THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, DECEMBER 01, 2025 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI 49406

AGENDA

View remotely, online or by phone -
Join online by visiting: https://us02web.zoom.us/j/84516213695
Join by phone by dialing: +1 (312) 626-6799 **| Then enter "Meeting ID":** 845 1621 3695

1. **CALL TO ORDER:** By Mayor
2. **ROLL CALL:** By Clerk
3. **PLEDGE OF ALLEGIANCE:** Led by Mayor
4. **CITY HALL RIBBON CUTTING**
5. **CONSENT CALENDAR**
   - **A.** Approve the Council Meeting Agenda for December 1, 2025
   - **B.** Approve the Council Regular Meeting Minutes for November 24, 2025
   - **C.** Approve Invoices in the Amount of $300,542.76
   - **D.** Appointments - Jeff West: DHA
     Reappointments - Cathy North: DDA, Fire Board, Mary Fechtig: Brownfield

   Motion to approve the Consent Calendar of December 1, 2025 – roll call vote
6. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES, AGENDA ITEMS ONLY)**
7. **PUBLIC COMMUNICATION - WRITTEN**
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**
   - **A.** Westshore Association (Golfview Dr.) - Request for Acceptance of Private Road as Public (Resolution 26-2025) (S. Homyen)

Motion to [Approve/Table/Deny resolution 26-2025]... - roll call vote

B. Resolution 27-2025 - Sale of 86 W. Center Street Building (L. Nocerini)

Motion to adopt resolution 27-2025, authorizing the sale of city-owner property located at 86 W. Center Street, Douglas, Michigan, to David Isljamovski and Joseph J. Wise for the purchase price of $515,000, including a deed restriction prohibiting demolition of the historic structure and requiring that the exterior be maintained in a manner consistent with its historic appearance, and subject to the recording of an ingress/egress easement benefiting 98 W. Center Street, and the Mayor and City Clerk, or their designee, are authorized to execute all necessary documents.

10. REPORTS

A. Commission/Committee/Boards

1. Planning Commission
2. Kalamazoo Lake Sewer Water
3. Downtown Development Authority
4. Kalamazoo Lake Harbor Authority
5. Douglas Harbor Authority
6. Douglas Brownfield Authority
7. Fire Board
8. Community Recreation
9. Tri-Community Wildlife Committee

B. Administration Report

11. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES, ITEMS NOT ON AGENDA)

12. COUNCIL COMMENTS

13. MAYOR'S REPORT/COMMENTS

14. ADJOURNMENT

Motion to adjourn the meeting.

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
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, NOVEMBER 24, 2025 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI 49406

MINUTES

1. **CALL TO ORDER:** By Mayor North

2. **ROLL CALL:** By Clerk Kasper
   PRESENT
   Mayor Cathy North
   Councilmember Neal Seabert
   Councilmember John O'Malley
   Mayor Pro-Tem Randy Walker
   Councilmember Gregory Freeman
   Councilmember Matt Balmer
   Also Present City Manager Lisa Nocerini
   City Clerk Laura Kasper
   Deputy Clerk Alyssa Ramirez
   Planning & Zoning Administrator Sean Homyen
   Douglas Chief of Police Steve Kent
   ABSENT Councilmember Jeff West

3. **PLEDGE OF ALLEGIANCE:** Led by Mayor North
4. **ELECTION OF OFFICERS**
   A. Election of Mayor - *City Clerk called for nominations for Mayor, North was nominated by Balmer, seconded by Freeman, the unanimous vote by ballot was certified by unanimous roll call vote.*
   B. Election of Mayor Pro-Tem - *The Mayor called for nominations for Mayor Pro-Tem, Walker was nominated by Seabert, seconded by Balmer, the unanimous vote by ballot was certified by unanimous roll call vote.*

5. **CONSENT CALENDAR**
   A. Approve the Council Meeting Agenda for November 24, 2025
   B. Approve the Council Regular Meeting Minutes for November 3, 2025
   C. Approve Invoices in the Amount of $394,963.55
   D. City of Douglas 2026 Meeting Schedule

   Motion by Seabert, second by O'Malley, to approve the Consent Calendar of November 24, 2025 – Motion carried by unanimous roll call vote.

6. **PUBLIC COMMUNICATION – VERBAL:** None
7. **PUBLIC COMMUNICATION – WRITTEN:** Received by Councilmembers

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS

A. 89 S. Washington - Obstruction in ROW (Discussion/Action) (S. Homyen)

Motion by Balmer, second by Walker, that the property owner at 89 S. Washington St. who has an obstruction in the right of way, via a planter box, be allowed to keep the planter box and move it outside the Right of Way onto their property or allow them a period of three-months to have it removed or should they choose to go to the ZBA. – Motion carried by unanimous roll call vote.

B. Resolution 25-2025 - FY 25-26 Budget Amendments (D. Raza)

Motion by Balmer, second by Seabert, to adopt resolution 25-2025, approving the fiscal year 2025-2026 budget amendments for the City of the Village of Douglas. – Motion carried by unanimous roll call vote.

C. Legal Services Proposal - 415 Wiley Condominium Conversion (L. Nocerini)

Motion by Freeman, second by O'Malley, to approve the proposal from Sikkel & Krommendyk, PLC, in the amount of $6,000 for legal services related to the condominium conversion of the former Doctor's space at 415 Wiley Road, with 50% paid from building sale proceeds, and 50% shared equally with the Saugatuck Township Fire District. – Motion carried by unanimous roll call vote.

10. REPORTS

A. Commission/Committee/Boards
   1. Planning Commission
   2. Kalamazoo Lake Sewer Water
   3. Downtown Development Authority
   4. Kalamazoo Lake Harbor Authority
   5. Douglas Harbor Authority
   6. Douglas Brownfield Authority
   7. Fire Board
   8. Community Recreation
   9. Tri-Community Wildlife Committee

B. Administration Report – City staff provided updates.

11. PUBLIC COMMUNICATION – VERBAL: Public comments were received.

12. COUNCIL COMMENTS: Councilmembers made final comments.

13. MAYOR'S REPORT/COMMENTS: Mayor North provided final comments.

14. CLOSED SESSION

Motion by Freeman, second by Balmer, to enter into closed session per section 8(1)(e) and (h) of the Open Meetings Act, to consider advice of counsel and material exempt from discussion or disclosure by state or federal statute rules, and regulations. – Motion carried by unanimous roll call vote.

Motion by Walker, second by Seabert, to exit from closed session and enter back into regular session of the City Council. – Motion carried by unanimous roll call vote.

15. ADJOURNMENT

Motion by Walker, second by Seabert, to adjourn the meeting.

Approved on this 1st day of December 2025

Signed: _____ Date: _____
Cathy North, Mayor

Signed: _____Date: _____
Laura Kasper, City Clerk

Certification of Minutes

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on November 24, 2025, I further certify that the meeting was duly called and that a quorum was present.

Signed: _____ Date: _____
Laura Kasper, City Clerk

11/26/2025 INVOICE REGISTER REPORT FOR CITY OF THE VILLAGE OF DOUGLAS

Inv Num / Inv Ref#	Vendor / Description / GL Distribution		Inv Date / Entered By	Due Date	Inv Amt
: ACH Transaction					
NOV-2025					
52556	ALLEGAN CO TREASURER		11/10/2025	12/01/2025	230.00
	MOBILE HOME TAX				
	101-000.000-230.000	DUE TO OTHER GOVERNMENTS			230.00
OCT-2025					
52563	ALLEGAN COUNTY SHERIFF'S DEPT.		11/24/2025	12/01/2025	333.00
	ASSISTED DPW WITH VARIOUS PROJECTS: BEERY FIELD, LEAVES, TRASH, AND BUMP OUTS				
	101-463.000-802.000	CONTRACTUAL			333.00
11-24-2025					
52523	BILLY BROWN		11/24/2025	12/01/2025	141.46
	T-SHIRT, FLEECE CREW, FLANNEL SHIRT, POCKET T-SHIRT, JERSEY POCKET T-SHIRT				
	101-463.000-750.000	UNIFORMS			141.46
5303590301					
52464	CINTAS		11/24/2025	12/01/2025	794.71
	5 SHELF FIRST AID FILL, BODY FLUID CLEANUP KIT, BLEEDING CONTROL KIT, FIRST AID SIGN - NEW BUILDING				
	101-463.000-740.000	SUPPLIES			794.71
5303590302					
52484	CINTAS		11/25/2025	12/01/2025	794.71
	FIRST AID STOCKING AND INSTALL				
	101-463.000-740.000	SUPPLIES			794.71
15896					
52469	D & L TRUCK AND TRAILER, LLC		11/24/2025	12/01/2025	2,225.71
	LABOR AND REPAIRS				
	660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			2,225.71
MIHOL488136					
52466	FASTENAL COMPANY		11/24/2025	12/01/2025	127.40
	HD NAT CABLE TIE AND CABLE TIE				
	101-751.000-740.000	SUPPLIES			127.40
PJI-0285321					
52480	GAME TIME		11/24/2025	12/01/2025	10,547.50
	ENGINEERED WOOD FIBER AND INSTALLATION				
	101-751.000-958.000	MISCELLANEOUS			10,547.50
475199					
52468	HOLLAND P.T.		11/24/2025	12/01/2025	186.49
	MISCELLANEOUS PARTS/SUPPLIES				
	660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			186.49
15088					
52479	INTERPHASE INTERIORS		11/24/2025	12/01/2025	84,526.68
	HAWORTH, OFS, CAROLINA, INSTALLATION				
	470-265.000-974.000	CONSTRUCTION			84,526.68
3572					
52487	LAKESHORE OUTDOORS LLC		11/13/2025	12/01/2025	140.00
	BRUSH DUMPING				
	101-463.000-802.000	CONTRACTUAL			140.00

11-25-2025					
52536	LEONARD MAAS		11/25/2025	12/01/2025	47.70
	POWER STEP PRO K INSERTS - UNIFORM REIMBURSEMENT				
	101-463.000-750.000	UNIFORMS			47.70
26 CDL DRUG TEST					
52569	MICHIGAN MUNICIPAL LEAGUE		11/26/2025	12/01/2025	600.00
	2026 CDL PROGRAM DRUG TESTING				
	101-463.000-802.000	CONTRACTUAL			600.00
5989207					
52491	MML WORKERS' COMP FUND		11/12/2025	12/01/2025	5,843.00
	POLICY PREMIUM 7/1/2025-7/1/2026				
	101-101.000-722.000	WORKERS COMPENSATION			39.22
	101-172.000-722.000	WORKERS COMPENSATION			619.85
	101-215.000-722.000	WORKERS COMPENSATION			271.60
	101-257.000-722.000	WORKERS COMPENSATION			336.61
	101-265.000-722.000	WORKERS COMPENSATION			262.56
	101-301.000-722.000	WORKERS COMPENSATION			2,107.95
	101-463.000-722.000	WORKERS COMPENSATION			331.17
	101-701.000-722.000	WORKERS COMPENSATION			446.59
	101-751.000-722.000	WORKERS COMPENSATION			232.25
	202-463.000-722.000	WORKERS COMPENSATION			337.70
	202-464.000-722.000	WORKERS COMPENSATION			143.62
	203-463.000-722.000	WORKERS COMPENSATION			337.70
	203-464.000-722.000	WORKERS COMPENSATION			104.58
	101-253.000-722.000	WORKERS COMPENSATION			271.60
10966743					
52528	PLUNKETT COONEY		11/25/2025	12/01/2025	562.79
	DOUGLAS V. KETTLEWELL				
	101-266.000-801.000	CONTRACTUAL ATTORNEY			562.79
10966709					
52529	PLUNKETT COONEY		11/25/2025	12/01/2025	2,050.00
	MISC. CITY MATTERS REQ. ATTY CONSULT				
	101-266.000-801.000	CONTRACTUAL ATTORNEY			2,050.00
10966711					
52564	PLUNKETT COONEY		11/17/2025	12/01/2025	2,047.50
	CC, PC, AND WS				
	101-701.000-801.000	CONTRACTUAL ATTORNEY			1,102.50
	101-000.000-283.000	ESCROW			945.00
10581580					
52565	PM GROUP BENEFIT		11/25/2025	12/01/2025	833.00
	BENEFIT PLAN CONSULTING, VENDOR SERVICE MGT SUPPORT, AND ADMIN SUPPORT SERVICES				
	101-265.000-802.000	CONTRACTUAL			833.00
92162					
52550	PREIN & NEWHOF		11/26/2025	12/01/2025	4,830.00
	SR. TECHNICIAN V, SR. PROJECT MGR II, ENGINEER, AND PROJECT MGR				
	101-751.000-979.000	CAPITAL OUTLAY			4,830.00
92161					
52551	PREIN & NEWHOF		11/26/2025	12/01/2025	1,197.00
	SR. PROJECT MGR II AND SR. ENGINEER				
	101-463.000-979.000	CAPITAL OUTLAY			1,197.00

92159					
52552	PREIN & NEWHOF		11/26/2025	12/01/2025	3,867.35
	SURVEYOR IV, SR. TECHNICIAN V, AND SURVEYOR				
	202-463.000-806.000	CONTRACTUAL ENGINEERING			1,933.67
	203-463.000-806.000	CONTRACTUAL ENGINEERING			1,933.68
92200					
52570	PREIN & NEWHOF		11/06/2025	12/01/2025	623.50
	SR. PROJECT MGR II				
	101-000.000-283.000	ESCROW			623.50
92166					
52571	PREIN & NEWHOF		11/06/2025	12/01/2025	681.00
	SR. PROJECT MGR II, OFFICE TECHNICIAN, AND PROJECT MGR				
	101-000.000-283.000	ESCROW			681.00
92167					
52572	PREIN & NEWHOF		11/06/2025	12/01/2025	512.00
	SR. PROJECT MGR II				
	101-000.000-283.000	ESCROW			512.00
177898-1					
52488	TAYLOR RENTAL CENTER		11/14/2025	12/01/2025	290.00
	DEWALT HEPA VACUUM				
	101-265.000-802.000	CONTRACTUAL			290.00
040321					
52467	TOP GRADE AGGREGATES-2013		11/24/2025	12/01/2025	145.47
	CRUSHED ASPHALT				
	202-463.000-806.000	CONTRACTUAL ENGINEERING			72.73
	203-463.000-806.000	CONTRACTUAL ENGINEERING			72.74
VC3-228893					
52539	VC3 INC		11/20/2025	12/01/2025	107.12
	CLOUD PROTECT - PER USER				
	101-265.000-802.000	CONTRACTUAL			107.12
VC3-228892					
52540	VC3 INC		11/20/2025	12/01/2025	46.20
	EXCHANGE ONLINE PLAN - PD				
	101-301.000-802.000	CONTRACTUAL			46.20
VC3-228891					
52541	VC3 INC		11/26/2025	12/01/2025	272.55
	MICROSOFT OFFICE 365 - CITY LICENSES NOV BILLING				
	101-265.000-802.000	CONTRACTUAL			272.55
11-29-2025 DDA					
52525	RANDY WALKER		11/24/2025	12/01/2025	60.68
	DDA REIMBURSEMENT FOR SMORES KITS				
	248-728.000-880.000	COMMUNITY PROMOTION			60.68
11-6-2025					
52481	LORI WARSEN		11/24/2025	12/01/2025	262.20
	GLASSES FOR DAUGHTER				
	101-301.000-719.000	INSURANCE BENEFITS			262.20
11-24-2025					
52530	LORI WARSEN		11/24/2025	12/01/2025	169.60
	CONTACTS FOR DAUGHTER - VISION REIMBURSEMENT				
	101-301.000-719.000	INSURANCE BENEFITS			169.60

Type: EFT Transfer					
NOV25 - PD					
52514	COMCAST		11/25/2025	12/01/2025	236.59
	INTERNET AND VOICE SERVICES - PD				
	101-301.000-851.000	TELEPHONE			236.59
NOV25 - CH					
52526	COMCAST		11/13/2025	12/01/2025	413.73
	INTERNET AND VOICE SERVICES - CITY HALL				
	101-265.000-851.000	TELEPHONE			413.73
NOV25 - DPW					
52527	COMCAST		11/05/2025	12/01/2025	369.91
	INTERNET AND VOICE SERVICES - DPW				
	101-463.000-851.000	TELEPHONE			369.91
256437184					
52538	COMCAST		11/26/2025	12/01/2025	506.01
	INTERNET EQUIPMENT FEE AND ETHERNET DEDICATED INTERNET				
	101-265.000-851.000	TELEPHONE			506.01
202255194599					
52470	CONSUMERS ENERGY		11/24/2025	12/01/2025	31.01
	251 CENTER STREET SIGN				
	101-463.000-922.000	UTILITIES			31.01
202255194600					
52471	CONSUMERS ENERGY		11/24/2025	12/01/2025	138.71
	86 CENTER ST				
	101-265.000-922.000	UTILITIES			138.71
202255194602					
52472	CONSUMERS ENERGY		11/24/2025	12/01/2025	31.50
	11 BLUE STAR HWY				
	101-463.000-922.000	UTILITIES			31.50
2022255194601					
52473	CONSUMERS ENERGY		11/24/2025	12/01/2025	58.08
	198 WASHINGTON ST				
	101-463.000-922.000	UTILITIES			58.08
202255194603					
52474	CONSUMERS ENERGY		11/24/2025	12/01/2025	32.50
	50 LAKESHORE DRIVE				
	101-751.000-922.000	UTILITIES			32.50
205547738003					
52475	CONSUMERS ENERGY		11/24/2025	12/01/2025	44.39
	26 BAYOUR DR				
	101-751.000-922.000	UTILITIES			44.39
203590045693					
52493	CONSUMERS ENERGY		11/25/2025	12/01/2025	108.66
	37 S. WASHINGTON ST, UNIT 2				
	101-751.000-922.000	UTILITIES			108.66
601014173293					
52494	CONSUMERS ENERGY		11/25/2025	12/01/2025	583.73
	2993 BLUE STAR HWY #101				
	101-265.000-922.000	UTILITIES			583.73
601014173296					

52495	CONSUMERS ENERGY		11/25/2025	12/01/2025	838.58
	2993 BLUESTAR HWY #102				
	101-265.000-922.000	UTILITIES			838.58
601014173295					
52496	CONSUMERS ENERGY		11/25/2025	12/01/2025	555.70
	2993 BLUE STAR HWY #102				
	101-265.000-922.000	UTILITIES			555.70
203501073505					
52497	CONSUMERS ENERGY		11/25/2025	12/01/2025	629.13
	2993 BLUESTAR HWY #100				
	101-265.000-922.000	UTILITIES			629.13
201454281211					
52498	CONSUMERS ENERGY		11/25/2025	12/01/2025	56.63
	250 WILEY RD				
	213-753.000-922.000	UTILITIES			56.63
202255216849					
52499	CONSUMERS ENERGY		11/25/2025	12/01/2025	37.86
	147 CENTER ST				
	101-751.000-922.000	UTILITIES			37.86
601014173294					
52553	CONSUMERS ENERGY		11/26/2025	12/01/2025	953.28
	2993 BLUESTAR HWY #101				
	101-265.000-922.000	UTILITIES			953.28
297140					
52490	CREXENDO BUSINESS SOLUTIONS		11/08/2025	12/01/2025	305.07
	PD PHONE SERVICE				
	101-301.000-851.000	TELEPHONE			305.07
NOV25 - 380722					
52500	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	102.58
	26 BAYOU DR				
	101-751.000-922.000	UTILITIES			102.58
NOV25 - 352311					
52501	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	212.93
	2995 BLUE STAR HWY SUITE #101				
	101-265.000-922.000	UTILITIES			212.93
NOV25 - 352312					
52502	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	367.72
	2995 BLUE STAR HWY SUITE #102				
	101-265.000-922.000	UTILITIES			367.72
NOV25 - 360980					
52503	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	93.48
	86 CENTER ST				
	101-265.000-922.000	UTILITIES			93.48
NOV25 - 361600					
52504	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	212.97
	47 CENTER ST				
	101-301.000-922.000	UTILITIES			212.97
NOV25 - 044403					
52505	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	180.05
	455 CENTER ST				

	101-751.000-922.000	UTILITIES			180.05
NOV25 - 360400					
52506	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	72.72
	147 CENTER ST IRRIGATION				
	101-751.000-802.000	CONTRACTUAL			72.72
NOV25 - 320450					
52507	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	83.11
	50 LAKESHORE DR BATHROOM				
	101-751.000-922.000	UTILITIES			83.11
NOV25 - 361762					
52508	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	29.50
	25 MAIN DRINKING FOUNTAIN				
	101-751.000-922.000	UTILITIES			29.50
NOV25 - 361764					
52509	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	188.33
	25 MAIN IRRIGATION				
	101-751.000-922.000	UTILITIES			188.33
NOV25 - 382133					
52510	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	482.48
	3100 SCHULTZ PARK DR				
	101-751.000-922.000	UTILITIES			482.48
NOV25 - 361763					
52511	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	252.25
	37 WASHINGTON ST - BATHROOM				
	101-751.000-922.000	UTILITIES			252.25
NOV25 - 382080					
52512	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	89.76
	486 WATER ST NEW BARN				
	101-265.000-922.000	UTILITIES			89.76
NOV25 - 362300					
52513	KALAMAZOO LAKE SEWER & WATER		11/15/2025	12/01/2025	41.10
	201 WASHINGTON ST				
	594-597.000-922.000	UTILITIES			41.10
5716061387					
52545	MICHIGAN GAS UTILITIES		11/26/2025	12/01/2025	44.25
	415 WILEY STE 101				
	101-265.000-922.000	UTILITIES			44.25
5714343544					
52546	MICHIGAN GAS UTILITIES		11/26/2025	12/01/2025	278.72
	486 WATER ST				
	101-265.000-922.000	UTILITIES			278.72
5712447422					
52547	MICHIGAN GAS UTILITIES		11/26/2025	12/01/2025	162.38
	47 W CENTER ST				
	101-301.000-922.000	UTILITIES			162.38
5712464483					
52548	MICHIGAN GAS UTILITIES		11/26/2025	12/01/2025	140.02
	86 CENTER ST				
	101-265.000-922.000	UTILITIES			140.02
5713642143					

52549	MICHIGAN GAS UTILITIES		11/26/2025	12/01/2025	196.99
	415 WILEY APT 102				
	101-265.000-922.000	UTILITIES			196.99
6128362711					
52489	VERIZON WIRELESS		11/12/2025	12/01/2025	612.27
	CITY PHONES				
	101-215.000-851.000	TELEPHONE			44.88
	101-301.000-851.000	TELEPHONE			263.42
	101-463.000-851.000	TELEPHONE			214.21
	101-701.000-851.000	TELEPHONE			44.88
	101-172.000-851.000	TELEPHONE			44.88
Type: Paper Check					
4624711					
52566	ACTION INDUSTRIAL SUPPLY CO		11/20/2025	12/01/2025	166.39
	WATERPROOF INSULATED JACKET CLASS				
	101-463.000-740.000	SUPPLIES			166.39
PAY APP 10					
52524	CARBON SIX CONSTRUCTION INC		11/25/2025	12/01/2025	133,163.18
	415 WILEY RD				
	470-265.000-974.000	CONSTRUCTION			133,163.18
11-17-2025					
52537	DOUGLAS SHELL		11/17/2025	12/01/2025	102.00
	MOTORCRAFT OIL FILTER				
	101-301.000-930.004	VEHICLE MAINTENANCE & REPAIRS			102.00
033145628					
52562	GALLS		12/13/2025	12/01/2025	934.99
	TASER				
	101-301.000-750.000	UNIFORMS			934.99
25111480177F					
52557	GRAPHIX EMBROIDERY INC		11/14/2025	12/01/2025	71.78
	PD EMBROIDERY PATCHES				
	101-301.000-750.000	UNIFORMS			71.78
307207					
52561	IHLE AUTO PARTS		11/25/2025	12/01/2025	30.10
	NAPA OE QUALITY LONG LIFE				
	660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			30.10
7-2025 DDA REIMB					
52544	KELLY FOWLER		11/17/2025	12/01/2025	750.00
	DDA REIMBURSEMENT FOR LOGOS				
	248-728.000-880.000	COMMUNITY PROMOTION			750.00
66037					
52485	MENARDS-HOLLAND		11/14/2025	12/01/2025	16.85
	DAWN AND GALLON TOTE				
	101-265.000-740.000	SUPPLIES			16.85
66040					
52492	MENARDS-HOLLAND		11/14/2025	12/01/2025	65.24
	CONCRETE MIX AND 2X4-8'				
	470-265.000-974.000	CONSTRUCTION			65.24
66753					
52554	MENARDS-HOLLAND		11/25/2025	12/01/2025	48.97

