

BENCHMARK #1 ELEVATION 787.25  
TOP OF NW FLANGE BOLT ON  
HYDRANT, WEST SIDE OF PLYMOUTH  
AVENUE, 490' NORTH OF BOSTON STREET

BENCHMARK #2 ELEVATION 769.59  
TOP OF NW FLANGE BOLT ON  
HYDRANT, 190' SOUTH & 50' WEST OF  
NE PROPERTY CORNER  
(TO BE REMOVED DURING CONSTRUCTION)

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**General Notes:**

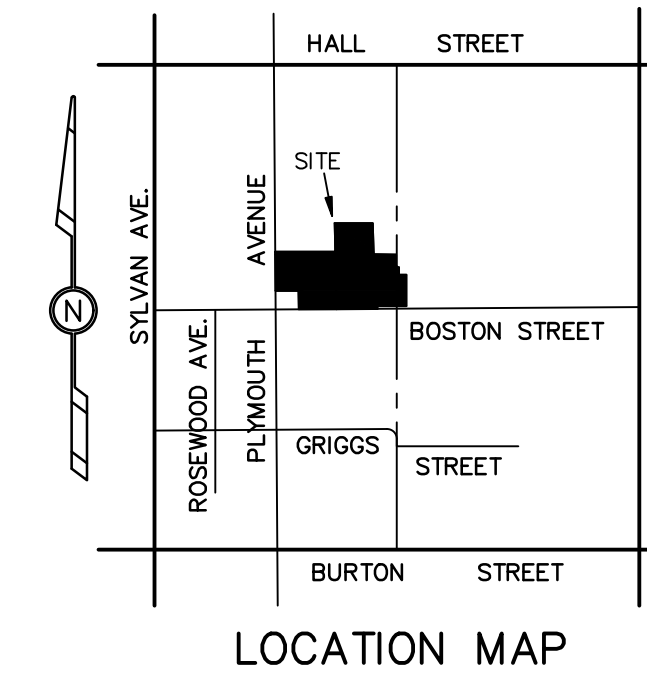
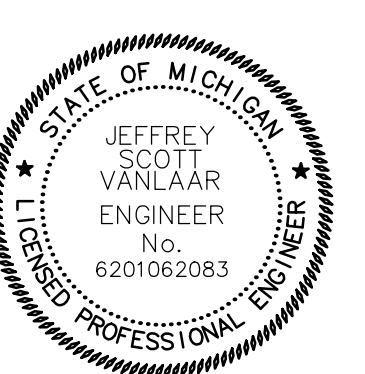
- Existing boundary information and features are shown per Excel Engineering, Inc. ALTA / NSPS Land Title Survey dated March 12, 2018 (File No. S171795) and April 2023 topographic survey. Utility structures visible on the ground surface have been located and shown per actual measurements. Underground utility lines have been shown per available records and should not be interpreted as the exact location or the only utilities in this area.
- Property Address: 1460 Plymouth Avenue, SE, Grand Rapids, MI  
Tax Parcel No.: 41-18-04-177-002  
Legal Description: LOT 45, JOHN NEWHOF PLAT NO. 1
- Property Address: 1550 Plymouth Avenue, SE, Grand Rapids, MI  
Tax Parcel No.: 41-18-04-177-024  
Legal Description: Land situated in the City of Grand Rapids, Kent County, Michigan: Part of the Northwest 1/4 of Section 4, Town 6 North, Range 11 West, described as: Commencing at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 4, thence East 118.07 feet; thence North 208.07 feet; thence West 118.07 feet; thence South to beginning, EXCEPT: That part of the Southeast 1/4 of the Northwest 1/4 of Section 4, Town 6 North, Range 11 West, more particularly described as: Commencing at the Northeast corner of Plymouth Avenue (66 feet wide) and Boston Street (66 feet wide); thence North 6.00 feet along the East line of Plymouth Avenue; thence Southeasterly to a point on the North line of Boston Street lying 6.00 feet Easterly of the point of beginning; thence Westerly along said North line of Boston Street 6.00 feet to the point of beginning.
- Property Address: 1813 Boston Street, SE, Grand Rapids, MI  
Tax Parcel No.: 41-18-04-177-012  
Legal Description: PART OF NW 1/4 L 1/4 OF SEC. 4 T6N R11W COM 118.7 FT E OF SW COR OF SE 1/4 OF NW FR L 1/4 SD SEC TH E 90 FT N 208.7 FT W 90 FT TH S TO BEG.
- Property Address: 1845 Boston Street, SE, Grand Rapids, MI  
Tax Parcel No.: 41-18-04-177-013  
Legal Description: Part of the NW 1/4 of Section 4, T6N, R11W, City of Grand Rapids, Kent County, Michigan, described as: Commencing at the Southeast corner of Lot 29, Maryburg Plat; thence N86°52'20"W 355.09 feet along the North line of Boston Street to the Southwest corner Maryburg Plat No. 1; thence S00°08'40"W 33.05 feet; thence N86°52'20"W 445.13 feet along the South line of the NW 1/4 of Section 4 to the PLACE OF BEGINNING of this description; thence N86°52'20"W 457.07 feet along said South line; thence N00°16'04"E 208.63 feet; thence N86°57'10"W 208.76 feet to the West line of the SE 1/4 of the NW 1/4 of said Section 4; thence N00°16'12"E 454.32 feet along said West line to the South line of John Newhof Plat No. 1; thence S86°43'40"E 664.49 feet along said South line to the Southeast corner of John Newhof Plat No. 1; thence S00°08'40"W 681.01 feet along the Southerly extension of the East line of John Newhof Plat No. 1 to the place of beginning.
- See sheet C-013 for description of 1919 Boston St.  
Total acreage of 1845 & 1813 Boston St and 1460 & 1550 Plymouth Ave = 9.32 acres, excluding ROW  
Total acreage of 1919 Boston St = 14.03 acres, excluding ROW
- Contractor shall call Miss Dig prior to excavation, and shall notify utility owners who may not be part of the Miss Dig alert system. The contractor will be responsible for protecting all existing utilities during construction, and shall repair any damage to utilities at no additional expense to the owner.
- Contractor shall be responsible for securing all state and local permits required for construction. All construction shall be in accordance with current City of Grand Rapids construction standards.
- Excess soil material generated during site grading shall be exported from site.
- Existing on-site (1845 Boston) parking = 135 spaces  
Proposed parking = 206 (139 underground + 67 surface) with Phase 4b.
- Parking to include appropriate number of barrier free spaces.
- Boston Street and Plymouth Avenue to be used as construction entrances. Evergreen Street shall not be used as a construction entrance.
- Contractor staging/stockpiling area to be east, west, and south of proposed building depending on timing and stage of construction.
- Approx. 1000' to Silver Creek Drain.
- Detention pond, rain garden, storm sewer, underground detention, and other permanent soil erosion control measures to be maintained by owner.
- All construction shall be in accordance with current City of Grand Rapids construction standards.
- All site work shall be performed in accordance with recommendations in the Report of Geotechnical Investigation.
- Existing Density on 1845 and 1813 Boston Street along with 1550 and 1460 Plymouth Ave = 20 dwelling units = 2.15 units/acre (9.32 acres on these 4 parcels, excluding ROW).  
Proposed Density (ph 4) = 103 IL units = 11.05 units/acre  
Proposed Density (ph 5) = 154 IL units = 16.52 units/acre  
Existing Density including 196 IL units on 1919 Boston (216 units total and 23.35 acres total) = 9.25 units/acre  
Proposed Density (ph 4) = 299 IL units = 12.81 units/acre.  
Proposed Density (ph 5) = 350 IL units = 14.99 units/acre.
- Site lighting, signage, and landscaping to be designed by others and reviewed for compliance with City of Grand Rapids ordinances through LUDS review.
- Public Utility extensions shall be reviewed through City of Grand Rapids Engineering Department Private Development process.
- Final site plan details shall be reviewed through LUDS review.

