



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 09, 2023 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**AGENDA**

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To attend and participate in this remote meeting of the City of the Village of Douglas Planning Commission, please consider joining online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/86911131977>

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**1. CALL TO ORDER**

**2. ROLL CALL**

**A.** Approval of February 9, 2023 Agenda (additions/changes/deletions)

**B.** Approval of January 12, 2023 Minutes (additions/changes/deletions)

*Motion to approve; February 9, 2023 Agenda & January 12, 2023 Minutes. (Roll Call Vote)*

**3. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)**

**4. PUBLIC COMMUNICATION - WRITTEN**

**5. NEW BUSINESS**

**A.** Public Hearing - Forest Gate Duplex Condominium Project

*-Motion to Open Public Hearing (Roll Call Vote)*

a. Applicant Presentation

b. Public Comments (limit 3 minutes each, please)

c. Staff Remarks

d. Commissioner Questions

*- Motion to Close Public Hearing, Recommend to City Council (Roll Call Vote)*

B. Draft Sign Ordinance - Discussion Only

**6. UNFINISHED BUSINESS**

**7. REPORTS**

A. Planning and Zoning Administrator Report

B. Planning Commissioner Remarks (limit 3 minutes each, please)

**8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)**

**9. ADJOURNMENT**

**Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Pamela Aalderink, City Clerk, at (269) 857-1438, or [clerk@douglasmi.gov](mailto:clerk@douglasmi.gov) to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN**



**THE CITY OF THE VILLAGE OF DOUGLAS  
PLANNING COMMISSION MEETING  
THURSDAY, JANUARY 12, 2023, AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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1. **CALL TO ORDER:** Motion by Chair Buszka
2. **ROLL CALL** – Present: Seabert, Pattison, O’Malley, Balmer, Freeman, Heneghan, Buszka  
Absent: None
  - A. Approval of Agenda: Motion by Commissioner Pattison, with support from Commissioner Seabert, to approve the agenda. Motion carried by unanimous roll call vote.
  - B. Approval of Minutes: Motion by Commissioner Seabert, with support from Commissioner O’Malley, to approve the minutes. Motion carried by unanimous roll call vote.
3. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES):**

*Suzanne Dixon* -797 Center St. is alarmed that many of the projects coming before the Planning Commission (PC) want variances of some kind. Would like the PC to weigh these requests carefully.

*David Burdick* – 385 Fremont St. disagrees with the legal analysis in that all PUD’s must be under a unified ownership, once that property was sold although it is still in a PUD designated area, it must have a 2 acre minimum and cannot piggyback onto the PUD used by Douglas Harbor Village because they do not have a unified ownership. The developer is seeking a great variance from our ordinances, through the lack of parking, through excessive height, through numerous other things that do not meet basic criteria. The Commission has no obligation to provide any variance, and in order to grant a PUD the city has to get something in exchange for loosening the regulations. The applicant does not seem to be bringing anything to the table that helps the city. After Douglas Harbor Village was built we deliberately reduced the height restrictions from 32’ to 28’ and put in a two story maximum height structure. (Speaks as past Chair of Planning).

*Debbie Larsen* – 371 Main St. agrees with Mr. Burdick and does not believe that most people know what is going on.
4. **PUBLIC COMMUNICATION – WRITTEN:** No written communication.
5. **NEW BUSINESS**
  - A. Douglas Flats - 200 Center street - Final PUD Plan Review
 

*Motion by Commissioner Pattison, with support from Commissioner Seabert, to open the Public Hearing for 200 Center St. Motion carried by roll call vote.*

Mr. Steve Witte of Nederveld & Associates, on behalf of the property owner Ufuk Turan, has submitted an application for Final PUD plan review for a 3,060 sq.ft. vertical mixed-use building at 200 Center St. (Parcel# 59-600-003-00) containing 10 residential units, with 2 of the units proposed on the ground floor and commercial uses facing Center St. The parcel is approximately .27 acres in size and is zoned C-1 PUD. Mr. Witte acknowledged there would be no approval for this evening due to the recently obtained information on the history of the parcel.

Chair Buszka asked for comments from the Interim Planning & Zoning Administrator, Tricia Anderson. Ms. Anderson indicated that the applicants have been working on this project for quite some time. She added that it was difficult to find any records that would provide parameters for the PUD in which the property is located. Ms. Anderson explained that some information was uncovered earlier that day that would tell the story of which PUD the parcel belonged to. The Douglas Harbor Village PUD was formed after the original PUD that included the subject parcel in the late 90's. It was called "the Lodge" and was planned for a large conference center, and it never came to fruition. This was the information that was needed in order to conclude whether any "action" had been taken on the PUD, since Section 27.10 of the PUD article in the zoning ordinance states that the PUD shall have no effect if action is not taken within one year of approval. She added that she informed the applicant shortly before the meeting about this discovery, and he still wished to continue with the Public Hearing to find out what the city really wants in this section.

*Motion by Balmer, with support from O'Malley, to close the Public Hearing. Motion carried by unanimous roll call vote.*

Commissioner Seabert expressed that he was not ok with the lack of parking and that there is a still need for parking for the workers of the retail business. He feels that the height is too tall and wondered where all the water is going. Is there a basement planned? Storage is needed for bikes, etc. Is this a rental or a condo? Is the dumpster adequate? How is a garbage truck going to maneuver?

Commissioner Heneghan does not have an issue with the height. She feels the parking is inadequate, especially when there is no buffer or landscaping between the north side and the lot. Where are the bike racks? The sidewalk on the west side of the building – is there one? How will residents with pets get their pets/kids to the main sidewalk with sharing the drive aisle? What's the projected sale price? A lighting plan is needed. Is there enough space for emergency access? The drive is noted to be needing to be 26 feet in width but it is still 24'. She doesn't want to not see it developed, but she just wants it to be meeting all these standards.

Commissioner Balmer questioned the zoning and called out parking calculation discrepancies. He wants the site developed, but he thinks the ground floor will have to be commercial because they won't meet the special land use standards of ground floor residential being required to be located adjacent to other residential districts. He gave the history of the other 3-story mixed-use building and that they promised jobs and got grant money to help pay for the improvements to Center Street.

Commissioner Freeman doesn't see this building fitting in on that parcel. He also asked if they would be short-term rentals, and he doesn't think the parking is adequate for residential. Additionally, he is worried about the garbage truck and fire truck turning radius. He stated that the first plan was a two-story – what happened with that?

Commissioner Pattison indicated that she likes the architecture but she's a hard line on 28' height maximum. She feels that parking is not adequate and that the parking lot was full at the Cove. Because of this, she feels that public parking would be competitive. The residential on the main floor is not a good fit here. She wants to see attainable housing, and wonders if it is a condo or is it a rental. She

agreed with Commissioner Heneghan questioning where residents would take their pets since there is almost no green space.

Commissioner O'Malley noted that he agrees with everyone else's comments in that there is not enough parking. The Ground floor residential doesn't fit and he's not ok with the height.

Chair Buszka agrees with Commissioner Pattison about accessibility being the only good reason for ground floor residential. He does not feel that the PUD is still in effect based on 27.10. He feels strongly about having the DDA weigh in on the proposed development, as that is what would be required under the C-1 zoning. He added that the DDA feels strongly about developments having adequate parking. There needs to be some recognizable benefit for the City in order for the city to approve departures from the zoning ordinance. He gave examples of benefits, such as affordable housing guarantees, and guaranteed no short-term rentals.

Commissioner Seabert added that the third floor must be set back like the existing 3-story building just east of the subject site. The building should be right up to the sidewalk or at least align with the setback of the realty building to the east. He'd like to see a barrier on the west side so that there isn't unlawful cross-access.

Commissioner Heneghan asked where the snow is going to go. She doesn't want to see a parking space get taken up by snow. She would also like to see a complete lighting and landscaping plan

Commissioner Balmer believes it is an expired PUD and is not in favor of the height.

Commissioner Freeman indicated that there is no parking at Alley's, no parking at Cove, no parking on the street.

Commissioner Seabert asked if the power pole would be moved. Chair Buzska allowed for the applicant to respond to some of the commissioners' concerns.

Mr. Witte responded, noting that he's hearing that the height is excessive. He also noted that if the parcel reverts back to C1 the parking is met, and he will install bike rack(s). He added that a flat roof should be no concern and that the stormwater is being handled through underground detention. He added that there will be no basement and that he will review dumpster concerns. He added that the Fire Department feedback has been obtained and that the setbacks and buffer meet the Ordinance. There is a small space to the north for snow storage, and he would look into 3' possible sidewalk along the access drive. No lighting plans have been developed yet, and he will check with City Planner on landscaping requirement. Mr. Turan spoke to the question regarding whether short term rentals are planned here. Mr. Turan added that the property will not be used as short-term or long-term rentals, and it is his goal to be able to offer market-rate housing for folks who live and work in Douglas. He appreciated the feedback and wanted to know what the city would like to see. The parking overflow could be the property next to the bowling alley, which is also owned by him. Chair Buszka wanted the applicant to hear from the public, a motion was made by Seabert, supported by O'Malley to open Public Comment.

*Dave Heilman* questioned the parking, did not want residents using his parking area.

*David Burdick* asked what would the town like to see here? He said that there were extensive conversations and sessions in assessing what the town wants and he said it's found in the zoning ordinance. There's not a lot that is working on this site.

*Dan Shanahan* would like Planning to go back and discuss the parking and snow problems. Mr. Witte, representing the applicant requested the Planning Commission table further discussion due to PUD or C1 issue, and seek the City Attorney's opinion.

*Motion by Seabert, with support from Pattison, to table the Douglas Flats application until further information has been received regarding the PUD or C1 designation, along with the City Attorney's opinion.*

*Motion carried by unanimous roll call vote.*

**6. UNFINISHED BUSINESS:** No unfinished business

**7. REPORTS**

- A. Planning and Zoning Administrator Report – Ms. Anderson noted that the Forest Gate applicant will resubmit their plan for the February meeting, and that they are now proposing duplex condos instead of 5 unit condos, in order for the development to not be subject to the Design Guidelines for Multiple Family Housing. She added that she would like to bring the Sign Ordinance to the Planning Commission for discussion only. Also, she is working on a proposal from Williams & Works to update the Master Plan
- B. Planning Commissioner Remarks  
Commissioner O'Malley thanked everyone for their work.

Commissioner Balmer thanked everyone for their objective view of the 200 Center St. plan.

Commissioner Heneghan questioned who the site plan review committee was? She also addressed the reason for their meeting prior to last month's meeting, where three planning commissioners met with the planner and the applicant and found it a bit upsetting.

Buszka stated they decided to accept the request to meet due to the applicant appearing before the commissioners 4 times.

Commissioners requested that Ms. Anderson draft a resolution that these pre-PC meetings are not to occur.

**8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)**

Suzanne Dixon stated BDR never recorded the conservation easement for the final section they wanted to develop.

Jerry Donovan attended his first Planning meeting and thanked PC members for their work.

**9. ADJOURNMENT**

Motion to adjourn by Commissioner Seabert, second by Commissioner Balmer.

# williams&works

engineers | surveyors | planners

**MEMORANDUM**

**To:** Mr. Rich LaBombard, Douglas City Manager  
**Date:** February 3, 2023  
**From:** Tricia Anderson, AICP  
**RE:** **Forest Gate Duplex Condominium Project**

A revised plan was submitted for review, dated 1/26/2023, intended to be reviewed by the Planning Commission on 2/9/2023. As you may know, the applicant has modified the plan significantly to propose two-unit attached condominiums, as opposed to the initial proposed 5-unit multifamily townhome buildings, due to several of the multifamily design guidelines that were unable to be met by the applicant.

My initial suggestion to the applicant, when this significant change was proposed, was that the plan should be brought back to the Site Plan Review Committee for review by all City departments (fire, police, engineering, DPW and planning/zoning) prior to being placed on the Planning Commission agenda. In an effort to help move the project along, I opted to forego the SPRC meeting and simply allow the applicant to resubmit. I reviewed the first rendition of the duplex plan dated 12/28/2022 and pointed out areas that must be addressed.

This memorandum is intended to provide comments on the revised submittal dated 1/26/2023 and to identify areas where additional information is required or where compliance with applicable ordinances is needed, along with my final thoughts. The following ordinance sections were applied in our review of the revised submittal:

1. Article 8, R-5, Multiple Family District
2. Article 16, General Provisions
3. Article 18, Access Control and Private Roads
4. Article 19, Offstreet Parking and Loading
5. Article 21, Landscaping, Buffering and Fencing
6. Article 24, Site Plan Reivew

Standard	Met/Not Met	Comments
8.03.D. The distance between residential buildings shall be a minimum of thirty (30) feet unless waived by the Planning Commission as part of a Planned Unit Development approval	Not met.	Plan provides dimensions between some buildings but not all.
16.24(4)(b)(i) The information required for site plan review by Article 24 of this Ordinance	Not met.	See Article 24 standards below.
16.24(4)(b)(ii) Layout and dimensions of each condominium building, and the building envelope for such building. The condominium project plan for all types of condominium developments, whether containing detached or attached units, shall depict a building envelope around each building so as to demonstrate compliance with the minimum lot area requirement, the minimum lot width requirement, and the minimum building setback requirement of the zone district in which the building is located, and where	Met	

<i>applicable, the building placement and separation requirements of the zone district in which the building is located;</i>		
<i>16.24(4)(b)(iii) Written approval of the proposed design and location of the entrance to the condominium development from the Allegan County Road Commission as applicable</i>	Not applicable	
<i>16.24(4)(b)(iv) The use and occupancy restrictions and maintenance provisions for all general and limited common elements that will be included in the master deed including a copy of the draft master deed and by-laws</i>	Not met.	The applicant has not submitted a revised master deed for our review that would reflect the new style of development.
<i>16.24(4)(b)(v) A storm drainage and a storm water management plan, including all lines, swales, drains, basins, and other facilities and easements granted to the appropriate municipality for installation, repair, and maintenance of all drainage facilities.</i>	Not met.	Proposed easements do not identify who they are granted to, nor has a draft master deed been reviewed for any maintenance agreement language.
<i>16.24(4)(b)(vi) A utility plan showing all water and sewer lines and easements to be granted to the appropriate municipality or public utility for installation, repair and maintenance of all utilities</i>	Not met.	No private lines shown. No easements shown.
<i>16.24(4)(b)(vii) A narrative describing the overall objectives of the proposed condominium project.</i>	Not met.	A written narrative or project description has not been provided.
<i>16.24(4)(b)(viii) A narrative describing the proposed method of providing potable water supply, and sanitary sewage disposal facilities and other utilities</i>	Met	Shown in <i>General Notes</i> on Sheet C-101.
<i>16.24(4)(b)(ix) Private streets, if any, within the proposed condominium project.</i>	Not applicable	
<i>16.24(7)(a) The plan shall satisfy the standards and requirements for site plan approval in Article 24 of this Ordinance, except that if the condominium project is proposed as a Planned Unit Development, subparagraph (b) shall apply, rather than this subparagraph (a)</i>	Not met	See Article 24 standards below
<i>16.24(7)(b) If the condominium project is proposed as a Planned Unit Development, the plan shall satisfy the standards and requirements for approval in Article 27 of this Ordinance.</i>	Not applicable	
<i>16.24(7)(c) The proposed common elements and maintenance provisions, use and occupancy restrictions, utility systems and streets, project layouts and design, or other aspects of the proposed project, shall comply with all requirements of the Condominium Act or other applicable laws, ordinances or regulations. The Zoning Administrator, City Planner, City Attorney, City Engineer, City Fire Chief, Kalamazoo Lake Sewer and Water Authority, Allegan County Drain Commission or other appropriate persons shall be consulted as necessary to make this determination.</i>	Not met	We have not reviewed a revised master deed to ensure that the requirements of the Condo Act have been met.
<i>16.24(7)(d) Each condominium building shall comply with all applicable provisions of this Ordinance, including, but not limited to, minimum lot area, minimum lot width, required front, side and rear yards, and maximum building height and other minimum provisions of the applicable zone district; provided, however, that if a condominium building is located in a planned unit development under Article 27, the City Council, upon recommendation of the Planning Commission, may approve departures or modifications in the requirements stated in this subparagraph (d), under the terms of Section 27.4 of this Ordinance.</i>	Met	
<i>16.24(7)(e) If a condominium project is proposed to have public streets, the streets shall be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for platted public streets as required by the Allegan County Road Commission</i>	May be met	Construction and design has not been reviewed.
<i>(f) Private streets may be permitted to provide access to and throughout a condominium project, subject to the following requirements:                  (i) All private streets shall comply with Section 18.02 of this Ordinance.                  (ii) Provisions in the Master Deed and Bylaws shall obligate the developer and/or owner's association to assure that all the private streets are regularly maintained, repaired and snowplowed so as to assure that they</i>	Not applicable	

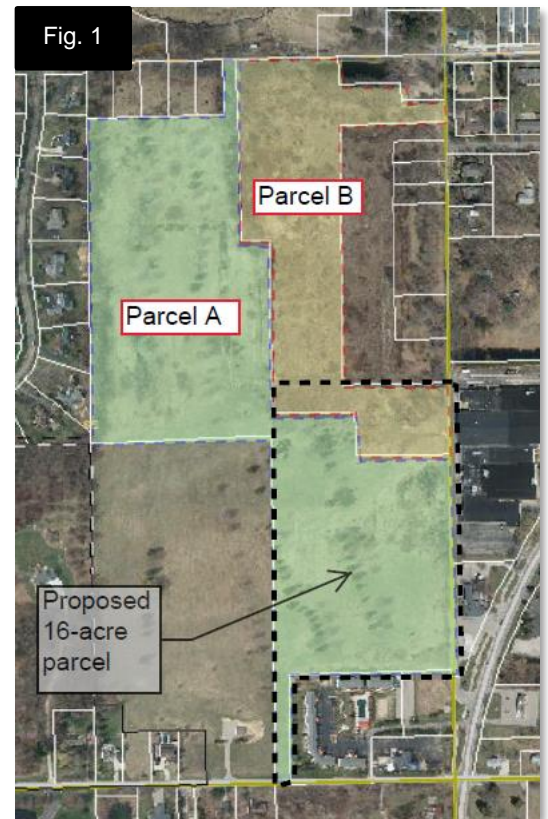
are safe for travel at all times. The Master Deed and/or Bylaws shall also include a provision indemnifying and holding the City harmless from any and all claims for personal injury and for property damage arising out of the failure to properly construct, maintain, repair and replace the private streets.		
18.01(1)(a)4. Residential driveways shall be a minimum of forty (40) feet from the nearest right-of-way line of an intersecting road or street except on platted lots existing as of September 15, 2007.	Met	
19.03(1) One and Two Family Dwellings: Two (2) spaces for each dwelling unit.	Met	
21.01(2)(a) Location, spacing, size, and root type [bare root (BIR) or balled and burlaped (BB)] and descriptions for each plant type proposed for use within the required landscape area	Not met	Spacing not provided.
21.01(2)(b) A scale of at least: 1" = 20'	Not met	Scale not provided
21.01(2)(c) Existing and proposed contours at intervals not to exceed two (2) feet and, where requested by the Zoning Administrator, one-hundred (150) feet beyond the site.	Not met	Contours not shown
21.01(2)(d) Typical straight cross-section including slope, height, and width of berms and type of ground cover, or height and type of construction of wall or fence, including footings.	Met	
21.01(2)(e) Significant construction details to resolve specific site conditions, such as tree wells to preserve existing trees or culverts to maintain natural drainage patterns.	Met	
21.01(2)(f) Planting and staking details in either text or drawing form to ensure proper installation and establishment of proposed plant materials.	Met	
21.01(2)(g) Identification of existing trees and vegetative cover to be preserved as well as that to be removed.	May be met	The plan shows "existing trees" along the Ferry Street frontage, however, individual existing trees should be shown. Existing trees must also be labeled "to be preserved".
21.01(2)(h) Identification of grass and other ground cover and method of planting.	Met	
21.01(2)(i) Identification of landscape maintenance program including statement that all diseased, damaged, or dead materials shall be replaced in accordance with standards of this Ordinance	Not met	No statement of this type has been provided.
21.01(5)(c) Landscaping along public rights of way shall include a minimum of one (1) tree at least fifteen feet in height or a minimum caliper of three (3) inches (whichever is greater at the time of planting) for each thirty (30) lineal feet, or major portion thereof, of frontage abutting said right of way. Tree species shall be selected from the City of Douglas recommended species list. The remainder of the landscaping within the right of way shall comply with the recommendation of the Blue Star Corridor plan or other streetscape plans on file at the time of application and may include grass, ground cover, shrubs, and/or other natural, living, landscape material.	Met	
21.01(10)(a)(2) [Screening for Mechanical Equipment, not applicable to single-family residential uses] Equipment at Grade: When located on the ground adjacent to a building, mechanical equipment is to be screened by landscaping, a solid wall or fencing from the view of the street or surrounding properties.	Not met.	
24.02(1)The applicant's name, address, email and phone number in full.	Met	
24.02(2) Proof of property ownership, and whether there are any options on the property, or any liens against it.	May be met	It is unknown if any liens exist against the property
24.02(3) Written statement regarding the proposed project's impact on existing infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands. If deemed necessary by the Zoning Administrator or Planning Commission, a phase 1 environmental review may be requested. As appropriate, the Zoning Administrator or Planning Commission may also	May be met	The applicant provided traffic study and environmental studies. Planning Commission has the discretion to request a Phase 2 Environmental Review.

