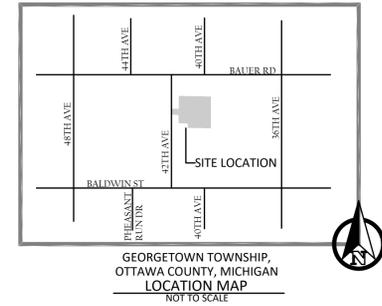
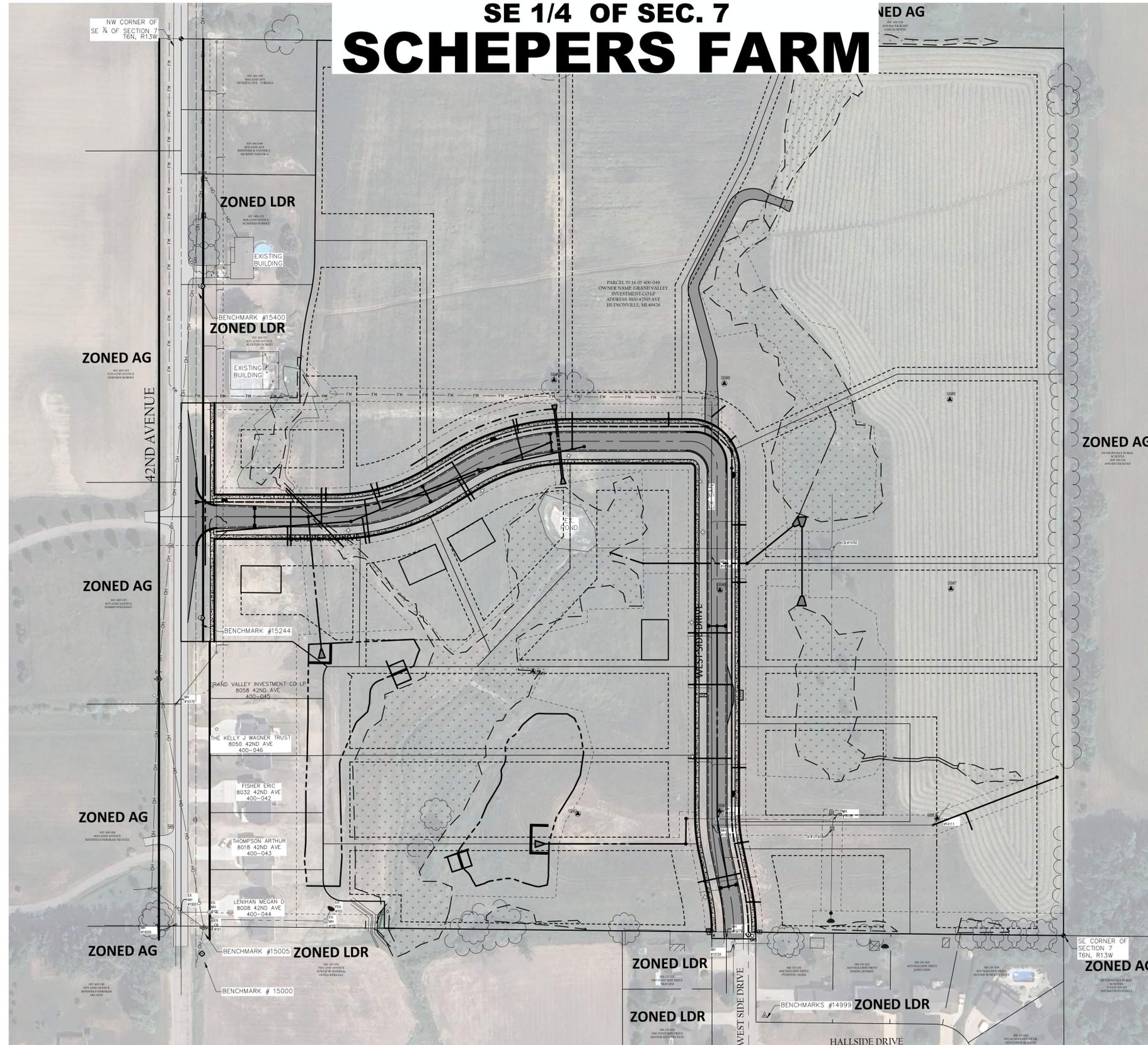