	CLOSET POLE AND SHELF ROD BRACKET				
	470-265.000-974.000	CONSTRUCTION			48.97
0001746-INSTAL 3					
52542	MICHIGAN MUNICIPAL RISK MANAGEMENT		11/21/2025	12/01/2025	12,221.50
	GENERAL FUND CONTRIBUTION-THIRD INSTALLMENT				
	101-850.000-814.000	INSURANCE (LIABILITY/AUTO)			12,221.50
0001746-INSTAL 3					
52543	MICHIGAN MUNICIPAL RISK MANAGEMENT		11/21/2025	12/01/2025	2,125.00
	RETENTION FUND CONTRIBUTION-THIRD INSTALLMENT				
	101-850.000-814.000	INSURANCE (LIABILITY/AUTO)			2,125.00
4281					
52515	MICHIGAN TWP. SERVICES ALLEGAN		11/14/2025	12/01/2025	7,562.70
	PERMIT FEES OCTOBER 2025				
	101-701.000-804.000	CONTRACTUAL BUILDING INSPECTIO			7,562.70
2511-913720					
52476	OVERISEL LUMBER CO.		11/24/2025	12/01/2025	22.86
	DISC MAGNETS, STEEL WOOL, RUST-OLEUM				
	470-265.000-974.000	CONSTRUCTION			22.86
2511-912430					
52477	OVERISEL LUMBER CO.		11/24/2025	12/01/2025	31.67
	COUNTERSINK AND MISC. FASTENERS				
	470-265.000-974.000	CONSTRUCTION			31.67
2511-915480					
52486	OVERISEL LUMBER CO.		11/14/2025	12/01/2025	24.99
	GRK 1/4X 2				
	101-802.000-958.000	MISCELLANEOUS			24.99
2511-915530					
52533	OVERISEL LUMBER CO.		11/14/2025	12/01/2025	38.97
	PASSWORD PLUS COMBINATION PADLOCK				
	101-301.000-930.000	REPAIRS & MAINTENANCE: GENERAL			38.97
2511-916488					
52534	OVERISEL LUMBER CO.		11/14/2025	12/01/2025	18.54
	HOOK MAGNET AND MISC. NUTS & BOLTS				
	101-301.000-930.000	REPAIRS & MAINTENANCE: GENERAL			18.54
2511-918390					
52535	OVERISEL LUMBER CO.		11/14/2025	12/01/2025	18.98
	3M HOOK PACK, SMALL METAL HOOK				
	470-265.000-974.000	CONSTRUCTION			18.98
2511-918386					
52555	OVERISEL LUMBER CO.		11/20/2025	12/01/2025	52.97
	PHILLIPS BIT, PLASTIC CTNG RUBRZD BLK, AND COMPACT MULTIBIT SCREW DRIVER				
	101-751.000-977.000	EQUIPMENT			52.97
2511-919018					
52558	OVERISEL LUMBER CO.		11/21/2025	12/01/2025	8.99
	CABLE CHARGING BRAIDED TYPE C				
	101-265.000-740.000	SUPPLIES			8.99
2511-919483					
52559	OVERISEL LUMBER CO.		11/24/2025	12/01/2025	19.77
	COMMAND HANGER REFILL, STRIPS, AND SUPER GLUE				
	470-265.000-974.000	CONSTRUCTION			19.77

2511-920188					
52560	OVERISEL LUMBER CO.		11/26/2025	12/01/2025	4.08
	MISC NUTS AND BOLTS				
	101-463.000-740.000	SUPPLIES			4.08
S18348					
52478	SCOTT'S LANDSCAPE MANAGMENT INC		11/24/2025	12/01/2025	6,000.00
	IRRIGATION SYSTEM INSTALLATION				
	470-265.000-974.000	CONSTRUCTION			6,000.00
75217					
52483	UNEMA PLUMBING AND EXCAVATING		11/25/2025	12/01/2025	2,140.90
	PLUMBING MATERIALS AND LABOR TO INSTALL A METER HORN AND PRESSURE VACUUM BREAKER				
	470-265.000-974.000	CONSTRUCTION			2,140.90
9243079					
52465	WYRICK CO		11/24/2025	12/01/2025	30.34
	RESPIRATOR ORGANIC VAPOR CARTRIDGES				
	101-463.000-740.000	SUPPLIES			30.34
# of Invoices:	97 # Due: 97	Totals:			300,542.76
# of Credit Memos:	0 # Due: 0	Totals:			0.00
Net of Invoices and Credit Memos:					300,542.76

--- TOTALS BY FUND ---

101 - GENERAL FUND	66,217.38
202 - MAJOR STREET FUND	2,487.72
203 - LOCAL STREETS FUND	2,448.70
213 - SCHULTZ PARK LAUNCH RAMP	56.63
248 - DOWNTOWN DEVELOPMENT AUTHORITY	810.68
470 - MUNICIPAL BUILDING FUND	226,038.25
594 - DOUGLAS MARINA	41.10
660 - EQUIPMENT RENTAL FUND	2,442.30

--- TOTALS BY DEPT/ACTIVITY ---

000.000 -	2,991.50
101.000 - LEGISLATIVE	39.22
172.000 - MANAGER	664.73
215.000 - CLERK	316.48
253.000 - TREASURER	271.60
257.000 - ASSESSING	336.61
265.000 - BUILDING & GROUNDS	233,872.06
266.000 - ATTORNEY	2,612.79
301.000 - POLICE	4,932.66
463.000 - GENERAL STREETS & ROW	9,973.49
464.000 - GENERAL STREETS WINTER & ROW	248.20
597.000 - DOUGLAS MARINA	41.10
701.000 - PLANNING & ZONING	9,156.67
728.000 - DOWNTOWN DEVELOPMENT AUTHORITY	810.68
751.000 - PARKS & RECREATION	17,404.55

753.000 - LAUNCH RAMPS	56.63
802.000 - COMMUNITY PROMOTIONS	24.99
850.000 - INSURANCE & BONDS	14,346.50
903.000 - EQUIP. REPAIRS & MAINTENANCE	2,442.30

To: City of the Village of Douglas City Council

Date: December 1, 2025

From: Sean Homyen, Planning & Zoning Administrator

RE: Westshore Association (Golfview Dr.) – Request for Acceptance of Private Road as Public

The Village of Friendliness – Since 1870

Overview. The City received a request from the Westshore Association for the acceptance of Golfview Drive, a private roadway within the Westshore Planned Unit Development (PUD), into the City's public street system. The request follows reconstruction of the roadway to current City standards. Council should be aware that the private road was reconstructed to standards prior to coming forth to the Planning Commission and City Council.

The City Engineer, reviewed the as-built conditions and testing documentation and confirmed that the roadway was reconstructed in accordance with applicable City and County standards. The Engineer concluded that the roadway meets City requirements as it currently exists and may be accepted as a public road if Council so decides. The Council should be aware that, upon acceptance, it will assume future maintenance costs associated with the roadway, consistent with other public streets.

If accepted as a public road, the Allegan County Drain Commission is establishing a new drainage district for long-term maintenance of the stormwater system. Final documentation of the drain district and associated easements must be recorded prior to public acceptance.

Planning Commission Action. At its November 5, 2025 meeting, the Planning Commission reviewed the request pursuant to Division 2 – Acceptance of Private Roads of the City Code of Ordinances. After discussion and review of the City Engineer's report dated September 3, 2025, the Commission voted 4–2 to forward a favorable recommendation to the City Council for acceptance of Golfview Drive as a public roadway.

Final Thoughts

While the City Engineer has confirmed that Golfview Drive meets current construction standards and is eligible for acceptance, Council retains full discretion under Division 2 – Acceptance of Private Roads to determine whether acceptance is in the City's best long-term interest. The Engineer's report notes that, upon acceptance, the City will assume future maintenance responsibilities for the roadway, and Council may consider these ongoing costs as part of its decision.

Suggested Motion.

To Approve

I Move to adopt Resolution No. 26-2025, accepting Golfview Drive as a public roadway, pursuant to Division 2 – Acceptance of Private Roads of the City Code of Ordinances, based on the findings and recommendations outlined in the City Engineer's report dated September 3, 2025 subject to the following conditions:

1. Recorded dedication and legal description approved by the City Attorney.
2. All necessary easements and ROW documents shall be recorded.
3. Stormwater system and related drains shall be transferred to the Allegan County Drain Commission (ACDC), with all required easements and documents provided to the City for review and approval.

To Deny

I move to not adopt Resolution No. 26-2025, and to decline acceptance of Golfview Drive as a public roadway, pursuant to Division 2 – Acceptance of Private Roads of the City Code of Ordinances. While the City Engineer's report dated September 3, 2025 confirms that the roadway was reconstructed to City standards and may be eligible for acceptance, Council finds that the long-term maintenance and operational costs associated with this roadway are not in the City's best interest at this time.

Please feel free to reach out with any questions.

To: City of the Village of Douglas Planning Commission

Date: November 5, 2025

From: Sean Homyen, Planning & Zoning Administrator

RE: Westshore Association (Golfview Dr.) – Request for Acceptance of Private Road as Public

The Village of Friendliness – Since 1870

Background. The City received a request from the Westshore development regarding Golfview Drive, a private roadway that serves multiple residential properties. The applicant has requested that the roadway be converted from private ownership and maintenance responsibilities to a public street under the City of the Village of Douglas. It should be noted that the developer proposed the road as private and was approved as a private road.

As part of the process, the City Engineer conducted a review of the roadway in accordance with Chapter 28 of the City Code of Ordinances (Streets, Sidewalks, and Other Public Places). This chapter outlines the standards and procedures for dedication and acceptance of streets into the public system, requiring that improvements meet City specifications prior to acceptance.

The Engineer's report (attached) details the condition of the road and identifies necessary improvements that must be completed to meet City standards prior to acceptance.

Planning Commission Role. Under the City's Code of Ordinances, the Planning Commission is tasked with reviewing requests for private-to-public street conversions and forwarding a recommendation to the City Council. The Planning Commission should review the request, the City Engineer's findings, and any public comment received before making its recommendation.

Suggested Motion. I move to recommend / recommend with conditions /not recommend approval of the request by the Westshore Association to dedicate Golfview Drive as a public road, pursuant to Division 2 – Acceptance of Private Roads of the City of the Village of Douglas Code of Ordinances, based on the findings and recommendations outlined in the City Engineer's report dated September 3, 2025.

Please feel free to reach out with any questions.

Prein&Newhof
Engineers ▪ Surveyors ▪ Environmental ▪ Laboratory

Memorandum

Date:	September 3, 2025
To:	Sean Homyen, Planner
Company:	City of Douglas
From:	Ken Bosma, Prein&Newhof
Project #:	2250320
Re:	Golfview Drive

In February 2024 we were asked to review documents from Nederveld for rehabilitating Golfview Drive in anticipation of the association requesting the road be turned over to the City as a public road.

In response we submitted the following reply:

Reviewing the submitted information, any one of the options submitted are acceptable as long as the following are included:

- *Soils and Structures must be on site as note in the Special Conditions 1. An Engineer's Certificate will need to be provided to the City that the complete improvements were completed be the approved specifications and drawings.*
- *Testing requirements are completed per the report and copies submitted to the City.*
- *Drain tiles are installed as noted in the "Drainage Considerations for Pavement Areas" of Soils and Structures report. (We note that the proposal did not include any of this.)*
- *If Option 2 – Crush and Shape is chosen, any reduction in valley curb due to increase in road height shall be reviewed that drainage is not increased at driveway location.*
- *All "soft spots", if any, will be addressed as noted per Soils and Structures report. (We note the proposal does not appear to include any of this work.)*
- *The record drawings will need to be provided to indicate when the road work was completed, include any added drainage items, and submit to the City.*

It is our understanding that the rehabilitation was completed in October of 2024. Testing reports were submitted and reviewed in November 2024. The testing reports for density were noted by Prein&Newhof as acceptable on November 20, 2024 via email. We also suggest to the City that all storm sewer become part of the public system and be a County drainage system. The purpose of this is not to have drainage issues for a public roadway be addressed by an association if repairs or issues arise.

January 18, 2025 Nederveld, on behalf of the Westshore developer, submitted, record drawings, engineer's certificate, and inspection reports. We found these acceptable.

At a meeting in January 2025, Allegan County Drain Commissioner's office agreed to create a new drainage district for Golfview Drive if the expense was paid by the property owners. It is our understanding at this point all property owners are in agreement with moving ahead with making the storm sewer system a County drainage system. Some documentation will be required to make that happen, so ACDC will have their attorney prepare the documentation. It is our understanding that the City wanted to hold and make this a condition of the accepting the road if that what Council decides.

Per the City ordinance for streets, the following items must be provided:

- 66 foot right-of-way. If approved by the City, a deed should be prepared transferring the existing 66 foot road easement to the City.
- All streets must be a minimum of 18 feet wide if it serves less than 50 residential dwelling units; the cross-section on the drawings is 24 feet wide. (We count 21 residential dwellings that would access Golfview east of McVea Drive.)
- Streets must be constructed in accordance with county road commission standards. The aggregate base is 8 inches thick, and the paved course is 3.5 inches thick; this would meet county road standards.
- The road must have a minimum of three feet of clear width from edge of road; this is met.
- All streets must be constructed with stormwater drainage easements. (See note above about ACDC's involvement.)
- If street crosses a natural drainage course, the method of crossing must meet standards of the county road commission. It does not appear that the road impacted any natural drainage (stream or natural body of water).
- All residential streets shall be serviced by adequate sewer and water utilities; this has been done.
- All streets serving more than ten dwelling units shall incorporate a 5 foot wide sidewalk on one side of the road. (This development has 10 parcels, so this was not a requirement.)
- The cul-de-sac has an interior radius of 18 feet and exterior radius of 45 feet. This appears to be adequate for traffic movement, and it is our understanding STFD has accepted it.
- The grades shall be less than 6 percent slope; the maximum slope is 5 percent per the drawings.
- When more than 25 lots there must be two means of direct access. As noted above, we count 21 parcels, so this should not be an issue.

If the City Council agrees to accept the roadway as a public roadway, we feel the roadway meets the City requirements as it currently exists. The City will benefit from having a turnaround to use at the end of long dead end road, but the City must be aware of ongoing maintenance costs when taking over a road as a public road.

NEDERVELD

January 18, 2025

Mr. Sean Homyen
Planning & Zoning Administrator
City of the Village of Douglas
86 W Center Street
Douglas, MI 49406-0757

Re: Golfview Drive Reconstruction
Westshore Condominiums
City of the Village of Douglas, Allegan County

Dear Sean:

Enclosed are the following documentation for the reconstruction of Golfview Drive:

- As-built record plans. These are a revision to the previously published record plans.
- Inspection and testing reports from October 7 thru October 11, 2024, during the course of the field construction work.
- Engineers certificate.

Based on Ken Bosma's email dated February 20, 2024, we provide the following comments:

- Soils and Structures must be on site as note in the Special Conditions 1.
  - *Soils & Structures completed all inspection and testing per the approved plans and their initial report dated December 20, 2023.*

- An Engineer's Certificate will need to be provided to the City that the complete improvements were completed be the approved specifications and drawings.
  - *This is included with this submittal.*

- Testing requirements are completed per the report and copies submitted to the City.
  - *Soils & Structures completed all inspection and testing per the approved plans and their initial report dated December 20, 2023.*

- Drain tiles are installed as noted in the "Drainage Considerations for Pavement Areas" of Soils and Structures report. (We note that the proposal did not include any of this.)
  - *The only drain tile that was added was at the existing catchbasin at the end of the road. Based on Soils & Structures inspection and contractor proof rolling on October 8, 2024, no additional drain tiles were necessary.*

- If Option 2 – Crush and Shape is chosen, any reduction in valley curb due to increase in road height shall be reviewed that drainage is not increased at driveway location.
    - *This option was not used. Full depth mill and overlay (Option 3) was implemented.*

- All "soft spots", if any, will be addressed as noted per Soils and Structures report. (We note the proposal does not appear to include any of this work.)
    - *No soft spots were encounter during the work as documented by the Soils & Structures inspection and testing reports.*

- The record drawings will need to be provided to indicate when the road work was completed, include any added drainage items, and submit to the City.
    - *As built record plans are included with this submittal.*

We request review and approval of the abovementioned documents at your earliest convenience.

If you have any questions or need additional information, please contact me at (616) 575-5190 or via email at jbarr@nederveld.com.

Sincerely,



Jack Barr, P.E.
Director of Engineering

Enclosures

cc: Ken Bosma P.E. - Prein & Newhof
Ric Dyk - BDR

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/07/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Marlee Lechner	**Temperature (°F):**	61

Type of Inspection:	X	**Soil**		**Concrete**		**Masonry**
	X	**Pavement**		**Steel**		**Other: X**

Summary of Work Performed, Observations and Recommendations:

Soils & Structures arrived onsite to observe Dykgraaf Excavating remove approximately 18,929 square feet of asphalt. Dykgraaf excavating utilized a CAT D5G XL Bulldozer to remove the asphalt and a Komatsu WA320 Front Loader to haul the asphalt to dump trucks to be hauled offsite. A CAT 304 mini excavator and a CAT 255 skidsteer were also used to aid in the removal of the asphalt.

Soils & Structures performed hand auger depth checks on the aggregate base to verify 8" of aggregate base is present throughout the site. Five hand augers were performed with depths of aggregate base ranging between 9 and 11 inches.

Photo 1	Photo 2	Photo 3	Photo 4
			

BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

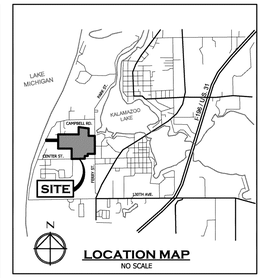
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



LOCATION MAP
NO SCALE

N
W E
S
SCALE: 1" = 50'

Golfview Drive

Golfview Drive (Pvt.)

Asphalt Removed: ~18,929 square feet

PLACE: 1-4' DIA. C.B. #3 AT STA. 601+89 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PLACE: 1-2' DIA. C.B. #2 AT STA. 600+47

BENCHMARK #25 ELEVATION: 636.07

BENCHMARK #24 ELEVATION: 637.06

PLACE: 1-2' DIA. C.B. #1 AT STA. 600+09

PROP. 8" WATERMAIN

PROP. 10' UTILITY EASEMENT

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

PROP. 30' WIDE EASEMENT TO ALLOW ACCESS TO MH

EX. SANITARY SEWER MH RIM ELEV: 620.31 INV. 8" E. 614.84 INV. 8" W. 614.75

EX. SANITARY SEWER MH RIM ELEV: 619.04 INV. 8" N. 613.74 INV. 8" S. 613.74

EX. SANITARY SEWER MH RIM ELEV: 614.15 INV. 8" W. 604.07 INV. 8" N. 614.09

LIMITS OF GRADING

PROP. 10' UTILITY EASEMENT

PROP. 12" WATERMAIN

PROP. 8" SAN.

PLACE: 1-4' DIA. C.B. #4 AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA. STM. MH. #5 AT STA. 701+45.64

BENCHMARK #20 ELEVATION: 634.92

PROP. 15' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

PLACE: 1-4' DIA. C.B. #6 AT STA. 702+65 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

PROP. 1 ON 5 SLOPE (TYPICAL)

PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

LIMITS OF GRADING

PROP. 1 ON 2 SLOPE (TYPICAL)

EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

EX. WETLANDS

PROPOSED SEDIMENT BASIN #1

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

F.E.S. #8 PLACE: 1-6' CONC. FLARED END SECTION (C-76-III) 2 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

6" INV. 582.00

OUTLET CONTROL STRUCTURE #1 (SEE DETAIL)

PROP. EMERGENCY SPILLWAY #1 (SEE DETAIL)

WARNOCK CREEK

NON-REGULATED 100 YEAR FLOODPLAIN

EX. DRAIN EASEMENT A.C.D.C.

EX. DRAIN EASEMENT A.C.D.C.

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

NOTE:
SEDIMENT BASIN #1 TO BE BUILT & STABILIZED FIRST BEFORE ANY OTHER CONSTRUCTION WORK. STORM DISCHARGE TO THE SEDIMENT BASIN SHOULD NOT OCCUR UNTIL THE BASIN IS FULLY STABILIZED.

ALL WORK WITHIN REGULATED WETLANDS SHALL BE COMPLETED IN ACCORDANCE WITH MDEQ PERMIT # _____ ISSUED _____

NOTE: ALL FILL AREAS, INCLUDING UTILITY TRENCHES, BUILDING ENVELOPES AND STREETS ARE TO BE COMPACTED IN 12" LOOSE LIFTS (CLAY AREAS: 4"- 6" LIFTS) TO 95% MAX. DRY DENSITY AS DETERMINED BY MICHIGAN CONE OR MODIFIED PROCTOR (ASTM D-1557) TESTING.

5 SEEDING
6 SEEDING WITH MATTING
13 RIPRAP, RUBBLE, GABIONS
15 PAVING
40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500
57 GEOTEXTILE SILT FENCE

CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

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:
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2) 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.

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S DENOTES TEMPORARY PRACTICES
D DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

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Schaumburg, IL 60173
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Dublin, OH 43016
PHONE: 614.859.1127

GRAND RAPIDS
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Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8600

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

drawn by: BEM date: 03/13/13
checked by: RJB date: 03/13/13
checked by: RJB date: 05/07/13

project no.: 13200132

sheet no.: C-300
2 OF 6

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13200132-CP3-PH-1B

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/08/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Marlee Lechner	**Temperature (°F):**	62

Type of Inspection:	X	**Soil**		**Concrete**		**Masonry**
		Pavement		**Steel**		**Other: X**

Summary of Work Performed, Observations and Recommendations:

Soils and Structures arrived onsite to observe Dykgraaf Excavating install ring wrap at the catch basin in the easternmost section of the work area. Dykgraaf excavating also rough graded and compacted the site.

Dykgraaf Excavating utilized the CAT 304 mini excavator to dig out the trench for the ring wrap. The trench was lined with nonwoven geotextile fabric. The ring wrap was surrounded by pea stone. The fabric was wrapped around the ring wrap and pea stone before being covered up with the aggregate base. The curb inlet casting was adjusted to lower the finished elevation. Dykgraaf Excavating sealed the ring wrap penetration and the casting to the catch basin with grout. The aggregate base was compacted with a Wacker Neuson plate compactor.

Dykgraaf Excavating used a CAT D5G XL Bulldozer to rough grade the aggregate base and a CAT CS54 vibratory smooth drum roller for compaction.

Dykgraaf Excavating performed a proof roll with a fully loaded dump truck over the aggregate base, no pumping, rutting, or deflection was observed.

Photo 1	Photo 2	Photo 3	Photo 4
			

BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

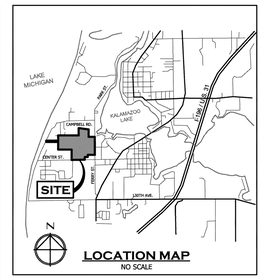
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



LOCATION MAP
NO SCALE

N
W E
S
SCALE: 1" = 50'

Golfview Drive

Golfview Drive (Pvt.)

BENCHMARK #25
ELEVATION: 636.07

BENCHMARK #24
ELEVATION: 637.06

BENCHMARK #20
ELEVATION: 634.92

PLACE: 1-4' DIA. C.B. #3
AT STA. 601+89
WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PLACE: 1-2' DIA. C.B. #2
AT STA. 600+47

PLACE: 1-2' DIA. C.B. #1
AT STA. 600+09

Aggregate Base Rough Graded and Compacted: ~18,929 square feet

Catch Basin Ring Wrap Installed

LIMITS OF GRADING

PLACE: 1-4' DIA. C.B. #4
AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA. STM. MH. #5
AT STA. 701+45.64

PLACE: 1-4' DIA. C.B. #6
AT STA. 702+65
WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

PROPOSED SEDIMENT BASIN #1

OUTLET CONTROL STRUCTURE #1 (SEE DETAIL)

F.E.S. #8
PLACE: 1-6' CONC. FLARED END SECTION (C-76-III)
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PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

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EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

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PROP. 20' WIDE EASEMENT TO ALLOW ACCESS TO SAN. MH.

PROP. 20' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

PROP. 8" WATERMAIN

PROP. 12" WATERMAIN

PROP. 8" SAN.

PROP. 12" STM.

