

BENCHMARK:

ELEVATION 667.65 (NAVD 88)
Northwest flange bolt on hydrant on the North side of Bauer Rd, 85 feet West of the centerline of 48th Ave and 35 feet North of the centerline of Bauer Rd.

PROPERTY DESCRIPTION:

PPN# 70-14-07-100-021
ADDRESS: 8420 48TH AVE
OWNER: LAKEWOOD VENTURES LLC

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 7, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE EAST 300 FEET; THENCE NORTH 325 FEET; THENCE WEST 300 FEET; THENCE SOUTH 325 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING.

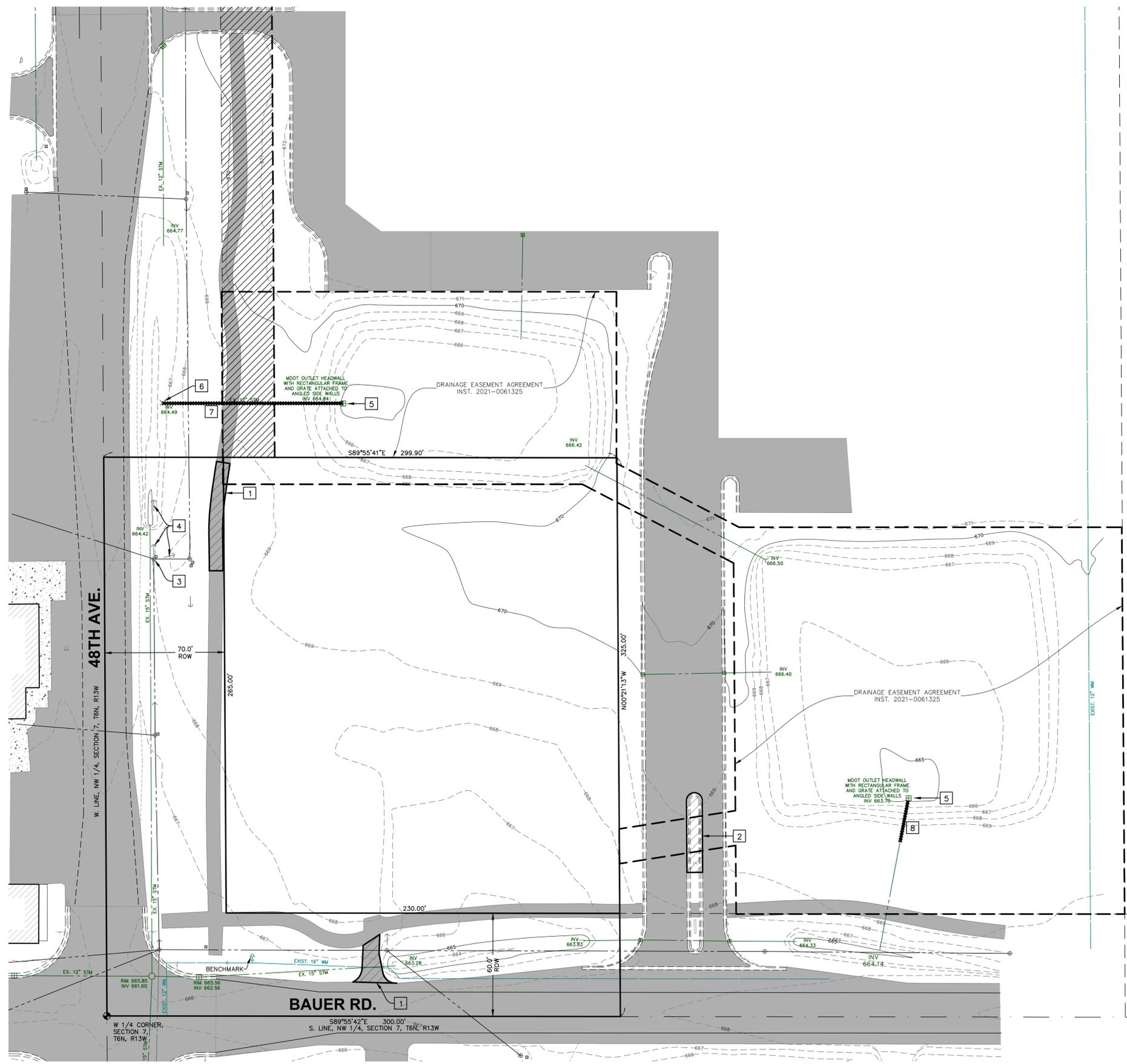
SUBJECT TO A HIGHWAY RIGHT-OF-WAY OVER THE WEST 70 FEET FOR 48TH AVENUE AND OVER THE SOUTH 60 FEET FOR BAUER ROAD.

SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD. (NOT SHOWN)

CONTAINS 97,500 SF INCLUDING ROW, 2.24 ACRES.

DEMO PLAN KEY NOTES:

- 1 REMOVE BITUMINOUS WALK
- 2 REMOVE CURB & GUTTER
- 3 MOVE POWER POLE (BY OTHERS)
- 4 MOVE GUY ANCHORS (BY OTHERS)
- 5 REMOVE STORM OUTLET
- 6 FLARED END SECTION
- 7 ABANDON PIPE AND FILL WITH FLOWABLE FILL
- 8 REMOVE EXISTING PIPE



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

811
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LEGEND

T	- TOWN	□	SECTION CORNER
R	- RANGE	⊕	SET CAPPED IRON
N	- NORTH	⚓	FOUND IRON OR NAIL
S	- SOUTH	○	STORM SEWER MANHOLE
E	- EAST	○	SANITARY SEWER MANHOLE
W	- WEST	⊞	CATCH BASIN
SEC.	- SECTION	⊞	HYDRANT
POB	- POINT OF BEGINNING	○	VALVE
■	PROPOSED BLACKTOP	⊕	UTILITY POLE
■	PROPOSED CONCRETE	—	GUY WIRE
■	EXISTING BLACKTOP	⊕	LIGHT POLE
■	EXISTING CONCRETE	⊕	WALL MOUNTED LIGHT
■	BUILDING	⊕	PEDESTAL
		⊕	TRANSFORMER
		—	SIGN