BEACON HILL AT  
EASTGATE PHASE 4  
EXPANSION  
1845 BOSTON ST SE, GRAND RAPIDS, MI 49506  
PRDG PROJECT #XXXX

PRELIMINARY

07/03/24

ZONE:PRD



SCALE: 1" = 30'  
1" CONTOUR INTERVAL

**LEGEND**

- = UTILITY POLE & GUY WIRE
- ☼ = LIGHT POLE
- ⊙ = SIGN
- ⊙ = BOLLARD
- ⊙ = HYDRANT
- ⊙ = WATERMAIN VALVE
- ⊙ = IRRIGATION VALVE
- ⊙ = POST INDICATOR VALVE
- ⊙ = WELL
- ⊙ = GAS VALVE
- ⊙ = CATCH BASIN
- ⊙ = MANHOLE
- ⊙ = CLEAN OUT
- ⊙ = TELEPHONE BOX
- ⊙ = CABLE TV BOX
- ⊙ = ELECTRIC BOX
- ⊙ = BURIED FIBER OPTIC MARKER
- ⊙ = BURIED GAS LINE MARKER
- ⊙ = BURIED ELECTRIC MARKER
- ⊙ = BURIED TELEPHONE MARKER
- ⊙ = EDGE OF TREES
- ⊙ = FENCE LINE
- ⊙ = OVERHEAD WIRES
- ⊙ = BURIED GAS LINE
- ⊙ = BURIED TELEPHONE LINE
- ⊙ = EXISTING WATERMAIN
- ⊙ = EXISTING STORM SEWER
- ⊙ = EXISTING SANITARY SEWER

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C-005	SITE UTILITY PLAN-NORTH
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1919 BOSTON STREET	
C-013	PICKLEBALL AND HOOP HOUSE PLAN

NO.	ISSUE	DATE	
1	IN PROGRESS	07/17/24	
2	PRD AMEND	07/03/24	
3	NO.	ISSUE	DATE

REVISIONS

Title  
**EXISTING CONDITIONS PLAN**

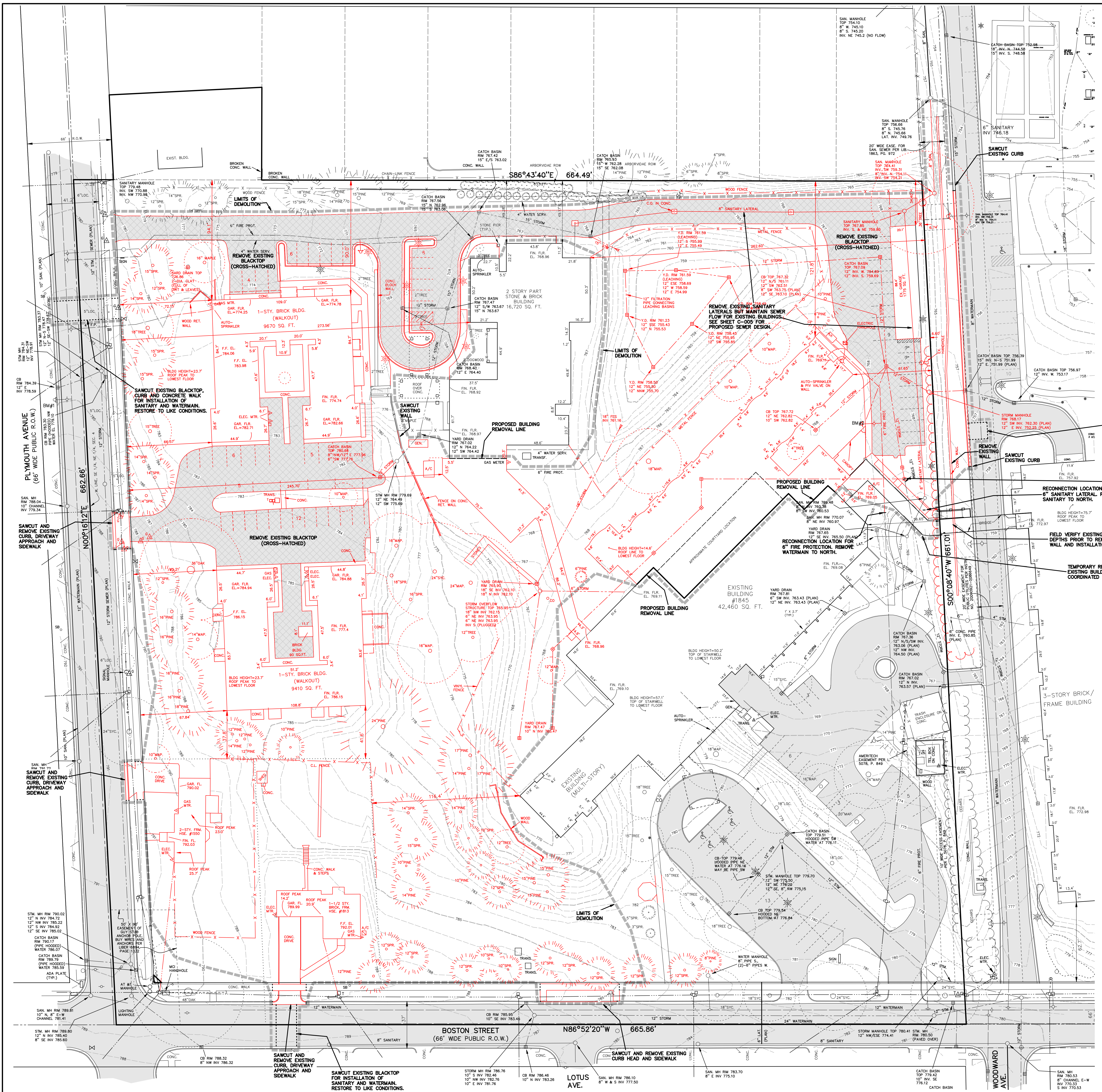
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**C-001**

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DRAWN BY: JDR  
APPROVED BY: JSV  
FILE NO.: 2222322

PROJ. ENG.: JSV  
PROJ. SURV.: KJV  
DATE: 07/03/24



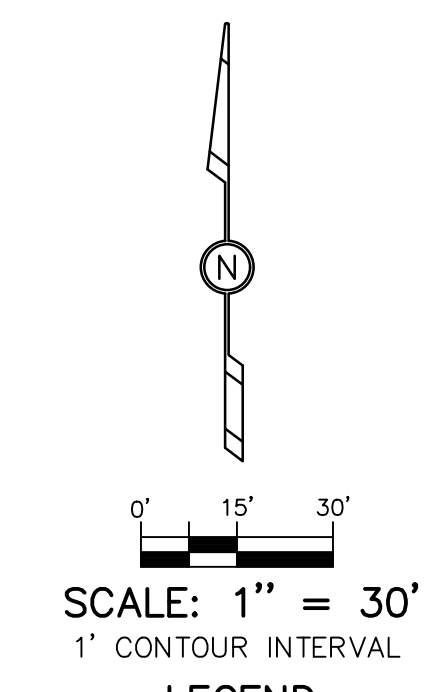
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- DEMO LEGEND**
- ⊙ = EXISTING BLACKTOP TO BE REMOVED
  - ⊙ = LIMITS OF DEMOLITION (REMOVE RED FEATURES)
  - ⊙ = SAWCUT LINE

NO.	ISSUE	DATE
1	IN PROGRESS	07/17/24
2	PROJ AMEND	07/03/24

DATE	REVISION	BY

Revisions table with columns for Date, Revision, and By.

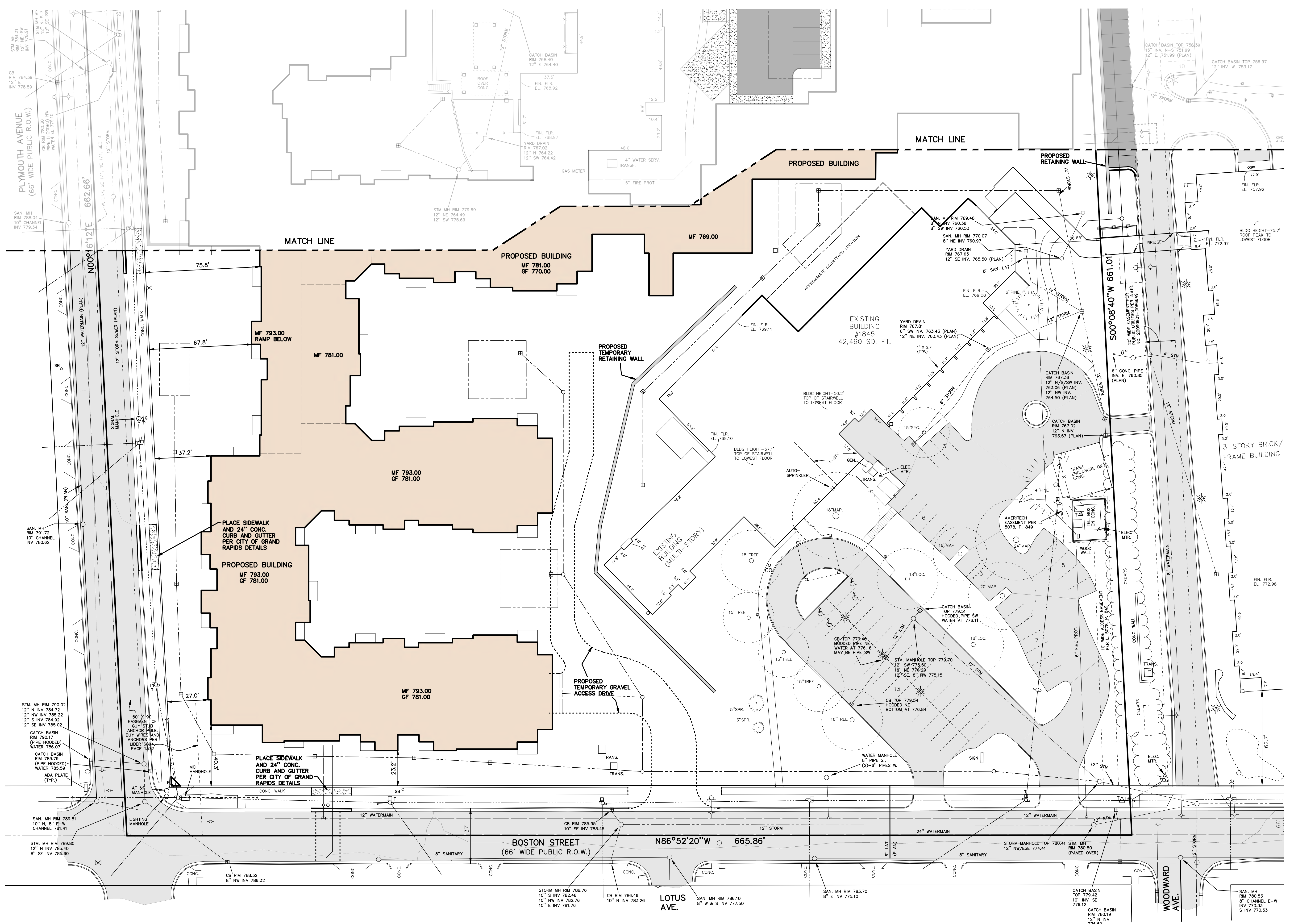
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Title  
**SITE DEMOLITION PLAN-PHASE 4A**

