



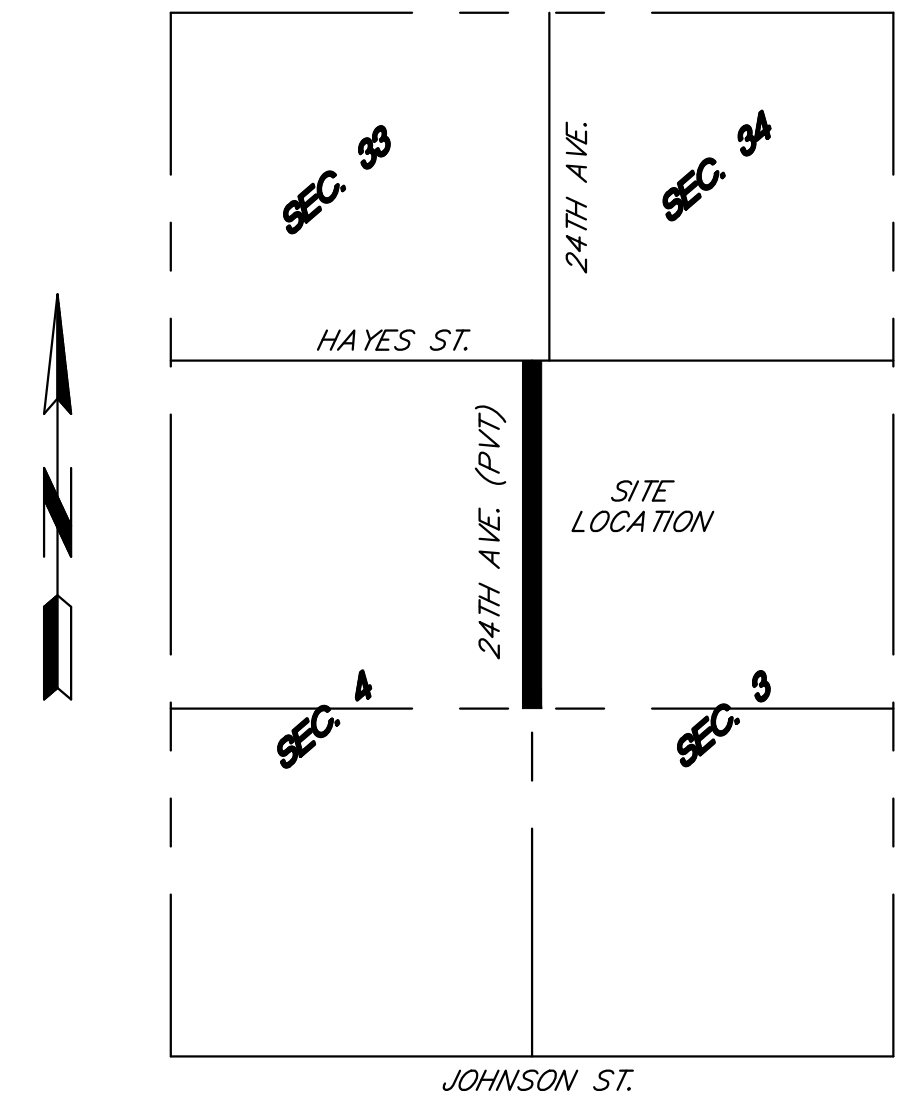
Know what's below.  
Call before you dig.

UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS OF VISIBLE EVIDENCE OR AVAILABLE RECORDS. THIS INFORMATION SHOULD NOT BE CONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. ROOSENBOM AND ASSOCIATES TAKES NO RESPONSIBILITY FOR INACCURACIES IN UTILITY MARKINGS OR IN THE INTERPRETATION OF PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITY LINES WHERE THE GRADE IS TO BE LOWERED OR THE EXISTING UTILITIES CROSS PROPOSED UTILITY LINES. NOTIFY THE DESIGN PROFESSIONAL OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

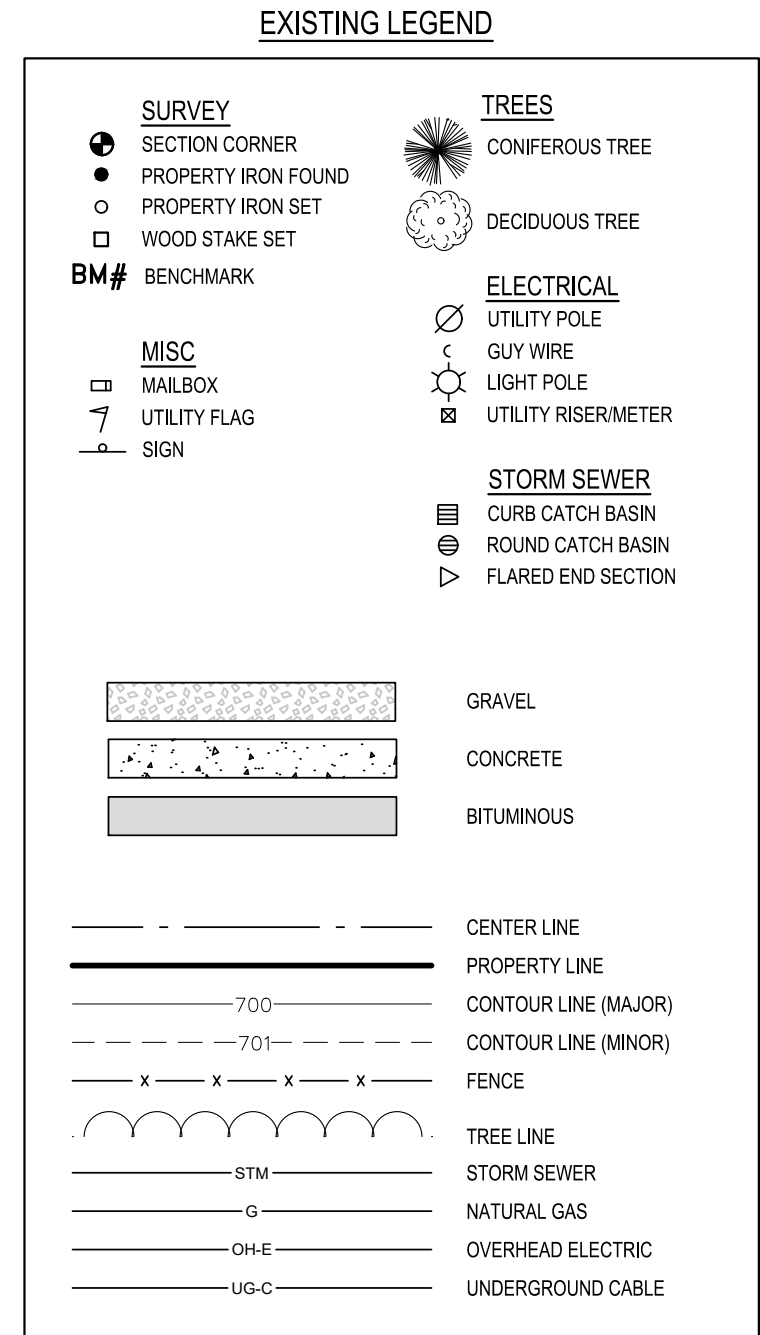
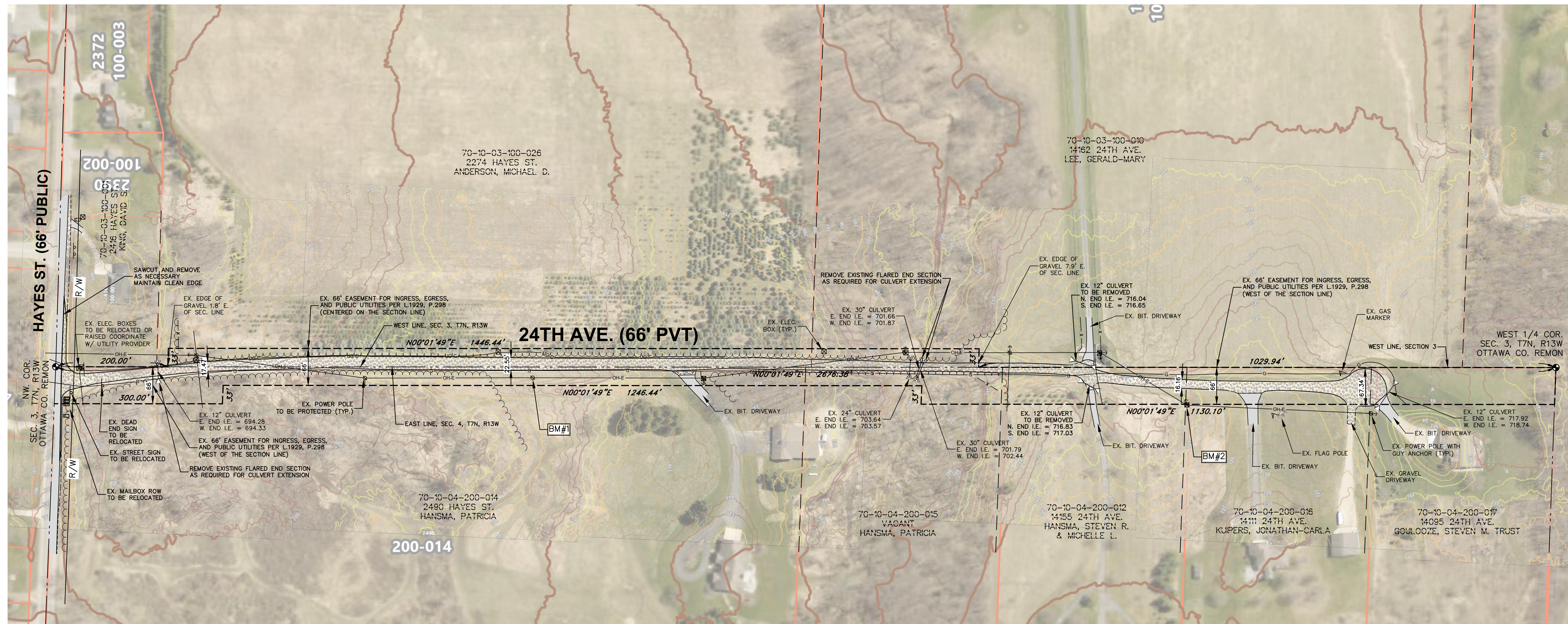
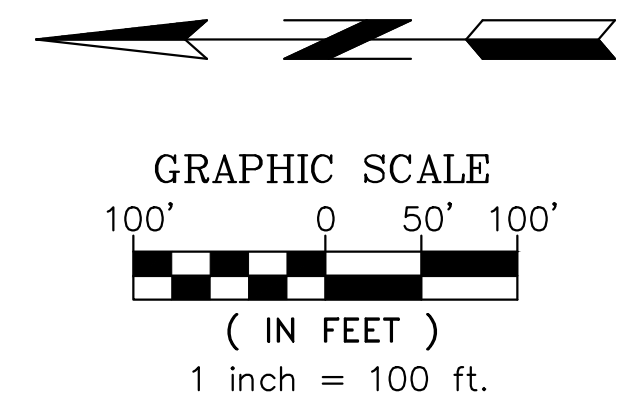
BENCHMARK NO. 1 ELEV. = 707.38'  
TOP OF RAILROAD SPIKE IN THE POWER POLE  
LOCATED 25'± WEST OF C/L 24TH AVE. AND  
850'± SOUTH OF C/L HAYES ST.  
(N.A.V.D. 88)