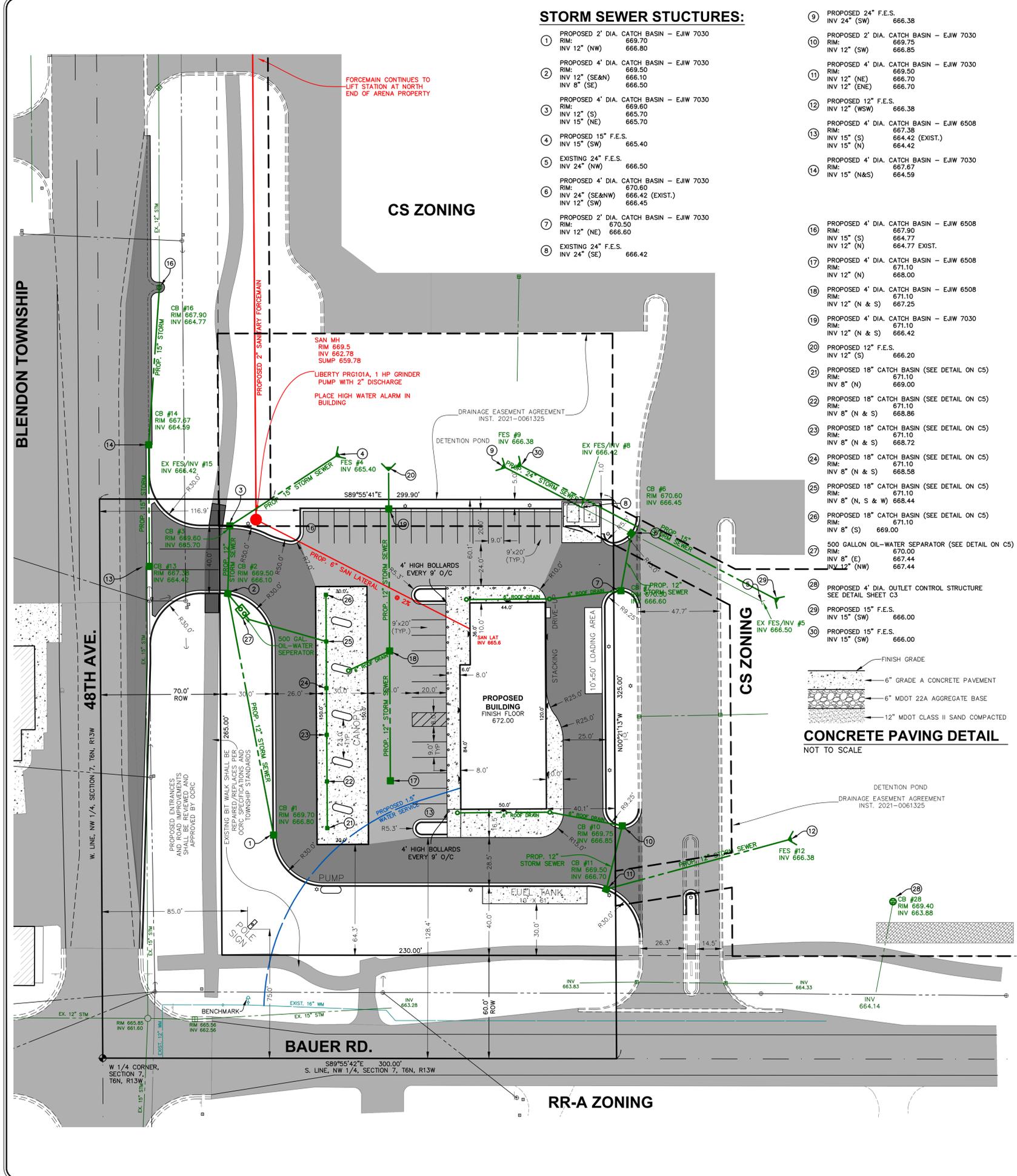
TOPOGRAPHICAL SURVEY / DEMO PLAN
8420 48TH AVENUE

FOR: Tim Insinga
Midwest Construction
16 South Elm
Zeeland, MI 49464
Phone: (616) 772-6070

PART OF THE NW 1/4, SECTION 7, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 Main Street
Jenison, MI 49428
Phone: 616.457.7050
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C1
DATE: 8/25/25

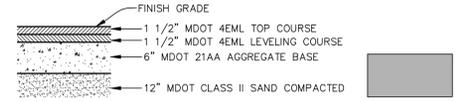


STORM SEWER STRUCTURES:

