

# FLAT RIVER VISTA

VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN

## INDEX OF SHEETS

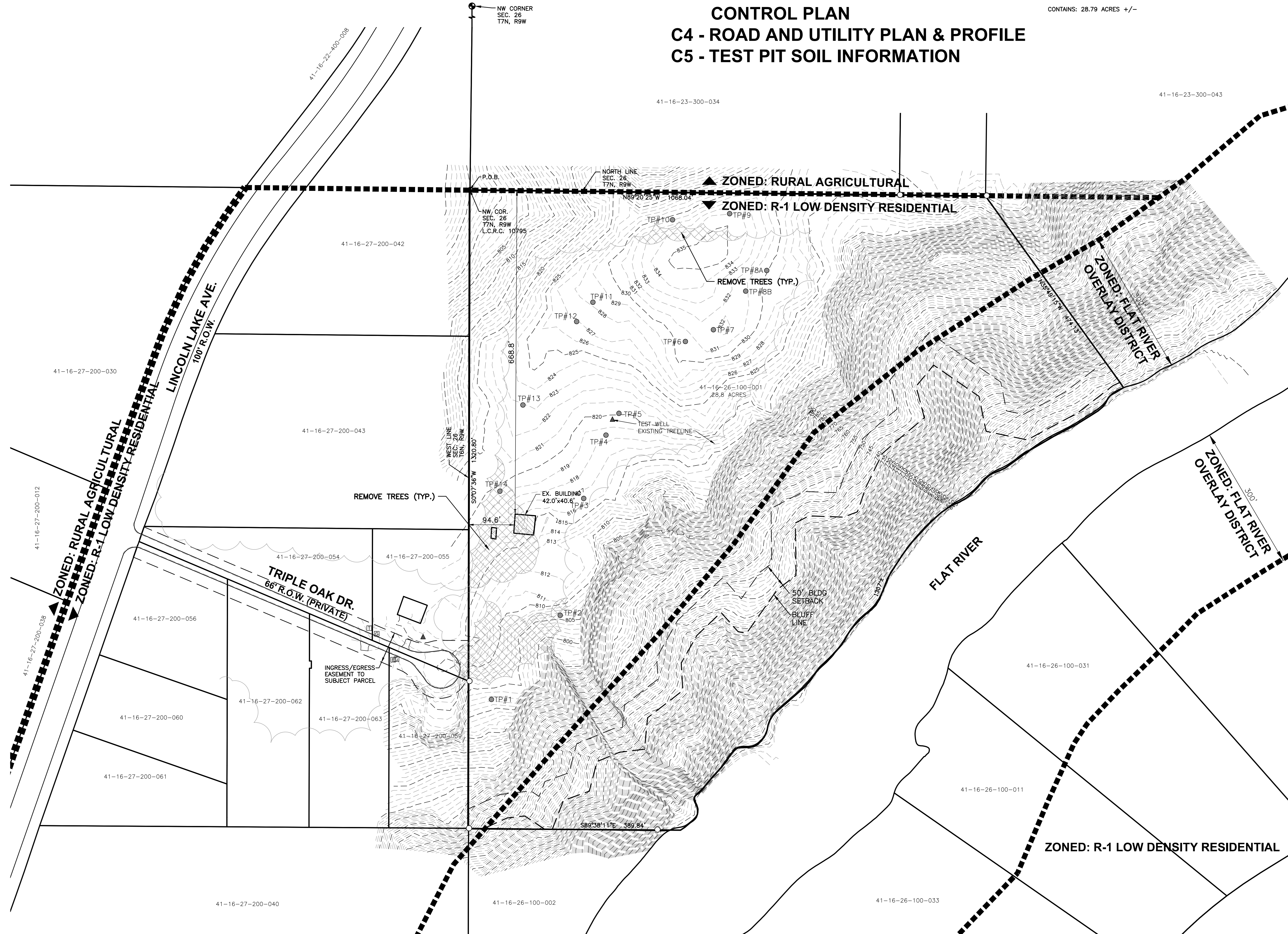
- CS - EXISTING CONDITIONS
- C1 - SITE PLAN
- C2 - SITE PLAN WITH CONTOURS AND AERIAL
- C3 - SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C4 - ROAD AND UTILITY PLAN & PROFILE
- C5 - TEST PIT SOIL INFORMATION

## 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 WEST LINE OF SAID SECTION 26; THENCE S00°07'36"W 1320.80 FEET ALONG THE WEST LINE 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 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 S89°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°32'16"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 TO THE RIGHT WITH A CHORD BEARING N81°02'03"E 18.97 FEET; THENCE S89°32'15"E 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28.79 ACRES +/-



### LEGEND

▲ - WELL	○ - FIRE HYDRANT
◊ - BENCHMARK	○ - WATER VALVE
● - MONUMENT	⊠ - ELECTRIC TRANSFORMER
○ - FOUND IRON STAKE	⊠ - GAS METER
● - SET IRON STAKE	⊠ - WATER METER
— - SIGN	⊠ - TELEPHONE RISER
⊠ - RR SIGN	⊠ - ELECTRIC RISER
○ - GUY POLE	⊠ - CATCH BASIN
○ - GUY ANCHOR	⊠ - ROUND CATCH BASIN
— - UTILITY POLE	⊠ - UTILITY MANHOLE
★ - LIGHT POLE	⊠ - STM MANHOLE
● - POST	⊠ - FLARED END SECTION
○ - SOIL BORING	⊠ - SANITARY MANHOLE
○ - U.G. UTILITY MARKER	⊠ - ELECTRIC MANHOLE
⊠ - MAILBOX	⊠ - TELEPHONE MANHOLE
⊠ - AC UNIT	⊠ - SHRUB
★ - CONIFEROUS TREE	⊠ - DECIDUOUS 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

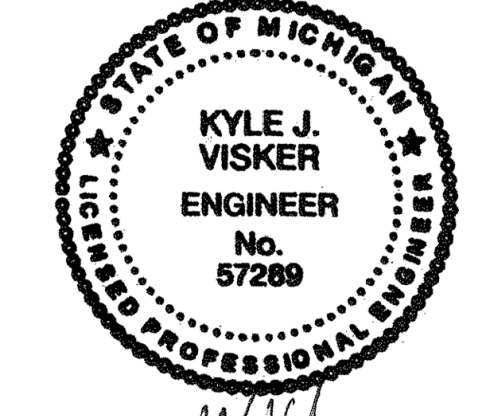
### REMOVAL LEGEND

▨	- 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



NORTH

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: 616-901-7888  
www.LREMI.com

LRE

ENGINEERS & SURVEYORS

REVISIONS:	NO.	ISSUED FOR:	DATE
	3.	KCHD TEST PIT LOCATION	09/18/19
	4.	FINAL DEVELOPMENT REVIEW	01/27/20
	5.	FINAL DEVELOPMENT REVIEW	03/04/21
	6.	BIDS & CONSTRUCTION	05/05/21

CLIENT: FLAT RIVER VISTA, LLC  
6415 TIMPSON AVE. SE. ALTO, MI 49302

PROJECT: FLAT RIVER VISTA  
12803 BURROUGHS ST. NE, LOWELL, MI 49331

DATE	PROJECT
4/20/21	FLAT RIVER VISTA
4/20/19	FLAT RIVER VISTA
4/20/21	FLAT RIVER VISTA

PROJECT NUMBER: 19-057

DESIGNED BY: DJC  
DRAFTED BY: NDI  
CADC: KJV

EXISTING CONDITIONS


SHEET NUMBER

CS



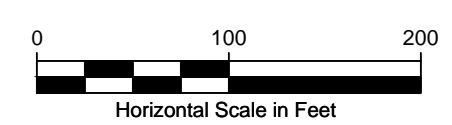
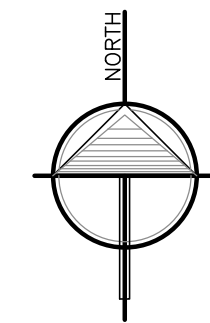
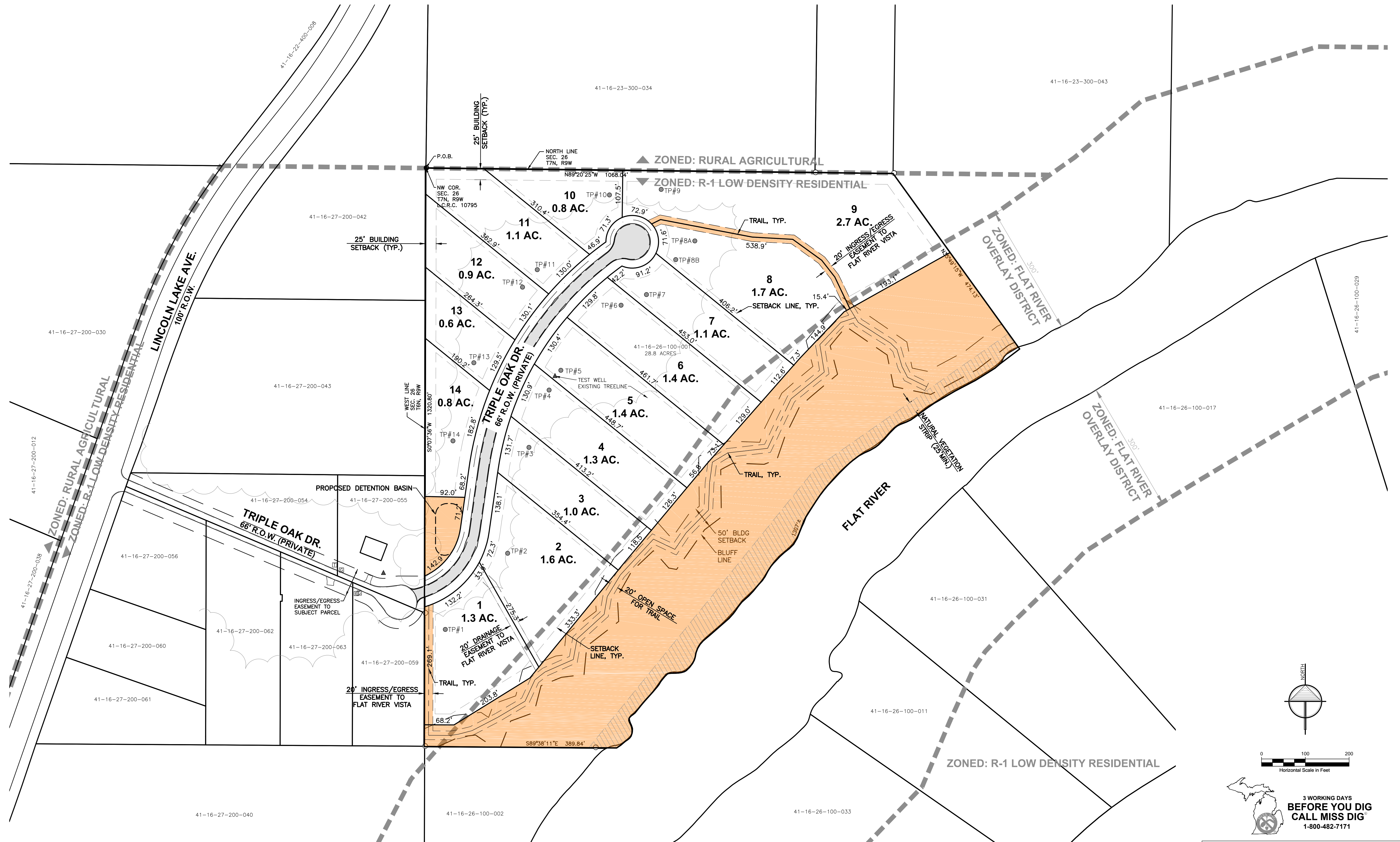
**NOTE**

