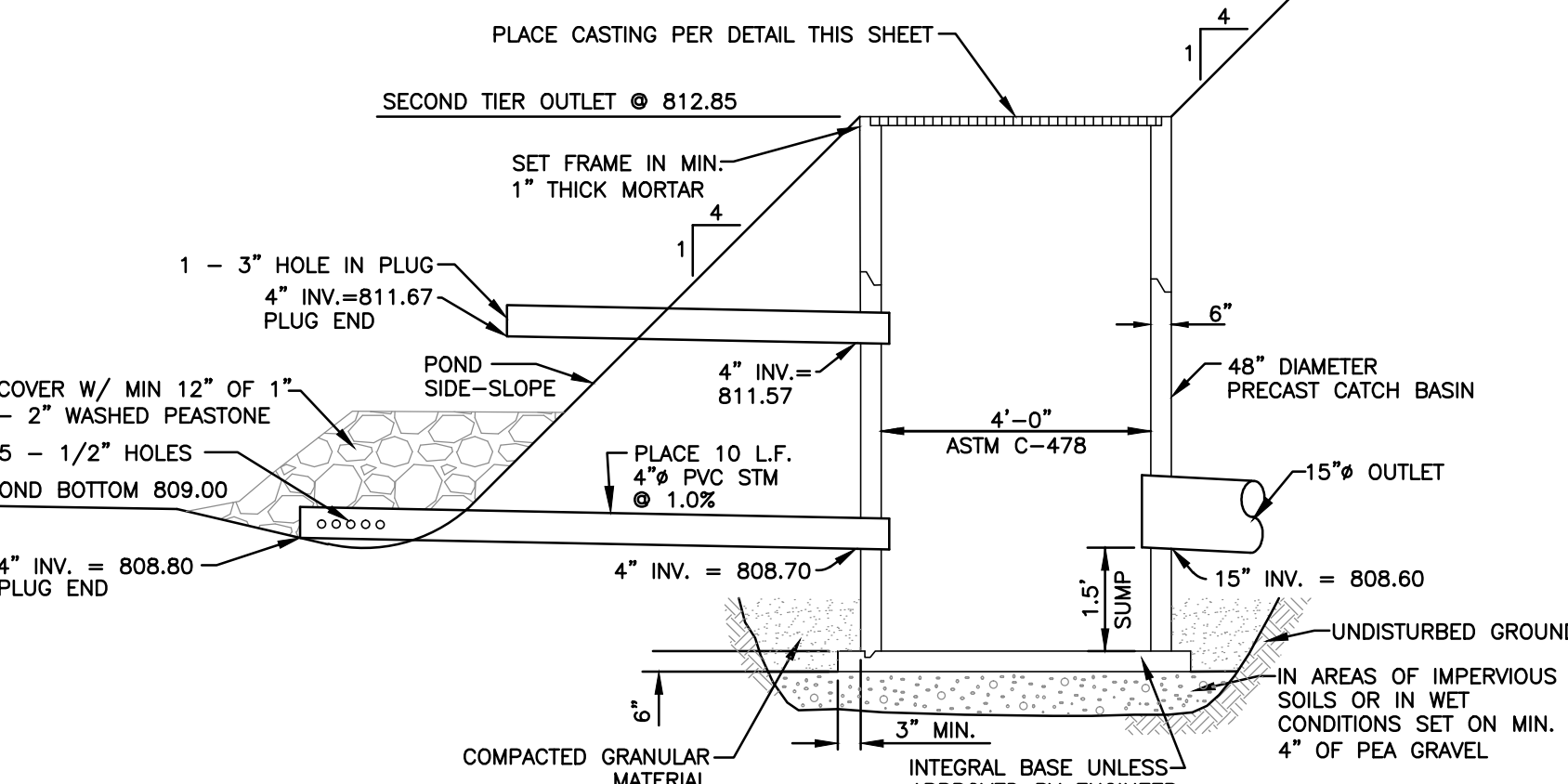
PROPOSED TYPICAL SECTION
STA 1+07 (POB) TO STA 10+39.5
NOT TO SCALE



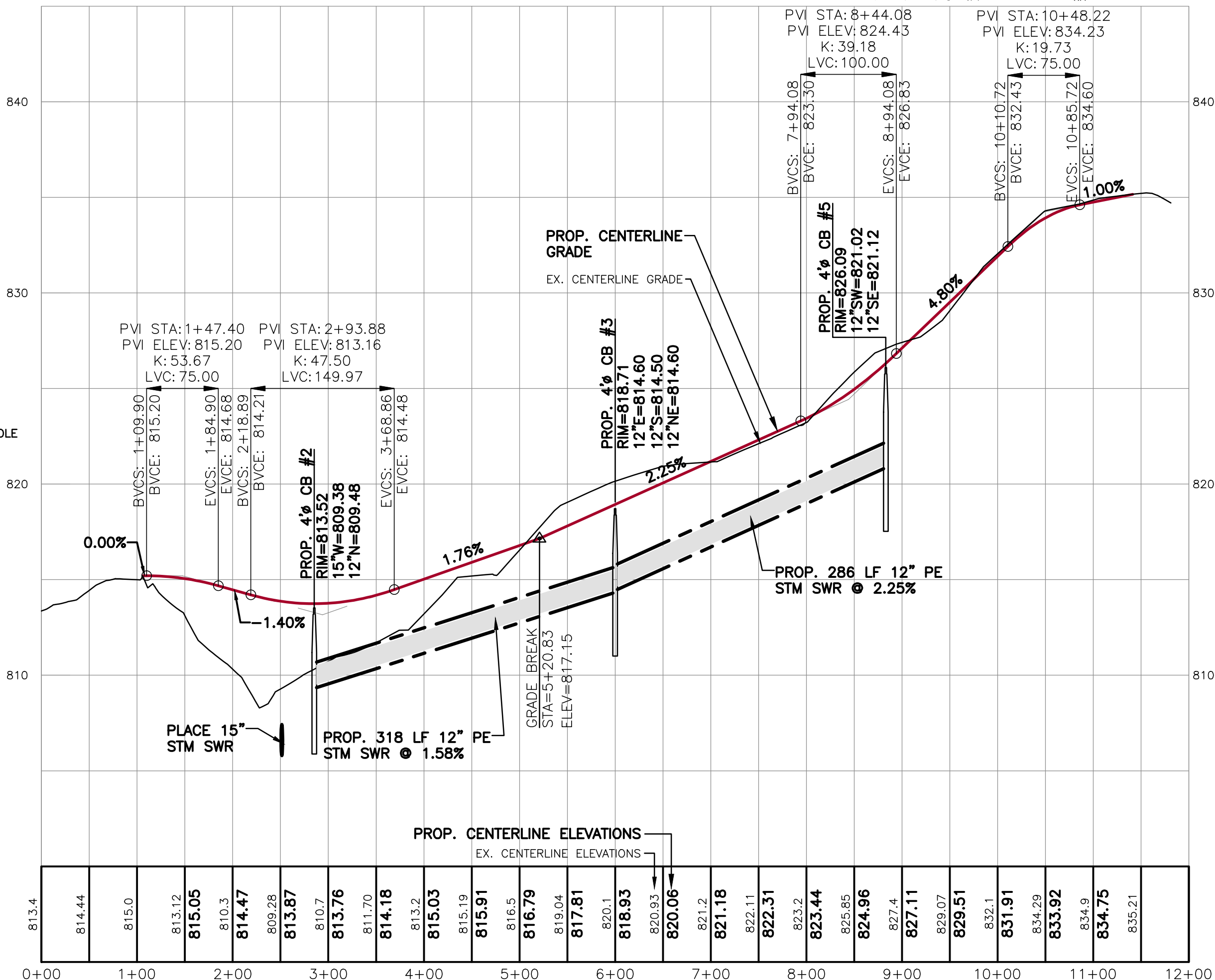
BITUMINOUS VALLEY GUTTER DETAIL
NOT TO SCALE



SECTION A-A
OUTLET STRUCTURE CASTING
NOT TO SCALE

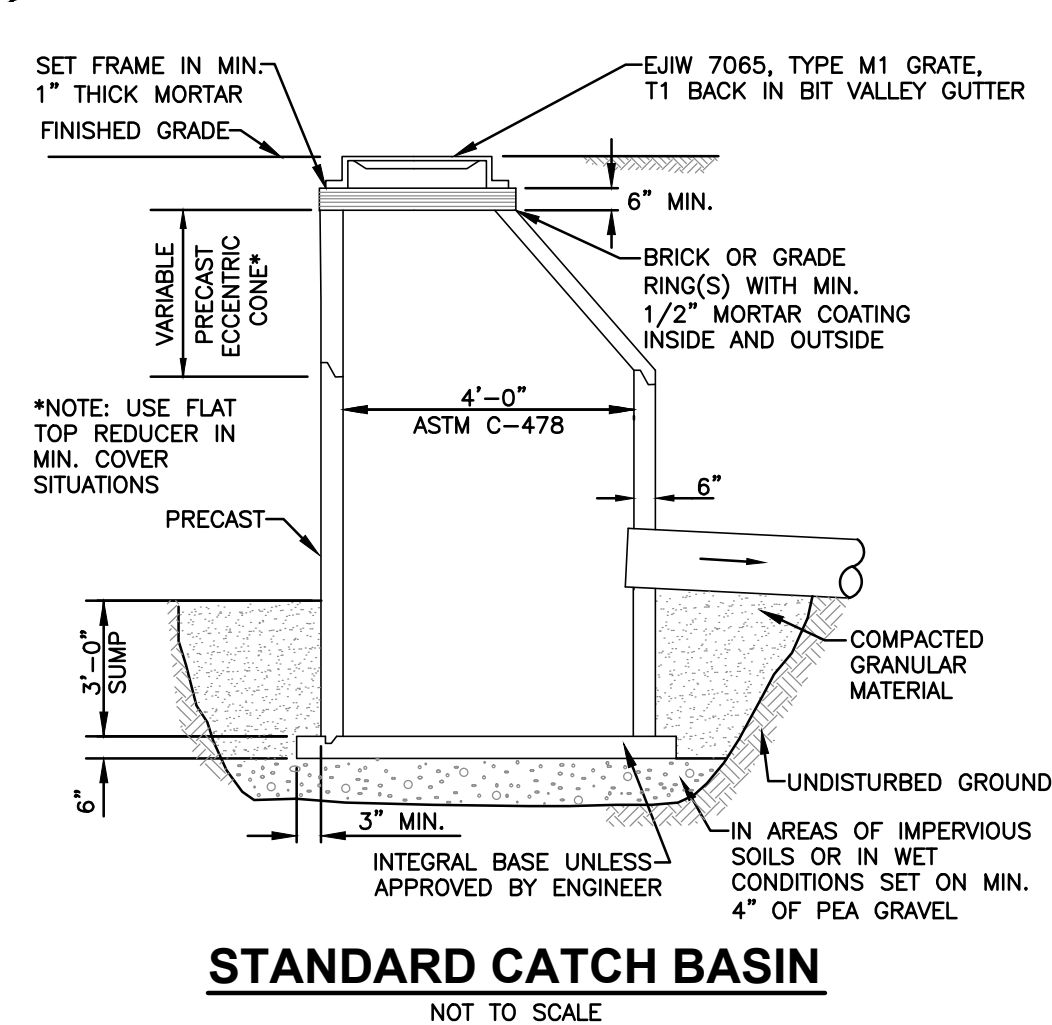


DETENTION BASIN OUTLET STRUCTURE