EX. SANITARY SEWER MH RIM ELEV: 595.31 INV. 8" N. 579.81 INV. 8" S. 580.66

EX. SANITARY SEWER MH RIM ELEV: 607.31 INV. 8" E. 614.84 INV. 8" W. 614.76

EX. SANITARY SEWER MH (FROM AS-BUILTS) RIM ELEV: 619.04 INV. 8" N. 613.74 INV. 8" S. 613.74

EX. SANITARY SEWER MH RIM ELEV: 614.15 INV. 8" W. 604.07 INV. 8" N. 614.09

EX. WETLANDS

NON-REGULATED 100 YEAR FLOODPLAIN

WARNOCK CREEK

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

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6 SEEDING WITH MATTING
13 RIPRAP, RUBBLE, GABIONS
15 PAVING
40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500
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Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8600

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

drawn by: BEM date: 03/13/13
checked by: RJB date: 03/13/13
checked by: RJB date: 03/14/13

project no.: 13200132

sheet no.: C-300
2 OF 6

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SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/09/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Marlee Lechner	**Temperature (°F):**	61

Type of Inspection:	X	**Soil**		**Concrete**		**Masonry**
		Pavement		**Steel**		**Other: X**

Summary of Work Performed, Observations and Recommendations:

Soils and Structures arrived onsite to observe Bruce's Blacktop finish grade the aggregate base and Dykgraaf Excavating perform final compaction.

Dykgraaf Excavating supplied a sanitary sewer casting to replace one that was damaged during construction operations near the westernmost section of the work area. Dykgraaf Excavating removed the damaged casting and installed the new casting on the manhole. The casting connection was sealed with grout.

Bruce's Blacktop used a Takeuchi TL230 skidsteer with a grader attachment to finish grade the aggregate base and Dykgraaf Excavating used CAT CS54 vibratory smooth drum roller for compaction. Minimal material was removed from the site to reach final grade.

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/09/2024
Arrival Time	11:10 AM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Gravel : Brown	126.6	137.5	8.9	126.3	99.7
2	Gravel : Brown	126.6	138.1	10.0	125.5	99.2
3	Gravel : Brown	126.6	138.3	9.1	126.8	100.1
4	Gravel : Brown	126.6	134.8	7.7	125.2	98.9
5	Gravel : Brown	126.6	137.4	8.1	127.1	100.4
6	Gravel : Brown	126.6	139.4	7.3	129.9	102.6

Test No.	Test Elevation	Probe Depth	Area Represented	Location of Tests
1	99.7	6	Aggregate Base : Roadway : Eastbound lane. : 723 Golfview Drive.	
2	99.7	6	Aggregate Base : Roadway : Westbound lane. : Next to the WestShore sign.	
3	99.7	6	Aggregate Base : Roadway : Eastbound lane. : 719 Golfview Drive.	
4	99.7	6	Aggregate Base : Roadway : Westbound lane. : 711 Golfview Drive.	
5	99.7	6	Aggregate Base : Roadway : Eastbound lane. : 798 Golfview Drive.	
6	99.7	6	Aggregate Base : Roadway : Westbound lane. : 699 Golfview Drive.	



Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 8" **If Observed:** No

Weather: Sunny **Temperature (F°):** 57

Test Results Reported To Dykgraaf Excavating

X **Does Meet 98% compaction specifications where tested.**

_ Does not meet compaction specifications where tested. Action taken: .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

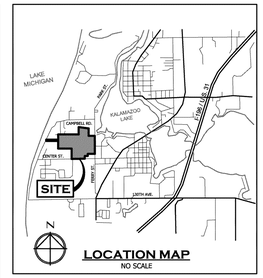
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

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RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

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LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
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- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



LOCATION MAP
NO SCALE

N
W E
S
SCALE: 1" = 50'

Golfview Drive

Golfview Drive (Pvt.)

Aggregate Base Final Graded and Compacted: ~18,929 square feet

BENCHMARK #25 ELEVATION: 636.07

BENCHMARK #24 ELEVATION: 637.06

BENCHMARK #20 ELEVATION: 634.92

PLACE: 1-4' DIA. C.B. #3 AT STA. 601+89 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PLACE: 1-2' DIA. C.B. #2 AT STA. 600+47

PLACE: 1-2' DIA. C.B. #1 AT STA. 600+09

PROP. 12" STM.

PROP. 8" WATERMAIN

PROP. 10' UTILITY EASEMENT

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

PROP. 20' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

LIMITS OF GRADING

PLACE: 1-4' DIA. C.B. #4 AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA. STM. MH. #5 AT STA. 701+45.64

PLACE: 1-4' DIA. C.B. #6 AT STA. 702+65 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

PROPOSED SEDIMENT BASIN #1

OUTLET CONTROL STRUCTURE #1 (SEE DETAIL)

F.E.S. #8 PLACE: 1-6' CONC. FLARED END SECTION (C-76-III) 2 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

6" INV. 582.00

PROP. EMERGENCY SPILLWAY #1 (SEE DETAIL)

PROP. 1 ON 5 SLOPE (TYPICAL)

PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

PROP. 1 ON 2 SLOPE (TYPICAL)

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EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

NON-REGULATED 100 YEAR FLOODPLAIN

WARNOCK CREEK

EX. WETLANDS

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

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5 SEEDING
6 SEEDING WITH MATTING
13 RIPRAP, RUBBLE, GABIONS
15 PAVING
40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500
57 GEOTEXTILE SILT FENCE

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3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.

4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. 6 RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
S DENOTES TEMPORARY PRACTICES
D DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

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Indianapolis, IN 46250
PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8600

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

checked	date	drawn by:	BEM	date:	03/13/13
RJB	03/14/13	checked by:	RJB	date:	03/13/13
RJB	03/22/13				
RJB	05/07/13				

project no.: 13200132

sheet no.: C-300

2 OF 6

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13200132-CP3-PH-1B

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/10/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Jalen Salazar	**Temperature (°F):**	60

Type of Inspection:		**Soil**		**Concrete**		**Masonry**
	X	**Pavement**		**Steel**		**Other:**

Summary of Work Performed, Observations and Recommendations:

Soils & Structures arrived onsite to observe Bruce's Blacktop perform paving operations for the asphalt leveling course. The leveling course was installed from 723 Golfview Drive to 702 Golfview Drive - approximately 18,929 square feet . Bruce's Blacktop performed the work using a Carlson CP130 rubber track paver. A Volvo DD30B vibratory roller was used for primary compaction, and a Wacker Neuson RD12 vibratory roller was used for secondary compaction of the hot-mix asphalt. Asphalt temperatures ranged from 280 to 295 degrees Fahrenheit as measured with an infrared thermometer at the hopper of the paver.

Asphalt Material Type: 4EML

Design Thickness: 2 inches

Area: 2,103 Square Yards

Tonnage Placed: 217.44 tons

Calculated Yield: 1.88 inches

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/10/2024
Arrival Time	12:16 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 4EML	157.5	148.2	6.7	138.9	94.1
2	Asphalt : 4EML	157.5	152.4	6.2	143.5	96.8
3	Asphalt : 4EML	157.5	151.1	6.8	141.5	95.9
4	Asphalt : 4EML	157.5	149.0	5.5	141.2	94.6
5	Asphalt : 4EML	157.5	152.7	6.0	144.1	97.0
6	Asphalt : 4EML	157.5	153.4	6.1	144.6	97.4
7	Asphalt : 4EML	157.5	149.8	6.8	140.3	95.1

Test No.	Test Elevation	Probe Depth	Area Represented	Location of Tests
1	99.8	BS	Asphalt Base : Roadway : 723 Golfview Drive. : Eastbound lane.	
2	99.8	BS	Asphalt Base : Roadway : Next to the West Shore sign. : Eastbound lane.	
3	99.8	BS	Asphalt Base : Roadway : 719 Golfview Drive. : Eastbound lane.	
4	99.8	BS	Asphalt Base : Roadway : 711 Golfview Drive. : Eastbound lane.	
5	99.8	BS	Asphalt Base : Roadway : 707 Golfview Drive. : Eastbound lane.	
6	99.8	BS	Asphalt Base : Roadway : 702 Golfview Drive. : Eastbound lane.	
7	99.8	BS	Asphalt Base : Roadway : 716 Golfview Drive. : Eastbound lane.	

Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 2" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 60

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/10/2024
Arrival Time	01:26 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 4EML	157.5	152.8	6.4	143.6	97.0
2	Asphalt : 4EML	157.5	150.4	7.0	140.6	95.5
3	Asphalt : 4EML	157.5	148.7	6.6	139.5	94.4
4	Asphalt : 4EML	157.5	153.0	6.2	144.1	97.1
5	Asphalt : 4EML	157.5	151.2	5.8	142.9	96.0
6	Asphalt : 4EML	157.5	153.3	6.4	144.1	97.3
7	Asphalt : 4EML	157.5	150.6	5.8	142.3	95.6

Test No.	Test Elevation	Probe Depth	Area Represented	Location of Tests
1	99.8	BS	Asphalt Base : Roadway : 723 Golfview Drive. : Westbound lane.	
2	99.8	BS	Asphalt Base : Roadway : Next to the West Shore sign. : Westbound lane.	
3	99.8	BS	Asphalt Base : Roadway : 719 Golfview Drive. : Westbound lane.	
4	99.8	BS	Asphalt Base : Roadway : 711 Golfview Drive. : Westbound lane.	
5	99.8	BS	Asphalt Base : Roadway : 707 Golfview Drive. : Westbound lane.	
6	99.8	BS	Asphalt Base : Roadway : 702 Golfview Drive : Westbound lane.	
7	99.8	BS	Asphalt Base : Roadway : 716 Golfview Drive. : Westbound lane.	

Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 2" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 60

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

REPORT OF COMPACTED HMA CORE DENSITY & PERCENT COMPACTION

CONTROL SECTION	JOB NUMBER	PROJECT LOCATION	MIXTURE TYPE	MIX DESIGN No.	REPORT NUMBER
	2024.2038	Golfview Drive Reconstruction	4EML	4EMLT2B4	**1**

CONTRACTOR	PLANT NUMBER	PLANT LOCATION
Bruces Blacktop	55-01	Wayland

PROJECT ENGINEER	NAME OF TESTER (Please Print)	Tester (Signature)	QUALIFICATION NUMBER	LOT NUMBER
Nederveld	Matthew McClendon		0552-0225	1

DATE	10/10/24	10/10/24	10/10/24		10/10/24	10/10/24						
Core Thickness Prior to Trimming	1 1/2"	1 7/8"	1 7/8"		2"	1 5/8"						
SUBLOT NUMBER / CORE LETTER	1A	1B	1C		JC 1	JC 2						
A. WEIGHT OF CORE (in water), grams	789.2	867.5	876.3		677.2	585.8						
B. WEIGHT OF CORE (surface dry), grams	1380.4	1533.1	1537.3		1247.0	1083.4						
C. WEIGHT OF CORE & PAN (oven dry), grams	1374.4	1522.2	1526.8		1222.8	1061.0						
D. WEIGHT OF PAN, grams												
E. WEIGHT OF CORE (C - D), grams	1374.4	1522.2	1526.8		1222.8	1061.0						
F. VOLUME OF CORE (B - A), cc	591.2	665.6	661.0		569.8	497.6						
G. CORE SPECIFIC GRAVITY (E / F)	2.325	2.287	2.310		2.146	2.132						
H. SUBLOT Gmm (2)TEST RESULTS	**2.499**				**2.499**							
I. % CORE COMPACTION (G / H) x 100	93.0%	91.2%	92.4%		85.8%	85.3%						
J. SUBLOT % CORE COMPACTION (Average of cores)	**92%**				**86%**							
K. LOT AVERAGE DENSITY (Sum of J / number of sublots in lot)												

Average Core Thickness = 1 3/4"

SOILS & STRUCTURES | 50 | Geotechnical Engineering | Pavement Design Services | Structural Steel Detailing | Structural Engineering | Laboratory Testing | Construction Materials Testing

DAILY REPORT OF HMA PLANT INSPECTION

DISTRIBUTION: ORIGINAL - Testing Lab, Copy - Project Engineer, Copy - Plant Inspector

Michigan Departement of Transportation 1903 (09/04)

CONTROL SECTION	Job Number	JOB LOCATION	PROJECT ENGINEER
	2024.2038	Golfview Drive Reconstruction	Nederveld

CONTRACTOR	PLANT NUMBER	PLANT LOCATION	Report Number	DATE SAMPLED
Bruces Blacktop	55-01	Wayland	1	10/10/2024

FIELD TEST RESULTS

EXTRACTION NUMBER	TYPE OF MIXTURE		MIX DESIGN No.		TYPE OF MIXTURE		MIX DESIGN No.	
	4EML		4EMLT2B4		4EML		4EMLT2B4	
	JMF	ACTUAL	DEV.	TOL.	JMF	ACTUAL	DEV.	TOL.
ASPHALT %	5.30	5.65	0.35	-0.30	5.30	5.58	0.28	-0.30
P. 1-1/2" (37.5 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1" (25.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 3/4" (19.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1/2" (12.5 mm) %	91.3	93.7	2.4	±5.0	91.3	94.1	2.8	±5.0
P. 3/8" (9.5 mm) %	85.8	88.0	2.2	±5.0	85.8	89.5	3.7	±5.0
P. No. 4 (4.75 mm) %	66.7	70.2	3.5	±5.0	66.7	70.6	3.9	±5.0
P. No. 8 (2.36 mm) %	51.9	54.1	2.2	±5.0	51.9	54.7	2.8	±5.0
P. No. 30 (600 µm) %	28.5	28.2	-0.3	±4.0	28.5	28.3	-0.2	±4.0
P. No. 200 (75 µm) %	5.3	5.6	0.3	±1.0	5.3	5.4	0.1	±1.0
CRUSHED %	97.8	97.2	-1	-10%	97.8	97.3	-1	-10%

MATERIAL	LAB SAMPLE TIME TAKEN
BASE	
LEVELING	
TOP	
FILLER	
ASPHALT BINDER	

AGGREGATE MOISTURE CONTENT		
MATERIAL	TIME	%

PROJECT PRODUCTION RECORD	
DAILY TONS	ACCUMULATED TONS
75 / 200	

MINERAL FILLER

P. No. 30 (600 µm)

P. No. 200 (75 µm)

PLANT OPR. START	END	LOST TIME	ACTUAL HRS. OPR.

KIT NUMBER

EXTRACTOR NUMBER

MIX / AGGREGATE BLEND PROPORTIONS

PIT NUMBER	GRADE, MANUFACTURER MATERIAL, SUPPLIER	TYPE OF MIXTURE	
49-65	3/4 x 1/2	12.0%	
95-05	29A	16.0%	
03-1001	2NS	12.0%	
92-0035	SLAG SAND	13.0%	
75-05	3/32nd SAND	22.0%	
RECLAIMED	RAP / YARD (55-01)	25.0%	
FILLER			
ASPHALT BINDER	58-28 Marathon ABS 3505	4.13%	

TEMPERATURE

TIME TAKEN	MIX	AIR

X DRUM PLANT

BATCH PLANT

MIX TIME: DRY____ WET____

REMARKS :

QUALIFICATION NUMBER
0552-0225

PLANT INSPECTOR'S NAME (PRINT)	SIGNATURE	DATE TESTED
Matthew McClendon		10/10/2024

BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

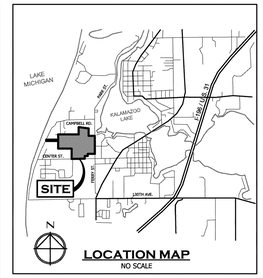
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

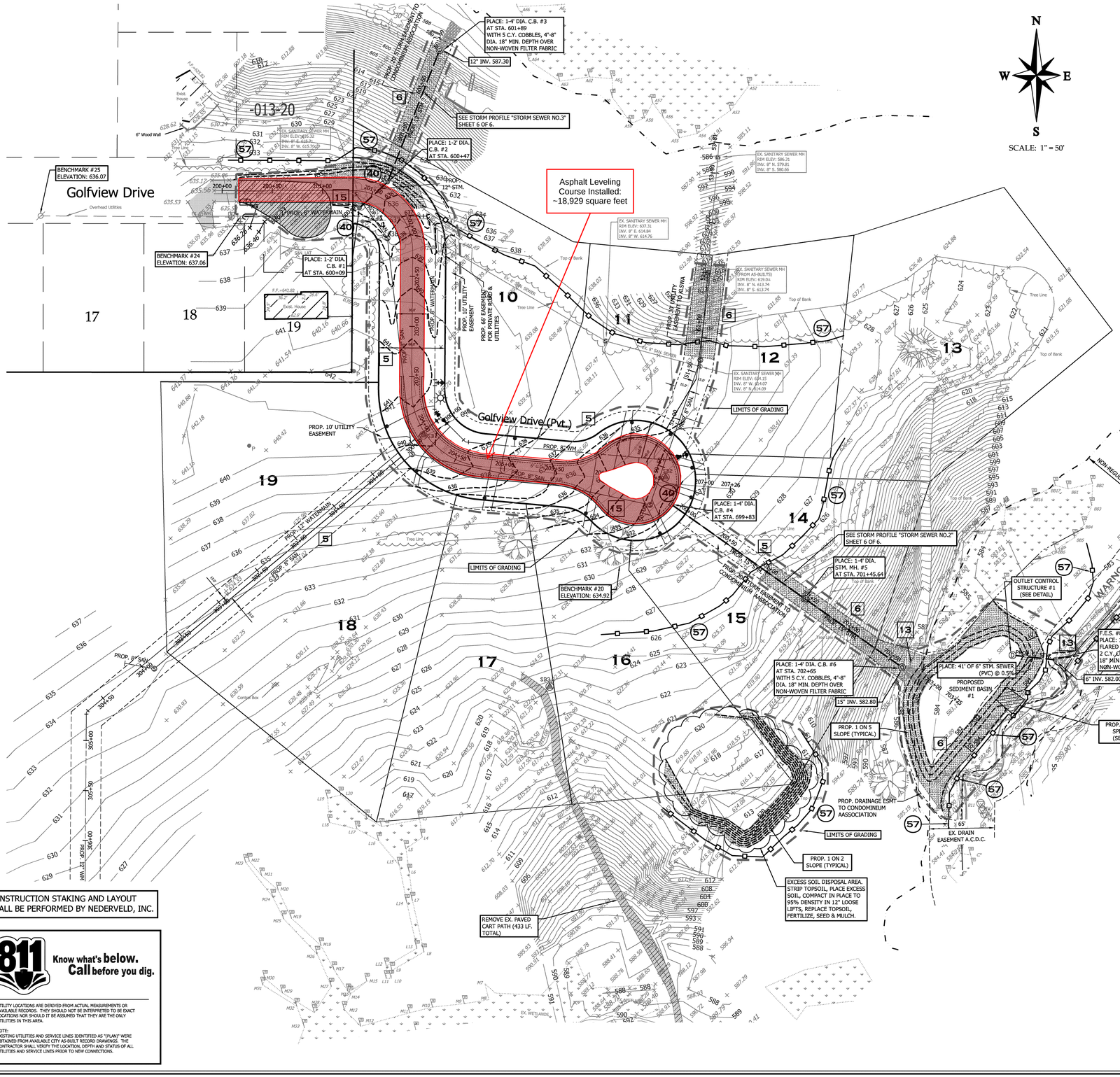
BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



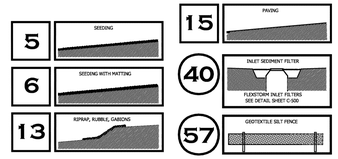


PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

NOTE:
SEDIMENT BASIN #1 TO BE BUILT & STABILIZED FIRST BEFORE ANY OTHER CONSTRUCTION WORK. STORM DISCHARGE TO THE SEDIMENT BASIN SHOULD NOT OCCUR UNTIL THE BASIN IS FULLY STABILIZED.

ALL WORK WITHIN REGULATED WETLANDS SHALL BE COMPLETED IN ACCORDANCE WITH MDEQ PERMIT # _____ ISSUED _____

NOTE: ALL FILL AREAS, INCLUDING UTILITY TRENCHES, BUILDING ENVELOPES AND STREETS ARE TO BE COMPACTED IN 12" LOOSE LIFTS (CLAY AREAS: 4"- 6" LIFTS) TO 95% MAX. DRY DENSITY AS DETERMINED BY MICHIGAN CONE OR MODIFIED PROCTOR (ASTM D-1557) TESTING.



CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

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 "(PLAN)" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.

2) 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.

3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.

4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. [S] RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
[S] DENOTES TEMPORARY PRACTICES
[P] DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

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INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8600

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

checked	date	drawn by:	BEM	date:	03/13/13
RJB	03/14/13	checked by:	RJB	date:	03/13/13
RJB	03/22/13				
RJB	05/07/13				

project no.:
13200132

C-300

sheet no.:
2 OF 6

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13200132-CP3-PH-1B

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/11/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Jalen Salazar	**Temperature (°F):**	70

Type of Inspection:		**Soil**		**Concrete**		**Masonry**
	X	**Pavement**		**Steel**		**Other:**

Summary of Work Performed, Observations and Recommendations:

Soils & Structures arrived on site to observe Bruce's Blacktop perform paving operations for the asphalt wearing course. Prior to the placement of hot mix asphalt, tack was applied to the surface of the asphalt leveling course. The wearing course was installed from 723 Golfview Drive to 702 Golfview drive - approximately 18,929 square feet. Bruce's Blacktop performed the work using a Carlson CP130 rubber track paver. A Volvo DD30B vibratory roller was used for primary compaction, a Wacker Neuson RD12 vibratory roller was used for secondary compaction of the hot-mix asphalt. Asphalt temperatures ranged from 290 to 315 degrees Fahrenheit as measured with an infrared thermometer at the hopper of the paver.

Bruce's Blacktop installed approximately 750 linear feet of 24 inch valley gutter in the easternmost half of the project.

Asphalt Material Type: 5EML

Design Thickness: 1.5 inches

Area: 2,103 Square Yards

Tonnage Placed: 228.5 tons

Calculated Yield: 1.98 inches

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/11/2024
Arrival Time	03:39 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 5EML	156.7	152.5	5.1	145.1	97.3
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4	Asphalt : 5EML	156.7	148.5	4.8	141.7	94.8
5	Asphalt : 5EML	156.7	154.7	4.7	147.8	98.7
6	Asphalt : 5EML	156.7	148.4	4.4	142.1	94.7
7	Asphalt : 5EML	156.7	149.8	5.1	142.5	95.6

Test No.	Test Elevation	Probe Depth	Area Represented
1	100.0	BS	Asphalt Top : Roadway : 723 Golfview Drive. : Eastbound lane.
2	100.0	BS	Asphalt Top : Roadway : Next to the West Shore sign. : Eastbound lane.
3	100.0	BS	Asphalt Top : Roadway : 719 Golfview Drive. : Eastbound lane.
4	100.0	BS	Asphalt Top : Roadway : 711 Golfview Drive. : Eastbound lane.
5	100.0	BS	Asphalt Top : Roadway : 707 Golfview Drive. : Eastbound lane.
6	100.0	BS	Asphalt Top : Roadway : 702 Golfview Drive. : Eastbound lane.
7	100.0	BS	Asphalt Top : Roadway : 716 Golfview Drive. : Eastbound lane.

Location of Tests



Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 1.5" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 70

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/11/2024
Arrival Time	04:49 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 5EML	156.7	152.1	5.2	144.6	97.1
2	Asphalt : 5EML	156.7	150.8	6.0	142.3	96.2
3	Asphalt : 5EML	156.7	151.0	5.8	142.7	96.4
4	Asphalt : 5EML	156.7	149.9	5.3	142.4	95.7
5	Asphalt : 5EML	156.7	151.4	5.2	143.9	96.6
6	Asphalt : 5EML	156.7	149.5	5.2	142.1	95.4
7	Asphalt : 5EML	156.7	150.4	5.5	142.6	96.0

Test No.	Test Elevation	Probe Depth	Area Represented
1	100.0	BS	Asphalt Top : Roadway : 723 Golfview Drive. : Westbound lane.
2	100.0	BS	Asphalt Top : Roadway : Next to the West Shore sign. : Westbound lane.
3	100.0	BS	Asphalt Top : Roadway : 719 Golfview Drive. : Westbound lane.
4	100.0	BS	Asphalt Top : Roadway : 711 Golfview Drive. : Westbound lane.
5	100.0	BS	Asphalt Top : Roadway : 707 Golfview Drive. : Westbound lane.
6	100.0	BS	Asphalt Top : Roadway : 702 Golfview Drive. : Westbound lane.
7	100.0	BS	Asphalt Top : Roadway : 716 Golfview Drive. : Westbound lane.