BENCHMARK NO. 2 ELEV. = 721.96'  
TOP OF RAILROAD SPIKE IN THE POWER POLE  
LOCATED 35'± WEST OF C/L 24TH AVE. AND  
2,020'± SOUTH OF C/L HAYES ST.  
(N.A.V.D. 88)

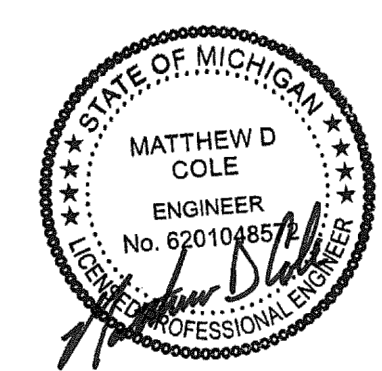
EXISTING INGRESS AND EGRESS AND PUBLIC UTILITIES EASEMENT DESCRIPTION:  
Subject to and together with an ingress-egress and public utility easement, over, and under and upon the West 33.00 feet of the North 1646.44 feet of the Northwest one-quarter of Section 3, Town 7 North, Range 13 West. Except the North 200.00 feet thereof, and also, over, under and upon the East 66.00 feet of the Northeast one-quarter of Section 4, Town 7 North, Range 13 West, Tallmadge Township, Ottawa County, Michigan. Except the West 33.00 feet of the South 1246.44 feet of the North 1546.44 feet thereof.  
Per Liber 1929, Page 298.



LOCATION MAP  
NOT TO SCALE



**DEMOLITION NOTES:**  
ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.  
ALL AREAS OF UNDERGROUND DEMOLITION: UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.  
BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.  
NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).  
WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.



REVISIONS:  
DRAWN BY: YS  
APPROVED BY: MC  
DATE: JANUARY 21, 2026  
REVISIONS:  
FEBRUARY 24, 2026 - TWP. COMMENTS

Roosenbom & Associates  
ENGINEERING AND ARCHITECTURE  
1035 E. HARFIELD AVE. SUITE 100  
GRAND RAPIDS, MI 49505  
TEL: (616) 361-2720

EXISTING CONDITIONS AND REMOVALS PLAN  
24TH AVE.  
IN PART OF SECTION 3, T7N, R13W  
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

CLIENT:  
GERALD R. LEE  
14162 24TH AVE.  
MARNE, MI 49435

PROJECT NO.  
250954

C-101



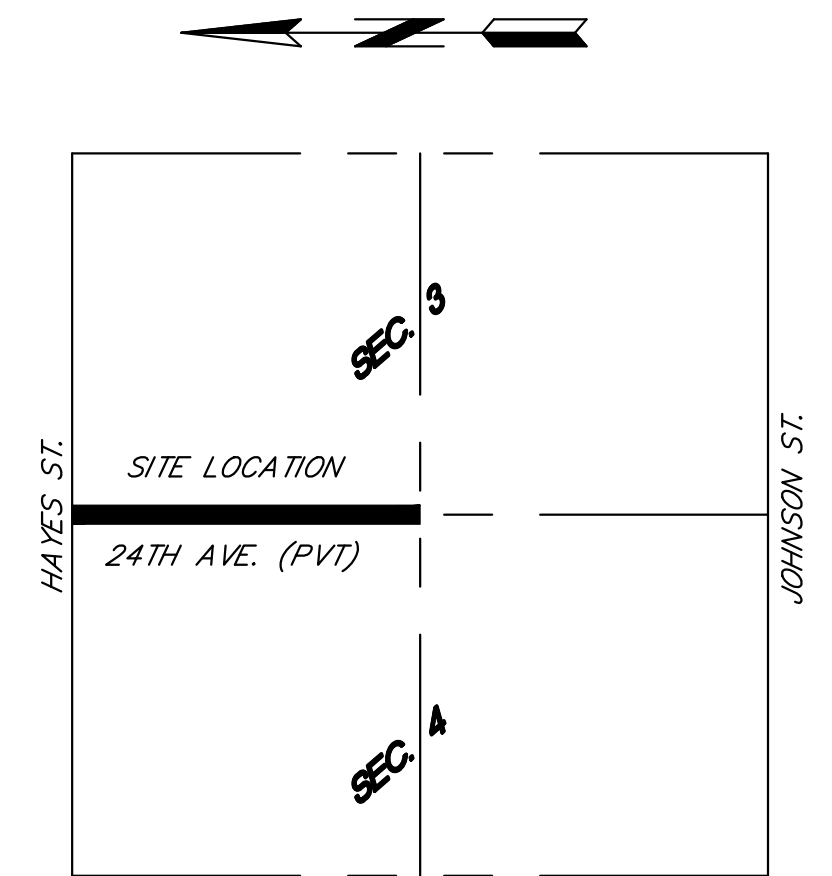
Know what's below.  
Call before you dig.

UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS OF VISIBLE EVIDENCE OR AVAILABLE RECORDS. THIS INFORMATION SHOULD NOT BE CONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. ROOSSEN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR INACCURACIES IN UTILITY MARKINGS OR IN THE INTERPRETATION OF PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITY LINES WHERE THE GRADE IS TO BE LOWERED OR THE EXISTING UTILITIES CROSS PROPOSED UTILITY LINES. NOTIFY THE DESIGN PROFESSIONAL OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

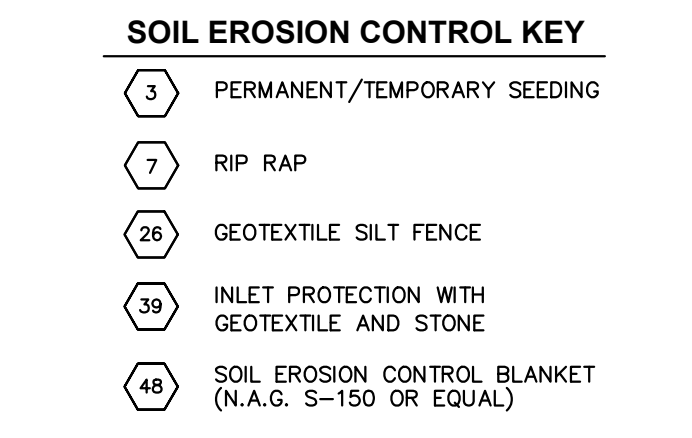
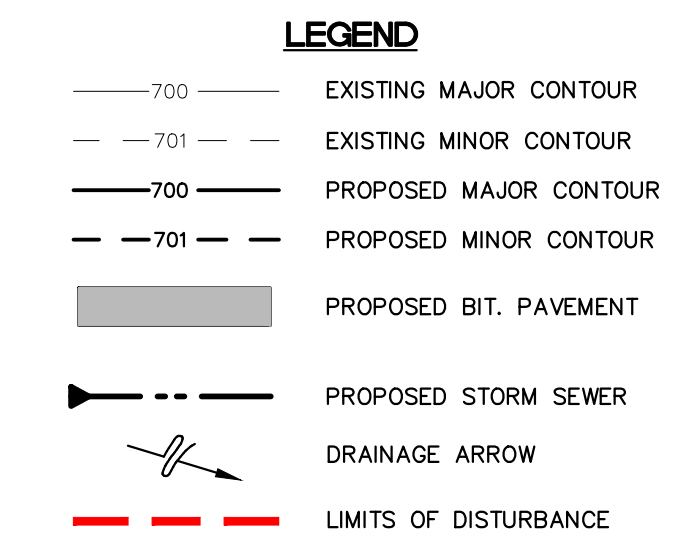
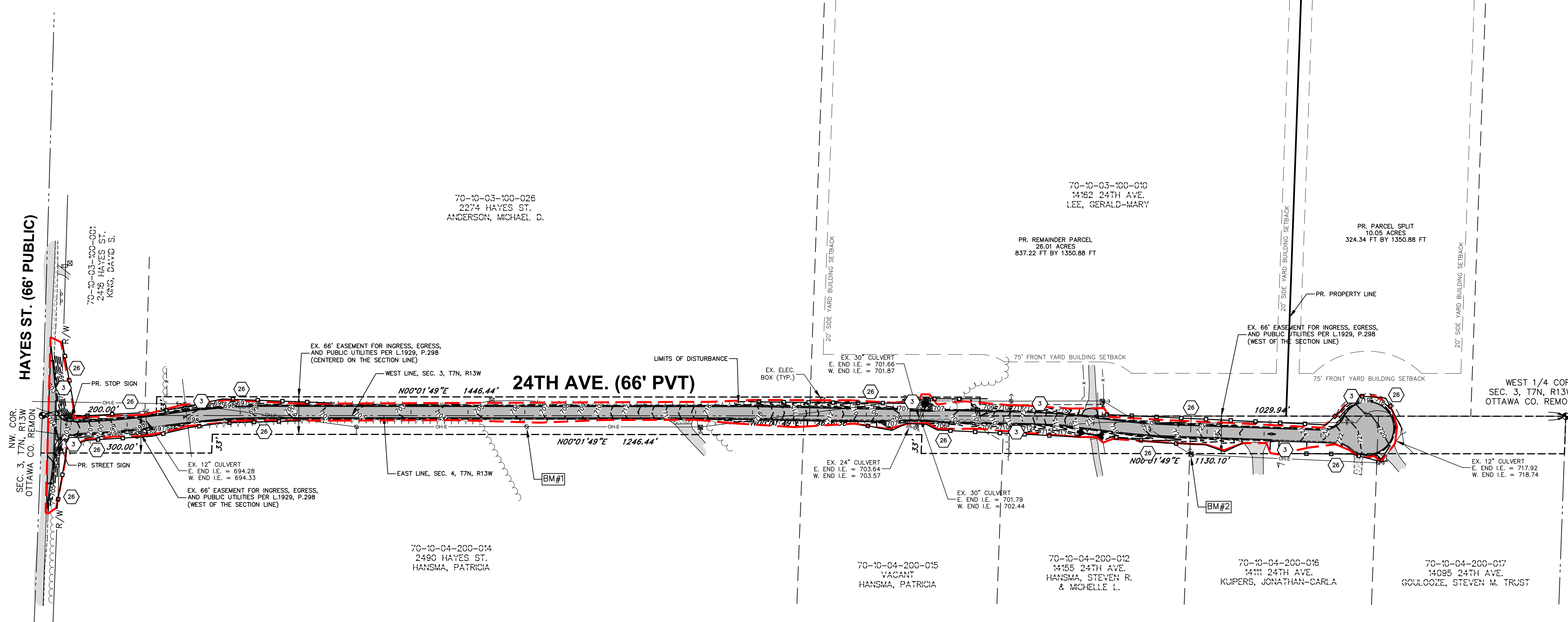
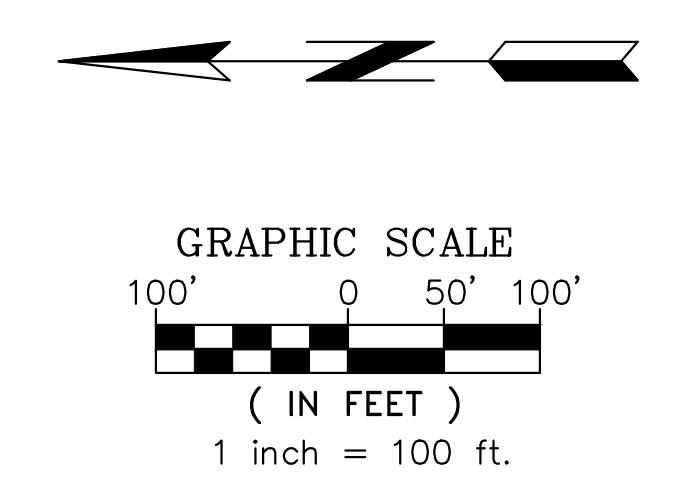
BENCHMARK NO. 1 ELEV. = 707.38'  
TOP OF RAILROAD SPIKE IN THE POWER POLE  
LOCATED 25'± WEST OF C/L 24TH AVE. AND  
850'± SOUTH OF C/L HAYES ST.  
(N.A.V.D. 88)

BENCHMARK NO. 2 ELEV. = 721.96'  
TOP OF RAILROAD SPIKE IN THE POWER POLE  
LOCATED 35'± WEST OF C/L 24TH AVE. AND  
2,020'± SOUTH OF C/L HAYES ST.  
(N.A.V.D. 88)

**EXISTING INGRESS AND EGRESS AND PUBLIC UTILITIES EASEMENT DESCRIPTION:**  
Subject to and together with an ingress-egress and public utility easement, over, and under and upon the West 33.00 feet of the North 1646.44 feet of the Northwest one-quarter of Section 3, Town 7 North, Range 13 West. Except the North 200.00 feet thereof, and also, over, under and upon the East 66.00 feet of the Northeast one-quarter of Section 4, Town 7 North, Range 13 West, Tallmadge Township, Ottawa County, Michigan. Except the West 33.00 feet of the South 1246.44 feet of the North 1546.44 feet thereof.  
Per Liber 1929, Page 298.