# GEORGETOWN TOWNSHIP OTTAWA COUNTY, MICHIGAN SE 1/4 OF SEC. 7 **SCHEPERS FARM**



### Sheet List Table

Sheet Number	Sheet Title
1 OF 4	COVER
2 OF 4	EXISTING CONDITIONS
3 OF 4	EXISTING CONDITIONS
4 OF 4	SITE PLAN



**Know what's below.  
Call before you dig.**

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

<b>APPLICANT</b> GREAT LAKES EXCAVATING CURTIS MORAN 616-893-1930 3471 146TH AVE ZEELAND, MI 49464	<b>DESIGN ENGINEER</b> VK CIVIL ZACH BOEVE, P.E. 616-277-2185 ZACH@VKCIVIL.COM
---	--

**OWNER**  
 GRAND VALLEY  
 INVESTMENT CO LP  
 8100 42ND AVE  
 HUDSONVILLE, MI  
 49426



*Zach Boeve*

NO.	DATE	REVISION	BY
2	04/02/2025	REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP	MDS
3	04/09/2025	PER GEORGETOWN TOWNSHIP COMMENTS	MDS
4	05/22/2025	PER OCWRC COMMENTS	MDS
5	08/15/2025	PER OCWRC COMMENTS	MDS
6	09/26/2025	PER OCWRC COMMENTS	CJW
7	12/30/2025	TENTATIVE PRELIMINARY PLAT RESUBMITTAL	MDS

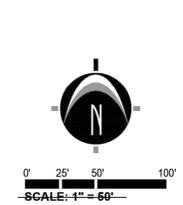
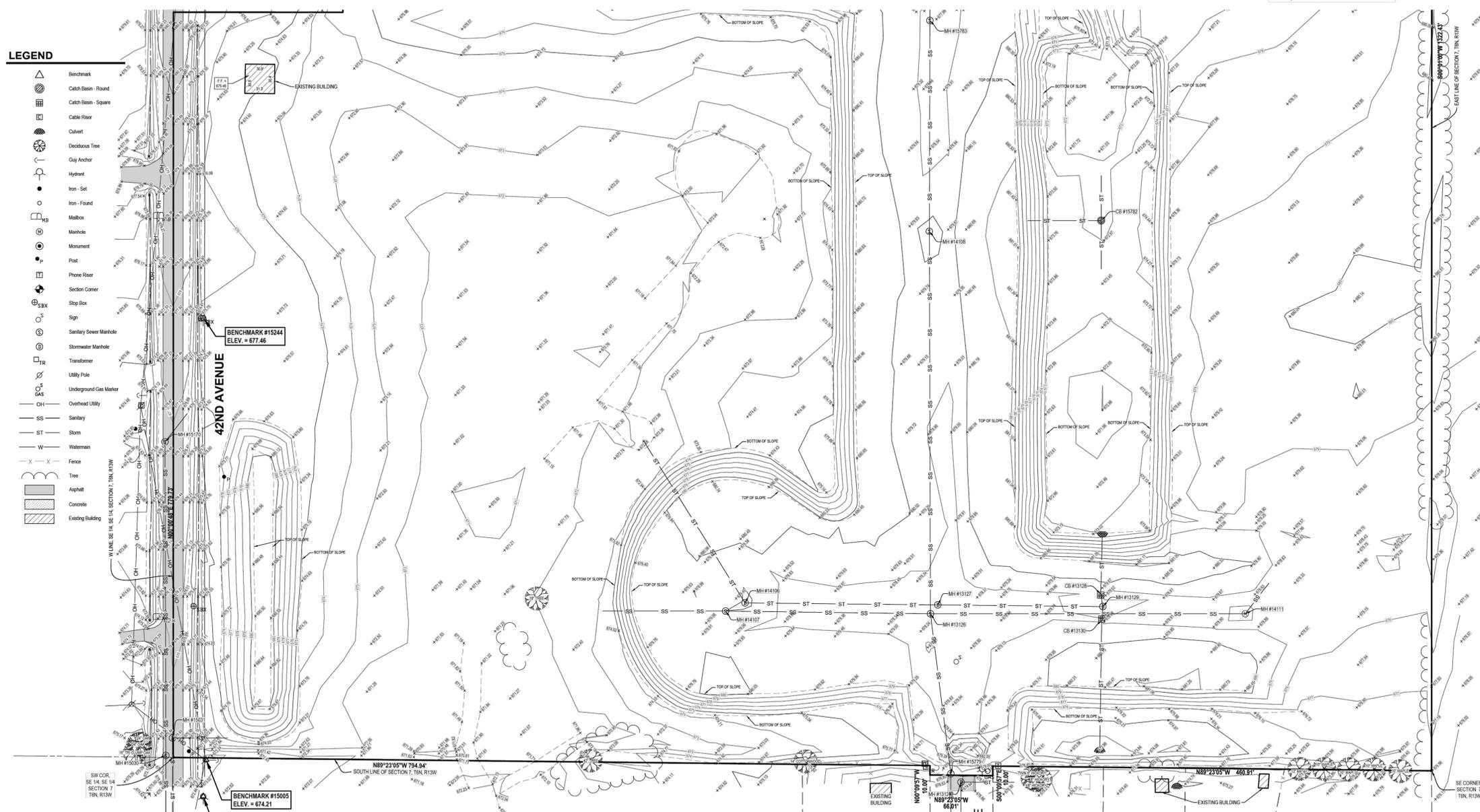
GEORGETOWN TOWNSHIP  
OTTAWA COUNTY, MICHIGAN  
SE 1/4 OF SEC. 7  
**SCHEPERS FARM**  
TENTATIVE PRELIMINARY PLAT  
COVER