NOT TO SCALE

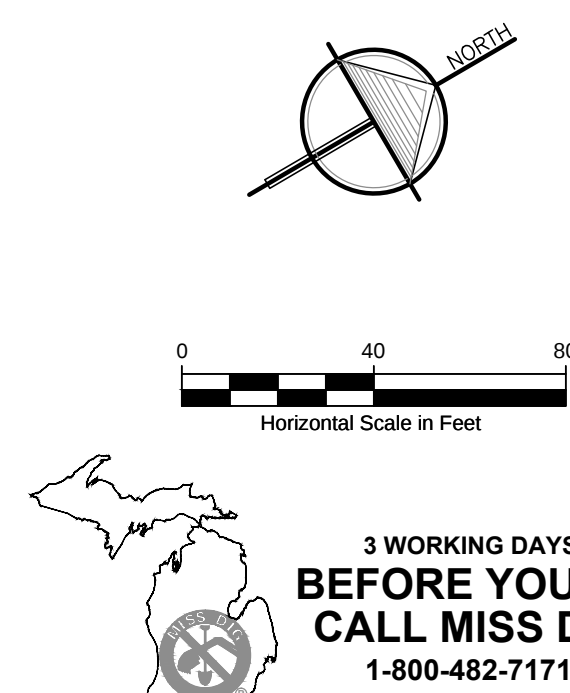


TRIPLE OAK DRIVE (PRIVATE) PROFILE

SCALE: HORIZONTAL: 1" = 100'
VERTICAL: 1" = 5'



STANDARD CATCH BASIN
NOT TO SCALE



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BORING DATE: 9/4/2019

2.0 FINE LOAMY SAND

3.0 SANDY CLAY LOAM

7.0 FINE TO MEDIUM LOAMY SAND

END OF BORING

BORING DATE: 9/4/2019

	2.0	FINE LOAMY SAND
	4.0	SANDY CLAY LOAM
	6.0	FINE TO MEDIUM LOAMY SAND
	7.0	SAND
END OF BORING		

BORING DATE: 9/4/2019

0.7	TOPSOIL
1.5	FINE LOAMY SAND
2.0	CLAY LOAM
5.0	FINE TO MEDIUM SAND
7.5	CLAY LOAM
8.0	SILT LOAM
12.0	FINE TO MEDIUM SAND
	END OF BORING

