



- NOTE:**
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
  - Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.  
 Primary Benchmark - Bearings and elevation information is based on information provided by Terra Pointe Consultants, Inc. Bearings referenced to Grid North of the Michigan Coordinate System, Central zone and elevations referenced to NAD83 (2011) (INTERNATIONAL FOOT).  
 Temporary Benchmark No. 1 - Found Iron Rod South West corner  
 Northing = 515655.877  
 Easting = 19352258.934  
 Elevation = 757.15'  
 Temporary Benchmark No. 2 - Mag Nail in utility pole located on south side of the north entrance to the site.  
 Northing = 515725.424  
 Easting = 19352463.482  
 Elevation = 748.43'
  - This site scales within Zone X, Defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the City of Traverse, Grand Traverse County, Michigan, Map Number 26055C0207C, dated August 28, 2018.
  - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
  - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
  - The contractor is responsible for keeping storm water run-off and sedimentation under control during construction.
  - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
  - The sitework for this project shall meet or exceed industry standards and manufacturers specifications for each improvement feature.
  - The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
  - All dimensions and radii are to the face of curb, unless otherwise shown.
  - Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.  
 Building setback lines as per Garfield Township, MI Zoning Code:  
 Front Yard= 40' (60' W/ Drive Thru use)  
 Side Yard= 10% of lot width, not less than 10'  
 Rear Yard= 10% of lot width, not less than 10'
  - All ramps and sidewalks shall meet Jurisdiction and ADA Rules/Regulations. Handrails shall be required on all ramps (sidewalk routes exceeding 1'x20'H shall be constructed as ramps) that have a vertical change greater than 6 inches. Cross slopes on all sidewalks shall not exceed 2 percent.
  - Pavement striping and/or markings shall be applied using two coats of the color specified on a clean surface, at manufacturer's recommended rate, without addition of thinner, with maximum of 100 square feet per gallon or as required to provide a minimum wet film thickness of 15 mils and dry film thickness of 7 1/2 mils per coat. Paint shall be applied for a total dry film thickness of 15 mils. Apply with mechanical equipment to produce uniform straight edges. At sidewalk curbs and crosswalks, use straightedge to ensure uniform, clean, and straight stripe.
  - Signs are subject to sign permit review by Garfield Township.

**PAVEMENT LEGEND**

	<b>STANDARD DUTY PAVEMENT (SDP)</b>		<b>SNOW STORAGE AREA (1,275 SF PROVIDED BASED ON 10,390 SF OF PARKING AREA)</b>
	<b>HEAVY DUTY PAVEMENT (HDP)</b>		
	<b>CONCRETE PAVEMENT</b>		

**ABBREVIATION LEGEND**

ABBREVIATION	DESCRIPTION
BH	BEE HIVE INLET
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND/OR FORMERLY
DS	DOWNSPOUT
SSCO	SANITARY SEWER CLEANOUT
STCO	STORM SEWER CLEANOUT
(R)	ADA ACCESSIBLE RAMP

**NOTE:**  
EXISTING FIELD DATA SHOWN HEREON WAS GATHERED BY TERRA POINTE CONSULTANTS, INC. ON 05-02-22

**SITE PLAN LEGEND**

DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	— AE —	— AE —
UTILITY POLE	•	•
GUARD POST	• GP	• GP
SANITARY MANHOLE	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	■	■
GUARD RAIL	—	—
CHAINLINK/WOODEN FENCE	—	—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	—	—
PROPERTY LINE	—	—

- SITE PLAN LEGEND**
- STRIPED AREA PAINTED SINGLE YELLOW SOLID LINE/ 4" AT 45° AT 2'-0" O.C.
  - ENCLOSED DUMPSTER (SEE DETAILS BY OTHERS)
  - HEAVY DUTY CONCRETE PAD FOR ENCLOSED DUMPSTER (ORIENT FOR TRUCK LOADING)
  - ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, SYMBOL AND STRIPING.
  - PAINTED TRAFFIC ARROW (TYP).
  - 24" CURB AND GUTTER (TYP) SEE DETAIL.
  - STOP BAR
  - EXISTING ELECTRIC TRANSFORMER FOR ELECTRICAL SERVICE CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS
  - LIGHT POLE (TYP)
  - DOWNSPOUT FOR ROOF DRAIN (TO CONNECT TO STORM SEWER) (REF ARCH FOR EXACT LOCATIONS)
  - PYLON SIGN (REF SIGNAGE BY OTHERS) (SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW)
  - 4'x6' CONCRETE PAD AND INVERTED "U" BIKE RACK (GLOBAL INDUSTRIES U-RACK, BLACK 2-BIKE FLANGE MOUNT OR EQUAL)
  - 6" PIPE BOLLARD (TYPICAL UNLESS NOTED OTHERWISE) SEE DETAIL CONTRACTOR SHALL COORDINATE BOLLARD INSTALLATION WITH FOOTING, EXTERIOR FINISHES, ETC.

**PARKING DATA**

PROPOSED BUILDING: COFFEE SHOP	652 S.F.
TOWNSHIP REQUIRED PARKING:	
RESTAURANT, DRIVE-THROUGH ONLY:	
1 FOR EACH EMPLOYEE ON THE LARGEST WORKING SHIFT, PLUS 1 FOR EACH OUTDOOR TABLE (ASSUME 5 EMPLOYEES, 1 OUTDOOR TABLE)	
TOTAL REQUIRED:	6 SPACES
PROVIDED STANDARD SPACES	5 SPACES
PROVIDED H.C. ACCESSIBLE SPACES	1 SPACES
PROVIDED TOTAL PARKING	6 SPACES
PROVIDED OVERALL PARKING RATIO:	9.20/1,000 S.F.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-482-7171 for utility location information.  
 The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION



**TRAVERSE CITY, MICHIGAN**  
**NLD ACQUISITIONS LLC**  
**PO BOX 100843**  
**Fort Worth, TX 76185**

**REVISIONS**

NO.	DATE	BY	APP.
1			
2			
3			
4			

DRAWN  
B.L.F., J.D.S.  
CHECKED  
J.B.S.  
DATE  
10/20/22  
SCALE  
1"=20'  
JOB No.  
7146  
SHEET NAME  
SITE PLAN