LOCATION MAP  
NOT TO SCALE



**STORM WATER MANAGEMENT SYSTEM MAINTENANCE**  
THE STORM SEWER AND DETENTION SYSTEMS MUST BE INSPECTED AND MAINTAINED ON A REGULAR BASIS FOR OPTIMAL PERFORMANCE. SEE CHART BELOW FOR SUGGESTED INTERVALS.

TASKS	COMPONENTS	SCHEDULE
INSPECT FOR ACCUMULATION	●	ANNUALLY
REMOVE SEDIMENT ACCUMULATION	●	EVERY 2-5 YEARS AS NEEDED
INSPECT FOR DEBRIS (DEAD VEGETATION AND TRASH)	●	EARLY SPRING, FALL AND AFTER MAJOR STORMS
CLEAN DEBRIS	●	AS NEEDED
INSPECT FOR EROSION ON BANKS AND BOTTOM	●	EARLY SPRING, FALL AND AFTER MAJOR STORMS
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	●	AS NEEDED
MOWING	●	AS NEEDED (MIN. ANNUALLY)

NOTE:  
- REFER TO MDOT SOIL EROSION & SEDIMENTATION CONTROL MANUAL.  
- CONTRACTOR SHALL PLACE NA-GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET ON ALL SLOPES 1 ON 3 OR STEEPER AND IN THE BOTTOM ONE FOOT OF THE DRAINAGE SWALES.  
- SITE SOILS CONSIST OF LOAM AND LOAMY SAND PER USDA NRCS MAPS.  
- TOTAL DISTURBED AREA IS 2.39 ACRES.  
- HELL GATE DRAIN CROSSES THE PRIVATE ROAD.  
- CONTRACTOR SHALL SWEEP THE STREET OF ANY DIRT TRACKED ONTO IT BY THE CONSTRUCTION OPERATION AS NEEDED AND AS DIRECTED BY COUNTY SESC AGENT.  
- THESE MEASURES ARE MINIMUM REQUIRED. CONTRACTOR MAY NEED ADDITIONAL MEASURES DEPENDING ON WEATHER, TIMING, ETC.

CONSTRUCTION SEQUENCE	2026												REMARKS
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
INSTALL SILT FENCING AND INLET PROTECTION													REQUIRED
CLEAR VEGETATION AND STRIP AND STOCKPILE TOPSOIL													
ROUGH GRADE SITE													
INSTALL PAVEMENT													
FINISH GRADE, PLACE PLANTINGS, TOPSOIL AND SEED, AND MULCH BLANKETS													
CLEAN PAVEMENTS AND STORM SEWER													
REMOVE TEMPORARY EROSION CONTROL													

ROAD DIMENSION DEFICIENCY NOTE:  
REQUIRED PRIVATE ROAD WIDTH: 22' WITH 2' GRAVEL SHOULDERS  
PROVIDED PRIVATE ROAD WIDTH: 20' WITH 2' GRAVEL SHOULDERS  
PROVIDED PRIVATE ROAD WIDTH CROSSING STREAM: 16' WITH 2' GRAVEL SHOULDERS  
TO MINIMIZE IMPACT ON EXISTING STREAM FROM STATION 16+25 TO 16+60

EXISTING STRUCTURE LOCATIONS:  
THE DIMENSIONS FROM THE NEAREST STRUCTURES ON THE PARENT PARCEL TO THE PROPOSED PROPERTY LINES ARE AS FOLLOWS:  
240 FT TO THE NORTH LOT LINE  
200 FT TO THE EAST LOT LINE  
280 FT TO THE SOUTH LOT LINE  
720 FT TO THE WEST LOT LINE

REVISIONS:

DATE: JANUARY 21, 2026

REVISIONS: FEBRUARY 24, 2026 - TWP. COMMENTS

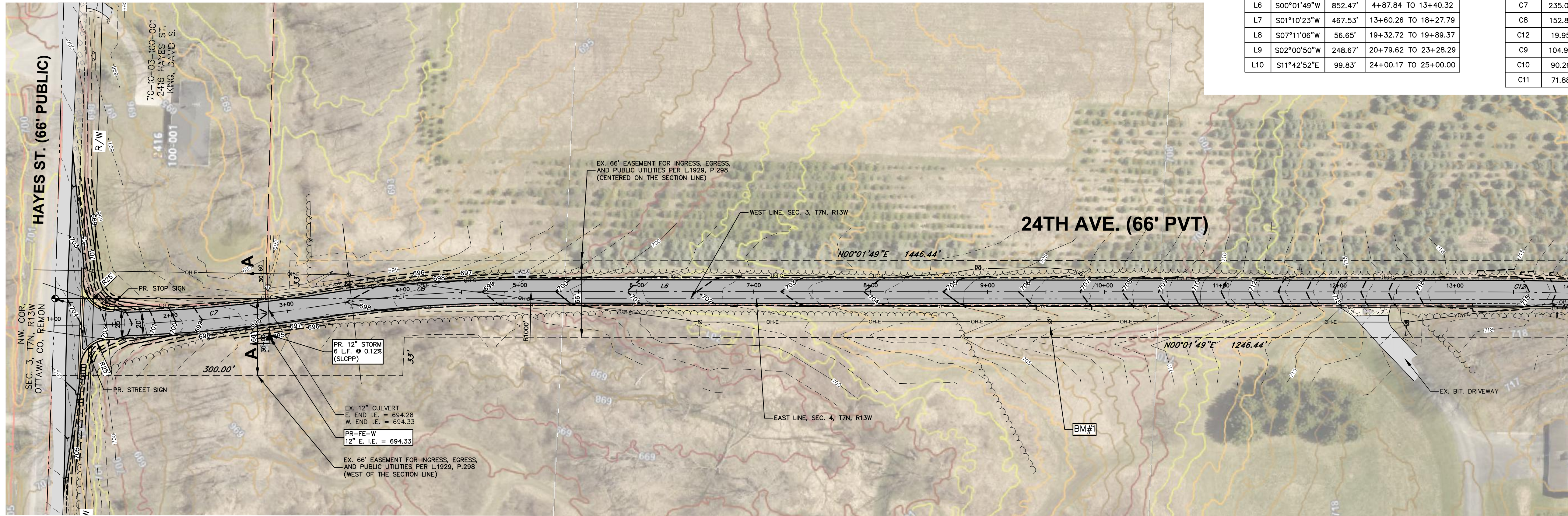
Roossein & Associates  
ENGINEERING AND ARCHITECTURE

1005 B. HARFIELD AVE. SE  
GRAND RAPIDS, MI 49505  
TEL: (616) 361-2720

CLIENT:  
**GERALD R. LEE**  
14162 24TH AVE.  
MARNE, MI 49435

PROJECT NO.  
250954

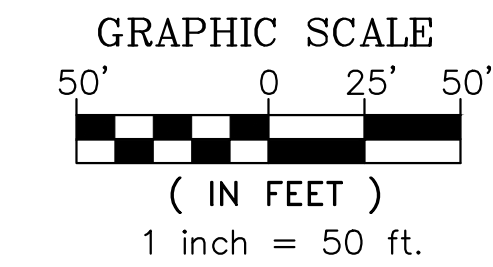
C-102



LINE	BEARING	LENGTH	STATIONS
L6	S00°01'49"W	852.47'	4+87.84 TO 13+40.32
L7	S01°10'23"W	467.53'	13+60.26 TO 18+27.79
L8	S07°11'06"W	56.65'	19+32.72 TO 19+89.37
L9	S02°00'50"W	248.67'	20+79.62 TO 23+28.29
L10	S11°42'52"E	99.83'	24+00.17 TO 25+00.00