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: 0.6 AC.  
MINIMUM LOT WIDTH: 60 FT.  
FRONT YARD SETBACK: 25 FT.  
MIN. SIDE YARD SETBACK: 10 FT.  
MIN. REAR YARD: 25 FT.  
MAX. BUILDING HEIGHT: THE LESSER OF 2.5 STORIES OR 35 FEET  
REQ'D FLOOR AREA: 1,150 SF; 750 SF ON GROUND FLOOR; 24 FT MIN. WIDTH AS MEASURED ALONG THE EXTERIOR FRONT ELEVATION  
BUILDING SETBACK FROM RIVER: 100 FT



 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 3 Mile Rd. NW  
Walker, MI 49544  
Ph: 616-301-7888  
www.LREMI.com



REVISIONS:	NO.	ISSUED FOR:	DATE
	1	KCHD TEST PIT LOCATION	09/18/19
	2	FINAL DEVELOPMENT REVIEW	01/27/20
	3	FINAL DEVELOPMENT REVIEW	03/04/21
	4	BIDS & CONSTRUCTION	05/05/21

CLIENT: FLAT RIVER VISTA, LLC  
6415 TIMPSON AVE. SE ALTO, MI 49302  
PROJECT: FLAT RIVER VISTA  
12803 BURROUGHS ST. NE, LOVELL, MI 49331

PROJECT NUMBER:	DATE
19-057	4/20/21
DESIGNED BY: DJC	4/20/19
DRAFTED BY: NDI	4/20/19
CAOCC: KJV	4/20/21

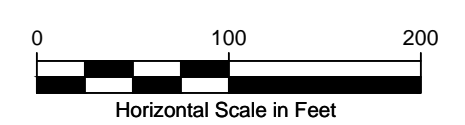
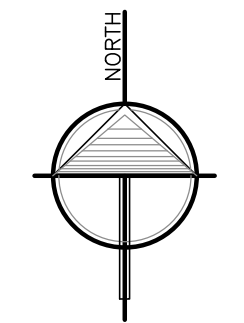
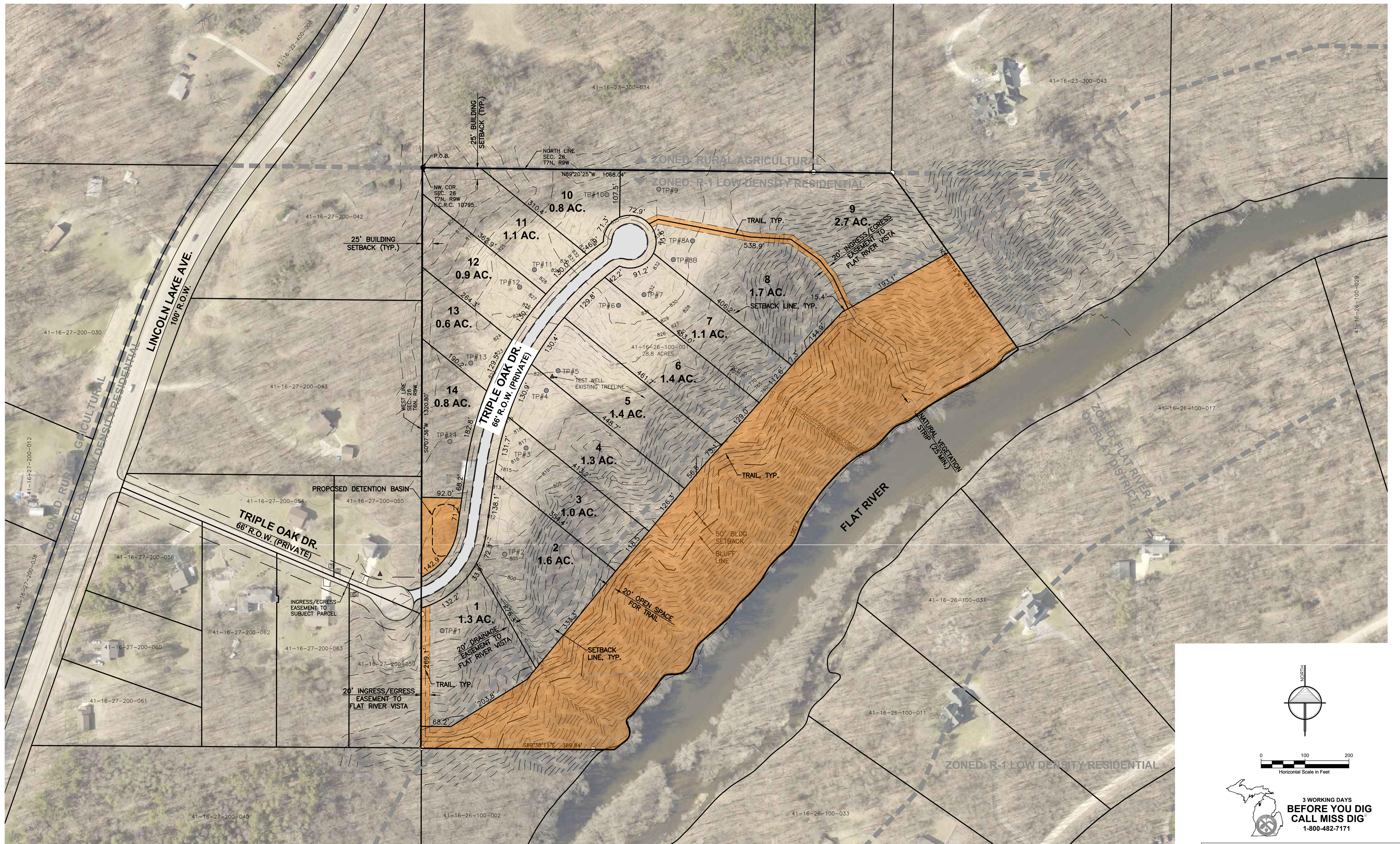
SHEET NAME: SITE PLAN  
SHEET NUMBER: C1



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

**PUD REGULATIONS**

MIN. LOT AREA: 0.6 AC.  
 MINIMUM LOT WIDTH: 60 FT.  
 FRONT YARD SETBACK: 25 FT.  
 MIN. SIDE YARD SETBACK: 10 FT.  
 MIN. REAR YARD: 25 FT.  
 MAX. BUILDING HEIGHT: THE LESSER OF 2.5 STORIES OR 35 FEET  
 REQ'D FLOOR AREA: 1,150 SF; 750 SF ON GROUND FLOOR; 24 FT MIN. WIDTH AS MEASURED ALONG THE EXTERIOR FRONT ELEVATION  
 BUILDING SETBACK FROM RIVER: 100 FT



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 3 Mile Rd NW  
 Walker, MI 49544  
 Ph: 616-301-7898  
 www.LREMI.com



REVISIONS:	NO.	ISSUED FOR:	DATE
	1	KCHD TEST PIT LOCATION	09/18/19
	3	FINAL DEVELOPMENT REVIEW	01/27/20
	4	FINAL DEVELOPMENT REVIEW	03/04/21
	5	BIDS & CONSTRUCTION	05/05/21

CLIENT: **FLAT RIVER VISTA, LLC**  
 6415 IMPSON AVE. SE. ALTO, MI 49302  
 PROJECT: **FLAT RIVER VISTA**  
 12803 BURROUGHS ST. NE, LOVELL, MI 49331

PROJECT NUMBER:	DATE
19-057	4/20/21
	4/20/19
	4/20/21

SHEET NAME: **SITE PLAN WITH CONTOURS & AERIAL**

SHEET NUMBER: **C2**

10/15/2021 10:58 AM \\P:\Projects\19-057\Drawings\19-057-SitePlan\19-057-SitePlan.dwg [DWG] [PLOT]



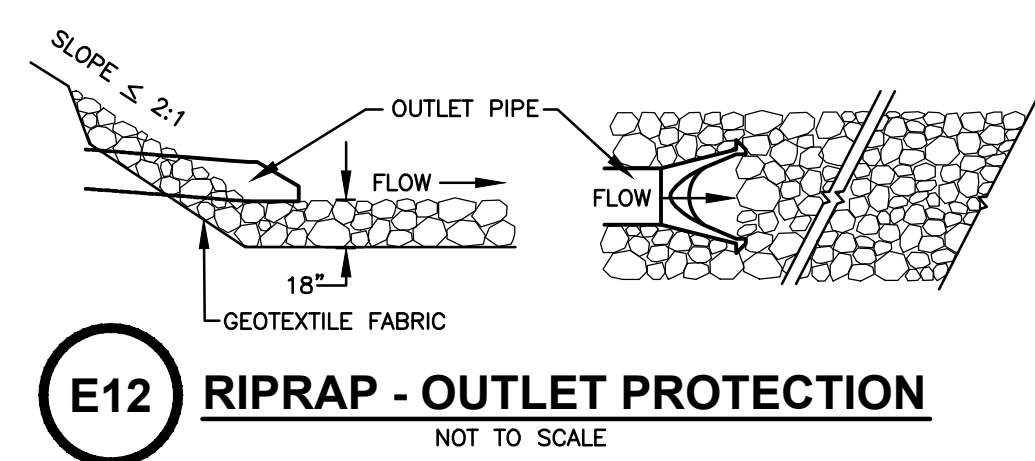
**EROSION & SEDIMENTATION CONTROL NOTES**

- 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.
- CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
- REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
- NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
- 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.
- FOR ALL AREAS TO BE SEEDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
- 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.
- REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