<i>request a phase 2 environmental review. Also see Section 24.02.21 of this Section</i>		
<i>24.02(4) Property dimensions and legal description, including angles, lot area, and an arrow pointing north. If the parcel in question is less than one (1) acre in area and is a land division from an existing parcel, then a certificate of survey is required</i>	Not met	No legal descriptions have been provided. Property dimensions are not provided on site plans. The subject property will need to undergo a
<i>24.02(5) Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, carports or garages, employees by shift, amount of recreational and open space, type of recreation facilities to be provided, and pertinent information or information otherwise required by this Ordinance.</i>	Not met	Number of buildings, floor areas and number of bedrooms not shown on site plan.
<i>24.02(6) Natural features such as woodlots, streams, drains, lakes or ponds, topography (at two-foot intervals) and man-made features such as existing roads and structures, with indication as to which are to be retained and which removed or altered.</i>	Not met	Existing trees must be labeled "to remain" if they truly are planned to be remained.
<i>24.02(7) Existing or proposed public right-of-way and private easements.</i>	Met.	
<i>24.02(8) Proposed streets, driveways, parking spaces and sidewalks, with indication of direction of travel, the inside radii of all curves including driveway curb returns, the width of streets, driveways and sidewalks, the total number of parking spaces, and dimensions of a typical individual parking space and associated aisles. This will also include a free and open general public pedestrian access in a form approved by the City Attorney to adjacent property or development unless waived by the Planning Commission as being unpractical or unreasonable due to topographical, natural barrier or similar type of reason.</i>	Not met	Curve radii of driveways are not provided as discussed with the applicant.
<i>24.02(9) A vicinity sketch showing the location of the site in relation to the surrounding street system and other land uses within three hundred (300) feet in every direction of the proposed use including land uses on the opposite side of any public street.</i>	Not met	Existing driveways on Ferry Street are not shown on the site plan.
<i>24.02(10) Location of utilities including natural gas, cable, electric, telephone, fire hydrants; and the location and design of water supply, storm water management facilities, and waste water systems.</i>	Met	
<i>24.02(11) Proposed location of accessory structures, buildings and uses, including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, carports, transformers, air conditioners, trash receptacles, and signs, and the method of screening where applicable.</i>	Not met	Mechanical equipment must be screened and shown on site plan. Screening detail must be provided.
<i>24.02(12) A landscaping plan indicating the locations of planting and screening, fencing, and lighting in compliance with the requirements of Article 21. Also, proposed locations of common open spaces, if applicable.</i>	Partially met	See landscaping comments from Article 21 above.
<i>24.02(13) Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous substances as well as any containment structures or clear zones required by government authorities</i>	Met	To our knowledge, none exist.
<i>24.02(14) Location of exterior drains, dry wells, catch basins, retention and/or detention areas, sumps and other facilities designed to collect, store or transport storm water or wastewater. The point of discharge for all drains and pipes shall also be specified on the site plan.</i>	Not met.	Location of private sewer connections have not been provided.
<i>24.02(15) The location, type, style and intensity of all proposed site lighting, including building, sign, or any other proposed site lighting.</i>	Not met	Lighting locations not shown on plan and photometric plan which would demonstrate intensity, has not been provided.
<i>24.02(16) A statement from the applicant identifying all other federal, state and local permits required, if any.</i>	Partially met	The applicant lists "EGLE Floodplain Permit" under Regulatory Approvals on Sheet C-101, and also notes that the property is not within a floodplain.
<i>24.02(17) Project completion schedule</i>	Not met	Not provided

<p>24.02(18) Compliance with the recommendations of the Tri-Community Plan</p>	<p>Not met</p>	<p>The Planning Commission expressed a strong desire to see sidewalks or some type of pedestrian path along Ferry. This is absent from the latest plan. Taking advantage of opportunities to connect pedestrian pathways is a goal outlined in the City's Plan. Not placing pedestrian pathways here would be a lost opportunity to see this goal come to fruition. This is also a policy statement found in the Tri-Community Master Plan related to connecting pedestrian pathways.</p>
<p>24.02(19) Such other information as is necessary to enable the Planning Commission to determine whether the proposed site plan will conform to the provisions of this Ordinance.</p>	<p>May be met?</p>	
<p>24.02(20) Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor or planner who prepared the plan.</p>	<p>Met</p>	
<p>24.02(20) Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor or planner who prepared the plan.</p>	<p>Met</p>	
<p>24.02(21) Special Studies or Research. For complex site plans and/or for land uses that may generate significant impacts on surrounding land uses or public facilities, the Zoning Administrator or Planning Commission may require any or all of the following reports or studies as a part of a complete site plan.</p>	<p>Met</p>	<p>The Planning Commission can still require a Phase 2 Environmental assessment at their discretion.</p>

**Final Thoughts.** This application has been in process for quite some time now. Each time a revision is made by the applicant, the plan is reviewed against the same ordinance standards (with the exception of the Design Guidelines for Multiple Family Developments with the most recent submittal). There are a few items that have been discussed since early on in the process that are not being addressed in the most recent submittal:

- In all previous reports written to the Planning Commission and communication directly with the applicant, the topic of the applicant's responsibility to communicate with representatives from the City regarding the acquisition or easement on property to the south that is owned by the City has been brought up. The plan still shows this access road connecting south to Wiley Rd., which is what the City would prefer, however, without the due diligence to ensure that the City is willing to allow a portion of their property for right of way for the proposed development, the Planning Commission does not have the authority to approve a portion of a development that encroaches on a neighboring parcel.



- The Planning Commission expressed a strong desire to see sidewalks or some type of pedestrian path along Ferry. This is absent from the latest plan. Taking advantage of opportunities to connect pedestrian pathways is a goal outlined in the City's Plan. Not placing pedestrian pathways here would be a lost opportunity to see this goal come to fruition. This is also a policy statement found in the Tri-Community Master Plan related to connecting pedestrian pathways.
- Sidewalks were shown on the proposed connection road Wiley in the plan dated 12/28/2022, and are not shown on the revised plan dated 1/26/2023.
- Figure 1 shows the proposed 16-acre parcel proposed for the condominium development. The submittal has never contained a drawing like this that would give the Planning Commission a better feel for the proposed boundary change that will be required. The survey and legal descriptions are required as part of site plan approval.
- The applicant was asked to provide a statement from the Kalamazoo Lake Sewer & Water Authority in September that speaks to the impact on the capacity if existing and future water and sewer utilities.
- The street layout from the previous design (5-unit townhomes) addressed the request to design one of the driveways onto Ferry Street so that it would allow for suitable access in the event that Ferry Street is realigned for Ferry St./Blue Star Highway intersection improvement and safety. This is not shown on the 1/26/23 plan.



- Several of the items I commented on in the plan dated 12/28/2022 appear to have transferred over to the latest revision and do not appear to be addressed in the plan dated 1/26/2023. (See exhibit A).
- The project summary data shown below shows an additional 2.07 acres being added to the project. It would appear also that the lot coverage is 25.3% for both projects, though the coverage has changed with the different building footprint types. The revised plan also shows the wetland areas as being less than the amount of wetland areas that were calculated in the 11/23/22 plan. And last, the R.O.W. areas are vastly different from the last plan to the current one, even though the street layout is largely the same.

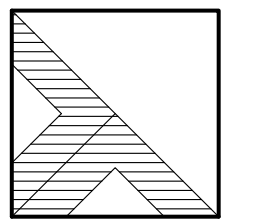
1/26/23			11/23/22		
<b>PROJECT SUMMARY</b>			<b>PROJECT SUMMARY</b>		
<u>1. PARCEL INFORMATION</u>			<u>1. PARCEL INFORMATION</u>		
CURRENT ZONING:	R-5 MULTIPLE FAMILY RESIDENTIAL		CURRENT ZONING:	R-5 MULTIPLE FAMILY RESIDENTIAL	
SITE ADDRESS:	485 FERRY ST, DOUGLAS, MI		SITE ADDRESS:	485 FERRY ST, DOUGLAS, MI	
PARCEL NUMBER:	59-017-089-95		PARCEL NUMBER:	59-017-089-95	
<u>2. BUILDING</u>			<u>2. BUILDING</u>		
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
MAX. BUILDING HEIGHT:	28 FT	22.75 FT	MAX. BUILDING HEIGHT:	28 FT	22.75 FT
MAX. BUILDING LENGTH:	120 FT	49 FT	MAX. BUILDING LENGTH:	120 FT	120 FT
MIN. FLOOR AREA :	900 SFT	1730 SFT	MIN. FLOOR AREA 5-UNIT:	1,100 SFT	1200 SFT
MAX. LOT COVERAGE:	35%	25.3%	MAX. LOT COVERAGE:	35%	25.3%
<u>3. SETBACKS FOR PROJECT LIMITS</u>			<u>3. SETBACKS</u>		
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
FRONT (MIN.)	25 FT	25 FT	FRONT (MIN.)	25 FT	25 FT
SIDE (MIN.)	7 FT	15 FT	SIDE (MIN.)	20 FT	20 FT
REAR (MIN.)	35 FT	35 FT	REAR (MIN.)	35 FT	51 FT
BLDG SEPARATION (MIN.)	30 FT	31 FT	BLDG SEPARATION (MIN.)	30 FT	30 FT
<u>4. SUMMARY OF LAND / DENSITY</u>			<u>4. SUMMARY OF LAND / DENSITY</u>		
PARCEL AREA:	18.31 AC		PARCEL AREA:	16.24 AC	
WETLAND AREA:	0.21 AC		WETLAND AREA:	0.39 AC	
R.O.W. AREA:	2.93 AC		R.O.W. AREA:	0.81 AC	
NET BUILDABLE AREA:	15.17 AC		NET BUILDABLE AREA:	15.04 AC	
MAXIMUM DENSITY:	6 UNITS PER BUILDABLE AREA		MAXIMUM DENSITY:	6 UNITS PER BUILDABLE AREA	
PROPOSED UNITS:	90 UNITS		PROPOSED UNITS:	90 UNITS	
PROPOSED DENSITY:	5.93 UNITS PER BUILDABLE ACRE PER NET BUILDABLE AREA (15.17)		PROPOSED DENSITY:	5.98 UNITS PER BUILDABLE ACRE	

- The wetland area shown above for the 1/26/23 plan is shown as .21 acres. The general notes section of Sheet C-101 indicates that there are approximately .60 acres of wetlands. This discrepancy must be cleared up.

**Recommendation.** It is our recommendation that the applicant thoughtfully address these issues in a revised plan prior to being placed on the Planning Commission’s agenda. It is also our recommendation that the applicant attend the Site Plan Review Committee to obtain input from other City departments and incorporate that input into the required revisions.

The Planning Commission should take the opportunity to hold the public hearing and listen carefully to the public’s, fellow Planning Commissioners and the applicant’s comments. It is not recommended that the Planning Commission take any action on this item, and instead postpone the item to a subsequent meeting, based on the findings listed in this report. The public hearing can be adjourned, if needed, to re-open it at a future meeting.

Please reach out with any questions.



**DRIESENKA & ASSOCIATES, INC.**

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734-368-9483

**FOREST GATE CONDOMINIUMS**  
485 FERRY ST.  
SECTION 17, T03N, R16W, CITY OF DOUGLAS, ALLEGAN CO.  
-FOR-  
**ARGENT MANAGEMENT GROUP, INC.**  
PO BOX 571, DOUGLAS, MI 49406

**ISSUED FOR:**

1	PRELIMINARY REVIEW	05-06-2022
2	PRELIMINARY REVIEW	06-09-2022
3	PRELIMINARY REVIEW	06-20-2022
4	CITY REVIEW	07-15-2022
5	CITY REVIEW	07-27-2022
6	CITY REVIEW	08-18-2022
7	CITY REVIEW	08-24-2022
8	CITY REVIEW	10-20-2022
9	CITY REVIEW	11-29-2022
10	CITY REVIEW	12-28-2022

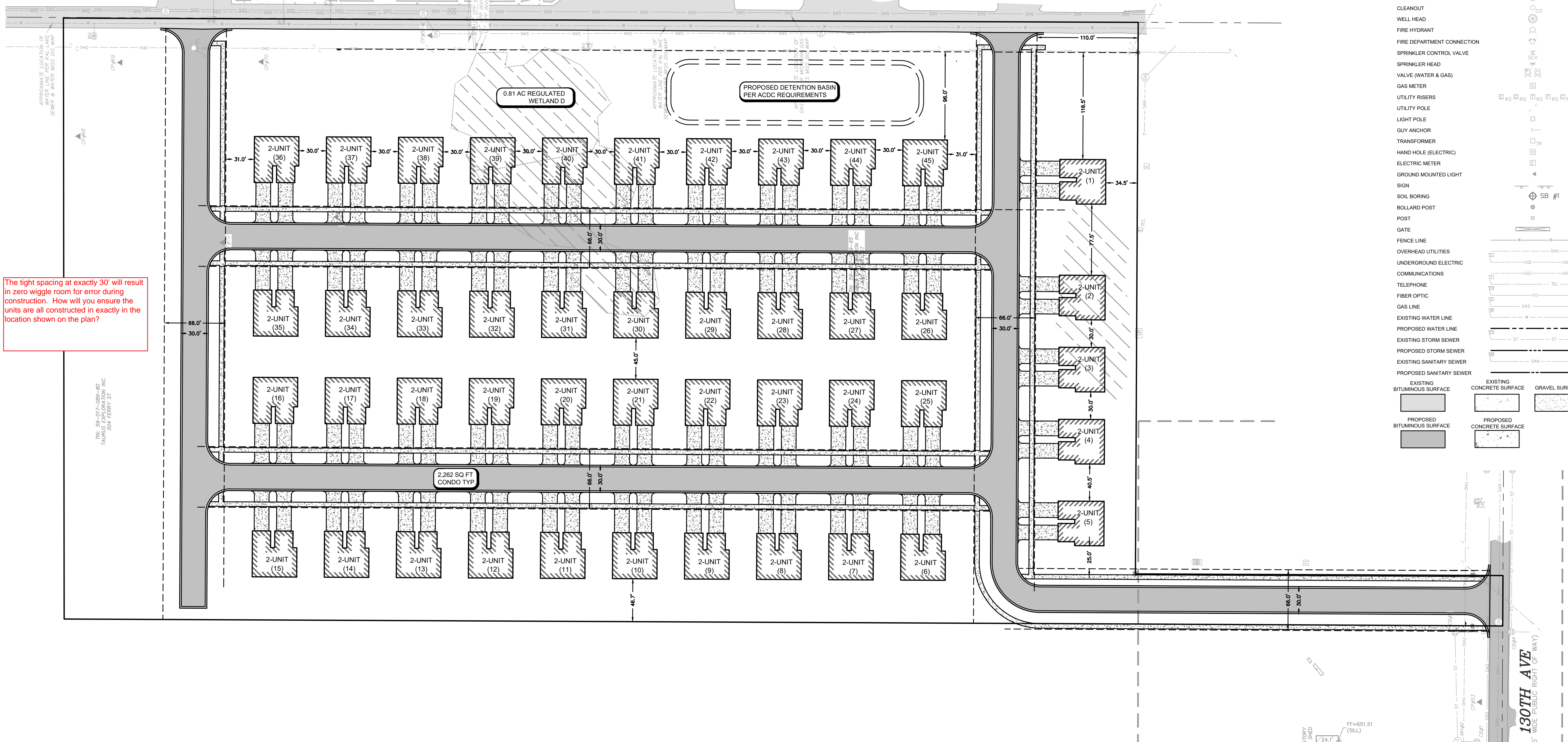
Project Manager:  
**JOHN TENPAS**  
Project #  
2210328.1A  
Sheet Title:

**OVERALL SITE  
PLAN**

Sheet #

**C-101**  
5 of 12

**FERRY STREET**  
(66' WIDE PUBLIC RIGHT OF WAY)



The light spacing at exactly 30' will result in zero wiggle room for error during construction. How will you ensure the units are all constructed in exactly in the location shown on the plan?