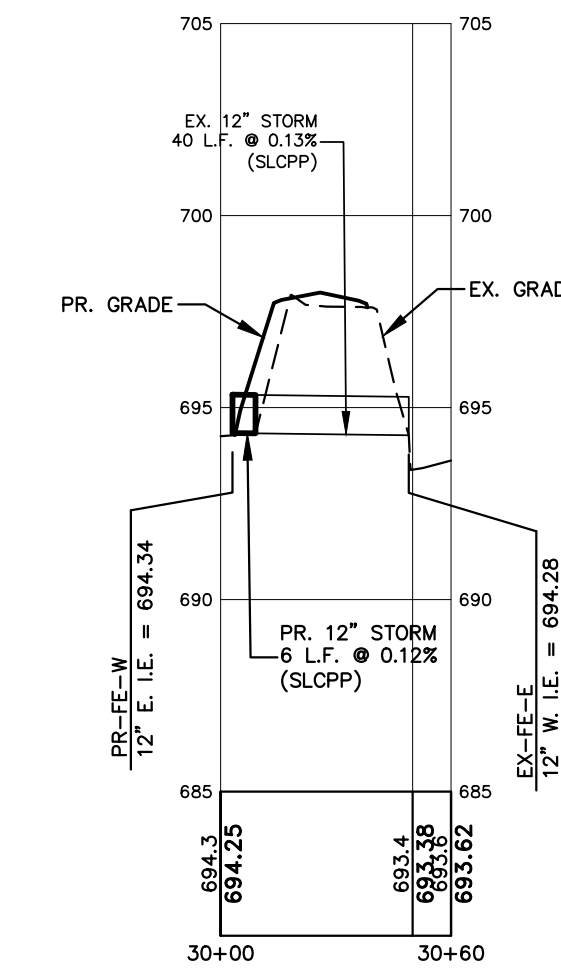
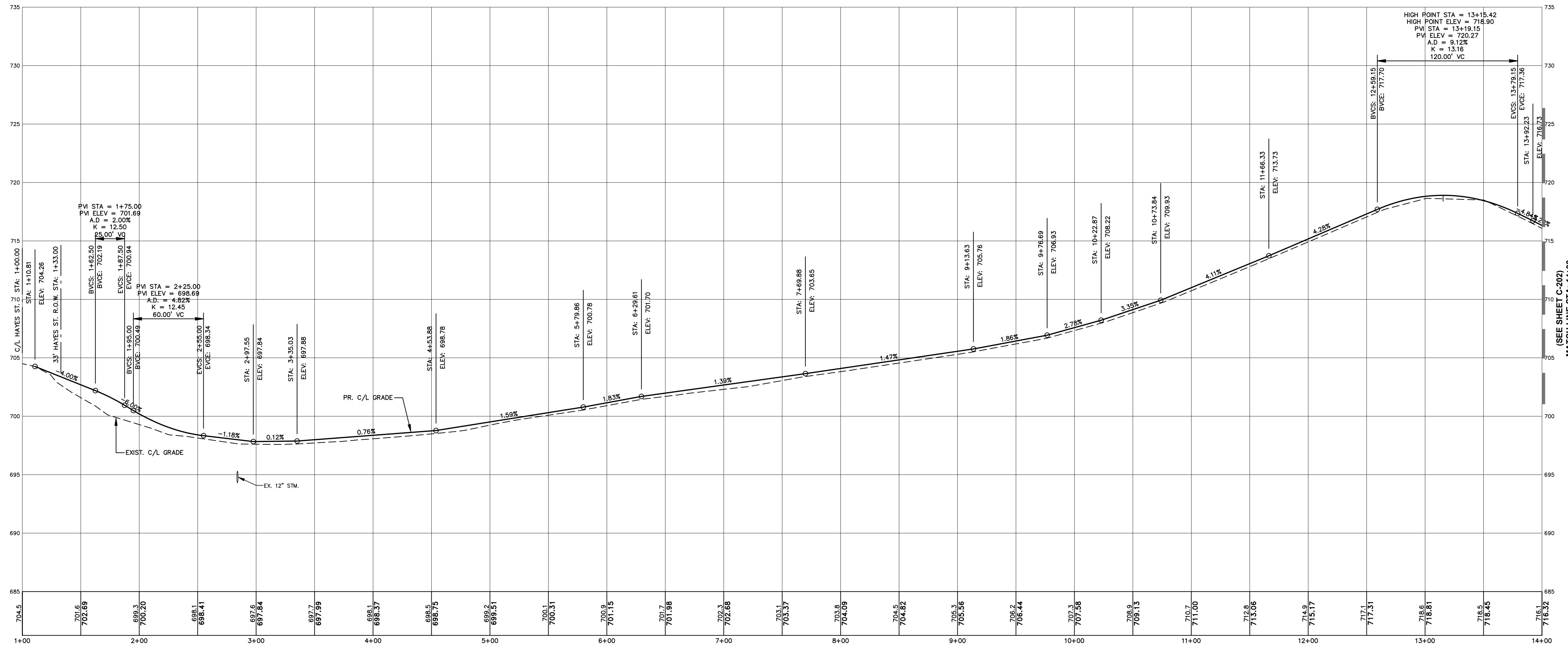
CURVE	LENGTH	RADIUS	LONG CHORD	DELTA	STATIONS
C7	235.03'	1500.00'	S04°14'12"E 234.79'	8°58'39"	1+00.00 TO 3+35.03
C8	152.81'	1000.00'	S04°20'51"E 152.66'	8°45'20"	3+35.03 TO 4+87.84
C12	19.95'	1000.00'	S00°36'06"W 19.95'	1°08'34"	13+40.32 TO 13+60.26
C9	104.93'	1000.00'	S04°10'44"W 104.88'	6°00'44"	18+27.79 TO 19+32.72
C10	90.26'	1000.00'	S04°35'58"W 90.23'	5°10'17"	19+89.37 TO 20+79.62
C11	71.88'	300.00'	S04°51'01"E 71.71'	13°43'42"	23+28.29 TO 24+00.17

NOTE:  
OWNER OR CONTRACTOR TO OBTAIN  
PERMISSION FOR ALL WORK PROPOSED  
OUTSIDE OF EASEMENTS OR RIGHT OF WAY



**LEGEND**

- 700 — EXISTING MAJOR CONTOUR
- 701 — EXISTING MINOR CONTOUR
- 700 — PROPOSED MAJOR CONTOUR
- 701 — PROPOSED MINOR CONTOUR
- PROPOSED BIT. PAVEMENT
- - - - PROPOSED STORM SEWER



**24TH AVENUE (66' PRIVATE)**

SCALE: 1"=50' HORIZ. 1"=5' VERT.

**SECTION A-A**

SCALE: 1"=50' HORIZ. 1"=5' VERT.

REVISIONS:

DATE: JANUARY 21, 2026

REVISIONS:

FEBRUARY 24, 2026 - TWP. COMMENTS

DRAWN BY: VS

APPROVED BY: MC

ROOSTON & ASSOCIATES  
ENGINEERING AND ARCHITECTURE

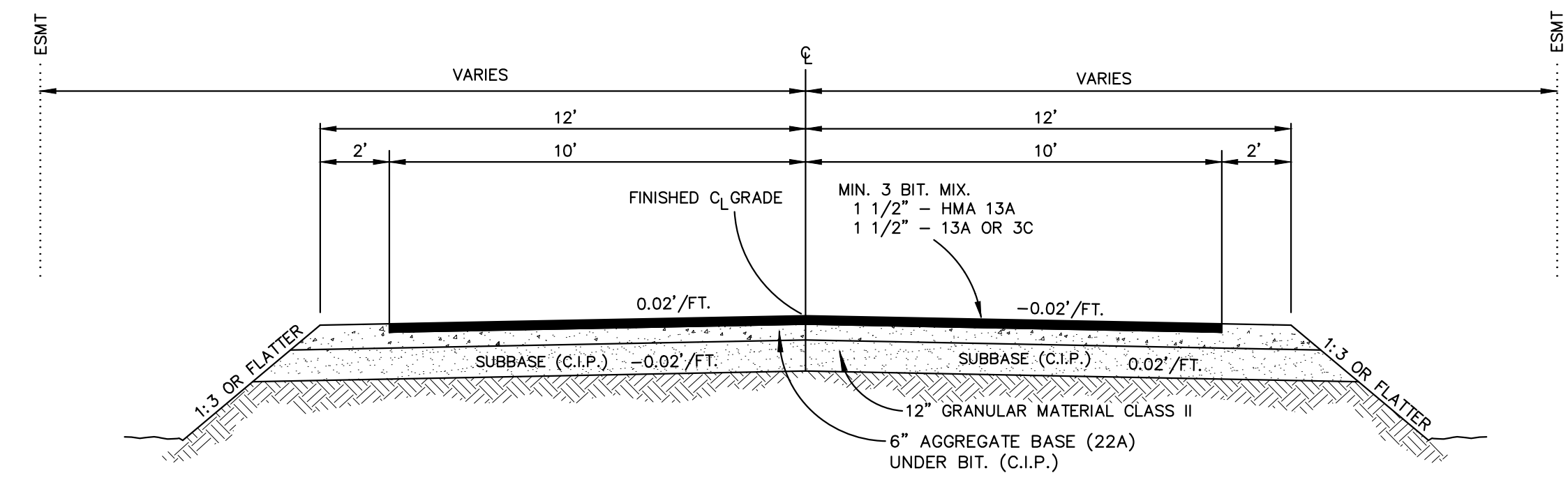
6835 PINEFIELD AVE. SE  
GRAND RAPIDS, MI 49505 TEL: (616) 361-2720