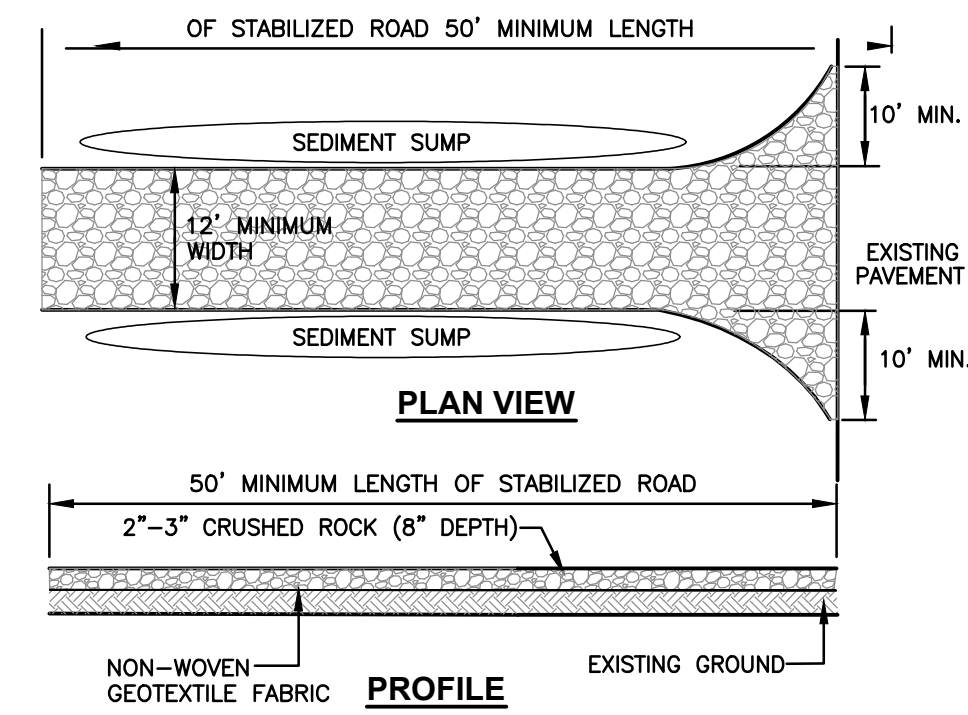
**CONSTRUCTION SCHEDULE**

- 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

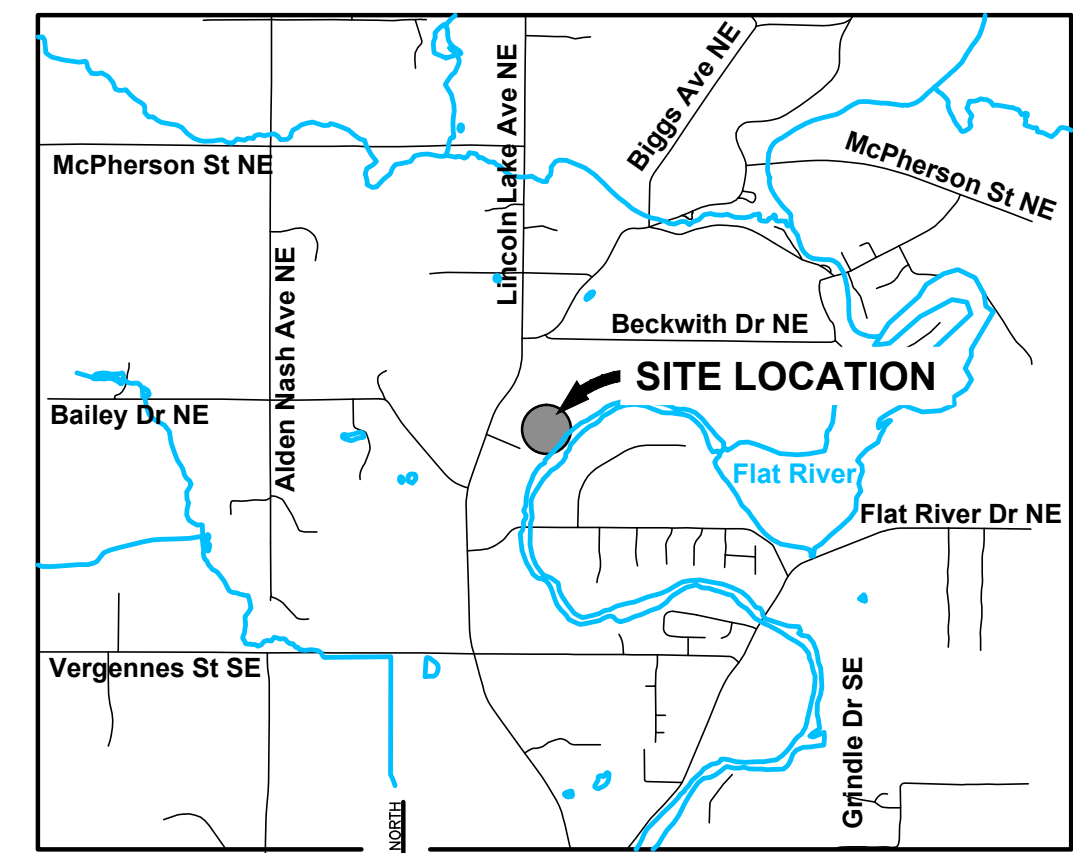


**E12 RIPRAP - OUTLET PROTECTION**  
NOT TO SCALE



**S53 STABILIZED CONSTRUCTION ACCESS**  
NOT TO SCALE

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

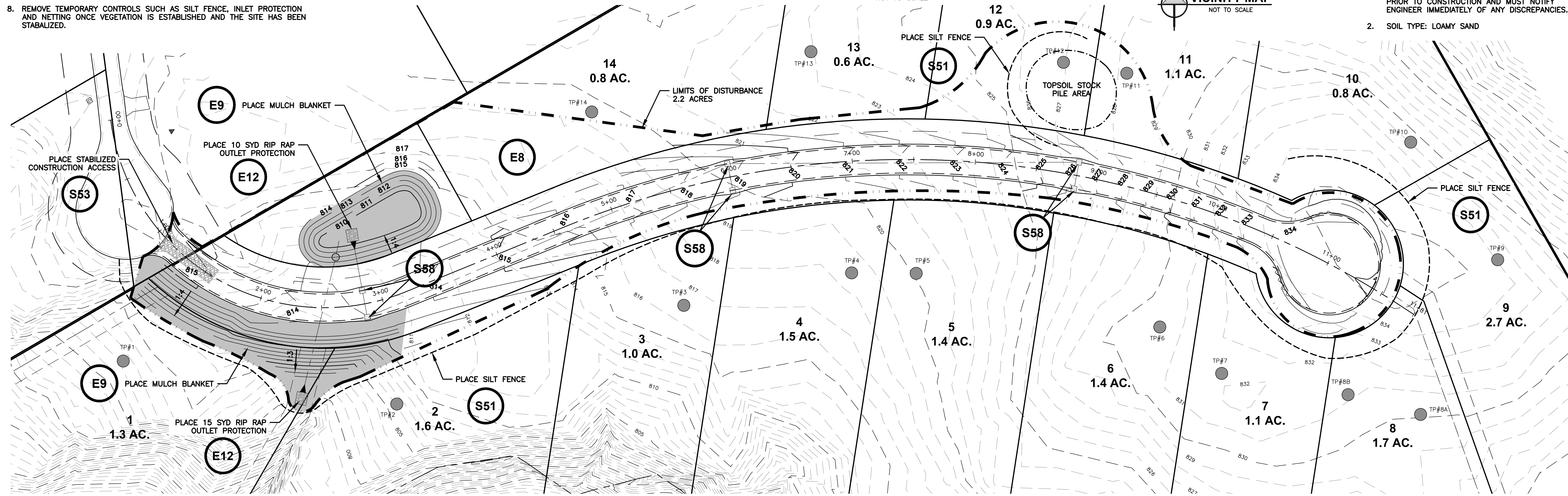


**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

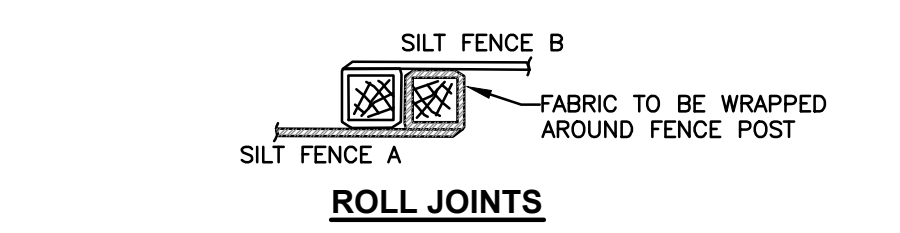
- (ELEV) PROPOSED CONTOURS
- (ELEV) EXISTING CONTOURS
- DRAINAGE STRUCTURES
- EROSION CONTROL BLANKET
- SILT FENCE
- DIRECTION OF DRAINAGE FLOW
- LIMITS OF DISTURBANCE
- SOIL TEST PIT

- NOTES**
- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - SOIL TYPE: LOAMY SAND

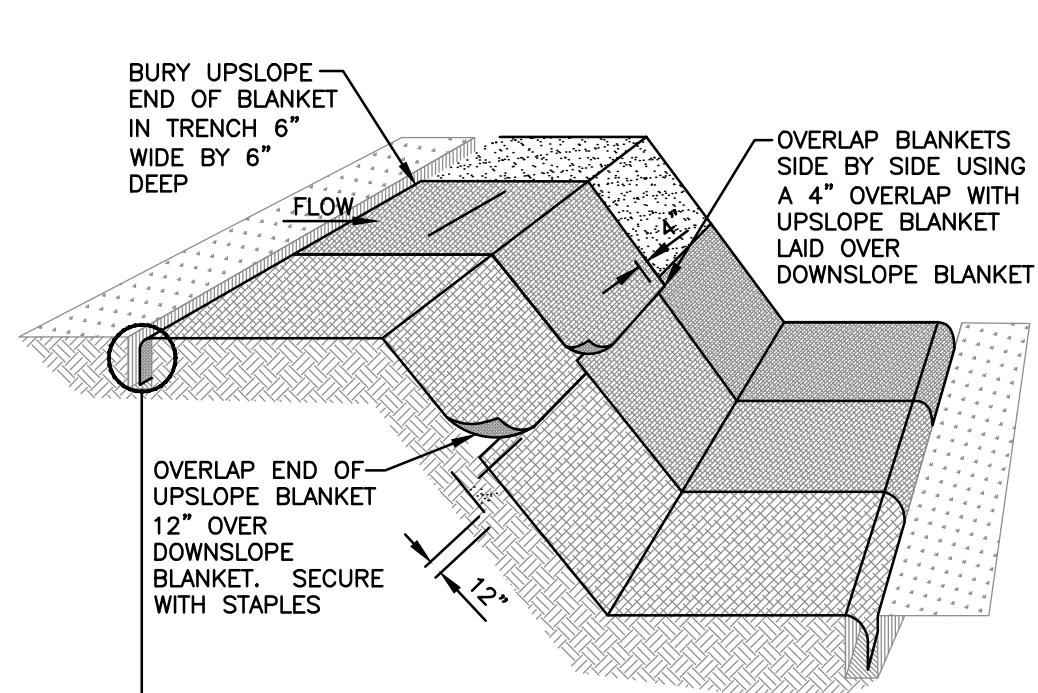


**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET S-E-S-C KEYING SYSTEM**

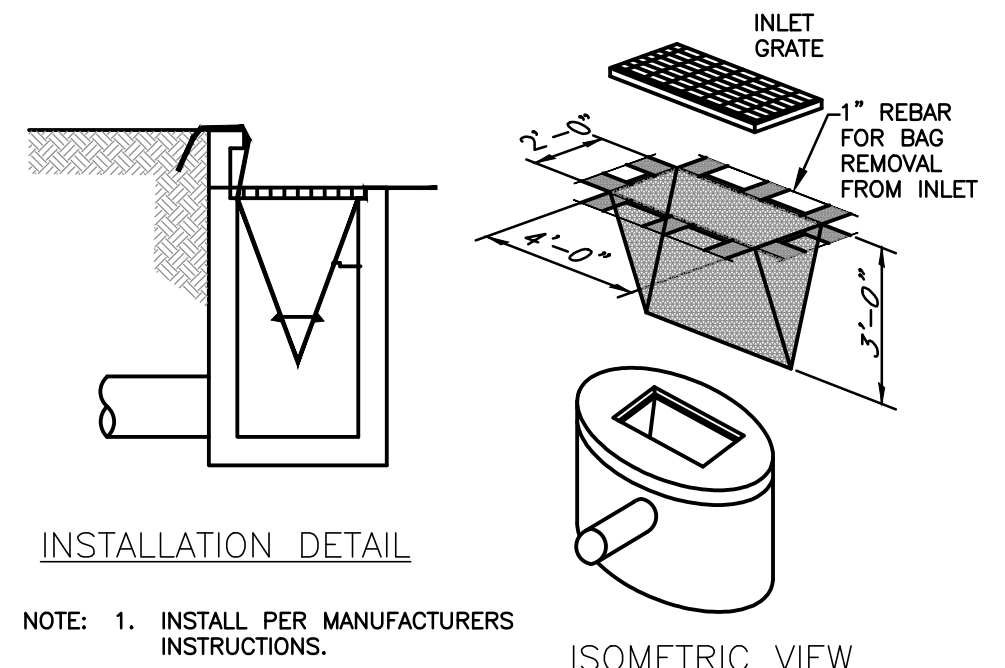
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
<b>EROSION CONTROLS</b>			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
<b>SEDIMENT CONTROLS</b>			
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.