**LEGEND**

EXISTING      PROPOSED

- BENCHMARK
- STORM SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- CLEANOUT
- WELL HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- VALVE (WATER & GAS)
- GAS METER
- UTILITY RISERS
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- TRANSFORMER
- HAND HOLE (ELECTRIC)
- ELECTRIC METER
- GROUND MOUNTED LIGHT
- SIGN
- SOIL BORING
- BOLLARD POST
- POST
- GATE
- FENCE LINE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC COMMUNICATIONS
- TELEPHONE
- FIBER OPTIC
- GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

EXISTING BITUMINOUS SURFACE      EXISTING CONCRETE SURFACE      EXISTING GRAVEL SURFACE

PROPOSED BITUMINOUS SURFACE      PROPOSED CONCRETE SURFACE

**PROJECT SUMMARY**

<b>1. PARCEL INFORMATION</b>	
CURRENT ZONING:	R-5 MULTIPLE FAMILY RESIDENTIAL
SITE ADDRESS:	485 FERRY ST, DOUGLAS, MI
PARCEL NUMBER:	59-017-089-95
<b>2. BUILDING</b>	
REQUIRED	PROVIDED
MAX. BUILDING HEIGHT:	28 FT      22.75 FT
MAX. BUILDING LENGTH:	120 FT      49 FT
MIN. FLOOR AREA:	900 SFT      1730 SFT
MAX. LOT COVERAGE:	35%      25.3%
<b>3. SETBACKS TO PROJECT LIMITS</b>	
REQUIRED	PROVIDED
FRONT (MIN.):	25 FT      25 FT
SIDE (MIN.):	7 FT      15 FT
REAR (MIN.):	35 FT      34.5 FT
<b>BLDG SEPARATION (MIN.):</b>	<b>15 FT      30'</b>
<b>4. SUMMARY OF LAND / DENSITY</b>	
PARCEL AREA:	18.04 AC
WETLAND AREA:	0.39 AC
R.O.W. AREA:	2.19 AC
NET BUILDABLE AREA:	15.46 AC
MAXIMUM DENSITY:	6 UNITS PER BUILDABLE AREA
PROPOSED UNITS:	90 UNITS
PROPOSED DENSITY:	5.82 UNITS PER BUILDABLE ACRE
	<b>For net buildable area (15.46 acres)</b>

- 5. REGULATORY APPROVALS**  
THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS, AT A MINIMUM (OTHER PERMITS/APPROVAL MAY ALSO BE REQUIRED)
- CITY OF THE VILLAGE OF DOUGLAS SITE-PLAN
  - CITY OF THE VILLAGE OF DOUGLAS FIRE DEPARTMENT
  - ALLEGAN COUNTY DRAIN COMMISSIONER STORM WATER MANAGEMENT
  - ALLEGAN COUNTY SOIL EROSION & SEDIMENTATION CONTROL PERMIT
  - ALLEGAN COUNTY ROAD COMMISSION
  - EGL E NPDES CONSTRUCTION SITE STORM WATER DISCHARGE
  - EGL E PUBLIC WATER SYSTEM PERMIT
  - EGL E PUBLIC WASTEWATER SYSTEM PERMIT
  - EGL E WETLAND PERMIT
  - EGL E FLOODPLAIN PERMIT** *Is this property in a floodplain?*
- 6. IMPACT ON PUBLIC SERVICES**  
PROJECT WILL NOT RESULT IN ADVERSE IMPACT TO PUBLIC SERVICES, INCLUDING POLICE & FIRE PROTECTION, UTILITIES, TRAFFIC OR ROADWAYS. *Include traffic study recommendations here.*
- 7. IMPACT TO SURROUNDING PROPERTIES**  
USE OF PROPERTY WILL BE CONSISTENT WITH OTHER USES IN THIS ZONING DISTRICT AND IN THE SURROUNDING AREA. USE OF PROPERTY WILL NOT GENERATE ADVERSE LEVELS OF NOISE, VIBRATION, SMOKE, LIGHT, GLARE, OR OTHER PROBLEMATIC CONDITIONS.
- 8. PARKING**  
PARKING TO BE PROVIDED PER CITY STANDARDS. TWO PARKING SPACES WILL BE PROVIDED INSIDE EACH 414.6 SQ-FT GARAGE FOR RESIDENTS. TWO GUEST PARKING SPOTS ARE AVAILABLE IN THE DRIVEWAY TO EACH GARAGE. *for each dwelling unit.*
- 9. SIGNAGE**  
SIGNAGE TO BE PROVIDED PER CITY STANDARDS
- 10. STORM WATER MANAGEMENT**  
STORM WATER WILL BE COLLECTED IN A SERIES OF CATCH BASINS, PIPES, AND DITCHES AND ROUTED TO AN EXISTING LAKE ON THE EAST SIDE OF THE PROPERTY PER ALLEGAN COUNTY DRAIN COMMISSIONER REQUIREMENTS. *Existing lake? This section should indicate detention or retention and any structures associated with the pond that will need to be maintained.*
- 11. WATER/SEWER SERVICE**  
SITE WILL BE SERVED BY NEW PRIVATE WATER AND SEWER SERVICES AND MAINS CONNECTED TO EXISTING MAINS ADJACENT TO THE SITE. *Each unit will be connected to the public system.*

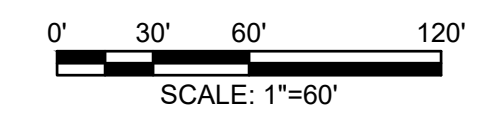
- 12. WETLANDS**  
THERE ARE WETLANDS ON THE SUBJECT PROPERTY. *Please add the acreage here and what portion of that acreage will be impacted or filled.*
- 13. FLOODPLAINS**  
THERE ARE NO REGULATORY FLOODPLAINS ON THE SUBJECT PROPERTY. PER FEMA FIRM MAP CN: 2605490001A. *agency permitting section says you will apply for a floodplain permit*
- 14. LANDSCAPING**  
LANDSCAPING TO BE PROVIDED PER CITY STANDARDS. *You will need to add a separate landscaping page - it should be referenced here. The landscape page must show all the landscaping calcs in accordance with ord. plus show size and qty.*
- 15. SITE LIGHTING**  
PROPOSED LIGHTING WILL CONSIST OF SHIELDED LIGHT POLES AND WALL PACKS. LIGHTING WILL BE CONSISTENT WITH OTHER USES IN THE AREA AND WILL COMPLY WITH ORDINANCE REQUIREMENTS. *where will you have wall packs? We need a photometric plan and lighting fixture specs. Please provide what will be shown on plan.*
- 16. RESIDENTIAL UNITS**  
RESIDENTIAL UNITS WILL HAVE INDIVIDUAL WASTE BINS AND CURBSIDE WASTE COLLECTION.
- 17. CONSTRUCTION SCHEDULE**  
CONSTRUCTION IS ANTICIPATED TO START IN SPRING, 2023. *Please provide phasing for grading/earthwork, stormwater infrastructure, utilities, roads. Please also provide phasing schedule for buildings.*
- 18. DRIVING SURFACES AND CLEARANCES**  
MINIMUM CLEAR HEIGHT OF 13'6" WILL BE MET PROVIDED OVERHEAD ELECTRICAL AT ENTRANCE FROM FERRY ST IS AT MINIMUM CLEARANCE. NO FURTHER OVERHEAD CONSTRUCTION IS TO OCCUR. ALL DRIVING SURFACES SHALL MEET THE 80,000 LB LOAD BEARING CAPACITY AND ALL ACCESS ROADS WILL BE COMPLETED PRIOR TO PHASED BUILDING CONSTRUCTION. ROAD GRADES SHALL NOT EXCEED 10% SLOPE AT ANY GIVEN INTERVAL. ON STREET PARKING WILL BE ON THE NORTH AND SOUTH ROADS ON THE OPPOSITE SIDE OF THE DRIVEWAYS. NO PARKING WILL BE PERMITTED ON ROADS THAT TRAVEL NORTH TO SOUTH. THIS IS DUE TO EMERGENCY ACCESS AND ALLOWING PLOWING OF SNOW AND ICE. *Is this still accurate? OWNER SHALL PROVIDE SNOW AND ICE REMOVAL UNTIL THE CITY TAKES OVER TO MAINTAIN ALL WEATHER DRIVING CAPABILITIES. Not sure this statement is necessary.*
- NO PARKING FIRE LANE SIGNAGE TO BE INSTALLED AT DEAD END.

**GENERAL NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS REQUIRED.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AUTHORITIES HAVING JURISDICTION.
- CALL "MISS DIG", 811, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS AND/OR TOPOGRAPHIC SURVEY DATA. THIS PLAN MAY NOT SHOW UTILITIES IN THEIR EXACT LOCATION AND MAY NOT SHOW ALL UTILITIES IN THE AREA.
- CONTRACTOR SHALL MAINTAIN UTILITY SERVICES AT ALL TIMES. ANY INTERRUPTION IN SERVICES TO THIS SITE OR ADJACENT SITES MUST BE SCHEDULED WITH THE OWNER, UTILITY PROVIDER, AND AFFECTED PROPERTIES 48 HOURS PRIOR TO THE INTERRUPTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
- IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION OF AFFECTED WORK TO DETERMINE COURSE OF ACTION.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS ON OR ADJACENT TO THE PROJECT SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDINATING THEIR WORK WITH ALL UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
- PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS.

**LAYOUT NOTES:**

- CONTRACTOR SHALL REVIEW AND VERIFY SITE LAYOUT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENGAGE A LICENSED SURVEYOR TO PERFORM ALL CONSTRUCTION LAYOUT AND STAKING AS NECESSARY.
- ALL COORDINATE POINTS AND DIMENSIONS GIVEN, UNLESS OTHERWISE NOTED, ARE TO BACK OF CURB AND FACE OF BUILDING WALL.
- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR BITUMINOUS PAVEMENT.



**ISSUED FOR  
APPROVAL**



January 27, 2023  
2221098

Ms. Tricia Anderson  
Williams&Works  
549 Ottawa Ave., NW Ste. 310  
Grand Rapids, MI 49503

RE: Forest Gate Condominium Development (#485 Ferry Street)  
Preliminary Engineering Review Comments – *REVISED SUBMITTAL*

Dear Traci:

On behalf of the City of Douglas, our office has reviewed the *revised* preliminary condominium drawings dated January 26, 2023 and received January 26, 2023 for the above referenced project. Our comments regarding the project are as follows: (A previous review was completed on September 1, 2022, October 24, 2022, and November 29, 2022.)

I. GENERAL

1. The proposed condominium development sits on a 30-acre parcel located between Center Street and Wiley Road and includes construction of 90 residential units in 45 duplex buildings as well as public water main, public sanitary sewer, storm sewer, and roadways/sidewalks to accommodate those units. Construction is proposed to take place over 2 phases.
2. The survey map included in the drawings seems to be from a previous development plan. This should be revised to show the current project and parcels involved. Survey dimensions need to be provided on the overall plan (C-100) for this development.
3. The proposed development would include entrance drives onto Wiley Road and Ferry Street. Curbs should be set back to 24 feet off centerline at all intersections and have tapers.
4. The drawings seem to indicate that a 66' ROW would be established with 30' wide public roads with the exception of the proposed access to Wiley Road. This strip of parcel is only about 55' wide. If the City wants to maintain uniform 66' ROWs, the development will need to acquire additional property along this access strip. The stub to the west on the north end does not allow access to the northerly parcels without crossing the City parcel; this should be verified if this is what the City wants.
5. The City may desire to review the future goals for the Ferry Street/200 Blue Star Highway property with the developer in order to coordinate the location of the proposed road intersections. Based on our understanding, the south road access onto Ferry Street may need to be removed or significantly revised.
6. It is noted on the drawings that (C-101) that two parking spaces will be provided for each dwelling unit. It is our understanding from the City ordinances that this is to begin 5 feet

- from the right-of-way line; it does not appear there is sufficient space to provide two parking spaces for each unit.
7. Proposed HMA pavement cross section is shown on C-501. The leveling course shall be revised to 220 lbs/syd versus 165 lbs/syd for 2 inches. Please show a minimum of 15” sand subbase.
  8. Pedestrian sidewalk is proposed to run along the streets internal to the development. Proposed concrete pavement cross sections is shown on C-501 – these should be consistent with City standards as noted in the Code of Ordinances section 93.003. We note that 6” thick sidewalks shall be constructed through all driveways. If two driveways are to remain on Ferry Street, we recommend that sidewalk be included between these driveways.
  9. It appears that the development plan includes some proposed exterior lighting. All exterior lighting shall be in accordance with City Zoning Ordinances Section 19.05 and 24.03. This is noted on C-101.
  10. The developer should distribute drawings to the KLSWA and the STFD for their respective reviews and comments.
  11. The developer will be responsible for all City fees for the project.

## II. SANITARY SEWER

1. The proposed utility plan includes construction of sanitary sewer from Ferry through the development and to Wiley Road. This shall be a 12” diameter sewer. Submittal of information on the invert elevation at Summer Grove pump station will need to be submitted with the final drawings. Also a master plan for serving the balance of the parcel to the north needs to be provided. Once constructed, this main would be owned by the City of Douglas and operated and maintained by the KLSWA.
2. Wastewater from this site would flow north along Ferry Street and would be pumped under the Kalamazoo River via force main. This waste would pass through Lift Stations #6 and #1 before the treatment facility. Per discussions with KLSWA there are no know capacity issues with these pump stations.
3. The proposed 90 units would contribute on average approximately 24,300 gallons per day to the sanitary system. Based on the 2021 meter data, Douglas has the available plant capacity.
4. Individual lateral connections are not shown on these preliminary drawings. Each unit shall have one sanitary lateral connection to the main; lateral connections directly into manholes will not be allowed.

## III. WATER MAIN

1. The proposed utility plan includes construction of water main throughout the development looped back to Ferry Street and Wiley Street. The water main on Wiley Street needs to be shown on the drawings. Once constructed, this main would be owned by the City of Douglas and operated and maintained by the KLSWA.

2. Individual water service connections are not shown on these preliminary drawings. Each unit shall have one water service connection to the main. The meters and accounts per each unit should be coordinated with the KLSWA.
3. Per the water main record drawings, an abandoned 6” and 4” water likely exists along the west side of Ferry Street. This is not noted clearly on the drawings and may be an impediment to any utility work.

#### IV. DRAINAGE & GRADING

1. The City of Douglas uses the Allegan County Drain Commission standards for new development review & construction. Proposed site drainage measures and calculations shall meet the ACDC standards as well as the additional City of Douglas zoning requirements.
2. This site is largely not within an ACDC drainage district (a small section lies within the Jager-Crane Drain district). Existing surface water onsite generally flows north and east and crosses Ferry Street in a culvert to the east.
3. The proposed drainage plan includes storm sewer and catch basins along the roads, some rear yard catch basins, and grading for a retention basin offsite of the property. Easements will need to be granted for the pond and connection stormwater collection system. Proposed concrete curb and gutter along the road edges collect road runoff water to the catch basins.
4. The developer should provide soil borings with infiltration tests to verify if the existing soils can dissipate the expected volumes.
5. An overflow route should be incorporated into the basin design to provide for flood planning.
6. A homeowner’s association or a 433 Agreement with the ACDC should be set up to be responsible for the maintenance and liability of the drainage infrastructure.
7. The developer’s drawings indicate that wetlands are present onsite. EGLE permits will be required for wetland impacts – it will be the developer’s responsibility to secure all necessary environmental permitting.

#### Additional Comments:

1. We recommend the City review its requirements for trees in the right-of-way. There will be many trees planted over the new water main that will be an issue for maintaining the water main and likely other utilities.
2. The issue with the contamination plume from the former Haworth site needs to be adequately addressed, if not completed.

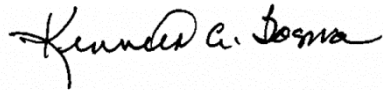
Ms. Tricia Anderson  
January 27, 2023  
Page 4

Item 5A.

If you have any questions or comments regarding the above, please feel free to call me.

Sincerely,

**Prein&Newhof**

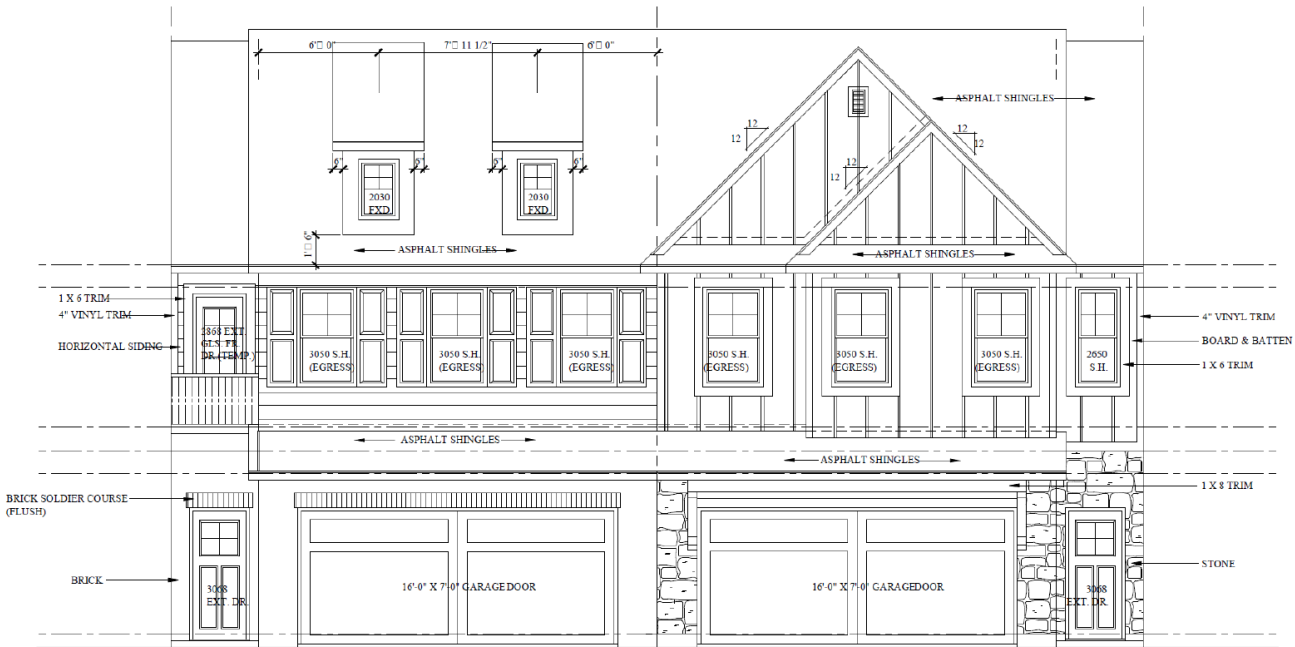


Kenneth A Bosma, P.E.  
KAB/kab

cc: Ms. Jenny Pearson, City of Douglas  
Mr. Daryl VanDyk, KLSWA  
Mr. Jim Giese, Driesenga & Associates

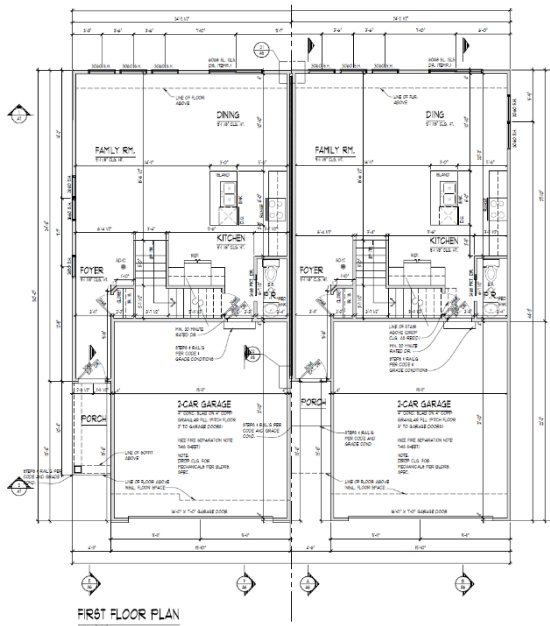
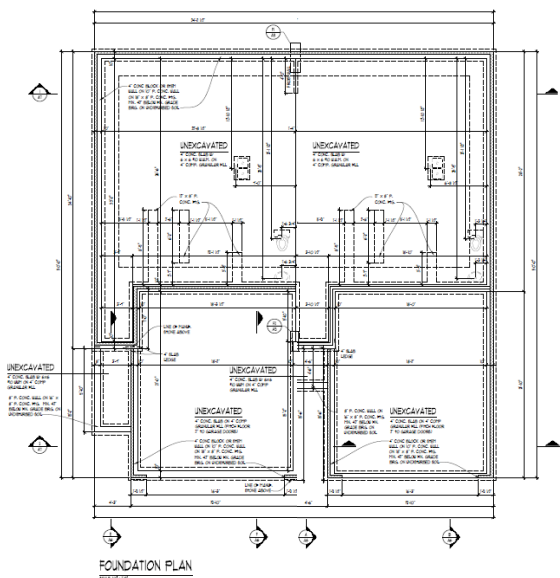
# Forest Gate Douglas, MI