Sheet  
**C-002**

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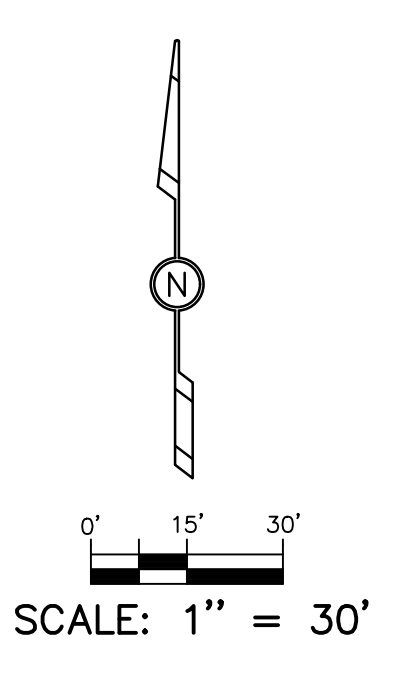
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APPROVED BY: JSV	PROJ. SURV.: KJV
FILE NO.: 222232E	DATE: 07/03/24

IN PROGRESS	07/17/24
PRO AMEND	07/03/24
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REVISIONS

Title  
**SITE LAYOUT  
PLAN-SOUTH  
PHASE 4A**

Sheet

**C-004**

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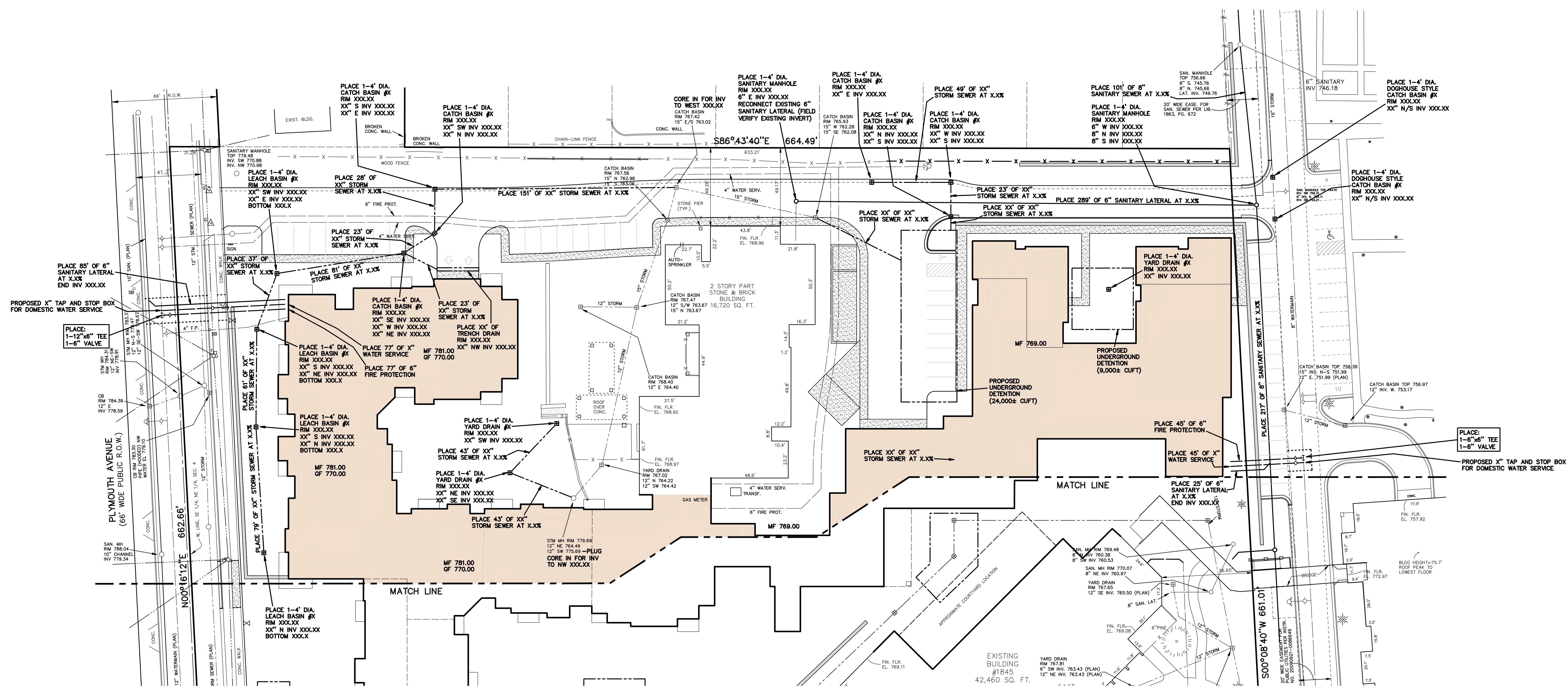
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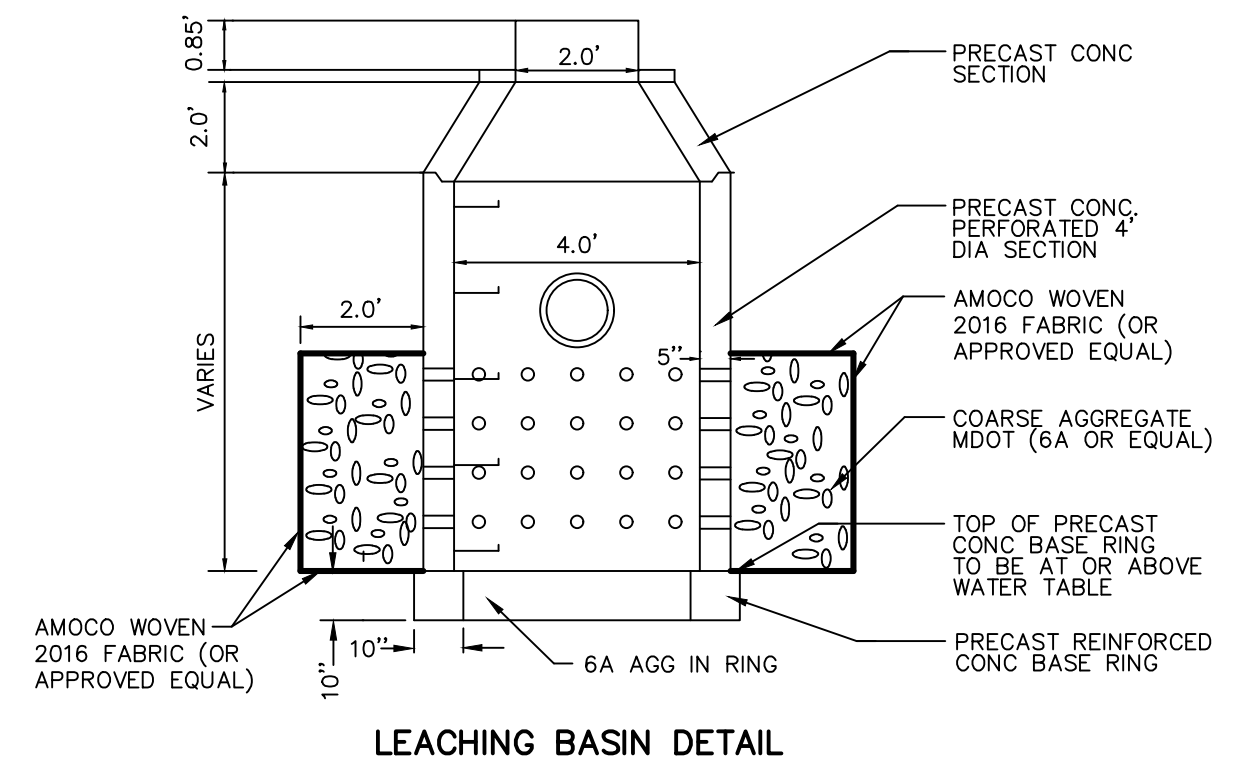
PRELIMINARY