**S51 SILT FENCE DETAIL**  
NOT TO SCALE



**E9 MULCH BLANKETS**  
NOT TO SCALE



**S58 INLET PROTECTION - FABRIC DROP**  
NOT TO SCALE

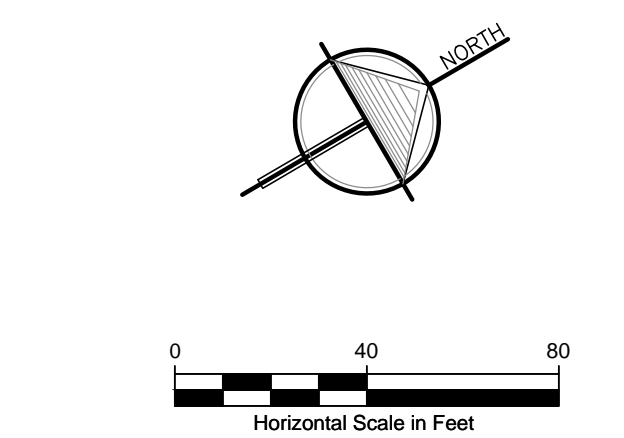
**E8 PERMANENT SEEDING NOTE:**

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

AND AS FOLLOWS:

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.



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.

**FLAT RIVER VISTA, LLC**  
6415 TIMPSON AVE. SE. ALTO, MI 49302

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

PROJECT NUMBER: 19-057

DATE: 4/20/21

DESIGNED BY: DJC

DRAFTED BY: NDI

CADC: KJV

**SOIL EROSION & SEDIMENTATION CONTROL PLAN**

SHEET NUMBER: **C3**

2121 3 Mile Rd. NW  
Walker, MI 49544  
Ph: 616-301-7888  
www.LREMI.com

**LRE**  
ENGINEERS & SURVEYORS

REVISIONS:

NO.	ISSUED FOR	DATE
3.	KCHD TEST PIT LOCATION	09/18/19
4.	FINAL DEVELOPMENT REVIEW	01/27/20
5.	FINAL DEVELOPMENT REVIEW	03/04/21
6.	BIDS & CONSTRUCTION	05/06/21



NO.	ISSUED FOR	DATE
1	KCHD TEST PIT LOCATION	09/18/19
2	FINAL DEVELOPMENT REVIEW	01/27/20
3	FINAL DEVELOPMENT REVIEW	03/04/21
4	FINAL DEVELOPMENT REVIEW	05/06/21
5	BIDS & CONSTRUCTION	
6		

