



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION MEETING
THURSDAY, JULY 11, 2024 AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

To view remotely, join online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/84100073894>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 841 0007 3894

1. CALL TO ORDER

2. ROLL CALL

- A.** Approval of Agenda - July 11, 2024 (additions/changes/deletions)

Motion to approve the July 11, 2024 agenda

- B.** Approval of Minutes - June 11, 2024 *workshop & regular meeting* (additions/changes/deletions)

Motion to approve the June 11, 2024 workshop & regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

- A.** 319 Ferry St - Proposed Multi-Family Development - Request for Site Plan Approval

- a. Applicant presentation
- b. Comments from Public
- c. Comments from the Planning & Zoning Administrator
- d. Comments from the Planning Commission

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 Laura Kasper, City Clerk, at (269) 857-1438, or 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, JUNE 13, 2024 AT 7:00 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

1. CALL TO ORDER

2. ROLL CALL

PRESENT

Chair Paul Buszka

Vice-Chair Louise Pattison

Commissioner John O'Malley

Commissioner Neal Seabert

Commissioner Matt Balmer

Commissioner Patty Hanson

Commissioner Thomas Hickey

Also Present Planning & Zoning Administrator Sean Homyen

City Clerk Laura Kasper

ABSENT

Secretary Kelli Heneghan

Commissioner Laura Peterson

A. Approval of Agenda - June 13, 2024

B. Approval of Minutes - May 9, 2024 *workshop & regular meeting*

Motion by Balmer, second by Hickey, to approve the June 13, 2024 agenda and the May 9, 2024 workshop & regular meeting minutes. Motion carried by unanimous voice vote.

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

Martin Wagner – (304 McVea Dr) wanted to express his opposition to using McVea as an access and wanted to make sure the City received the stack of the 150 signed petitions.

Tim Smith (749 Golfview Dr) also wanted to make sure the City received the stack of the 150 signed petitions.

Adam Clingman (301 McVea) wanted to also express his opinion related to the old golf course and noted that it's a treasure. He added that it allows the people on the north end of the community to access the trails from the north. The path that goes from Ferry St that is made private doesn't make sense.

Pia Crandell (225 Lakeshore Dr) does not want any of the trails to be public because it's super close to her

home. She added that more people are using the public walkways to access the public beach and not using center street

Al Shaheen (737 Golfview Dr) who gets to use the private portions of the trail? Can a fence be put between the trail and the existing homes? How can you put a trail in unless you know where the future homes are going to go? How far is the trail going to be from existing homes? How much space is there? Who owns and maintains these trails.

Jerry Wagner (241 Lakeshore Dr) noted that this “path” has been his driveway for X number of years. If the trail is public, who enforces this? He noted that the same traffic will be using the same path he uses for his driveway that he’s used since 1992.

Andrea Johnson (453 Center) asked about the trails and wanted some clarity on the plan in terms of what’s public and what’s private.

4. PUBLIC COMMUNICATION - WRITTEN

A. Charity Nosse - 719 Golfview Dr - Written Communication

5. NEW BUSINESS

A. PUD AMENDMENT - Westshore PUD – Request to modify the location and public/private designation for the internal non-motorized pathways.

a. Applicant presentation

Ric Dyk from BDR gave an explanation of the proposed changes and pointing the locations of the areas of the trails that are public and private. He wanted to let everyone know that they are ready for the construction of the trails.

b. Comments from Public

Dave Bohn (40 Ferry St) wanted to everyone to know there is no issues with the path if it were to become public.

Peggy Luth (265 Lakeshore Dr) spoke and noted that the “benefit to the community” needs to be taken into consideration in terms of what it means to each party affected, but it should not be something that is just convenient for the developer.

Karen Pulick (221 Artisan Row/President of Westshore HOA) wanted to clarify that some issues in the Williams & works memo that noted the HOA as “wanting” private pathways. She wanted it to be clear that the HOA did not ever offer the idea for the trails to be private. She also noted that the HOA’s expectation

Janet Lugers (288 McVea Dr) states that she has been there since 1973. She noted that she loves the old golf course she indicated that she would hate path that connects to Lakeshore drive. She noted that people would park on McVea to access the trail, she is concerned that there will not be anything to prevent parking in front of her house for those that want to access the trail from there.

John Crandell (225 Lakeshore Dr) feels it tries to concentrate walkers on a small area. His concerns are related to increased flooding problems, and he does not want to see more impervious surfaces for the trail. He is also concerned with motorized vehicles using pathway. He would like to see some measures in place that would prevent this.

Paul Grantham (7 Wildwood In) has concerns related to the letter from the attorney that was in the packet. He was confused with the differences between 2022 map and 2024 map and the amenities and features that would change if the amendment is approved. He was also concerned with the eastern privatization and the elimination of a circular loop feature of the trail. He feels that it's important for this loop to be there for the recognizable and substantial benefit. It could turn this area into a treasured recreational space for many years to come and urged the PC to not approve the private designations. He also would like to see it used by elementary schools.

Kurt Wittenberg (711 Golfview Dr) noted that the long boardwalk section that would need extensive pillars, concerns with having to maintain this portion so that the HOA doesn't incur costs related to the maintenance of this.

Mark Lauterbach (13 Wildwood Lane/President of the Association). He is interested in the big picture of the trail system and knew that the trail was going to be planned in 2012. He noted that there was a promise to connect a trail to the other trails in the community to serve the public and the people that own property in Westshore. He was concerned with the connections and how people will access the trail. He added that the journey that the pathway would encompass was previously through the beautiful wetlands and whether the new plans to clip that part out makes it less meaningful. He added that the Douglas beach is a public amenity and people access it and park along lakeshore to use it. And there should be a friendly view on the pathways as there is for the beach park.

c. Comments from the Planning & Zoning Administrator

Planning & Zoning Administrator Sean Homyen advised the Planning Commissioners to use this as an opportunity to ask questions from the public and developer.

Tricia Anderson from Williams & Works gave comments and spoke to some of the comments made by the public and went through items in her memo regarding the rationale for this amendment

d. Comments from the Planning Commission

Balmer noted that the original PUD proposed public trails and he provided some historical perspective.

Pattison noted that she agrees with Matt in that she feels that they should be public.

Hickey agreed that the trails should be public.

O'Malley agreed they should be public.

Hanson concurred with everyone else.

Seabert asked Ric Dyk from BDR what the original plan looked like from 2012. Ric tried to describe it. He noted that he remembered that all the trails would be public and that no motorized vehicles would be allowed. He too would like the trails to be public.

Buszka had questions for Ric, He asked about the "access" at McVea and that people have also been using it to historically access the trail. How can the city limit parking on McVea, the City needs to understand what kind of signage will be and what the design will be of the bollards to impede motorbikes from going on the path. He also asked about the concerns from the written comments regarding fencing or barrier between the neighboring properties and the trail. He was concerned with the location of the trail between units 18 and 19. He wanted something to be in place that would reduce the incident of people straying off the trail and onto private property.

Balmer noted that these details that Buszka is discussing is not relevant to the request to designate the trails public or private

Buszka asked additional questions regarding safety. He asked what the status was and how Jerry Wagner's concerns would be addressed.

Tricia Anderson from Williams & Works noted that she believes that is an issue between the developer and Mr. Wagner concerning the access to his home using the area designated as the public trail that leads to Lakeshore Drive.

Mr. Dave Keast spoke to this issue as well as others related to the comments. He added that we're not drawing on a blank easel anymore like we were in 2012.

Motion by Balmer, second by Hickey, to call to order and take a roll call vote

Motion by Balmer, second by Seabert, to forward a recommendation to council to uphold ordinance number 03-2012, an ordinance to amend the City of Douglas Zoning Ordinance and Zoning Map to establish the Westshore Golf Course Redevelopment Planned Unit Development Project.

Motion carried by majority roll call vote.

Voting yes: Balmer, Hanson, O'Malley, Hickey, Pattison, Seabert.

Abstain: Buszka

6. UNFINISHED BUSINESS

Buszka wanted to inform the Planning Commissioners that there was a procedural error at the May 9, 2024 in regards to the recommendation to City Council for assigning a zoning district to the 6825 Wiley Rd. He gave a detailed explanation and wanted to make sure that this was read not the record.

7. REPORTS

A. Planning and Zoning Administrator Report

Planning & Zoning Administrator Sean Homyen informed the Planning Commission members that that the Parks and Recreation plan was recently updated and that the 2015 plans that was referenced was outdated. He also informed them that 319 Ferry St resubmitted their application and will be on the July 11 meeting.

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

Hickey wanted to thank Sean for providing documentation to help understand the Westshore Development.

Pattison has questions on who recently updated the Parks and Recreation Plan and took out the mention for the 17 acre property being a park. She also asks why wasn't the procedural error addressed at the meeting.

Balmer says he believes that they did the right thing keeping the trails public

Seabert wanted to apologize for not being to attend the previous meeting

Hanson wanted to thank the community for giving input regarding the Westshore Project

O'Malley agreed with Hanson.

The Planning Commission members had additional comments regarding the future of the Westshore Development

8. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES) - None

9. ADJOURNMENT

Motion by Hickey, second by O'Malley, to adjourn



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION MASTER PLAN
WORKSHOP**

**THURSDAY, JUNE 13, 2024 AT 5:30 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

1. CALL TO ORDER

2. ROLL CALL

PRESENT

Chair Paul Buszka

Vice-Chair Louise Pattison

Commissioner John O'Malley

Commissioner Neal Seabert

Commissioner Patty Hanson

Commissioner Thomas Hickey

Commissioner Matt Balmer – Arrived at 5:34 pm

Also Present Planning & Zoning Administrator Sean Homyen

City Clerk Laura Kasper

ABSENT

Secretary Kelli Heneghan

Commissioner Laura Peterson

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

4. PUBLIC COMMUNICATION - WRITTEN

5. MASTER PLAN WORKSHOP

A. MASTER PLAN WORKSHOP - Williams & Works - Tricia Anderson – Continued the discussion of the drafted goals and objectives and requesting feedback from the Planning Commissioners for any additions/changes.

6. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)

7. ADJOURNMENT

Motion by Pattison, second to by O'Malley, to adjourn the workshop.

To: City of the Village of Douglas Planning Commission
Date: July 5, 2024
From: Sean Homyen, Planning & Zoning Administrator
RE: 319 Ferry St – Proposed Multi-Family Development



The Village of Friendliness – Since 1870

Background. The Planning Commission may recall that Mr. Max Nykerk, of Lakewood Construction, on behalf of property owner, AMK Holdings, LLC., originally submitted an application for Site Plan Review of a 6-unit townhome development on a one-acre parcel located at 319 Ferry Street. The current zoning of the site is R-5, Multiple Family District, which allows multiple-family dwellings by right.



Figure 1 – Architectural Elevation Rendering of Proposed 4-Unit Townhome Development at 319 Ferry Street

Proposed Development. In response to the comments received by the Planning Commission, staff, and members of the public at the April 11, 2024 meeting, and the March 18, 2024, Site Plan Review Committee meeting, the applicant has made a few significant changes to the site plan and has included a detailed narrative with the revised submittal. The revised site plan now proposes the following:

- Four (4) attached townhome rental units (down from the original 6 units).
- The four units are proposed within a single 5,768-square-foot building, comprised of the following unit types:

- Three (3) 1,456-square-foot units
- One (1) 1,400-square-foot unit
- The single building is proposed to face the Ferry Street access drive.
- Landscaping
- Lighting
- Stormwater management facilities
- Pedestrian pathway that connects to the Blue Star Highway nonmotorized pathway are also proposed
- Ingress and egress remain from Ferry Street and Wiley Road, through the easements over the existing access drive that provides access to the Northern Lights and Isabel's parcels



Figure 2 – Revised Site Plan for 319 Ferry Street 4-Unit Townhome Development.

The purpose of this memorandum is to provide our analysis of the revised site plan and the described changes for the proposed multifamily development, pursuant to Chapter 24, Site Plan Review, and other applicable sections of the City of the Village of Douglas Zoning Ordinance, and to provide an update on the specific items listed below.

Review. When the project was presented to the Planning Commission at the April 11, 2024, meeting, it was on the agenda as a discussion item. The Planning Commission may recall that a full review was conducted by staff and the Site Plan Review Committee. Additional attention was needed in the following major areas before the item could be formally placed on a future agenda. These items are listed below, along with an update on each:

1. Environmental – Contamination: The site is in close proximity to the 200 Blue Star Highway property, which has known contaminants and a plume that migrates. The Planning & Zoning Administrator and Planning Commission have the authority to require environmental assessments to demonstrate that there is no evidence of the plume's migration to the subject site.

Update: The applicant submitted a Phase 1 Environmental Assessment report conducted by Fishbeck, dated April 26, 2024. The assessment noted “no evidence of Recognized Environmental Conditions”, thus it has been determined by the City Engineer that no further assessments are needed at this time. This issue appears to be resolved.

2. Environmental – Wetlands: Known regulated wetlands are present on the parcel to the north that abuts the subject parcel. Because of this, staff required the applicant to provide a wetland delineation report to determine if wetlands are present on the subject site.

Update: The applicant has had a wetland delineation conducted by Peterson & Vandenberg Environmental on April 19, 2024, from which a 0.0017-acre wetland was discovered. The applicant has provided a map that identifies the location of this wetland and its boundaries, however, the wetland delineation report, in its entirety has not been submitted to the City. The applicant acknowledges, and the City Engineer recommends that a submittal to EGLE for a wetland delineation review is the best course of action to determine whether any of the wetlands on site are part of a larger regulated network of wetlands. The applicant narrative indicates that this is unlikely, however, a statement from EGLE will be needed for a final determination.

The City Engineer recommends in his report dated July 5, 2024, that the results of EGLE's determination be obtained and reviewed before any final approvals are granted for the project.

3. Access – Ferry Street: The easement agreement documents were to be reviewed to ensure that there is no language within any of the documents that would give a party the right to revoke access to the subject parcel through the access drive that connects to Wiley Road. This was a concern because of the City's tentative future plans to close the Ferry Street/Blue Star Highway intersection and to route Ferry Street through the 200 Blue Star Highway property. The applicant should be able to provide some assurance that there is a perpetual and irrevocable easement through the parcels that provide access to Wiley Road.

Update: The revised submittal does not provide any indication of whether any language in the easement agreements exists that allows access from Wiley Road as "irrevocable". This is important for the reasons stated above.

4. Easements – Shared Parking: At the April 11 meeting, the Planning Commission received written communication from representatives of Isabel's indicating that the applicant does not have the right to remove the parking spaces on the subject parcel, as they are part of a shared parking agreement, and were required as part an expansion that was approved for the Isabel's parcel. The applicant was made aware that the issue with the shared parking agreement was a private matter between property owners that must be resolved prior to the project being placed on a future Planning Commission agenda.

Update: The applicant has proposed an entirely revised configuration of the site to address the concerns expressed by the neighboring property owner related to the subject parking spaces. The reconfigured site proposes the single 4-unit building facing the access drive from Ferry Street, removal of attached garages, and a parking area immediately behind the building to the south. A portion of the parking spaces within the

parking area is proposed to account for the shared spaces that would be lost due to the development of the site. The new shared parking easement configuration is shown in Figure 3 below. The previous site configuration with easement exhibit is shown in Figure 4 for comparison.



Figure 3 – New Site Configuration and Shared Parking Easement Areas



Figure 4 – Previous Site Configuration with Easement Exhibit

It was indicated by the applicant that the Isabel's property owners are amenable to this solution. Easement agreements will need to be drafted and signed by all applicable parties.

5. Multifamily Design Guidelines (MFDG): The requirements within the multifamily guidelines must be demonstrated with all multifamily developments in the City. One of these requirements is the maximum building length not to exceed 120', which in the plan presented to the Planning Commission in April, exceeded.

Update: The site was reconfigured, likely to accommodate the parking issue, however, it is likely that it was done also to comply with the multifamily design guidelines which places a maximum of 120' on any one building side. The proposed building on the revised site plan is approximately 90' in width. This would seem to resolve this issue, however, there may be some other issues with meeting the MFDG, particularly related to landscaping and amenities for the future residents. Further review is needed in this area.

Other items/Final Thoughts

1. The project narrative provides an update, but still contains references and details related to the 6-unit building and the unit square footage breakdown for 6 units instead of 4.
2. Project narrative (Impact on existing infrastructure) "less likely to have school-aged children residing there". Aside from the fact that the project does not propose amenities that would attract families with children, it is unclear how the applicant is able to make this assertion. The City's desire to be a year-round place to live for all walks of life should be reflected in all new developments.
3. The City Engineer indicates that the stormwater management design must be submitted to the Allegan County Drain Commission for review. In the past, the Planning Commission has been reluctant to grant final approvals on site plans that have not had a preliminary review by the Drain Commission.

The applicant has made progress in addressing several of the concerns relayed by the Planning Commission, staff, adjacent property owners, and the Site Plan Review Committee. There are, however, as noted in this report, and in the City Engineer's report dated July 5, 2024, some crucial areas that need attention before the Planning Commission should grant a final approval on the site plan.

RECOMMENDATION

Based on the findings outlined in this report, staff is recommending that the Planning Commission postpone any action on the site plan until such time that the areas identified herein can be addressed. A suggested motion is provided below:

SUGGESTED MOTION

I move to [approve / approve with conditions / deny / table] the request made by Max Nykerk of Lakewood Construction for site plan approval for the multi-family 4-unit townhome, based on the findings outlined in the staff report dated July 5, 2024.

Please feel free to reach out with any questions.

July 5, 2024
2240379

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

RE: 319 Ferry Street
Engineering Review Comments

Dear Tricia:

On behalf of the City of Douglas, our office has reviewed the *revised* drawings dated *June 12, 2024* and received *July 3, 2024* for the above referenced project. Our comments regarding the project are as follows: *A previous review was completed on March 11, 2024; the comments corresponding to this review are in blue italics.*

1. The proposed development includes a single *2905* square foot building containing *4* townhouse units on about 0.8 acre site.
2. Please identify on C-205 the width of the existing pavement of the driveway. Is there a way to improving the driveway access onto Blue Star Highway? Can an easement be obtained from the parcel to the north and connect to Ferry Street? *The width of the driveway is shown as 20 feet wide. Revisions were made to the site, and no plans are made to revise the driveway access.*
3. The existing water main and sanitary sewer along the frontage of the parcel must be shown on the drawings. The City records indicate that the water main on this parcel is 8" diameter. *The revised drawings do not show water main size. Previous records show a 6 inch diameter watermain on the site. Water main sizes need to be shown on the drawings for the on-site and in Ferry Street.*
4. Is a fire line going to be needed into the building? Is so, please show. *No fire line is proposed; this will need to be verified by the fire district.*
5. How will the building be metered? Per the City ordinance, each and every house or condominium unit shall have a single service connection. Record drawings show a master meter on the connection at Ferry Street; this needs to be reviewed with KLSWA. *The revised submittal still shows one service; this still needs to be addressed. We note that a meter pit is on the main line west of Ferry Street per record drawings.*
6. More information must be provided on the existing storm sewer to verify where the storm sewer is flowing. The City has limited records on the storm sewer. On C-201

it appears that the proposed outlet (west) for this site is 0.65 feet lower than the 15” to the north. Where is the storm sewer under the driveway going as shown on C-201? Where is the existing 8” storm sewer under the driveway going? Please note that detention will need to be considered for any off-site if it goes to the pond.

Information was provided on the downstream storm sewer. This will need to be reviewed by ACDC as note in 7 below.

7. Please note that the storm sewer must be reviewed by Allegan County Drain Commission as noted in the submittal. Water quality will need to be added to the design. *There is storm sewer from the south that will need to be reviewed as part of ACDC’s review. (See C-203, two locations.)*
8. Documentation to show due care compliance as required under part 201 of PA 451 must be provided as this site is within close proximity to site that shows Baseline Environmental Assessments and storage tanks on the EGLE environmental mapper website. *A Phase 1 Environmental Site Assessment dated April 26, 2024 was completed by Fishbeck. This assessment noted “no evidence of Recognized Environmental Conditions (RECs) in connection with the property... No further assessment of the Subject Property is warranted at this time.”*
9. There appears to be wetlands as identified on the State’s wetland mapper website. Please supply how this will be addressed. *Per the submittal, the applicant is working with Peterson & Vandenberg Environmental on the wetland items. The applicant has submitted a Wetland Identification Program review request to EGLE. The City should obtain the results of this prior to any final approval.*
10. Is the proposed parking area (that is existing) already used by existing development? *This has been addressed in the submittal and easements shown on the drawings.*
11. Saugatuck Township Fire District shall provide comments regarding fire protection and fire access for this site.
12. This should be reviewed by KLSWA.
13. The developer is responsible for all review fees.
14. The developer is responsible for obtaining all permits required for this project.
15. *The parking spaces notes on C-205 do not match the narrative nor the number of spaces actually provided.*
16. *Patio areas and plantings are proposed over the existing water main and within the easement area. The City nor KLSWA should be responsible for replacement of these improvements if a repair or replacement is needed on the water main. (See L-100)*

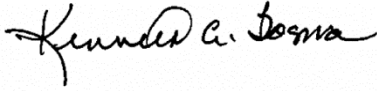
Ms. Tricia Anderson
July 5, 2024
Page 3

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: Mr. Sean Homyen, City of Douglas
Ms. Rick Zoet, City of Douglas
Mr. Daryl VanDyk, KLSWA
Mr. Chris Mantels, STFD
Mr. Charles Hoyt, Nederveld
Mr. Jack Brown, Developer



June 13, 2024

Mr. Sean Homyen
Planning Department
City of the Village of Douglas
86 W Center Street/PO Box 757
Douglas, MI 49406

RE: 319 Ferry Street – Site Plan Application Resubmittal
Allegan County, Michigan

Dear Mr. Homyen:

Enclosed, please find the following items being submitted for site plan review and approval at the July 11, 2024, Planning Commission meeting. Note that the previous submittal included proof of ownership, geotechnical report, reservation of easements agreement, exhibit B to the Master Deed, and the Stipulated Settlement Agreement. We understand that you do not need additional copies of those with this submittal. Enclosed is:

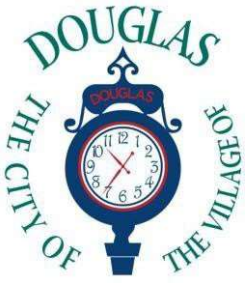
- Narrative
- Application
- Environmental Site Assessment (short report)
- Architectural Elevation
- Photometric Plan
- Wetland Map
- Illustrative Rendering
- Site Plan Set

If you have any questions or require additional information, please feel free to call me at (616) 575-5190 or via email at choyt@nederveld.com.