	<b>Vriesman &amp; Korhorn</b> www.VKcivil.com	Byron Center, MI (616) 277-2185 Kalamazoo, MI (269) 697-7120	FILE NO. 1123 CHECKED ZEB Sheet No. 1 OF 4
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**LEGEND**

- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Cable Riser
- Culvert
- Deciduous Tree
- Gay Anchor
- Hydrant
- Iron - Set
- Iron - Found
- Mailbox
- Manhole
- Monument
- Post
- Phone Riser
- Section Corner
- Shp Box
- Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Transformer
- Utility Pole
- Underground Gas Marker
- Overhead Utility
- Sanitary
- Storm
- Watermain
- Fence
- Tree
- Asphalt
- Concrete
- Existing Building



**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "STAMP" WERE OBTAINED FROM AVAILABLE CITY/AGENCY RECORDS DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.



**LOCATION MAP**  
NOT TO SCALE

**BENCHMARKS**

**BENCHMARK #15000** ELEV. = 674.16 (NAVD88)  
Flange bolt on hydrant under "M", located 34'± East of the centerline of 42nd Avenue & 41'± South of the South line of subject property.

**BENCHMARK #15005** ELEV. = 674.21 (NAVD88)  
Spike in East side of utility pole, located 34'± East of the centerline of 42nd Avenue & 2'± South of the South line of subject property.

**BENCHMARK #15244** ELEV. = 677.46 (NAVD88)  
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 460'± North of South line of subject property. (1.5'± A.G.L.)

**BENCHMARK #15400** ELEV. = 682.85 (NAVD88)  
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 10'± South of South edge of House #B158 42nd Avenue. (1.5'± A.G.L.)

**BENCHMARK #15675** ELEV. = 678.55 (NAVD88)  
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 160'± North of North line of subject property. (1.5'± A.G.L.)

**BENCHMARK #14999** ELEV. = 679.04 (NAVD88)  
Southeasterly flange bolt to hydrant, located at the Northeast quadrant of Hallside Drive and West Side Drive. (1.0'± A.G.L.)