FLAT RIVER VISTA, LLC  
6415 IMPSON AVE. SE. ALTO, MI 49302

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

PROJECT NUMBER: 19-057  
DESIGNED BY: DJC  
DRAFTED BY: NDI  
CACC: KJV

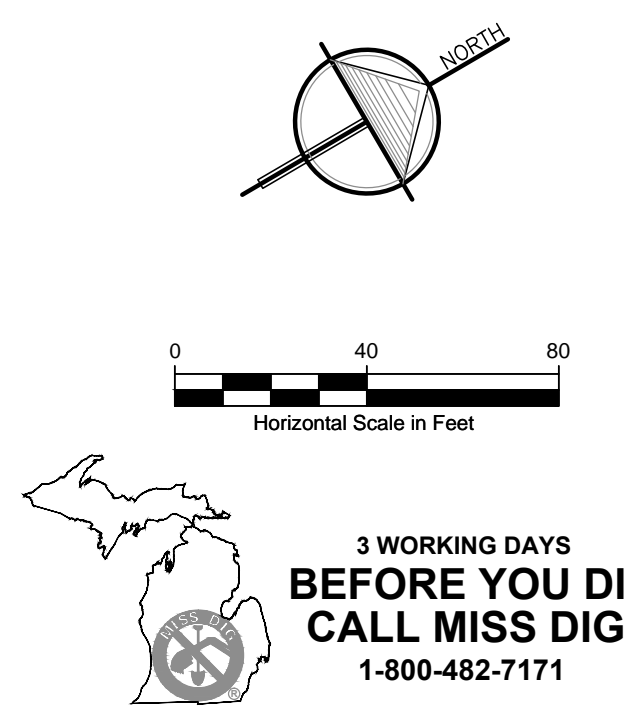
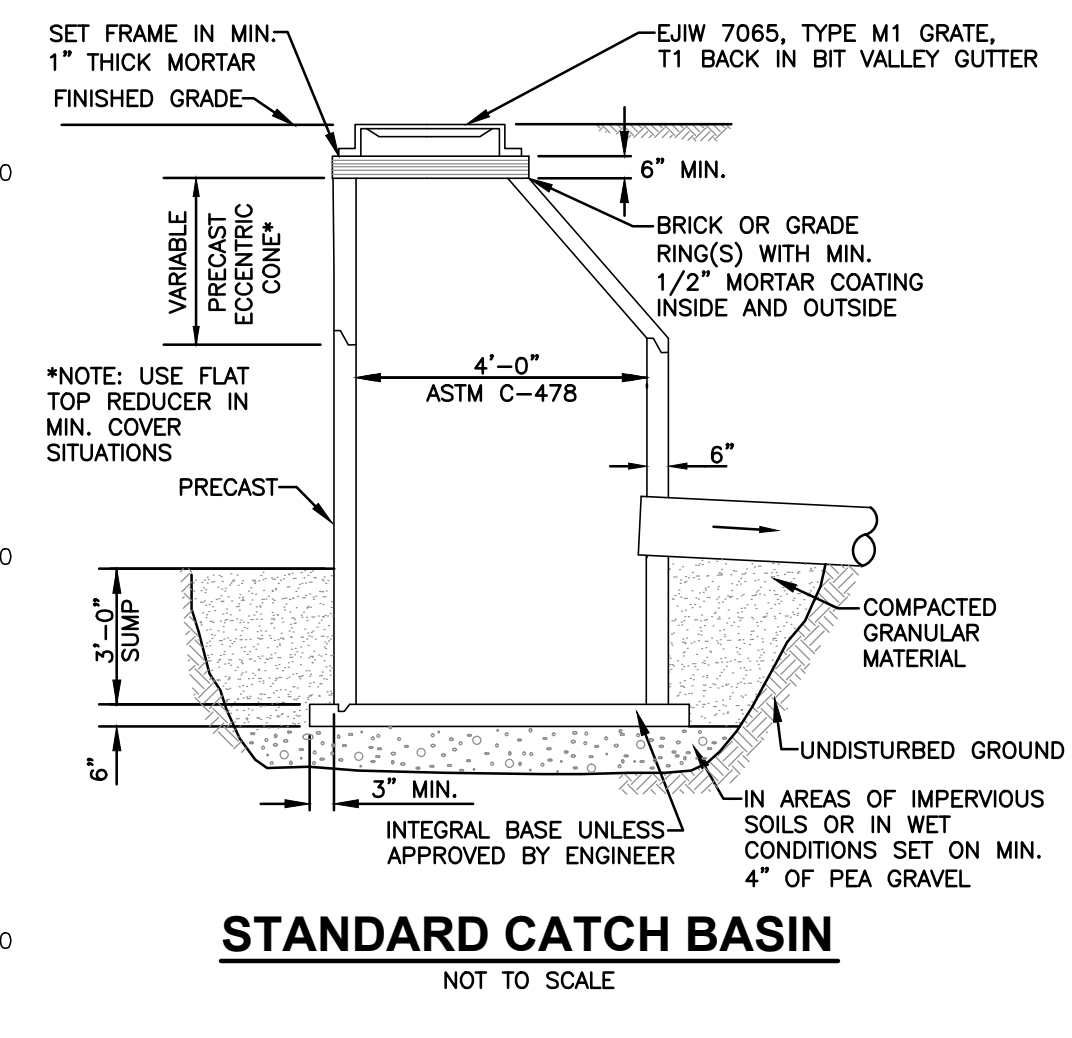
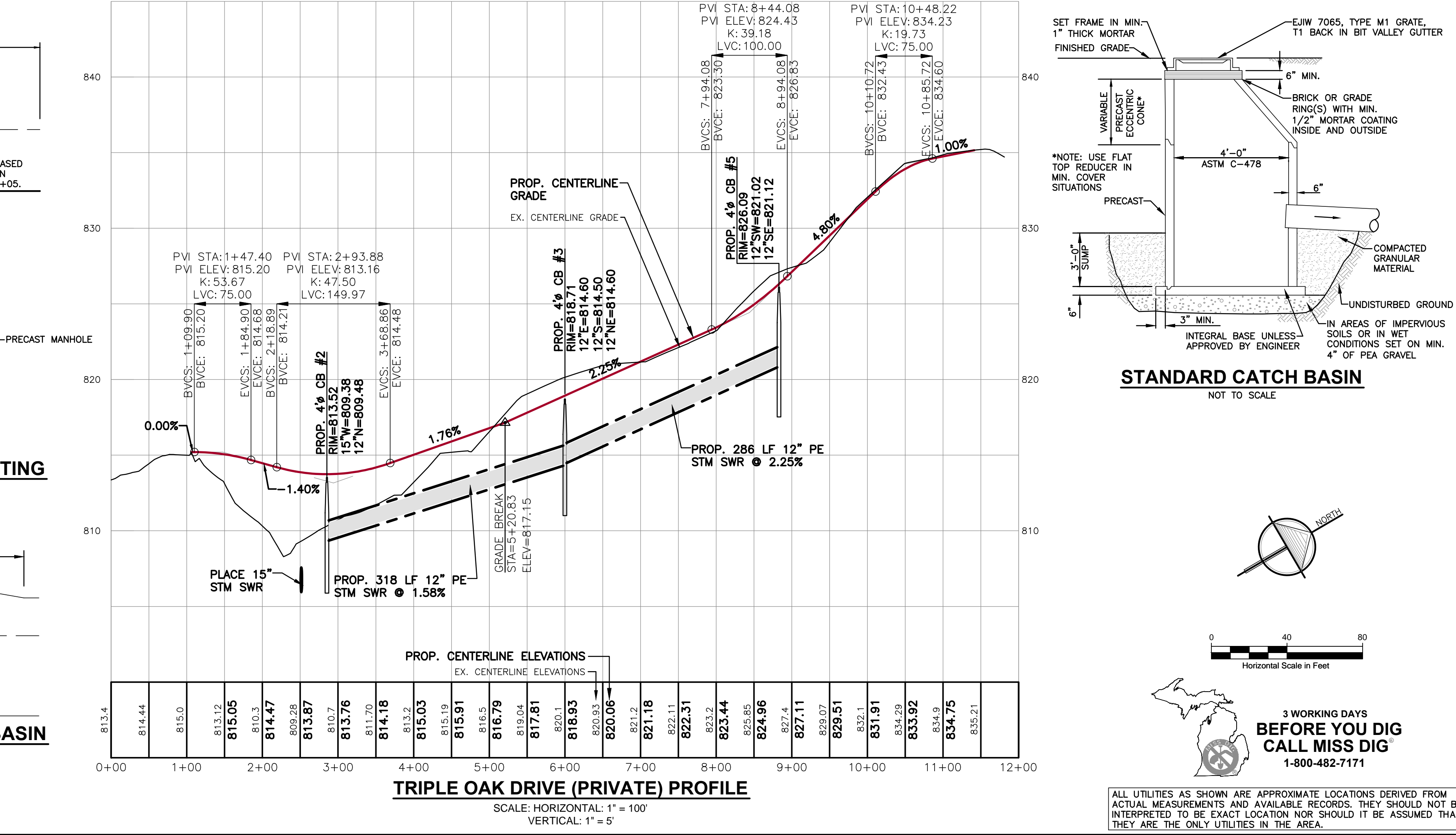
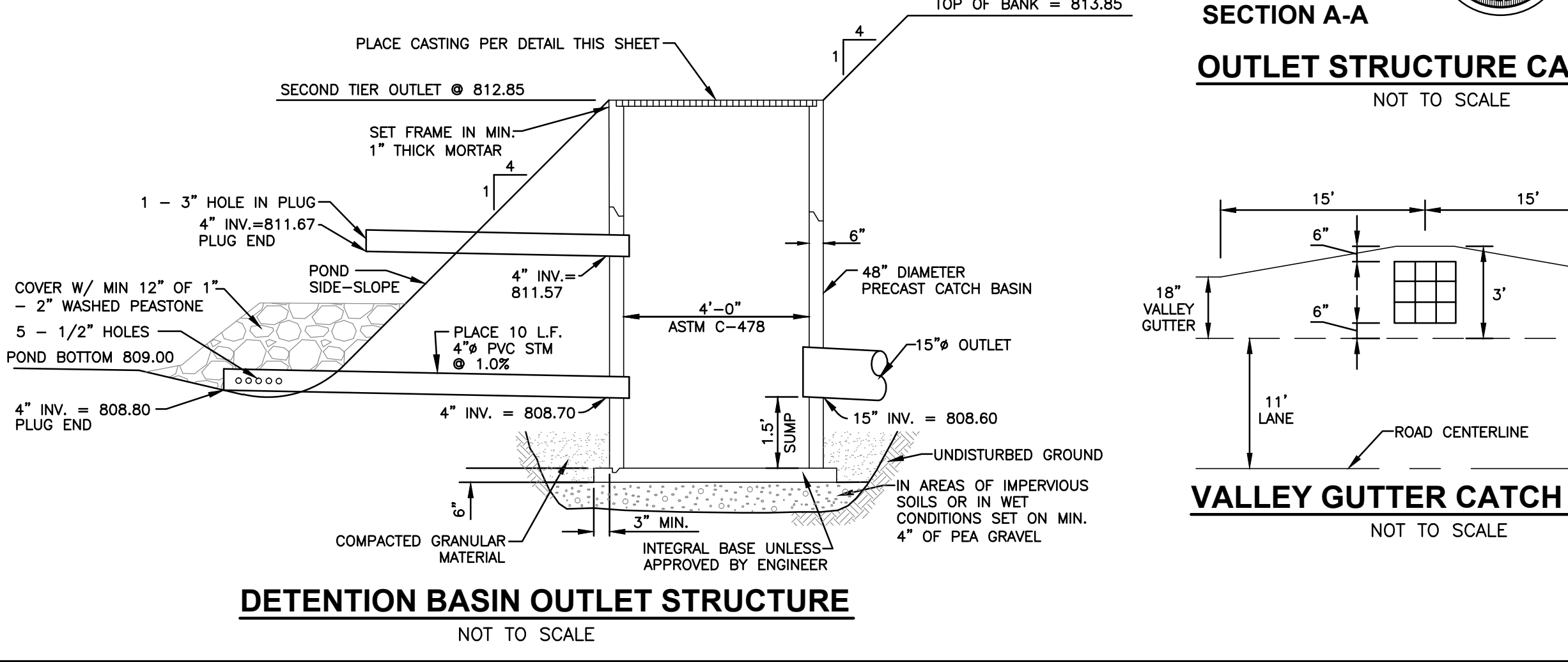
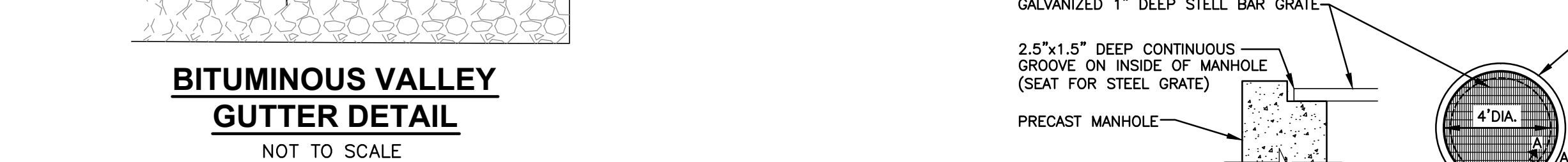
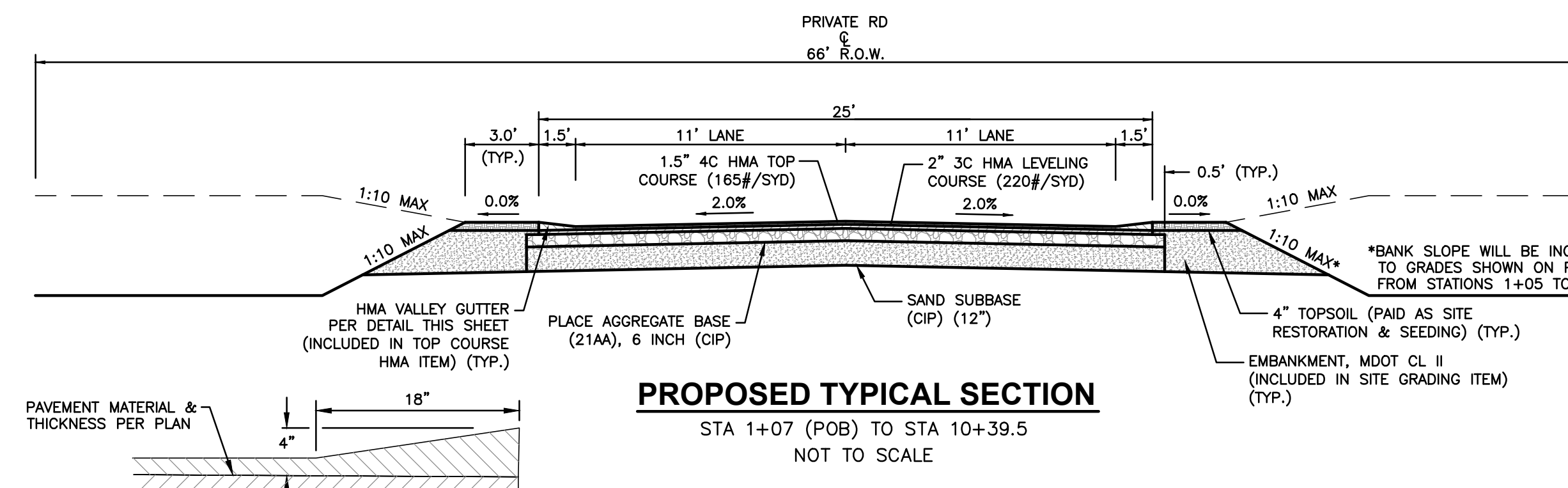
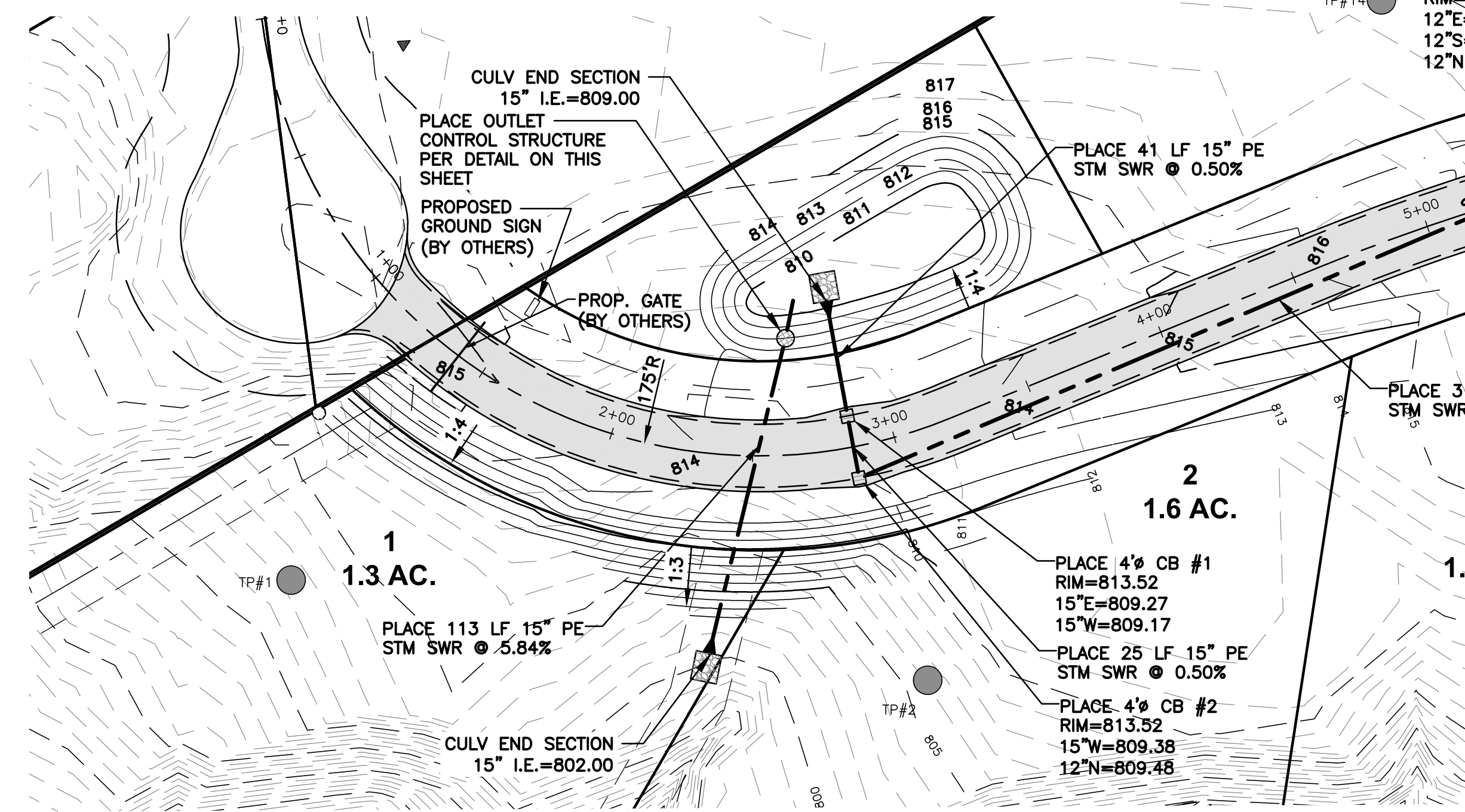
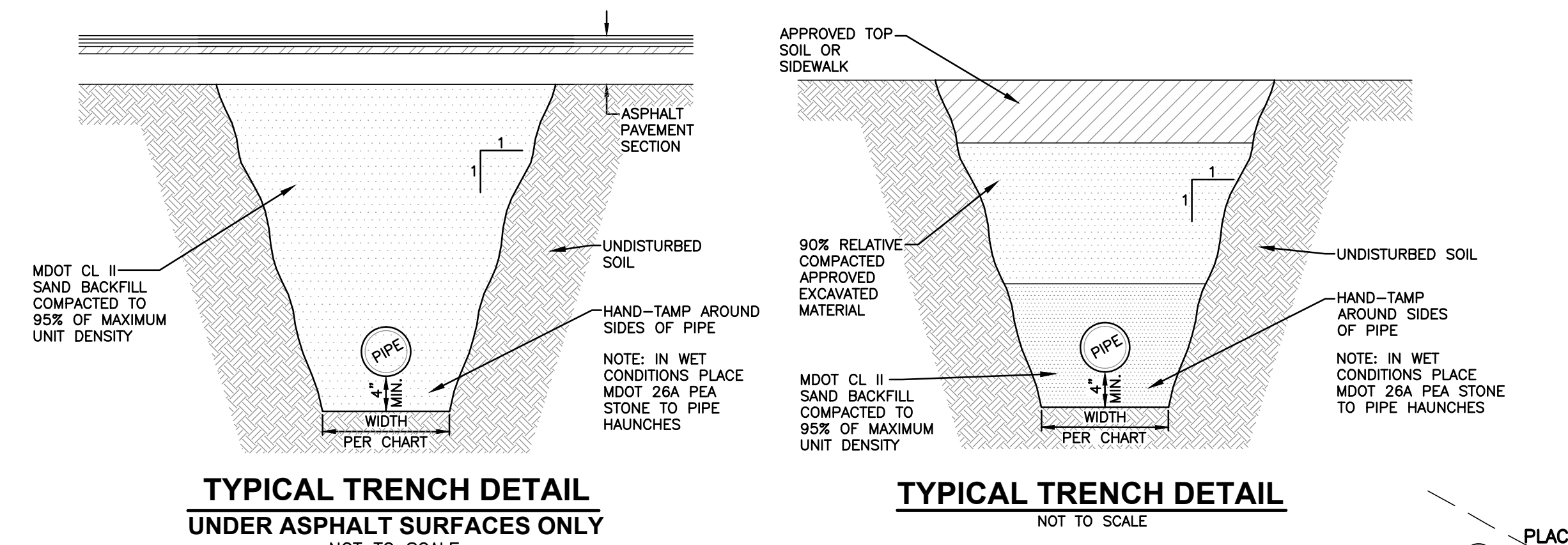
DATE	DESCRIPTION
4/20/21	
4/20/19	
4/20/21	