Location of Tests



Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 1.5" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 70

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

REPORT OF COMPACTED HMA CORE DENSITY & PERCENT COMPACTION

CONTROL SECTION	JOB NUMBER	PROJECT LOCATION	MIXTURE TYPE	MIX DESIGN No.	REPORT NUMBER
	2024.2038	Golfview Drive Reconstruction	5EML	5EMLT2B4	**2**

CONTRACTOR	PLANT NUMBER	PLANT LOCATION
Bruces Blacktop	55-01	Wayland

PROJECT ENGINEER	NAME OF TESTER (Please Print)	Tester (Signature)	QUALIFICATION NUMBER	LOT NUMBER
Nederveld	Matthew McClendon		0552-0225	1

DATE	10/11/24	10/11/24	10/11/24		10/11/24	10/11/24						
Core Thickness Prior to Trimming	1 5/8"	2"	1 3/4"		1 7/8"	1 3/4"						
SUBLOT NUMBER / CORE LETTER	1A	1B	1C		JC 1	JC 2						
A. WEIGHT OF CORE (in water), grams	909.5	1135.1	1021.5		907.4	915.3						
B. WEIGHT OF CORE (surface dry), grams	1595.4	1955.5	1822.2		1651.6	1687.8						
C. WEIGHT OF CORE & PAN (oven dry), grams	1582.7	1950.7	1813.2		1610.5	1641.0						
D. WEIGHT OF PAN, grams												
E. WEIGHT OF CORE (C - D), grams	1582.7	1950.7	1813.2		1610.5	1641.0						
F. VOLUME OF CORE (B - A), cc	685.9	820.4	800.7		744.2	772.5						
G. CORE SPECIFIC GRAVITY (E / F)	2.307	2.378	2.265		2.146	2.124						
H. SUBLOT Gmm (2)TEST RESULTS	**2.525**				**2.525**							
I. % CORE COMPACTION (G / H) x 100	91.4%	94.2%	89.7%		85.0%	84.1%						
J. SUBLOT % CORE COMPACTION (Average of cores)	**92%**				**85%**							
K. LOT AVERAGE DENSITY (Sum of J / number of sublots in lot)												

Average Top Core Thickness = 1 3/4"

SOILS & STRUCTURES | Geotechnical Engineering | Pavement Design Services | Structural Steel Detailing | Structural Engineering | Laboratory Testing | Construction Materials Testing

DAILY REPORT OF HMA PLANT INSPECTION

DISTRIBUTION: ORIGINAL - Testing Lab, Copy - Project Engineer, Copy - Plant Inspector

Michigan Departement of Transportation 1903 (09/04)

CONTROL SECTION	Job Number	JOB LOCATION	PROJECT ENGINEER
	2024.2038	Golfview Drive Reconstruction	Nederveld

CONTRACTOR	PLANT NUMBER	PLANT LOCATION	Report Number	DATE SAMPLED
Bruces Blacktop	55-01	Wayland	2	10/11/2024

FIELD TEST RESULTS

EXTRACTION NUMBER	TYPE OF MIXTURE		MIX DESIGN No.		TYPE OF MIXTURE		MIX DESIGN No.	
	5EML		5EMLT2B4		5EML		5EMLT2B4	
	JMF	ACTUAL	DEV.	TOL.	JMF	ACTUAL	DEV.	TOL.
ASPHALT %	5.10	4.94	-0.16	-0.30	5.10	5.08	-0.02	-0.30
P. 1-1/2" (37.5 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1" (25.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 3/4" (19.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1/2" (12.5 mm) %	100.0	98.9	-1.1	±5.0	100.0	99.4	-0.6	±5.0
P. 3/8" (9.5 mm) %	95.9	95.0	-0.9	±5.0	95.9	96.1	0.2	±5.0
P. No. 4 (4.75 mm) %	70.2	66.6	-3.6	±5.0	70.2	67.3	-2.9	±5.0
P. No. 8 (2.36 mm) %	49.5	48.5	-1.0	±5.0	49.5	50.0	0.5	±5.0
P. No. 30 (600 µm) %	29.9	30.7	0.8	±4.0	29.9	31.4	1.5	±4.0
P. No. 200 (75 µm) %	5.4	5.4	0.0	±1.0	5.4	5.6	0.2	±1.0
CRUSHED %	95.2	95.1	0	-10%	95.2	95.1	0	-10%

MATERIAL	LAB SAMPLE TIME TAKEN
BASE	
LEVELING	
TOP	
FILLER	
ASPHALT BINDER	
AGGREGATE MOISTURE CONTENT	
MATERIAL / TIME / %	
PLANT OPR. START	END
KIT NUMBER	

PROJECT PRODUCTION RECORD	
DAILY TONS	ACCUMULATED TONS
75 / 100	
MINERAL FILLER	
P. No. 30 (600 µm)	
P. No. 200 (75 µm)	
LOST TIME	ACTUAL HRS. OPR.
EXTRACTOR NUMBER	

MIX / AGGREGATE BLEND PROPORTIONS

PIT NUMBER	GRADE, MANUFACTURER MATERIAL, SUPPLIER	TYPE OF MIXTURE	
95-05	29A	26.0%	
03-1001	2NS	21.0%	
92-0035	SLAG SAND	25.0%	
RECLAIMED	RAP / YARD (55-01)	28.0%	
FILLER			
ASPHALT BINDER	58-28 Marathon ABS 3505	3.74%	

TEMPERATURE

TIME TAKEN	MIX	AIR

X DRUM PLANT

BATCH PLANT

MIX TIME: DRY____ WET____

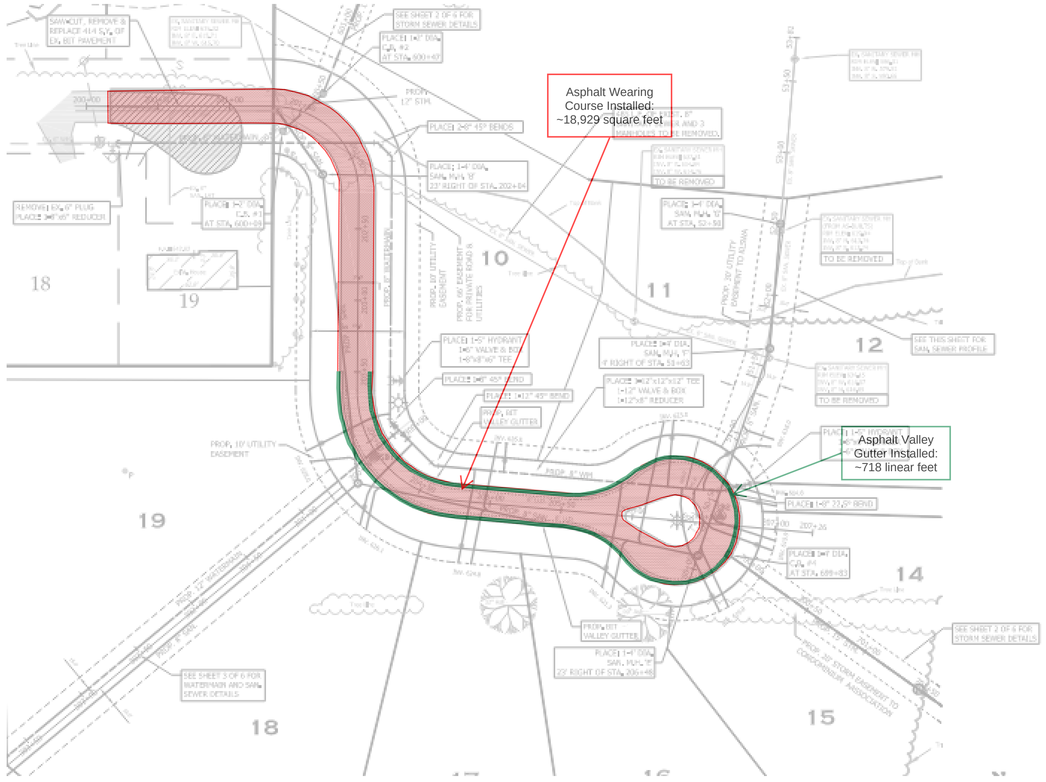
REMARKS :

2024.2038, 2409497, 2409499

QUALIFICATION NUMBER

0552-0225

PLANT INSPECTOR'S NAME (PRINT)	SIGNATURE	DATE TESTED
Matthew McClendon		10/15/2024


Asphalt Wearing Course Installed: ~18,929 square feet
Asphalt Valley Gutter Installed: ~718 linear feet
SAW-CUT, REMOVE & REPLACE 414 SY± OF EX. BIT. PAVEMENT
SEE SHEET 2 OF 6 FOR STORM SEWER DETAILS
PLACE 1 ea. 8" DIA. SAN. MH AT STA. 600+49
PROP. 12" STM
PLACE 1 - 24" 45° BEND
PLACE 1 - 8" DIA. SAN. MH AT STA. 600+59
REMOVE 1 EX. 6" PLUG. PLACE 1 ea. 6" x 6" REDUCER
PROP. 8" WATERMAIN
PROP. 20' UTILITY EASEMENT
PROP. 60' EASEMENT FOR PRIVATE ROAD & UTILITIES
PLACE 1 - 45° HYDRANT ASSEMBLY 1 ea. 6" VALVE & BOX 1 ea. 8"x8"x6" TEE
PLACE 1 ea. 8" DIA. SAN. MH AT STA. 53+63
PLACE 1 ea. 12"x12"x12" TEE (-12" VALVE & BOX) 1 ea. 12"x8" REDUCER
PLACE 1 ea. 8" 45° BEND
PLACE 1 - 12" 45° BEND
PROP. 6" VALLEY GUTTER
PROP. 8" WH
PLACE 1 - 45° 22.5° BEND
PLACE 1 ea. 8" DIA. SAN. MH AT STA. 699+63
PROP. 6" VALLEY GUTTER
PLACE 1 - 4" DIA. SAN. MH AT STA. 206+48
PROP. 20' STORM EASEMENT TO CONDOMINIUM ASSOCIATION
SEE SHEET 3 OF 6 FOR WATERMAIN AND SAN. SEWER DETAILS
SEE THIS SHEET FOR SAN. SEWER PROFILE
TO BE REMOVED
18
19
10
11
12
14
15
16
17

NEDERVELD

ENGINEER'S CERTIFICATE

DATE: January 18, 2025

PROJECT NAME: Westshore PUD – Golfview Drive Reconstruction

MUNICIPALITY: City of the Village of Douglas SECTION: 17

I hereby certify that the removal and reconstruction of the road pavement is complete:

Exception(s): None

And that:

I have personally directed the supervision and inspection of the construction.

All improvements have been installed in accordance with the approved construction plans and the standards and specifications within the Soils & Structures report dated December 20, 2023.

The construction materials meet the aforementioned specifications.



R. Jack Barr, P.E.

Date: January 18, 2025
PE License # 6201041990

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/07/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Marlee Lechner	**Temperature (°F):**	61

Type of Inspection:	X	**Soil**		**Concrete**		**Masonry**
	X	**Pavement**		**Steel**		**Other: X**

Summary of Work Performed, Observations and Recommendations:

Soils & Structures arrived onsite to observe Dykgraaf Excavating remove approximately 18,929 square feet of asphalt. Dykgraaf excavating utilized a CAT D5G XL Bulldozer to remove the asphalt and a Komatsu WA320 Front Loader to haul the asphalt to dump trucks to be hauled offsite. A CAT 304 mini excavator and a CAT 255 skidsteer were also used to aid in the removal of the asphalt.

Soils & Structures performed hand auger depth checks on the aggregate base to verify 8" of aggregate base is present throughout the site. Five hand augers were performed with depths of aggregate base ranging between 9 and 11 inches.

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/08/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Marlee Lechner	**Temperature (°F):**	62

Type of Inspection:	X	**Soil**		**Concrete**		**Masonry**
		Pavement		**Steel**		**Other: X**

Summary of Work Performed, Observations and Recommendations:

Soils and Structures arrived onsite to observe Dykgraaf Excavating install ring wrap at the catch basin in the easternmost section of the work area. Dykgraaf excavating also rough graded and compacted the site.

Dykgraaf Excavating utilized the CAT 304 mini excavator to dig out the trench for the ring wrap. The trench was lined with nonwoven geotextile fabric. The ring wrap was surrounded by pea stone. The fabric was wrapped around the ring wrap and pea stone before being covered up with the aggregate base. The curb inlet casting was adjusted to lower the finished elevation. Dykgraaf Excavating sealed the ring wrap penetration and the casting to the catch basin with grout. The aggregate base was compacted with a Wacker Neuson plate compactor.

Dykgraaf Excavating used a CAT D5G XL Bulldozer to rough grade the aggregate base and a CAT CS54 vibratory smooth drum roller for compaction.

Dykgraaf Excavating performed a proof roll with a fully loaded dump truck over the aggregate base, no pumping, rutting, or deflection was observed.

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/09/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Marlee Lechner	**Temperature (°F):**	61

Type of Inspection:	X	**Soil**		**Concrete**		**Masonry**
		Pavement		**Steel**		**Other: X**

Summary of Work Performed, Observations and Recommendations:

Soils and Structures arrived onsite to observe Bruce's Blacktop finish grade the aggregate base and Dykgraaf Excavating perform final compaction.

Dykgraaf Excavating supplied a sanitary sewer casting to replace one that was damaged during construction operations near the westernmost section of the work area. Dykgraaf Excavating removed the damaged casting and installed the new casting on the manhole. The casting connection was sealed with grout.

Bruce's Blacktop used a Takeuchi TL230 skidsteer with a grader attachment to finish grade the aggregate base and Dykgraaf Excavating used CAT CS54 vibratory smooth drum roller for compaction. Minimal material was removed from the site to reach final grade.

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/10/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Jalen Salazar	**Temperature (°F):**	60

Type of Inspection:		**Soil**		**Concrete**		**Masonry**
	X	**Pavement**		**Steel**		**Other:**

Summary of Work Performed, Observations and Recommendations:

Soils & Structures arrived onsite to observe Bruce's Blacktop perform paving operations for the asphalt leveling course. The leveling course was installed from 723 Golfview Drive to 702 Golfview Drive - approximately 18,929 square feet . Bruce's Blacktop performed the work using a Carlson CP130 rubber track paver. A Volvo DD30B vibratory roller was used for primary compaction, and a Wacker Neuson RD12 vibratory roller was used for secondary compaction of the hot-mix asphalt. Asphalt temperatures ranged from 280 to 295 degrees Fahrenheit as measured with an infrared thermometer at the hopper of the paver.

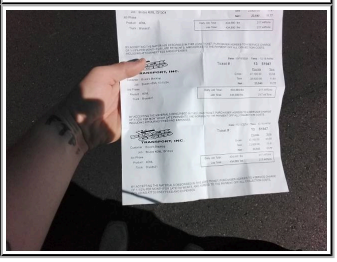
Asphalt Material Type: 4EML

Design Thickness: 2 inches

Area: 2,103 Square Yards

Tonnage Placed: 217.44 tons

Calculated Yield: 1.88 inches

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

Daily Report

Project Title:	Golfview Drive Reconstruction	**Project No.:**	2024.2038
Project Location:	Douglas, MI	**Date:**	10/11/2024
Client:	BDR Inc	**Weather:**	Sunny
Inspected By:	Jalen Salazar	**Temperature (°F):**	70

Type of Inspection:		**Soil**		**Concrete**		**Masonry**
	X	**Pavement**		**Steel**		**Other:**

Summary of Work Performed, Observations and Recommendations:

Soils & Structures arrived on site to observe Bruce's Blacktop perform paving operations for the asphalt wearing course. Prior to the placement of hot mix asphalt, tack was applied to the surface of the asphalt leveling course. The wearing course was installed from 723 Golfview Drive to 702 Golfview drive - approximately 18,929 square feet. Bruce's Blacktop performed the work using a Carlson CP130 rubber track paver. A Volvo DD30B vibratory roller was used for primary compaction, a Wacker Neuson RD12 vibratory roller was used for secondary compaction of the hot-mix asphalt. Asphalt temperatures ranged from 290 to 315 degrees Fahrenheit as measured with an infrared thermometer at the hopper of the paver.

Bruce's Blacktop installed approximately 750 linear feet of 24 inch valley gutter in the easternmost half of the project.

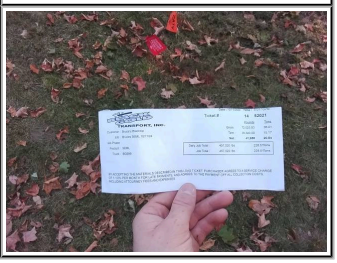
Asphalt Material Type: 5EML

Design Thickness: 1.5 inches

Area: 2,103 Square Yards

Tonnage Placed: 228.5 tons

Calculated Yield: 1.98 inches

Photo 1	Photo 2	Photo 3	Photo 4
			

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/09/2024
Arrival Time	11:10 AM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Gravel : Brown	126.6	137.5	8.9	126.3	99.7
2	Gravel : Brown	126.6	138.1	10.0	125.5	99.2
3	Gravel : Brown	126.6	138.3	9.1	126.8	100.1
4	Gravel : Brown	126.6	134.8	7.7	125.2	98.9
5	Gravel : Brown	126.6	137.4	8.1	127.1	100.4
6	Gravel : Brown	126.6	139.4	7.3	129.9	102.6

Test No.	Test Elevation	Probe Depth	Area Represented
1	99.7	6	Aggregate Base : Roadway : Eastbound lane. : 723 Golfview Drive.
2	99.7	6	Aggregate Base : Roadway : Westbound lane. : Next to the WestShore sign.
3	99.7	6	Aggregate Base : Roadway : Eastbound lane. : 719 Golfview Drive.
4	99.7	6	Aggregate Base : Roadway : Westbound lane. : 711 Golfview Drive.
5	99.7	6	Aggregate Base : Roadway : Eastbound lane. : 798 Golfview Drive.
6	99.7	6	Aggregate Base : Roadway : Westbound lane. : 699 Golfview Drive.

Location of Tests



Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 8" **If Observed:** No

Weather: Sunny **Temperature (F°):** 57

Test Results Reported To Dykgraaf Excavating

X **Does Meet 98% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/10/2024
Arrival Time	12:16 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 4EML	157.5	148.2	6.7	138.9	94.1
2	Asphalt : 4EML	157.5	152.4	6.2	143.5	96.8
3	Asphalt : 4EML	157.5	151.1	6.8	141.5	95.9
4	Asphalt : 4EML	157.5	149.0	5.5	141.2	94.6
5	Asphalt : 4EML	157.5	152.7	6.0	144.1	97.0
6	Asphalt : 4EML	157.5	153.4	6.1	144.6	97.4
7	Asphalt : 4EML	157.5	149.8	6.8	140.3	95.1

Test No.	Test Elevation	Probe Depth	Area Represented	Location of Tests
1	99.8	BS	Asphalt Base : Roadway : 723 Golfview Drive. : Eastbound lane.	
2	99.8	BS	Asphalt Base : Roadway : Next to the West Shore sign. : Eastbound lane.	
3	99.8	BS	Asphalt Base : Roadway : 719 Golfview Drive. : Eastbound lane.	
4	99.8	BS	Asphalt Base : Roadway : 711 Golfview Drive. : Eastbound lane.	
5	99.8	BS	Asphalt Base : Roadway : 707 Golfview Drive. : Eastbound lane.	
6	99.8	BS	Asphalt Base : Roadway : 702 Golfview Drive. : Eastbound lane.	
7	99.8	BS	Asphalt Base : Roadway : 716 Golfview Drive. : Eastbound lane.	

Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 2" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 60

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/10/2024
Arrival Time	01:26 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 4EML	157.5	152.8	6.4	143.6	97.0
2	Asphalt : 4EML	157.5	150.4	7.0	140.6	95.5
3	Asphalt : 4EML	157.5	148.7	6.6	139.5	94.4
4	Asphalt : 4EML	157.5	153.0	6.2	144.1	97.1
5	Asphalt : 4EML	157.5	151.2	5.8	142.9	96.0
6	Asphalt : 4EML	157.5	153.3	6.4	144.1	97.3
7	Asphalt : 4EML	157.5	150.6	5.8	142.3	95.6

Test No.	Test Elevation	Probe Depth	Area Represented	Location of Tests
1	99.8	BS	Asphalt Base : Roadway : 723 Golfview Drive. : Westbound lane.	
2	99.8	BS	Asphalt Base : Roadway : Next to the West Shore sign. : Westbound lane.	
3	99.8	BS	Asphalt Base : Roadway : 719 Golfview Drive. : Westbound lane.	
4	99.8	BS	Asphalt Base : Roadway : 711 Golfview Drive. : Westbound lane.	
5	99.8	BS	Asphalt Base : Roadway : 707 Golfview Drive. : Westbound lane.	
6	99.8	BS	Asphalt Base : Roadway : 702 Golfview Drive : Westbound lane.	
7	99.8	BS	Asphalt Base : Roadway : 716 Golfview Drive. : Westbound lane.	

Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 2" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 60

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/11/2024
Arrival Time	03:39 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 5EML	156.7	152.5	5.1	145.1	97.3
2	Asphalt : 5EML	156.7	150.4	5.7	142.3	96.0
3	Asphalt : 5EML	156.7	148.5	4.9	141.6	94.8
4	Asphalt : 5EML	156.7	148.5	4.8	141.7	94.8
5	Asphalt : 5EML	156.7	154.7	4.7	147.8	98.7
6	Asphalt : 5EML	156.7	148.4	4.4	142.1	94.7
7	Asphalt : 5EML	156.7	149.8	5.1	142.5	95.6

Test No.	Test Elevation	Probe Depth	Area Represented
1	100.0	BS	Asphalt Top : Roadway : 723 Golfview Drive. : Eastbound lane.
2	100.0	BS	Asphalt Top : Roadway : Next to the West Shore sign. : Eastbound lane.
3	100.0	BS	Asphalt Top : Roadway : 719 Golfview Drive. : Eastbound lane.
4	100.0	BS	Asphalt Top : Roadway : 711 Golfview Drive. : Eastbound lane.
5	100.0	BS	Asphalt Top : Roadway : 707 Golfview Drive. : Eastbound lane.
6	100.0	BS	Asphalt Top : Roadway : 702 Golfview Drive. : Eastbound lane.
7	100.0	BS	Asphalt Top : Roadway : 716 Golfview Drive. : Eastbound lane.

Location of Tests



Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 1.5" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 70

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES

File No.	2024.2038
Project	Golfview Drive Reconstruction
Date	10/11/2024
Arrival Time	04:49 PM
Tested By	Jalen Salazar
Ordered By	BDR Inc

Field Density & Compaction Test Report

Test No.	Description of Soil	Max. Density (pcf)	Wet Density (pcf)	Water Content (%)	Dry Density (pcf)	Compaction (%)
1	Asphalt : 5EML	156.7	152.1	5.2	144.6	97.1
2	Asphalt : 5EML	156.7	150.8	6.0	142.3	96.2
3	Asphalt : 5EML	156.7	151.0	5.8	142.7	96.4
4	Asphalt : 5EML	156.7	149.9	5.3	142.4	95.7
5	Asphalt : 5EML	156.7	151.4	5.2	143.9	96.6
6	Asphalt : 5EML	156.7	149.5	5.2	142.1	95.4
7	Asphalt : 5EML	156.7	150.4	5.5	142.6	96.0

Test No.	Test Elevation	Probe Depth	Area Represented
1	100.0	BS	Asphalt Top : Roadway : 723 Golfview Drive. : Westbound lane.
2	100.0	BS	Asphalt Top : Roadway : Next to the West Shore sign. : Westbound lane.
3	100.0	BS	Asphalt Top : Roadway : 719 Golfview Drive. : Westbound lane.
4	100.0	BS	Asphalt Top : Roadway : 711 Golfview Drive. : Westbound lane.
5	100.0	BS	Asphalt Top : Roadway : 707 Golfview Drive. : Westbound lane.
6	100.0	BS	Asphalt Top : Roadway : 702 Golfview Drive. : Westbound lane.
7	100.0	BS	Asphalt Top : Roadway : 716 Golfview Drive. : Westbound lane.

Location of Tests



Elevation Ref.: 100.0 = F. Asphalt

Compaction Method: Vibratory Roller

Lift Thickness (inches): 1.5" **If Observed:** Yes

Weather: Sunny **Temperature (F°):** 70

Test Results Reported To Bruce's Blacktop

X **Does Meet 94% compaction specifications where tested.**

_ **Does not meet compaction specifications where tested. Action taken:** .

Remarks:

DISCLAIMER: The above tests are only intended to represent the soil and elevation which was tested. They are not a substitute for a complete soil investigation.