**STRUCTURE INFORMATION**

**Storm Manhole #13124**  
4" Structure  
Rim Elev. = 678.90  
15" CPP (E) = 671.26  
15" CPP (S) = 671.07  
Water = 671.16

**Sanitary Manhole #13126**  
4" Structure  
Rim Elev. = 678.46  
10" PVC (S) = 669.81  
15" CPP (E) = 669.85  
10" PVC (N) = 669.78  
8" PVC (W) = 669.76

**Storm Manhole #13127**  
4" Structure  
Rim Elev. = 678.61  
18" CPP (E) = 671.63  
Water = 671.65

**Catch Basin #13128**  
4" Structure  
Rim Elev. = 679.09  
12" CPP (N) = 672.38  
8" PVC (S) = 672.42  
Water = 672.37

**Storm Manhole #13129**  
4" Structure  
Rim Elev. = 678.58  
12" CPP (N) = 672.26  
15" CPP (S) = 672.15  
18" CPP (W) = 672.00  
Water = 672.85

**Catch Basin #13130**  
4" Structure  
Rim Elev. = 680.25  
15" CPP (N) = 672.14  
Water = 672.22

**Storm Manhole #14106**  
4" Structure  
Rim Elev. = 680.25  
24" CPP (E) = 671.17  
24" CPP (NW) = 669.44  
"Invert may not be accurate, felt like something was in the invert"

**Sanitary Manhole #14107**  
4" Structure  
Rim Elev. = 679.89  
8" PVC (E) = 670.90  
8" PVC (W) = 670.93

**Sanitary Manhole #14108**  
4" Structure  
Rim Elev. = 675.92  
10" PVC (N) = 672.29  
10" PVC (S) = 671.00

**Sanitary Manhole #14110**  
4" Structure  
Rim Elev. = 680.25  
10" PVC (NE) = 663.22  
"No casting"

**Sanitary Manhole #14111**  
4" Structure  
Rim Elev. = 679.12  
10" PVC (S) = 662.06  
10" PVC (N) = 669.89  
10" PVC (E) = 669.06

**Storm Manhole #15031**  
4" Structure  
Rim Elev. = 675.92  
18" Conc. (E) = 666.14  
24" Conc. (S) = 666.02

**Sanitary Manhole #15033**  
4" Structure  
Rim Elev. = 678.45  
10" PVC (N) = 669.11  
10" PVC (S) = 669.06

**Catch Basin #15782**  
4" Structure  
Rim Elev. = 672.58  
12" CPP (S) = 669.74  
12" CPP (N) = 669.73  
18" CPP (W) = 669.73  
Water = 671.06

**Sanitary Manhole #15783**  
4" Structure  
Rim Elev. = 678.82  
10" PVC (S) = 673.12  
8" PVC (N) = 673.24

**TAX DESCRIPTION**

The Southeast 1/4 of the Southeast 1/4 Section 7, T6N, R13W, Georgetown Township, Ottawa County, Michigan, except commencing N00°00'48"E 779.73 feet from the Southwest corner to the Point of Beginning; thence S89°59'12"E 178.00 feet; thence N00°00'48"E 31.34 feet; thence Northeastly 125.41 feet along a 533.00 foot radius curve to the right (chord bears N06°45'15"E 125.12 feet); thence Northeastly 17.72 feet along a 267.00 foot radius curve to the left (chord bears N11°35'35"E 17.72 feet); thence Northwestly 42.33 feet along a 267.00 foot radius curve to the left (chord bears N02°09'05"E 42.28 feet); thence N0°36'35"E 124.40 feet; thence N89°23'25"W 201.33 feet to the West line of the Southeast 1/4 of the Southeast 1/4; thence S00°00'48"W 341.55 feet along said line to the beginning.