ROAD AND UTILITY  
PLAN & PROFILE

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

SHEET NUMBER  
**C4**

PIPE DIAMETER	TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"



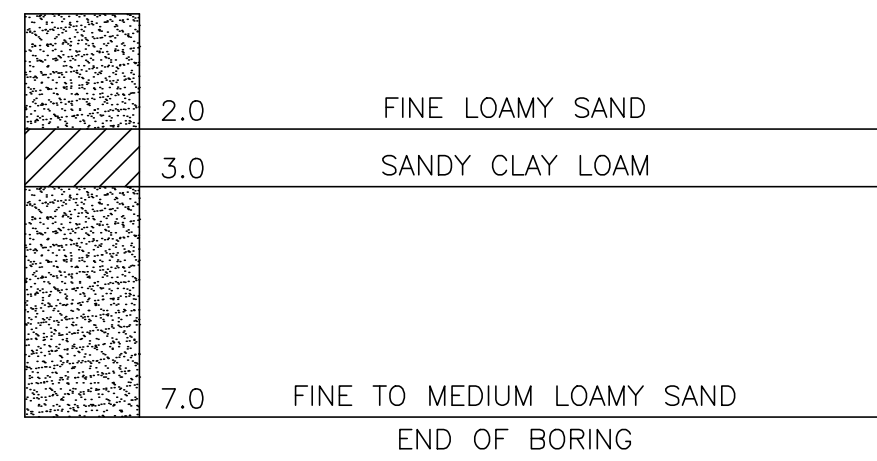
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



**TP-1**

BORING DATE: 9/4/2019

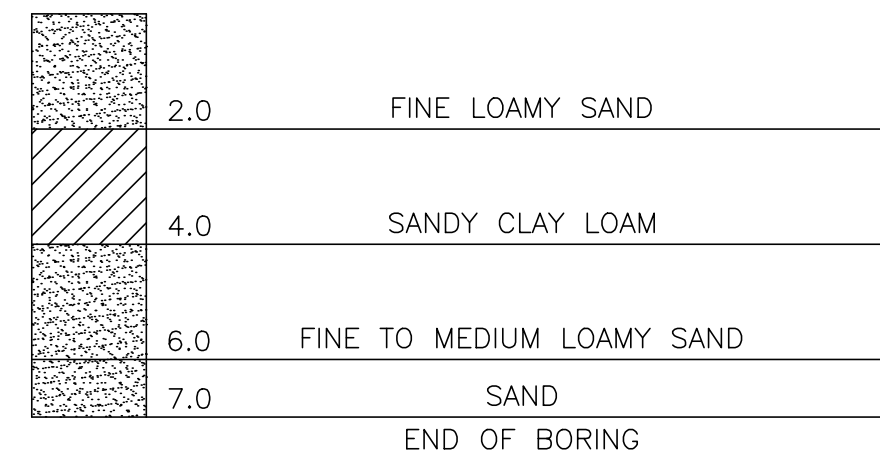
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-2**

BORING DATE: 9/4/2019

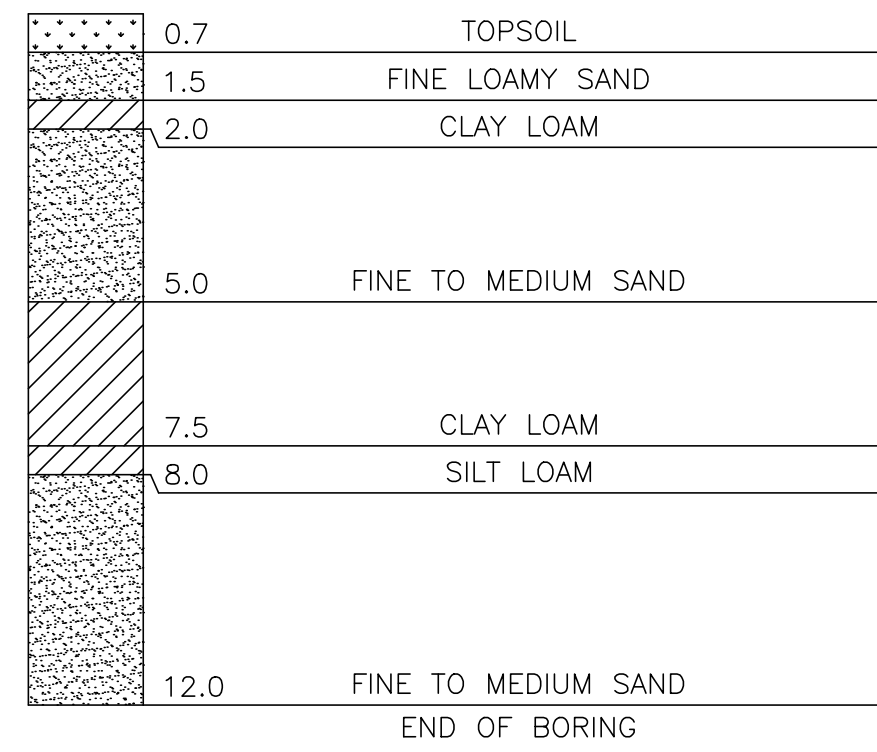
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-3**

BORING DATE: 9/4/2019

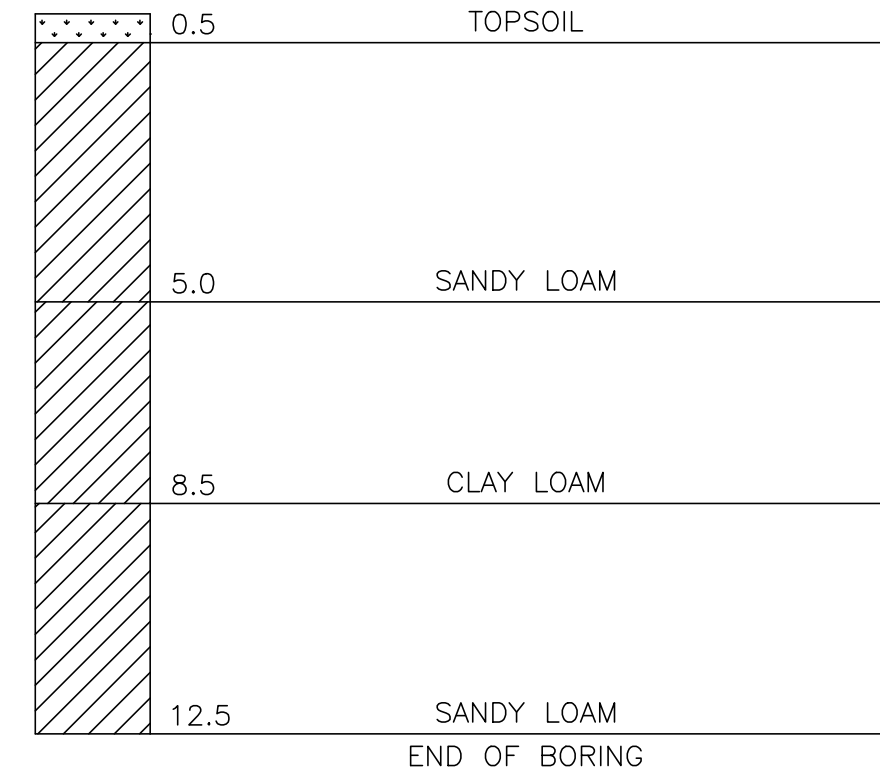
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-4**

BORING DATE: 9/4/2019

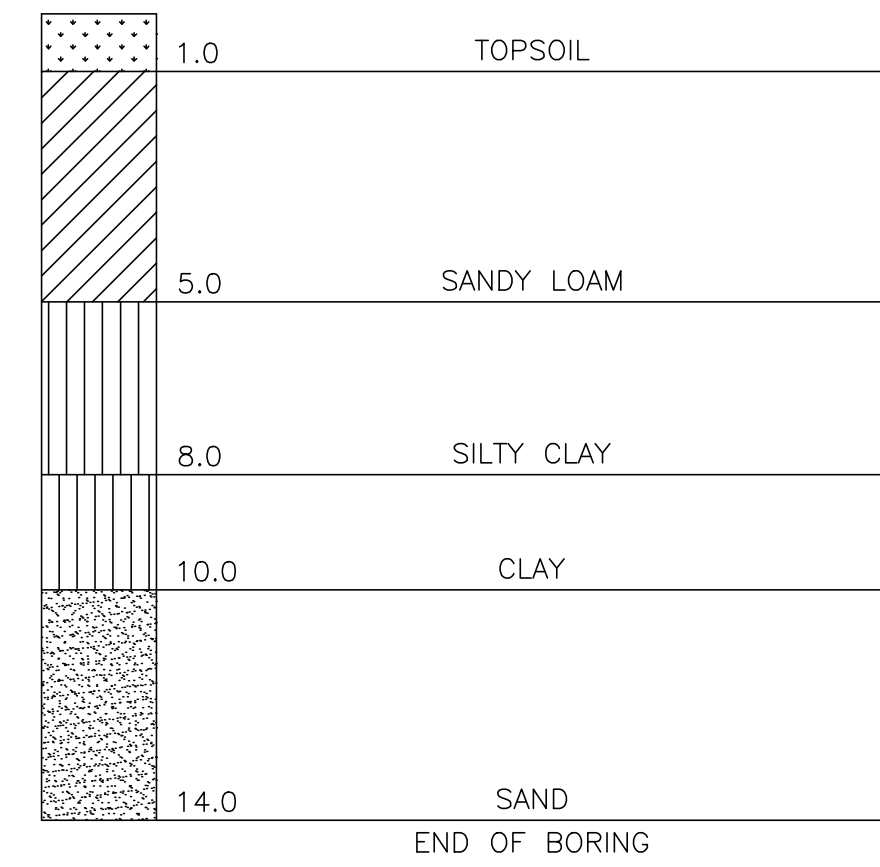
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-5**