SOILS & STRUCTURES 50 | Geotechnical Engineering | Pavement Design Services | Structural Steel Detailing | Structural Engineering | Laboratory Testing | Construction Materials Testing

DAILY REPORT OF HMA PLANT INSPECTION

DISTRIBUTION: ORIGINAL - Testing Lab, Copy - Project Engineer, Copy - Plant Inspector

Michigan Departement of Transportation 1903 (09/04)

CONTROL SECTION	Job Number	JOB LOCATION	PROJECT ENGINEER
	2024.2038	Golfview Drive Reconstruction	Nederveld

CONTRACTOR	PLANT NUMBER	PLANT LOCATION	Report Number	DATE SAMPLED
Bruces Blacktop	55-01	Wayland	1	10/10/2024

FIELD TEST RESULTS

EXTRACTION NUMBER	TYPE OF MIXTURE		MIX DESIGN No.		TYPE OF MIXTURE		MIX DESIGN No.	
	4EML		4EMLT2B4		4EML		4EMLT2B4	
	JMF	ACTUAL	DEV.	TOL.	JMF	ACTUAL	DEV.	TOL.
ASPHALT %	5.30	5.65	0.35	-0.30	5.30	5.58	0.28	-0.30
P. 1-1/2" (37.5 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1" (25.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 3/4" (19.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1/2" (12.5 mm) %	91.3	93.7	2.4	±5.0	91.3	94.1	2.8	±5.0
P. 3/8" (9.5 mm) %	85.8	88.0	2.2	±5.0	85.8	89.5	3.7	±5.0
P. No. 4 (4.75 mm) %	66.7	70.2	3.5	±5.0	66.7	70.6	3.9	±5.0
P. No. 8 (2.36 mm) %	51.9	54.1	2.2	±5.0	51.9	54.7	2.8	±5.0
P. No. 30 (600 µm) %	28.5	28.2	-0.3	±4.0	28.5	28.3	-0.2	±4.0
P. No. 200 (75 µm) %	5.3	5.6	0.3	±1.0	5.3	5.4	0.1	±1.0
CRUSHED %	97.8	97.2	-1	-10%	97.8	97.3	-1	-10%

MATERIAL	LAB SAMPLE TIME TAKEN
BASE	
LEVELING	
TOP	
FILLER	
ASPHALT BINDER	

AGGREGATE MOISTURE CONTENT		
MATERIAL	TIME	%

PROJECT PRODUCTION RECORD	
DAILY TONS	ACCUMULATED TONS
75 / 200	

MINERAL FILLER

P. No. 30 (600 µm)

P. No. 200 (75 µm)

PLANT OPR. START	END	LOST TIME	ACTUAL HRS. OPR.

KIT NUMBER

EXTRACTOR NUMBER

MIX / AGGREGATE BLEND PROPORTIONS

PIT NUMBER	GRADE, MANUFACTURER MATERIAL, SUPPLIER	TYPE OF MIXTURE	
49-65	3/4 x 1/2	12.0%	
95-05	29A	16.0%	
03-1001	2NS	12.0%	
92-0035	SLAG SAND	13.0%	
75-05	3/32nd SAND	22.0%	
RECLAIMED	RAP / YARD (55-01)	25.0%	
FILLER			
ASPHALT BINDER	58-28 Marathon ABS 3505	4.13%	

TEMPERATURE

TIME TAKEN	MIX	AIR

X DRUM PLANT

BATCH PLANT

MIX TIME: DRY____ WET____

REMARKS :

QUALIFICATION NUMBER
0552-0225

PLANT INSPECTOR'S NAME (PRINT)	SIGNATURE	DATE TESTED
Matthew McClendon		10/10/2024

SOILS & STRUCTURES | Geotechnical Engineering | Pavement Design Services | Structural Steel Detailing | Structural Engineering | Laboratory Testing | Construction Materials Testing

DAILY REPORT OF HMA PLANT INSPECTION

DISTRIBUTION: ORIGINAL - Testing Lab, Copy - Project Engineer, Copy - Plant Inspector

Michigan Departement of Transportation 1903 (09/04)

CONTROL SECTION	Job Number	JOB LOCATION	PROJECT ENGINEER
	2024.2038	Golfview Drive Reconstruction	Nederveld

CONTRACTOR	PLANT NUMBER	PLANT LOCATION	Report Number	DATE SAMPLED
Bruces Blacktop	55-01	Wayland	2	10/11/2024

FIELD TEST RESULTS

EXTRACTION NUMBER	TYPE OF MIXTURE		MIX DESIGN No.		TYPE OF MIXTURE		MIX DESIGN No.	
	5EML		5EMLT2B4		5EML		5EMLT2B4	
	JMF	ACTUAL	DEV.	TOL.	JMF	ACTUAL	DEV.	TOL.
ASPHALT %	5.10	4.94	-0.16	-0.30	5.10	5.08	-0.02	-0.30
P. 1-1/2" (37.5 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1" (25.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 3/4" (19.0 mm) %	100.0	100.0	0.0	±5.0	100.0	100.0	0.0	±5.0
P. 1/2" (12.5 mm) %	100.0	98.9	-1.1	±5.0	100.0	99.4	-0.6	±5.0
P. 3/8" (9.5 mm) %	95.9	95.0	-0.9	±5.0	95.9	96.1	0.2	±5.0
P. No. 4 (4.75 mm) %	70.2	66.6	-3.6	±5.0	70.2	67.3	-2.9	±5.0
P. No. 8 (2.36 mm) %	49.5	48.5	-1.0	±5.0	49.5	50.0	0.5	±5.0
P. No. 30 (600 µm) %	29.9	30.7	0.8	±4.0	29.9	31.4	1.5	±4.0
P. No. 200 (75 µm) %	5.4	5.4	0.0	±1.0	5.4	5.6	0.2	±1.0
CRUSHED %	95.2	95.1	0	-10%	95.2	95.1	0	-10%

MATERIAL	LAB SAMPLE TIME TAKEN
BASE	
LEVELING	
TOP	
FILLER	
ASPHALT BINDER	
AGGREGATE MOISTURE CONTENT	
MATERIAL / TIME / %	
PLANT OPR. START	END
KIT NUMBER	

PROJECT PRODUCTION RECORD	
DAILY TONS	ACCUMULATED TONS
75 / 100	
MINERAL FILLER	
P. No. 30 (600 µm)	
P. No. 200 (75 µm)	
LOST TIME	ACTUAL HRS. OPR.
EXTRACTOR NUMBER	

MIX / AGGREGATE BLEND PROPORTIONS

PIT NUMBER	GRADE, MANUFACTURER MATERIAL, SUPPLIER	TYPE OF MIXTURE	
95-05	29A	26.0%	
03-1001	2NS	21.0%	
92-0035	SLAG SAND	25.0%	
RECLAIMED	RAP / YARD (55-01)	28.0%	
FILLER			
ASPHALT BINDER	58-28 Marathon ABS 3505	3.74%	

TEMPERATURE

TIME TAKEN	MIX	AIR

REMARKS :

X DRUM PLANT

BATCH PLANT

MIX TIME: DRY____ WET____

2024.2038, 2409497, 2409499

QUALIFICATION NUMBER 0552-0225

PLANT INSPECTOR'S NAME (PRINT)	SIGNATURE	DATE TESTED
Matthew McClendon		10/15/2024

SOILS & STRUCTURES

REPORT OF COMPACTED HMA CORE DENSITY & PERCENT COMPACTION

CONTROL SECTION	JOB NUMBER	PROJECT LOCATION	MIXTURE TYPE	MIX DESIGN No.	REPORT NUMBER
	2024.2038	Golfview Drive Reconstruction	4EML	4EMLT2B4	**1**

CONTRACTOR	PLANT NUMBER	PLANT LOCATION
Bruces Blacktop	55-01	Wayland

PROJECT ENGINEER	NAME OF TESTER (Please Print)	Tester (Signature)	QUALIFICATION NUMBER	LOT NUMBER
Nederveld	Matthew McClendon		0552-0225	1

DATE	10/10/24	10/10/24	10/10/24		10/10/24	10/10/24						
Core Thickness Prior to Trimming	1 1/2"	1 7/8"	1 7/8"		2"	1 5/8"						
SUBLOT NUMBER / CORE LETTER	1A	1B	1C		JC 1	JC 2						
A. WEIGHT OF CORE (in water), grams	789.2	867.5	876.3		677.2	585.8						
B. WEIGHT OF CORE (surface dry), grams	1380.4	1533.1	1537.3		1247.0	1083.4						
C. WEIGHT OF CORE & PAN (oven dry), grams	1374.4	1522.2	1526.8		1222.8	1061.0						
D. WEIGHT OF PAN, grams												
E. WEIGHT OF CORE (C - D), grams	1374.4	1522.2	1526.8		1222.8	1061.0						
F. VOLUME OF CORE (B - A), cc	591.2	665.6	661.0		569.8	497.6						
G. CORE SPECIFIC GRAVITY (E / F)	2.325	2.287	2.310		2.146	2.132						
H. SUBLOT Gmm (2)TEST RESULTS	**2.499**				**2.499**							
I. % CORE COMPACTION (G / H) x 100	93.0%	91.2%	92.4%		85.8%	85.3%						
J. SUBLOT % CORE COMPACTION (Average of cores)	**92%**				**86%**							
K. LOT AVERAGE DENSITY (Sum of J / number of sublots in lot)												

Average Core Thickness = 1 3/4"

SOILS & STRUCTURES

REPORT OF COMPACTED HMA CORE DENSITY & PERCENT COMPACTION

CONTROL SECTION	JOB NUMBER	PROJECT LOCATION	MIXTURE TYPE	MIX DESIGN No.	REPORT NUMBER
	2024.2038	Golfview Drive Reconstruction	5EML	5EMLT2B4	**2**

CONTRACTOR	PLANT NUMBER	PLANT LOCATION
Bruces Blacktop	55-01	Wayland

PROJECT ENGINEER	NAME OF TESTER (Please Print)	Tester (Signature)	QUALIFICATION NUMBER	LOT NUMBER
Nederveld	Matthew McClendon		0552-0225	1

DATE	10/11/24	10/11/24	10/11/24		10/11/24	10/11/24						
Core Thickness Prior to Trimming	1 5/8"	2"	1 3/4"		1 7/8"	1 3/4"						
SUBLOT NUMBER / CORE LETTER	1A	1B	1C		JC 1	JC 2						
A. WEIGHT OF CORE (in water), grams	909.5	1135.1	1021.5		907.4	915.3						
B. WEIGHT OF CORE (surface dry), grams	1595.4	1955.5	1822.2		1651.6	1687.8						
C. WEIGHT OF CORE & PAN (oven dry), grams	1582.7	1950.7	1813.2		1610.5	1641.0						
D. WEIGHT OF PAN, grams												
E. WEIGHT OF CORE (C - D), grams	1582.7	1950.7	1813.2		1610.5	1641.0						
F. VOLUME OF CORE (B - A), cc	685.9	820.4	800.7		744.2	772.5						
G. CORE SPECIFIC GRAVITY (E / F)	2.307	2.378	2.265		2.146	2.124						
H. SUBLOT Gmm (2)TEST RESULTS	**2.525**				**2.525**							
I. % CORE COMPACTION (G / H) x 100	91.4%	94.2%	89.7%		85.0%	84.1%						
J. SUBLOT % CORE COMPACTION (Average of cores)	**92%**				**85%**							
K. LOT AVERAGE DENSITY (Sum of J / number of sublots in lot)												

Average Top Core Thickness = 1 3/4"

BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

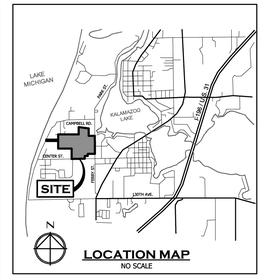
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



LOCATION MAP
NO SCALE

N
W E
S

SCALE: 1" = 50'

BENCHMARK #25
ELEVATION: 636.07

BENCHMARK #24
ELEVATION: 637.06

BENCHMARK #20
ELEVATION: 634.92

Golfview Drive

Golfview Drive (Pvt.)

Asphalt Removed:
~18,929 square feet

PLACE: 1-4' DIA. C.B. #3
AT STA. 601+89
WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

PLACE: 1-2' DIA. C.B. #2
AT STA. 600+47

PLACE: 1-2' DIA. C.B. #1
AT STA. 600+09

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PROP. 12" STORM SEWER TO CONDOMINIUM ASSOCIATION

PROP. 12" STM.

PROP. 8" WATERMAIN

PROP. 8" SAN.

PROP. 10' UTILITY EASEMENT

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

PROP. 30' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

EX. SANITARY SEWER MH
RIM ELEV: 595.31
INV. 8" N. 579.81
INV. 8" S. 580.66

EX. SANITARY SEWER MH
RIM ELEV: 607.31
INV. 8" E. 614.84
INV. 8" W. 614.76

EX. SANITARY SEWER MH
(FROM AS-BUILTS)
RIM ELEV: 619.04
INV. 8" N. 613.74
INV. 8" S. 613.74

EX. SANITARY SEWER MH
RIM ELEV: 614.15
INV. 8" W. 604.07
INV. 8" N. 614.09

LIMITS OF GRADING

PLACE: 1-4' DIA.
C.B. #4
AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA.
STM. MH. #5
AT STA. 701+45.64

PROP. 30' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

PLACE: 1-4' DIA. C.B. #6
AT STA. 702+65
WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

PROP. 1 ON 5 SLOPE (TYPICAL)

PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

PROP. 1 ON 2 SLOPE (TYPICAL)

EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

OUTLET CONTROL STRUCTURE #1
(SEE DETAIL)

PROPOSED SEDIMENT BASIN #1

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

F.E.S. #8
PLACE: 1-6' CONC. FLARED END SECTION (C-76-III)
2 C.Y. COBBLES, 4"-8" DIA.
18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

6" INV. 582.00

PROP. EMERGENCY SPILLWAY #1
(SEE DETAIL)

EX. DRAIN EASEMENT A.C.D.C.

NON-REGULATED 100 YEAR FLOODPLAIN

WARNOCK CREEK

EX. WETLANDS

PROP. 2" SAN.

PROP. 12" WATERMAIN

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

NOTE:
SEDIMENT BASIN #1 TO BE BUILT & STABILIZED FIRST BEFORE ANY OTHER CONSTRUCTION WORK. STORM DISCHARGE TO THE SEDIMENT BASIN SHOULD NOT OCCUR UNTIL THE BASIN IS FULLY STABILIZED.

ALL WORK WITHIN REGULATED WETLANDS SHALL BE COMPLETED IN ACCORDANCE WITH MDEQ PERMIT #_____ ISSUED _____

NOTE: ALL FILL AREAS, INCLUDING UTILITY TRENCHES, BUILDING ENVELOPES AND STREETS ARE TO BE COMPACTED IN 12" LOOSE LIFTS (CLAY AREAS: 4"- 6" LIFTS) TO 95% MAX. DRY DENSITY AS DETERMINED BY MICHIGAN CONE OR MODIFIED PROCTOR (ASTM D-1557) TESTING.

5 SEEDING
6 SEEDING WITH MATTING
13 RIPRAP, RUBBLE, GABIONS
15 PAVING
40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500
57 GEOTEXTILE SILT FENCE

CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

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 "(PLAN)" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.

2) 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.

3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.

4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. [S] RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
[S] DENOTES TEMPORARY PRACTICES
[S] DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

COLUMBUS
6355 Old Avery Road, Suite A
Dublin, OH 43016
PHONE: 614.859.1127

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8000

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

checked	date	drawn by:	BEM	date:	03/13/13
checked by:	RJB	date:	03/13/13		

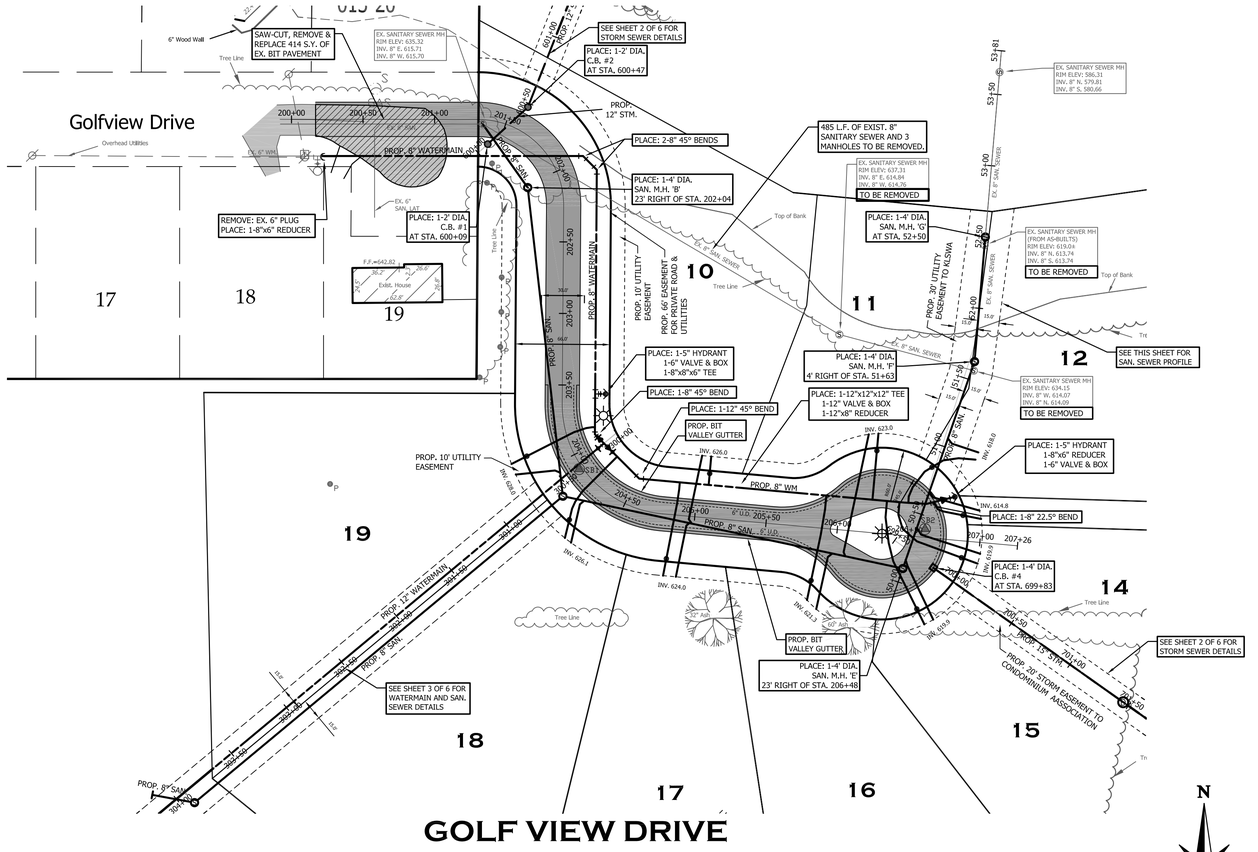
project no.:
13200132

C-300

sheet no.:
2 OF 6

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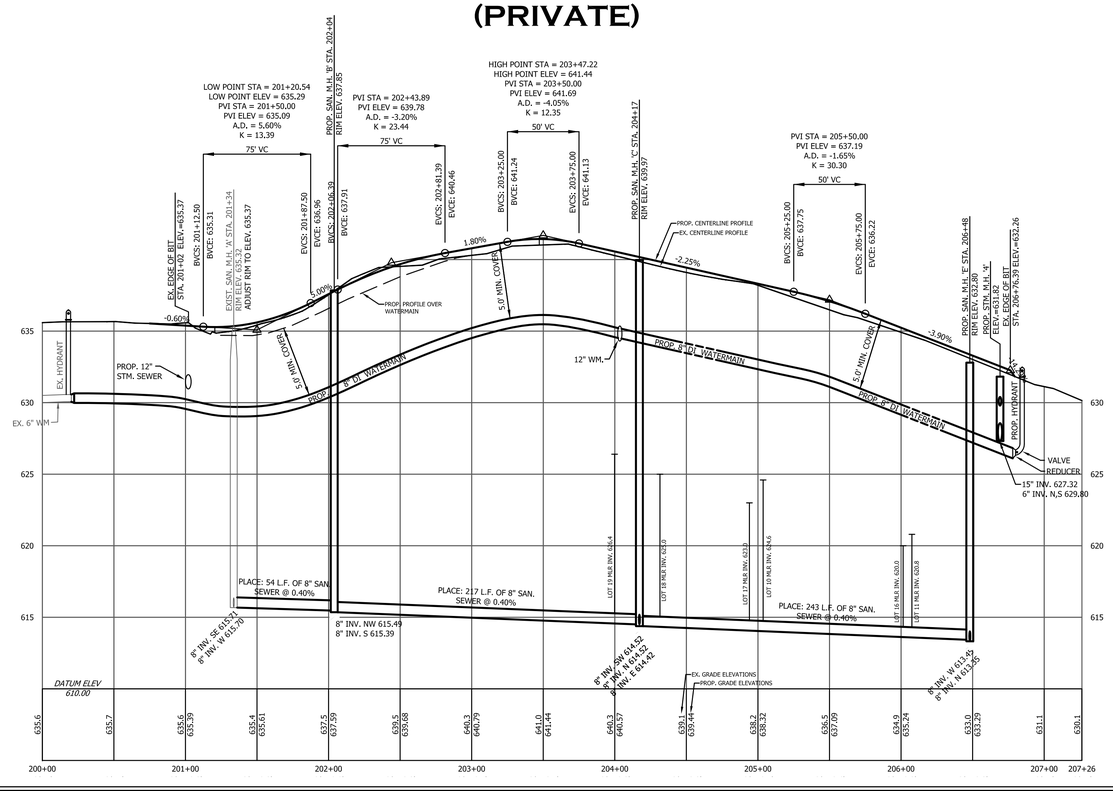
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GOLF VIEW DRIVE (PRIVATE)



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

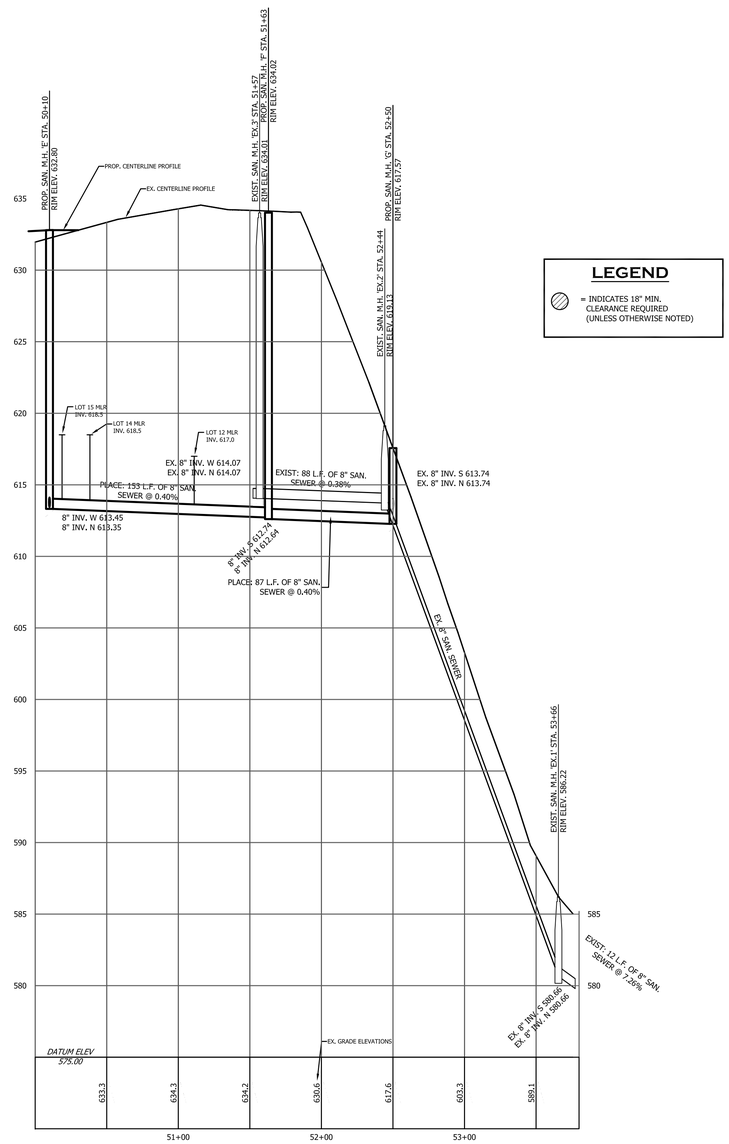


SB–1
Surface Elevation ~ 640
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 10.0' Sand – compact light brown fine (dry)
10.0' – 10.3' Clay – stiff brown silty
10.3' – 13.5' Clay – stiff gray silty
13.5' – 14.5' Silt – compact brown sandy (wet)
14.5' – 15.0' Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 625)
Groundwater encountered 10.0 ft.