**SURVEYOR'S NOTES**

- This topographic survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

**NEDERVELD**  
www.nederveld.com  
800.222.1868  
HOLLAND  
347 Hoover Blvd.  
Holland, MI 49423  
Phone: 616.393.0449

ANN ARBOR  
CHICAGO  
COLUMBUS  
GRAND RAPIDS  
INDIANAPOLIS  
ST. LOUIS

**PREPARED FOR:**  
Grand Valley Investment Company, LP  
Jeff Brewer

7242 40th Avenue  
Hudsonville, MI 49426

**CREATED:**  
Drawn: ED Date: 01/21/20

**REVISIONS:**

Rev.	DESCRIPTION	Date
1	Rev. TREE LOCATIONS	12/7/2022
2		
3		
4		
5		
6		
7		

**Brewer-Schepers Farm**  
Topographic Survey  
8100 42nd Avenue  
PART OF THE SOUTHEAST 1/4 OF SECTION 7, T6N, R13W,  
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
19200312

**SHEET NO:**  
**TO.1**

**SHEET: 2 OF 2**

SCALED TO 1"=60'

NO.	DATE	REVISION	BY
2	04/02/2025	REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP	MDS
3	04/09/2025	PER GEORGETOWN TOWNSHIP COMMENTS	MDS
4	05/22/2025	PER OCWRC COMMENTS	MDS
5	08/15/2025	PER OCWRC COMMENTS	MDS
6	09/26/2025	PER OCWRC COMMENTS	CJW
7	12/30/2025	TENTATIVE PRELIMINARY PLAT RESUBMITTAL	MDS

GEORGETOWN TOWNSHIP  
OTTAWA COUNTY, MICHIGAN  
SE 1/4 OF SEC. 7  
**SCHEPERS FARM**  
TENTATIVE PRELIMINARY PLAT  
EXISTING CONDITIONS

**VK CIVIL** Vriesman & Korhorn  
www.VKcivil.com

FILE NO.	1123
CHECKED	ZEB
Sheet No.	3 OF 4

**GENERAL NOTES**

- ZONING OF PROPERTY: LDR
  - LDR ZONING REQUIREMENTS
  - MINIMUM LOT WIDTH = 85 FT.
  - MINIMUM LOT AREA = 11,475 S.F.
- SETBACKS
  - FRONT YARD = 40 FT.
  - SIDE YARD = 10 FT.
  - REAR YARD = 40 FT.
- SUMMARY OF LAND USE:
  - TOTAL ACREAGE = 35.6 ACRES INCLUDING R.O.W.
  - TOTAL PLATTED ACREAGE = 32.9 ACRES
  - TOTAL LENGTH OF ROADS = 1,532 LN.FT.
  - TOTAL PUBLIC ROAD = 116,932 SQ.FT. (2.68 ACRES) INCLUDING 42ND R.O.W.
  - TOTAL NUMBER OF PLATTED SINGLE FAMILY LOTS = 17
- ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWN ORDINANCES.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- WETLAND DELINEATION WAS CONDUCTED BY LAKESHORE ENVIRONMENTAL, INC. AND SHOWN ACCORDING TO REPORT DATED 05-27-2025
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED BEFORE AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- PLAN SHALL BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING TO BE PROVIDED BY: CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- HOURS OF CONSTRUCTION OPERATIONS:
 

MON - FRI: 7AM - 7PM  
SATURDAY: 7AM - 3PM  
NO SUNDAY CONSTRUCTION
- PROPOSED PLAT ENTRY SIGN MAY BE BUILT AT TIME OF PLAT CONSTRUCTION (PLACEMENT OF SIGN IS OPTIONAL). GEORGETOWN CHARTER TOWNSHIP ORDINANCE SHALL BE FOLLOWED FOR SIGN PLACEMENT.
- SCHOOL DISTRICT OF PROJECT: HUDSONVILLE PUBLIC SCHOOLS
- PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATERMAIN. PROPOSED STORM SEWER AND DETENTION BASIN IS INTENDED TO BE PART OF A 433 AGREEMENT AND WILL BE ADOPTED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- LOT 7 & 8 SHALL HAVE DRIVEWAYS OFF SCHEPERS DRIVE AND NOT 42ND AVENUE.