07/03/24

- Storm Sewer Notes:**
- Catch basins (CB) within blacktop areas shall be 4' dia. with EJ No. 5100 casting and 5105 Type M1 grate and have 2' sumps. (Unless otherwise noted)
  - Catch basins (CB) within curb and gutter shall be 4' dia. with EJ No. 7045 casting and Type M1 grate and T1 back and have 2' sumps. (Unless otherwise noted)
  - Yard Drain (YD) that are 2' dia. use EJ No. 6121-N (grate only) and have 2' sumps. (Unless otherwise noted)
  - Yard Drain (YD) that are 4' dia. use EJ No. 1046 casting with type N grate and have 2' sumps. (Unless otherwise noted)
  - Storm Sewer Manholes shall use EJ No. 1120 casting and cover.
  - All 6" underdrain shall be perforated plastic with sock. Maintain 3' of cover over pipe.
  - All storm sewer labeled "storm" shall be smooth-lined corrugated polyethylene pipe (SLCPP) with sure-lock, slit tight coupler (unless otherwise noted).
  - In all areas where impervious subsols are encountered, storm sewers shall be placed as "underdrain" and shall be smooth-lined corrugated polyethylene pipe; perforated, with sock and sure-lock slit tight couplers. The soils engineer shall determine whether storm sewer shall be placed as underdrain based on field inspection.
  - All storm sewer less than 12" diameter shall be PVC (SDR 26 or Schedule 40).
  - Proposed storm sewer labeled "Storm underdrain" shall be smooth-lined corrugated polyethylene pipe; perforated, with sock and sure-lock slit tight couplers.
  - Existing manholes and catch basins which are to be maintained, shall be field inspected for condition. Failing structures shall be replaced as necessary. Existing storm sewer to be maintained shall be TV inspected, if requested by owner. Failing storm sewer shall be replaced as necessary.
  - All roof drain leads shall be PVC (SDR 26 or Schedule 40).
  - Verify all roof drain locations with architectural plans prior to installing roof drain leads.
  - All sump pumps shall have check valves on discharge lines to prevent back flow.

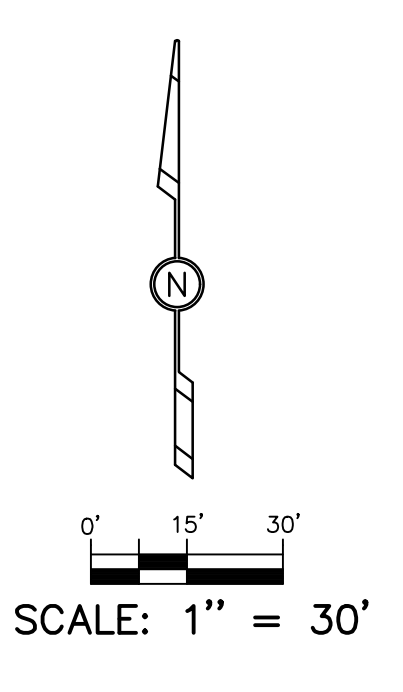
- Water Service/ Fire Protection Notes:**
- All water service and fire protection work should be done in accordance with current City of Grand Rapids construction standards.
  - All 4" and 6" water service and fire protection service lines shall be ductile iron Class 53.
  - Restrain water service and fire protection lines in accordance with current City of Grand Rapids construction standards.
  - Maintain minimum 5' cover over water service and fire protection lines. High point of lines to be location they enter building.
  - Maintain 18" clearance between water service/fire protection lines and other utilities at crossings.

- Sanitary Sewer Notes:**
- Sewer lateral material may be PVC Sch 40 or SDR-35.



**LEGEND**

- EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING BURIED GAS LINE
- EXISTING OVERHEAD WIRES
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED BURIED GAS LINE
- PROPOSED BURIED ELECTRIC LINE



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APPROVED BY: JSV  
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PROJ. ENG.: JSV  
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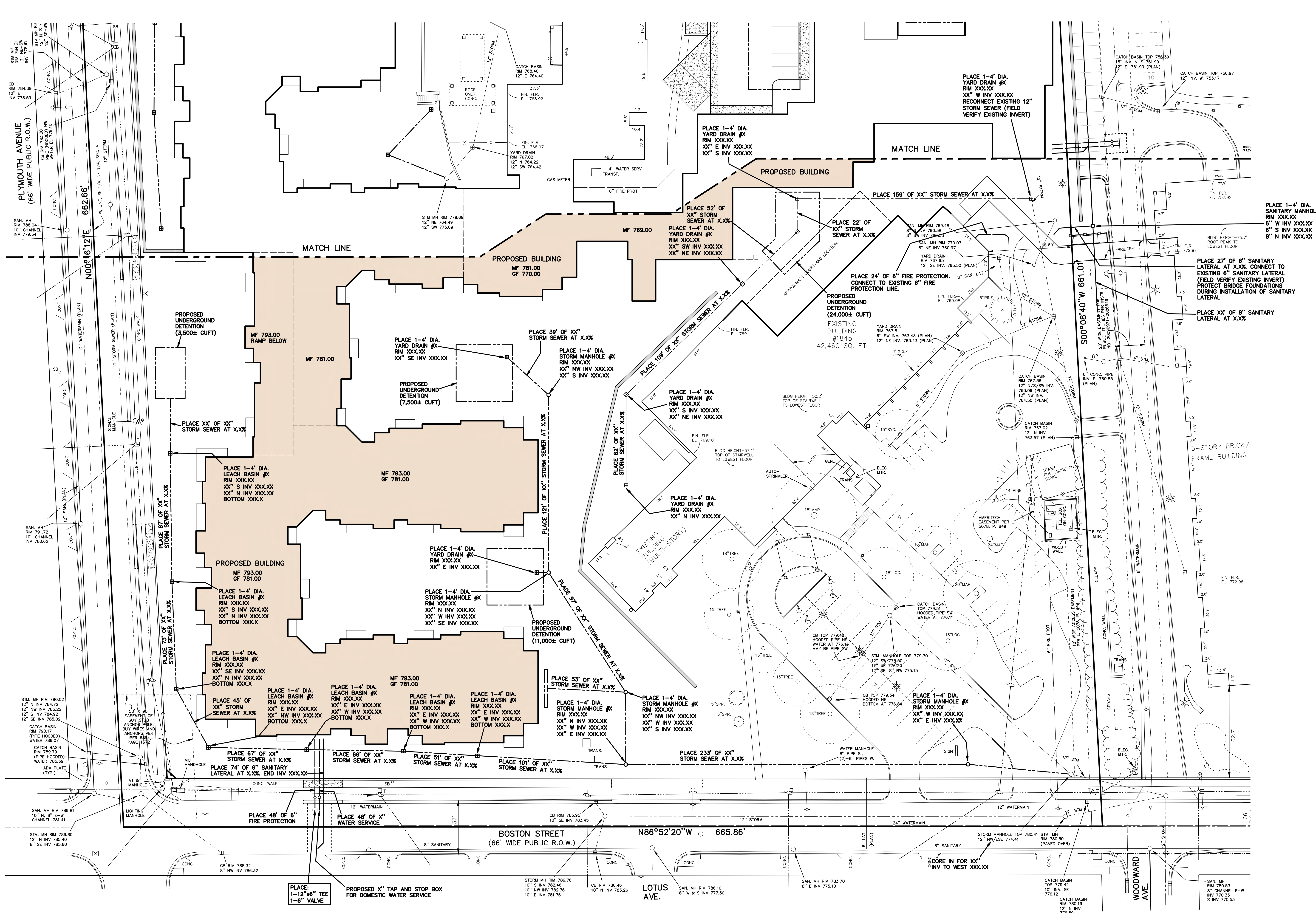
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3	NO.	ISSUE
4	NO.	ISSUE