BORING DATE: 9/4/2019

Diagram illustrating a soil profile with the following layers and depths:

Depth (ft)	Soil Type
0.5	TOPSOIL
5.0	SANDY LOAM
8.5	CLAY LOAM
12.5	SANDY LOAM

The diagram shows a vertical cross-section of a soil boring. The left side is a vertical axis with depth markers at 0.5, 5.0, 8.5, and 12.5 feet. The right side is a horizontal line labeled "END OF BORING". The soil layers are labeled as follows: TOPSOIL (0.5 ft), SANDY LOAM (5.0 ft), CLAY LOAM (8.5 ft), and SANDY LOAM (12.5 ft). The layers are separated by horizontal lines, and the vertical axis is marked with dots at the top and bottom.

BORING DATE: 9/4/2019

1.0	TOPSOIL
5.0	SANDY LOAM
8.0	SILTY CLAY
10.0	CLAY
14.0	SAND
END OF BORING	

BORING DATE: 9/4/2019

1.0	TOPSOIL
2.5	LOAM
10.0	SANDY CLAY LOAM
14.0	SAND

END OF BORING

BORING DATE: 9/4/2019

0.5 TOPSOIL

8.0 SANDY CLAY LOAM

12.0 SAND

END OF BORING

BORING DATE: 9/4/2019

Geological profile of a boring showing soil layers:

- 0.7 TOPSOIL
- 2.5 SANDY LOAM
- 12.0 SANDY CLAY LOAM
- 14.0 SAND

END OF BORING

BORING DATE: 9/4/2019

Diagram illustrating the soil profile of a boring log. The vertical axis represents depth in feet, and the horizontal axis represents the end of the boring.

Depth (ft)	Soil Type
0.0 - 1.0	TOPSOIL
1.0 - 4.0	SANDY LOAM
4.0 - 11.0	CLAY LOAM
11.0 - 16.0	LOAMY SAND WITH GRAVEL

END OF BORING

BORING DATE: 9/4/2019

Geological profile of a boring showing soil layers:

- 0.0 to 0.5: TOPSOIL
- 0.5 to 8.0: CLAY LOAM
- 8.0 to 12.0: SAND

The boring ends at 12.0.

BORING DATE: 9/4/2019

Diagram illustrating the soil profile from a boring log:

- 0.0 to 0.5:** TOPSOIL
- 0.5 to 6.0:** CLAY LOAM
- 6.0 to 10.0:** SAND
- 10.0:** END OF BORING

BORING DATE: 9/4/2019

0.5	TOPSOIL
4.0	CLAY LOAM
5.0	SANDY CLAY LOAM
6.5	CLAY
10.5	SANDY CLAY LOAM
	END OF BORING

BORING DATE: 9/4/2019

0.5 TOPSOIL

6.5 CLAY LOAM

10.5 SAND & GRAVEL

END OF BORING

BORING DATE: 9/4/2019

Geological profile diagram showing soil layers:

- 0.0 to 0.5: TOPSOIL
- 0.5 to 10.0: CLAY LOAM
- 10.0 to 16.0: LOAMY SAND WITH GRAVEL

END OF BORING

BORING DATE: 9/4/2019

Diagram illustrating a soil boring log with three distinct soil layers:

- TOPSOIL:** The uppermost layer, extending from 0.0 to 1.0 feet depth.
- CLAY LOAM:** The middle layer, extending from 1.0 to 10.0 feet depth.
- SAND:** The bottom layer, extending from 10.0 to 14.0 feet depth.

The log is labeled "END OF BORING" at the bottom.

1. THE SOIL BORING LOGS REPRESENT POINT INFORMATION. PRESENTATION OF THIS INFORMATION IN NO WAY IMPLIES THAT SUBSURFACE CONDITIONS ARE THE SAME AT LOCATIONS OTHER THAN THE EXACT LOCATION OF THE BORING.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

REVISIONS:		
NO.	ISSUED FOR	DATE
2.	REVISED FOR PRE-APP CONFERENCE	06/18/19
3.	KCHD TEST PIT LOCATION	09/18/19
4.	FINAL DEVELOPMENT REVIEW	01/27/20
5.	FINAL DEVELOPMENT REVIEW	03/04/21

BRUCE LANGLOIS
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FLAT RIVER VISTA

PROJECT NUMBER: 19-057	
DATE	
DESIGNED BY: KJV	4/2019
DRAFTED BY: NDJ	4/2019
OAC:	

TEST PIT
SOIL INFORMATION

SHEET NUMBER

C5