**BOUNDARY DESCRIPTION**

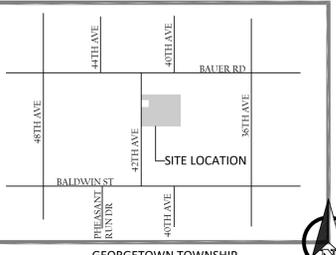
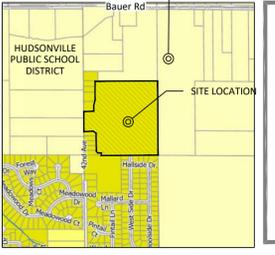
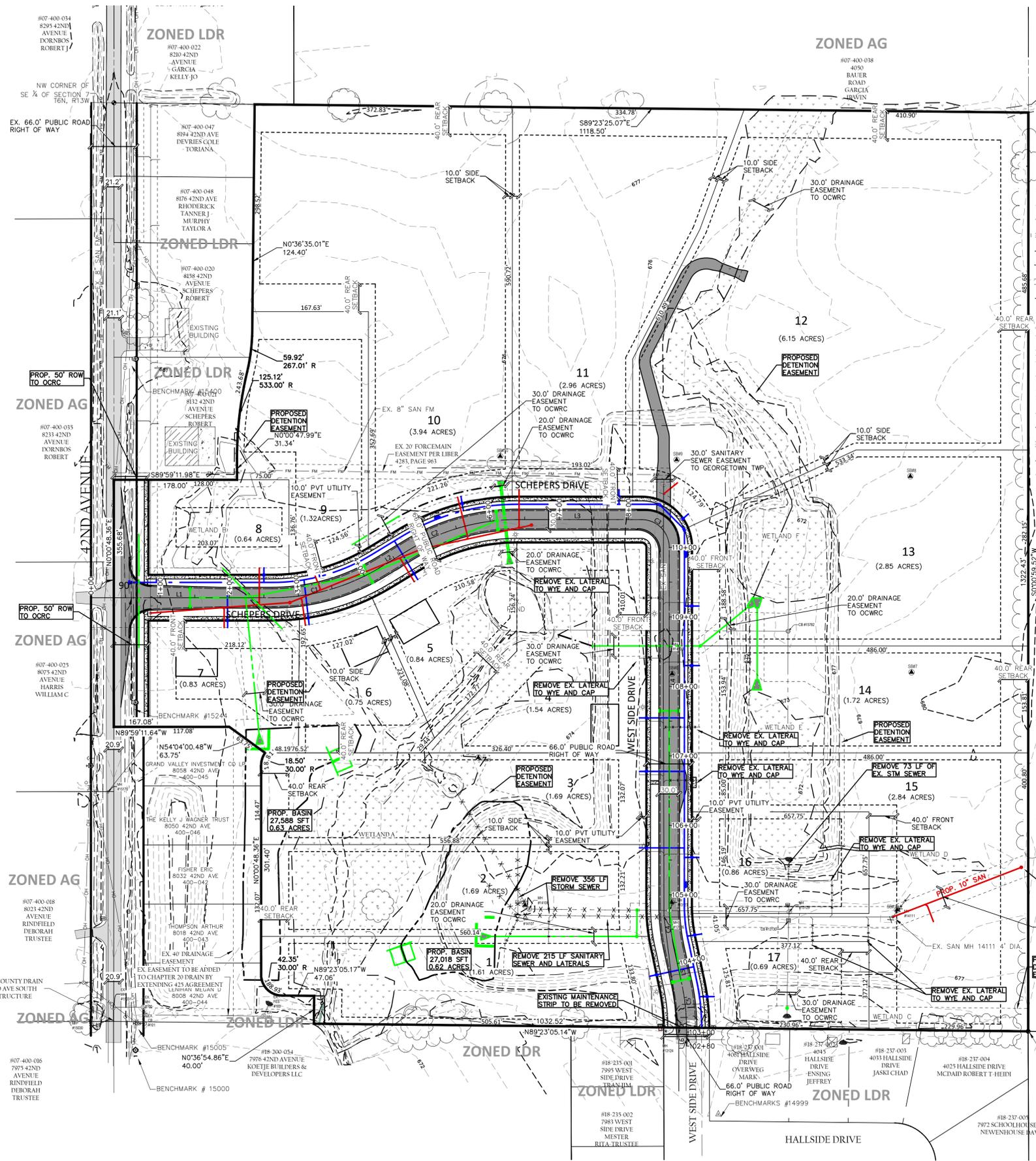
PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION AND THE POINT OF BEGINNING, THENCE N89°23'07"W 102.52 FEET ALONG THE SOUTH LINE, THENCE N00°59'11.64"W 117.08 FEET, THENCE N89°23'07"W 47.08 FEET PARALLEL WITH SAID SOUTH LINE, THENCE NORTHWESTERLY 47.01 FEET ALONG A 3000 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 89°47'23", AND A CHORD BEARING N44°29'23"W 42.57 FEET, THENCE N00°00'48"W 301.40 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE NORTHEASTERLY 18.81 FEET ALONG A 3000 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 35°53'11", AND A CHORD BEARING N07°58'24"E 18.50 FEET, THENCE N54°04'00.48"W 63.75 FEET, THENCE N89°23'07"W 127.02 FEET, THENCE N00°00'48"W 356.68 FEET ALONG SAID WEST LINE, THENCE S89°59'12"E 178.00 FEET, THENCE N00°00'48"E 31.34 FEET, THENCE NORTHEASTERLY 125.41 FEET ALONG A 3300 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°28'52", AND A CHORD BEARING N06°41'12"E 125.41 FEET, THENCE N00°00'48"W 127.02 FEET, THENCE S89°23'07"W 127.02 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE NORTHERLY 60.05 FEET ALONG A 2650 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'07", AND A CHORD BEARING N07°03'10"E 59.92 FEET, THENCE N00°59'11.64"W 127.02 FEET, THENCE S89°23'07"W 201.33 FEET, THENCE N00°00'48"W 201.02 FEET ALONG SAID WEST LINE, THENCE S89°23'07"W 127.02 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE S00°00'48"W 132.43 FEET ALONG THE EAST LINE OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINS 36.49 ACRES SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF RECORD. ALSO SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR 42ND AVENUE OVER THE MOST WESTERLY 33.00 FEET THEREOF.