Sincerely,

A handwritten signature in blue ink that reads "Charles Hoyt".

Charles Hoyt
Project Manager



Site Plan Review Application

Application Fee \$300
Additional Fees May Apply

The Village of Friendliness—Since 1870

Property Information:

Address or Location: 319 Ferry Street

Parcel Number: 03-59-017-089-90 Property Size: 0.83 Acres (excluding ROW)

Zoning District – Current: R5 Proposed Zoning District (if applicable): n/a

Existing Use of Building/Property: Parking/vacant Special Use (if applicable): n/a

Type of Project (Residential or Commercial): Residential

Describe Proposed Project: Multi-family Residential Development - see attached narrative


Estimated Project Cost: _____

Site Plan Review Application Requirements

Yes, I have read the City of Douglas Zoning Ordinance Article 24 Site Plan Review

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| Y | N | N/A | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Completed Site Plan Review application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plot Plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Legal Description |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Narrative Description |

I Jack Brown hereby state that all the above statements and all the accompanying information are true and correct.

	<u>2/26/2024</u>
Signature of Owner/General Contractor	Date

Email Address: jack@amkproperties.com

Phone: 734-323-3883

CITY OF DOUGLAS ZONING REVIEW

Approved Conditional Approval Denied Permit Number _____

Rationale _____

Fee Paid Plot Plan Submitted Application Complete Legal Description Included Narrative Description Included
MDEQ Permit Required Allegan Health Dept. Permit Required

Plans sent to Saugatuck Township Fire Department on: _____ Approved on: _____

Plans reviewed by Planning Commission on: _____ Approved on: _____ (Attach Minutes)

Submitted By: _____ To: _____ Date: _____
City Staff (Initials) & Delivery Method KLSWA Representative

Submitted By: _____ To: _____ Date: _____
City Staff (Initials) & Delivery Method MTS Representative

Signature of Planning & Zoning Administrator *Date*

KALAMAZOO LAKE SEWER AND WATER AUTHORITY REVIEW

Connection to Water / Wastewater System (Subject to appropriate connection and inspection fees)

Approved Conditional Approval Denied Permit Number _____

Rationale _____

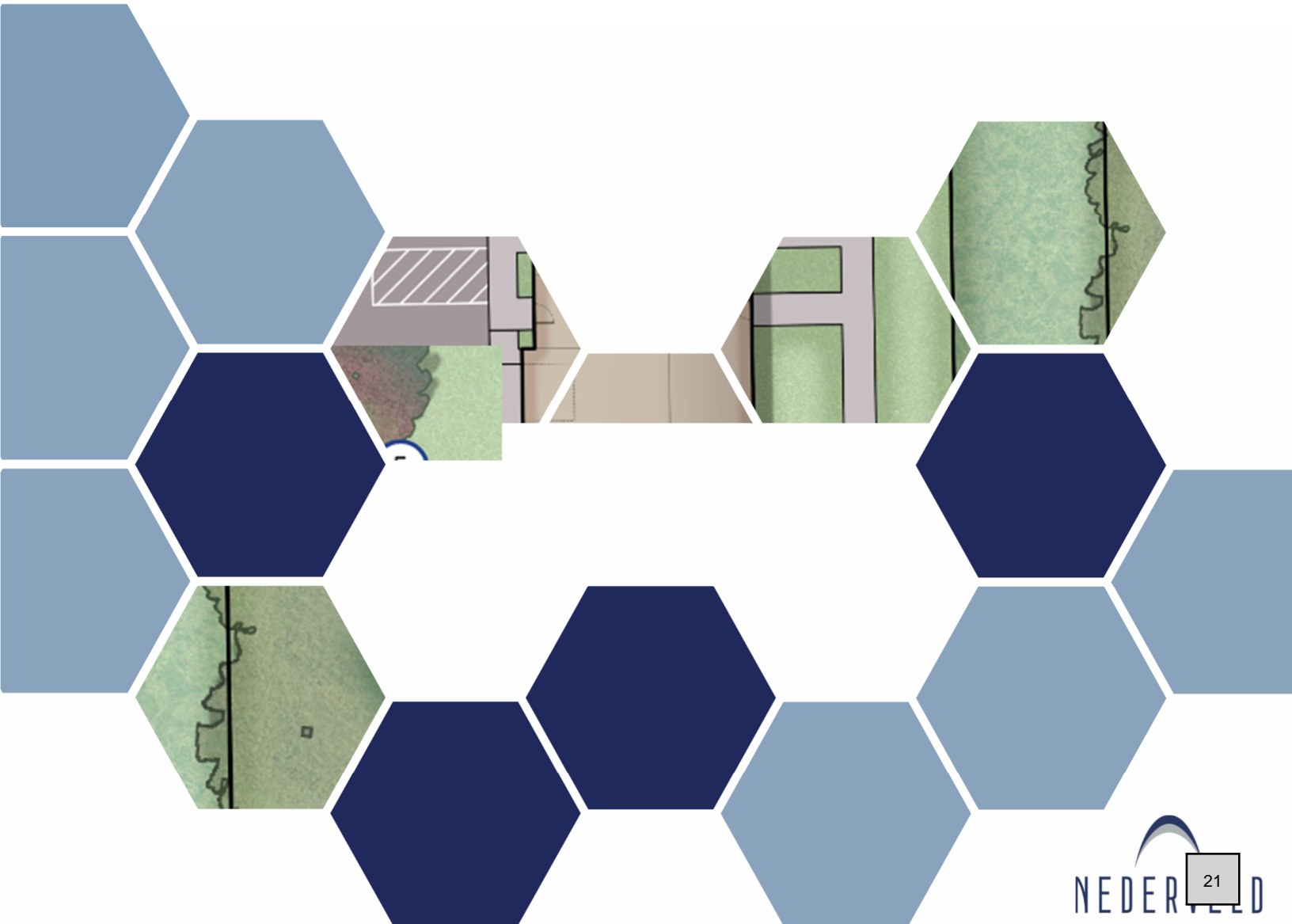
Street and Number _____

Signature of KLSWA Administrator *Date*

P012092021PZ

319 Ferry St

CITY OF THE VILLAGE OF DOUGLAS



PROJECT NARRATIVE

UPDATE 6.12.24

This revised submittal represents site plan changes pursuant to discussions with the City of the Village of Douglas Planning Commission as well as Planning staff. The project is still significantly the same, in that it remains a multi-family residential development, but changes to the layout including a revision from 6 to 4 units are shown within the included plan set. The following is a discussion of several details of the site plan resubmittal.

Site Layout

The site layout has been revised to orient the building from north-south to east west as well as reduction from 6 units to 4 units. The building facade will now face along the private entrance drive which connects to Blue Star Highway with the traditional front door elevation and front porches facing the entrance drive. Note that the sidewalk, which ultimately connects to the Blue Star Highway bike path, is also present at this front elevation. This condition further defines this building as a walkable and sensibly scaled building in relation to public spaces.

The rear of the units will now face toward a newly constructed parking lot with 17 parking spaces. Note that the previously included garages within the units have been eliminated and therefore all parking will be accommodated by these 17 spaces. It should be noted, however, that 6 of the spaces shown within this newly constructed parking area will be encumbered by an easement, granting the rights of parking and ingress/egress to said parking spaces, to Halas, LLC, the "Isabella's" owner. This is depicted on sheet 902 which also includes a description of the purpose of this easement. Upon site plan approval of this site, an easement will be executed between the applicant and Halas, LLC and will be recorded with the County. There are therefore 11 remaining parking spaces which will be assigned to the proposed 4 unit building. A breakdown of the parking requirements is provided on sheet C-205.

An additional easement will be executed memorializing the existing parking spaces as for the use of Halas, LLC exclusively. A depiction of the area of this easement is provided on sheet 902 as well. This easement will also include the existing dumpster which will continue to be for the exclusive use of Isabellas.

As a result of the site plan revisions, there is no longer the condition of a dead-end apparatus access which was present with the last site plan design. With the previous design, a hammerhead style turnaround or an access road out to Ferry St. would have been required in order to be within compliance of Sec 503.2.5 of the IFC code. The revised plan has eliminated this condition and this has been reviewed and initial response by the Fire Inspector indicates that the site plan is in compliance with IFC code.

The site plan revisions also now include a dumpster for the use of the 4 residences. Landscaping revisions have also been included within this revised plan, with the required amenities including landscaped courtyards, public benches, and access to public pathways.

Architecture

The architecture for the building has been revised to create a more interesting design. Responding to the Planning Commission's comments from the preliminary meeting, the building now displays a more inviting residential façade which looks less like commercial use indicated during the meeting. This architectural revision also reduced the overall length of the building down to 90', which is less than the maximum length noted in Sec 803. A (2) of the Zoning Ordinance, which states that no multiple family building shall exceed 120 feet in length. As noted above, the garages have been removed from the footprint of the structure, which allows for more usable square footage within each unit.

Environmental & Wetland

Several questions during the preapplication meeting were centered around the presence of contamination at neighboring sites to this property. It was also noted within the engineer's review letter from Prein & Newhof dated March 11, 2024 that "documentation to show due care compliance as required under part 201 of PA 451 must be provided as this site is in close proximity to site that shows Baseline Environmental Assessments and storage tanks on the EGLE environmental mapper." In response, the applicant has engaged with Fishbeck Environmental Consultants to conduct a Phase I Environmental Site Assessment. This report was completed on April 26, 2024 and an abbreviated version of which is included within this submittal. As noted on the report, it was abbreviated from the original 1,500 pages, but includes the executive summary and the entire report can be made available upon request. As noted within the executive summary, the assessment "revealed no evidence of Recognized Environmental Conditions (RECs) in connection with this property." When no RECs are discovered on a site, there is no call to proceed to a Phase II Environmental Site Assessment, then subsequently a Baseline Environmental Assessment, then finally a Due Care Plan, as noted within part 201 of PA 451. Fishbeck's report makes the statement that "no further assessment of the Subject Property is warranted at this time" and the applicant chooses to follow the recommendation of the environmental consultant.

With regard to any existing wetlands on the site, which was another topic of discussion of the Planning Commission, the applicant has engaged a wetland expert from Peterson & Vandenberg Environmental, LLC. The consultant, Zach Vandenberg, conducted a wetland delineation on April 19, 2024 and delineated on 0.0017ac wetland. This was identified as an emergent wetland and is associated with a stormwater inlet on the east side of the property adjacent to Ferry St. A copy of the wetland map is provided within this submittal. For EGLE to have regulatory authority over a wetland, the wetland must be contiguous (within 1000 feet) to a Great Lake, (within 500 feet) to a lake, pond (greater than one acre in size), and/or stream and/or the wetland complex must be greater than 5 acres in size. The wetland delineated on this site does not appear to be regulated by EGLE because it is less than 5 acres in size and does not appear to be contiguous to any lake, pond, or stream. The applicant has therefore submitted a Wetland Identification Program (WIP) review request to EGLE, which will verify the delineated boundaries on this site and any of EGLE's jurisdiction thereof. This WIP review should take place prior to the Planning Commission meeting and the applicant requests to provide results of which at that time.

Site Engineering

The basic site engineering of the site remains largely the same as the previous submittal, with municipal water and sewer being provided to the building, with a single water meter proposed. The only engineering change of significance is the relocation of the proposed stormwater detention basin which is now located at the northern end of the site. Further survey work to investigate the stormwater piping network discovered that the flow of stormwater does, in fact, flow to the east and south ultimately connecting with the Tannery Creek watershed. It should also be noted that the existing fire hydrant along the entrance drive will need to be relocated to the east. Revised grading and utility plans are included within this submittal.

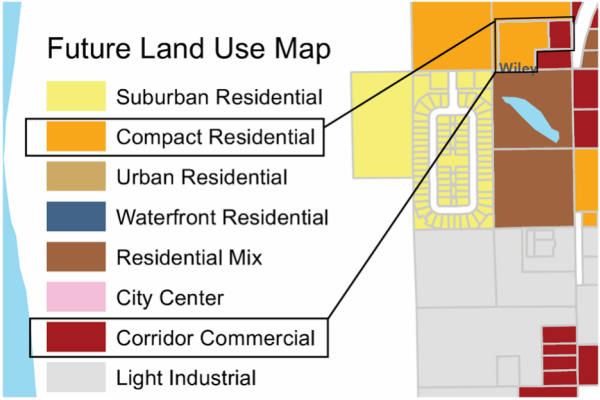
Summary

The applicant has listened to the feedback provided by City of the Village of Douglas Planning Staff, reviewing agencies, and Planning Commission and has responded with efforts to create an improved project. The enclosed submittal is reflective of the applicant's commitment to be responsive to the concerns and wishes of the community. We ask that this site plan submittal be approved without condition.

Note: below is the original narrative from the initial submittal. As it contains background information, it is included in this submittal. However, note that some of the details have changed, which was described above.

PROJECT DESCRIPTION

The following narrative is pursuant to Article 24 SITE PLAN REVIEW of the City of The Village of Douglas Zoning Ordinance, adopted in 2009, as well as the Site Plan Review Application. The proposed project is located at 319 Ferry St in Douglas on an existing vacant site. The applicant, AMK Properties, is a Michigan-based real estate developer and property manager with decades of experience in the real estate industry. AMK’s mission is to be a driving force for real estate growth in local communities through a variety of real estate investments. Quality of construction and attentive property management is the hallmark of AMK developments and they are excited to include 319 Ferry St into their Tri-Communities portfolio. Further information on AMK is provided.



Located at the corner of Ferry St and Blue Star Highway, near 130th Avenue, the project is adjacent to the existing Northern Lights Condominiums and Isabel’s Market. The current zoning of the property is R-5 Multiple Family District. As defined within Article 8 of the Zoning Ordinance, the R-5 Multiple Family District is to “provide for residential development densities within the City with mostly multi-family dwellings as presented in the Tri-Community Comprehensive Plan. It is the intent of this District to protect and encourage the multiple family residential character of the property”. The proposed development not only fulfills these requirements, but it also meets all dimensional standards for lot area, frontage, setbacks, floor area, and height for the R-5 zone district. Further details of the building are provided below.

The proposed project is a single 5,500 sf building containing 6 townhome units. The building will be oriented north-south, with the garages facing to the west and porches to the east facing Ferry St. Vehicular access will

be via the existing parking lot, but note that an easement is in place allowing for the Northern Lights residents to maintain access to their parking area. The garages will accommodate one vehicle each, but each residence will also retain two parking spaces within the parking lot, bringing the total amount of parking to 18 spaces. As noted within sheet C-205 of the site plan submittal, the number of parking spaces required for this site as calculated



ated in the Multiple Dwellings category of Section 19.03 of the Zoning Ordinance is 14.

The following breakdown provides unit details for the building:

- 2 Units: 3 bedroom, 2.5 bath, 1,625 sf (not including garage) garage 318 sf
- 4 Units: 2 bedroom, 2.5 bath, 1,276 sf (not including garage) garage 296 sf

The building height of the proposed structure is 28' to the highest point of the roof and 24'-3" to the midpoint of the highest roof. As noted on sheet C-205 this is in compliance with the R-5 standards. Regarding the length of the building, the design approach was to breakdown the scale of the front and rear face/façade to provide a residential scale to the project. The building footprint and elevations align with the Douglas Multi-family Design Guide. With six (6) residential units, faces of the building were created which provide depth, identify each residence, and locate primary entrances to each unit. No one face of the building exceeds 30' while walkways and material changes identify units and primary entrances

The location of the proposed project is less than 1 mile from the Village Commercial District, as defined in The City of the Village of Douglas Zoning Map. With the existing bike path along Blue Star Highway, a safe and interesting walk or bike ride to the Business District and beyond can be enjoyed by all residents of the proposed project. This bike path provides for not only a functional access to amenities, but an opportunity for recreation for the residents of the proposed project. As noted in the Tri-Community Master Plan, recreation opportunities are essential to the quality of life within Douglas. This bike path, which was placed as the "highest priority" amenity within the Master Plan, is easily accessible from the townhomes at 319 Ferry and provides the best opportunity for direct recreation or access to public recreation areas. As there are only 4 townhome units on the proposed site, and the site itself is quite small, the reasoning for and opportunity of on-site recreation is not proposed.

MASTER PLAN

The Tri-Community Master Plan defines the goals and general directions for land use decisions for the City and Township of Saugatuck as well as the City of the Village of Douglas. While the proposed project is a by-right plan, not seeking a re-zone or Special Land Use, it is required within the Site Plan Review requirements that a project note its compliance with the recommendations of the Tri-Community Master Plan.

As noted above, the proposed project is currently located within the R-5 Multiple Family Zone District. Within The City of The Village of Douglas Master Plan, however, the Future Land Use Map notes the property as Corridor Commercial. The Corridor Commercial future land use is described as accommodating large-scale retail, eating and drinking establishments, medical facilities, and other similar uses. Those uses are typically suited to be placed directly along Blue Star Highway, however the current project is located further away from Blue Star, its frontage on Ferry. Any use described above would not be visible from Blue Star and the business would suffer as a result. As this property has much more of a relationship to the existing Northern Lights Condominium project, whose Future Land Use within The Village of Douglas Master Plan is Compact Residential, the proposed multi-family use is more appropriate than a commercial use. It should be noted that all other uses with frontage on Ferry St have a Future Land Use designation of Compact Residential or Residential Mix. Furthermore, the Tri-Community Master Plan notes this property as Mixed Use Residential/Commercial, which seems to be a more appropriate designations for this site.

The proposed project is consistent with the Growth Management subsection, and the policies defined within, of the Tri-Community Master Plan. Specifically, this project is proposed in a manner which is orderly and consistent with adjacent developments. It further is serviced within the capacity of existing public services and facilities. The proposed project also fulfills the policy goal of encouraging new developments to be in compact increments adjacent to new development. Finally, the project is planned in accordance with several of the Ten Tenets of Smart Growth, as defined in the Tri Community Master Plan. Specifically, the tenets within the Master Plan of (1) Create a range of housing opportunities and choices, (2) Create Walkable Neighborhoods, and (10) Take advantage of compact development design, are fulfilled and supported by this proposed development.

To summarize, this project, while not necessarily located within a Future Land Use area consistent with the proposed use, is consistent with the spirit and goals of the Tri Community Master Plan. This project will provide residential dwelling options which are desired within the Master Plan and will fulfill the general design goals and policies within the Master Plan as well.

IMPACT ON EXISTING INFRASTRUCTURE

The proposed project is anticipated to have minimal impact on the existing infrastructure and the natural environment. As the proposed development contains only 4 dwelling units, the proposed trip generation on the existing roads is expected to have minimal impact. It is furthermore expected that this project would not have any significant impact on area schools as this housing type is less likely to have school-aged children residing there and with only 4 units there would not be an impactful number anyway.

The subject site is provided with sanitary sewer and water service. It is the intent of this project to utilize both of these utilities and initial review indicates that both of these services are adequate to supply the site. The 8" sanitary sewer is located at the northern end of the site and connects to a 12" sanitary pipe within the Ferry St Right of Way. The 6" watermain is located within an easement at the southern end of the site, which the building will access, with a fire hydrant located approximately 40' from the proposed building. Franchise utilities, including gas, electric, cable, and phone are all available to this site and all provide adequate supply of services for the proposed use.

The proposed use of this property is not anticipated to have an environmental impact on the existing site or on any of the neighboring sites. The building will utilize the existing parking lot, therefore minimizing the environmental impact of construction. With the exception of the construction of a stormwater detention basin, the natural environment will remain largely intact, with the buffer of existing trees and plant life adjacent to Ferry St to remain in place. Neighboring properties will enjoy the same quiet, peaceful, and clean environment that they have benefited from in the past. As this site has not been used previously, there is no reason to suspect any contamination or other sub-surface impurities on this site.

The stormwater detention basin, as shown on the included site plan set, has been designed to LGROW standards and is designed to accommodate all of the impervious surfaces for the proposed project. The stormwater management design will be engineered so as not to negatively impact any neighboring property. Once fully designed, the stormwater design will be provided to the Allegan County Drain Commissioner for review and approval.