REVISIONS

Title  
**SITE UTILITY PLAN-NORTH PHASE 4A**

Sheet  
**C-005**

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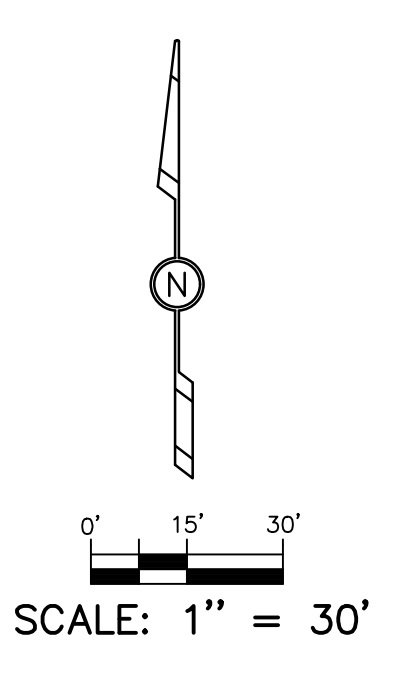
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BEACON HILL AT  
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PRDG PROJECT #XXXX

PRELIMINARY  
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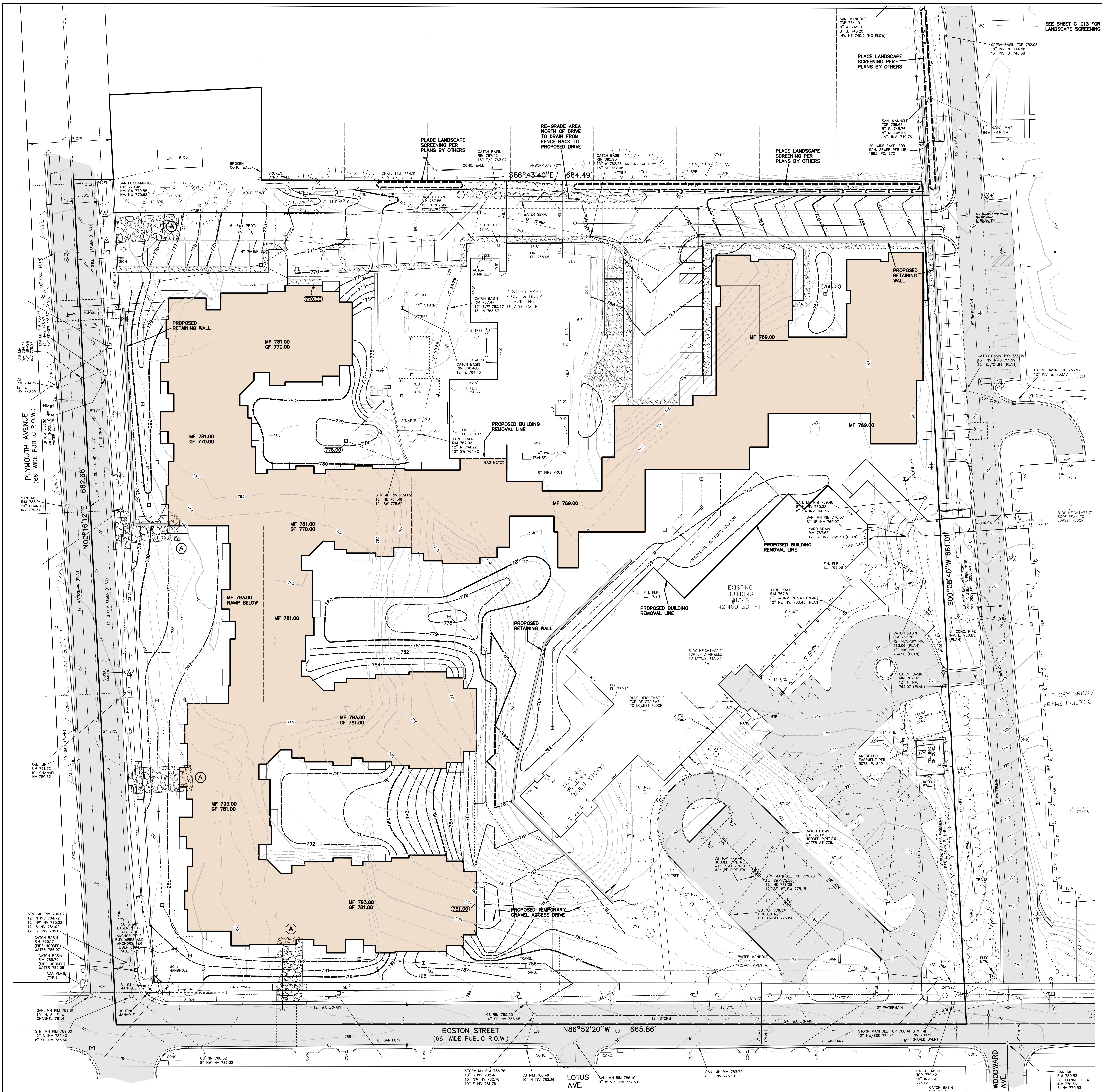
IN PROGRESS	07/17/24
PRO AMEND	07/03/24
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Title  
**SITE UTILITY PLAN-SOUTH PHASE 4A**

Sheet  
**C-006**

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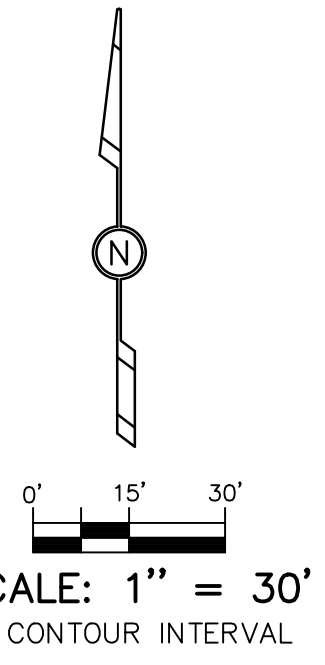
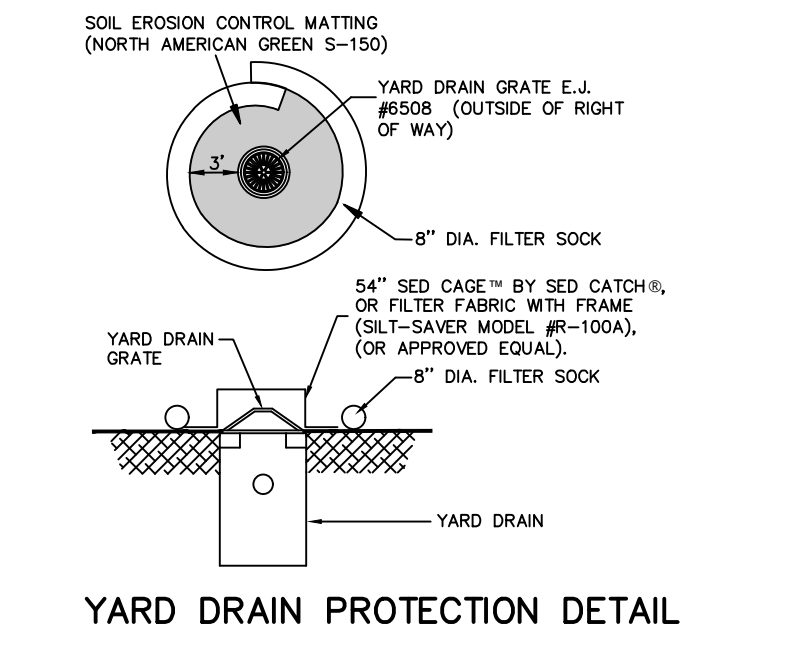
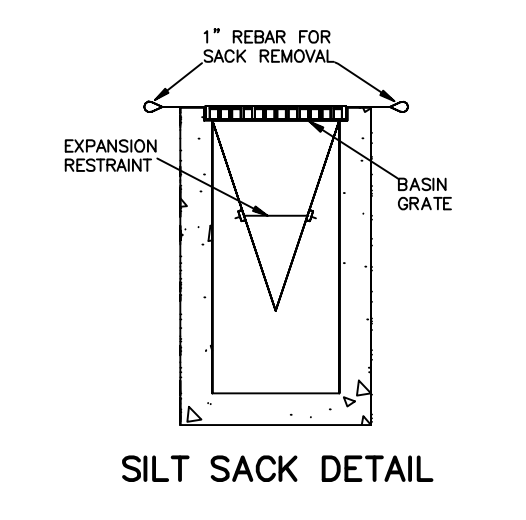
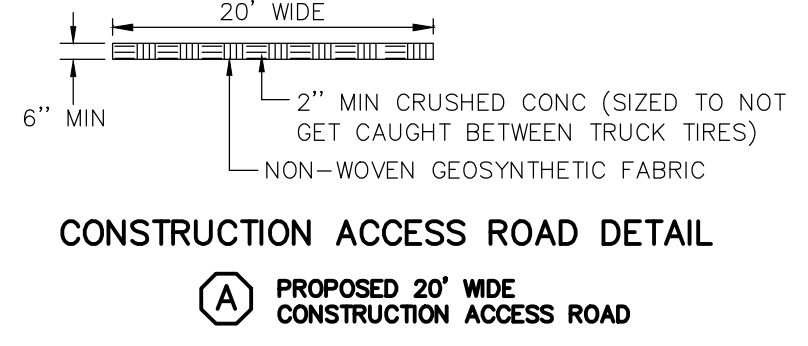
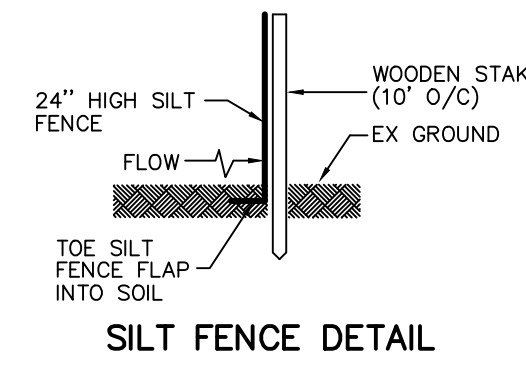
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**SOIL EROSION CONTROL NOTES**