**BENCHMARKS**

- BENCHMARK #15000** ELEV. = 674.16 (NAVD88)  
FLANGE BOLT ON HYDRANT UNDER "M", LOCATED 34'± EAST OF THE CENTERLINE OF 42ND AVENUE & 41'± SOUTH OF THE SOUTH LINE OF SUBJECT PROPERTY.
- BENCHMARK #15005** ELEV. = 674.21 (NAVD88)  
SPIKE IN EAST SIDE OF UTILITY POLE, LOCATED 34'± EAST OF THE CENTERLINE OF 42ND AVENUE & 2'± SOUTH OF THE SOUTH LINE OF SUBJECT PROPERTY.
- BENCHMARK #15244** ELEV. = 677.46 (NAVD88)  
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 460'± NORTH OF SOUTH LINE OF SUBJECT PROPERTY. (1.5'± A.G.L.)
- BENCHMARK #15400** ELEV. = 682.85 (NAVD88)  
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 10'± SOUTH OF SOUTH EDGE OF HOUSE #8158 42ND AVENUE. (1.5'± A.G.L.)
- BENCHMARK #15675** ELEV. = 678.55 (NAVD88)  
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 160'± NORTH OF NORTH LINE OF SUBJECT PROPERTY. (1.5'± A.G.L.)
- BENCHMARK #14999** ELEV. = 679.04 (NAVD88)  
SOUTHEASTERLY FLANGE BOLT TO HYDRANT, LOCATED AT THE NORTHEAST QUADRANT OF HALLSIDE DRIVE AND WEST SIDE DRIVE. (1.0'± A.G.L.)