STATEMENT FROM THE APPLICANT IDENTIFYING ALL OTHER FEDERAL, STATE, AND LOCAL PERMITS, IF REQUIRED

The project located at 319 Ferry St will not be required to obtain any Federal or State permits for the development or construction of the project. Local permitting will include City of The Village of Douglas engineering permit, Allegan County Drain Commissioner Permit for stormwater management, and Soil Erosion and Sedimentation Control permit through the Allegan County Road Commission. Copies of all permits, when acquired, can be provided to City of The Village of Douglas representatives upon request.

CONCLUSION

The project located at 319 Ferry street has been designed to be compliant with the applicable sections of the Zoning Ordinance and consistent with the pertinent sections of the Tri-Community Comprehensive Plan. This project will preserve and enhance the existing community character of this area of the City and is compatible with all neighboring uses. This project promotes smart and efficient design to cause the minimal amount of impact on the environment and City infrastructure.

Finally, a review of the standards as required within the Ordinance. The following Site Plan Approval Standards are outlined within Section 24.03 of the Zoning Ordinance:

- 1) *Drainage: Site plans shall fully conform with the surface water drainage standards of the County Drain Commission and/or the US Corp of Engineers if applicable.*

The site plans will fully conform with the standards of the Allegan County Drain Commissioner. Plans will be submitted for Commissioner approval and documentation of such can be provided to the City.



Phase I Environmental Site Assessment

319 South Ferry Street
City of the Village of Douglas, Michigan

Prepared For:
AMK Holdings, LLC
Saline, Michigan

Project No. 240673
April 26, 2024

*City of the Village of Douglas Site Plan Submittal Note:

This report in its entirety is approximately 1,500 pages. For the sake of submittal brevity, only the Executive Summary is provided herein. A copy of the full Environmental Site Assessment can be produced upon request.

Phase I Environmental Site Assessment

**319 South Ferry Street
City of the Village of Douglas
Allegan County, Michigan 49406**

Parcel Number: 59-017-089-90

**Prepared For:
AMK Holdings, LLC
Saline, MI**

**April 26, 2024
Project No. 240673**

1.0 Executive Summary

Fishbeck has performed a Phase I Environmental Site Assessment (ESA) of the residential property located at 319 South Ferry Street, City of the Village of Douglas, Allegan County, Michigan (Subject Property). The Phase I ESA has been performed in accordance with the ASTM Standard Practice for Phase I ESAs (Standard E1527-21) and in conformance with the federal rule for All Appropriate Inquiry. For reference, Appendix 1 contains the ASTM Standard Practice E1527-21 Definitions. A Location Map and a Site Map for the Subject Property are included in Appendix 2.

Non-CERCLA issues that are not typically part of the ASTM standard scope of investigation (i.e., asbestos, lead paint, radon, mold, vapor intrusion, wetlands, emerging contaminants, and universal wastes) were not addressed as part of this Phase I ESA. The Phase I ESA was conducted for the redevelopment planning of the property. This report was prepared for the exclusive use of AMK Holdings, LLC (the User), which may rely on the report contents.

The Subject Property consists of one legal parcel occupying approximately 1.02 acres currently developed with an asphalt-covered parking lot and an asphalt-covered access road with no structures present. Development has consisted of agricultural fields prior to 1938 until the mid-1970's when vacant land was present. By the mid-1990's, the current access road located along the southern boundary is present and by the early 2000's the parking lot currently present along the western portion is present. Development since that time has remained as the southern access road and the western parking lot with the remaining portion being grass-covered land.

The Former Haworth Property located at 200 Blue Star Highway is identified as the Village of Douglas Contamination site that is a known source of petroleum and solvent-based VOC impacts to soil and groundwater. Data from groundwater sampling completed between 2003 and 2013 show a plume of VOC impacts migrating to the northwest with impacts to groundwater identified in multiple areas up to 0.6-mile northwest of the property. Hydrogeological studies completed for the 200 Blue Star Highway in connection with the identified groundwater contamination originating from the property calculated the groundwater flow in the area to be to the northwest, placing the Subject Property down-gradient from the 200 Blue Star Highway property.

No significant data gaps were encountered for the Phase I ESA.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described in the Limitations and Exceptions section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property.

No documentation regarding the specific nature of demolition activities associated with the Subject Property has been identified. As such, Fishbeck recommends that any historical utility features/structures potentially encountered in the future be properly abandoned.

No further assessment of the Subject Property is warranted at this time.

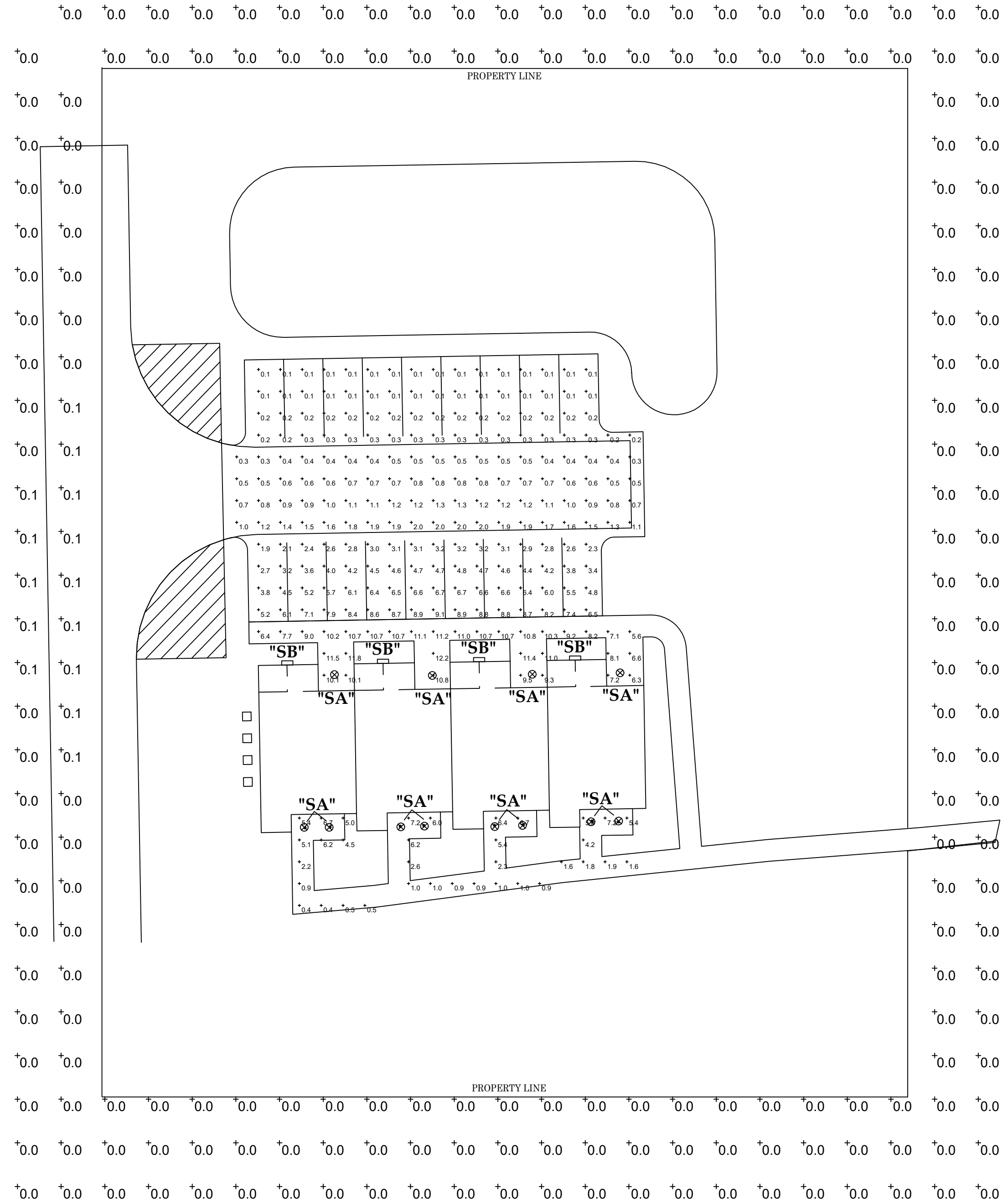
This Phase I ESA report will remain viable, if it was completed no more than 180 days prior to the date of acquisition or occupancy. The viability date is based on the earliest of the dates of the following five components:

1. Date of site reconnaissance: April 9, 2024 and April 16, 2024
2. Date of interviews: April 16, 2024 (User); April 11, 2024 (Owner)
3. Date of search for recorded environmental liens: April 8, 2024
4. Date of review of federal, state, and local government records: April 8, 2024
5. Date of Environmental Professional Declaration: April 26, 2024

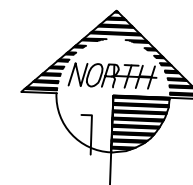
Report 180-day viability date: October 5, 2024







SITE ELECTRICAL PHOTOMETRIC PLAN



SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
⊗	SA	12	WF6 LED 40K	6" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 4000K CCT, LEXTAR 2835 LED	LED	WF6 LED 40K.ies	Absolute 0.81 13.5
□	SB	4	WPX3 LED 40K Mvot	WPX3 LED wallpack 9000lm 4000K color temperature 120-277V MT, 18" AFG	LED	WPX3 LED 40K Mvot.ies	Absolute 0.81 72.33

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
FRONT SIDEWALK	+	3.3 fc	7.2 fc	0.4 fc	8.3:1
PARKING	+	3.0 fc	12.2 fc	0.1 fc	30.0:1
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N / A

NOTE:

LIGHTING IS FULL CUTOFF TYPE SO THAT LIGHT EMITTED FROM FIXTURES ARE BELOW THE HORIZONTAL PLANE. THIS IS TO MEET CITY EXTERIOR LIGHTING REQUIREMENTS.

David Ertman Electrical Consultant
"Prompt Service at a Reasonable Cost"
David R. Ertman, PE
Electrical Engineer
4758 Hodden Creek Drive
Holland, MI 49423
cell 616.240.3406
davidertman.de@gmail.com

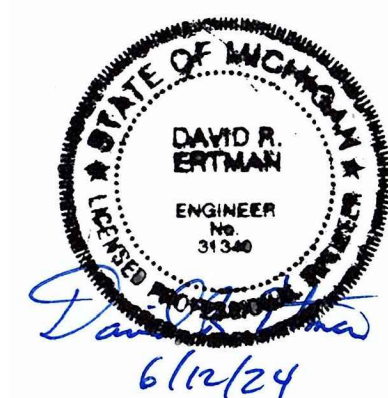
10787 Paw Paw Drive
Holland, Michigan 49424
phone 616.931.0845
fax 616.931.3660
inline.office@tds.net



AMK Holdings

319 Ferry Street, Douglas, MI 49406
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

No.	Description	Date
	REVIEW	06/12/24



SITE
PHOTOMETRIC
PLAN

SE-1.0

Checker

24034
Author

Catalog Number	Item 5A.
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — The 6" Wafer-Thin LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the housing for competitive affordability. This innovative wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — Ideal for shallow ceiling plenum since a pot light housing is NOT required. IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Steel spring clip for easy installation. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductor, or (4) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

PATENT PENDING.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 6" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 6 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications with the WF8643 Pan. 2" plenum space required for installation of the remote driver box.

OPTICS — Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 2 for recommended dimmers). Replaces 75W incandescent for 865 lumens and 100W incandescent for 1020 lumens.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified product. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

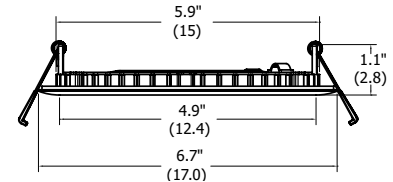
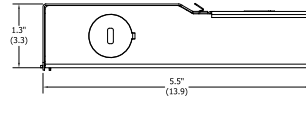
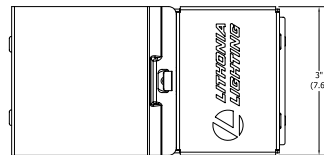
Wafer LED Recessed Downlight WF6 6" LED Module

IC/Non-IC
New Construction/Remodel



Specifications

Aperture:	4.9 (12.4)
Ceiling opening:	6 (15.2)
Overlap trim:	6.7 (17)
Height:	1.1 (2.8)



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

Example: WF6 LED 30K MW

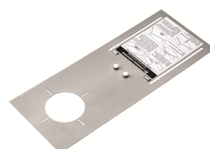
Series	Lamp	CCT/CRI/W/Lumens ¹	Finish
WF6 6" wafer-thin LED downlight	LED LED	30K 3000K/80CRI/13W/1020L	MW Matte white

Notes

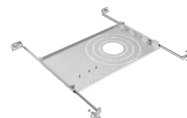
1 Total system delivered lumens.

Accessories: Order as separate catalog number.

WF8643 PAN R6	Universal new construction pan, retail pack of 6
WF8643 PAN U	Universal new construction pan, unit pack
WF6 PAN R12	6" new construction pan, retail pack of 12
WFJB U	Remodel Joist Bar
WFEXC6 U	6' 2 pin FT4 cable
WFEXC10 U	10' 2 pin FT4 cable
WFEXC20 U	20' 2 pin FT4 cable
WF6GR MW JZ	6" round oversized trim ring



WF6 PAN



WF8643 Pan



Remodel Joist Bar

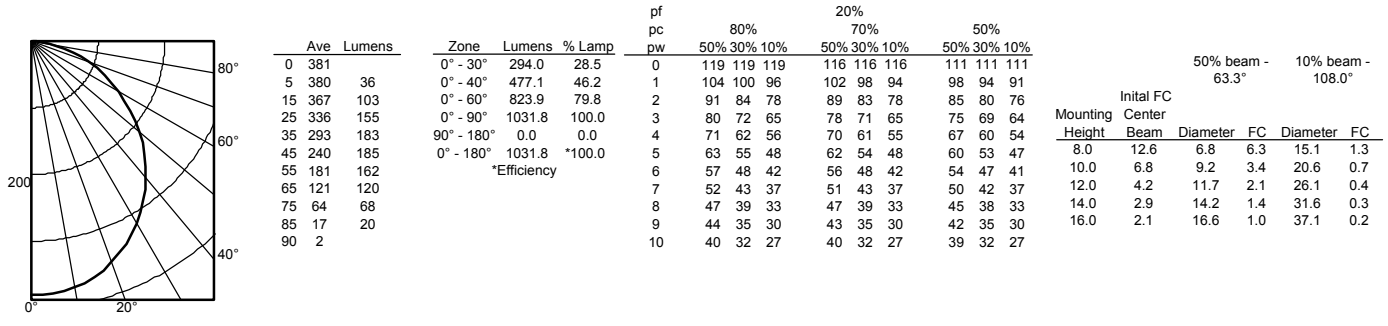


Extension Cable (2 pin)

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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WF6 LED 30K, 3000 K LEDs, input watts: 13, delivered lumens: 1020, LM/W=78.5, test no. ISF 30024



ENERGY DATA & DIMMING CAPABILITY

6" LOW LUMEN ENERGY DATA	
Color Temperature	3000K
Lumens	800
CRI	80
Lumens/Watt	63.5
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards
Input voltage	120V
Min. power factor	0.99
Input frequency	50/60 Hz
Rated wattage	12.6W
Input power	12.6W
Input current	0.11A

COMPATIBLE DIMMERS					
Leviton	Lutron			Sensorswitch	Synergy/Leviton
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IP106
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-5NE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D/ MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-5NEM / GTJ-5NEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

*Requires Lutron Smart Bridge L-BDG2-WH (sold separately)



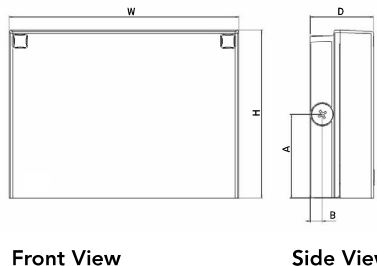
WPX LED Wall Packs



Catalog Number	Item 5A.
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD Black
WPX3 LED			PE Photocell ³	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

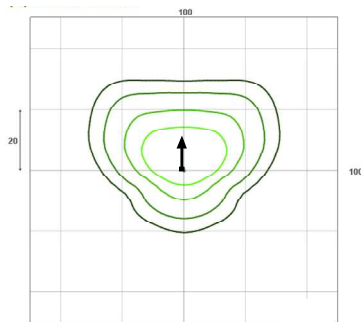
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

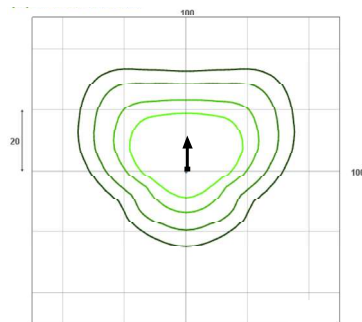
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

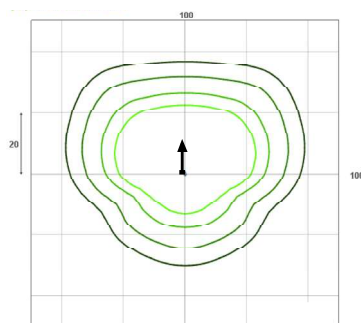
WPX1 LED P1



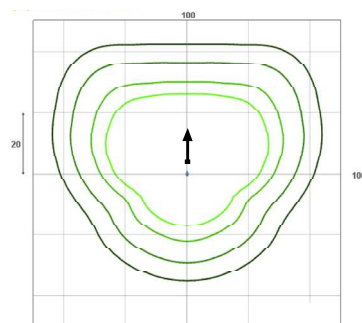
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



PROP.	100
	101
	200
	201
	202

#	
A1	
B1	
B2	

LEGEND

- 1 PROPERTY BOUNDARY
- 2 EXISTING RIGHT OF WAY
- 3 PROPOSED MULTI-FAMILY DWELLING
- 4 EXISTING TREES TO STAY
- 5 PROPOSED LANDSCAPING
- 6 PROPOSED STORM BASIN
- 7 PROPOSED TRASH & RECYCLING

NOTES

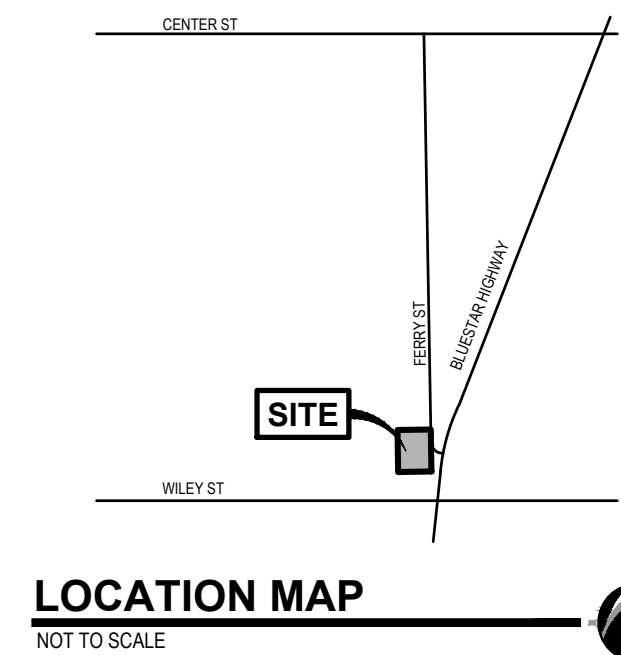
Site Location:	319 Ferry Street Douglas, MI 49406
Site Area (Excluding ROW)	= 0.83 ac.
Lot Coverage	= 8.0%
Area of Proposed Building	= 2,905 sq.ft.
Total Proposed Dwelling Units	= 4 units
Setbacks:	
Front	= 25 ft.
Side	= 20 ft.
Rear	= 35 ft.