BORING DATE: 9/4/2019

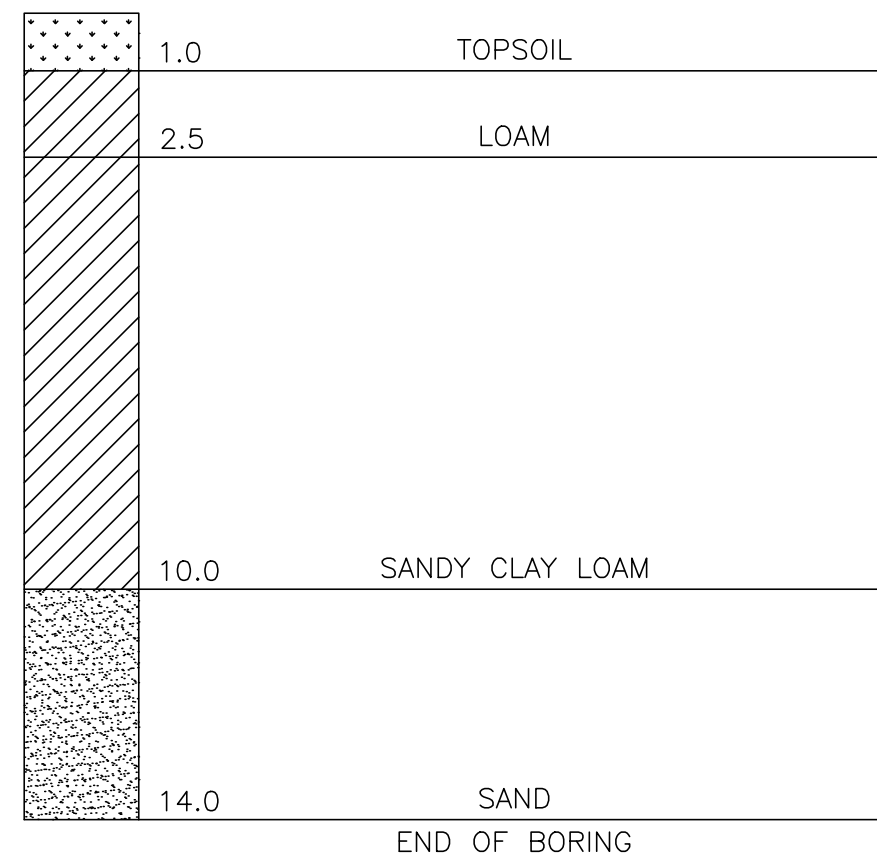
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-6**

BORING DATE: 9/4/2019

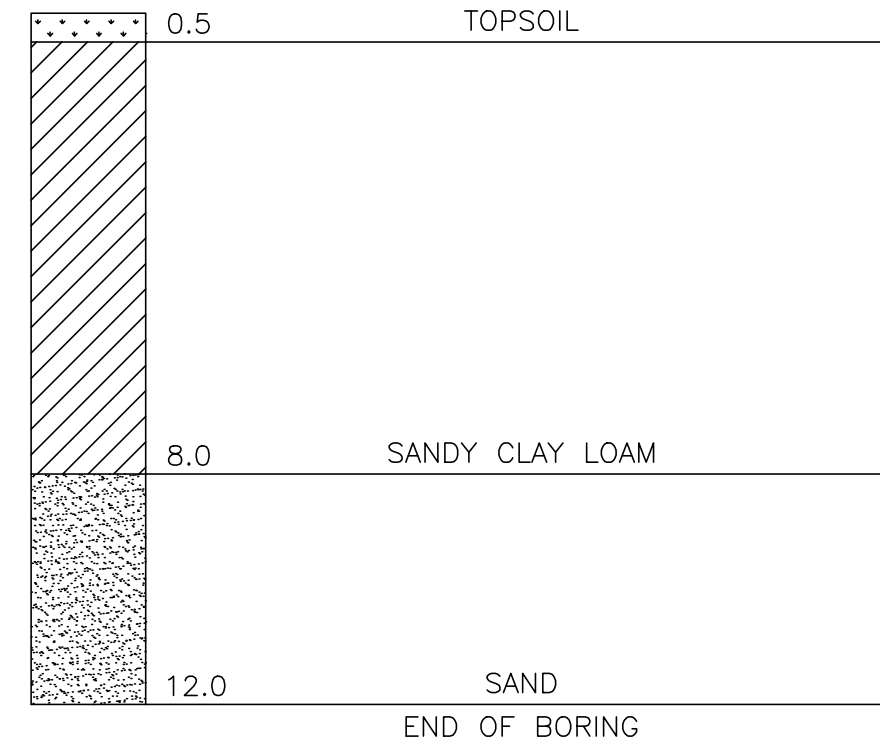
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-7**

BORING DATE: 9/4/2019

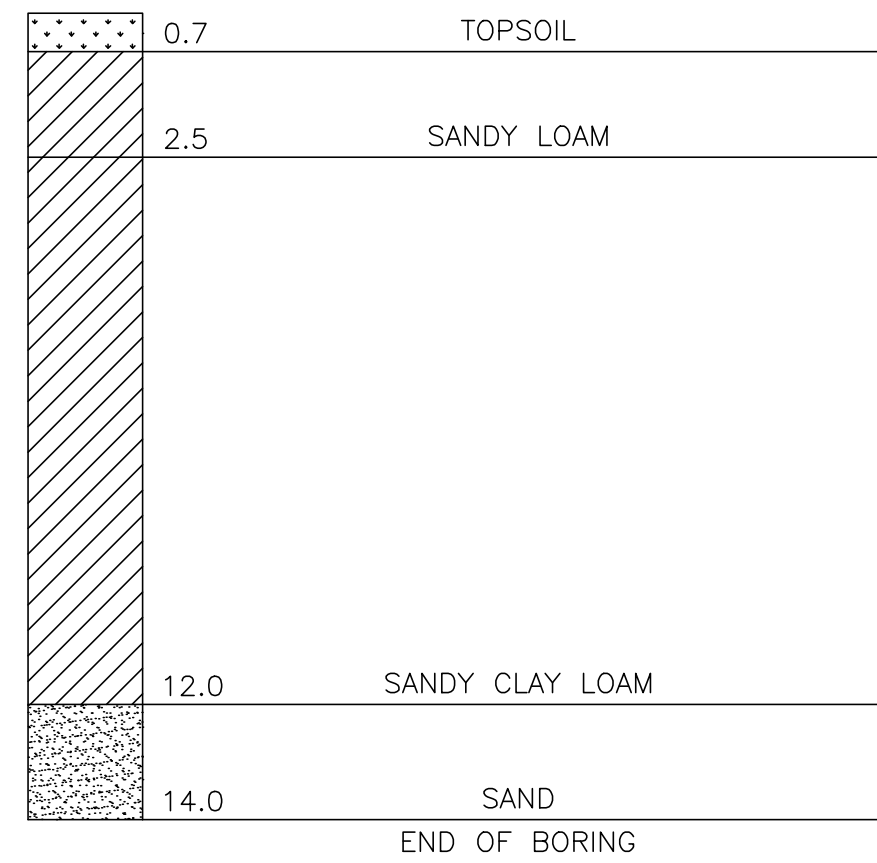
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-8A**

BORING DATE: 9/4/2019

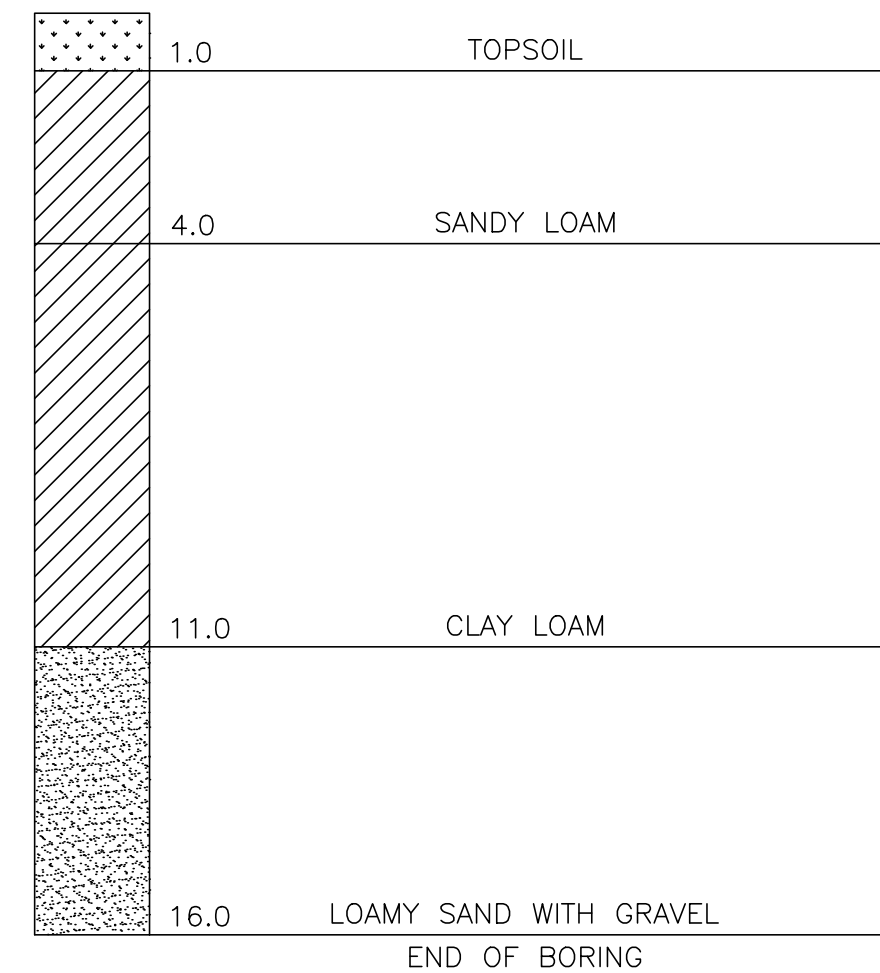
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-8B**

BORING DATE: 9/4/2019

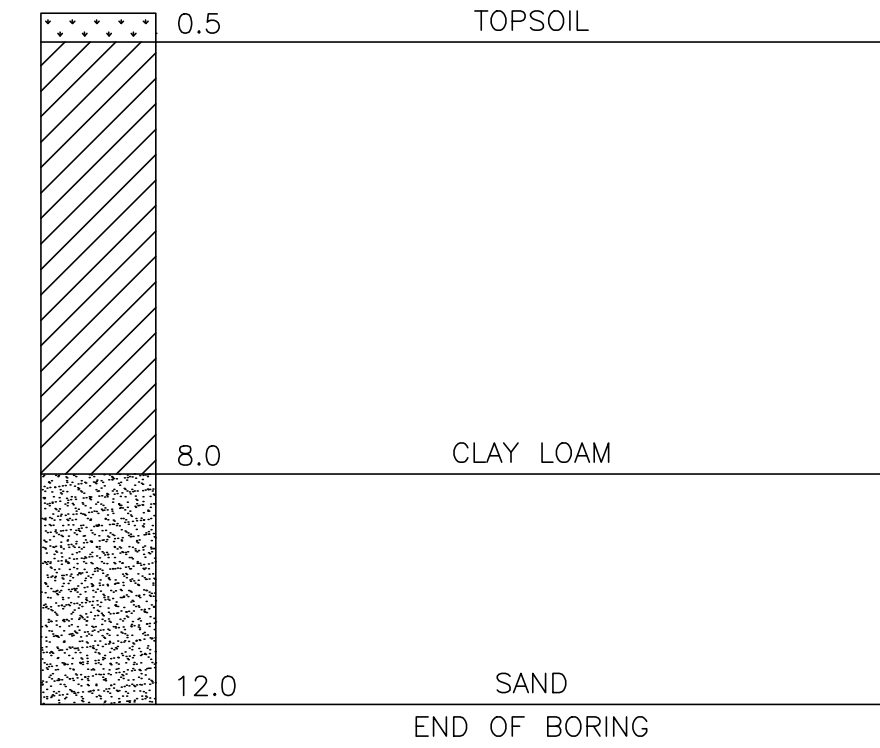
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-9**