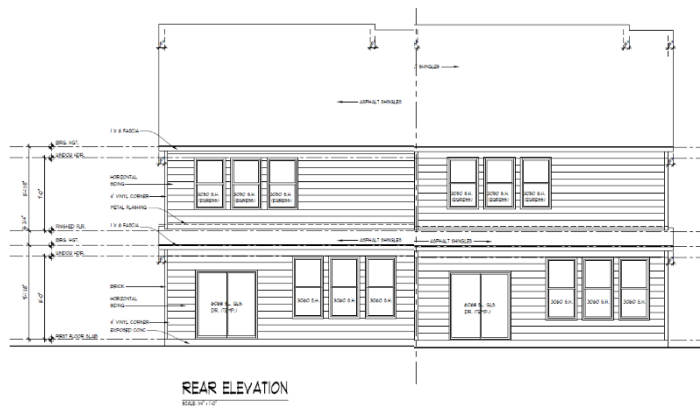
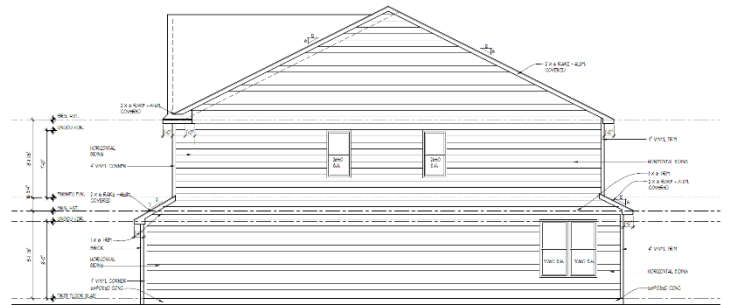
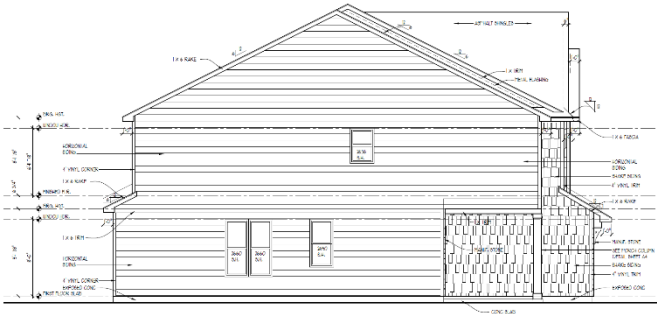
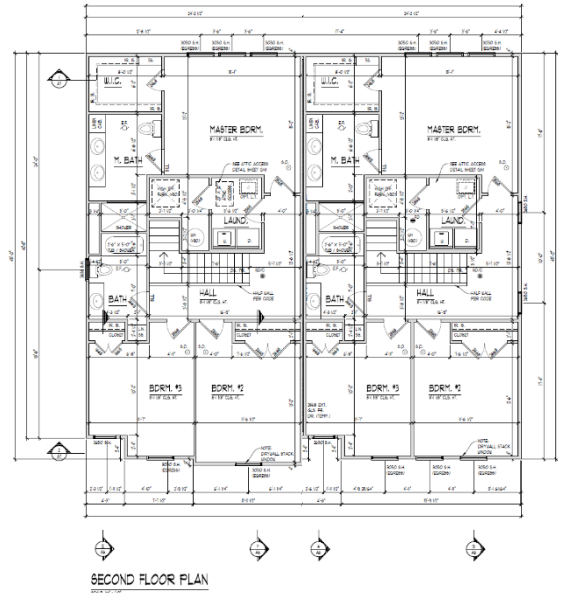
## 2-family duplex condominiums Samples Elevations & Floor Plans

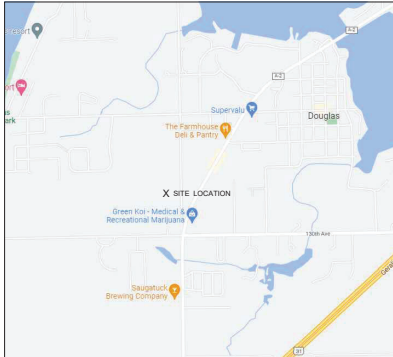


**ELEVATION A  
FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

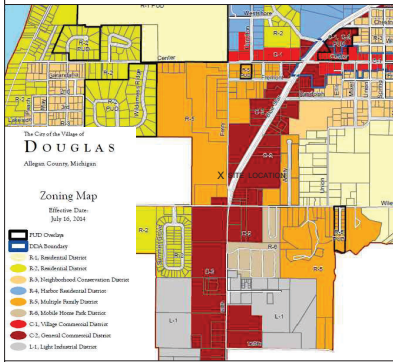
**ELEVATION B  
FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



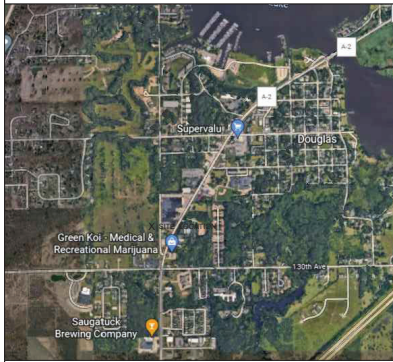




LOCATION MAP - NO SCALE



ZONING MAP - NO SCALE



AERIAL - NO SCALE



Know what's below.  
Call before you dig.

# ARGENT MANAGEMENT GROUP, INC FOREST GATE CONDOMINIUMS

485 FERRY ST.  
SECTION 17, T03N, R16W  
DOUGLAS, MICHIGAN 49406

## SHEET INDEX

G-001	TITLE SHEET
V-102	TOPOGRAPHIC PLAN
V-103	TOPOGRAPHIC PLAN
V-104	TOPOGRAPHIC PLAN
C-100	OVERALL PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	GRADING & STORMWATER PLAN
C-105	GRADING & STORMWATER PLAN
C-106	SOIL EROSION CONTROL PLAN
C-501	DETAILS
C-502	DETAILS
L-101	LANDSCAPE PLAN

<b>SITE ADDRESS</b>
485 FERRY STREET - MIL TI FAMILY 485 FERRY ST DOUGLAS, MI 49406
<b>OWNER</b>
ARGENT MANAGEMENT GROUP, INC PO BOX 571 DOUGLAS, MI 49406 (650) 400-7975 DAVID BAKER djb888@comcast.net
<b>CIVIL ENGINEER</b>
DRIESENGA & ASSOCIATES, INC. 12330 JAMES STREET, SUITE 180 HOLLAND, MICHIGAN 49424 (616) 396-4255 JOHN TENPAS, P.E. john@driesenga.com



**DRIESENGA & ASSOCIATES, INC.**  
Engineering  
Surveying  
Testing

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Kalamazoo, MI  
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Lansing, MI  
517-489-4210  
Ypsilanti, MI  
734-368-9483

FOREST GATE CONDOMINIUMS  
485 FERRY ST.  
SECTION 17, T03N, R16W, CITY OF DOUGLAS, ALLEGAN CO.  
-FOR-  
ARGENT MANAGEMENT GROUP, INC.  
PO BOX 571, DOUGLAS, MI 49406

ISSUED FOR:	
1	PRELIMINARY REVIEW 05-08-2022
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10	CITY REVIEW 12-28-2022
11	CITY REVIEW 01-26-2023

Project Manager:  
JOHN TENPAS  
Project #  
2210328.1A  
Sheet Title:



**ISSUED FOR APPROVAL**

TITLE SHEET  
Sheet #  
**G-001**  
1 of 14

TOPOGRAPHIC / BOUNDARY SURVEY



**DRENNEN ASSOCIATES, INC.**  
**Engineering Surveying Testing**  
 Holland, MI 616-396-0255  
 Grand Rapids, MI 616-245-3600  
 Kalamazoo, MI 269-844-1455  
 Lansing, MI 517-488-4210  
 Ypsilanti, MI 734-368-9483

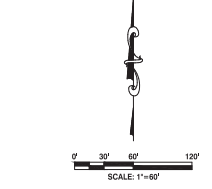
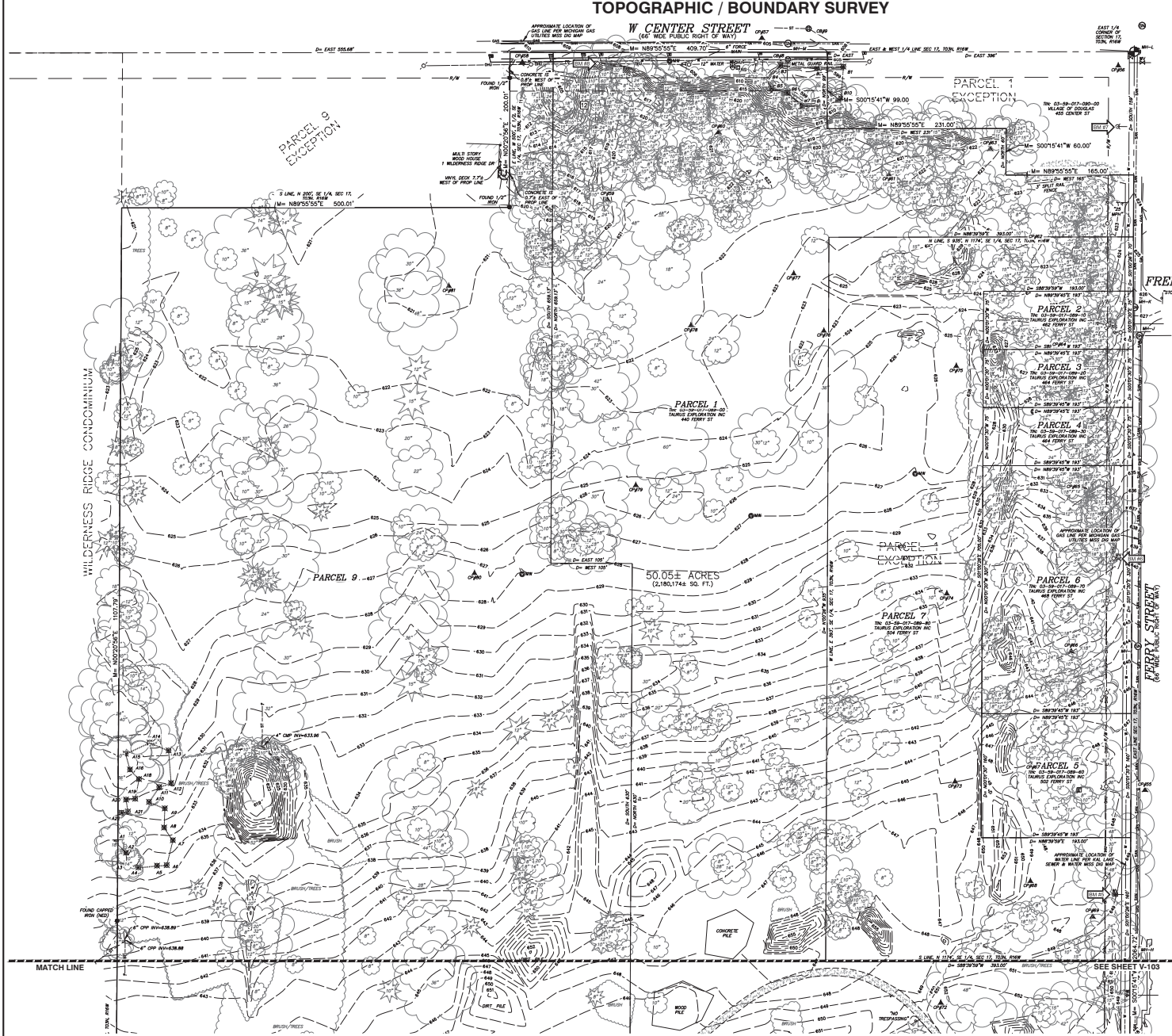
**485 FERRY STREET**  
 SECTION 17, T03N, R16W, CITY OF DOUGLAS, ALLEGAN CO.  
**ARGENT MANAGEMENT GROUP, INC**  
 PO BOX 871 DOUGLAS, MI 49606

**REVISIONS**

ADDED WATER LINE ALONG 100TH N11 S11 0222	MJD
UPDATED WETLAND D FLAGS 11 22 2022	MJD

Drawn by: MJD  
 Scale: 1"=60'  
 Date: 09-07-2022  
 Project #: 2210328.SA  
 Sheet Title:

**TOPOGRAPHIC / BOUNDARY SURVEY**  
 Sheet # **V-102**  
 3 of 5



**LEGEND**

<ul style="list-style-type: none"> <li>BENCHMARK</li> <li>SET CONCRETE MONUMENT</li> <li>MONUMENT FOUND</li> <li>SET CAPTED BENCH PEGS</li> <li>FOUND IRON</li> <li>CONTROL POINT</li> <li>SECTIONED</li> <li>REASURED</li> <li>STORM SEWER MANHOLE</li> <li>CATCH BASIN</li> <li>SANITARY SEWER MANHOLE</li> <li>FIRE HYDRANT</li> <li>VALVE (WATER &amp; GAS)</li> <li>UTILITY RISERS</li> <li>UTILITY POLES</li> <li>LIGHT POLE</li> <li>GUY ANCHOR</li> <li>TRANSFORMER</li> <li>WIND BLOKE ELECTRIC</li> <li>ELECTRIC METER</li> <li>SIGN</li> <li>MONITORING WELL</li> <li>WELL</li> <li>GATE</li> <li>FENCE LINE</li> <li>OVERHEAD UTILITIES</li> <li>COMMUNICATIONS</li> <li>FIBER OPTIC</li> <li>GAS LINE</li> <li>EXISTING WATER LINE</li> <li>EXISTING STORM SEWER</li> <li>EXISTING SANITARY SEWER</li> </ul>	<ul style="list-style-type: none"> <li>CONTINUOUS SURFACE</li> <li>CONCRETE SURFACE</li> <li>GRAVEL SURFACE</li> <li>CONIFEROUS TREE</li> <li>DECIDUOUS TREE</li> <li>ORNAMENTAL BUSH</li> </ul>
---	--



Tax Parcel No.: 03-59-017-089-00, 03-59-017-089-10, 03-59-017-089-20, 03-59-017-089-30, 03-59-017-089-40, 03-59-017-089-40, 03-59-017-089-40, 03-59-017-089-70, 03-59-017-089-80, 03-59-017-089-95.



Marc Elwood Lohala  
 P.S. No. 04003695

THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIED TO US OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO US AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE FOR THE INSURANCE POLICY FOR ACCURACY, CLARIFICATION OR CORRECTION.

File Name: C:\Users\mehmet\Desktop\2022\2210328.SA\Map\2210328-000-000-002.dwg Date Plotted: 11/27/2022 8:42:03 AM







**DRIFENGA ASSOCIATES, INC.**  
**Engineering**  
**Surveying**  
**Testing**  
 www.drifenga.com  
 Holland, MI 616-396-0255  
 Grand Rapids, MI 616-245-3800  
 Kalamazoo, MI 269-544-1455  
 Lansing, MI 517-489-6210  
 Ypsilanti, MI 734-368-9483

**FOREST GATE CONDOMINIUMS**  
 SECTION 17, TOWN, R18W, CITY OF DOUGLAS, ALLEGAN CO.  
 -FOR-  
**ARGENT MANAGEMENT GROUP, INC.**  
 PO BOX 571, DOUGLAS, MI 49606

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Project Manager:  
**JOHN TENPAS**  
 Project #  
 2210328.1A  
 Sheet Title:

**OVERALL PLAN**

Sheet #  
**C-100**  
 5 of 14



**LEGEND**

BENCHMARK: BENCH

STONE SEWER MANHOLE: ST

CATCH BASIN: CB

FLARED END SECTION: FES

SANITARY SEWER MANHOLE: SSM

CLEARCUT: CC

WELL HEAD: WH

FIRE HYDRANT: FH

FIRE DEPARTMENT CONNECTION: FDC

SPRINKLER CONTROL VALVE: SCV

SPRINKLER HEAD: SH

VALVE (WATER & GAS): V

GAS METER: GM

UTILITY RISERS: UR

UTILITY POLE: UP

LIGHT POLE: LP

GYL ANCHOR: GA

TRANSFORMER: TR

HANDHOLE (ELECTRIC): HH

ELECTRIC METER: EM

MONUMENT LIGHT: ML

SIEM: SIEM

SOIL BORING: SB

ROLLARD POST: RP

POST: P

GATE: G

FENCE LINE: FL

OVERHEAD UTILITIES: OU

UNDERGROUND ELECTRIC COMMUNICATIONS: UEC

TELEPHONE: TEL

FIBER OPTIC: FO

GAS LINE: GL

EXISTING WATER LINE: EWL

PROPOSED WATER LINE: PWL

EXISTING STORM SEWER: ESS

PROPOSED STORM SEWER: PSS

EXISTING SANITARY SEWER: ESS

PROPOSED SANITARY SEWER: PSS

EXISTING BITUMINOUS SURFACE: EBS

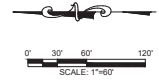
PROPOSED BITUMINOUS SURFACE: PBS

EXISTING CONCRETE SURFACE: ECS

PROPOSED CONCRETE SURFACE: PCS

EXISTING GRAVEL SURFACE: EGS

PROPOSED GRAVEL SURFACE: PGS

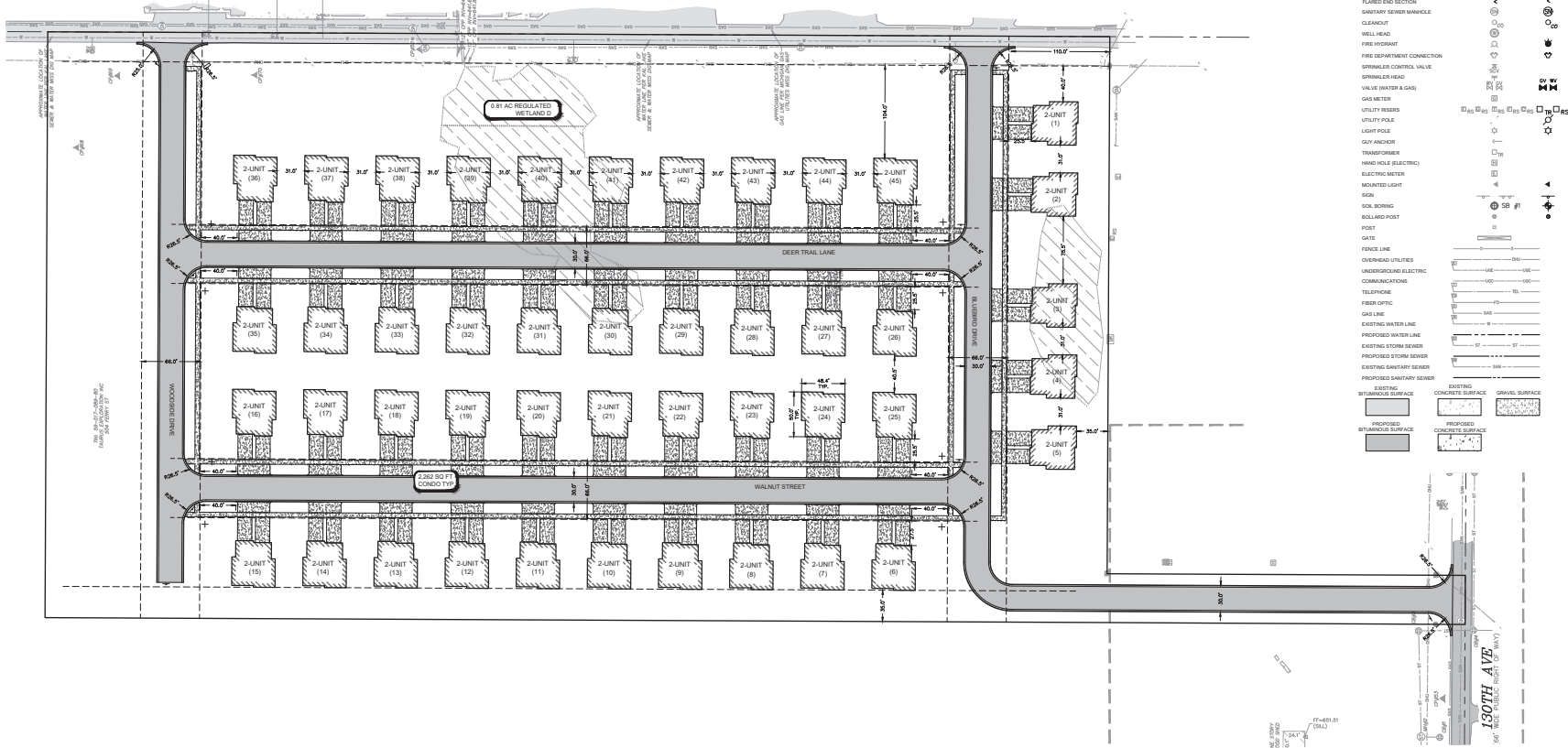


**ISSUED FOR APPROVAL**



Know what's below.  
 Call before you dig.