June 12, 2024 North 0' 10' 20' 40' Scale: 1"=20'

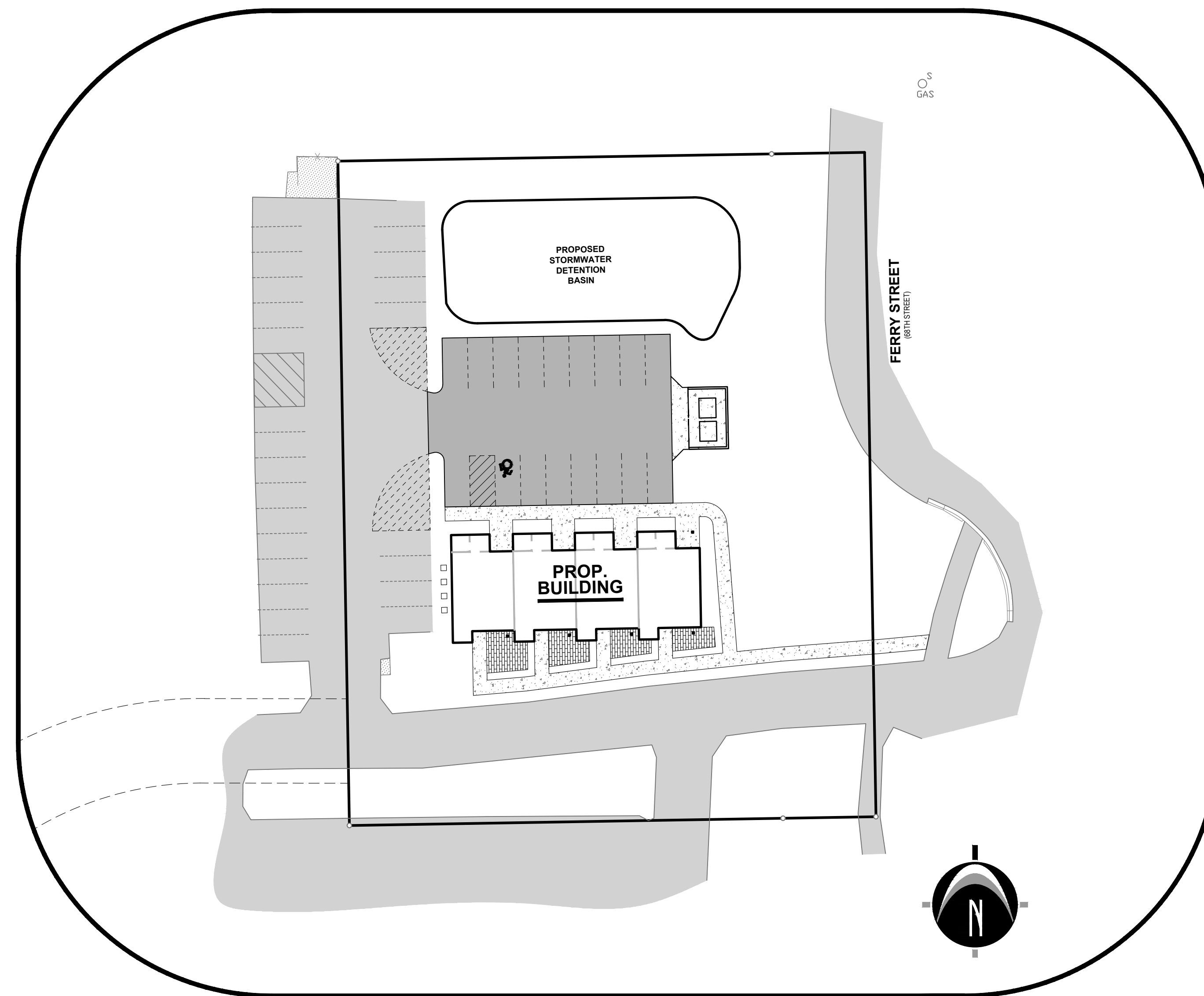


319 FERRY STREET

CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



SITE PLAN



SHEET INDEX

Cover Sheet	C-100	Page 1
Topographic Survey	C-201	Page 2
Demolition Plan	C-203	Page 3
Aerial Vicinity Map	C-204	Page 4
Site Layout Plan	C-205	Page 5
S.E.S.C. & Grading Plan	C-300	Page 6
Utility Plan	C-400	Page 7
Details and Specifications	C-500	Page 8
Easement Plan	C-901	Page 9
Easement Plan	C-902	Page 10
Landscape Plan	L-100	Page 11

TITLE INFORMATION

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TITLE DESCRIPTION

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PREPARED FOR:

Lakewood Construction Inc.
Max Nykerk

11253 James Street
Holland, MI 49424
Phone: 616.392.6923

REVISIONS:

Title: Draft Update	Checked: JC	Date: 2024.02.14
Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Checked: JC	Date: 2024.03.28
Drawn: JMMH	Checked: JC	Date: 2024.03.28
Title: Site Plan Submittal	Checked: CH	Date: 2024.06.12
Drawn: MVMH	Checked: CH	Date: 2024.06.12

319 Ferry Street

Cover Sheet

319 Ferry Street, Douglas, MI 49406
PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:

23201630

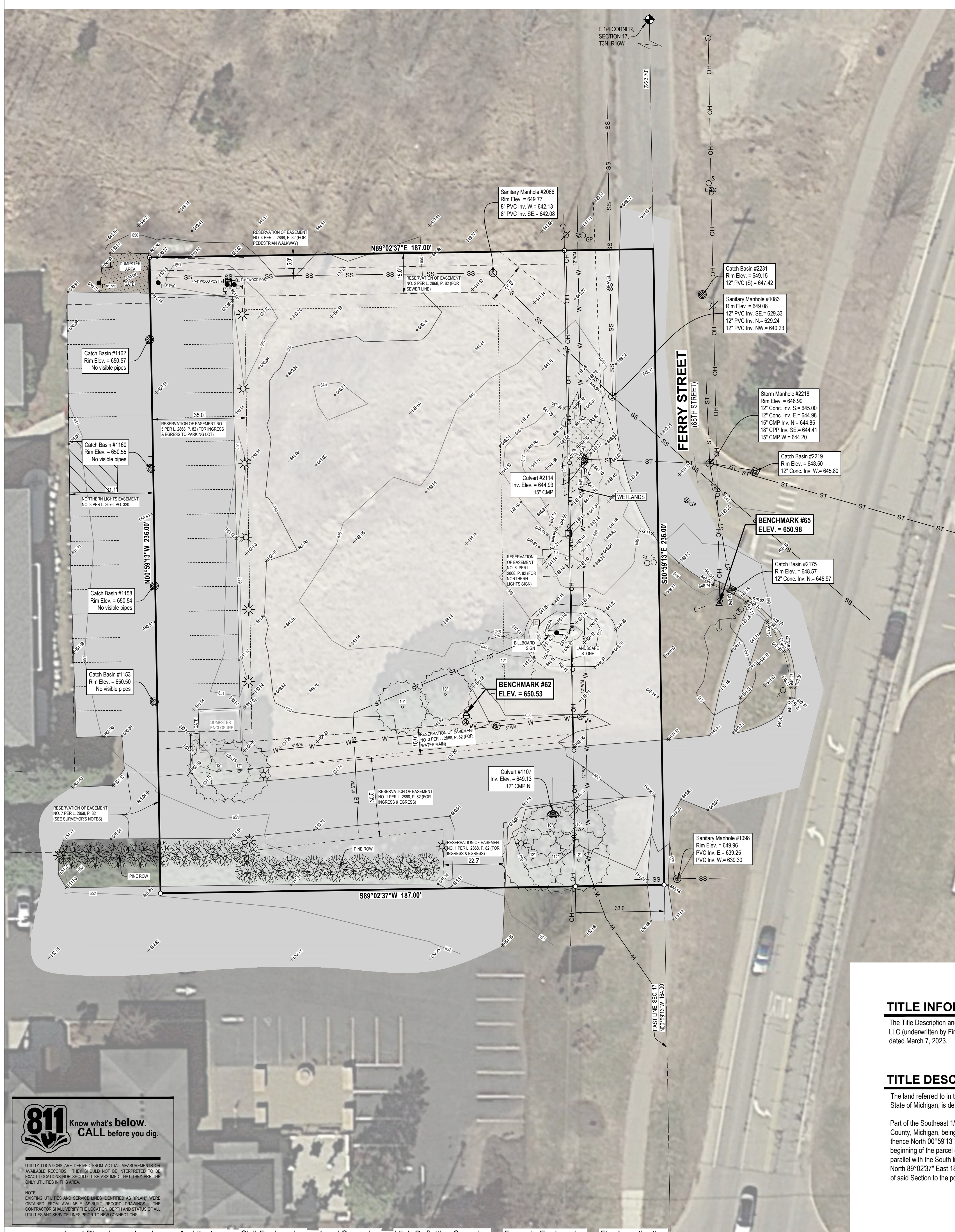
SHEET NO:

C-100



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

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



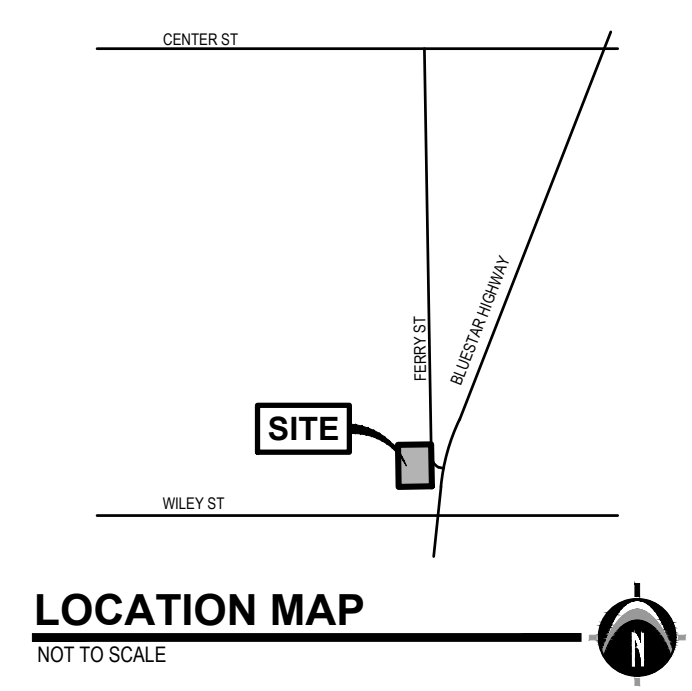
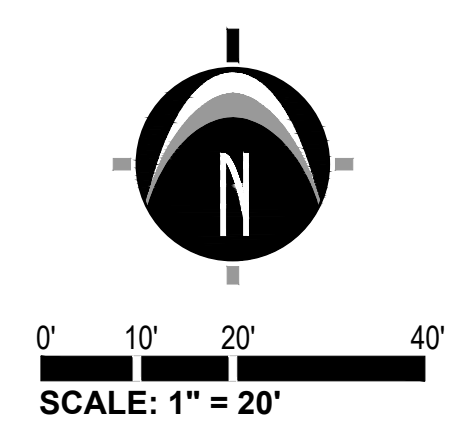
LEGEND

	Catch Basin - Round		Light Pole
	Catch Basin - Square		Post
	Control Point Benchmark		Utility Pole
	Cable Riser		Sign
	Culvert		Sanitary Manhole
	Electric Meter		Storm Manhole
	Electric Riser		Water Manhole
	Deciduous Tree		Water Valve
	Evergreen Tree		Overhead Utility
	Gas Valve		Sanitary
	Guy Anchor		Storm Line
	Guy Pole		Zoning Setback Line
	Hydrant		Asphalt
	Iron Found		Concrete

BENCHMARKS

BENCHMARK #62 ELEV. = 650.53 (NAVD 88)
Flange bolt on hydrant under "MADE", located on North side of asphalt drive inside property.

BENCHMARK #65 ELEV. = 650.98 (NAVD 88)
Set spindle in South side of guy pole (1± above ground level), located on South side of Ferry Street at intersection of Blue Star Highway and Ferry Street.



NEDERVELD
www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Granite Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
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Max Nykerk

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REVISIONS:

Drawn	Checked	Date
Drawn: GAN	Checked: JC	Date: 2024.02.14
Drawn: JMMH	Checked: JC	Date: 2024.03.28
Drawn: MVMH	Checked: CH	Date: 2024.06.12



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SCHEDULE B - SECTION II NOTES

- 7 Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 257, page 555. The documents are illegible.

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260549, Map Number 26005C0164G with an Effective Date of June 21, 2023, shows this parcel to be located in Zone "X" (subject to map scale uncertainty).
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- Various easements per Liber 2668, Page 82 are shown hereon. However, Reservation of Easement No. 7 (an ingress and egress easement for private driveway) does not mathematically close by approximately 256 feet. It's depiction on this survey is based upon information obtained from the Exhibit B to the Master Deed of Northern Lights Condominium. Further research is recommended.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS UNLESS SHOWN TO BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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STAMP:

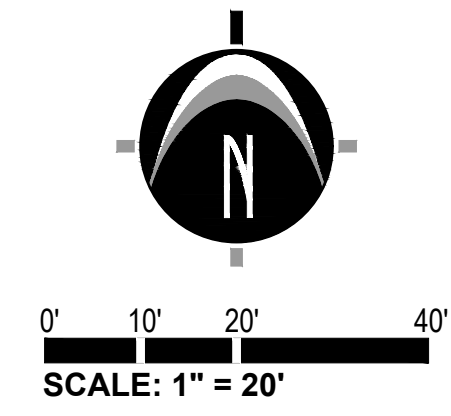
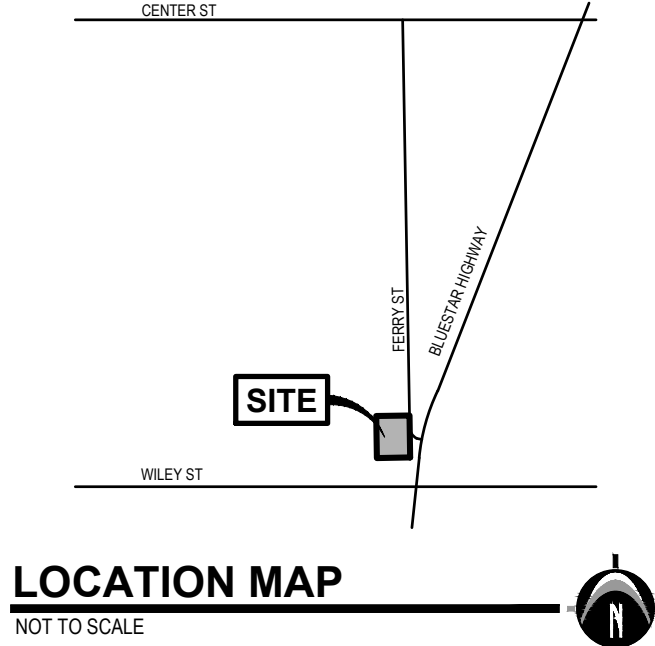
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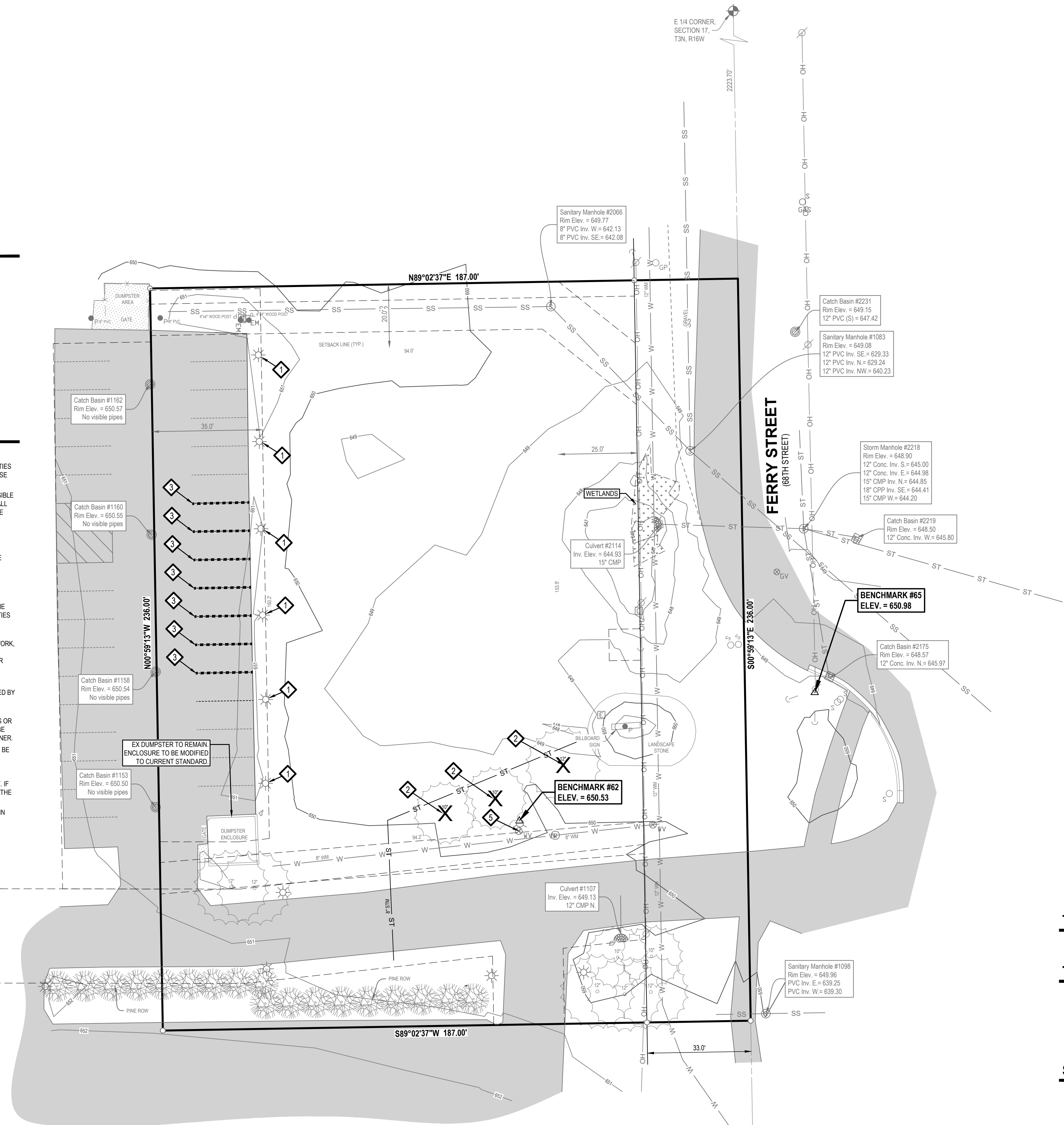


REMOVAL / DEMOLITION NOTES

- 1. REMOVE EXISTING LIGHT POLE
- 2. REMOVE EXISTING TREE
- 3. REMOVE EXISTING STRIPING (EAST HALF OF LOT)
- 4. REMOVE EXISTING STORM SEWER
- 5. REMOVE AND RELOCATE EXISTING FIRE HYDRANT

REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED 2/19/24.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



LEGEND

	Catch Basin - Round		Light Pole
	Catch Basin - Square		Post
	Control Point/ Benchmark		Utility Pole
	Cable Riser		Sign
	Culvert		Sanitary Manhole
	Electric Meter		Storm Manhole
	Electric Riser		Water Manhole
	Deciduous Tree		Water Valve
	Evergreen Tree		Overhead Utility
	Gas Valve		Sanitary
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			Concrete

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- 3) Various easements per Liber 2868, Page 82 are shown hereon. However, Reservation of Easement No. 7 (an ingress and egress easement for private driveway) does not mathematically close by approximately 256 feet. It's depiction on this survey is based upon information obtained from the Exhibit B to the Master Deed of Northern Lights Condominium. Further research is recommended.
- 4) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 5) Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

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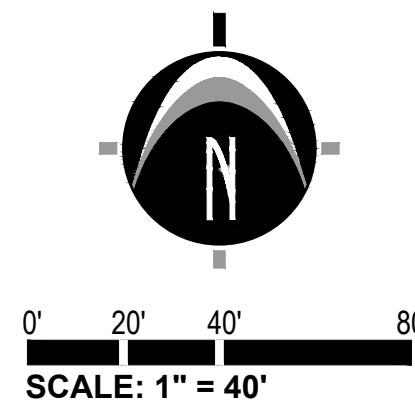
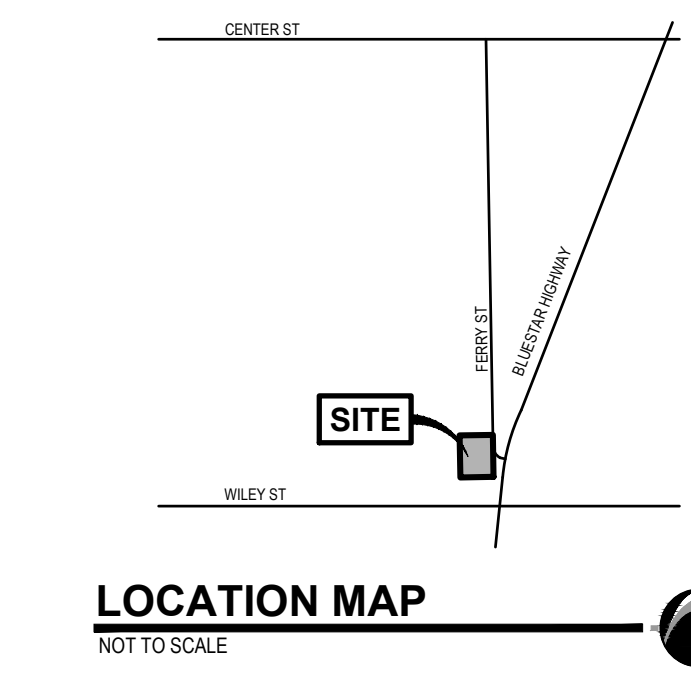
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319 Ferry Street
Demolition Plan
 319 Ferry Street, Douglas, MI 49406
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 23201630

SHEET NO:
C-203



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 Phone: 616.575.5190
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CHICAGO
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HOLLAND
INDIANAPOLIS

PREPARED FOR:
 Lakewood Construction Inc.
 Max Nykerk
 11253 James Street
 Holland, MI 49424
 Phone: 616.392.6923

REVISIONS:

Title: Draft Update	Checked: JC	Date: 2024.02.14
Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Checked: JC	Date: 2024.03.28
Drawn: JMMH	Checked: JC	Date: 2024.03.28
Title: Site Plan Submittal	Checked: CH	Date: 2024.06.12
Drawn: MVMH	Checked: CH	Date: 2024.06.12