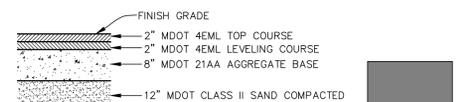
- 1 PROPOSED 2' DIA. CATCH BASIN - EJIW 7030
RIM: 669.70
INV 12" (NW) 666.80
- 2 PROPOSED 4' DIA. CATCH BASIN - EJIW 7030
RIM: 669.50
INV 12" (SE&N) 666.10
INV 8" (SE) 666.50
- 3 PROPOSED 4' DIA. CATCH BASIN - EJIW 7030
RIM: 669.60
INV 12" (S) 665.70
INV 15" (NE) 665.70
- 4 PROPOSED 15" F.E.S.
INV 15" (SW) 665.40
- 5 EXISTING 24" F.E.S.
INV 24" (NW) 666.50
- 6 PROPOSED 4' DIA. CATCH BASIN - EJIW 7030
RIM: 670.60
INV 24" (SE&NW) 666.42 (EXIST.)
INV 12" (SW) 666.45
- 7 PROPOSED 2' DIA. CATCH BASIN - EJIW 7030
RIM: 670.50
INV 12" (NE) 666.60
- 8 EXISTING 24" F.E.S.
INV 24" (SE) 666.42
- 9 PROPOSED 24" F.E.S.
RIM: 667.30
INV 24" (SW) 666.38
- 10 PROPOSED 2' DIA. CATCH BASIN - EJIW 7030
RIM: 669.75
INV 12" (SW) 666.85
- 11 PROPOSED 4' DIA. CATCH BASIN - EJIW 7030
RIM: 669.50
INV 12" (NE) 666.70
INV 12" (ENE) 666.70
- 12 PROPOSED 12" F.E.S.
INV 12" (WSW) 666.38
- 13 PROPOSED 4' DIA. CATCH BASIN - EJIW 6508
RIM: 667.38
INV 15" (S) 664.42 (EXIST.)
INV 15" (N) 664.42
- 14 PROPOSED 4' DIA. CATCH BASIN - EJIW 7030
RIM: 667.67
INV 15" (N&S) 664.59
- 15 PROPOSED 4' DIA. CATCH BASIN - EJIW 6508
RIM: 667.90
INV 15" (S) 664.77
INV 12" (N) 664.77 EXIST.
- 16 PROPOSED 4' DIA. CATCH BASIN - EJIW 6508
RIM: 671.10
INV 12" (N) 668.00
- 17 PROPOSED 4' DIA. CATCH BASIN - EJIW 6508
RIM: 671.10
INV 12" (N) 668.00
- 18 PROPOSED 4' DIA. CATCH BASIN - EJIW 6508
RIM: 671.10
INV 12" (N & S) 667.25
- 19 PROPOSED 4' DIA. CATCH BASIN - EJIW 7030
RIM: 671.10
INV 12" (N & S) 666.42
- 20 PROPOSED 12" F.E.S.
INV 12" (S) 666.20
- 21 PROPOSED 18" CATCH BASIN (SEE DETAIL ON C5)
RIM: 671.10
INV 8" (N) 669.00
- 22 PROPOSED 18" CATCH BASIN (SEE DETAIL ON C5)
RIM: 671.10
INV 8" (N & S) 668.86
- 23 PROPOSED 18" CATCH BASIN (SEE DETAIL ON C5)
RIM: 671.10
INV 8" (N & S) 668.72
- 24 PROPOSED 18" CATCH BASIN (SEE DETAIL ON C5)
RIM: 671.10
INV 8" (N & S) 668.58
- 25 PROPOSED 18" CATCH BASIN (SEE DETAIL ON C5)
RIM: 671.10
INV 8" (N, S & W) 668.44
- 26 PROPOSED 18" CATCH BASIN (SEE DETAIL ON C5)
RIM: 671.10
INV 8" (S) 669.00
- 27 500 GALLON OIL-WATER SEPARATOR (SEE DETAIL ON C5)
RIM: 670.00
INV 12" (E) 667.44
INV 12" (NW) 667.44
- 28 PROPOSED 4' DIA. OUTLET CONTROL STRUCTURE
SEE DETAIL SHEET C3
- 29 PROPOSED 15" F.E.S.
INV 15" (SW) 666.00
- 30 PROPOSED 15" F.E.S.
INV 15" (SW) 666.00

STORM SEWER PIPES:

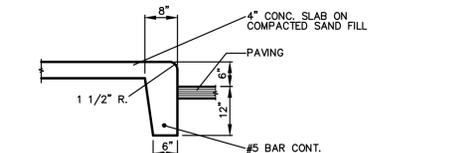
- 1 TO 2 143 LF OF 12" STORM SEWER @ 0.50% SLOPE (ADS-N12)
- 2 TO 3 40 LF OF 12" STORM SEWER @ 1.00% SLOPE (ADS-N12)
- 3 TO 4 74 LF OF 15" STORM SEWER @ 0.41% SLOPE (ADS-N12)
- 6 TO 7 34 LF OF 12" STORM SEWER @ 0.45% SLOPE (ADS-N12)
- 8 TO 9 50 LF OF 24" STORM SEWER @ 0.08% SLOPE (ADS-N12)
- 10 TO 11 38 LF OF 12" STORM SEWER @ 0.40% SLOPE (ADS-N12)
- 11 TO 12 110 LF OF 12" STORM SEWER @ 0.30% SLOPE (ADS-N12)
- 13 TO 14 71 LF OF 15" STORM SEWER @ 0.24% SLOPE (ADS-N12)
- 16 TO 17 92 LF OF 15" STORM SEWER @ 0.20% SLOPE (ADS-N12)
- 17 TO 18 75 LF OF 12" STORM SEWER @ 1.00% SLOPE (ADS-N12)
- 18 TO 19 83 LF OF 12" STORM SEWER @ 1.00% SLOPE (ADS-N12)
- 20 TO 21 22 LF OF 12" STORM SEWER @ 1.00% SLOPE (ADS-N12)
- 21 TO 22 27 LF OF 8" STORM SEWER @ 0.50% SLOPE (ADS-N12)
- 22 TO 23 27 LF OF 8" STORM SEWER @ 0.50% SLOPE (ADS-N12)
- 23 TO 24 27 LF OF 8" STORM SEWER @ 0.50% SLOPE (ADS-N12)
- 24 TO 25 27 LF OF 8" STORM SEWER @ 0.50% SLOPE (ADS-N12)
- 25 TO 26 27 LF OF 8" STORM SEWER @ 0.50% SLOPE (ADS-N12)
- 26 TO 27 50 LF OF 8" STORM SEWER @ 2.00% SLOPE (ADS-N12)
- 27 TO 28 10 LF OF 8" STORM SEWER @ 16.90% SLOPE (ADS-N12)
- 28 TO 29 167 LF OF 15" STORM SEWER @ 0.00% SLOPE (ADS-N12)



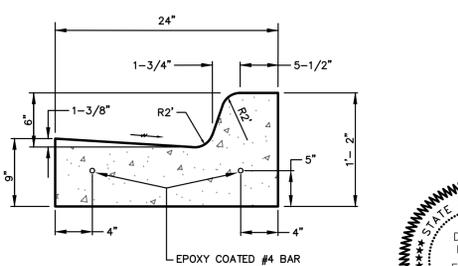
LIGHT DUTY PAVING DETAIL
NOT TO SCALE



HEAVY DUTY PAVING DETAIL
NOT TO SCALE



SIDEWALK WITH INTEGRATED CURB
NOT TO SCALE



OCRC F-4 CURB & GUTTER
NOT TO SCALE

PROPERTY DESCRIPTION:

PPN# 70-14-07-100-017
Address: 8420 48th Ave
Owner: Lakewood Ventures LLC

Part of the West 1/2 of the Northwest 1/4, Section 7, T6N, R13W, Georgetown Township, Ottawa County, Michigan described as: Commencing at the West 1/4 corner of said Section; thence East 300 feet; thence North 300 feet; thence West 300 feet; thence South 300 feet along the West Section line to the Point of Beginning.

Contains 97,500 SF including ROW, 2.24 acres.
Contains 60,950 SF excluding ROW, 1.40 acres.