FERRY STREET  
(60' WIDE PUBLIC RIGHT OF WAY)



**LEGEND**

BENCHMARK	EXISTING	PROPOSED
STORM SEWER MANHOLE	EXISTING	ST
CATCH BASIN	EXISTING	ST
FLARED END SECTION	EXISTING	ST
SANITARY SEWER MANHOLE	EXISTING	ST
CLEANOUT	EXISTING	ST
WELL HEAD	EXISTING	ST
FIRE HYDRANT	EXISTING	ST
FIRE DEPARTMENT CONNECTION	EXISTING	ST
SPRINKLER CONTROL VALVE	EXISTING	ST
SPRINKLER HEAD	EXISTING	ST
VALVE (WATER & GAS)	EXISTING	ST
GAS METER	EXISTING	ST
UTILITY RISERS	EXISTING	ST
UTILITY POLE	EXISTING	ST
LIGHT POLE	EXISTING	ST
GUY ANCHOR	EXISTING	ST
TRANSFORMER	EXISTING	ST
MANHOLE (ELECTRIC)	EXISTING	ST
ELECTRIC METER	EXISTING	ST
MOUNTED LIGHT	EXISTING	ST
SIGN	EXISTING	ST
SOIL BORING	EXISTING	ST
BOLLARD POST	EXISTING	ST
POST	EXISTING	ST
GATE	EXISTING	ST
FENCE LINE	EXISTING	ST
OVERHEAD UTILITIES	EXISTING	ST
UNDERGROUND ELECTRIC	EXISTING	ST
COMMUNICATIONS	EXISTING	ST
TELEPHONE	EXISTING	ST
FIBER OPTIC	EXISTING	ST
GAS LINE	EXISTING	ST
EXISTING WATER LINE	EXISTING	ST
PROPOSED WATER LINE	PROPOSED	ST
EXISTING STORM SEWER	EXISTING	ST
PROPOSED STORM SEWER	PROPOSED	ST
EXISTING SANITARY SEWER	EXISTING	ST
PROPOSED SANITARY SEWER	PROPOSED	ST
EXISTING BITUMINOUS SURFACE	EXISTING	ST
PROPOSED BITUMINOUS SURFACE	PROPOSED	ST
EXISTING CONCRETE SURFACE	EXISTING	ST
PROPOSED CONCRETE SURFACE	PROPOSED	ST
EXISTING GRAVEL SURFACE	EXISTING	ST
PROPOSED GRAVEL SURFACE	PROPOSED	ST

**ORISENSA**  
A SURVEYING FIRM, INC.

**Engineering**  
Surveying  
Tasting

Holland, MI  
616-396-0255

Grand Rapids, MI  
616-243-3800

Kalamazoo, MI  
269-544-1455

Lansing, MI  
517-489-6210

Ypsilanti, MI  
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11	CITY REVIEW	11-28-2023

Project Manager:  
**JOHN TENPAS**

Project #:  
**2210328.1A**

Sheet Title:

**OVERALL SITE PLAN**

Sheet #  
**C-101**  
6 of 14

**PROJECT SUMMARY**

<b>1. PARCEL INFORMATION</b>	REQUIRED	PROVIDED
CURRENT ZONING:	R-6 MULTIPLE FAMILY RESIDENTIAL	
SITE ADDRESS:	485 FERRY ST., DOUGLAS, MI	
PARCEL NUMBER:	59-617-089-05	
<b>2. BUILDING</b>	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT:	28 FT	27 FT 8 IN
MAX. BUILDING LENGTH:	120 FT	49 FT
MIN. FLOOR AREA:	900 SFT	1731 SFT
MAX. LOT COVERAGE:	35%	25.3%
<b>3. SETBACKS FOR PROJECT LIMITS</b>	REQUIRED	PROVIDED
FRONT (MIN.):	25 FT	25 FT
SIDE (MIN.):	7 FT	15 FT
REAR (MIN.):	35 FT	35 FT
BLOSS SEPARATION (MIN.):	30 FT	31 FT
<b>4. SUMMARY OF LAND DENSITY</b>		
PARCEL AREA:	18.31 AC	
WETLAND AREA:	0.21 AC	
R.O.W. AREA:	2.83 AC	
NET BUILDABLE AREA:	15.17 AC	
MAXIMUM DENSITY:	6 UNITS PER BUILDABLE AREA	
PROPOSED UNITS:	90 UNITS	
PROPOSED DENSITY:	5.93 UNITS PER BUILDABLE ACRE	
	PER NET BUILDABLE AREA (15.17)	

- 5. REGULATORY APPROVALS**  
THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS AT A MINIMUM (OTHER PERMITS/APPROVAL MAY ALSO BE REQUIRED):
- CITY OF THE VILLAGE OF DOUGLAS SITE PLAN
  - CITY OF THE VILLAGE OF DOUGLAS FIRE DEPARTMENT
  - ALLEGAN COUNTY DRAIN COMMISSIONER STORM WATER MANAGEMENT
  - ALLEGAN COUNTY SOIL EROSION & SEDIMENTATION CONTROL PERMIT
  - ALLEGAN COUNTY ROAD COMMISSION
  - SOLE NPDES CONSTRUCTION SITE STORM WATER DISCHARGE
  - SOLE PUBLIC WATER SYSTEM PERMIT
  - SOLE PUBLIC WASTEWATER SYSTEM PERMIT
  - SOLE WETLAND PERMIT
  - SOLE FLOODPLAIN PERMIT
- 6. IMPACT ON PUBLIC SERVICES**  
PROJECT WILL NOT RESULT IN ADVERSE IMPACT TO PUBLIC SERVICES, INCLUDING POLICE & FIRE PROTECTION, UTILITIES, TRAFFIC OR ROADWAYS. A TRAFFIC IMPACT STUDY WAS COMPLETED BY PROGRESSIVE AE DATED NOVEMBER 2022. THIS REPORT INDICATED THERE WOULD HAVE LITTLE TO NO IMPACT ON THE SURROUNDING ROADWAY NETWORK.
- 7. IMPACT TO SURROUNDING PROPERTIES**  
USE OF PROPERTY WILL BE CONSISTENT WITH OTHER USES IN THIS ZONING DISTRICT AND IN THE SURROUNDING AREA. USE OF PROPERTY WILL NOT GENERATE ADVERSE LEVELS OF NOISE, VIBRATION, SHAKES, LIGHT, GLARE, OR OTHER PROBLEMATIC CONDITIONS.
- 8. PARKING**  
PARKING TO BE PROVIDED PER CITY STANDARDS. TWO PARKING SPACES WILL BE PROVIDED FOR EACH DWELLING.
- 9. SIGNAGE**  
SIGNAGE TO BE PROVIDED PER CITY STANDARDS.
- 10. STORM WATER MANAGEMENT**  
STORM WATER WILL BE COLLECTED IN A SERIES OF CATCH BASINS, PIPES, AND ROUTED TO A RETENTION POND THAT IS NORTH OF THE PROPERTY PER ALLEGAN COUNTY DRAIN COMMISSIONER REQUIREMENTS.
- 11. WATER/SEWER SERVICE**  
SITE WILL BE SERVED BY NEW WATER AND SEWER SERVICES AND MAINS CONNECTED TO EXISTING PUBLIC SYSTEMS ADJACENT TO THE SITE.

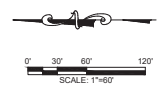
- 12. WETLANDS**  
THERE ARE WETLANDS ON THE SUBJECT PROPERTY. 0.80 AC OF REGULATED WETLAND D TO BE FILLED, 0.30 AC OF UNREGULATED WETLAND C TO BE FILLED.
- 13. FLOODPLAINS**  
THERE ARE NO REGULATORY FLOODPLAINS ON THE SUBJECT PROPERTY. PER FEMA FIRM MAP CN 240450001A.
- 14. LANDSCAPING**  
LANDSCAPING TO BE PROVIDED PER CITY STANDARDS.
- 15. SITE LIGHTING**  
PROPOSED LIGHTING WILL CONSIST OF SHIELDED LIGHT POLES AND WALL PACKS. LIGHTING WILL BE CONSISTENT WITH OTHER USES IN THE AREA AND WILL COMPLY WITH ORDINANCE REQUIREMENTS.
- 16. REFUSE MANAGEMENT**  
RESIDENTIAL UNITS WILL HAVE INDIVIDUAL WASTE BINS AND CURBSIDE WASTE COLLECTION.
- 17. CONSTRUCTION SCHEDULE**  
CONSTRUCTION IS ANTICIPATED TO START IN SPRING, 2023.
- 18. DRIVING SURFACES AND CLEARANCES**  
MINIMUM CLEAR HEIGHT OF 13'6" WILL BE MET PROVIDED OVERHEAD ELECTRICAL AT ENTRANCE FROM FERRY ST IS AT MINIMUM CLEARANCE. NO FURTHER OVERHEAD CONSTRUCTION IS TO OCCUR.  
ALL DRIVING SURFACES SHALL MEET THE 80,000 LB LOAD BEARING CAPACITY AND ALL ACCESS ROADS WILL BE COMPLETED PRIOR TO PHASED BUILDING CONSTRUCTION.  
ROAD GRADGES SHALL NOT EXCEED 10% SLOPE AT ANY GIVEN INTERVAL.  
NO ON STREET PARKING WILL BE PERMITTED. THIS IS DUE TO EMERGENCY ACCESS AND ALLOWING FLOWING OF SNOW AND ICE.  
NO PARKING 'FIRE LANE' SIGNAGE TO BE INSTALLED AT DEAD END.

**GENERAL NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS REQUIRED.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AUTHORITIES HAVING JURISDICTION.
- CALL "MISS DIG" 811, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS AND/OR TOPOGRAPHIC SURVEY DATA. THIS PLAN MAY NOT SHOW UTILITIES IN THEIR EXACT LOCATION AND MAY NOT SHOW ALL UTILITIES IN THE AREA.
- CONTRACTOR SHALL MAINTAIN UTILITY SERVICES AT ALL TIMES. ANY INTERRUPTION IN SERVICES TO THIS SITE OR ADJACENT SITES MUST BE SCHEDULED WITH THE OWNER, UTILITY PROVIDER, AND AFFECTED PROPERTIES 48 HOURS PRIOR TO THE INTERRUPTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
- IF ANY ENCROACHMENTS OR CONFLICTS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION OF AFFECTED WORK TO DETERMINE COURSE OF ACTION.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS ON OR ADJACENT TO THE PROJECT SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDINATING THEIR WORK WITH ALL UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
- PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEVILY PAVED AREAS.

**LAYOUT NOTES:**

- CONTRACTOR SHALL REVIEW AND VERIFY SITE LAYOUT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENGAGE A LICENSED SURVEYOR TO PERFORM ALL CONSTRUCTION LAYOUT AND STAKING AS NECESSARY.
- ALL COORDINATE POINTS AND DIMENSIONS GIVEN, UNLESS OTHERWISE NOTED, ARE TO BACK OF CURB AND FACE OF BUILDING WALL.
- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR BITUMINOUS PAVEMENT.



**ISSUED FOR APPROVAL**

**811**

Know what's below.  
Call before you dig.



FOREST GATE CONDOMINIUMS  
SECTION 17, TOWN, R18W, CITY OF DOUGLAS, ALLEGAN CO.  
-FOR-  
ARGENT MANAGEMENT GROUP, INC.  
PO BOX 571, DOUGLAS, MI 49406

ISSUED FOR:

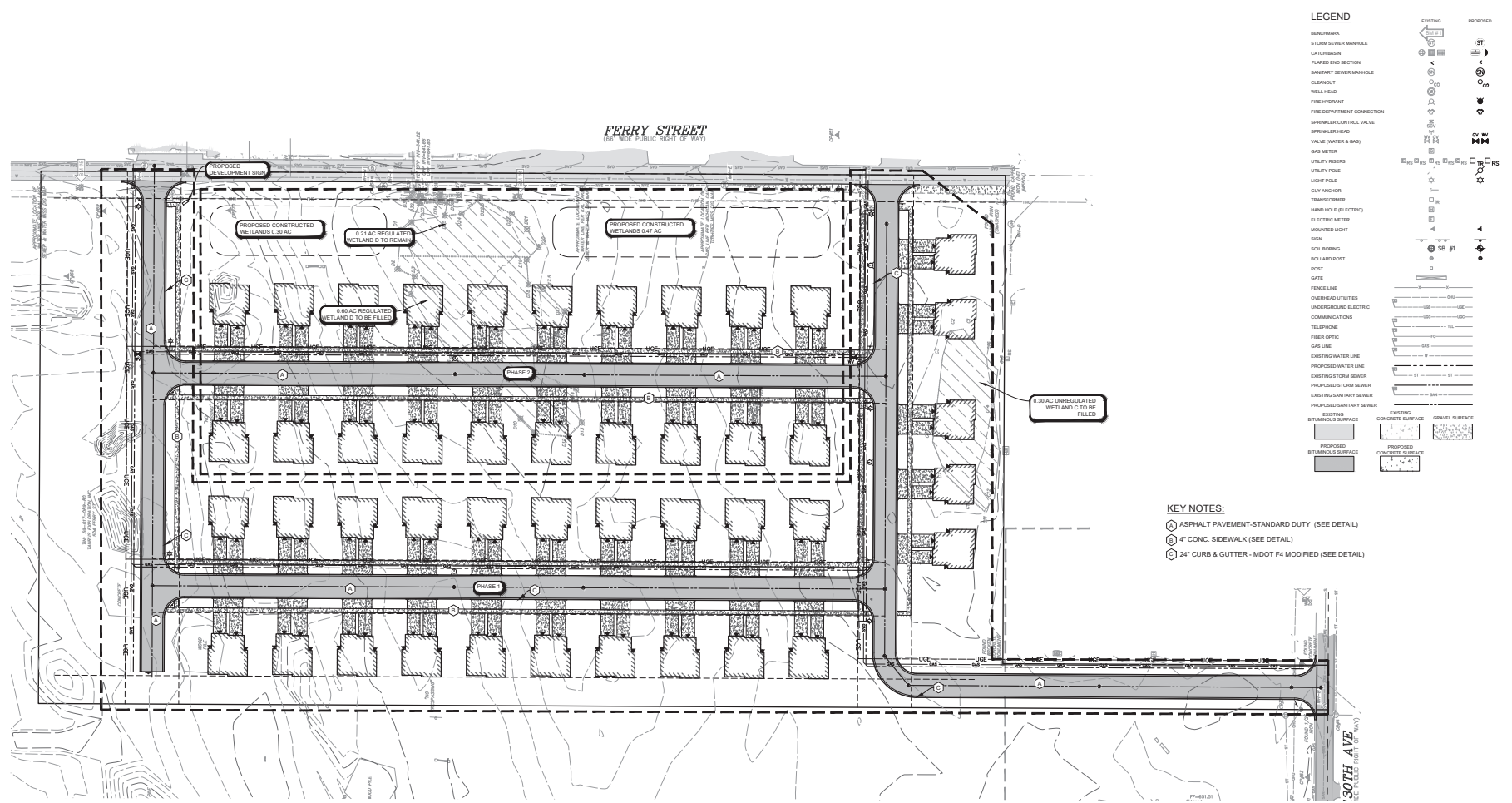
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11	CITY REVIEW	01-26-2023

Project Manager:  
**JOHN TENPAS**  
Project #  
**2210328.1A**  
Sheet Title:

**SITE PLAN**

Sheet #

**C-102**  
7 of 14



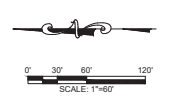
**LEGEND**

BENCHMARK	EXISTING	PROPOSED
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CATCH BASIN		
FLARED END SECTION		
SANITARY SEWER MANHOLE		
CLEANOUT		
WELL HEAD		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
SPRINKLER CONTROL VALVE		
SPRINKLER HEAD		
VALVE (WATER & GAS)		
GAS METER		
UTILITY RISERS		
UTILITY POLE		
LIGHT POLE		
GUY ANCHOR		
TRANSFORMER		
HAND HOLD (ELECTRIC)		
ELECTRIC METER		
MOUNTED LIGHT		
SIGN		
BOLLARD		
BOLLARD POST		
POST		
GATE		
FENCE LINE		
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COMMUNICATION		
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EXISTING STORM SEWER		
PROPOSED STORM SEWER		
EXISTING SANITARY SEWER		
PROPOSED SANITARY SEWER		
EXISTING BITUMINOUS SURFACE		
PROPOSED BITUMINOUS SURFACE		
EXISTING CONCRETE SURFACE		
PROPOSED CONCRETE SURFACE		
GRAVEL SURFACE		

- KEY NOTES:**
- (A) ASPHALT PAVEMENT-STANDARD DUTY (SEE DETAIL)
  - (B) 4" CONC. SIDEWALK (SEE DETAIL)
  - (C) 24" CURB & GUTTER - MDOT F4 MODIFIED (SEE DETAIL)

- GENERAL NOTES:**
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  - ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AUTHORITIES HAVING JURISDICTION.
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**ISSUED FOR APPROVAL**



**DRISSENZA ASSOCIATES, INC.**  
**Engineering Surveying**  
**Tasting**  
 Holland, MI 616-396-0255  
 Grand Rapids, MI 616-249-3800  
 Kalamazoo, MI 269-544-1455  
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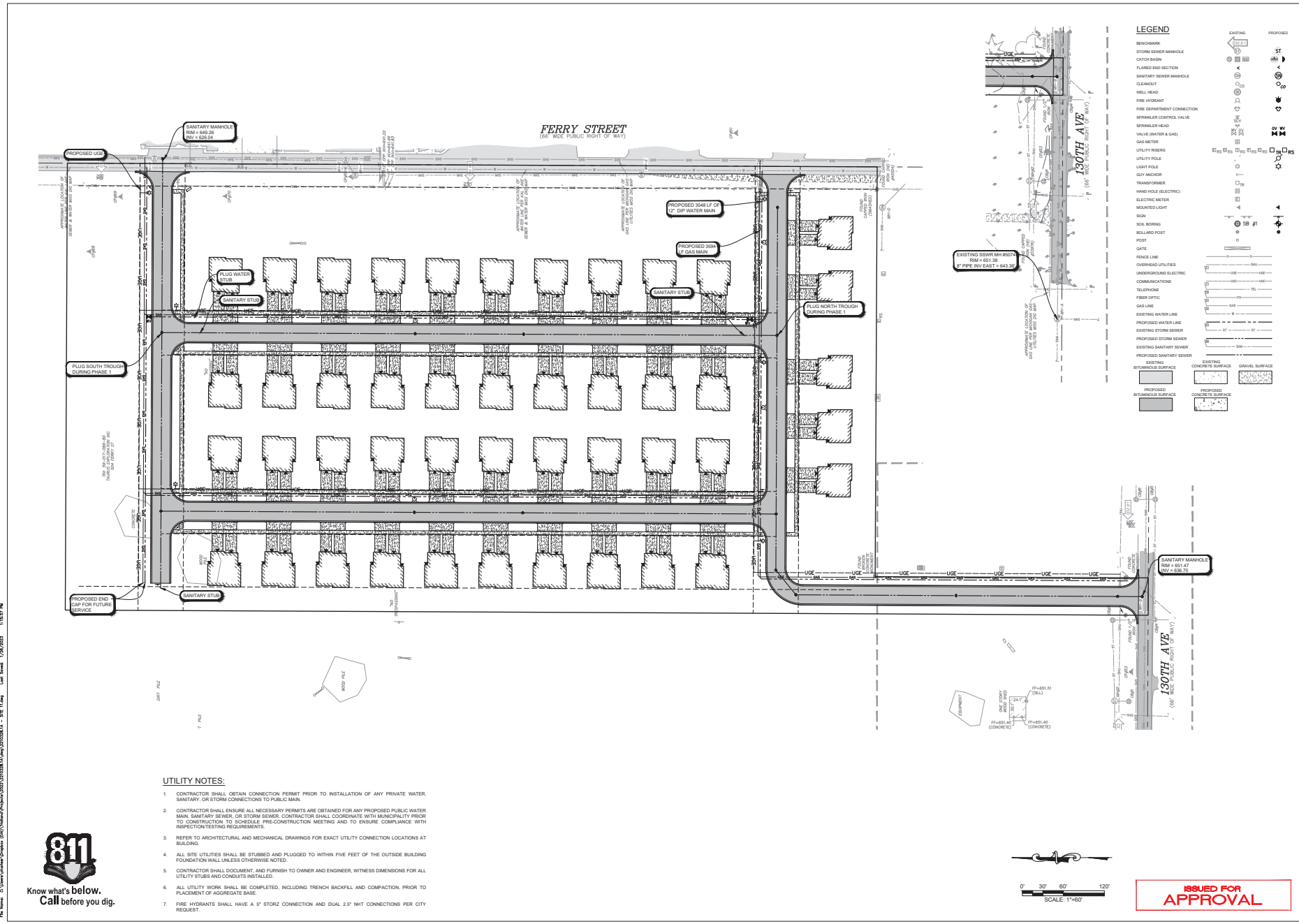
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 PO BOX 571, DOUGLAS, MI 49606