SB–2
Surface Elevation ~ 633
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 9.5' Sand – compact light brown (wet below 4.0 feet)
9.5' – 10.0' Clay – stiff brown silty
10.0' – 11.0' Clay – stiff gray silty
11.0' – 14.0' Silt – stiff brown clayey with occasional clay seams (wet)
14.0' – 15.0' Silt – stiff gray clayey (wet)
15.0' End of Boring (Elevation ~ 618)
Groundwater encountered 4.5 ft.

SB–4
Surface Elevation ~ 624
0.0' – 1.0' Topsoil – dark brown fine sand (12.0)
1.0' – 2.2' Sand – compact light brown fine with a trace of clay (wet)
2.2' – 9.5' Clay – firm to stiff brown silty
9.5 – 14.0' Sand – compact light brown fine with silt and clay seams (wet)
14.0 – 15.0 Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 609)
Groundwater encountered 1.5 ft.

PROPOSED SANITARY PROFILE



LEGEND

▨ = INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)

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HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.5762

Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 458-8505

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4	FOR CONSTRUCTION	
5		
6		
7		
8		

checked	date	checked by:	date:	drawn by:	date:
RJB	03/14/13	RJB	03/14/13	BEM	03/13/13
RJB	03/22/13				
RJB	05/07/13				
RJB	07/12/13				

project no.:
13200132

C-402

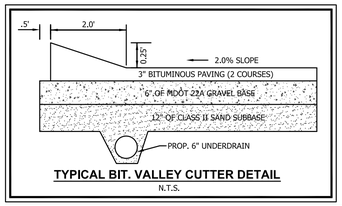
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5 OF 6

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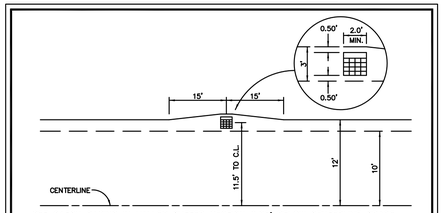
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NOTES

1. TOPSOIL STRIPPING, PIPE EXCAVATION, PIPE BACKFILL & TOPSOIL REPLACEMENT ARE INCIDENTAL TO THE WORK.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" MINIMUM AND 12" MAXIMUM TOPSOIL AND SEED/FERTILIZER/MULCH MIXTURE.
3. REMOVAL AND REPLACEMENT OF DRIVEWAY STM SEWER CULVERTS, STREET SIGNS, MAILBOXES, LAWN SPRINKLERS, FENCES, SHRUBS OR SIMILAR ITEMS ARE INCIDENTAL TO THE WORK.
4. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS AND EASEMENTS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PROPER PERMIT TO WORK IN FERRY ST., GOLFVIEW DR. & CENTER ST. RIGHT-OF-WAY INCIDENTAL TO CONTRACT.
6. ALL STORM SEWER PIPE TO BE INSTALLED ON STEEP SLOPES AT GREATER THAN 12% PIPE SLOPE SHALL BE PROVIDED WITH ANCHORS AND RESTRAINED JOINTS TO PREVENT JOINT SEPARATION & PIPE MIGRATION IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATION.
   AS AN ALTERNATIVE, THE PIPE CAN BE SOLID WALL CONTINUOUS PIPE DIRECTIONALLY BORED TO THE BOTTOM OF THE BANK.

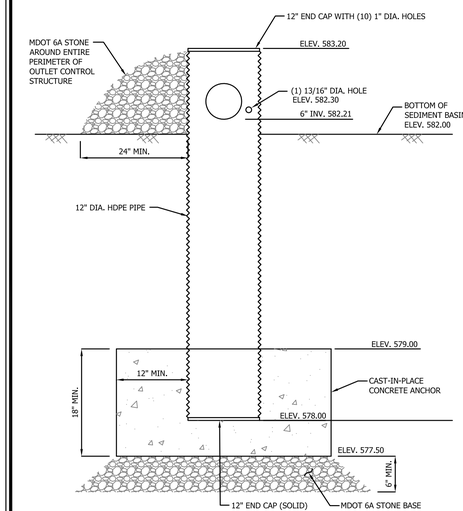


TYPICAL BIT. VALLEY CUTTER DETAIL
N.T.S.

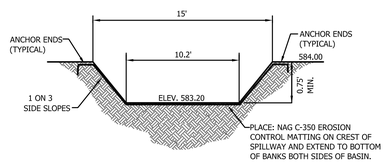


SET CATCH BASINS IN VALLEY GUTTER SECTION 0.25' BELOW CENTERLINE GRADE.
CENTERLINE OF CATCH BASIN TO BE 11.5' LEFT OR RIGHT OF THE ROAD CENTERLINE.

BIT VALLEY GUTTER - CATCH BASIN DETAIL
N.T.S.



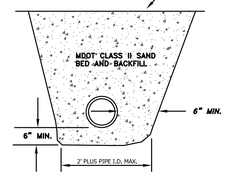
GOLFVIEW DRIVE EXTENSION
12" OUTLET CONTROL RISER DETAIL #1
N.T.S.



SEDIMENT BASIN
EMERGENCY SPILLWAY DETAIL #1
N.T.S.

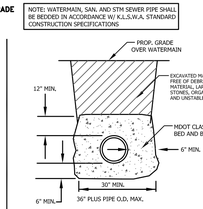
GOLFVIEW DRIVE EXTENSION

NOTE: PIPE EMBEDMENT SHALL BE IN ACCORDANCE WITH K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS

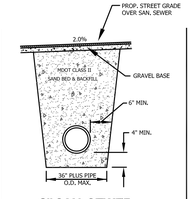


8" OR 12" WATERMAIN
UNDER PAVEMENT OR WITHIN ROAD INFLUENCE AREA
(DUCTILE IRON CLASS 52)

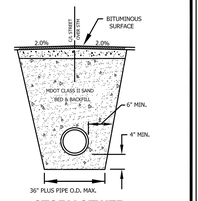
NOTE: WATERMAIN, SAN. AND STM SEWER PIPE SHALL BE BEDDED IN ACCORDANCE W/ K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS



8" OR 12" WATERMAIN
(DUCTILE IRON CLASS 52)

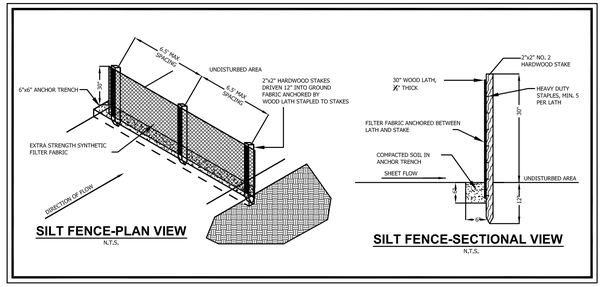


8" SAN. SEWER
(ASTM D3034, TYPE PSM, SDR-26 OR TRUSS P.V.C.)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)



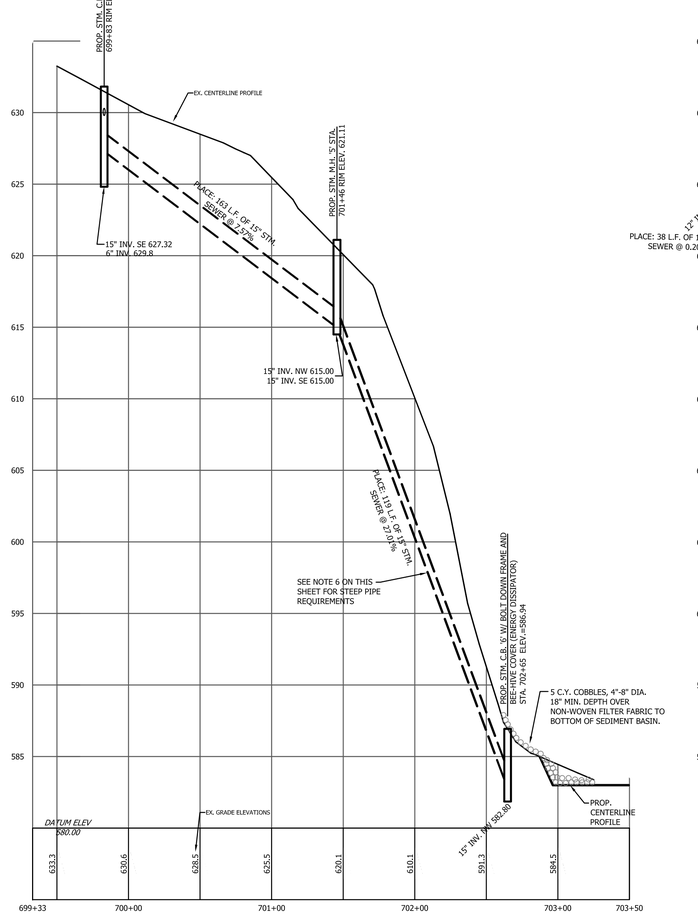
STORM SEWER
(REINFORCED CONCRETE ASTM C-76-III, MDOT CL. 2, OR AASHTO M-294 SLCPP)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

TYPICAL UTILITY TRENCH BACKFILL WITHIN R.O.W.
NO SCALE

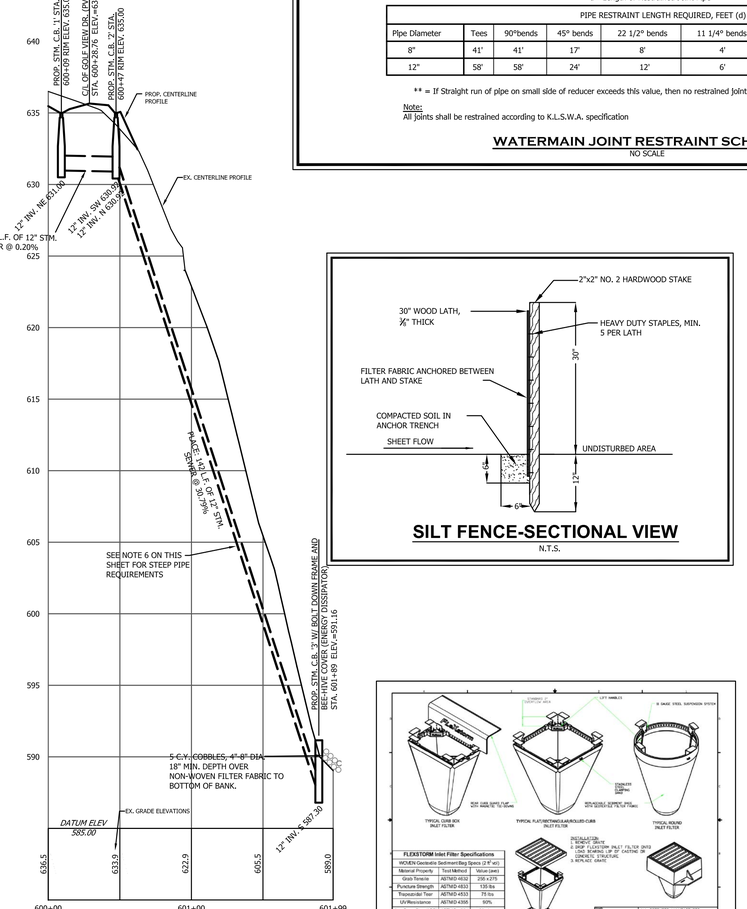


SILT FENCE-PLAN VIEW
N.T.S.

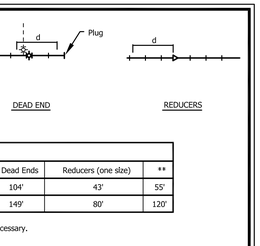
SILT FENCE-SECTIONAL VIEW
N.T.S.



STORM SEWER NO.2



STORM SEWER NO.3



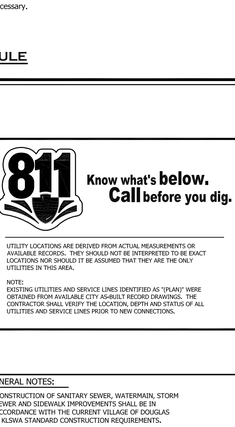
d= Length of Restrained Joint Pipe

PIPE RESTRAINT LENGTH REQUIRED, FEET (d)							
Pipe Diameter	Tees	90°bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
8"	41'	41'	17'	8'	4'	104'	43'	55'
12"	58'	58'	24'	12'	6'	149'	80'	120'

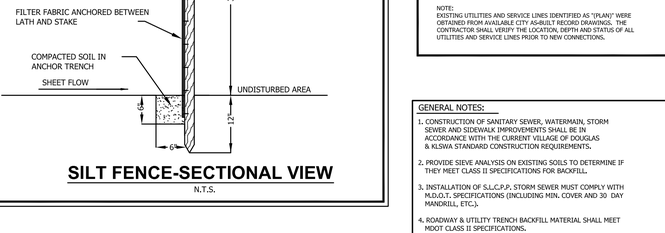
** = If Straight run of pipe on small side of reducer exceeds this value, then no restrained joints are necessary.

Note:
All joints shall be restrained according to K.L.S.W.A. specfication

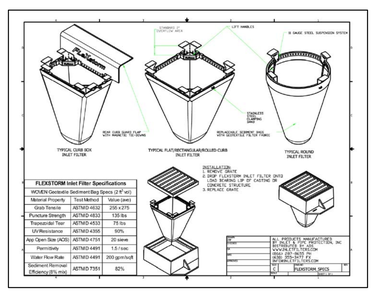
WATERMAIN JOINT RESTRAINT SCHEDULE
NO SCALE



GOLF VIEW DRIVE (PVT.) CROSS SECTION
SCALE: N.T.S.



GOLF VIEW DRIVE PVT. CROSS SECTION - BIT VALLEY GUTTER STA. 203+50 TO 206+76
SCALE: N.T.S.



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 "(PLAN)" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

GENERAL NOTES:

1. CONSTRUCTION OF SANITARY SEWER, WATERMAIN, STORM SEWER AND SIDEWALK IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT VILLAGE OF DOUGLAS & KLSWA STANDARD CONSTRUCTION REQUIREMENTS.
2. PROVIDE SIEVE ANALYSIS ON EXISTING SOILS TO DETERMINE IF THEY MEET CLASS II SPECIFICATIONS FOR BACKFILL.
3. INSTALLATION OF S.,C.,P.P, STORM SEWER MUST COMPLY WITH M.D.O.T. SPECIFICATIONS (INCLUDING MIN. COVER AND 30 DAY MANDRILL, ETC.).
4. ROADWAY & UTILITY TRENCH BACKFILL MATERIAL SHALL MEET MDOT CLASS II SPECIFICATIONS.

WATERMAIN CONSTRUCTION

1. COORDINATE TAP OF THE EXISTING WATERMAIN WITH KLSWA & VILLAGE OF DOUGLAS WATER AND SEWER DEPARTMENT.
2. HYDRANT WEEP HOLES SHALL BE OPEN UNLESS CONSTRUCTED BELOW WATER TABLE. MEGA LUGS OR RODDING IS REQUIRED FOR REACTION BACKING.
3. WATER SERVICES SHALL BE MARKED WITH A SECTION OF PVC PIPE AT THE CURB STOP & BOX (EXTENDING 3' ABOVE GROUND AT A MIN.).
4. WATER SERVICE FITTINGS SHALL BE COMPRESSION FITTINGS. CONTRACTORS SHALL PROVIDE ELECTRICAL CONTINUITY ON FITTINGS.
5. TESTING SHALL CONFORM TO KLSWA STANDARDS.
6. ALL CURB STOPS SHALL BE FURNISHED WITH STATIONARY RODS.
7. ALL WATERMAIN IS TO BE DUCTILE IRON PIPE CLASS 52.

SANITARY SEWER CONSTRUCTION

1. SANITARY SEWER PIPE SHALL BE ASTM 3034, SDR 35 PVC OR SDR 26 PVC AS NOTED ON THE PLANS.
2. SANITARY SEWER CASTINGS SHALL BE SIMILAR TO E.J.I.W. 1120
3. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE KLSWA. (INCL. TESTING)
4. TEMP. PLUG TO BE PLACED IN EX. SEWER UNTIL NEW SEWER IS ACCEPTED BY KLSWA.
5. MANHOLES SHALL BE PRECAST, BOOT TYPE WITH OUTER BITUMINOUS COATING.
6. THE END OF SEWER LATERALS SHALL BE MARKED WITH A 2"x 2" WOOD STAKE AND A STEEL REROD, COVERED WITH A SECTION OF PVC PIPE EXTENDING 3' ABOVE GRADE.
7. A 6" PROPERTY LINE RISER SHALL BE PLACED AT THE END OF EACH LATERAL.

NEDERVELD
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3025 Miller Road
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Indianapolis, IN 46250
PHONE: 317.288.5762

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Details & Specifications

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 458-8505

no.	comment	date
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checked	date	checked by:	date:	drawn by:	date:
RJB	03/14/13	RJB	03/12/13	WEM	

project no.: 13200132

sheet no.: C-500

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BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

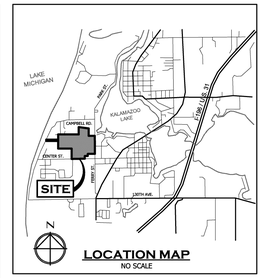
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



LOCATION MAP
NO SCALE

N
W E
S

SCALE: 1" = 50'

PLACE: 1-4' DIA. C.B. #3 AT STA. 601+89 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PLACE: 1-2' DIA. C.B. #2 AT STA. 600+47

BENCHMARK #25 ELEVATION: 636.07

BENCHMARK #24 ELEVATION: 637.06

PLACE: 1-2' DIA. C.B. #1 AT STA. 600+09

Golfview Drive

Aggregate Base Rough Graded and Compacted: ~18,929 square feet

Golfview Drive (Pvt.)

Catch Basin Ring Wrap Installed

LIMITS OF GRADING

PLACE: 1-4' DIA. C.B. #4 AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA. STM. MH. #5 AT STA. 701+45.64

BENCHMARK #20 ELEVATION: 634.92

PROP. 30' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

PROP. 10' UTILITY EASEMENT

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

PROP. 30' WATERMAIN EASEMENT TO ASSOCIATION

PROP. 8" WATERMAIN

PROP. 12" WATERMAIN

PROP. 8" SAN.

PROP. 12" STM.

PROP. 15" STM.

PROP. 1 ON 5 SLOPE (TYPICAL)

PROP. 1 ON 2 SLOPE (TYPICAL)

PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

PROP. EMERGENCY SPILLWAY #1 (SEE DETAIL)

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

PROPOSED SEDIMENT BASIN #1

6" INV. 582.00

F.E.S. #8 PLACE: 1-6' CONC. FLARED END SECTION (C-76-III) 2 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

OUTLET CONTROL STRUCTURE #1 (SEE DETAIL)

WARNOCK CREEK

NON-REGULATED 100 YEAR FLOODPLAIN

EX. DRAIN EASEMENT A.C.D.C.

EX. DRAIN EASEMENT A.C.D.C.

EX. WETLANDS

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

NOTE:
SEDIMENT BASIN #1 TO BE BUILT & STABILIZED FIRST BEFORE ANY OTHER CONSTRUCTION WORK. STORM DISCHARGE TO THE SEDIMENT BASIN SHOULD NOT OCCUR UNTIL THE BASIN IS FULLY STABILIZED.

ALL WORK WITHIN REGULATED WETLANDS SHALL BE COMPLETED IN ACCORDANCE WITH MDEQ PERMIT #_____ ISSUED _____

NOTE: ALL FILL AREAS, INCLUDING UTILITY TRENCHES, BUILDING ENVELOPES AND STREETS ARE TO BE COMPACTED IN 12" LOOSE LIFTS (CLAY AREAS: 4"- 6" LIFTS) TO 95% MAX. DRY DENSITY AS DETERMINED BY MICHIGAN CONE OR MODIFIED PROCTOR (ASTM D-1557) TESTING.

5 SEEDING
6 SEEDING WITH MATTING
13 RIPRAP, RUBBLE, GABIONS
15 PAVING
40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500
57 GEOTEXTILE SILT FENCE

CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

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

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.

2) 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.

3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.

4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. [S] RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
[S] DENOTES TEMPORARY PRACTICES
[S] DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

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8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8000

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

checked	date	drawn by:	BEM	date: 03/13/13
RJB	03/14/13	checked by:	RJB	date: 03/13/13
RJB	03/22/13			
RJB	05/07/13			

project no.: 13200132

sheet no.: C-300

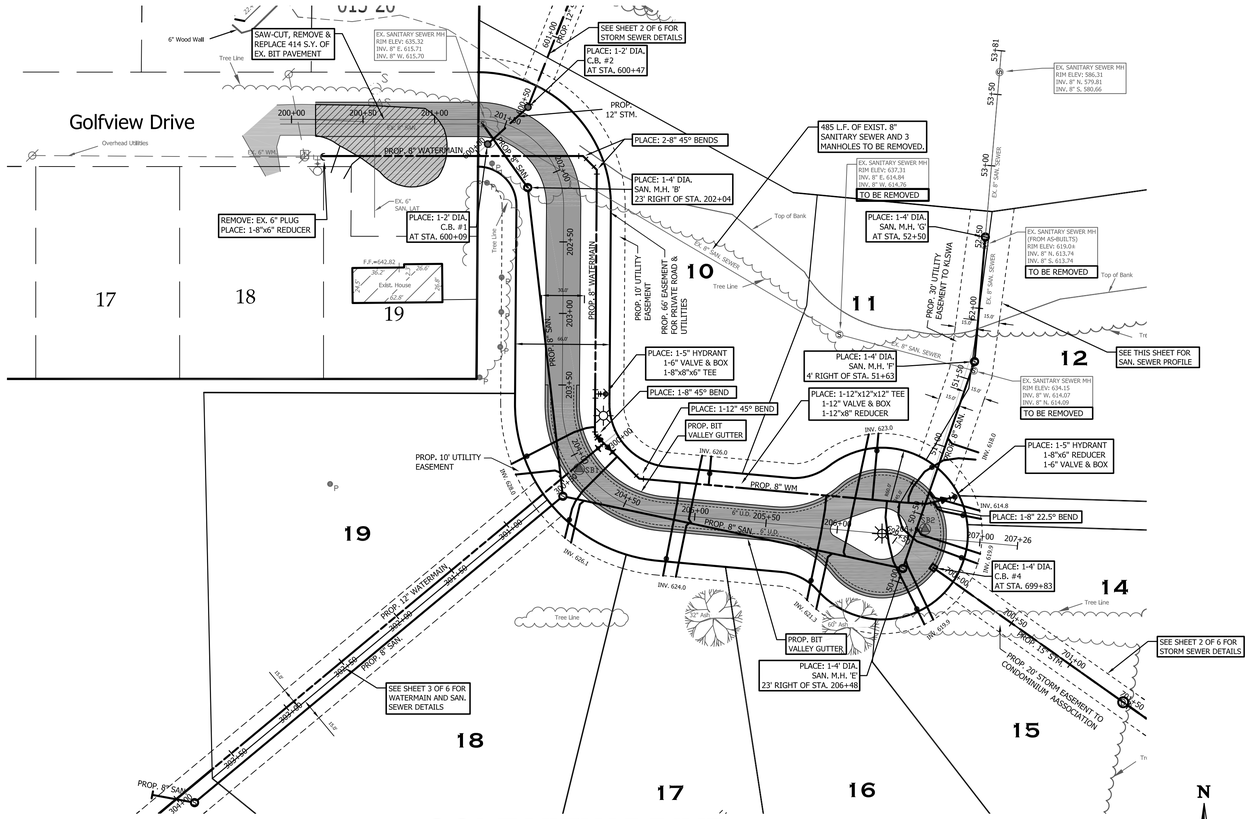
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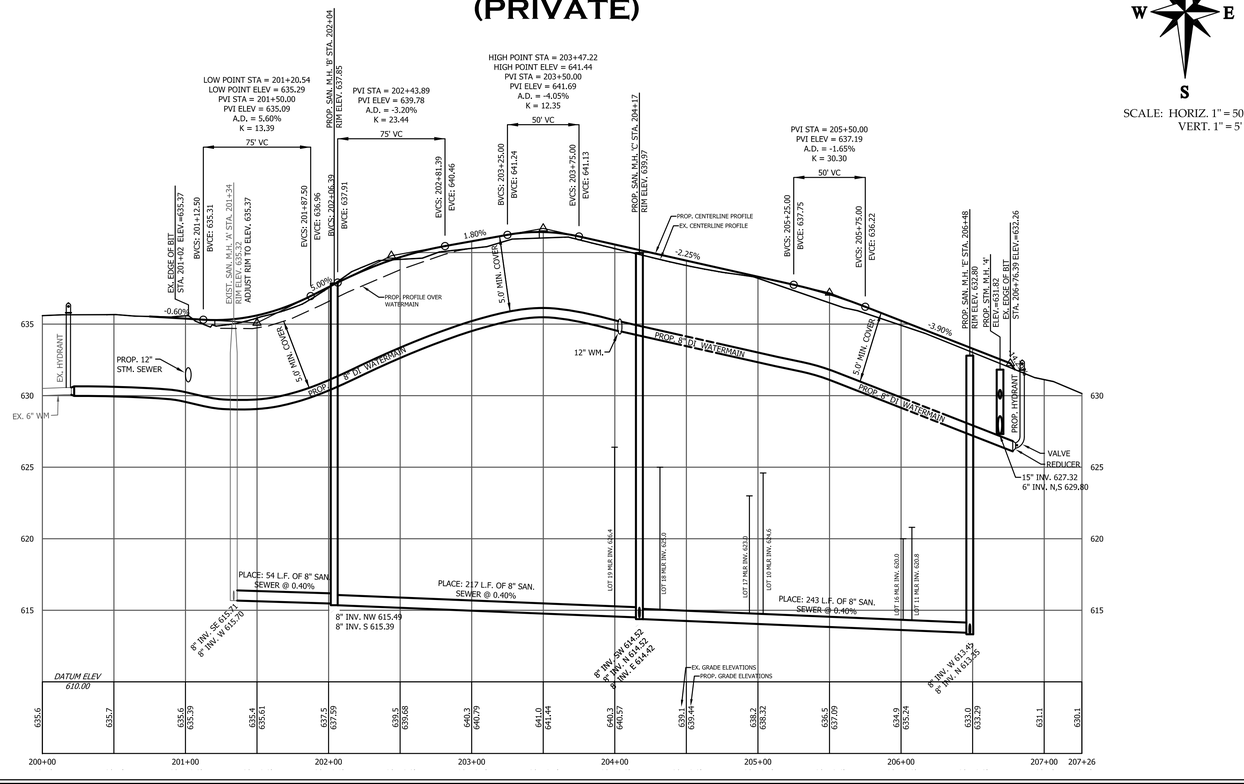
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13200132-CP3-PH-1B