319 Ferry Street
Aerial Vicinity Map
 319 Ferry Street, Douglas, MI 49406
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

John W. Casserly

PROJECT NO:
 23201630
SHEET NO:
C-204

TITLE INFORMATION
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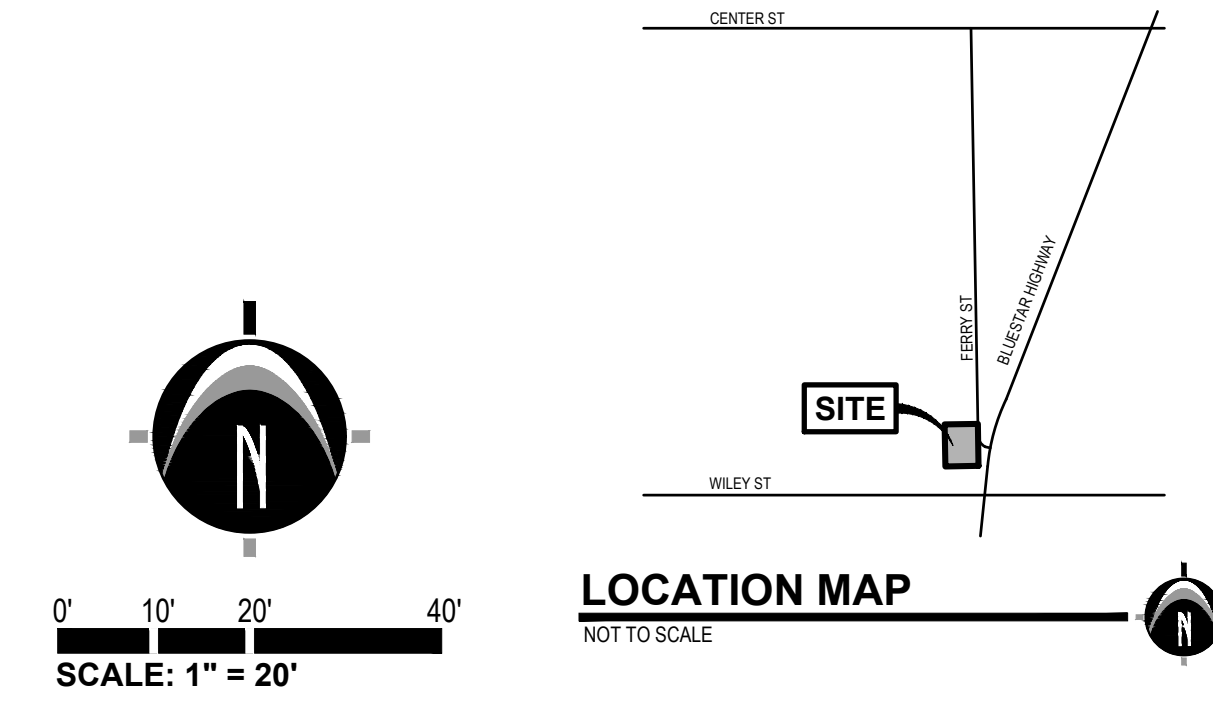
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LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

GENERAL NOTES

- 1) ZONING OF PROPERTY: R-5 MULTIPLE FAMILY DISTRICT
 R-5 ZONING REQUIREMENTS
 A) MINIMUM LOT AREA = 20,000 SQ.FT.
 B) MINIMUM LOT WIDTH = 100 FT.
 C) MAXIMUM BUILDING HEIGHT = 28 FT OR 2 1/2 STORIES
 D) MAXIMUM LOT COVERAGE = 35%
 SETBACKS
 A) FRONT YARD = 25 FT.
 B) SIDE YARD = 20 FT.
 C) REAR YARD = 35 FT.
- 2) SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 0.83 ACRES (36,344 SQ.FT.) (EXCLUDING R.O.W.)
 B) AREA OF PROPOSED BUILDING = 2,905 SQ.FT.
 C) BUILDING HEIGHT = APPROX. 28 FT.
 D) LOT COVERAGE = 8%
 E) GROSS PAVEMENT AREA = APPROX. 5,163 SQ.FT.
 F) GROSS CONCRETE AREA = APPROX. 2,375 SQ.FT.
 G) ZONING OF PARCELS TO NORTH AND WEST = R-5
 ZONING OF PARCELS TO SOUTH AND EAST = C-1
- 3) PARKING REQUIREMENTS:
 A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x18' (24' AISLE)
 B) TYPICAL PARKING SPACE PROVIDED = 9x18' (24' AISLE)
 C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11x18' WITH 5' AISLE
 D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8x18' WITH 5' AISLE
 E) NUMBER OF SPACES REQUIRED (BASED ON CITY REQUIREMENTS)
 TWO (2) SPACES PER DWELLING UNIT = 8 SPACES
 ONE (1) SPACE PER EACH THREE (3) DWELLING UNITS = 1 SPACE
 TOTAL REQUIRED PARKING SPACES = 9 SPACES
 F) NUMBER OF SPACES PROVIDED = 12 SPACES
 TOTAL SPACES CONSTRUCTED = 18 SPACES
 SPACES GRANTED VIA EASEMENT TO ISABEL'S = 6 SPACES
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- 5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 6) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- 7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- 9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 03-59-017-089-90.
 THE ADDRESS OF THE PROPERTY IS 319 FERRY STREET.
- 10) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

SUMMARY OF LAND USE TABLE

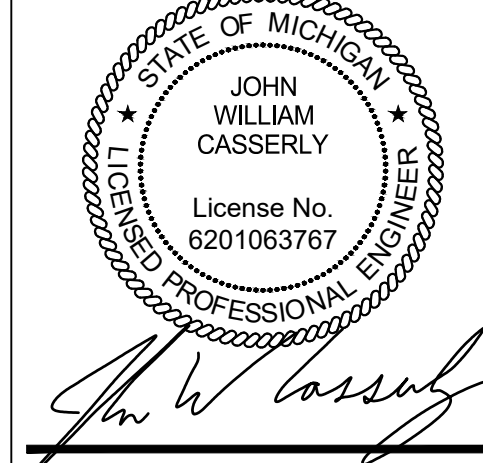
Standard	Required	Provided	Notes
Minimum Lot Area	20,000 sq ft	36,344 sq ft	standard met
Minimum Lot Width	100 ft	236 ft	standard met
Maximum Building Height	28 ft or 2 1/2 stories	28 ft	standard met
Maximum Lot Coverage	35%	8%	standard met
Front Yard	25 ft	25 ft	standard met
Side Yard	20 ft	20 ft	standard met
Rear Yard	35 ft	35 ft	standard met
Parking	9	12	standard met
Units Per Acre	12 units / acre	4 / 0.83 ac = 4.8	standard met

PERMIT & REVIEW AGENCIES

Permit	Reviewing Agency
Engineering Permit	The City of the Village of Douglas Review Engineer
Soil Erosion and Sedimentation Control (SESC)	Allegan County Road Commission
Stormwater Design	Allegan County Drain Commissioner

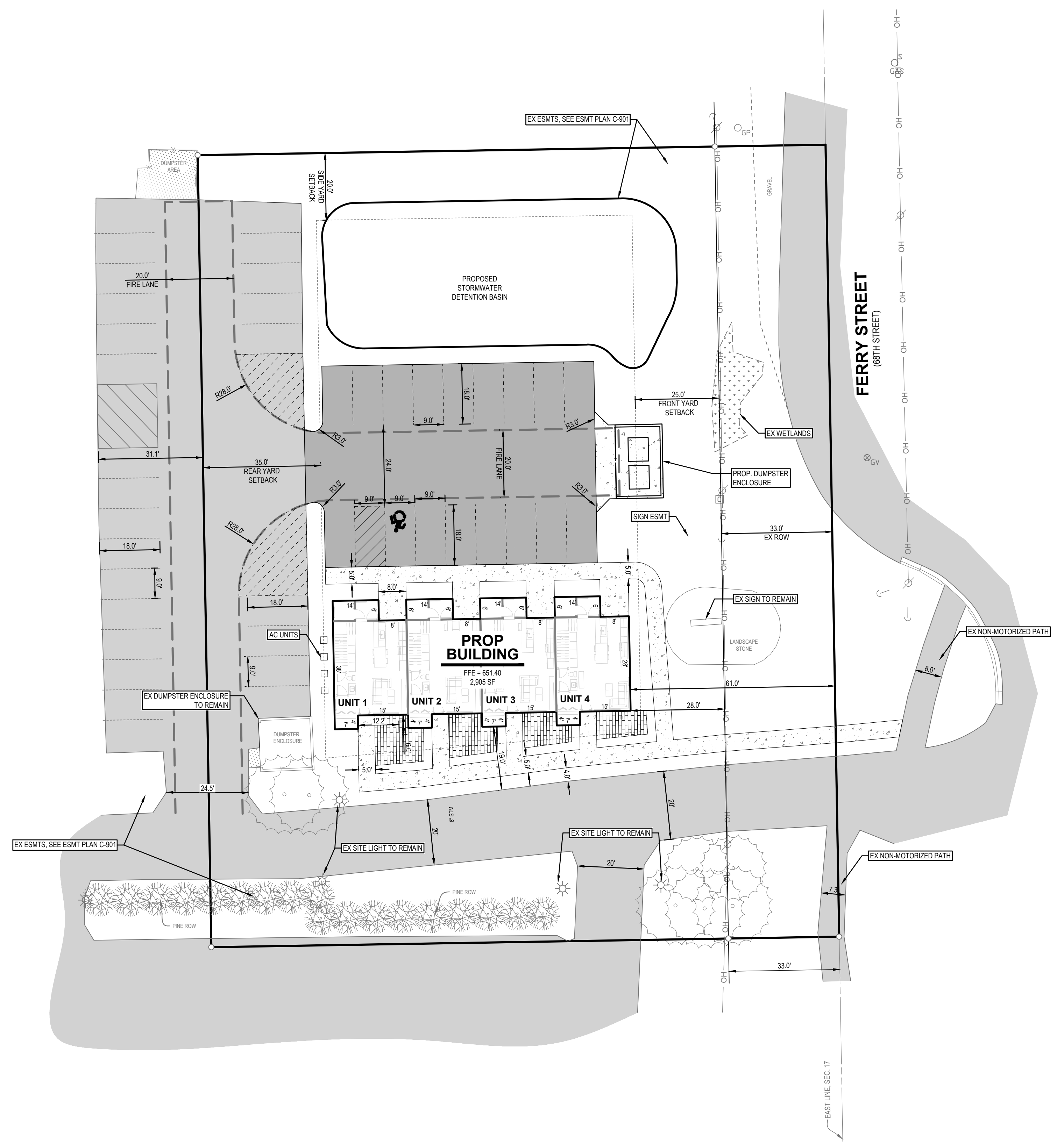
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SHEET NO:
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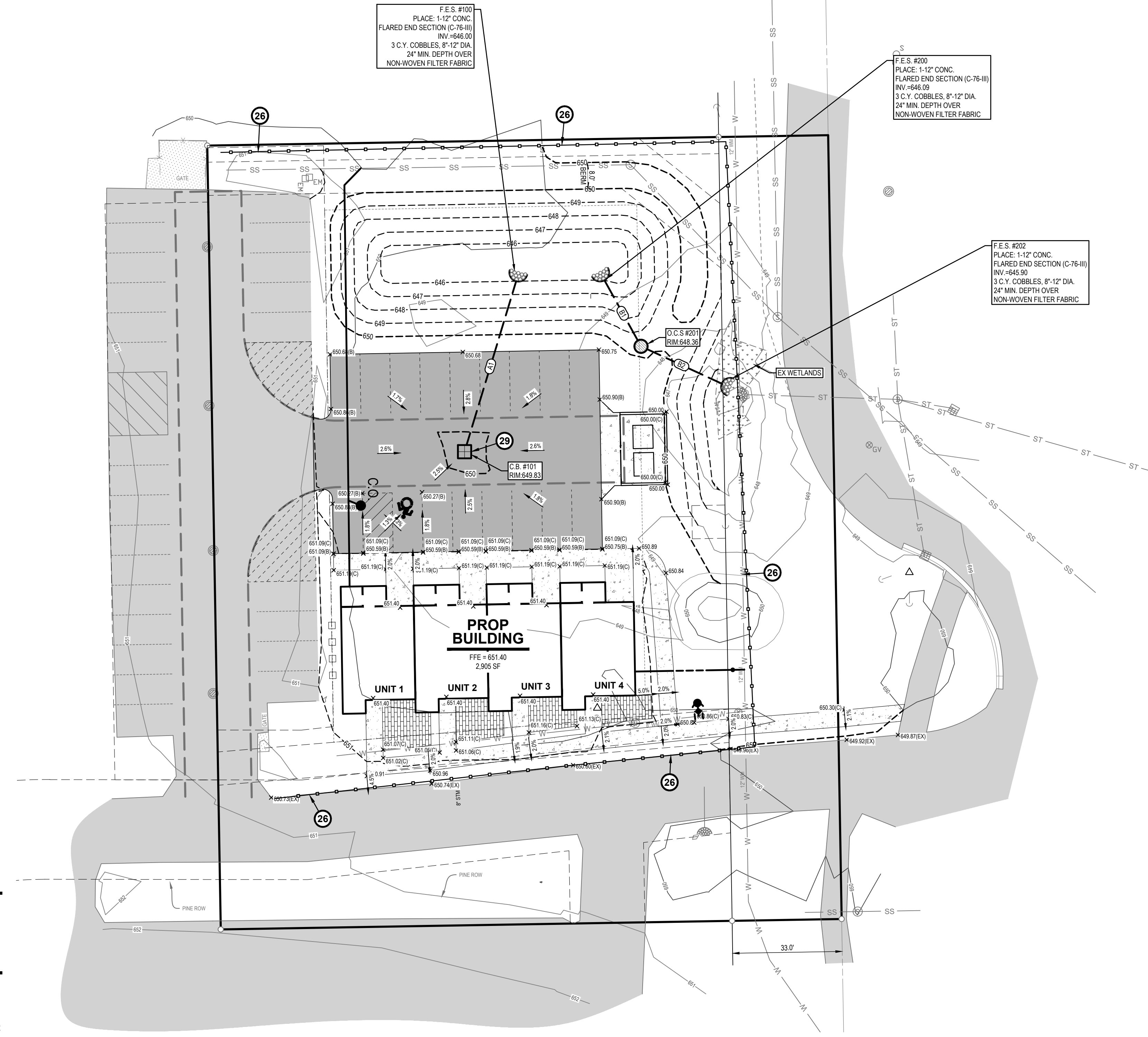
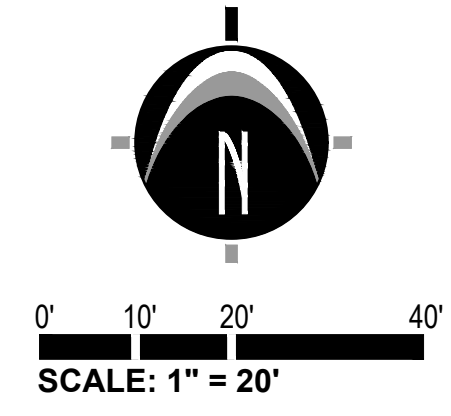
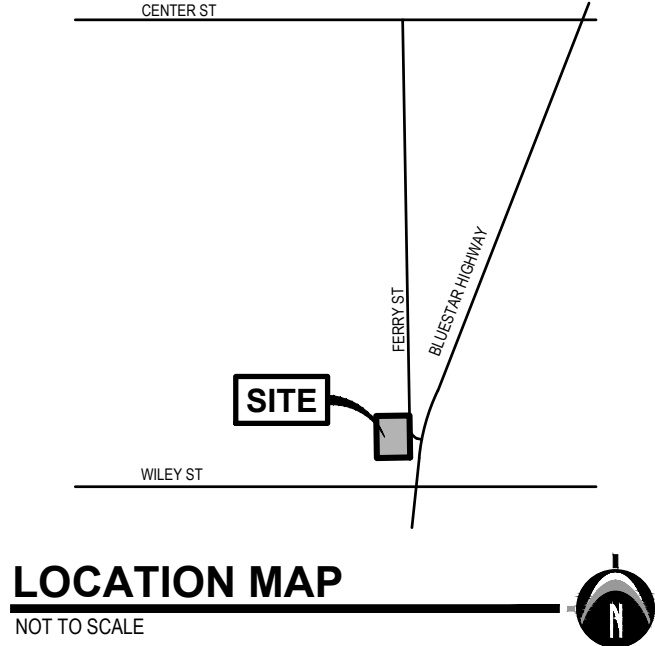
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LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
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- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- EMERGENCY OVERTFLOW STORMWATER FLOW ROUTE
- PROP. LIMITS OF GRADING
- SILT FENCE

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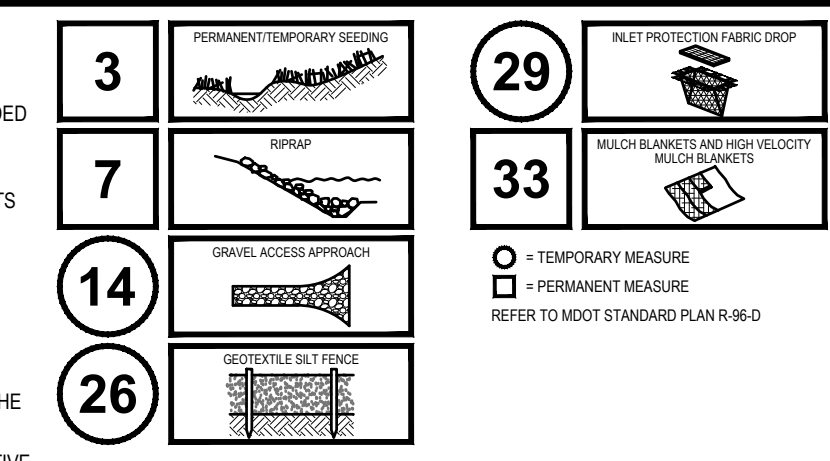
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SOIL EROSION CONTROL SCHEDULE 2025

	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. 'SOIL EROSION AND SEDIMENTATION CONTROL MANUAL' (MARCH 2021) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESS AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESS MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



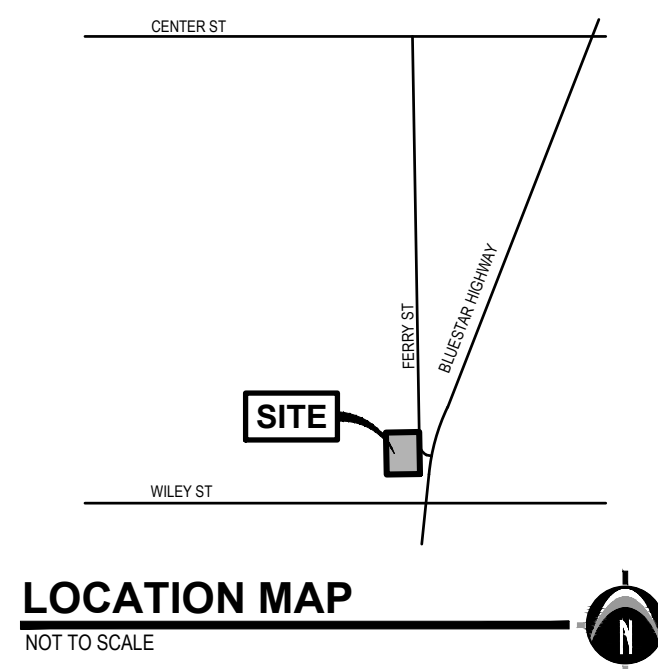
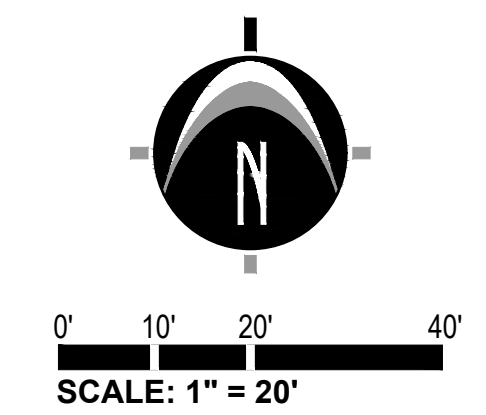
STAMP:

STATE OF MICHIGAN
 JOHN WILLIAM CASSELY
 LICENSED PROFESSIONAL ENGINEER
 License No. 6201063767

John W. Cassely

PROJECT NO:
 23201630

SHEET NO:
C-300



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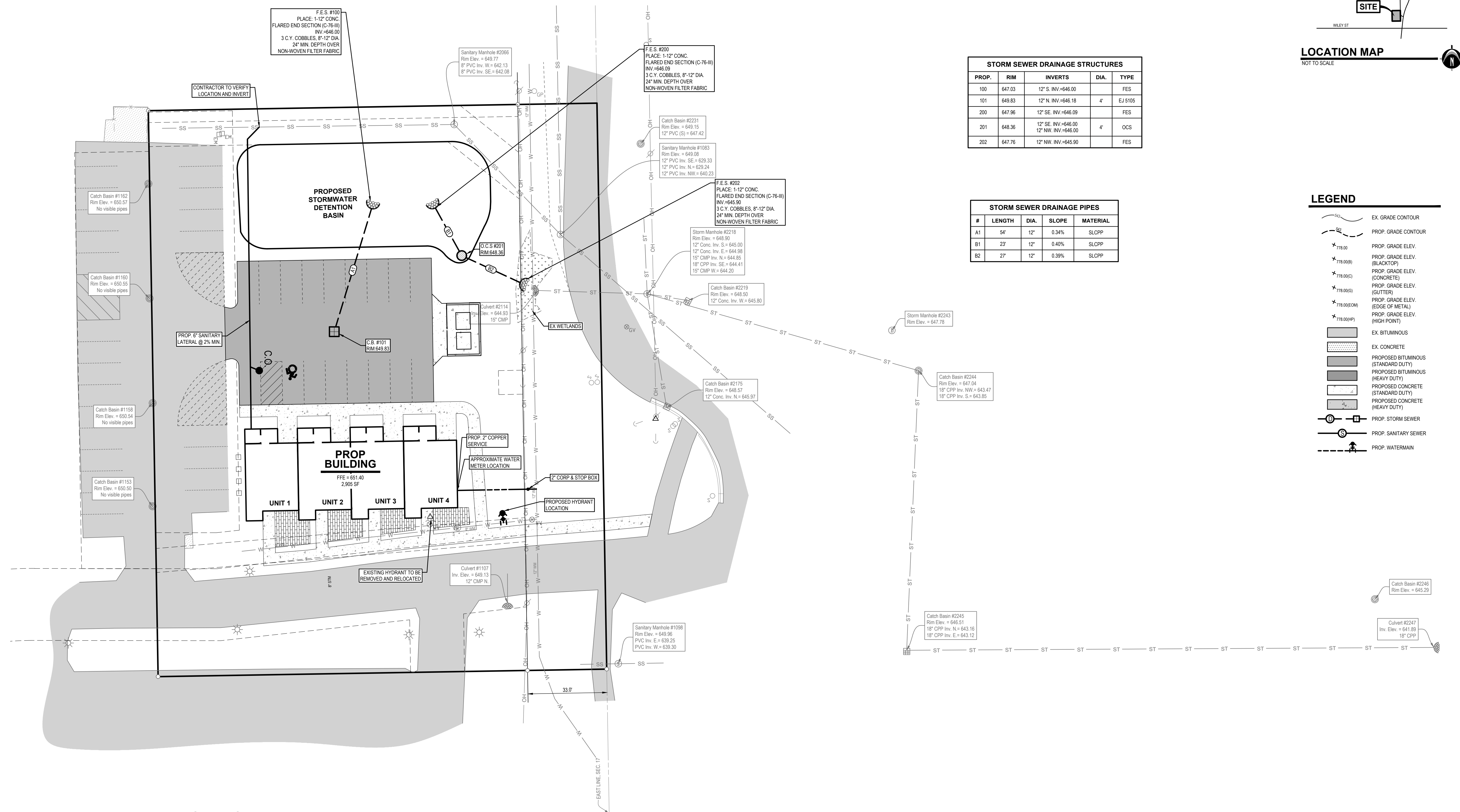
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- PROP. SANITARY SEWER
- PROP. WATERMAIN

STORM SEWER DRAINAGE STRUCTURES

PROP.	RIM	INVERTS	DIA.	TYPE
100	647.03	12" S. INV.=646.00		FES
101	649.83	12" N. INV.=646.18	4'	EJ.5105
200	647.96	12" SE. INV.=646.09		FES
201	648.36	12" SE. INV.=646.00 12" NW. INV.=646.00	4'	OCS
202	647.76	12" NW. INV.=645.90		FES

STORM SEWER DRAINAGE PIPES

#	LENGTH	DIA.	SLOPE	MATERIAL
A1	54'	12"	0.34%	SLCPP
B1	23'	12"	0.40%	SLCPP
B2	27'	12"	0.39%	SLCPP



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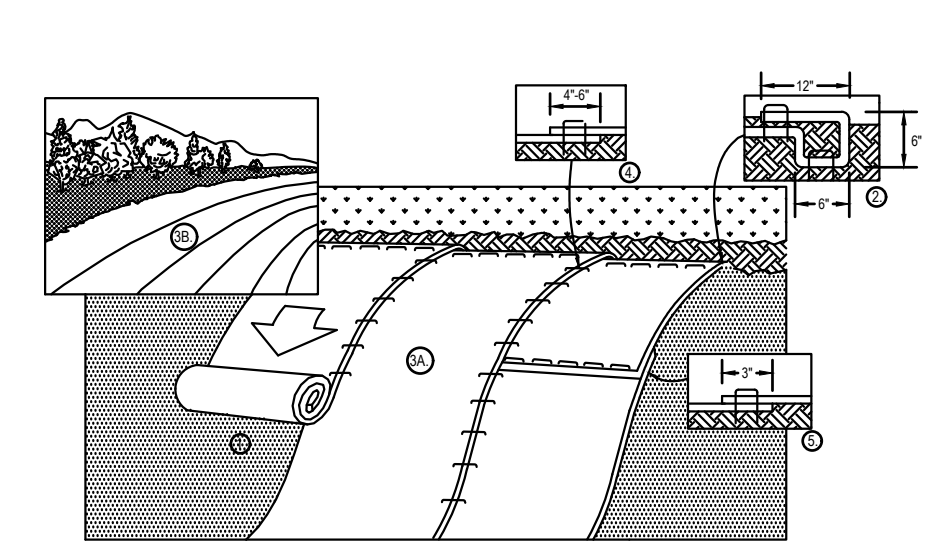
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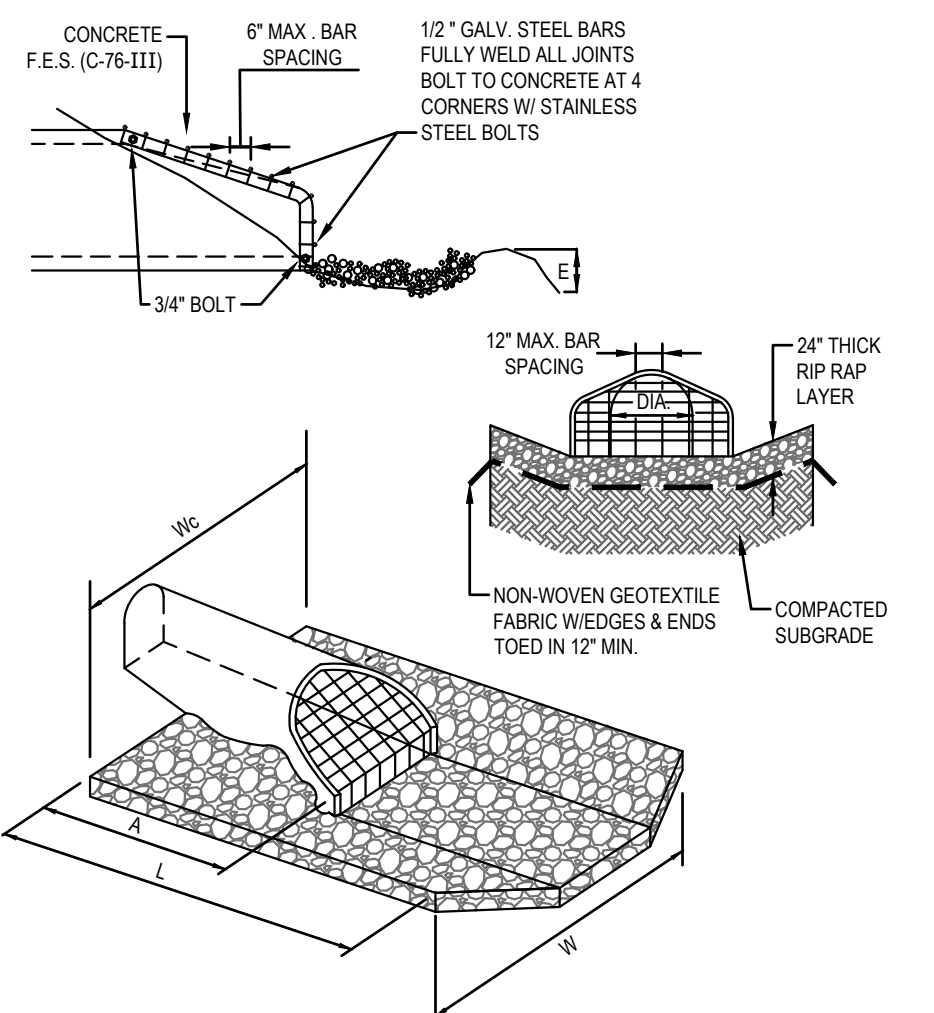
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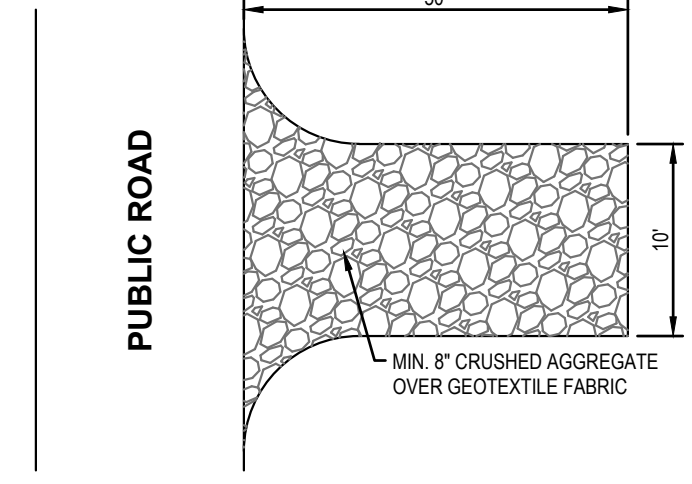


- EROSION CONTROL BLANKET DETAIL**
N.T.S.
- NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" DEEP x 4" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/TAPES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/TAPES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS ALONG OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL LAY FLAT WITH APPROPRIATE TENSION AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/TAPES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OF OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING RETAINED) ON TOP OVER WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONDUIT BLANKETS PLACED ON THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 10% OVERLAP STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/TAPES AS PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
8. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

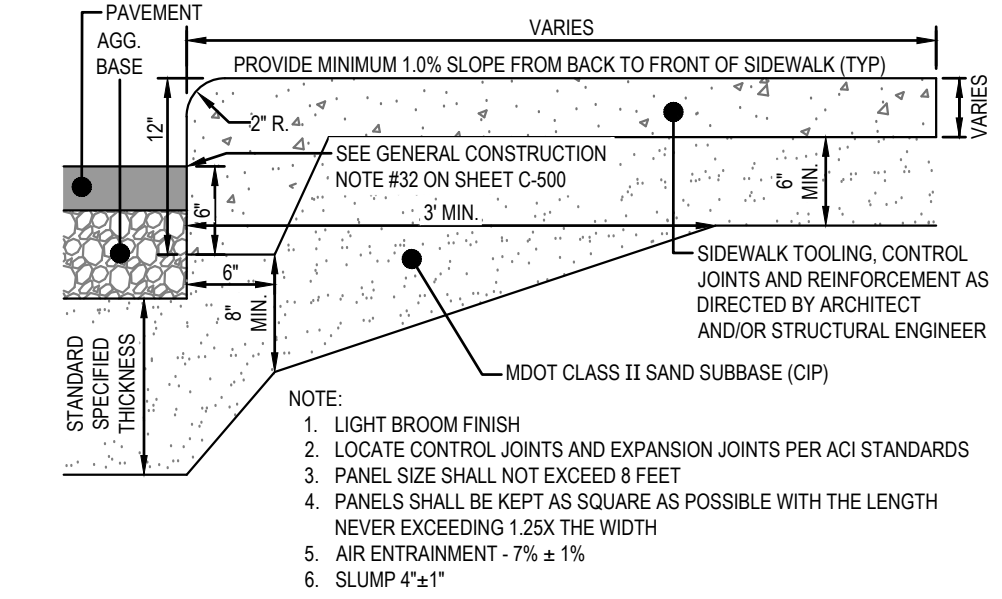


CONCRETE F.E.S. RIP RAP APRON AND DEBRIS CAGE DETAIL
N.T.S.

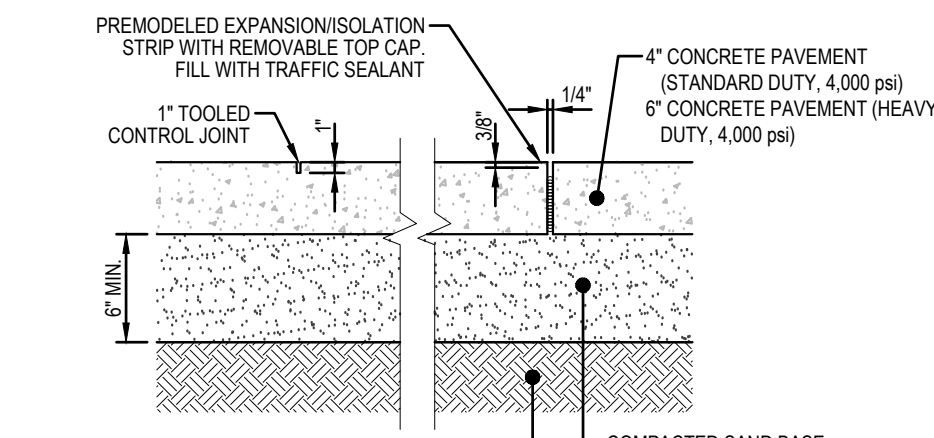
NOTES:	DIA	A	(INLET)	(OUTLET)	E	W	Wc	MIN. RIP RAP VOL
1. DEBRIS CAGES SHALL BE INCLUDED ON ALL INLET THAT ARE 24" DIAMETER AND GREATER.	12"	2'	6'	8'	4"	6'	3'	3/3
2. OUTLET PIPES AND PIPES SMALLER THAN 24" DIAMETER DO NOT REQUIRE DEBRIS CAGES.	15"	2'	8'	10'	4"	8'	4'	3/4
3. RIP RAP TO BE 8" - 12" DIAMETER AND 24" MIN. DEPTH OVER NON WOVEN FILTER FABRIC.	18"	2'-6"	9'	12'	6"	9'	4.5'	5/6
	24"	3'-6"	13'	17'	10"	13'	6'	9/12
	30"	4'-6"	17'	22'	12"	16'	7.5'	15/19
	36"	5'	21'	27'	15"	20'	9'	23/29
	42"	5'-6"	25'	33'	18"	24'	10.5'	32/42
	48"	6'	30'	38'	21"	27'	12'	43/55



TEMPORARY CRUSHED ROCK TRACKING PAD
N.T.S.

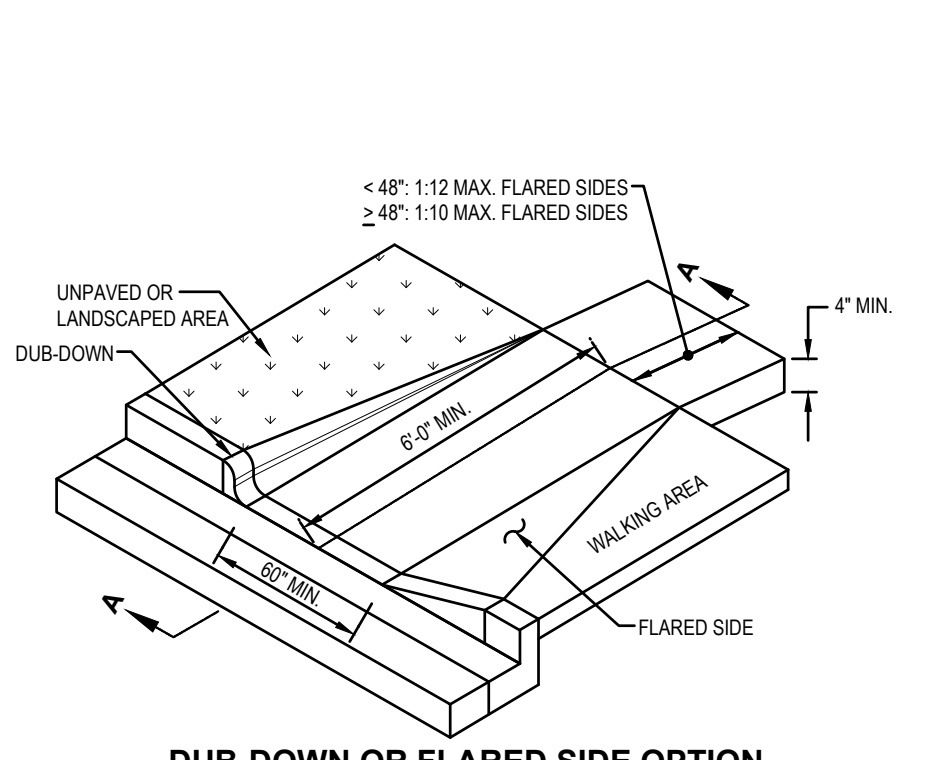


INTEGRAL CURB AND WALK DETAIL
N.T.S.

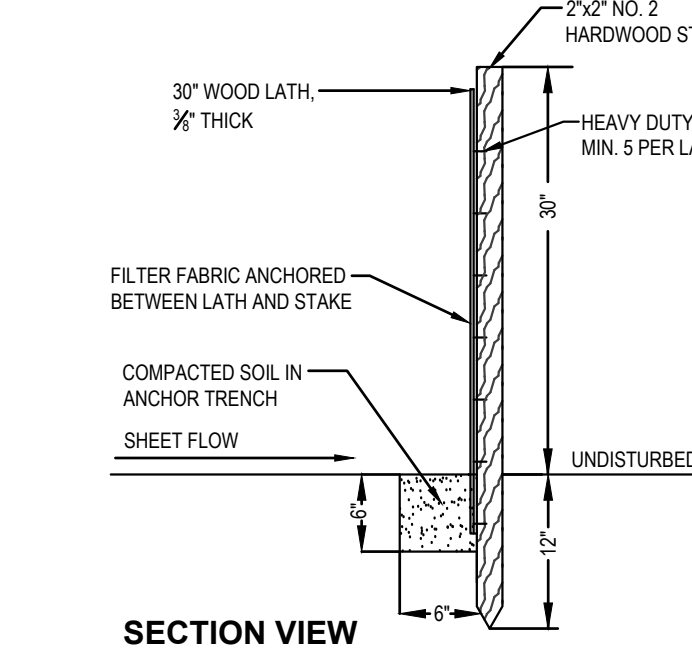


- CONCRETE PAVEMENT DETAIL**
N.T.S.
- NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. AIR ENTRAINMENT - 7% ± 1%
6. SLUMP 4" ± 1"

CONCRETE F.E.S. RIP RAP APRON AND DEBRIS CAGE DETAIL
N.T.S.

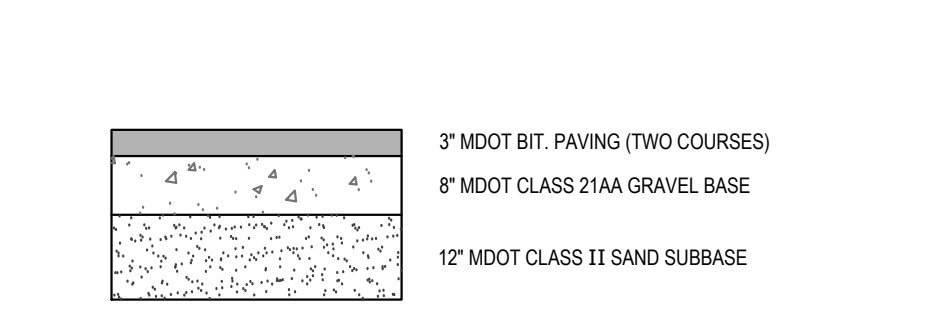


DUB-DOWN OR FLARED SIDE OPTION



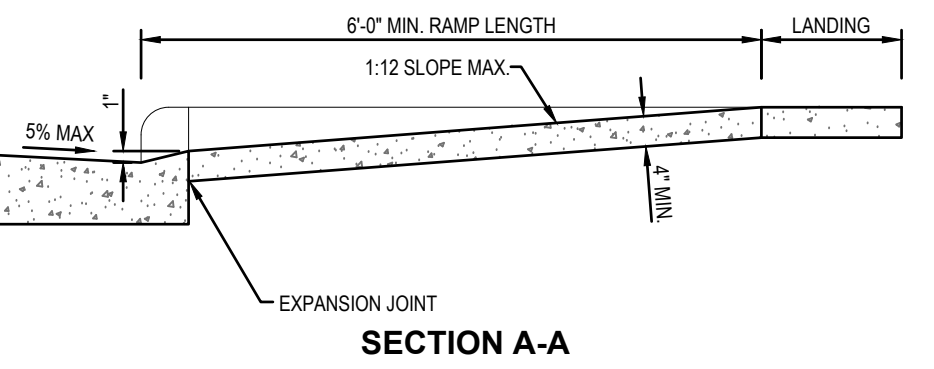
SANITARY SEWER TRENCH AND BACKFILL DETAIL
N.T.S.

CONCRETE PAVEMENT DETAIL
N.T.S.