BORING DATE: 9/4/2019

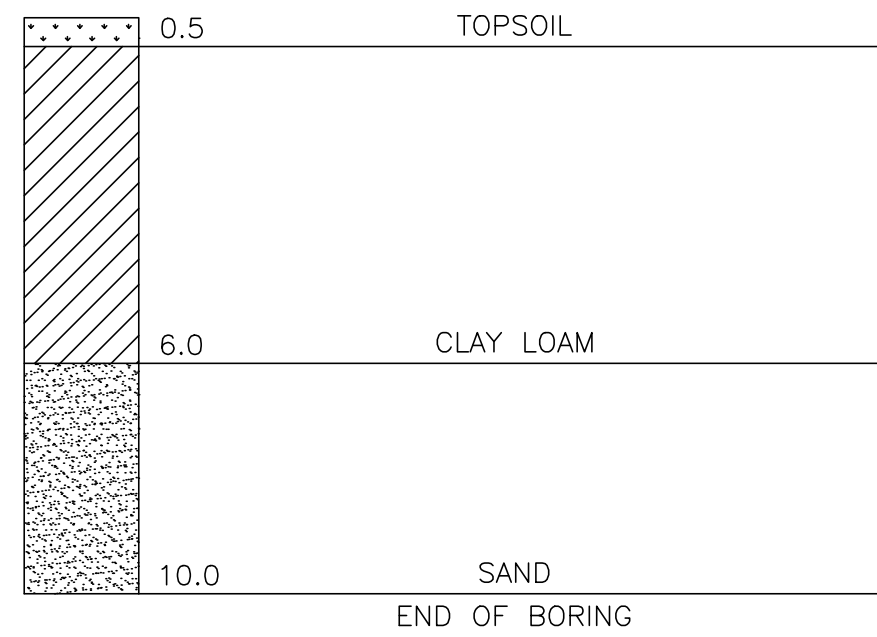
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-10**

BORING DATE: 9/4/2019

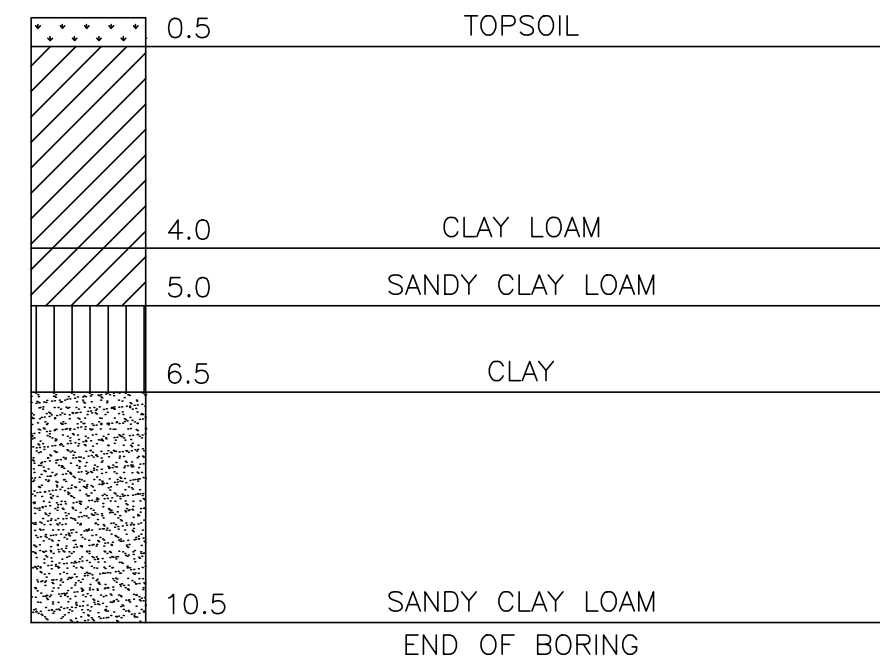
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-11**

BORING DATE: 9/4/2019

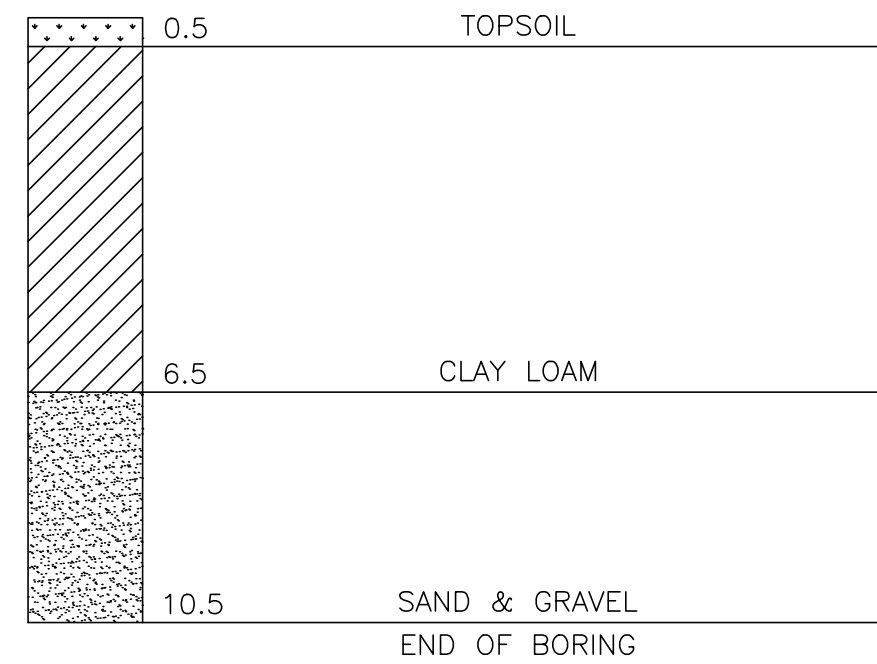
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-12**

BORING DATE: 9/4/2019

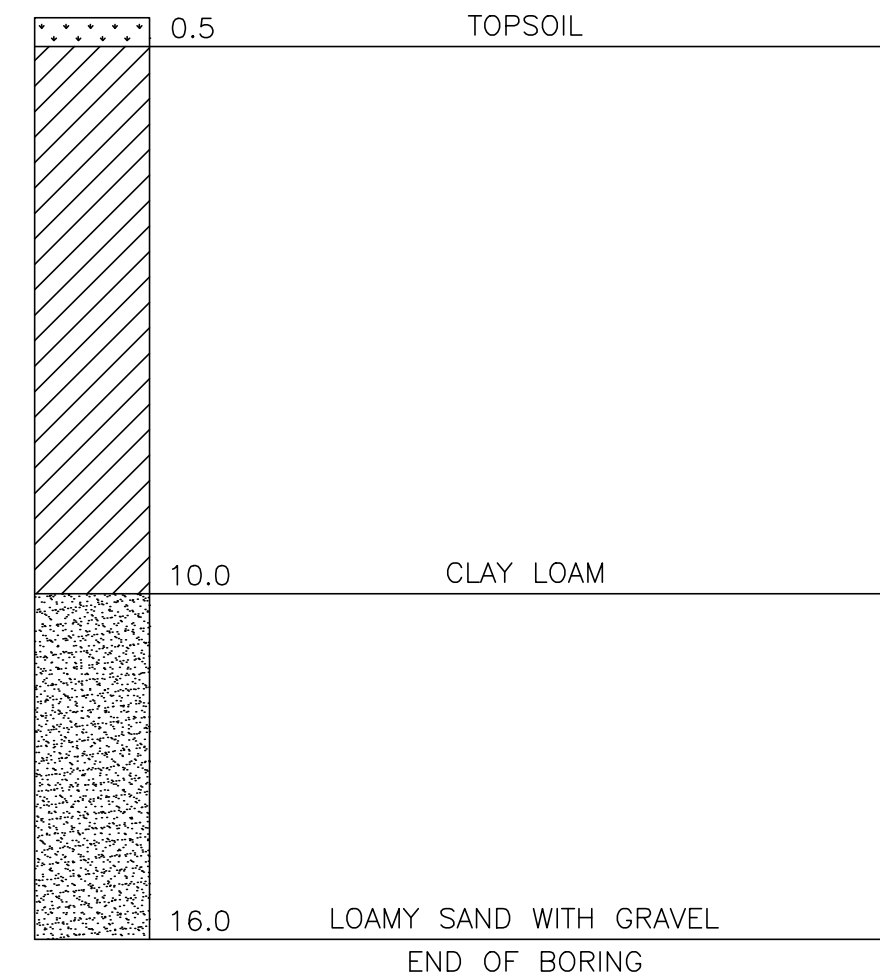
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-13**

BORING DATE: 9/4/2019

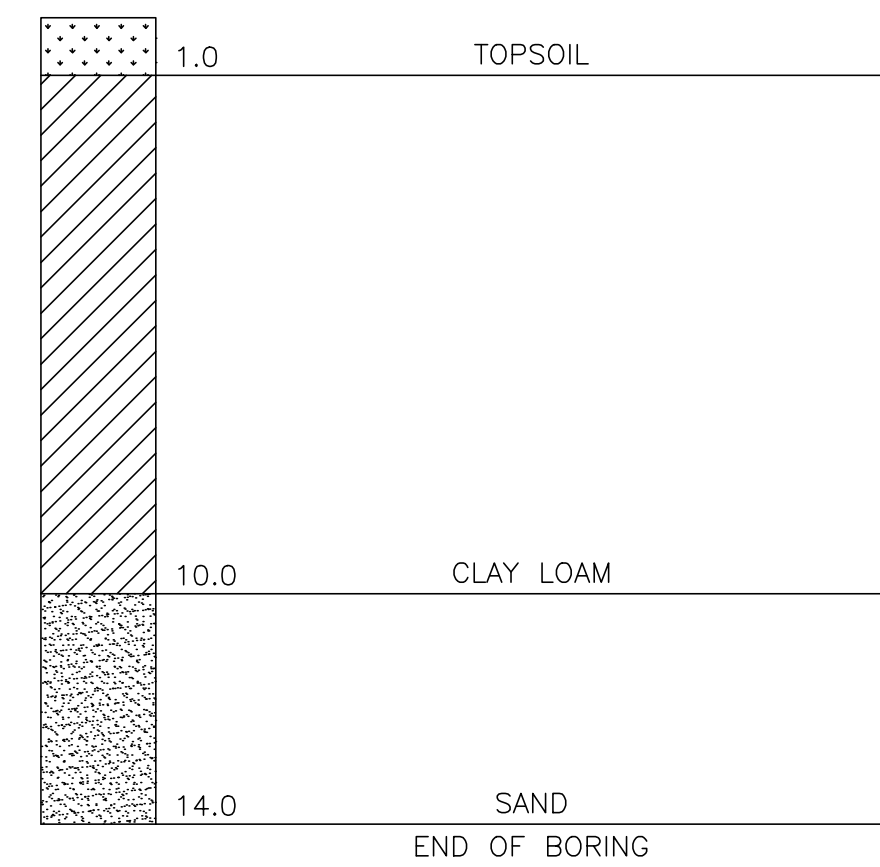
DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**TP-14**

BORING DATE: 9/4/2019

DURING: NONE GROUNDWATER END: NONE SEEPAGE: NA DESCRIPTION



**NOTES**

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.



**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 3 Mile Rd NW  
Walker, MI 49544  
Ph: 616-301-7888  
www.LREMI.com



REVISIONS:	NO.	ISSUED FOR:	DATE
	3.	KCHD TEST PIT LOCATION	09/18/19
	4.	FINAL DEVELOPMENT REVIEW	01/27/20
	5.	FINAL DEVELOPMENT REVIEW	03/04/21
	6.	BIDS & CONSTRUCTION	05/06/21

CLIENT: **FLAT RIVER VISTA, LLC**  
6415 TIMPSON AVE. SE. ALTO, MI 49302  
PROJECT: **FLAT RIVER VISTA**  
12803 BURROUGHS ST. NE, LOVELL, MI 49331

PROJECT NUMBER:	19-057
DESIGNED BY: DJC	4/2021
DRAFTED BY: NDI	4/2019
CAOCC: KJV	4/2021

**TEST PIT SOIL INFORMATION**

SHEET NUMBER  
**C5**