CLIENT:  
**GERALD R. LEE**  
**14162 24TH AVE.**  
**MARNE, MI 49435**

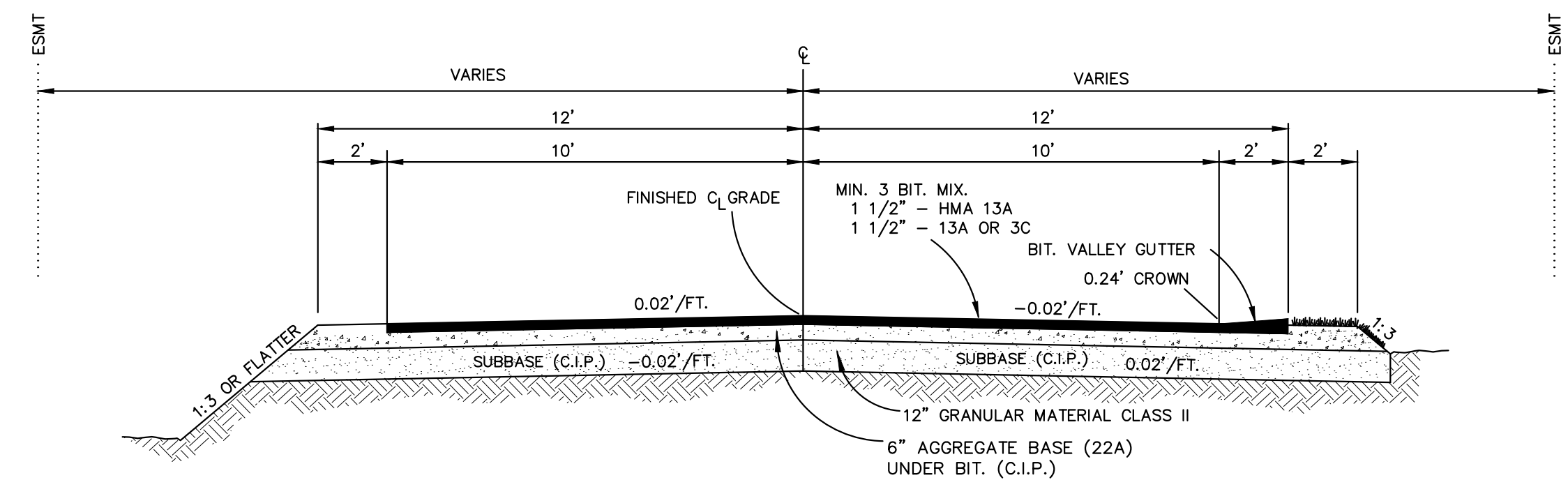
PROJECT NO.  
250954

C-201

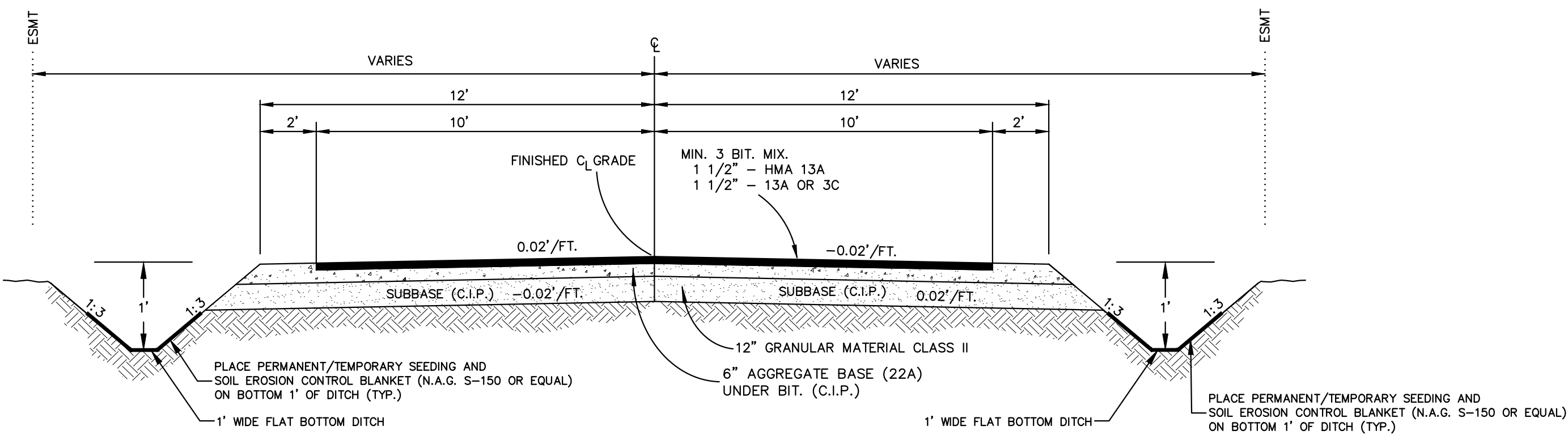




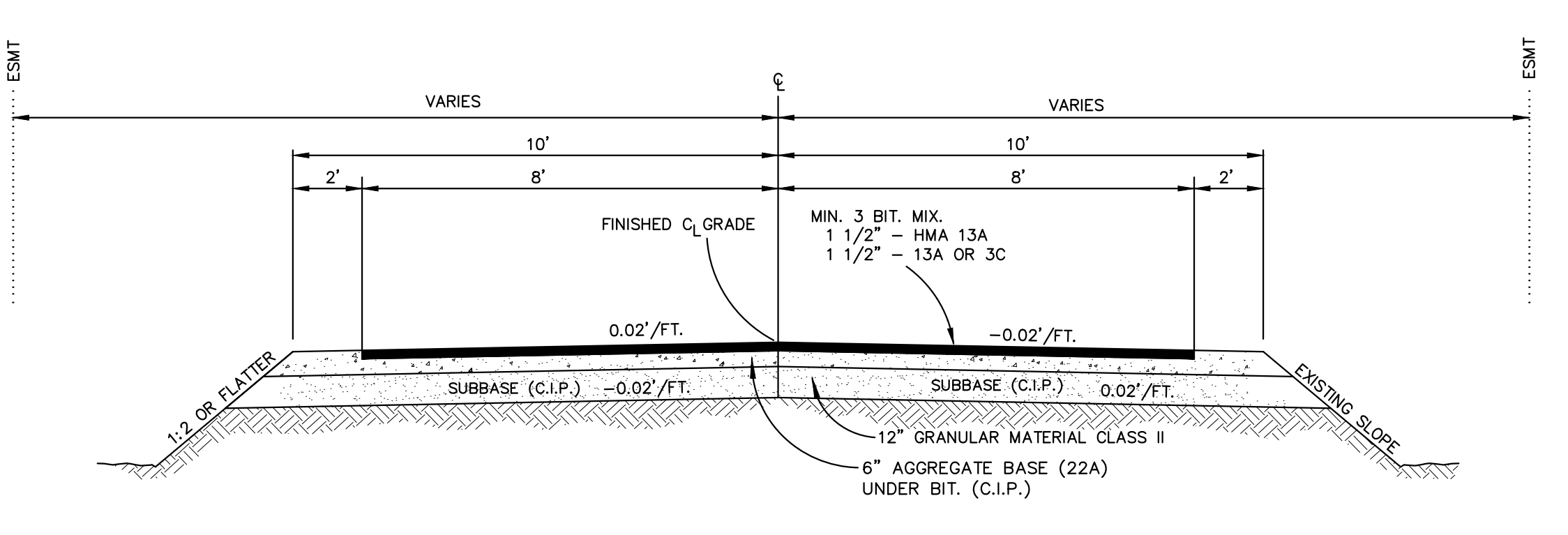
**STREET SECTION  
FOR STA 1+60 TO 13+15, STA 15+75 TO 16+00,  
STA 16+85 TO 17+25**  
NOT TO SCALE