GOLF VIEW DRIVE (PRIVATE)



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

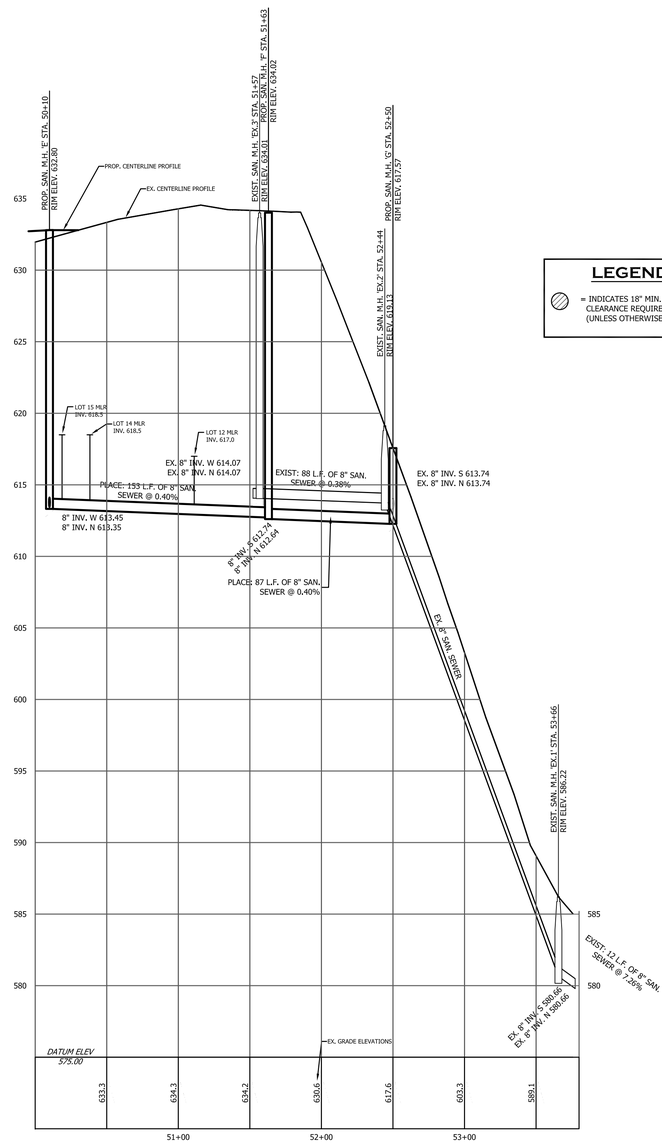


SB–1
Surface Elevation ~ 640
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 10.0' Sand – compact light brown fine (dry)
10.0' – 10.3' Clay – stiff brown silty
10.3' – 13.5' Clay – stiff gray silty
13.5' – 14.5' Silt – compact brown sandy (wet)
14.5' – 15.0' Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 625)
Groundwater encountered 10.0 ft.

SB–2
Surface Elevation ~ 633
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 9.5' Sand – compact light brown (wet below 4.0 feet)
9.5' – 10.0' Clay – stiff brown silty
10.0' – 11.0' Clay – stiff gray silty
11.0' – 14.0' Silt – stiff brown clayey with occasional clay seams (wet)
14.0' – 15.0' Silt – stiff gray clayey (wet)
15.0' End of Boring (Elevation ~ 618)
Groundwater encountered 4.5 ft.

SB–4
Surface Elevation ~ 624
0.0' – 1.0' Topsoil – dark brown fine sand (12.0)
1.0' – 2.2' Sand – compact light brown fine with a trace of clay (wet)
2.2' – 9.5' Clay – firm to stiff brown silty
9.5 – 14.0' Sand – compact light brown fine with silt and clay seams (wet)
14.0 – 15.0 Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 609)
Groundwater encountered 1.5 ft.

PROPOSED SANITARY PROFILE



LEGEND

▨ = INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)

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Golfview Drive (Private)

WESTSHORE PHASE 1B

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DOUGLAS PROPERTY DEVELOPMENT, LLC

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checked	date	checked by:	date:	drawn by:	date:
RJB	03/14/13	RJB	03/14/13	BEM	03/14/13
RJB	03/22/13				
RJB	05/07/13				
RJB	07/12/13				

project no.:
13200132

C-402

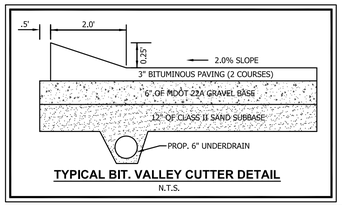
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5 OF 6

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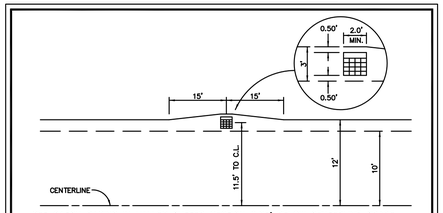
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NOTES

1. TOPSOIL STRIPPING, PIPE EXCAVATION, PIPE BACKFILL & TOPSOIL REPLACEMENT ARE INCIDENTAL TO THE WORK.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" MINIMUM AND 12" MAXIMUM TOPSOIL AND SEED/FERTILIZER/MULCH MIXTURE.
3. REMOVAL AND REPLACEMENT OF DRIVEWAY STM SEWER CULVERTS, STREET SIGNS, MAILBOXES, LAWN SPRINKLERS, FENCES, SHRUBS OR SIMILAR ITEMS ARE INCIDENTAL TO THE WORK.
4. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS AND EASEMENTS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PROPER PERMIT TO WORK IN FERRY ST., GOLFVIEW DR. & CENTER ST. RIGHT-OF-WAY INCIDENTAL TO CONTRACT.
6. ALL STORM SEWER PIPE TO BE INSTALLED ON STEEP SLOPES AT GREATER THAN 12% PIPE SLOPE SHALL BE PROVIDED WITH ANCHORS AND RESTRAINED JOINTS TO PREVENT JOINT SEPARATION & PIPE MIGRATION IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATION.
   AS AN ALTERNATIVE, THE PIPE CAN BE SOLID WALL CONTINUOUS PIPE DIRECTIONALLY BORED TO THE BOTTOM OF THE BANK.

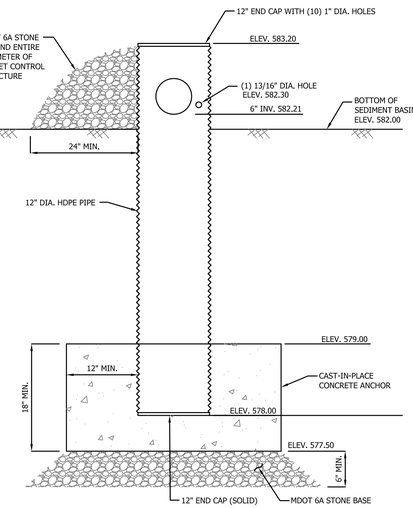


TYPICAL BIT. VALLEY CUTTER DETAIL
N.T.S.

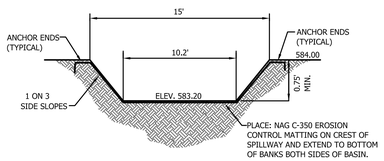


SET CATCH BASINS IN VALLEY GUTTER SECTION 0.25' BELOW CENTERLINE GRADE.
CENTERLINE OF CATCH BASIN TO BE 11.5' LEFT OR RIGHT OF THE ROAD CENTERLINE.

BIT VALLEY GUTTER - CATCH BASIN DETAIL
N.T.S.



GOLFVIEW DRIVE EXTENSION
12" OUTLET CONTROL RISER DETAIL #1
N.T.S.

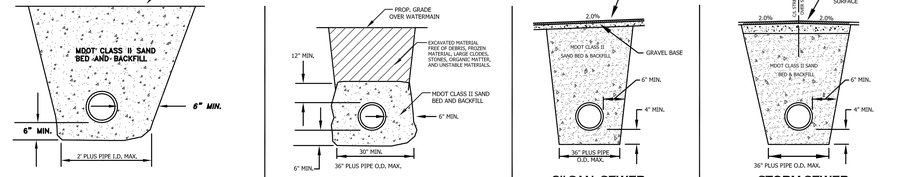


SEDIMENT BASIN
EMERGENCY SPILLWAY DETAIL #1
N.T.S.

GOLFVIEW DRIVE EXTENSION

NOTE: PIPE EMBEDMENT SHALL BE IN ACCORDANCE WITH K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS

NOTE: WATERMAIN, SAN. AND STM SEWER PIPE SHALL BE BEDDED IN ACCORDANCE W/ K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS



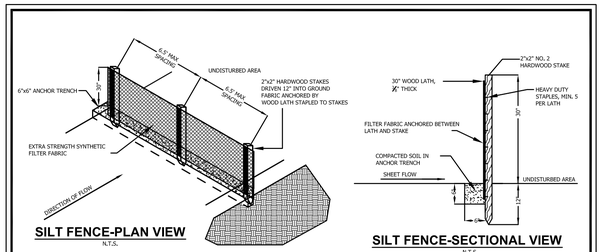
8" OR 12" WATERMAIN UNDER PAVEMENT OR WITHIN ROAD INFLUENCE AREA
(DUCTILE IRON CLASS 52)

8" OR 12" WATERMAIN
(DUCTILE IRON CLASS 52)

8" SAN. SEWER
(ASTM D3034, TYPE PSM, SDR-26 OR TRUSS P.V.C.)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

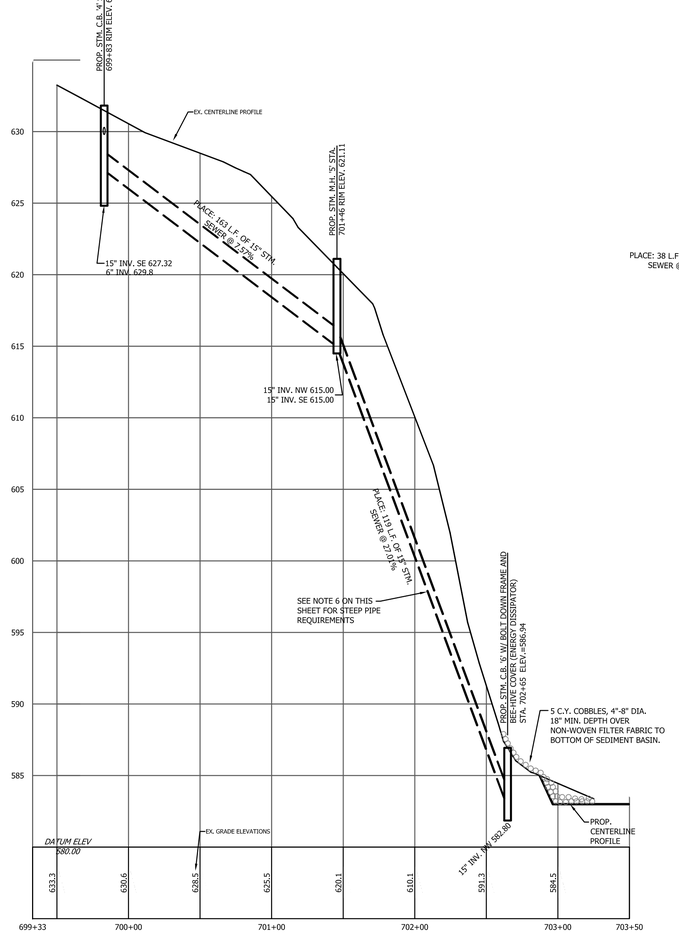
STORM SEWER
(REINFORCED CONCRETE ASTM C-76-III, MDOT CL. 2, OR AASHTO M-294 SLCPP)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

TYPICAL UTILITY TRENCH BACKFILL WITHIN R.O.W.
NO SCALE

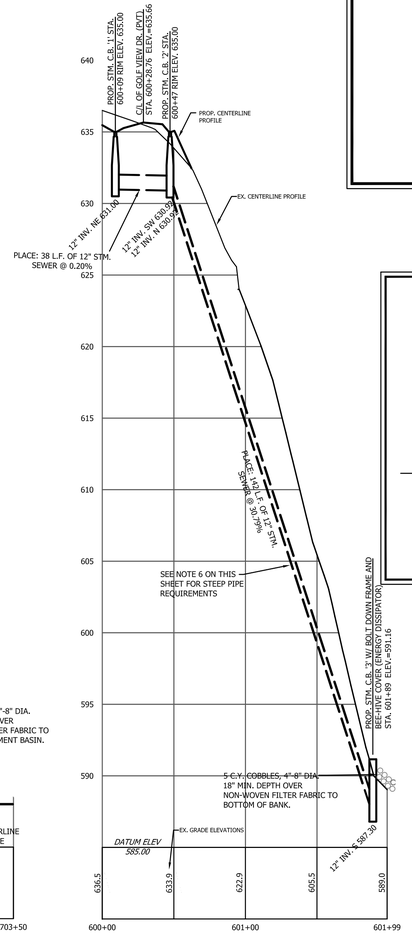


SILT FENCE-PLAN VIEW
N.T.S.

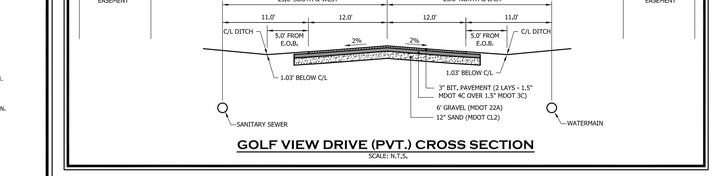
SILT FENCE-SECTIONAL VIEW
N.T.S.



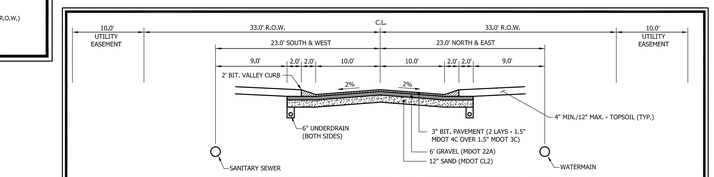
STORM SEWER NO.2



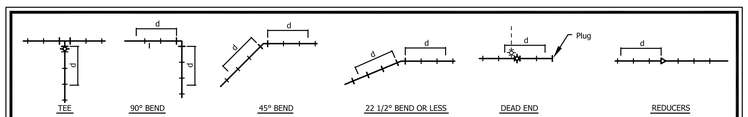
STORM SEWER NO.3



GOLF VIEW DRIVE (PVT.) CROSS SECTION
SCALE: N.T.S.



GOLF VIEW DRIVE PVT. CROSS SECTION - BIT VALLEY GUTTER STA. 203+50 TO 206+76
SCALE: N.T.S.

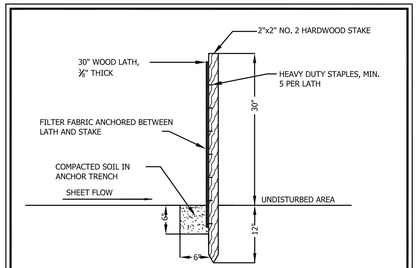


PIPE RESTRAINT LENGTH REQUIRED, FEET (d)							
Pipe Diameter	Tees	90°bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
8"	41'	41'	17'	8'	4'	104'	43'	55'
12"	58'	58'	24'	12'	6'	149'	80'	120'

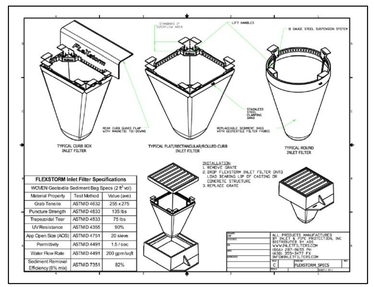
** = If Straight run of pipe on small side of reducer exceeds this value, then no restrained joints are necessary.

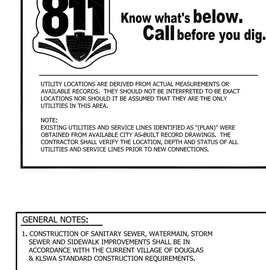
Note:
All joints shall be restrained according to K.L.S.W.A. specification

WATERMAIN JOINT RESTRAINT SCHEDULE
NO SCALE



SILT FENCE-SECTIONAL VIEW
N.T.S.





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NOTE:
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GENERAL NOTES:

1. CONSTRUCTION OF SANITARY SEWER, WATERMAIN, STORM SEWER AND SIDEWALK IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT VILLAGE OF DOUGLAS & KLSWA STANDARD CONSTRUCTION REQUIREMENTS.
2. PROVIDE SIEVE ANALYSIS ON EXISTING SOILS TO DETERMINE IF THEY MEET CLASS II SPECIFICATIONS FOR BACKFILL.
3. INSTALLATION OF S.,C.,P.P, STORM SEWER MUST COMPLY WITH M.D.O.T. SPECIFICATIONS (INCLUDING MIN. COVER AND 30 DAY MANDRILL, ETC.).
4. ROADWAY & UTILITY TRENCH BACKFILL MATERIAL SHALL MEET MDOT CLASS II SPECIFICATIONS.

WATERMAIN CONSTRUCTION

1. COORDINATE TAP OF THE EXISTING WATERMAIN WITH KLSWA & VILLAGE OF DOUGLAS WATER AND SEWER DEPARTMENT.
2. HYDRANT WEEP HOLES SHALL BE OPEN UNLESS CONSTRUCTED BELOW WATER TABLE. MEGA LUGS OR RODDING IS REQUIRED FOR REACTION BACKING.
3. WATER SERVICES SHALL BE MARKED WITH A SECTION OF PVC PIPE AT THE CURB STOP & BOX (EXTENDING 3' ABOVE GROUND AT A MIN.).
4. WATER SERVICE FITTINGS SHALL BE COMPRESSION FITTINGS. CONTRACTORS SHALL PROVIDE ELECTRICAL CONTINUITY ON FITTINGS.
5. TESTING SHALL CONFORM TO KLSWA STANDARDS.
6. ALL CURB STOPS SHALL BE FURNISHED WITH STATIONARY RODS.
7. ALL WATERMAIN IS TO BE DUCTILE IRON PIPE CLASS 52.

SANITARY SEWER CONSTRUCTION

1. SANITARY SEWER PIPE SHALL BE ASTM 3034, SDR 35 PVC OR SDR 26 PVC AS NOTED ON THE PLANS.
2. SANITARY SEWER CASTINGS SHALL BE SIMILAR TO E.J.I.W. 1120
3. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE KLSWA. (INCL. TESTING)
4. TEMP. PLUG TO BE PLACED IN EX. SEWER UNTIL NEW SEWER IS ACCEPTED BY KLSWA.
5. MANHOLES SHALL BE PRECAST, BOOT TYPE WITH OUTER BITUMINOUS COATING.
6. THE END OF SEWER LATERALS SHALL BE MARKED WITH A 2"x 2" WOOD STAKE AND A STEEL REROD, COVERED WITH A SECTION OF PVC PIPE EXTENDING 3' ABOVE GRADE.
7. A 6" PROPERTY LINE RISER SHALL BE PLACED AT THE END OF EACH LATERAL.

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Details & Specifications

WESTSHORE PHASE 1B

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RJB	03/22/13
RJB	05/07/13
RJB	07/12/13

checked by: RJB date: 03/12/13
drawn by: MEM date: 03/14/13

project no.: 13200132

sheet no.: C-500

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BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

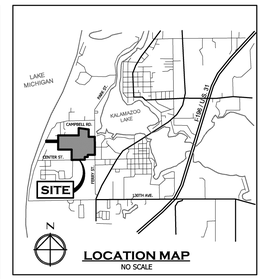
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



LOCATION MAP
NO SCALE

N
W E
S

SCALE: 1" = 50'

BENCHMARK #25
ELEVATION: 636.07

BENCHMARK #24
ELEVATION: 637.06

BENCHMARK #20
ELEVATION: 634.92

Golfview Drive

Golfview Drive (Pvt.)

PLACE: 1-4' DIA. C.B. #3 AT STA. 601+89 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PLACE: 1-2' DIA. C.B. #2 AT STA. 600+47

PLACE: 1-2' DIA. C.B. #1 AT STA. 600+09

Aggregate Base Final Graded and Compacted: ~18,929 square feet

PLACE: 1-4' DIA. C.B. #4 AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA. STM. MH. #5 AT STA. 701+45.64

PLACE: 1-4' DIA. C.B. #6 AT STA. 702+65 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

6" INV. 582.00

F.E.S. #8 PLACE: 1-6' CONC. FLARED END SECTION (C-76-III) 2 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

OUTLET CONTROL STRUCTURE #1 (SEE DETAIL)

PROPOSED SEDIMENT BASIN #1

PROP. EMERGENCY SPILLWAY #1 (SEE DETAIL)

PROP. 1 ON 5 SLOPE (TYPICAL)

PROP. 1 ON 2 SLOPE (TYPICAL)

LIMITS OF GRADING

PROP. 10' UTILITY EASEMENT

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

PROP. 30' WIDE EASEMENT TO ALLOW ACCESS TO CONDOMINIUM ASSOCIATION

PROP. 15' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

EX. DRAIN EASEMENT A.C.D.C.

EX. SANITARY SEWER MH FROM AS-BUILTS) RIM ELEV: 619.04 INV. 8" N. 613.74 INV. 8" S. 613.74

EX. SANITARY SEWER MH RIM ELEV: 619.15 INV. 8" W. 614.07 INV. 8" N. 614.09

EX. SANITARY SEWER MH RIM ELEV: 595.31 INV. 8" N. 579.81 INV. 8" S. 580.66

EX. SANITARY SEWER MH RIM ELEV: 637.31 INV. 8" E. 614.84 INV. 8" W. 614.75

EX. SANITARY SEWER MH RIM ELEV: 635.12 INV. 8" W. 615.70(R)

PROP. 8" WATERMAIN

PROP. 12" WATERMAIN

PROP. 8" SAN.

