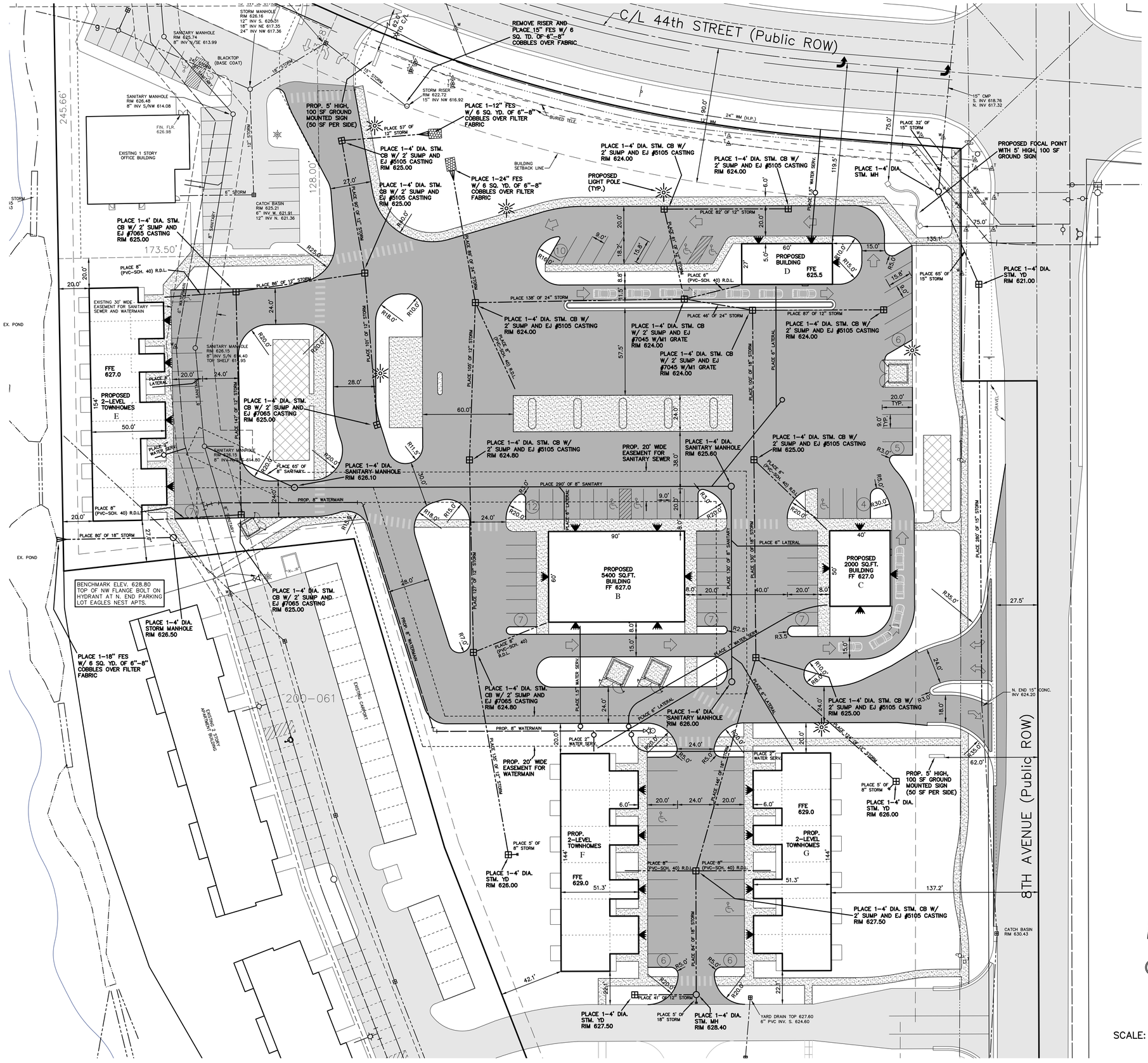
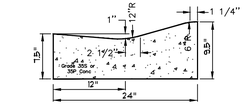
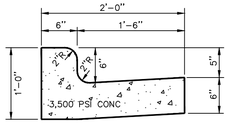


Notes : 1 Contraction Joints shall be placed every 10 ft
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



24" CONC ROLLED CURB DETAIL
(PITCHED IN)



24" HEAD CURB DETAIL
(PITCHED IN)

1. Legal Description:
Part of the Northeast 1/4, Section 26, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of Section 26; thence N00°09'30"W 925.55 feet along the East line of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°50'30"W 330.00 feet; thence Northwesterly 57.96 feet along a 50.0 foot radius curve to the right, the chord of which bears N33°22'09"W 54.77 feet; thence N00°09'30"W 120.00 feet; thence Northwesterly 96.43 feet along a 80.0 foot radius curve to the left, the chord of which bears N34°41'20"W 90.70 feet; thence Northwesterly 30.70 feet along a 80.0 foot radius curve to the right, the chord of which bears N58°13'28"W 30.52 feet; thence S89°00'00"W 20.61 feet; thence N22°51'49"W 43.10 feet; thence N01°00'00"W 64.00 feet; thence N23°40'06"E 33.28 feet; thence Southeasterly 331.86 feet along the Southerly line of 44th Street on a 1004.93 foot radius curve to the left, the chord of which bears S75°47'33"E 330.35 feet; thence S85°15'10"E 92.36 feet along said Southerly line; thence S00°09'30"E 153.78 feet along the Westerly line of 8th Avenue; thence N89°45'58"E 50.00 feet to the East line of said Northeast 1/4; thence S00°09'30"E 147.00 feet along said East line to the place of beginning. Subject to highway R.O.W. for 8th Avenue. This parcel contains 2.78 acres, including highway R.O.W.