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**JOHN TENPAS**  
 Project #  
 2210328.1A  
 Sheet Title:

UTILITY PLAN  
 Sheet #  
**C-103**  
 8 of 14



- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN CONNECTION PERMIT PRIOR TO INSTALLATION OF ANY PRIVATE WATER, SANITARY, OR STORM CONNECTIONS TO PUBLIC MAIN.
  - CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED FOR ANY PROPOSED PUBLIC WATER MAIN, SANITARY SEWER, OR STORM SEWER. CONTRACTOR SHALL COORDINATE WITH MUNICIPALITY PRIOR TO CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETINGS AND TO ENSURE COMPLIANCE WITH INSPECTION/TESTING REQUIREMENTS.
  - REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
  - ALL SITE UTILITIES SHALL BE STUBBED AND PLUGGED TO WITHIN FIVE FEET OF THE OUTSIDE BUILDING FOUNDATION WALL UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL DOCUMENT AND FURNISH TO OWNER AND ENGINEER, WITNESS DIMENSIONS FOR ALL UTILITY STUBS AND CONDUITS INSTALLED.
  - ALL UTILITY WORK SHALL BE COMPLETED, INCLUDING TRENCH BACKFILL AND COMPACTION, PRIOR TO PLACEMENT OF AGGREGATE BASE.
  - FIRE HYDRANTS SHALL HAVE A 5" STORZ CONNECTION AND DUAL 2.5" NHT CONNECTIONS PER CITY REQUEST.



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 Ypsilanti, MI 734-358-9483

FOREST GATE CONDOMINIUMS  
 SECTION 17, TOWN, R18W, CITY OF DOUGLAS, ALLEGAN CO.  
 -FOR-  
 ARGENT MANAGEMENT GROUP, INC.  
 PO BOX 571, DOUGLAS, MI 49406

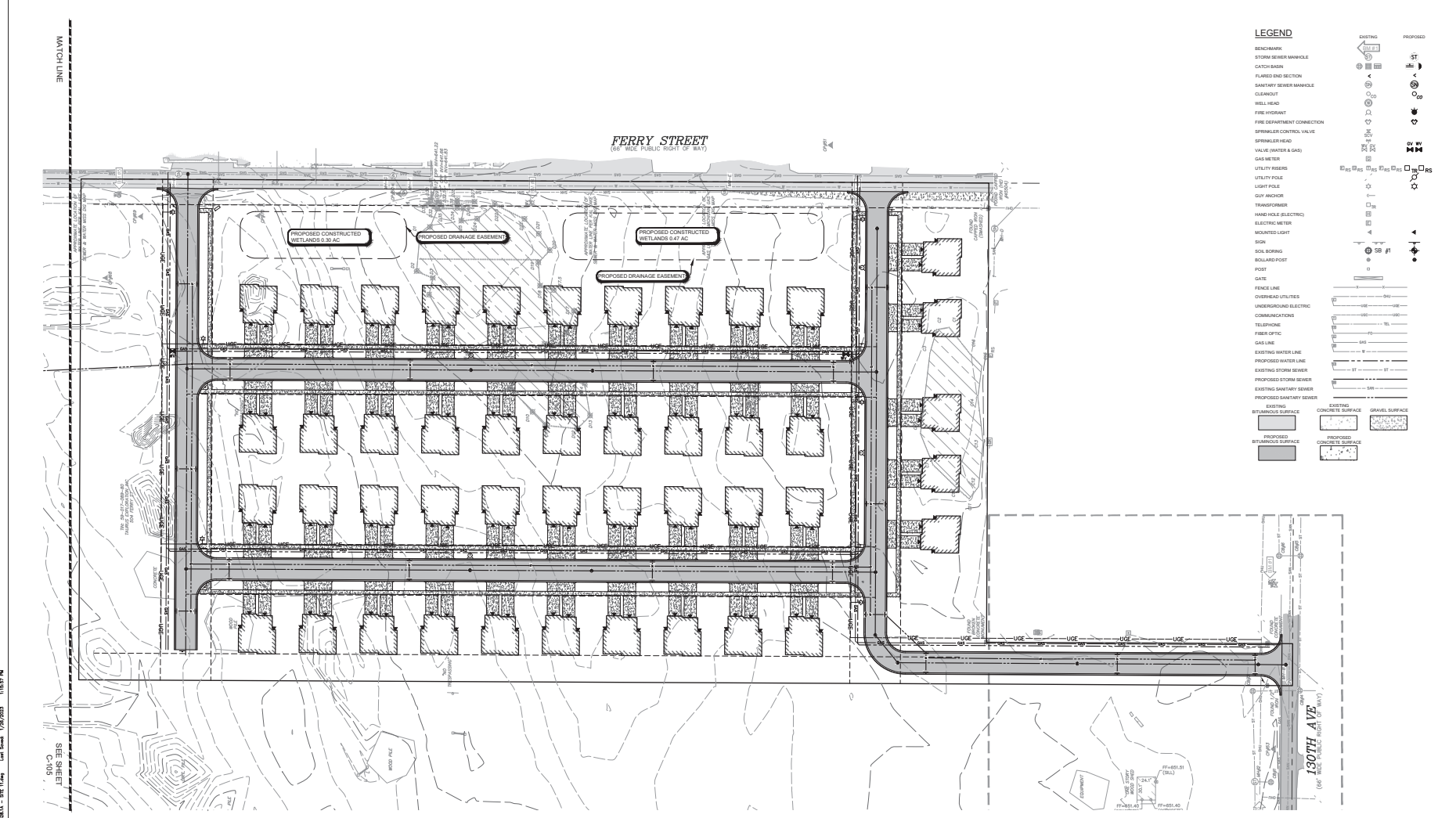
ISSUED FOR:

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9	CITY REVIEW	10-13-2022
10	CITY REVIEW	12-28-2022
11	CITY REVIEW	01-26-2023

Project Manager: JOHN TENPAS  
 Project #: 2210328.1A  
 Sheet Title:

GRADING AND STORMWATER PLAN

Sheet # C-104  
 9 of 14



**LEGEND**

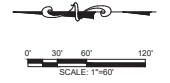
- BENCHMARK
- STORM SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- CLEANOUT
- WELL HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- VALVE (WATER & GAS)
- GAS METER
- UTILITY RISERS
- UTILITY POLE
- LIGHT POLE
- GOV ANCHOR
- TRANSFORMER
- HAND HOLE (ELECTRIC)
- ELECTRIC METER
- MOUNTED LIGHT
- SIGN
- SOIL BORING
- BOLM/POST
- POST
- GATE
- FENCE LINE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- COMMUNICATIONS
- TELEPHONE
- FIBER OPTIC
- GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

EXISTING BITUMENOUS SURFACE  
 PROPOSED BITUMENOUS SURFACE  
 EXISTING CONCRETE SURFACE  
 PROPOSED CONCRETE SURFACE  
 GRAVEL SURFACE

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**LEGEND**

- FINISH GRADE ELEVATION
- MATCH EXISTING GRADE ELEVATION
- FINISH GRADE ELEVATION AT BACK OF CURB
- FINISH GRADE ELEVATION AT FLOW LINE
- FINISH GRADE ELEVATION AT TOP OF HILL
- FINISH GRADE ELEVATION AT BOTTOM OF HILL AT GRADE
- PROPOSED SHALE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MINIMUM OPENING ELEV. (M.O.E.)
- MINIMUM BASEMENT ELEV. (M.B.E.)



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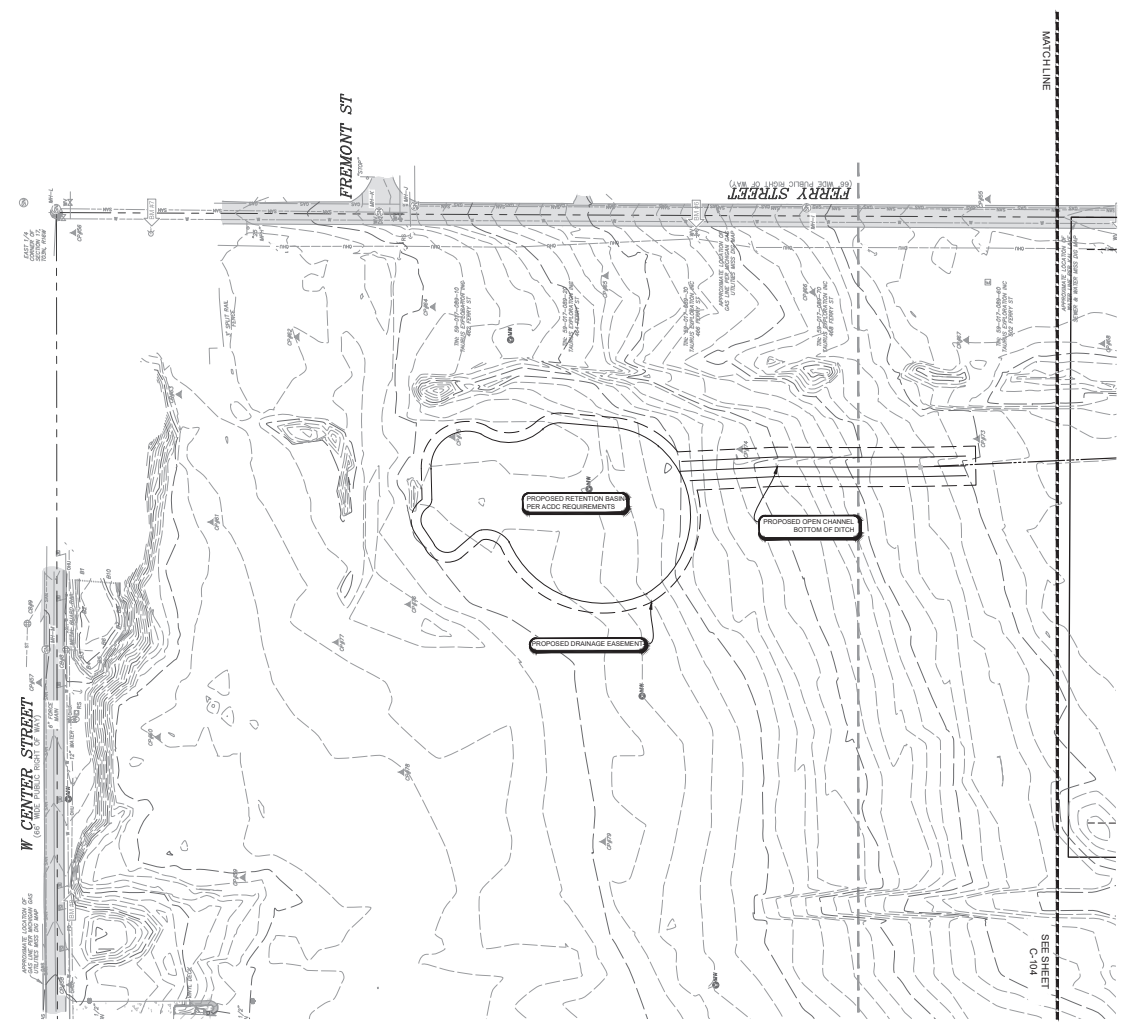
**FOREST GATE CONDOMINIUMS**  
 485 FERRY ST.  
 SECTION 17, TOWN, R.16W, CITY OF DOUGLAS, ALLEGAN CO.  
 -FOR-  
**ARGENT MANAGEMENT GROUP, INC.**  
 PO BOX 571, DOUGLAS, MI 49406

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11	CITY REVIEW	01-26-2023

Project Manager:  
**JOHN TENPAS**  
 Project #  
 2210328.1A  
 Sheet Title:  
**GRADING AND STORMWATER PLAN**  
 Sheet #

**C-105**  
 10 of 14



**LEGEND**

**EXISTING**

- BENCHMARK
- STORM SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- CLEANOUT
- WELL HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- VALVE (WATER & GAS)
- GAS METER
- UTILITY RISERS
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- LIGHT POLE
- GOV ANCHOR
- TRANSFORMER
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- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

**EXISTING SURFACES**

- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- GRAVEL SURFACE

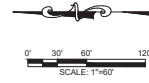
**PROPOSED SURFACES**

- PROPOSED BITUMINOUS SURFACE
- PROPOSED CONCRETE SURFACE

**LEGEND**

- FINISH GRADE ELEVATION
- MATCH EXISTING GRADE ELEVATION
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485 FERRY ST.  
SECTION 17, TOWN OF BENTON, ALLEGAN CO., MI  
-FOR-  
**ARGENT MANAGEMENT GROUP, INC.**  
PO BOX 571, DOUGLAS, MI 49606

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Project Manager: JOHN TENPAS

Project: 2210328.1A

Sheet Title: SOIL EROSION SEDIMENT CONTROL PLAN

Sheet #

C-106

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31

**SOIL EROSION & SEDIMENTATION CONTROL (SESC) NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE SESC PERMIT.
- PLACE TEMPORARY SESC MEASURES AS INDICATED ON DRAWING PRIOR TO EARTH MOVING AND GRADING ACTIVITIES.
- CONTRACTOR SHALL AVOID THE UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER.
- INSPECT AND MAINTAIN ALL TEMPORARY SESC MEASURES AFTER STORM EVENTS AND AS NECESSARY TO ASSURE PROPER FUNCTION.
- ALL SOIL STOCKPILES LEFT UNDISTURBED FOR MORE THAN 7 DAYS SHALL HAVE PERIMETER SILT FENCE. ALL SOIL STOCKPILES LEFT UNDISTURBED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED WITHIN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- TEMPORARY SEEDING SHALL CONSIST OF OATS AND/OR BARLEY AT AN APPLICATION RATE OF 2.0 LBS/1000 SFT MINIMUM APRIL 1 THROUGH AUGUST 31, OR ANNUAL RYEGRASS AT AN APPLICATION RATE OF NOT LESS THAN 2.0 LBS/1000 SFT AUGUST 1 THROUGH NOVEMBER 15. IRRIGATE IF NECESSARY TO ESTABLISH TEMPORARY COVER.
- TEMPORARY SESC MEASURES SHALL REMAIN IN PLACE UNTIL ALL PERMANENT SESC MEASURES ARE INSTALLED, AND VEGETATION IS LINEARLY ESTABLISHED. RE-GRADE, RE-SEED AND PLACE ADDITIONAL TOPSOIL IN ERODED AREAS AS NECESSARY UNTIL FINAL LANDSCAPING IS INSTALLED.
- CONSTRUCTION OF SEDIMENT BASINS AND DIVERSION DITCHES SHALL BE COMPLETED PRIOR TO SITE CLEARING AND GRADING.
- INSTALL INLET SEDIMENT TRAPS (SILT SACKS OR EQUAL) IN ALL PROPOSED CATCHBASINS AS INDICATED ON THIS DRAWING. CLEAN INLET SEDIMENT TRAPS ON A WEEKLY BASIS AND AFTER RAIN EVENTS AS REQUIRED.
- CONTRACTOR SHALL INSPECT AND CLEAN OUT ALL EXISTING AND PROPOSED STORM SEWER CATCHBASINS AND MANHOLES WITHIN THE PROJECT LIMITS, OR OUTSIDE THE PROJECT LIMITS IF SUBJECT TO CONSTRUCTION SITE RUNOFF, AS NECESSARY DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE.
- PLACE SILT FENCE ALONG DISTURBED AREAS WHERE SURFACE WATER WILL FLOW INTO EXISTING SWALES, DITCHES AND ADJACENT PROPERTIES. ANCHOR SILT FENCE TO PREVENT UNCONTROLLED RELEASE OF SILT Laden WATER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DAILY SWEEPING OF TRACKED MATERIALS FROM ALL ROADWAYS.
- THE SESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM MEASURES REQUIRED. DUE TO SITE ACTIVITIES AND SCHEDULES, ADDITIONAL MEASURES WILL LIKELY BE REQUIRED TO MAINTAIN SITE ACCORDING TO APPLICABLE STATE AND FEDERAL GUIDELINES AT NO ADDITIONAL COST TO THE OWNER.
- ONCE SITE IS STABILIZED, ALL TEMPORARY SESC MEASURES SHALL BE REMOVED.