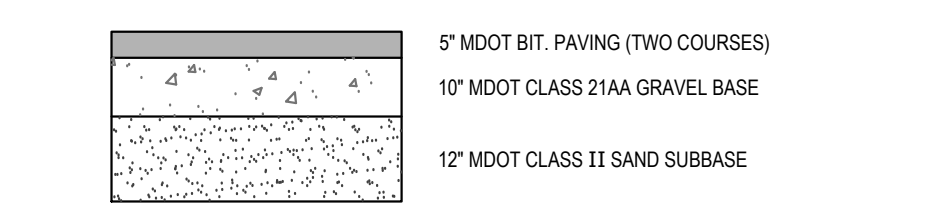
STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL
N.T.S.

- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28



SIDEWALK CURB RAMP DETAIL
N.T.S.

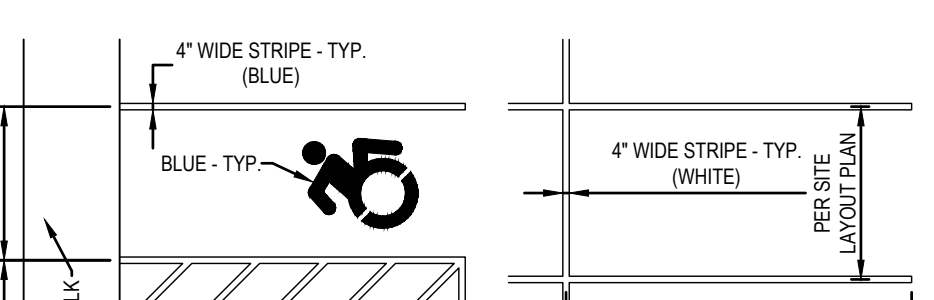
HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL
N.T.S.



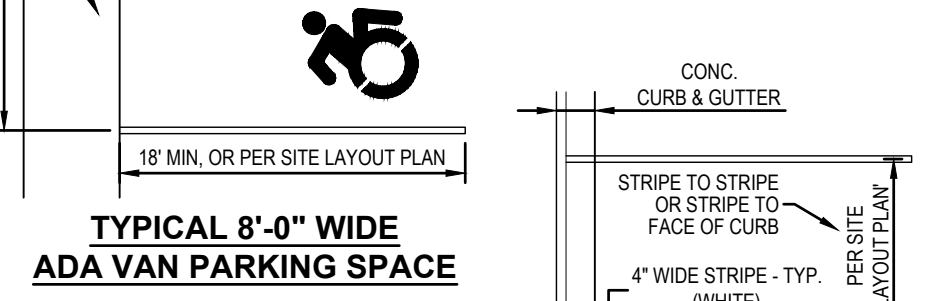
HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL
N.T.S.

- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

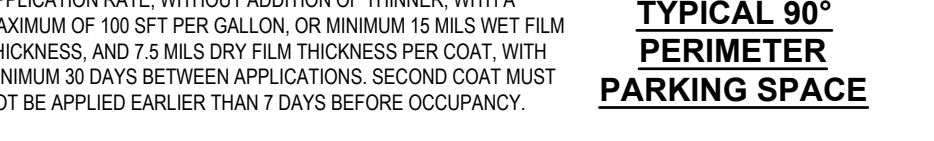
TYPICAL 90° INTERNAL PARKING SPACE



TYPICAL 8'-0" WIDE ADA VAN PARKING SPACE

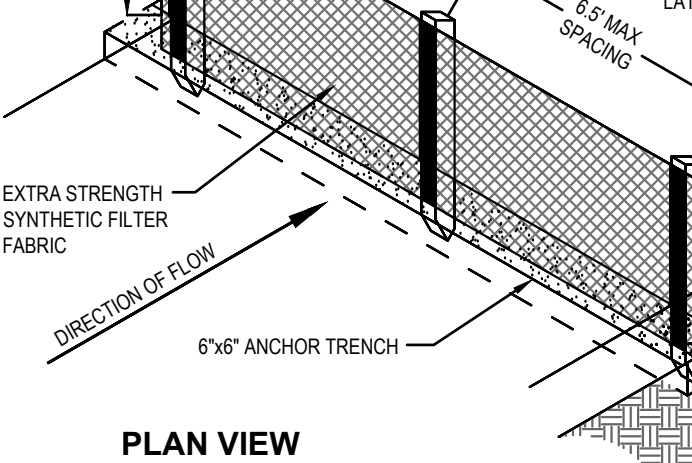


TYPICAL 90° PERIMETER PARKING SPACE



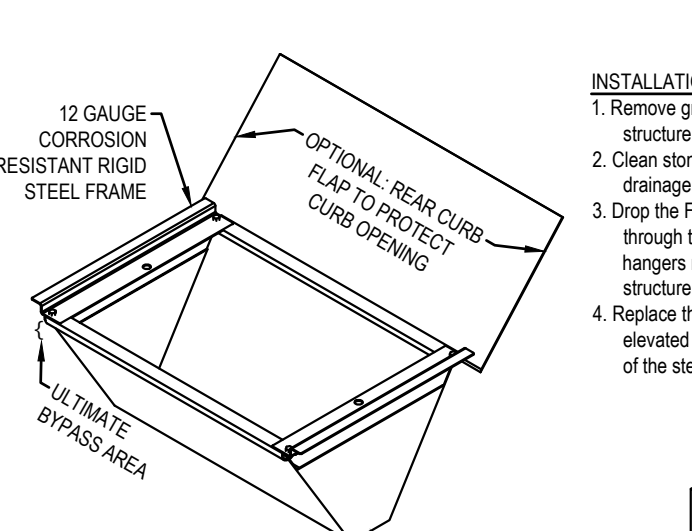
PARKING SPACE MARKING DETAILS
N.T.S.

SECTION VIEW



PLAN VIEW

SILT FENCE DETAIL
N.T.S.

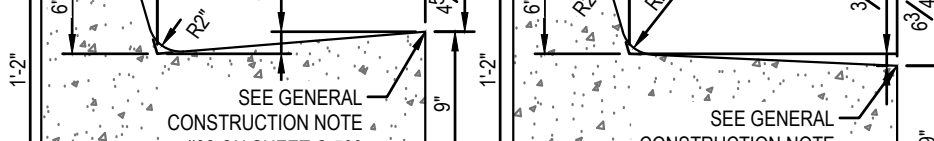


MEETS ASTM D8057 STANDARDS

FLEXSTORM INLET FILTER LITE DETAIL
N.T.S.

- GRADING NOTES:**
1. ESTABLISH PERMANENT BENCH MARK ON SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE VERTICAL DIFFERENCE BETWEEN PAVED GRADINGS AND TOP OF CURB GRADINGS PER ACI STANDARDS.
4. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN APPROXIMATELY TO PART 101.42 AND 101.43.
5. SET PLAN LOCATION OF SPILLS VS FLOW CURB.

FLOW CURB



SPILL CURB



24" CONCRETE CURB AND GUTTER DETAIL
N.T.S.

CONSTRUCTION NOTES

- STORM SEWER**
1. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2" SLUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M252 AND M 294, ASTM F 2386, F 688, F 3212, F 417, F 3482, F 5350 AND F 4117. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2021 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-761 UNLESS OTHERWISE NOTED.
3. UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOOK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-289 REQUIREMENTS.
4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-475 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.
- WATERMAIN AND SANITARY SEWER**
1. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.
- GENERAL**
1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOIT CONSTRUCTION AND MATERIALS SPECIFICATIONS LATEST EDITION AND THE ORDINANCES OF THE CITY, WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE ESTIMATED QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A CURB OPENING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITH ANY PUBLIC STREET RIGHT OF WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THESE PLANS HAVE BEEN RELOADED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR FIELD LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
10. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL MAINTAIN, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING ROAD CLOSED SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.

CONSTRUCTION NOTES

1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN SANITARY SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
3. WHEN STORM SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
4. UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOOK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-289 REQUIREMENTS.
5. ALL FLARED END SECTIONS SHALL BE CONCRETE.
6. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-475 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATER MAIN PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
3. WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATER MAIN PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATER MAIN PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.

319 Ferry Street
Details & Specifications

319 Ferry Street, Douglas, MI 49406
PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

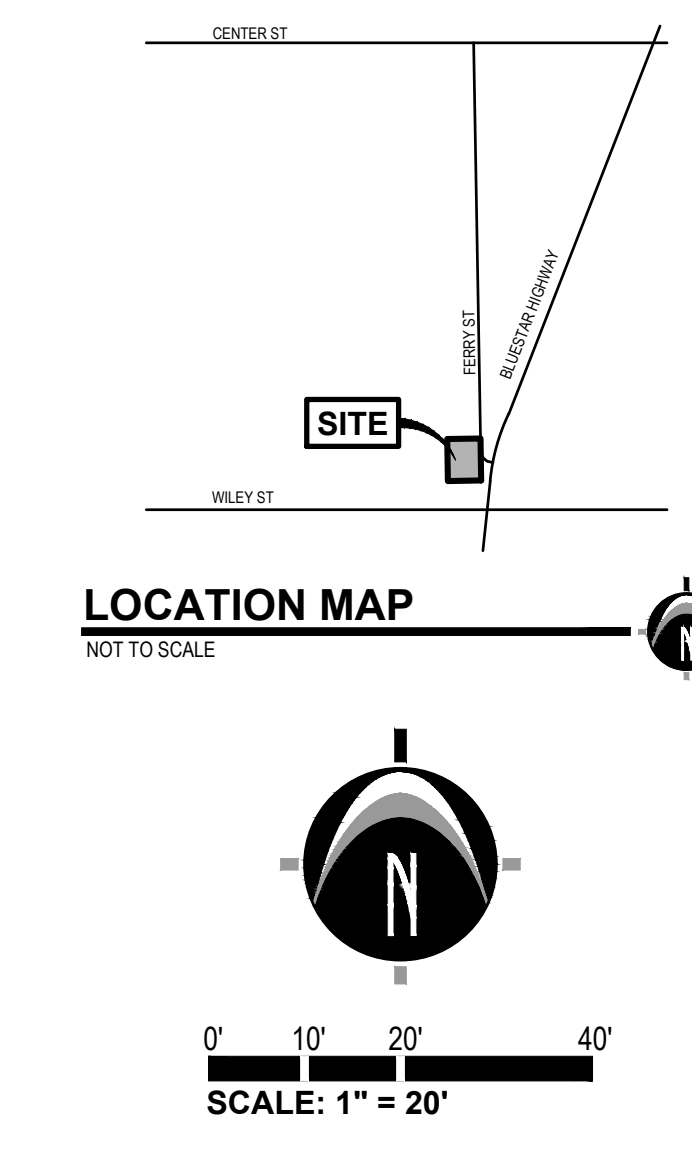
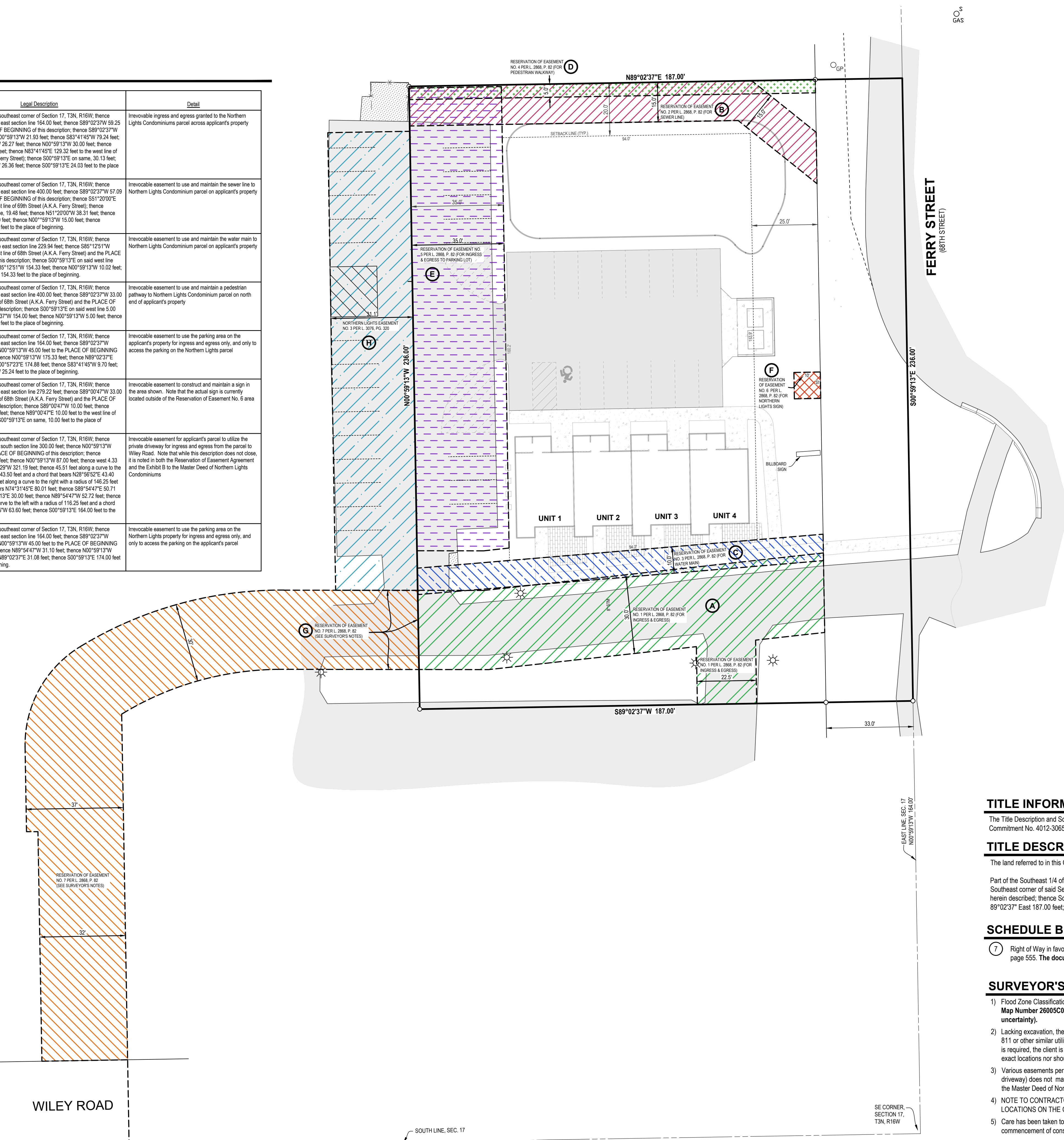
STATE OF MICHIGAN
JOHN WILLIAM CASSERLY
PROFESSIONAL ENGINEER
License No. 6201063767

PROJECT NO:
23201630

SHEET NO:
C-500

EASEMENT DETAIL NOTES

Easement Reference	Reference	Legal Description	Detail
A	Reservation of Easement No. 1 Per L. 2668, P. 82 (for ingress & egress)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 164.00 feet; thence S89°02'37"W 59.25 feet to the PLACE OF BEGINNING of this description; thence S89°02'37"W 22.50 feet; thence N00°59'13"W 21.93 feet; thence S83°41'45"W 79.24 feet; thence N89°54'47"W 26.27 feet; thence N00°59'13"W 30.00 feet; thence S89°54'47"E 25.34 feet; thence N83°41'45"E 29.32 feet to the west line of 68th Street (A.K.A. Ferry Street); thence S00°59'13"E on same, 30.13 feet; thence S83°41'45"W 26.36 feet; thence S00°59'13"E 24.03 feet to the place of beginning.	Irrevocable ingress and egress granted to the Northern Lights Condominium parcel across applicant's property
B	Reservation of Easement No. 2 Per L. 2668, P. 82 (for sewer line)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°49'13"W on the east section line 400.00 feet; thence S89°02'37"W 57.09 feet to the PLACE OF BEGINNING of this description; thence S91°20'00"E 31.29 feet to the west line of 69th Street (A.K.A. Ferry Street); thence S00°59'13"E on same, 19.48 feet; thence N51°20'00"W 38.31 feet; thence S89°02'37"W 124.53 feet; thence N00°59'13"W 15.00 feet; thence N89°02'37"E 129.91 feet to the place of beginning.	Irrevocable easement to use and maintain the sewer line to Northern Lights Condominium parcel on applicant's property
C	Reservation of Easement No. 3 Per L. 2668, P. 82 (for water main)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 229.94 feet; thence S85°12'51"W 33.07 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence S00°59'13"E on said west line 10.00 feet; thence S85°12'51"W 154.33 feet; thence N00°59'13"W 10.02 feet; thence N85°12'51"E 154.33 feet to the place of beginning.	Irrevocable easement to use and maintain the water main to Northern Lights Condominium parcel on applicant's property
D	Reservation of Easement No. 4 Per L. 2668, P. 82 (for pedestrian walkway)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 400.00 feet; thence S89°02'37"W 33.00 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence S00°59'13"E on said west line 5.00 feet; thence S89°02'37"W 154.00 feet; thence N00°59'13"W 5.00 feet; thence N89°02'37"E 154.00 feet to the place of beginning.	Irrevocable easement to use and maintain a pedestrian pathway to Northern Lights Condominium parcel on north end of applicant's property
E	Reservation of Easement No. 5 Per L. 2668, P. 82 (for ingress & egress to parking lot)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 164.00 feet; thence S89°02'37"W 187.00 feet; thence N00°59'13"W 45.00 feet to the PLACE OF BEGINNING of this description; thence N00°59'13"W 173.33 feet; thence N89°02'37"E 35.00 feet; thence S00°57'23"E 174.88 feet; thence S83°41'45"W 9.70 feet; thence N89°54'47"W 25.24 feet to the place of beginning.	Irrevocable easement to use the parking area on the applicant's property for ingress and egress only, and only to access the parking on the Northern Lights parcel
F	Reservation of Easement No. 6 Per L. 2668, P. 82 (for Northern Lights Sign)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 279.22 feet; thence S89°00'47"W 33.00 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence S89°00'47"W 10.00 feet; thence N00°59'13"W 10.00 feet; thence N89°00'47"E 10.00 feet to the west line of 68th Street; thence S00°59'13"E on same, 10.00 feet to the place of beginning.	Irrevocable easement to construct and maintain a sign in the area shown. Note that the actual sign is currently located outside of the Reservation of Easement No. 6 area
G	Reservation of Easement No. 7 Per L. 2668, P. 82	Commencing at the southeast corner of Section 17, T3N, R16W; thence S89°02'37"W on the south section line 300.00 feet; thence N00°59'13"W 33.00 feet to the PLACE OF BEGINNING of this description; thence S89°02'37"W 32.50 feet; thence N00°59'13"W 87.00 feet; thence west 4.33 feet; thence N00°52'29"W 321.19 feet; thence 45.51 feet along a curve to the right with a radius of 43.50 feet and a chord that bears N28°56'52"E 43.40 feet; thence 81.04 feet along a curve to the right with a radius of 146.25 feet and a chord that bears N74°31'45"E 80.01 feet; thence S89°54'47"E 50.71 feet; thence S00°59'13"E 30.00 feet; thence N89°54'47"W 52.72 feet; thence 64.42 feet along a curve to the left with a radius of 116.25 feet and a chord that bears S74°31'45"W 63.00 feet; thence S00°59'13"E 164.00 feet to the place of beginning.	Irrevocable easement for applicant's parcel to utilize the private driveway for ingress and egress from the parcel to Wiley Road. Note that while this description does not close, it is noted in both the Reservation of Easement Agreement and the Exhibit B to the Master Deed of Northern Lights Condominium.
H	Northern Lights Easement No. 3 Per L. 3076, Pg. 32b	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 164.00 feet; thence S89°02'37"W 187.00 feet; thence N00°59'13"W 45.00 feet to the PLACE OF BEGINNING of this description; thence N89°54'47"W 31.10 feet; thence N00°59'13"W 173.42 feet; thence N89°02'37"E 31.08 feet; thence S00°59'13"E 174.00 feet to the place of beginning.	Irrevocable easement to use the parking area on the Northern Lights property for ingress and egress only, and only to access the parking on the applicant's parcel



TITLE INFORMATION

The Title Description and Schedule B items hereon are from Premier Lakeshore Title Agency, LLC (underwritten by First American Title Insurance Company), Commitment No. 4012-306561, dated March 7, 2023.

TITLE DESCRIPTION

The land referred to in this Commitment, situated in the County of Allegan, City of Douglas, State of Michigan, is described as follows:
 Part of the Southeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North 00°59'13" West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South 89°02'37" West 187.00 feet parallel with the South line of said Section; thence North 00°59'13" West 236.00 feet; thence North 89°02'37" East 187.00 feet; thence South 00°59'13" East 236.00 feet along the East line of said Section to the point of beginning.

SCHEDULE B - SECTION II NOTES

- 7 Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 257, page 555. The documents are illegible.