2. Mapping:
   a. Boundary and topographical surveys by Exxel Engineering, Inc.
   b. Underground utility information, per available records.

3. Existing and Proposed Zoning:
   PUD – Planned Unit Development

4. Refer to overall PUD plan for adjacent existing and future plan areas to the west and south.

5. Parking Data: see Sheet 1

6. Site lighting design and details to be provided by others.

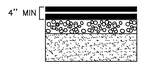
7. This site is not within the 100 year FEMA Flood Hazard Area.

8. Refer to various reports of the geotechnical investigations done by Soils and Structures, Inc. for more information and site/building construction recommendations relative to existing ground soils and water table conditions.

9. All necessary reviews, approvals, and permits will be obtained from the appropriate local, county, and state agencies.

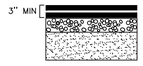
GENERAL NOTES – GEORGETOWN TOWNSHIP

1. All sanitary sewer and watermain materials and construction methods shall conform to the standard specifications and details of Georgetown Township.
2. Watermain centerline to be placed 5'–9" below the finished grade.
3. All hydrants to have "Clow" mechanical joint anchoring fitting.
4. All watermain shall be blue in color.
5. All sanitary sewer shall be TV inspected. Sanitary sewer below the water table shall be TV inspected (minimum 30 days after removal of dewatering operation).



1 1/2" (MIN) OF HMA MDOT 4C OR 5E1 (TIER 1), PG 64–28
2 1/2" (MIN) OR 3" OF HMA MDOT 2C (3" MIN. LIFT), 3C, OR 4E1 (TIER 2), PG 64–28
8" (MIN) GRAVEL (CIP) (21AA NATURAL) OR 10" (MIN) GRAVEL (CIP) (21AA CRUSHED CONCRETE)
12" (MIN) SAND SUBBASE (CIP) (MDOT CLASS II)

MEDIUM DUTY PAVING CROSS SECTION
(TYPICAL TRUCK LANE FOR COMMERCIAL BUILDING)
FINAL DESIGN OF PAVEMENT X-SECTION TO BE BY SOILS ENGINEER BASED ON EXISTING SOIL CONDITIONS



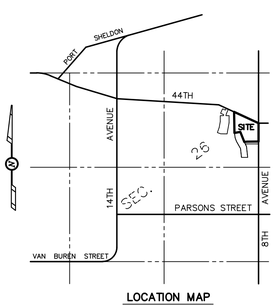
1 1/2" (MIN) OF HMA MDOT 13A, LVSP, 5E1 OR 36A (TIER 1), PG 58–28, 3% AIR VOIDS
1 1/2" (MIN) OR 2" OF HMA MDOT 13A, LVSP, 5E1 OR 3C (TIER 2), PG 58–28, 3% AIR VOIDS*
6" (MIN) GRAVEL (CIP) (21AA NATURAL OR CRUSHED CONCRETE)
12" (MIN) SAND SUBBASE (CIP) (MDOT CLASS II)

LIGHT DUTY/PRIVATE ROADS PAVING CROSS SECTION
(TYPICAL PARKING LOT W/ LOW VOLUME TRAFFIC)
FINAL DESIGN OF PAVEMENT X-SECTION TO BE BY SOILS ENGINEER BASED ON EXISTING SOIL CONDITIONS

Legend

- ○ = IRON STAKE FOUND
- ● = IRON STAKE SET
- = MONUMENT
- = UTILITY POLE & GUY WIRE
- = LIGHT POLE
- = SIGN
- = HYDRANT
- = VALVE
- = CATCH BASIN
- = MANHOLE
- = BURIED CABLE MARKER
- = POST INDICATOR VALVE
- = SOIL BORING
- —x—x—x—x— = FENCE LINE
- —·····—·····— = OVERHEAD WIRES

STATE OF MICHIGAN
DONALD DE GROOT
ENGINEER
No. 34629
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SCALE: 1" = 2000'

FINAL PUD – CONVENIENCE/OFFICE/RETAIL/TOWNHOUSE
SITE UTILITY & DIMENSION PLAN
44TH STREET / 8TH AVENUE PUD

ATTN: GREAT LAKES CONVENIENCE, INC.
ATTN: DON ZIEMKE, JR.
6785 WHITNEYVILLE ROAD SE
ALTO, MI 49302
IN: PART OF THE NE 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:
9/26/16 REVISED PER STAFF REVIEW (JR)

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planners · engineers · surveyors
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Phone: (616) 531-3660 Fax: (616) 531-2121
www.exxelengineering.com

DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET
APPROVED BY: DDG	PROJ. SURV.: JCB	2 of 3
FILE NO.: 151499E	DATE: 9/19/2016	

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