**SESC SITE SUMMARY:**

- NATIVE SITE SOIL IS CLASSIFIED AS SANDY LOAM PER USDA WEB SOIL SURVEY OR SOIL BORINGS.
- LANDS THERE ARE KNOWN REGULATED FLOODPLAINS ON THE SUBJECT PROPERTY.
- FLOODPLAINS THERE ARE KNOWN REGULATED FLOODPLAINS ON THE SUBJECT PROPERTY PER FEMA FIRM MAP NO. 26049D001A.
- AREA OF DISTURBANCE: 16.25 ACRES

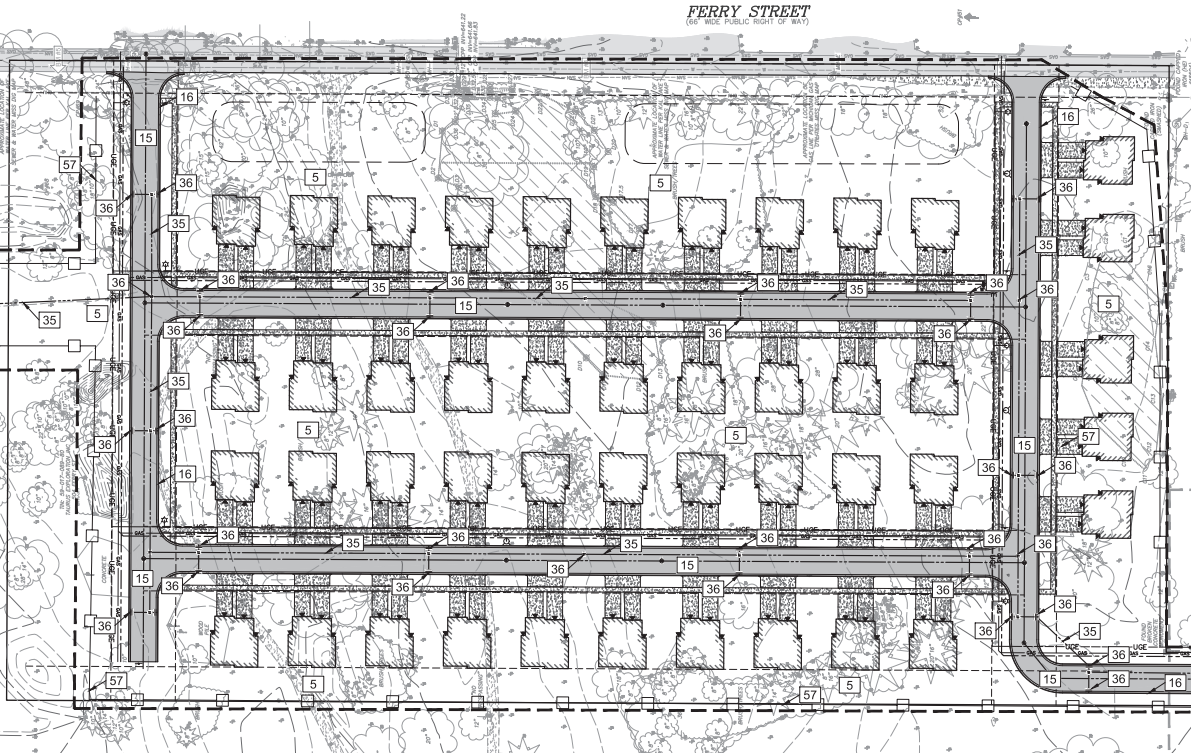
CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - FILL DATE											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SITE CLEARING AND INSTALL CONTROLS												
ROUGH GRADE SITE												
INSTALL UTILITIES												
BUILDING CONSTRUCTION												
FINAL GRADING												
SEEDING & STABILIZATION												

**LEGEND**

- XXXXX FINISH GRADE ELEVATION
- WS XXXXX MATCH EXISTING GRADE ELEVATION
- FL XXXX FINISH GRADE ELEVATION AT BACK OF CURB
- FL XXXX FINISH GRADE ELEVATION AT FLOW LINE
- TR XXXXX FINISH GRADE ELEVATION AT TOP OF WALL
- BB XXXXX FINISH GRADE ELEVATION AT BOTTOM OF WALL AT GROUND
- PROPOSED SWALE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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**LEGEND**

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- GUY ANCHOR
- ELECTRIC METER
- HAND HOLE (ELECTRIC)
- MOUNTED LIGHT
- SOB
- SOL BORING
- BOLLARD POST
- POST
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- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING GRAVEL SURFACE
- PROPOSED GRAVEL SURFACE



**GRADING NOTES:**

- ALL SURFACES SHALL BE GRADED TO PROVIDE SMOOTH CONTOURING AND POSITIVE SLOPE AWAY FROM BUILDINGS, WITH NO PONDING OF WATER.
- IN ALL AREAS OF NEW CONSTRUCTION, GRADING, OR MATERIAL STOCKPILE AREAS, STRIP AND STOCKPILE EXISTING TOPSOIL PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
- UNLESS OTHERWISE INDICATED, GRADES AND CONTOURS SHOWN REPRESENT FINISHED GRADE, AFTER PLACEMENT OF PAVEMENT, TOPSOIL, AND OTHER SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF ALL EXISTING MANHOLES AND CATCH BASINS, FRAMES AND COVERS, VALVE BOXES, AND CLEANOUTS TO MEET FINISHED GRADE.

**CONTINUED MAINTENANCE OF PERMANENT SESC MEASURES:**

PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN PERMANENT SESC MEASURES.

PAVING, REPAIR CRACKS OR DAMAGE PAVEMENT AS NEEDED.

**SEEDING:**

RESPECT NEWLY SEEDED AREAS SUBSEQUENT TO ANTICIPATED GERMINATION DATE AND AFTER EACH SIGNIFICANT RAINFALL EVENT THAT PRODUCES RUNOFF UNTIL AREAS ARE STABILIZED.  
REPAIR ERODED AREAS, APPLYING SUPPLEMENTAL SEED, MULCH AND WATER AS NEEDED.

IF SEED DOES NOT ESTABLISH, CONDUCT SOIL TESTS, AMEND SOILS AS NEEDED, AND REAPPLY SEED AND/OR MULCH DURING THE RECOMMENDED GROWING SEASON.  
TO ASSIST IN THE ESTABLISHMENT OF NATIVE SPECIES REMOVE UNWANTED COMPETING VEGETATION IN THE FIRST YEAR. MOWING CAN BE USED PERIODICALLY TO DISCOURAGE WEEDS.

5	SEEDING	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL. THIS MINIMIZES EROSION PERMITS RUNOFF TO INFILTRATE SOIL. REDUCING RUNOFF VOLUME PERMITS RUNOFF TO INFILTRATE SOIL. REDUCING RUNOFF VOLUME PERMITS RUNOFF TO INFILTRATE SOIL. REDUCING RUNOFF VOLUME PERMITS RUNOFF TO INFILTRATE SOIL.
15	PAVING	PROJECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED. BUT INCREASES RUNOFF VOLUME AND VELOCITY. REGULAR SURFACE WILL HELP SLOW VELOCITY.
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACES. COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.
35	STRIP & STOCKPILE	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE. INTENTIONALLY FROM PAVED AREAS CAN ACCEPT LARGE CONCENTRATIONS OF SANDY CONCRETE RUNOFF TO MANHOLES, SEWER SYSTEM OR STABILIZED OUTLET LOCATION. USE CATCH BAGS TO COLLECT SEDIMENT.
36	STRIP & STOCKPILE	COLLECTS HIGH VELOCITY CONCENTRATION RUNOFF MAY USE FILTER CLOTH OVER INLET.
57	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

**RESTORATION NOTES:**

- EXISTING DITCHES TOPSOIL MAY BE USED IF APPROVED BY ENGINEER. IF NOT APPROVED, IMPORTED TOPSOIL MEETING PROJECT SPECIFICATIONS SHALL BE USED.
- RETENTION BASIN, IF PRESENT, SHALL BE RESTORED WITH 3" OF LOOSE SANDY TOPSOIL, SEED, FERTILIZER, AND MULCH ON BASIN BOTTOM. RETENTION BASIN SIDESLOPES SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND EROSION CONTROL BLANKET, NORTH AMERICAN GREEN DS150 OR EQUAL. SEED MIX SHALL BE .5PFW STORMWATER SEED MIX OR EQUAL ON BASIN BOTTOM AND 2 FEET VERTICALLY UP SIDESLOPE, AND SUITABLE GRASS SEED MIX ABOVE 2 FOOT LEVEL.
- DETENTION BASIN, IF PRESENT, SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND MULCH ON BASIN BOTTOM. DETENTION BASIN SIDESLOPES SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND EROSION CONTROL BLANKET, NORTH AMERICAN GREEN DS150 OR EQUAL.
- ALL OTHER SLOPES STEEPER THAN 1 ON 4 SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND EROSION CONTROL BLANKET, NORTH AMERICAN GREEN DS150 OR EQUAL.
- ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND MULCH.



0' 30' 60' 120'  
SCALE: 1"=60'

**ISSUED FOR APPROVAL**



Know what's below.  
Call before you dig.

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 PO BOX 571, DOUGLAS, MI 49606

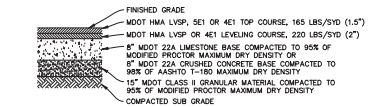
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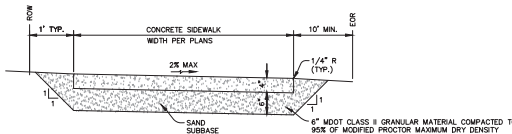
Project Manager:  
**JOHN TENPAS**  
 Project #  
 2210328.1A  
 Sheet Title

DETAILS

Sheet #  
**C-501**  
 12 of 14

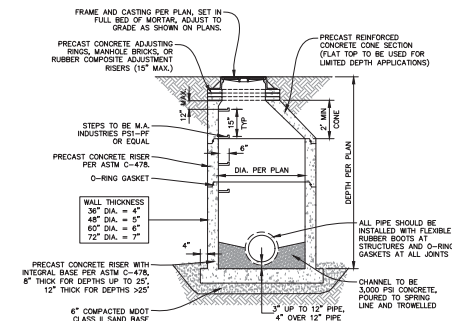


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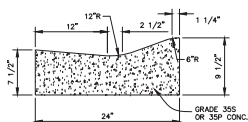


- NOTES:  
 1. CONTROL JOINTS SHALL BE PLACED AT SPACING NO GREATER THAN 8 FEET IN ANY DIRECTION.  
 2. INDIVIDUAL FLAGS SHALL HAVE LENGTH:WIDTH RATIO NO GREATER THAN 1.5:1.  
 3. ANY SIDEWALK CROSSING DRIVEWAY SPACES SHALL BE 6" THICK.

**CONCRETE SIDEWALK**  
 NO SCALE

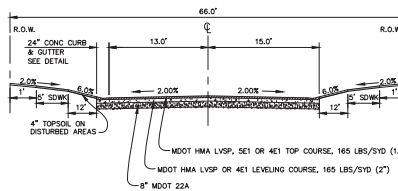


**SANITARY MANHOLE**  
 NO SCALE

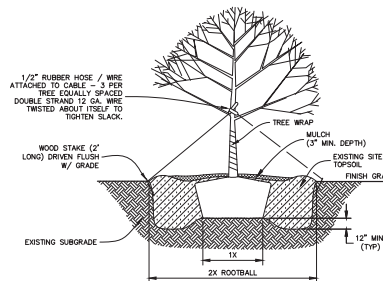


- NOTE:  
 1.) CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FT.  
 2.) EXPANSION JOINTS SHALL BE PLACED AT 350 FT. MIN. AND AT ALL RADIUS POINTS.

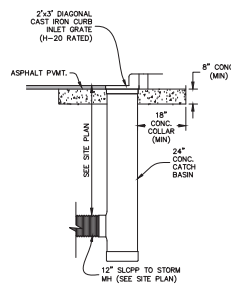
**24" CONCRETE CURB**  
 NO SCALE



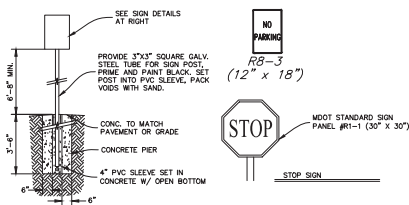
**ROAD SECTION WITH CONCRETE GUTTER**  
 NO SCALE



**TREE PLANTING DETAIL**  
 NO SCALE



**24" CONC. CATCH BASIN**  
 NO SCALE



**BARRIER FREE AND TRAFFIC SIGN DETAIL**  
 NO SCALE



Know what's below.  
 Call before you dig.

ISSUED FOR APPROVAL

**DIVERSE | FLUSH MOUNT**

57612 / 57613 / 57614 / 57631 / 57633 / 57636 / 57640 / 57641 / 57644  
 57647 / 57651 / 57652 / 57654

Job Name : \_\_\_\_\_  
 Job Type : \_\_\_\_\_  
 Quantity : \_\_\_\_\_  
 Comments : \_\_\_\_\_

- Die Cast Aluminum
- Fully dimmable with CL Triac Dimmers
- High powered LEDs create a brighter shine
- Approved for use in closets and storage spaces
- Reduces energy consumption and operating costs by up to 80% over incandescent downlights
- Easy to install: fits all standard 3" or 4" J-box
- Suitable for wet locations
- Innovative design runs cooler to maximize energy efficiency
- High-powered LED output creates brighter shine
- Energy Star Certified, CRI 90+
- ETL/cETL IP45



MSC030



RFK57652  
Diverse Retro Fit W/O Bracket for 57652, 57613



**SILT SACK**  
NO SCALE

**PRODUCT DESCRIPTION**

This very compact LED flush mount easily installs on any 3.25" octagon box and gives the look of a recessed trim. Constructed of Die Cast Aluminum, the Diverse luminaire is dimmable and also approved for wet locations so it can be used in virtually any ceiling application, including showers.

**MEASUREMENTS**

MODEL	DIMENSION	57640	13"W x 0.75"H x 13"L
57612	7.5"W x 1.25"H x 7.5"L	57641	7.5"W x 1.25"H x 7.5"L
57613	7.5"W x 1.25"H x 7.5"L	57644	7.5"W x 1.25"H x 7.5"L
57614	7.5"W x 1.25"H x 7.5"L	57647	7.5"W x 1.25"H x 7.5"L
57631	6.25"W x 1.25"H x 6.25"L	57651	7.5"W x 1.25"H x 7.5"L
57633	6.25"W x 1.25"H x 6.25"L	57652	7.5"W x 1.25"H x 7.5"L
57636	6.25"W x 1.25"H x 6.25"L	57654	7.5"W x 1.25"H x 7.5"L



**WIRE LENGTH** 8'L

**LAMPING**

MODEL	BULB TYPE	CRI	COL TEMP.	LUMENS RATED	DEL	DIMMABLE	INPUT
57612	13.5W AC Integrated LED 90+	90+	2700	1200	950	Triac	120V
57613	13.5W AC Integrated LED 90+	90+	3000K	1200	950	Triac	120V
57614	13.5W AC Integrated LED 90+	90+	4000K	1200	950	Triac	120V
57631	12W AC Integrated LED 90+	90+	2700K	1350	1100	Triac	120V
57633	12W AC Integrated LED 90+	90+	3000K	1080	850	Triac	120V
57636	12W AC Integrated LED 90+	90+	4000K	1080	850	Triac	120V
57640	28W AC Integrated LED 90+	90+	3000K	1080	850	Triac	120V
57641	15W AC Integrated LED 90+	90+	2700K	1350	1050	Triac	120V
57644	15W AC Integrated LED 90+	90+	4000K	1350	1050	Triac	120V
57647	15W AC Integrated LED 90+	90+	3000K	1350	1050	Triac	120V
57651	12.5W AC Integrated LED 90+	90+	3000K	1100	950	Triac	120V
57652	12.5W AC Integrated LED 90+	90+	4000K	1100	950	Triac	120V
57654	12.5W AC Integrated LED 90+	90+	4000K	1100	950	Triac	120V

Always consult a qualified electrician before installing any lighting product.



**WESTERN DISTRIBUTION CENTER (HEADQUARTER)**  
 253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746  
**EASTERN DISTRIBUTION CENTER**  
 4200 SHIRLEY DR. | ATLANTA, GA 30336  
 P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

**LIGHT PHOTOMETRICS**  
NO SCALE

**FINISHES OPTION**

- Bronze
- Satin Nickel
- White
- Black

Available in White (WT) finish only. Contact our Representative for special requests (MOQ may apply).

**GLASS**

White WT

**MATERIAL**

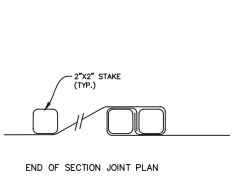
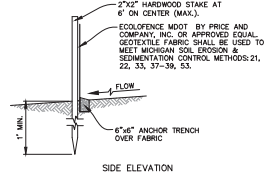
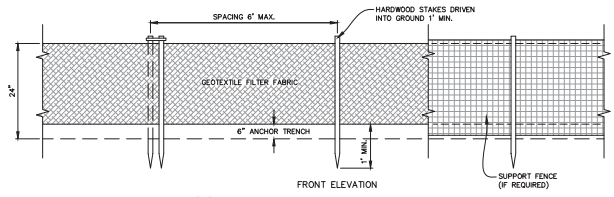
Polycarbonate, Die Cast Aluminum

**RATINGS**

- cETLus
- Wet Location
- Energy Star



**ADDITIONAL**  
 RATED LIFE 50000 Hours  
 OPERATING TEMPERATURE:  
 -20°C (-4°F), 42°C (104°F)



**SILT FENCE**  
NO SCALE



**DRISSENZA ASSOCIATES, INC.**

**Engineering Surveying Tasting**

Holland, MI 616-396-0255  
 Grand Rapids, MI 616-245-3800  
 Kalamazoo, MI 269-544-1455  
 Lansing, MI 517-489-6210  
 Ypsilanti, MI 734-368-9483

**FOREST GATE CONDOMINIUMS**  
 485 FERRY ST.  
 SECTION 17, TOWN OF DOUGLAS, ALLEGAN CO.  
 -FOR-  
**ARGENT MANAGEMENT GROUP, INC.**  
 PO BOX 571, DOUGLAS, MI 49606

**ISSUED FOR:**

1	PRELIMINARY REVIEW	05-08-2022
2	PRELIMINARY REVIEW	06-09-2022
3	PRELIMINARY REVIEW	06-29-2022
4	CITY REVIEW	07-15-2022
5	CITY REVIEW	07-27-2022
6	CITY REVIEW	08-18-2022
7	CITY REVIEW	08-24-2022
8	CITY REVIEW	09-29-2022
9	CITY REVIEW	10-23-2022
10	CITY REVIEW	12-28-2022
11	CITY REVIEW	01-26-2023

Project Manager:  
**JOHN TENPAS**  
 Project:  
2210328.1A  
 Sheet Title:

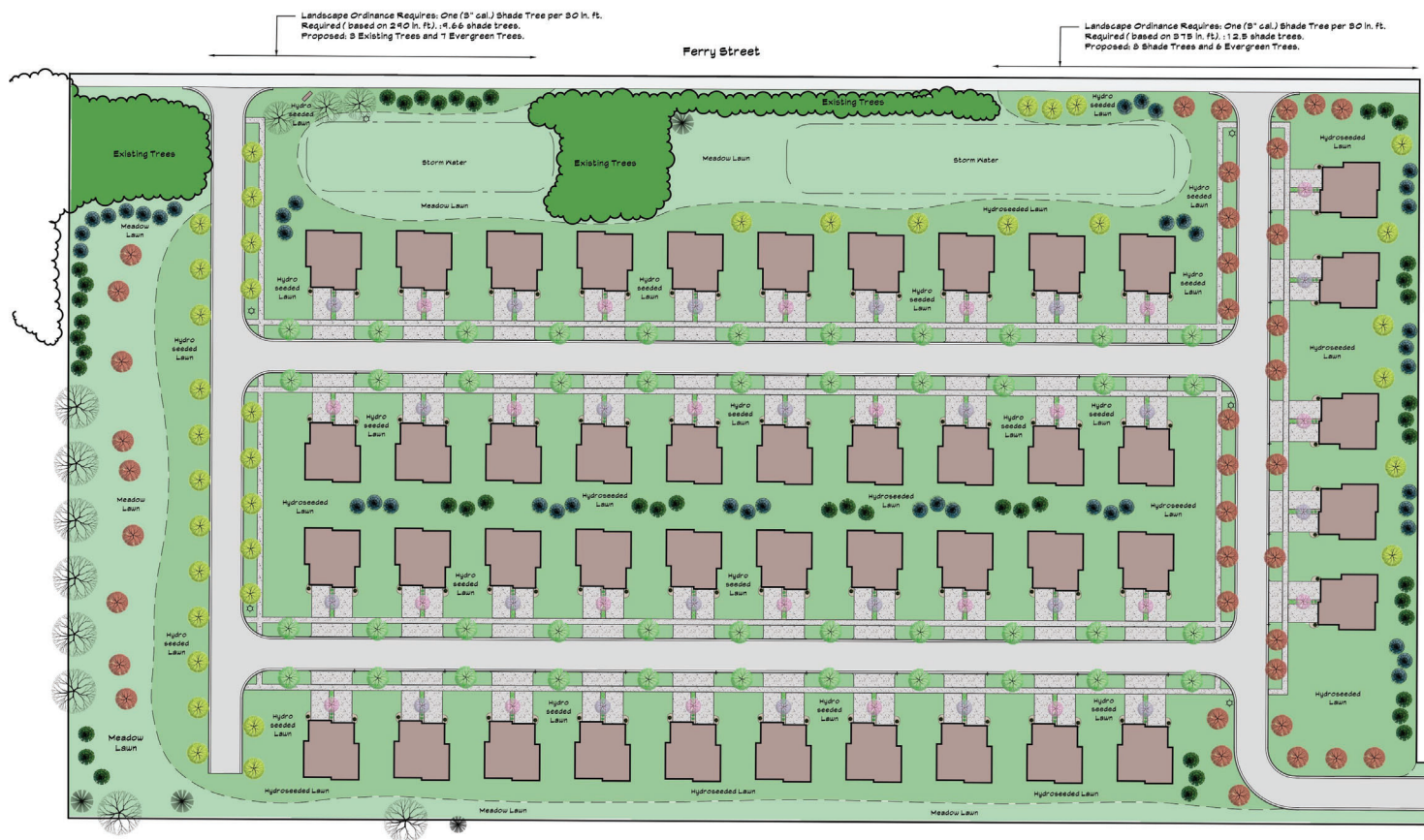
**DETAILS**

Sheet #  
**C-502**  
13 of 14

**ISSUED FOR APPROVAL**

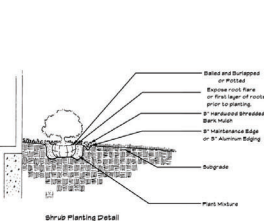
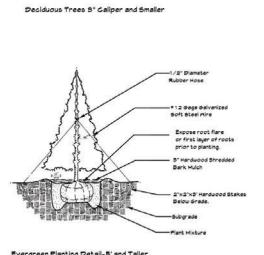
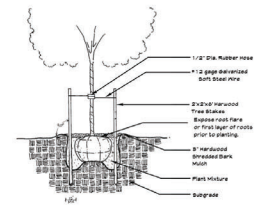


Know what's below.  
Call before you dig.