- TOTAL AREA OF DISTURBANCE = 6.9 ACRES
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- ALL NON-PAVED BUILDING AREAS SHALL BE PERMANENTLY STABILIZED WITH AT LEAST 4" OF HYDROSEED TOPSOIL.
- THE OWNER SHALL OBTAIN THE SOIL EROSION CONTROL PERMIT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOIL EROSION CONTROL PERMIT.
- THE CONSTRUCTION ENTRANCES ARE OFF BOSTON STREET AND PLYMOUTH AVENUE. PREVENT TRACKING SOIL OFF-SITE. IF TRACKING OCCURS, SWEEP SOIL IMMEDIATELY.
- INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT.
- THE SEDIMENT WILL BE CONTAINED ON-SITE.
- PLACE SILT SACKS ON CATCH BASINS AFFECTED BY SITE CONSTRUCTION.



- LEGEND**
- --- --- PROPOSED CONTOUR
  - --- --- EXISTING CONTOUR
  - +775.0 PROPOSED SPOT ELEVATION
  - +775.0 EXISTING SPOT ELEVATION
  - S-SILT FENCE
  - O-SILT SACK
  - YARD DRAIN SUMP
  - S-150 MATTING

BEACON HILL AT  
EASTGATE PHASE 4  
EXPANSION  
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NO.	ISSUE	DATE
1	IN PROGRESS	07/17/24
2	PROJ AMEND	07/03/24
3	NO.	ISSUE
4	NO.	ISSUE

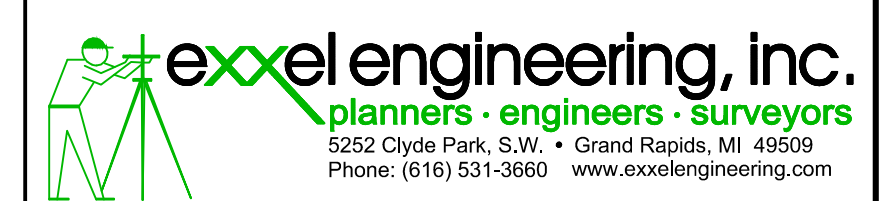
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Title  
**SITE GRADING & SOIL EROSION CONTROL PLAN PHASE 4A**

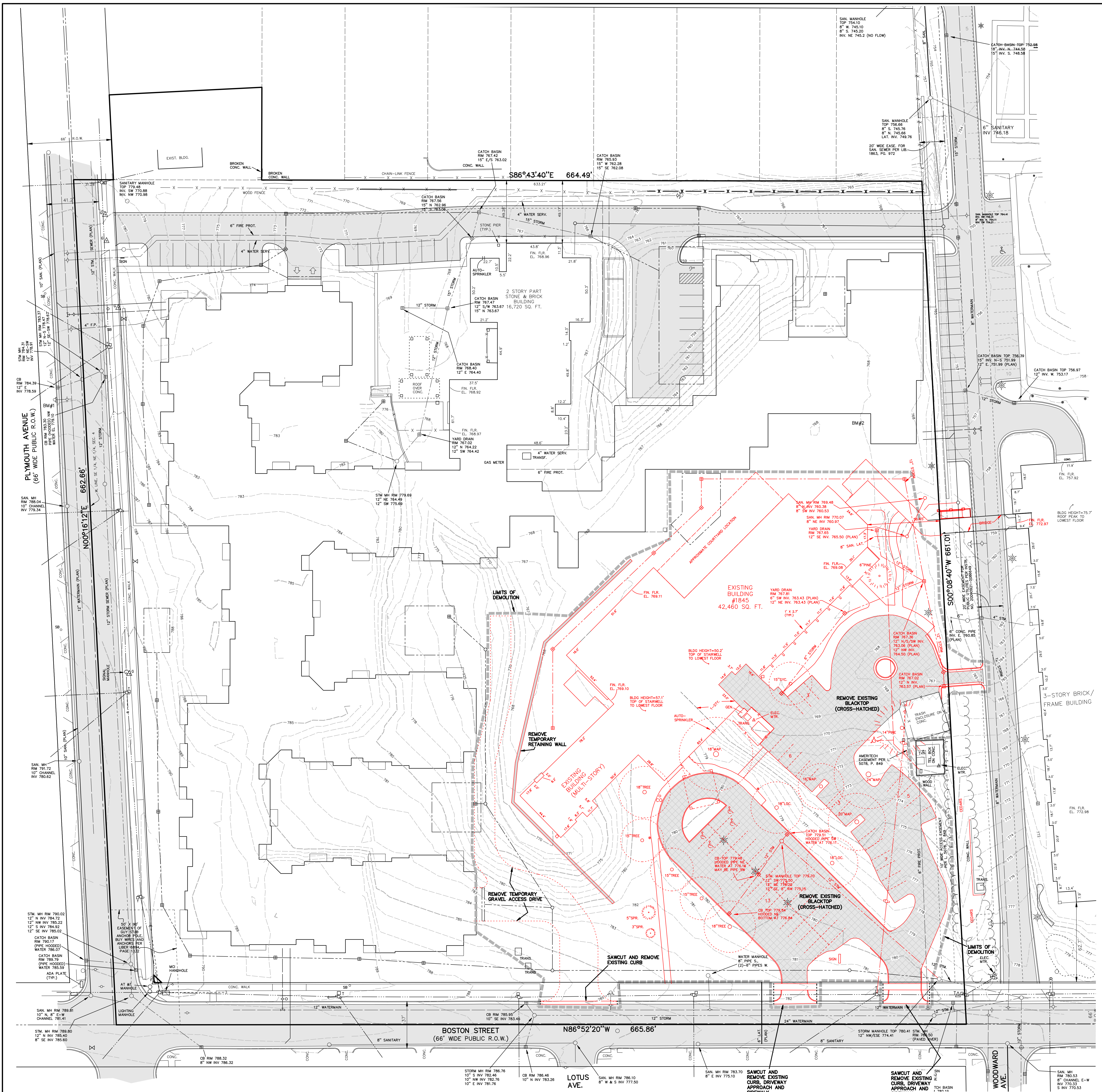
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**C-007**

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APPROVED BY: JSV  
PROJ. SURV: KJV  
FILE NO.: 222232E  
DATE: 07/03/24



BENCHMARK #1 ELEVATION 787.25  
TOP OF NW FLANGE BOLT ON  
HYDRANT, WEST SIDE OF PLYMOUTH  
AVENUE, 490' NORTH OF BOSTON STREET

BENCHMARK #2 ELEVATION 769.59  
TOP OF NW FLANGE BOLT ON  
HYDRANT, 190' SOUTH & 50' WEST OF  
NE PROPERTY CORNER  
(TO BE REMOVED DURING CONSTRUCTION)



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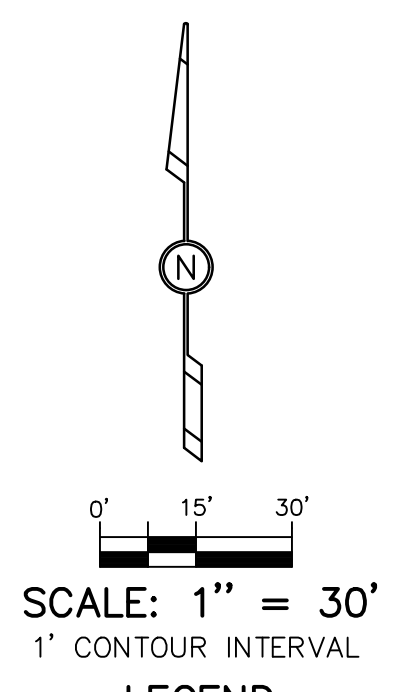