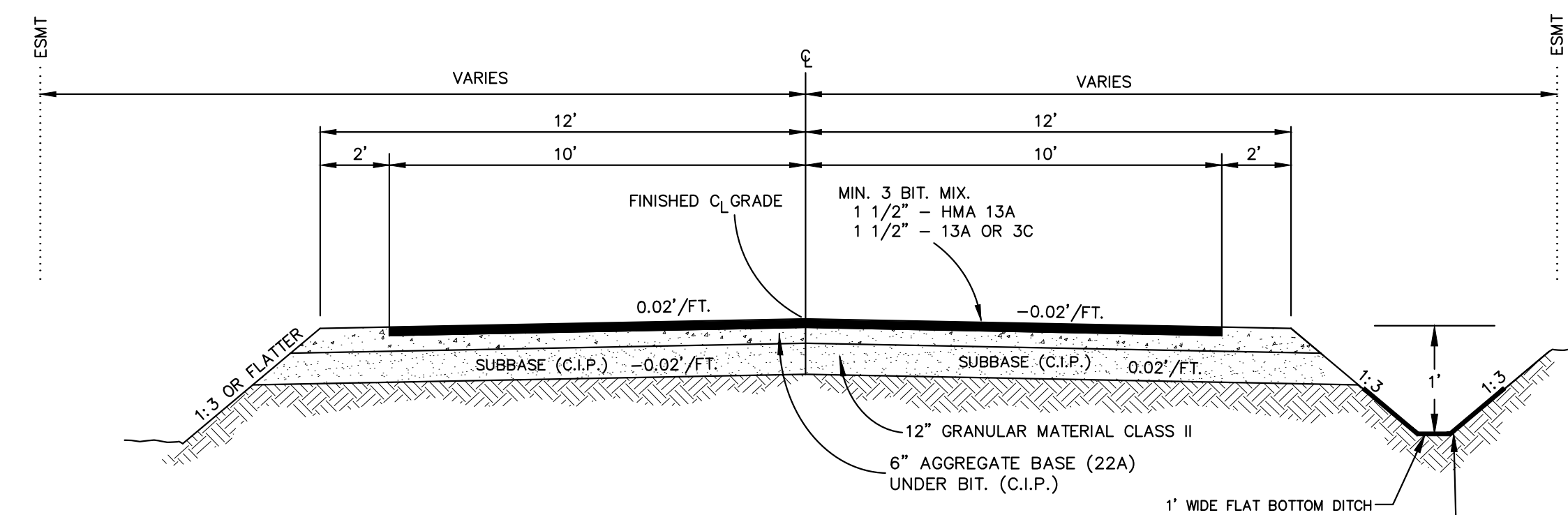
**STREET SECTION  
FOR STA 22+65 TO 23+30**  
NOT TO SCALE



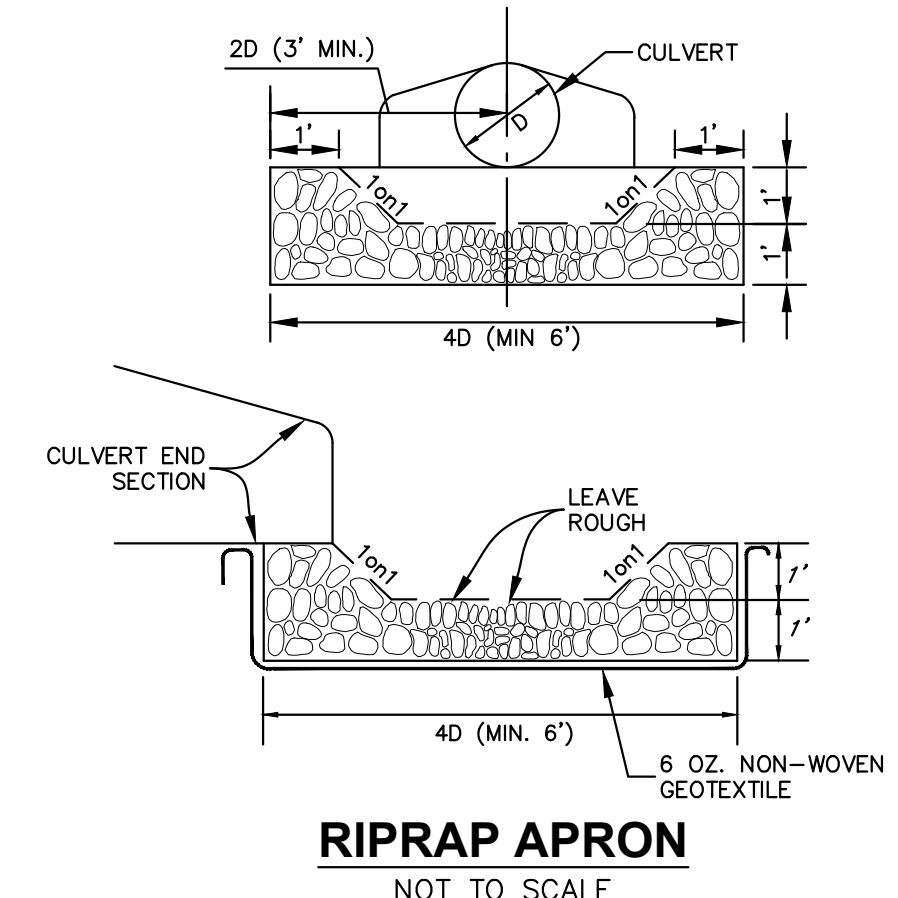
**STREET SECTION  
FOR STA 17+25 TO 19+00**  
NOT TO SCALE



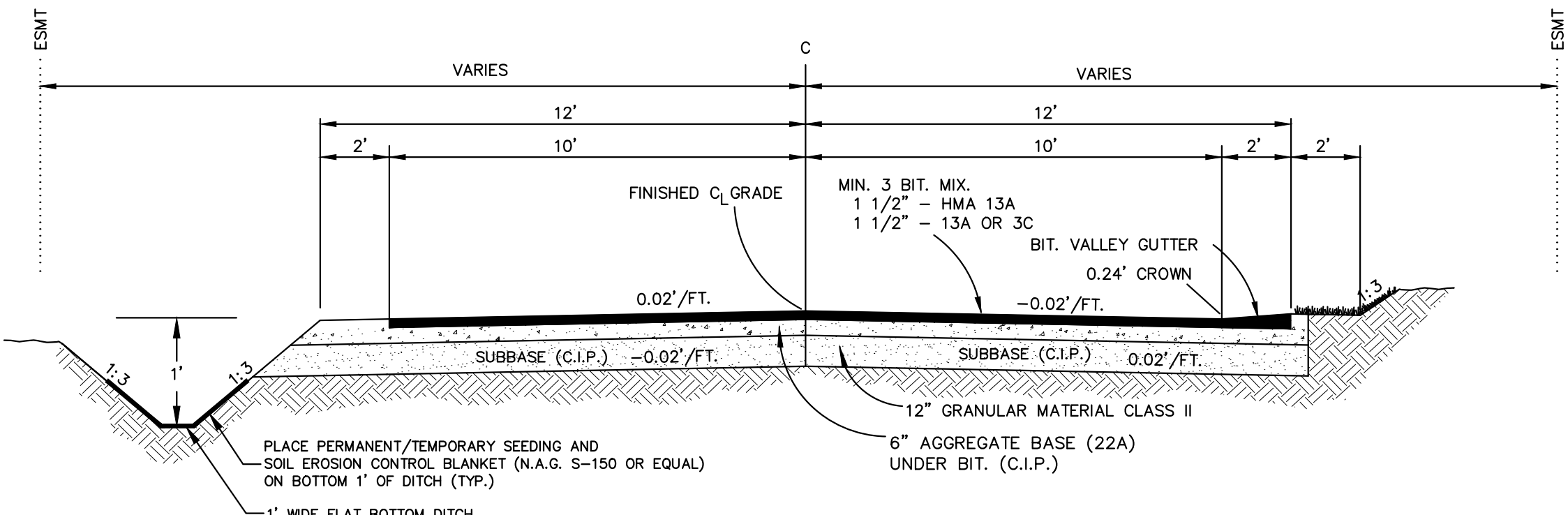
**STREET SECTION  
FOR STA 16+25 TO 16+60**  
NOT TO SCALE