**SOIL BORING LOGS**

- SB #97-2-01  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, GRAY/BROWN MOTTLED, SANDY  
3.0-7.5 CLAY, BROWN, SANDY  
7.5-10.0 SAND, VERY FINE TO FINE, GRAY, CLAY, WET  
10.0-14.8 SAND, FINE TO COARSE, GRAY  
14.8-15.0 CLAY, GRAY, SILTY  
(WATER @ 4.0')
- SB #97-2-02  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-03  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-04  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-05  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-06  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-07  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-08  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-09  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-10  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-11  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-12  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-13  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-14  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-15  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-16  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-17  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-18  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-19  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')
- SB #97-2-20  
0.0-2.0 TOPSOIL  
0.7-3.0 CLAY, BROWN/GRAY MOTTLED, SANDY  
3.0-5.0 CLAY, DARK BROWN/GRAY MOTTLED, SANDY  
5.0-8.5 CLAY, BROWN, VERY SILTY, MOST TO WET  
8.5-12.0 SAND, FINE TO MEDIUM, SILTY, BROWN, WET  
12.0-13.5 CLAY, GRAY, SILTY  
13.5-15.0 SAND, VERY FINE TO FINE, GRAY, WET  
(WATER @ 6.0')



**Legend**

Water	High Density (H-D)
Water Body	Medium Density (M-D)
Water	Low Density (L-D)
Water	Low Medium Density (L-M-D)
Water	Medium Density (M-D)
Water	High Density (H-D)
Water	Low Density (L-D)
Water	Low Medium Density (L-M-D)
Water	Medium Density (M-D)
Water	High Density (H-D)
Water	Low Density (L-D)
Water	Low Medium Density (L-M-D)
Water	Medium Density (M-D)
Water	High Density (H-D)

**SYMBOL LEGEND**

- EXISTING TREE
- BOLLARD
- LIGHT POLE
- POWER POLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- STORM CULVERT
- SIGN
- HYDRANT
- MAILBOX
- FLOW DIRECTION ARROW
- COMMUNICATION STRUCTURE
- ELECTRICAL FIXTURE
- SECTION CORNER
- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- WELL

**LINE AND HATCH LEGEND**

- LANDSCAPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- WETLAND

**Line Table**

Line #	Length	Direction	ROAD	Start Point	End Point
L1	262.13	N89° 23' 29.79"E	SCHEPERS DR.	0+00.00	+2+62.13
L2	50.11	N58° 21' 57.17"E	SCHEPERS DR.	4+25.36	4+75.48
L3	180.21	N89° 32' 41.33"E	SCHEPERS DR.	6+38.73	8+18.94
L4	512.82	S07° 27' 18.69"E	SCHEPERS DR.	110+00.00	104+87.18
L5	50.20	S12° 57' 47.18"E	SCHEPERS DR.	104+21.69	103+71.49
L6	26.09	S07° 28' 58.90"E	SCHEPERS DR.	103+06.15	102+80.06

**Curve Table**

CURVE NO.	DELTA	RADIUS	LENGTH	ROAD	PC	PT
C1	31°10'33"	300.00	163.24	SCHEPERS DR.	2+62.13	4+25.36
C2	31°10'44"	300.00	163.25	SCHEPERS DR.	4+75.48	6+38.73
C3	90°00'00"	40.00	62.83	SCHEPERS DR.	8+18.94	8+81.77
C4	12°30'28"	300.00	65.49	WEST SIDE DR.	110+00.00	110+62.83
C5	12°28'48"	300.00	65.35	WEST SIDE DR.	104+87.18	104+21.69

**REVISIONS**

NO.	DATE	REVISION	BY
2	04/02/2025	REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP	MDS
3	04/09/2025	PER GEORGETOWN TOWNSHIP COMMENTS	MDS
4	05/22/2025	PER OCWRC COMMENTS	MDS
5	08/15/2025	PER OCWRC COMMENTS	MDS
6	09/26/2025	PER OCWRC COMMENTS	CJW
7	12/30/2025	TENTATIVE PRELIMINARY PLAT RESUBMITTAL	MDS

GEORGETOWN TOWNSHIP  
OTTAWA COUNTY, MICHIGAN  
SE 1/4 OF SEC. 7  
**SCHEPERS FARM**  
TENTATIVE PRELIMINARY PLAT  
SITE PLAN

**VK CIVIL** Vriesman & Korhorn  
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