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260549, Map Number 2605C0164G with an Effective Date of June 21, 2023, shows this parcel to be located in Zone "X" (subject to map scale uncertainty).
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- Various easements per Liber 2668, Page 82 are shown hereon. However, Reservation of Easement No. 7 (an ingress and egress easement for private driveway) does not mathematically close by approximately 256 feet. Its depiction on this survey is based upon information obtained from the Exhibit B to the Master Deed of Northern Lights Condominium. Further research is recommended.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

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

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

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
 Lakewood Construction Inc.
 Max Nykerk
 11253 James Street
 Holland, MI 49424
 Phone: 616.392.6923

REVISIONS:

Title: Draft Update	Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Drawn: JMMH	Checked: JC	Date: 2024.03.28
Title: Site Plan Submittal	Drawn: MVMH	Checked: CH	Date: 2024.06.12

319 Ferry Street
Easement Plan
 319 Ferry Street, Douglas, MI 49406
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 JOHN WILLIAM CASSERLY
 License No. 6201063767
 PROFESSIONAL ENGINEER

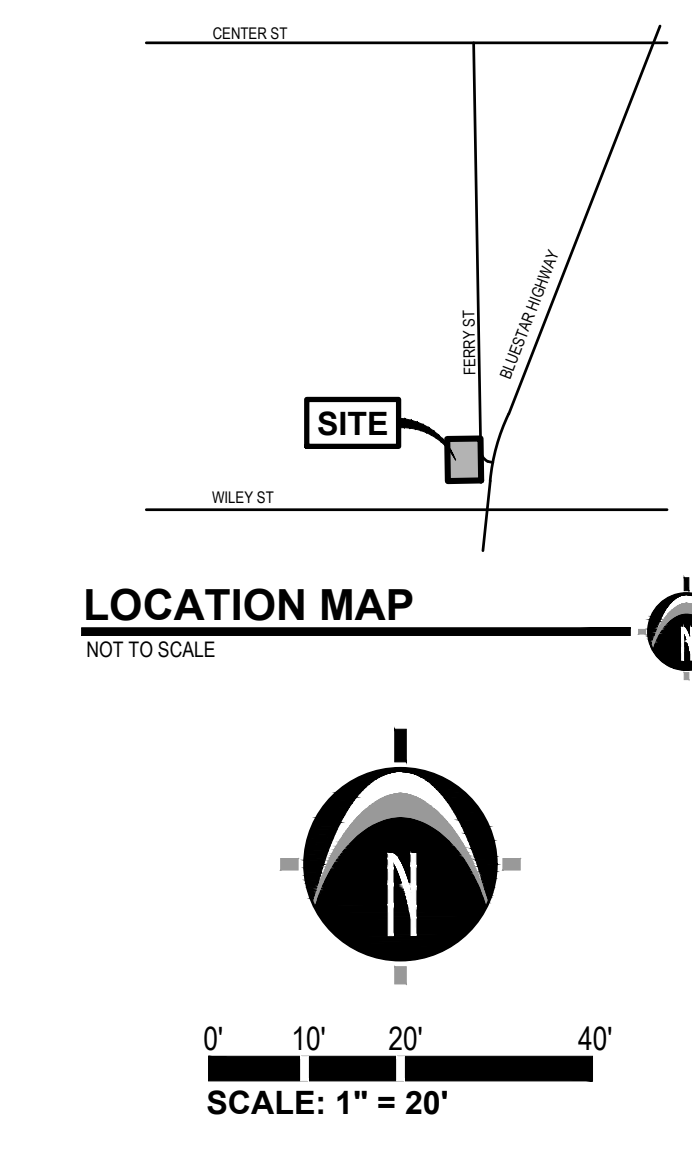
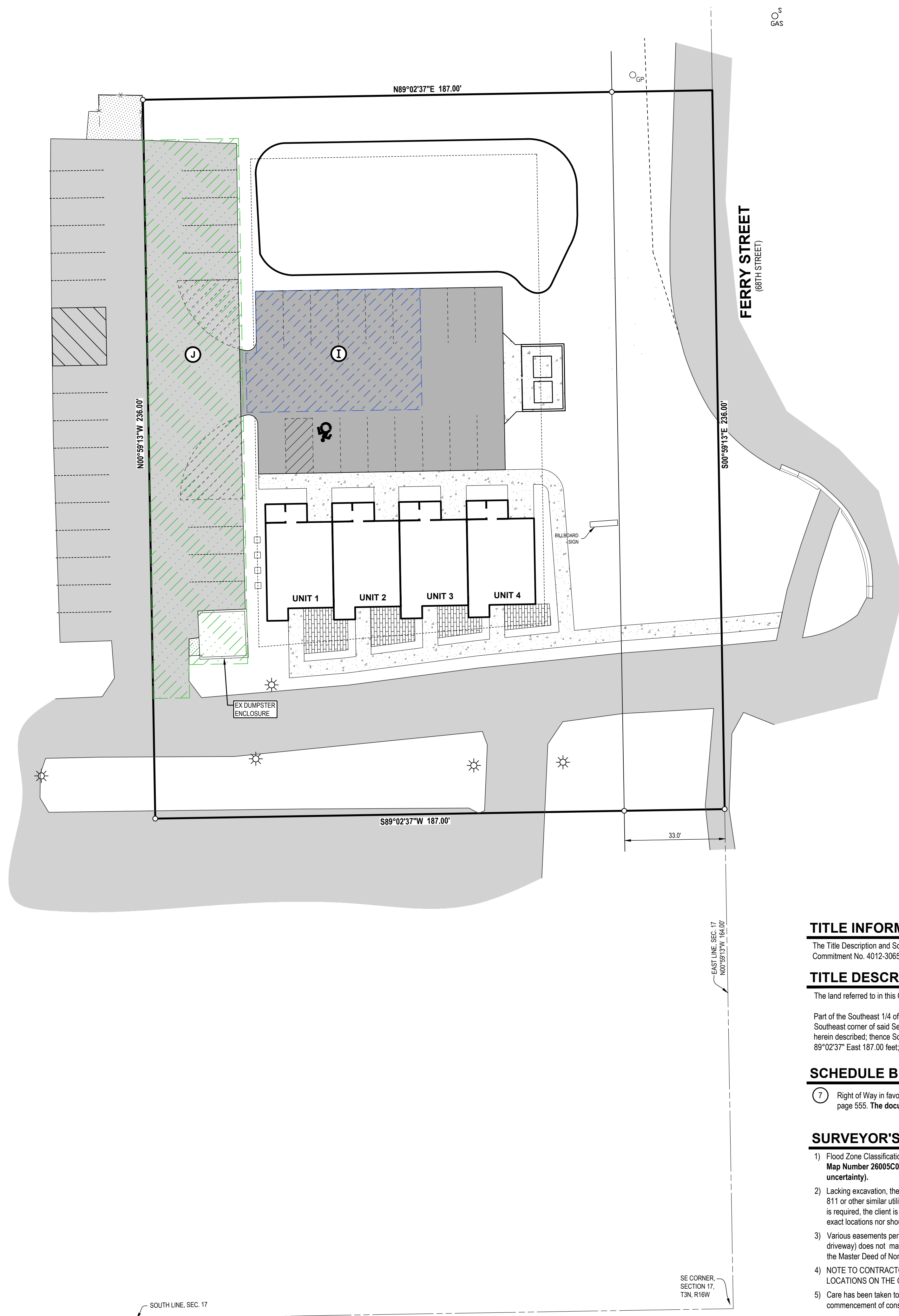
John W. Casserly

PROJECT NO:
 23201630

SHEET NO:
C-901

EASEMENT DETAIL NOTES

Easement Reference	Reference	Legal Description	Detail
I	Proposed new parking easement to be recorded.	Legal description to be created.	Easement of ingress and egress and 6 parking spaces within the new parking area to be granted to Hales Holdings, LLC (Isabel's) to accommodate for parking lost due to site revisions.
J	Proposed new parking easement to be recorded.	Legal description to be created.	Easement over West Parking Lot for the exclusive rights of Hales Holdings, LLC to use the parking spots in this area, as well as use of the dumpster. Anticipated 9 parking spaces in this area.



TITLE INFORMATION

The Title Description and Schedule B items hereon are from Premier Lakeshore Title Agency, LLC (underwritten by First American Title Insurance Company), Commitment No. 4012-306561, dated March 7, 2023.

TITLE DESCRIPTION

The land referred to in this Commitment, situated in the County of Allegan, City of Douglas, State of Michigan, is described as follows:
 Part of the Southeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North 00°59'13" West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South 89°02'37" West 187.00 feet parallel with the South line of said Section; thence North 00°59'13" West 236.00 feet; thence North 89°02'37" East 187.00 feet; thence South 00°59'13" East 236.00 feet along the East line of said Section to the point of beginning.

SCHEDULE B - SECTION II NOTES

- 7 Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 257, page 555. The documents are illegible.

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260549, Map Number 2605C0164G with an Effective Date of June 21, 2023, shows this parcel to be located in Zone "X" (subject to map scale uncertainty).
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- Various easements per Liber 2868, Page 82 are shown hereon. However, Reservation of Easement No. 7 (an ingress and egress easement for private driveway) does not mathematically close by approximately 256 feet. It's depiction on this survey is based upon information obtained from the Exhibit B to the Master Deed of Northern Lights Condominium. Further research is recommended.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

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

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

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

WILEY ROAD

NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
 Lakewood Construction Inc.
 Max Nykerk
 11253 James Street
 Holland, MI 49424
 Phone: 616.392.6923

REVISIONS:

Title: Draft Update	Checked: JC	Date: 2024.02.14
Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Checked: JC	Date: 2024.03.28
Drawn: JMMH	Checked: JC	Date: 2024.03.28
Title: Site Plan Submittal	Checked: CH	Date: 2024.06.12
Drawn: MVMH	Checked: CH	Date: 2024.06.12

319 Ferry Street
Easement Plan
 319 Ferry Street, Douglas, MI 49406
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
 JOHN WILLIAM CASSERLY
 LICENSE NO. 6201063767
 PROFESSIONAL ENGINEER

John W. Casserly

PROJECT NO:
 23201630

SHEET NO:
C-902



PREPARED FOR:
Lakewood Construction Inc.
Max Nykerk
11253 James Street
Holland, MI 49424
Phone: 616.392.6923

REVISIONS:
Title: Draft Update
Drawn: GAN Checked: JC Date: 2024.02.14
Title: Site Plan Submittal
Drawn: JMMH Checked: JC Date: 2024.03.28
Title: Site Plan Submittal
Drawn: MVMH Checked: CH Date: 2024.06.12

LANDSCAPE NOTES

PLANTING NOTES:

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- 5) TURF SHALL BE INSTALLED ON A MIN. OF 3'-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL, INCLUDING NOxious PLANTS. pH BETWEEN 6.0 AND 6.5, SALTS/SOD PARTS PERM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

- 1) AN IN-GROUND IRRIGATION SYSTEM IS NOT REQUIRED PER LOCAL ZONING ORDINANCES. HOWEVER, IT IS RECOMMENDED THAT ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN SHALL BE PROVIDED REGULAR WATERING UNTIL ESTABLISHED AND AS NEEDED FOR PROPER MAINTENANCE OR SHALL BE PROVIDED A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATERING METHODS OR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE CALCULATIONS

SITE LANDSCAPE: SEC. 21.05
• 1 TREE PER 30 LF RIGHT-OF-WAY FRONTAGE
FERRY ST FRONTAGE: 184 LF
REQUIRED: 6 TREES
PROPOSED: 6 TREES

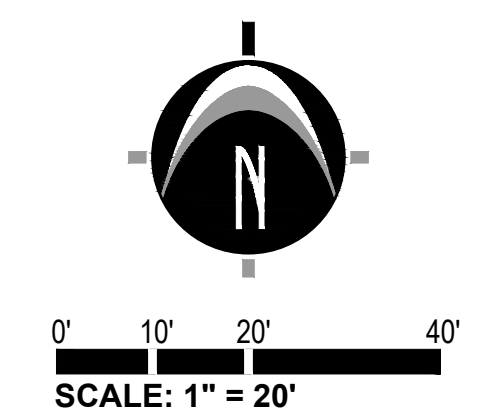
PARKING LOT LANDSCAPE: SEC. 21.04
• 1 CANOPY TREE & 50 SQ.FT. LANDSCAPE PER 8 SPACES.
PARKING TOTAL: 16 SPACES
REQUIRED: 2 TREES & 100 SQ.FT. LANDSCAPE
PROPOSED: 2 TREES & 100 SQ.FT. LANDSCAPE

LANDSCAPE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	Aa	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" cal. min.	6
	Tc	Tilia cordata	Littleleaf Linden	3" cal. min.	2
SHRUBS					
	Jb	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	4' hgt. min.	10
	Sg	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	24" min.	15
	Td	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" min.	27
PERENNIALS					
	Ae	Astilbe x arendsi 'Ice Cream'	Ice Cream Astilbe	18" o.c.	69
	Hp	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	16" o.c.	23
	Nw	Nepeta x fassenii 'Walker's Low'	Walker's Low Catmint	20" o.c.	43

LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)

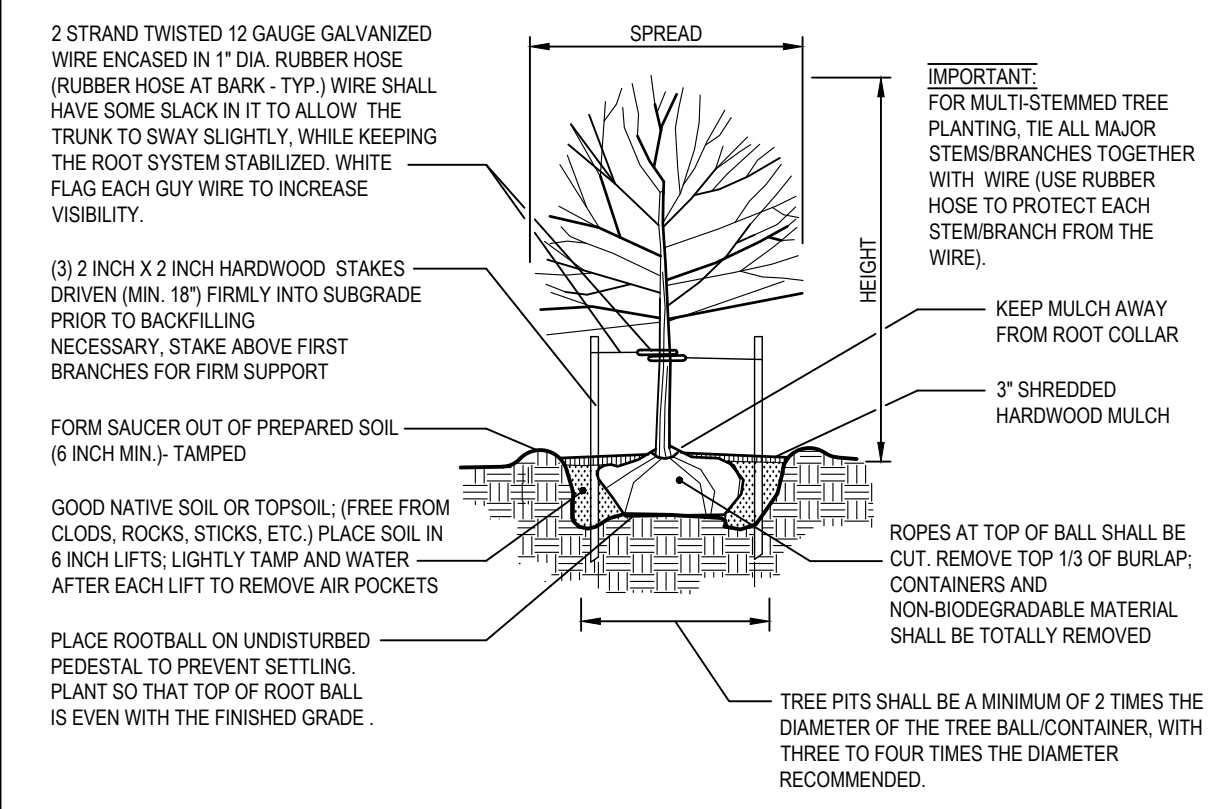
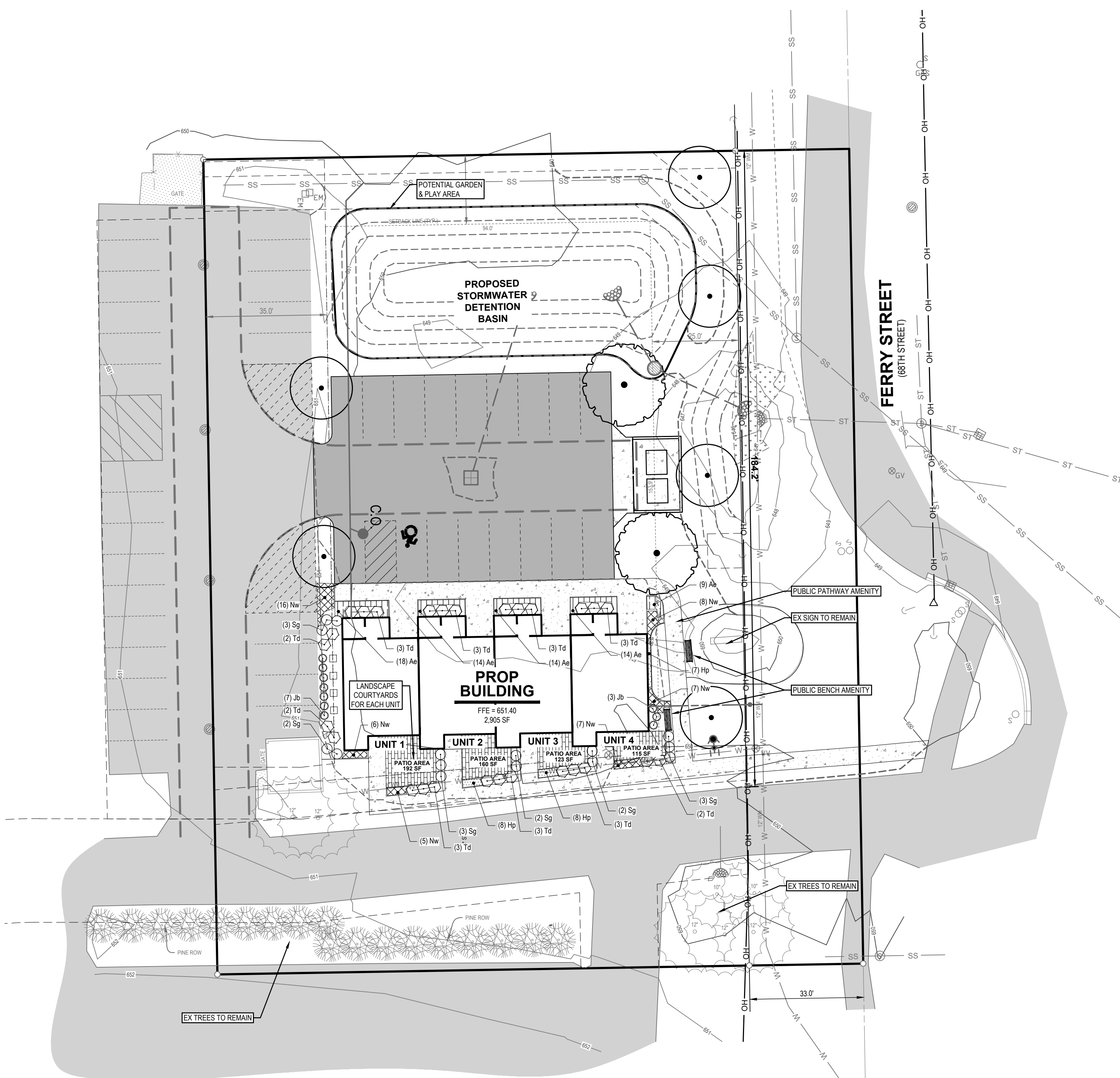


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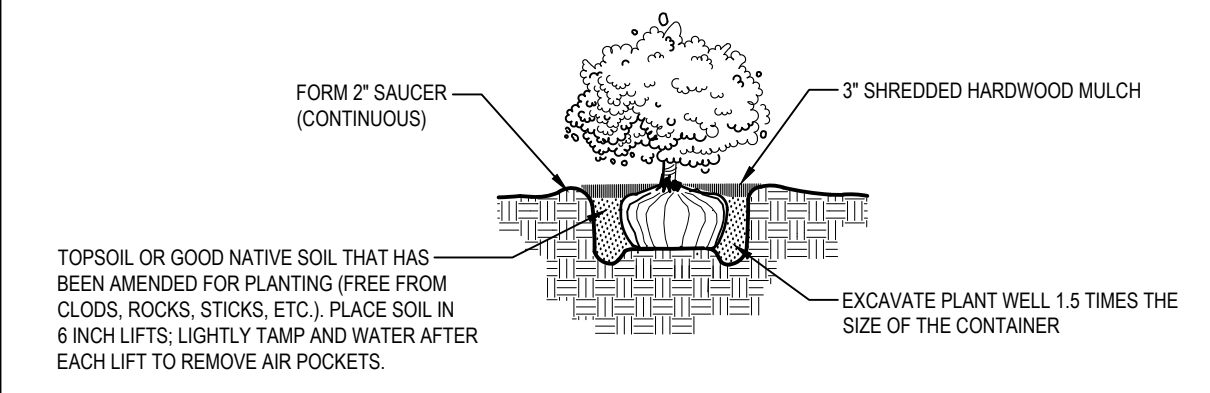
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23201630

SHEET NO:
L-100



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

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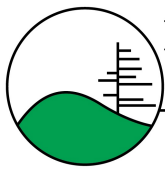
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Peterson & Vandenberg
Environmental, LLC

Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation

Item 5A.

Wetland A (1-10)



319 Ferry St

Wetland Flag



Wetland Boundary



~P/L



0 15 30 ft



EPSG:6499

04/19/2024