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- LEGEND**
- ⊕ = UTILITY POLE & GUY WIRE
  - ⊙ = LIGHT POLE
  - ⊙ = SIGN
  - ⊙ = BOLLARD
  - ⊙ = HYDRANT
  - ⊙ = WATERMAIN VALVE
  - ⊙ = IRRIGATION VALVE
  - ⊙ = POST INDICATOR VALVE
  - ⊙ = WELL
  - ⊙ = GAS VALVE
  - ⊙ = CATCH BASIN
  - ⊙ = MANHOLE
  - ⊙ = CLEAN OUT
  - ⊙ = TELEPHONE BOX
  - ⊙ = CABLE TV BOX
  - ⊙ = ELECTRIC BOX
  - ⊙ = BURIED FIBER OPTIC MARKER
  - ⊙ = BURIED GAS LINE MARKER
  - ⊙ = BURIED ELECTRIC MARKER
  - ⊙ = BURIED TELEPHONE MARKER
  - ⊙ = EDGE OF TREES
  - ⊙ = FENCE LINE
  - ⊙ = OVERHEAD WIRES
  - ⊙ = BURIED GAS LINE
  - ⊙ = BURIED TELEPHONE LINE
  - ⊙ = EXISTING WATERMAIN
  - ⊙ = EXISTING STORM SEWER
  - ⊙ = EXISTING SANITARY SEWER

- DEMO LEGEND**
- ⊙ = EXISTING BLACKTOP TO BE REMOVED
  - ⊙ = LIMITS OF DEMOLITION (REMOVE RED FEATURES)
  - ⊙ = SAWCUT LINE

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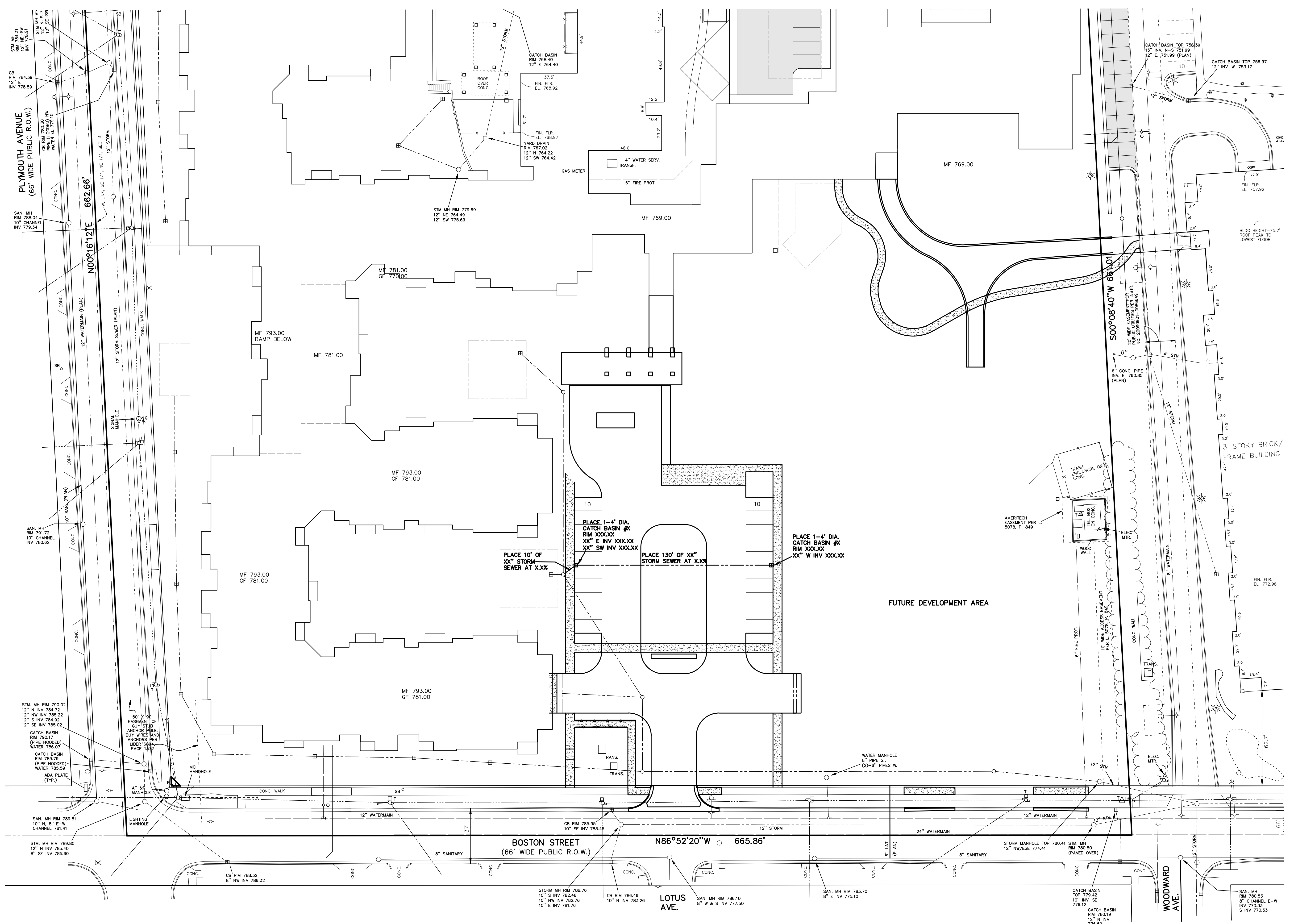
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**SITE DEMOLITION  
PLAN-PHASE 4B**

Sheet  
**C-008**

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BENCHMARK #2 ELEVATION 769.59  
TOP OF NW FLANGE BOLT ON  
HYDRANT, 190' SOUTH & 50' WEST OF  
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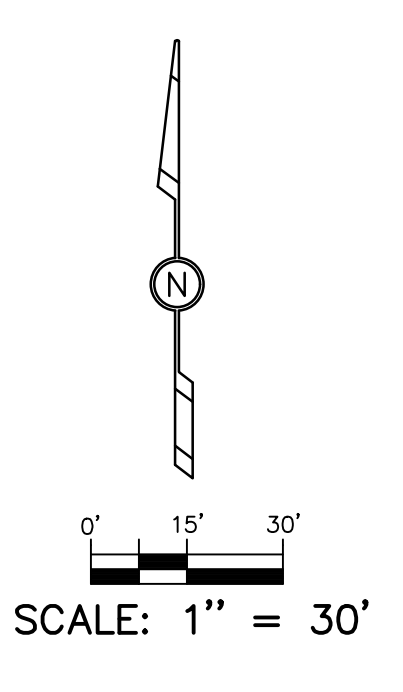
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LEGEND

- - - - - EXISTING STORM SEWER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATERMAIN
- - - - - EXISTING BURIED GAS LINE
- - - - - EXISTING OVERHEAD WIRES
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - PROPOSED WATERMAIN
- - - - - PROPOSED BURIED GAS LINE
- - - - - PROPOSED BURIED ELECTRIC LINE