Landscape Ordinance Requires: One (1) cal. Shade Tree per 50 h. ft. Required (based on 240 h. ft.): 4.66 shade trees. Proposed: 3 Existing Trees and 1 Evergreen Trees.

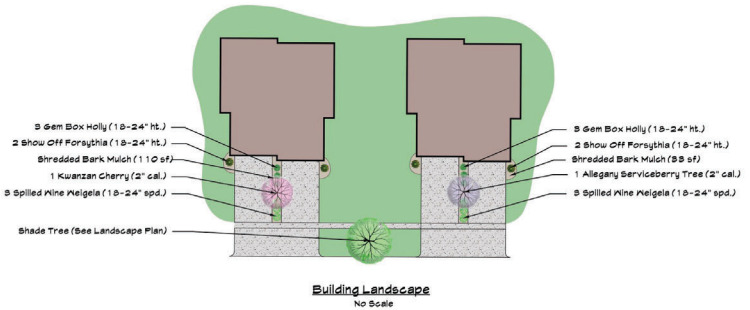
Landscape Ordinance Requires: One (1) cal. Shade Tree per 50 h. ft. Required (based on 375 h. ft.): 12.5 shade trees. Proposed: 8 Shade Trees and 6 Evergreen Trees.



**Plant Legend Key**

Quantity	Symbol	Plant Name	Size
48		Black Hills Spruce	Picea glauca var. densata 6' ht./B&B
45		Vanderwolf Pine	Pinus flexilis Vanderwolf 6' ht./B&B
44		American Bentry Linden	Tilia americana McKBentry 5' cal./B&B
31		Red Oak	Quercus rubra 5' cal./B&B
30		Redpointe Maple	Acer rubrum Frank Jr. 5' cal./B&B
25		Kwanzan Cherry	Prunus serrulata Kwanzan 2' cal./B&B
22		Allegheny Serviceberry Tree	Amelanchier laevis 2' cal./Tree Form/B&B
40		Show Off Forsythia	Forsythia x intermedia Show Off 10-24" ht.
105		Sonic Bloom Nalgela	Nalgela florida Bokrasopin 10-24" ht.
185		Gem Box Inkberry Holly	Ilex glabra Gem Box 10-24" ht.
		Existing Deciduous Tree	
		Existing Evergreen Tree	

Note: Approximately 111 Shade Trees, 75 Evergreen Trees, 46 Ornamental Trees and 360 shrubs are specified beyond landscape ordinance requirements.



Building Landscape  
No Scale



**Low Maintenance Meadow Mix**  
50% CHEWINGS FESCUE  
30% HARD FESCUE  
20% SHEEP FESCUE

- Notes:**
- All landscaping shall be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller than specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
  - All plantings shall be mulched with 3\"/>



**Forest Gate Condominiums**  
485 Ferry Street, Douglas, Michigan



PROPOSED LANDSCAPE PLAN FOR:  
PROJECT NUMBER: 081122  
DRAWN BY: Joyce E. Weese P.L.A., A.S.L.A.  
DRAWING DATE: 090222  
ISSUED FOR:  
08/11/22 Site Plan Approval  
10/21/22 Revision  
07/28/23 Revision

SCALE  
1"=50'

SHEET NUMBER  
L-1

# williams&works

engineers | surveyors | planners

## MEMORANDUM

**To:** The City of the Village of Douglas Planning Commission  
**Date:** February 2, 2023  
**From:** Tricia Anderson, AICP  
Andy Moore, AICP  
**RE: Draft Sign Ordinance - Discussion**

The former Douglas zoning administrator drafted a major amendment to the City's sign ordinance and planned to bring it to Council in June of 2022 for a second reading. It is our understanding that no legal review was conducted on this draft. In our review of the draft amendment, we found several areas that would violate the US Constitution's first amendment (freedom of speech).

The requirement for "content neutrality" stems from a church in the Town of Gilbert, Arizona that filed a lawsuit against the Town upon discovering that the Town's sign ordinance had stricter regulations for off-premise signage for religious services than it did for political or ideological sign content. In 2015, the case went all the way to the United States Supreme Court, and the court held that municipalities cannot impose content-based sign regulations, as it is a violation of the sign holder's constitutional right to free speech. As a result, many municipalities are slowly adopting new "**content-neutral**" sign codes.

Our discussion of the ordinance at the upcoming Planning Commission meeting will relate to the following areas:

- Areas of the draft that have been identified as not content-neutral that should be removed.
- Potential ways to simplify the ordinance to make it a bit more user-friendly, such as adding tables to summarize sign allowances.
- Potential ways to reduce regulations that may be over-burdensome to administer.

We have provided a few sample sign ordinances that demonstrate the above potential goals that may help guide the Planning Commission in deciding what to keep and what to modify before making a recommendation to the City Council.

We understand that the Planning Commission put a significant amount of work to get the draft to where it is now, and our intent is not to minimize your efforts, but rather assist you in viewing the draft with a different lens in terms of content neutrality and simplification.

Please feel free to reach out to us with any questions.

**ARTICLE 22:  
SIGNS, FLAGS, AND BANNERS**

**DRAFT**

**Section 22.01 Intent**

*The City of the Village of Douglas finds that signs and outdoor advertising are necessary to the commerce, health, safety, and general welfare of the public. Further, it finds that failure to regulate the size, height, number, location, and construction of signs within the City of the Village of Douglas may lead to poor identification of individual - businesses, deterioration of the appearance of the City, a decline in property values, and may create safety hazards to the public. The purpose of this Article is to regulate signs and outdoor advertising in a manner which will minimize their harmful effects while permitting effective advertising and identification. It is further intended through the provisions contained herein to:*

- 1) *Give recognition to the legitimate needs of business, industry and other activities, in attaining their identification and informational objectives.*
- 2) *Reflect the primary purpose of signage as being the identification of a particular user or use on a property, but not necessarily every activity or service performed thereon.*
- 3) *Promote signs that are visible at eye level and can be readily seen from moving vehicles with the least amount of eye distraction.*
- 4) *Avoid excessive property and use signing in order to give each use optimum visibility to passer-by traffic and if possible, to prevent a sign from blocking the view of another sign.*
- 5) *Place and size signs in such a way that scenic views are respected and visual obstructions to the natural landscape are minimized.*
- 6) *Protect the character of the City by encouraging the design of institutional, business, and industrial signs that reflect the City's favorable environment as a permanent and seasonal home community.*
- 7) *Maintain and enhance economic stability by retaining aesthetic appeal to tourists and visitors and encouraging sign design practices that will complement the City's character and natural environment.*

**Section 22.02 Exempt Signs**

**Commented [AT1]:** These sign types seem to be exempt based on the fact that they are classified as government or political signs. Political signs can't be called political signs, but rather, temporary signs, and can be regulated by size and number. A simple statement relating to "any sign erected by a federal, state or local authority shall be exempt from permitting requirements.

- 1) Upon determination by the Planning and Zoning Administrator, signs may be exempted from the permit requirements of Section 16.26:
  - a) ~~First Amendment. Sign, banner, flag, or display of symbolic, political, or other protected "free speech" message unrelated to an upcoming election.~~
  - b) ~~Political Advertising. Temporary signs related to a political candidate, office, or proposition intended for public vote in a scheduled, upcoming election.~~
  - c) ~~Government Project. Temporary signs required by Federal, State, or municipal agencies in connection with publicly subsidized or grant funded projects and programs.~~
  - d) ~~Traffic Control. Signs approved and established by State or municipal units of government pursuant to the Michigan Manual of Uniform Traffic Control.~~
  - e) ~~Historic. Sign, placard, monument, or other marker officially sanctioned and sited by national, state, or local historic agencies.~~
  - f) ~~Integral. Non-commercial commemorative citation, name, or date made permanent in the construction and aesthetic of a building or structure facade.~~
  - g) ~~Wayfinding. Uniform community specific directional signs as approved, established, and maintained by municipal units of government for access to public facilities and amenities.~~
  - h) ~~Street Pole Banner. Uniform seasonal community banners attached to and/or between municipal streetlighting fixtures, utility poles, and/or facilities not available for commercial or private use, lease, or hire.~~
  - i) ~~Commemorative Signs. Exempt pursuant to Sec. 205d, MCL PA 218 of 2020.~~
- 2) ~~At their discretion, the Planning and Zoning Administrator may consult with the City Attorney concerning matters of determination and compliance under this Section. Upon complaint, petition, or Zoning Review Application, letters of determination shall be issued and maintained in a permanent file by the Planning and Zoning Administrator.~~
- 3) ~~Signs determined exempt from permit pursuant to this Section shall conform with all number, size, material, and placement limitations pursuant to Section 22.11.~~

Commented [AT2]: Removed for content neutrality

Commented [AT3]: This type of wayfinding sign (such as DOWNTOWN DOUGLAS -->) is considered a government sign. Other types of wayfinding is called "directional" as it relates to private, on-site traffic circulation.

Commented [AT4]: This is a given. It does not need to be a separate sub-section.

Commented [AT5]: We don't want to regulate government signs at all, so this should be removed.

**Section 22.03 Illumination of Signs:**

An Illuminated Sign shall be in accordance with the provisions of this Ordinance, as well as all applicable Building and Electrical Codes. An electric permit, to be issued by the Building Inspector, shall be required for any electrical installation in connection with illumination of any sign installation.

- 1) Internally-Illuminated Signs.

- a) *Emitted light shall shine only upon the sign or upon the property within the premises and shall not spill over the property line in any direction, except by indirect reflection.*
- 2) *Externally-Illuminated Signs.*
- a) *An external source of light shall be of a warm, non-glare type.*
- b) *Lighting fixtures shall be directional and mounted to the sign structure to shed light toward the ground.*
- c) *The source of external illumination shall be shielded to prevent light from being directed upwards, into traffic, onto an adjacent street, and any adjoining property.*
- 3) *Illumination Waivers Allowed. Alternative or custom illumination design may be permissible by waiver as provided herein, subject to Planning Commission approval, pursuant to Article 24 and applicable Special Use Standards (Article 26).*
- a) *Internal-illumination signs programmed or timed to alternate, move, or fluctuate may be permissible in commercial districts when determined to not constitute a hazard or nuisance.*
- b) *External-illumination signs in commercial districts may incorporate neon or simulated neon (flexible LED/fiber optic), subject to all other standards herein.*
- c) *Pursuant to this Section, signs in residential districts may be externally illuminated any hour between 7:00AM - 8:00PM, unless otherwise extended by waiver.*
- 4) *Prohibited Sign Illumination.*
- a) *An illuminated sign shall not flash, blink, or pulsate intensity.*
- b) *Dynamic Display or otherwise unfiltered LCD/LED display panels are prohibited in all districts.*

#### **Section 22.04 Signs in Residential Districts:**

A single on-premise sign shall be permitted on lots in Residential Districts as defined in the Douglas Zoning Ordinance, subject to the following following restrictions:

- a) Signs shall be permitted for any of the following purposes:
1. ~~Sale or lease of personal property. However, such a sign shall be removed within seven (7) days of the consummation of said sale or lease or within six (6) months of the initial placement, whichever event occurs first. Such signs shall not obstruct traffic, or vision, or be hazardous to the public.~~
  2. ~~Identification of a use permitted by right (except for dwellings, see Section 22.05(d)), special use permit or a nonconforming nonresidential use~~

- 3. Identification of a temporary use [of thirty (30) days or less] except as provided for temporary real estate offices in subsection b. following.
- b) Signs advertising new subdivisions or major developments may be permitted by the Planning and Zoning Administrator for no more than one (1) year.
- c) Public Institutions and churches permitted in residential districts shall comply with these same provisions.
- d) Identification signs for residences and for home occupations:
  - 1. May be attached to the structure or in the front yard.
  - 2. Shall conform to all required setbacks from the rights of way and all property lines.
  - 6. The sign may announce only the name and occupation of a building occupant, or the buildings name.
- e) One (1) sign per street frontage, each designating an apartment complex or building, or multiple family or group housing complex.
- f) Exemptions from setback requirements in residential districts, may only be granted by the Planning and Zoning Administrator upon a written finding that compliance is impossible due to property and building configuration.

Commented [AT6]: These are content based

Commented [AT7]: This could fall under temporary signs, but cannot speak to the content of the advertising.

Commented [AT8]: These regulations are content based.

Commented [AT9]: The zoning administrator doesn't have the authority to reduce setbacks, this can only be done through the ZBA. If the regulation is simplified or reduced, then the need for a variance goes away.

Commented [AT10]: These should be grouped with temporary signs.

**Section 22.05 Signs in the C-1 Village Center District:**

- 1) Permanent, on-premises signs in the C-1 Commercial District are subject to Site Plan Approval Standards (Article 24), and applicable Special Use Standards (Article 26).
  - a) The total number, maximum sign area, and height shall comply with the standards set forth by sign type, pursuant to Section 22.11.
  - b) Sign faces on any portion of the structure of a building facade extending above a mansard, flat roof, or the eaves of a roof shall be considered a Roof Sign and part of the roof. No roof sign or sign structure may exceed the maximum allowable building height, total.
  - c) A Projecting Nameplate or Sign which is attached to a building or supported to overhang, encroach upon, are placed within, or extend into a dedicated public right-of-way shall be approved by the Planning Commission for recommendation to City Council, conditional to revocable license agreement.
- 2) Legal Temporary Signs. Sandwich board signs may be used in the C-1 Village Center District for periods consistent with hours of operation and shall be removed each day at close of business. A limit of one (1) two-sided (2-sided) sandwich board sign, sign face area not to exceed the standards set forth in Section 22.11, may be used per frontage and shall not require permit or revocable license agreement, so long as they do not result in violation, nuisance, or an obstruction of streets or sidewalks.



**Section 22.07 Signs Not to Constitute a Hazard:**

- 1) Fire Hazard: No sign shall be erected or maintained in a manner that prevents free ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.
- 2) Shear Hazard: No sign or sign structure shall be erected or maintained in unsafe manner, without compliance with applicable building code requirements. Applications for freestanding signs with faces larger than forty (40) square feet shall include wind load calculations stamped and signed by certified engineer stating that the sign can withstand winds up to 130 miles per hour, pursuant to International Building Code (IBC) Section 1609.4.
- 3) Traffic Hazard: No sign shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision pursuant to Section 16.31; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; ~~or which makes use of the words "stop", "look", "danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.~~

**Commented [AT16]:** This is a building code that will be enforced by the building official. Not all signs need a stamped engineered drawing.

**Commented [AT17]:** This is content

**3) Section 22.08 Temporary or Portable Signs:**

Any free-standing sign not permanently anchored or secured to either a building or the ground shall be considered a Temporary Sign and prohibited, unless specifically defined within Article 2 and otherwise regulated within this Section as a legal or exempt temporary sign type. Legal temporary or portable signs are permissible only in accordance with the following provisions:

- 1) ~~Off-premises temporary or portable signs advertising private/household sales or public/private may be eligible for Sign Permit in all zoning districts.~~
- 2) Legal temporary or portable signs that are not otherwise exempted herein shall for be permitted for a period not to exceed thirty (30) days, and conform to the maximum number, area, and height, as well as the minimum setbacks from property boundaries and rights-of-way, as provided by sign type and district in Section 22.11.
- 3) No vehicles shall be parked or displayed in such a way to be used as a sign.
- 4) ~~Temporary signs, indicating commercial service, products, trade information or other information shall not be permissible.~~
- 5) ~~Douglas residents and licensed businesses/organizations shall be exempt from Section 22.08(1).~~

**Commented [AT18]:** This is confusing

**Commented [AT19]:** This is content based.

**Commented [AT20]:** Content based

**Commented [AT21]:** This is confusing

**Commented [AT22]:** How would you know it is an off premise sign if you weren't reading the content of the sign?

**Commented [AT23R22]:** The City Attorney will need to weigh in on this. I believe there is a separate case that dealt specifically with "off-premise" signs and whether they can be considered "content neutral".

**Section 22.09 Off-Premise Sign**



**Section 22.12 Nonconforming Signs:**

It is the intent of this Section to permit the continuance of a lawful use of any sign or outdoor advertising structure that may not conform with the provisions herein. Nonconforming signs and sign structures shall not be enlarged, expanded or extended without review and waiver granted by the Planning Commission. Illegal nonconforming signs and sign structures shall be gradually eliminated and terminated upon their natural deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor advertising structures within the City of the Village of Douglas shall be subject to the following requirements:

- 1) Structural Changes: The faces, supports, or other parts of any nonconforming sign or outdoor advertising structure shall not be changed, altered, substituted, or enlarged unless the resultant changed, altered, substituted, or enlarged sign or outdoor advertising structure conforms to the provision of this Section for the use it is intended, except as otherwise provided for.
- 2) If a nonconforming sign is destroyed it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this Section, and the remnants of the former sign structure shall be cleared from the land or building on which it was supported. For purposes of this section, a nonconforming sign is destroyed if damaged to an extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds the value (tax value if listed for tax purposes) of the damaged sign.
- 3) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities (for example, by creating an off- premise sign under circumstances where such a sign would not be allowed). However, if the name of the business or organization changes, the face of the sign may be changed only as provided in Section 22.10(1).
- 4) If a nonconforming sign, other than an off-premise sign- advertises a business, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign and its independent supporting structure shall be considered abandoned and shall be removed within thirty (30) days after such abandonment by the sign owner, owner of the property where the sign is located, or other party having such control over such sign.
- 5) Any other provisions of this Ordinance notwithstanding, all signs which are erected or are in place on the effective date of the Ordinance, but which do not comply with the provisions of this Ordinance, and signs in nonconformance with the City of the Village of Douglas sign regulations, shall demonstrate compliance and conformance with these provisions upon application for Sign Permit resultant of any desired or necessary changes, alterations, substitution, repair, replacement, and other maintenance.