REQUIREMENTS:

- PROJECT DESCRIPTION:
CONVENIENCE STORE AND GAS STATION WITH DRIVE-THROUGH RESTAURANT.
- ZONING: CS (COMMUNITY SERVICE COMMERCIAL)
- SETBACKS:
FRONT YARD: 30 FEET
REAR YARD: 40 FEET
SIDE YARD: 0 FEET
- PARKING REQUIREMENTS:
CONVENIENCE STORE: 1 SPACE PER 200 UFA
DRIVE-THRU: 1 SPACE PER 75 GFA
- STORE:
DRIVE-THRU: 2800 UFA 14 SPACES
1584 GFA 22 SPACES
TOTAL REQUIRED 36 SPACES
- PARKING PROPOSED 29 SPACES
11 AT PUMPS
40 SPACES
- LIGHTING: LIGHTS ON THE BUILDING SHALL BE WALL PACKS SHIELDED FROM ADJACENT PARCELS. ONE POLE LIGHT IS PLANNED WITH A MAX. HEIGHT OF 20 FEET. LIGHTS SHALL BE PLACED UNDER THE PROPOSED CANOPY.
- SIGN: A GROUND MOUNTED SIGN MEETING TOWNSHIP REQUIREMENTS IS PLANNED. ALL NEW SIGNS REQUIRE PERMITS AND MUST MEET TOWNSHIP ORDINANCE.
- DETENTION: THE EXISTING DETENTION POND ON THE ICE ARENA'S PROPERTY SHALL BE EXPANDED TO PROVIDE ADEQUATE VOLUME. CALCULATIONS SHALL BE REVIEWED BY THE OTTAWA COUNTY WATER RESOURCE COMMISSIONER.
- THE PLAN HAS BEEN SUBMITTED TO THE OTTAWA COUNTY ROAD COMMISSION FOR APPROVAL OF THE DRIVE LOCATIONS.

FLOOD NOTE:

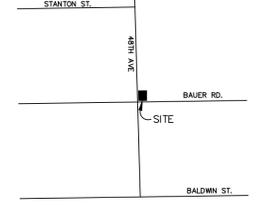
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26139 C0245E, WHICH BEARS AN EFFECTIVE DATE OF 12/16/11 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN.

GENERAL NOTES:

- ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
- ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OR THE LOCAL CODE, ORDINANCES AND ACCIDENT/FIRE PREVENTIONS REGULATIONS.
- REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE SITE AND DISPOSE OF PROPERLY OFFSITE.
- DO NOT BURY ANY DEBRIS, ROOTS, TOPSOIL OR OTHER MATERIALS.
- ADEQUATELY PROTECT THE SITE, ADJOINING PROPERTY, AND UTILITY SERVICES.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCING WORK ON NEW UTILITY CONNECTIONS.
- INSTALL ALL UTILITIES IN ACCORDANCE WITH LOCAL SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR WORK IN RIGHT-OF-WAY AND ON ANY UTILITY CONNECTIONS OR ABANDONMENTS.
- DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

BENCHMARK:

ELEVATION 667.65 (NAVD 88)
Northwest flange bolt on hydrant on the North side of Bauer Rd, 85 feet West of the centerline of 48th Ave and 35 feet North of the centerline of Bauer Rd.



LOCATION MAP
NOT TO SCALE

REVISIONS

2/3/2025	BUILDING SIZE, DRIVE-UP WINDOW
5/12/2025	PARKING
8/8/2025	SUBMITTAL
8/25/2025	REV. PER TWP REVIEW
9/9/2025	REV. PER TWP REVIEW
9/26/2025	
10/23/2025	SAN MH, GRINDER PUMP
11/04/2025	REV. PER OCRC REVIEW

LEGEND

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
P.O.B.	POINT OF BEGINNING	VALVE
	PROPOSED BLACKTOP	UTILITY POLE
	PROPOSED CONCRETE	GUY WIRE
	EXISTING BLACKTOP	LIGHT POLE
	EXISTING CONCRETE	WALL MOUNTED LIGHT
	BUILDING	PEDESTAL
		TRANSFORMER
		SIGN

SITE PLAN
8420 48TH AVENUE

FOR: Tim Insinga
Midwest Construction
16 South Elm
Zeeland, MI 49464
Phone: (616) 772-6070

PART OF THE NW 1/4, SECTION 7, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

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