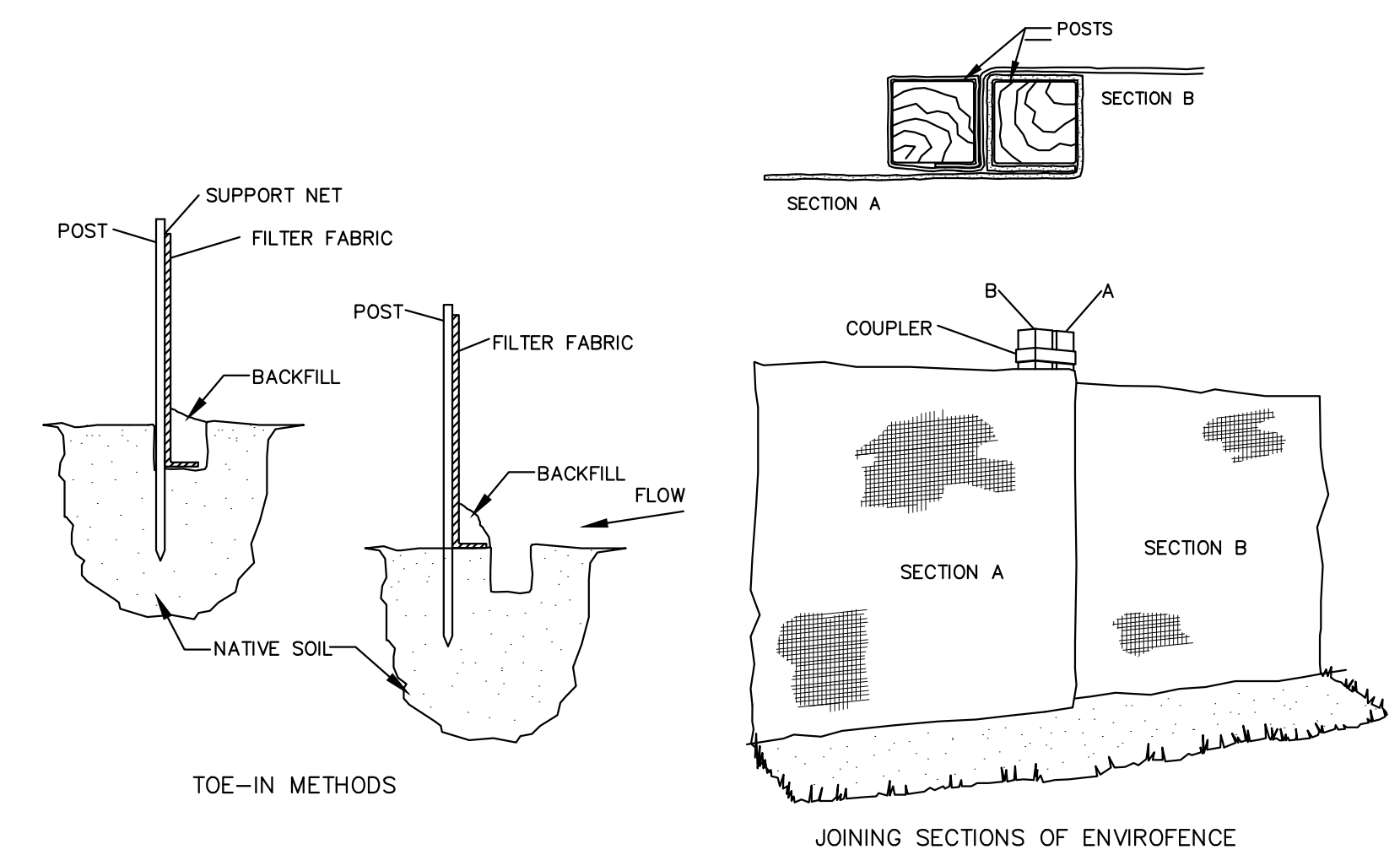
**STREET SECTION  
FOR STA 19+70 TO 22+00**  
NOT TO SCALE



**RIPRAP APRON  
NOT TO SCALE**



**STREET SECTION  
FOR STA 13+15 TO 15+75**  
NOT TO SCALE



**FABRIC SILTATION FENCING  
NOT TO SCALE**

**PROJECT NOTES AND SPECIFICATIONS**

**GENERAL NOTES**

- A) ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, RULES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY STATE AND LOCAL AGENCIES RELATED TO SOIL EROSION AND SEDIMENTATION.
  - B) ALL ITEMS OF WORK NOT COVERED BY THESE SPECIFICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE TALLMADGE TOWNSHIP SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MOST STRINGENT REQUIREMENTS AS LISTED IN THE GEOTECHNICAL REPORT, PLANS AND SPECIFICATIONS SHALL APPLY.
  - C) ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS DIG AT 811/482-7171 AT LEAST 3 WORKING DAYS PRIOR TO ANY UNDERGROUND CONSTRUCTION.
  - D) CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER 48 HOURS BEFORE WORK BEGINS.
  - E) ROOSIEN AND ASSOCIATES AS THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE OR LIABLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE DRAWINGS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH RISE FROM OTHERS' FAILURE TO OBTAIN AND FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
  - F) CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, CONSTRUCTION MEANS, CONTROLS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- GENERAL SPECIFICATIONS**
- A) ALL CONSTRUCTION AREAS SHALL BE CLEARED OF ALL TREES, BRUSH, WEEDS, ETC. ALL SPOIL MATERIAL IS TO BE DISPOSED OF IN AREAS DESIGNATED BY THE OWNER AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - B) STRIP ALL TOPSOIL AND ORGANIC MATERIAL ON SITE WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT WHERE GRADES ARE TO BE CHANGED, OR IN AREAS TO BE IMPROVED. IF MATERIAL IS FREE OF ROOTS, ROCKS AND DEBRIS, AND IS APPROVED BY THE ENGINEER, IT SHALL BE TEMPORARILY STOCKPILED ON SITE FOR LATER USE.
  - C) CONSTRUCTION ACCESS AND MATERIAL STORAGE IS LIMITED TO THE AREAS DESIGNATED ON THE DRAWINGS OR AS APPROVED BY THE OWNER.
  - D) WHERE IT IS NECESSARY TO WORK OUTSIDE THE PROPERTY CONTROLLED BY THE OWNER, THE CONTRACTOR SHALL OBTAIN LEGAL AUTHORITY FROM ADJACENT PROPERTY OWNERS TO COMPLETE THE WORK AS OUTLINED IN THESE DOCUMENTS.
  - E) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE BROUGHT TO FINISH GRADES AS SHOWN ON THE DRAWINGS. ALL AREAS DISTURBED SHALL BE RESTORED WITH A MINIMUM OF 4" OF TOPSOIL, SEEDING AND MULCHED.
  - F) THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION ON THE NEED FOR IMPORTED OR EXPORTED MATERIAL. THE PROPOSED GRADING PLAN MAY NOT PROVIDE FOR A "BALANCED" SITE.
  - G) ALL AREAS DISTURBED DUE TO SITE ACCESS SHALL BE RESTORED TO THE PRECONSTRUCTION CONDITION OR BETTER.
  - H) BACKFILL AND COMPACTION: ALL BACKFILL SHALL BE CLEAN, FREE OF LARGE ROCKS, DEBRIS AND ORGANIC MATERIAL. COMPACT ALL BACKFILL TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D-1557. BACKFILL SHALL BE PLACED IN A MAXIMUM OF 12" LIFTS.

REVISIONS:  
DRAWN BY: VS  
APPROVED BY: MC  
DATE: JANUARY 21, 2026  
REVISIONS:  
FEBRUARY 24, 2026 - TWP. COMMENTS

**Roosien & Associates**  
ENGINEERING AND ARCHITECTURE  
14162 24TH AVE. SE  
GRAND RAPIDS, MI 49505  
TEL: (616) 361-7220

**DETAIL PLAN  
24TH AVE.**

IN PART OF SECTION 3, T7N, R13W  
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

CLIENT:  
**GERALD R. LEE  
14162 24TH AVE.  
MARNE, MI 49435**

PROJECT NO.  
250954

C-501