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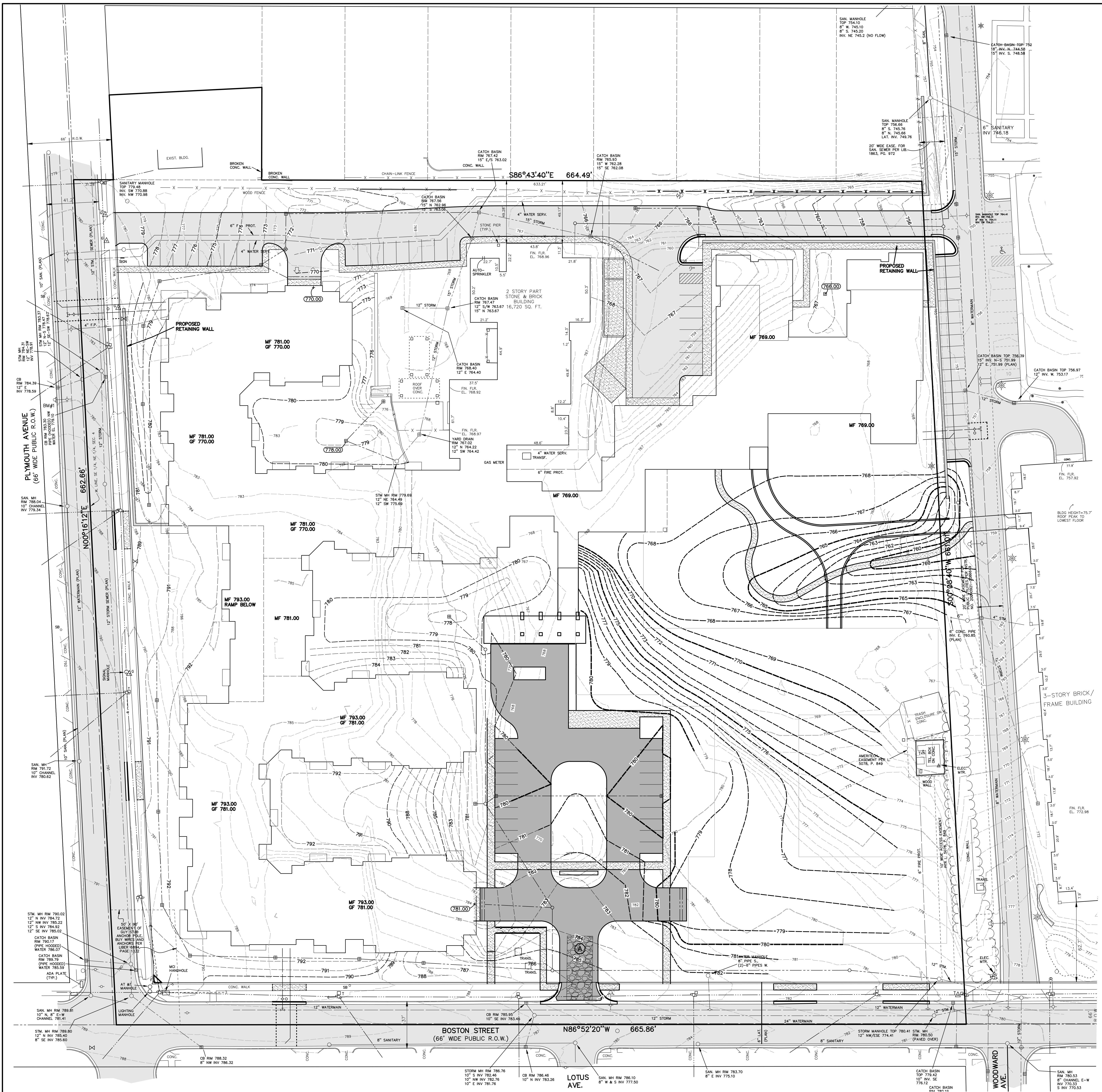
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**SITE UTILITY PLAN  
PHASE 4B**

Sheet  
**C-010**



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AVENUE, 490' NORTH OF BOSTON STREET

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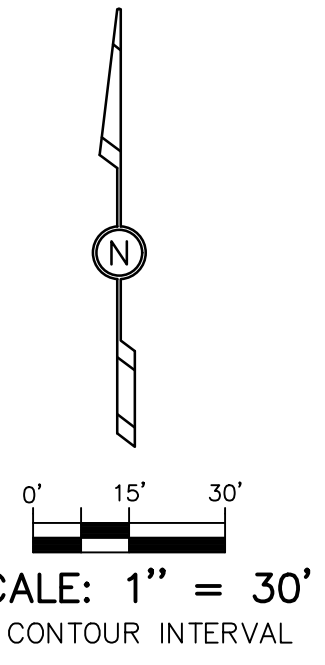
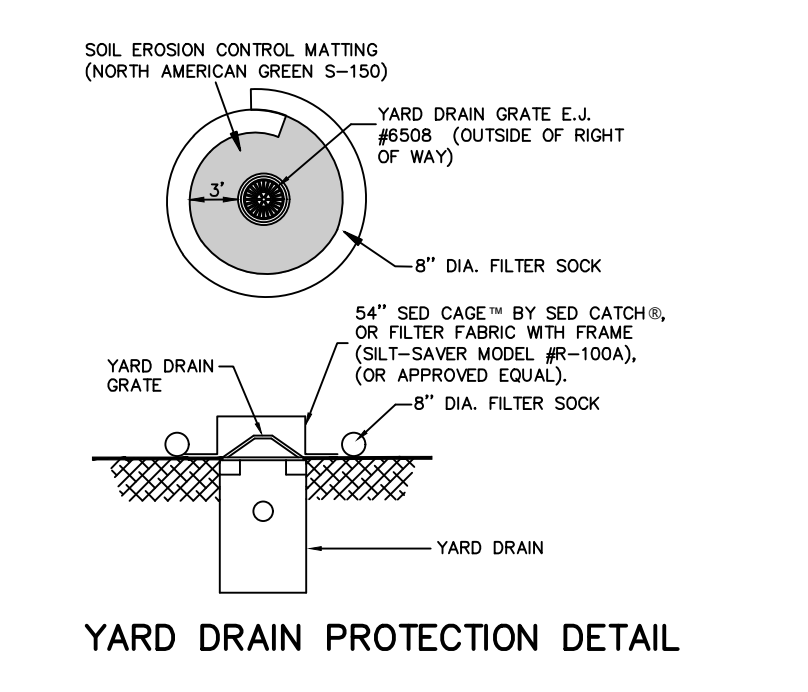
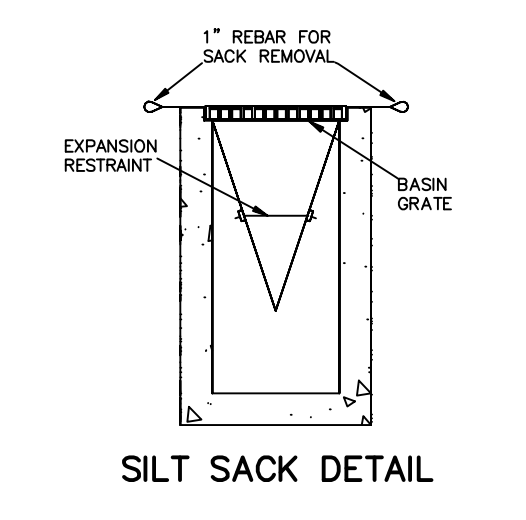
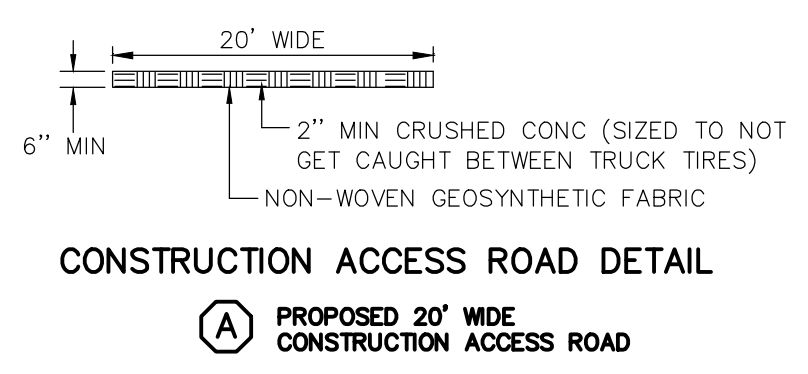
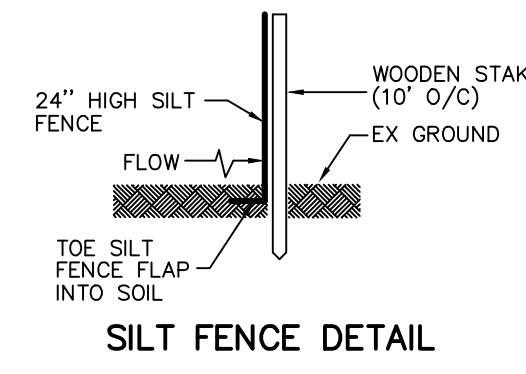
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**SOIL EROSION CONTROL NOTES**

- TOTAL AREA OF DISTURBANCE = 2.8 ACRES
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- ALL NON-PAVED BUILDING AREAS SHALL BE PERMANENTLY STABILIZED WITH AT LEAST 4" OF HYDROSEED.
- THE OWNER SHALL OBTAIN THE SOIL EROSION CONTROL PERMIT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SOIL EROSION CONTROL PERMIT.
- THE CONSTRUCTION ENTRANCE IS OFF BOSTON STREET. PREVENT TRACKING SOIL OFF-SITE. IF TRACKING OCCURS, SWEEP SOIL IMMEDIATELY.
- INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT.
- THE SEDIMENT WILL BE CONTAINED ON-SITE.
- PLACE SILT SACKS ON CATCH BASINS AFFECTED BY SITE CONSTRUCTION.



- LEGEND**
- - - - - PROPOSED CONTOUR
  - --- --- EXISTING CONTOUR
  - 773.0 PROPOSED SPOT ELEVATION
  - 773.0 EXISTING SPOT ELEVATION
  - S SILT FENCE
  - S SILT SACK
  - YARD DRAIN SUMP
  - S-150 MATTING

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**SITE GRADING & SOIL EROSION CONTROL PLAN PHASE 4B**

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**C-011**

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