PROP. 6" WM

EX. WETLANDS

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

NON-REGULATED 100 YEAR FLOODPLAIN

WARNOCK CREEK

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

NOTE:
SEDIMENT BASIN #1 TO BE BUILT & STABILIZED FIRST BEFORE ANY OTHER CONSTRUCTION WORK. STORM DISCHARGE TO THE SEDIMENT BASIN SHOULD NOT OCCUR UNTIL THE BASIN IS FULLY STABILIZED.

ALL WORK WITHIN REGULATED WETLANDS SHALL BE COMPLETED IN ACCORDANCE WITH MDEQ PERMIT #_____ ISSUED _____

NOTE: ALL FILL AREAS, INCLUDING UTILITY TRENCHES, BUILDING ENVELOPES AND STREETS ARE TO BE COMPACTED IN 12" LOOSE LIFTS (CLAY AREAS: 4"- 6" LIFTS) TO 95% MAX. DRY DENSITY AS DETERMINED BY MICHIGAN CONE OR MODIFIED PROCTOR (ASTM D-1557) TESTING.

5 SEEDING
6 SEEDING WITH MATTING
13 RIPRAP, RUBBLE, GABIONS
15 PAVING
40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500
57 GEOTEXTILE SILT FENCE

CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

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

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.

2) 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.

3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.

4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. [S] RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
[S] DENOTES TEMPORARY PRACTICES
[S] DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
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PHONE: 734.929.6963

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Dublin, OH 43016
PHONE: 614.859.1127

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8000

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4		
5		
6		
7		
8		

checked by:	date	drawn by:	date
RJB	03/13/13	BEM	03/13/13
checked by:	date	drawn by:	date
RJB	05/07/13	BM	05/09/13 11:25

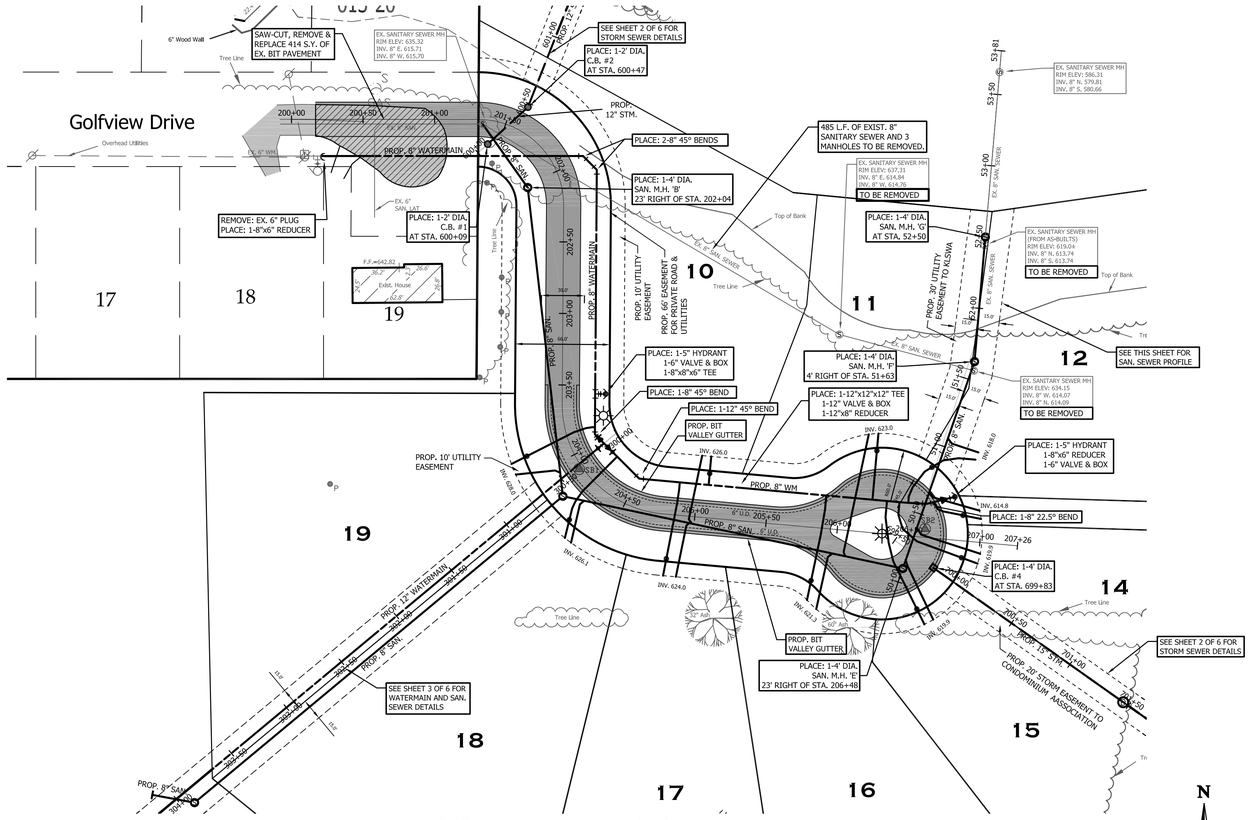
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sheet no.: C-300

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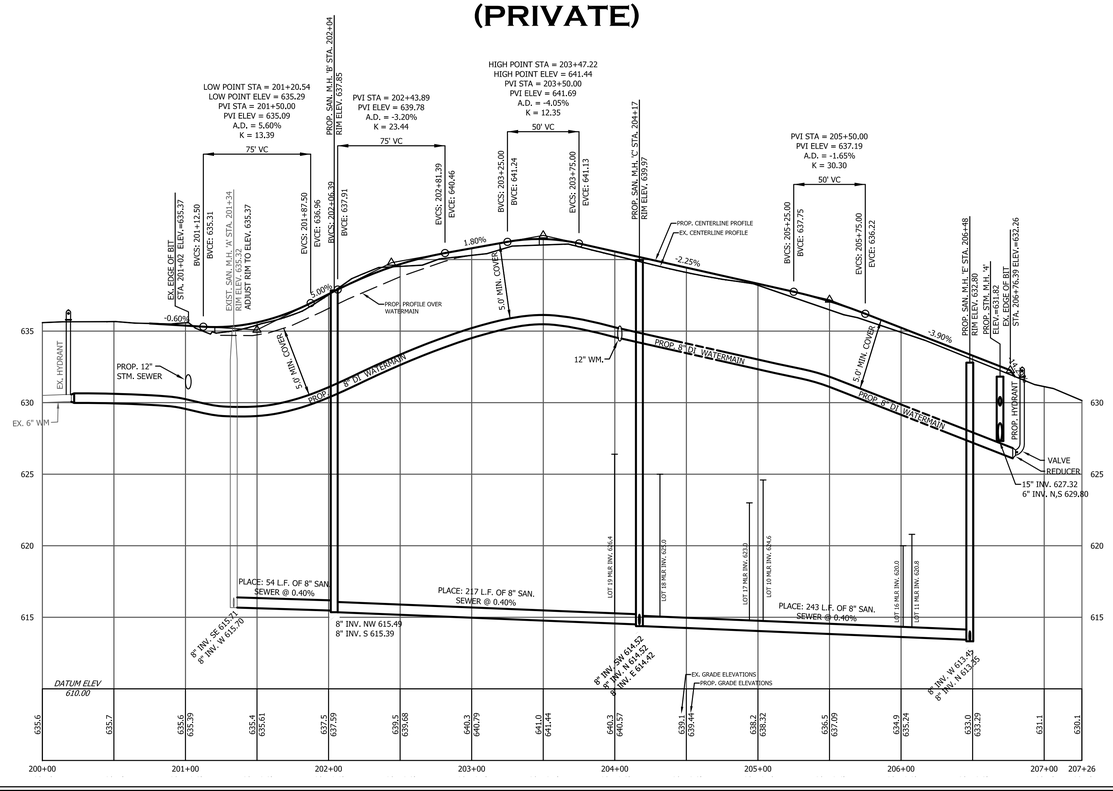
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13200132-CP3-PH-1B



GOLF VIEW DRIVE (PRIVATE)

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

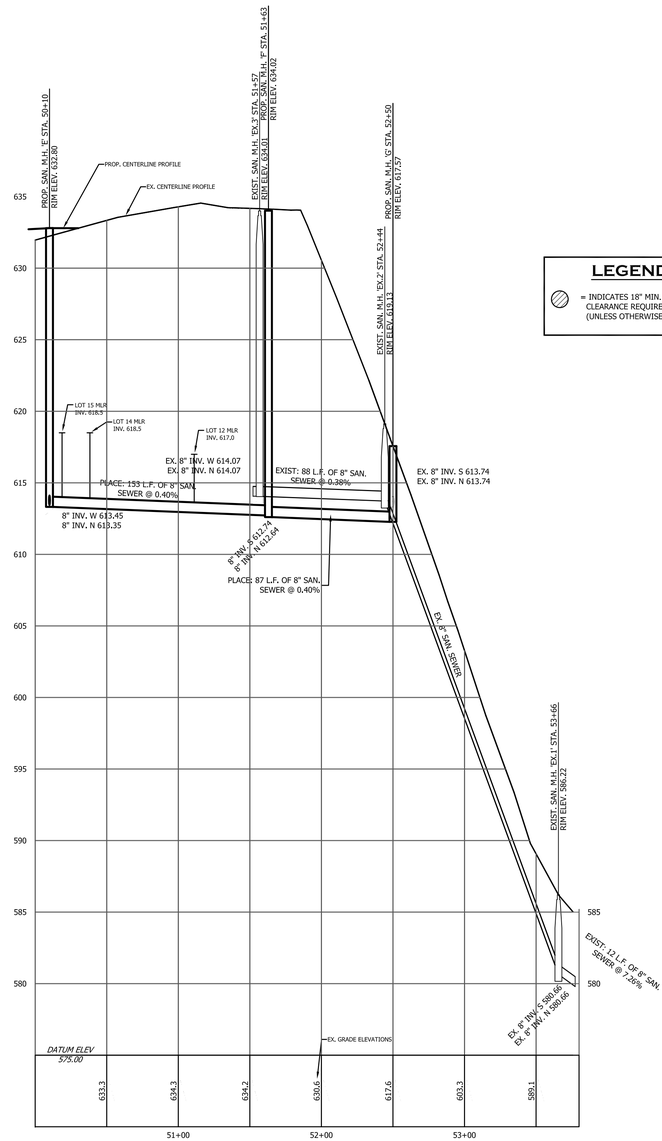


SB–1
Surface Elevation ~ 640
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 10.0' Sand – compact light brown fine (dry)
10.0' – 10.3' Clay – stiff brown silty
10.3' – 13.5' Clay – stiff gray silty
13.5' – 14.5' Silt – compact brown sandy (wet)
14.5' – 15.0' Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 625)
Groundwater encountered 10.0 ft.

SB–2
Surface Elevation ~ 633
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 9.5' Sand – compact light brown (wet below 4.0 feet)
9.5' – 10.0' Clay – stiff brown silty
10.0' – 11.0' Clay – stiff gray silty
11.0' – 14.0' Silt – stiff brown clayey with occasional clay seams (wet)
14.0' – 15.0' Silt – stiff gray clayey (wet)
15.0' End of Boring (Elevation ~ 618)
Groundwater encountered 4.5 ft.

SB–4
Surface Elevation ~ 624
0.0' – 1.0' Topsoil – dark brown fine sand (12.0)
1.0' – 2.2' Sand – compact light brown fine with a trace of clay (wet)
2.2' – 9.5' Clay – firm to stiff brown silty
9.5 – 14.0' Sand – compact light brown fine with silt and clay seams (wet)
14.0 – 15.0 Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 609)
Groundwater encountered 1.5 ft.

PROPOSED SANITARY PROFILE



LEGEND

▨ = INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)

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Golfview Drive (Private)

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PART OF OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 458-8505

checked	date	no.	comment	date
RJB	03/14/13	1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
RJB	03/22/13	2	ALLEGAN COUNTY SESC AGENT	03/22/13
RJB	05/07/13	3	CITY ENGINEER	03/27/13
RJB	07/12/13	4	FOR CONSTRUCTION	
		5		
		6		
		7		
		8		
checked by:	RJB	date:	03/13/13	drawn by: BEM date: 03/13/13

project no.:
13200132

C-402

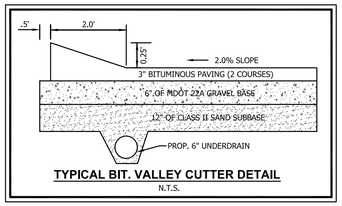
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5 OF 6

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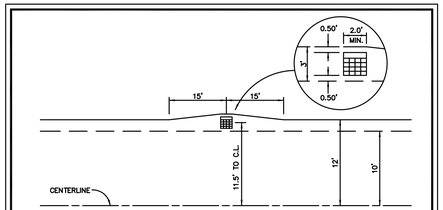
ME 07/12/13 16:13
13200132-CP2-PHS1B

NOTES

1. TOPSOIL STRIPPING, PIPE EXCAVATION, PIPE BACKFILL & TOPSOIL REPLACEMENT ARE INCIDENTAL TO THE WORK.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" MINIMUM AND 12" MAXIMUM TOPSOIL AND SEED/FERTILIZER/MULCH MIXTURE.
3. REMOVAL AND REPLACEMENT OF DRIVEWAY STM SEWER CULVERTS, STREET SIGNS, MAILBOXES, LAWN SPRINKLERS, FENCES, SHRUBS OR SIMILAR ITEMS ARE INCIDENTAL TO THE WORK.
4. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS AND EASEMENTS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PROPER PERMIT TO WORK IN FERRY ST., GOLFVIEW DR. & CENTER ST. RIGHT-OF-WAY INCIDENTAL TO CONTRACT.
6. ALL STORM SEWER PIPE TO BE INSTALLED ON STEEP SLOPES AT GREATER THAN 12% PIPE SLOPE SHALL BE PROVIDED WITH ANCHORS AND RESTRAINED JOINTS TO PREVENT JOINT SEPARATION & PIPE MIGRATION IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATION.
   AS AN ALTERNATIVE, THE PIPE CAN BE SOLID WALL CONTINUOUS PIPE DIRECTIONALLY BORED TO THE BOTTOM OF THE BANK.

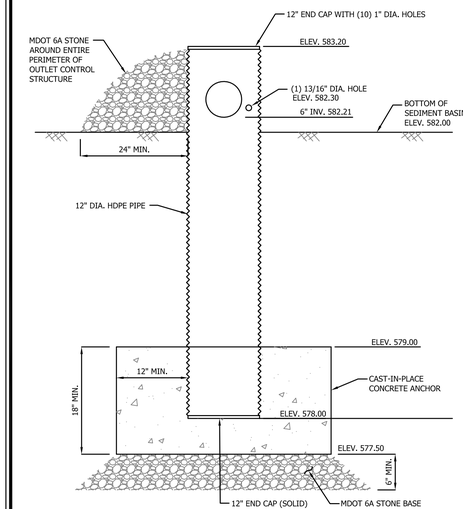


TYPICAL BIT. VALLEY CUTTER DETAIL
N.T.S.

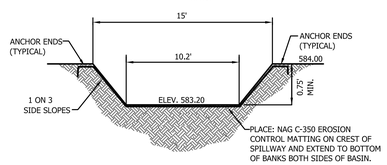


SET CATCH BASINS IN VALLEY GUTTER SECTION 0.25' BELOW CENTERLINE GRADE.
CENTERLINE OF CATCH BASIN TO BE 11.5' LEFT OR RIGHT OF THE ROAD CENTERLINE.

BIT VALLEY GUTTER - CATCH BASIN DETAIL
N.T.S.



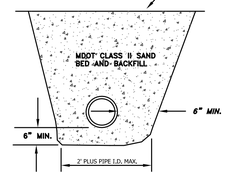
GOLFVIEW DRIVE EXTENSION
12" OUTLET CONTROL RISER DETAIL #1
N.T.S.



SEDIMENT BASIN
EMERGENCY SPILLWAY DETAIL #1
N.T.S.

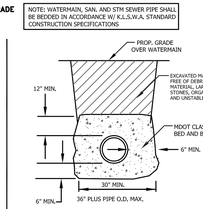
GOLFVIEW DRIVE EXTENSION

NOTE: PIPE EMBEDMENT SHALL BE IN ACCORDANCE WITH K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS

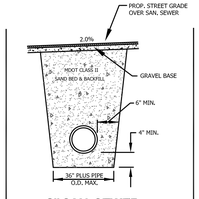


8" OR 12" WATERMAIN
UNDER PAVEMENT OR WITHIN ROAD INFLUENCE AREA
(DUCTILE IRON CLASS 52)

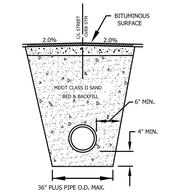
NOTE: WATERMAIN, SAN. AND STM SEWER PIPE SHALL BE BEDDED IN ACCORDANCE W/ K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS



8" OR 12" WATERMAIN
(DUCTILE IRON CLASS 52)

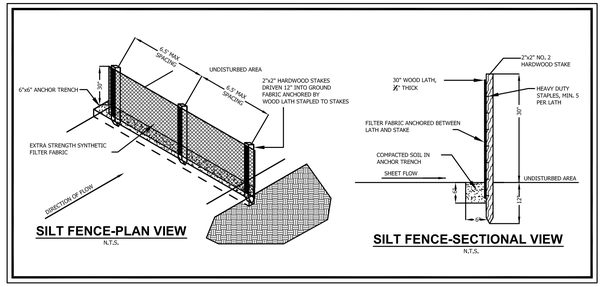


8" SAN. SEWER
(ASTM D3034, TYPE PSM, SDR-26 OR TRUSS P.V.C.)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)



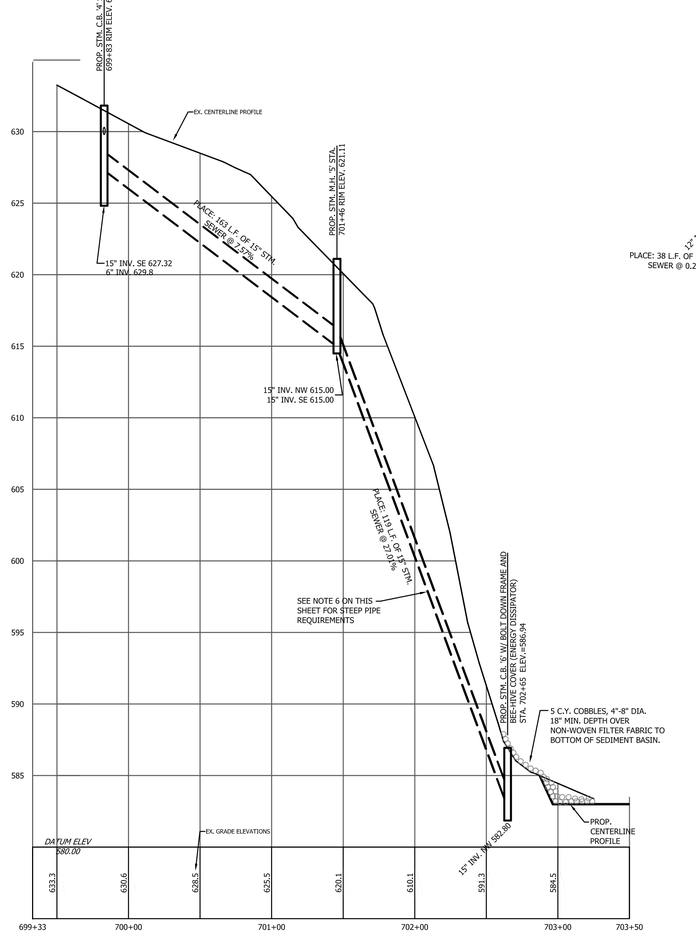
STORM SEWER
(REINFORCED CONCRETE ASTM C-76-III, MDOT CL. 2, OR AASHTO M-294 SLCPP)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

TYPICAL UTILITY TRENCH BACKFILL WITHIN R.O.W.
NO SCALE

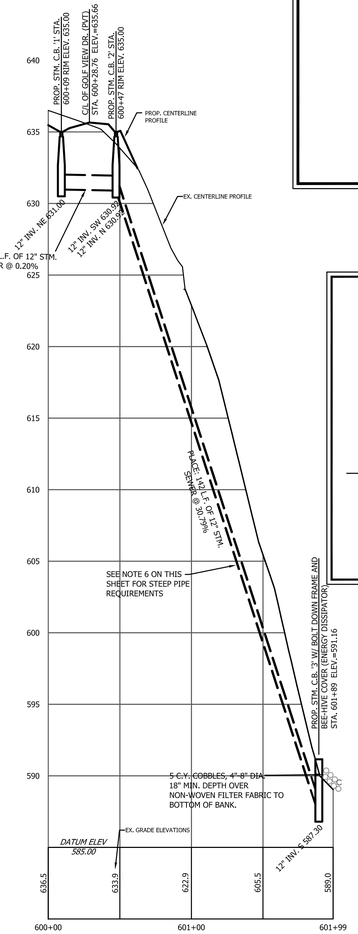


SILT FENCE-PLAN VIEW
N.T.S.

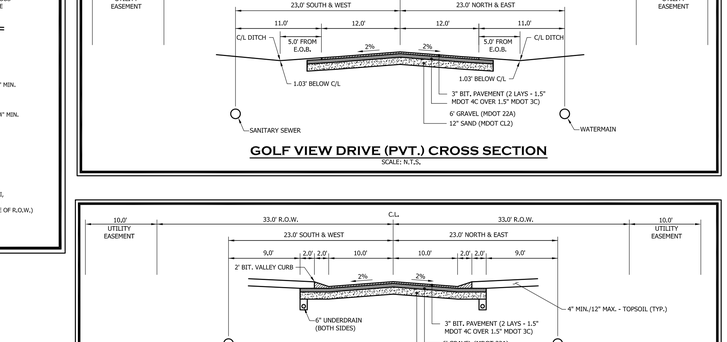
SILT FENCE-SECTIONAL VIEW
N.T.S.



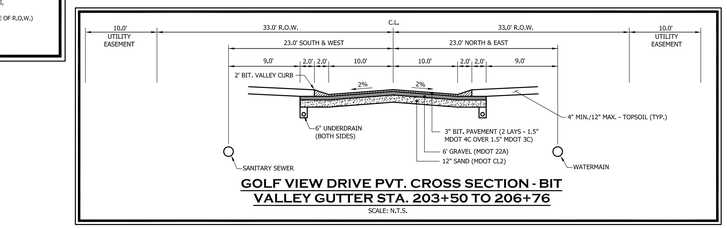
STORM SEWER NO.2



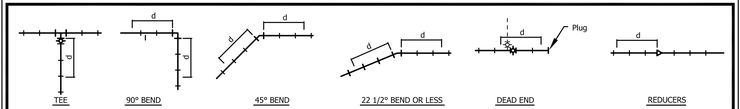
STORM SEWER NO.3



GOLF VIEW DRIVE (PVT.) CROSS SECTION
SCALE: N.T.S.



GOLF VIEW DRIVE PVT. CROSS SECTION - BIT VALLEY GUTTER STA. 203+50 TO 206+76
SCALE: N.T.S.



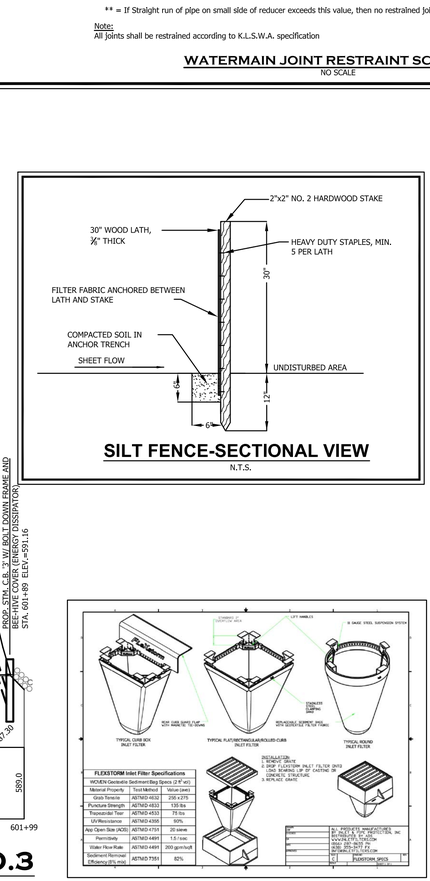
d= Length of Restrained Joint Pipe

PIPE RESTRAINT LENGTH REQUIRED, FEET (d)							
Pipe Diameter	Tees	90°bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
8"	41'	41'	17'	8'	4'	104'	43'	55'
12"	58'	58'	24'	12'	6'	149'	80'	120'

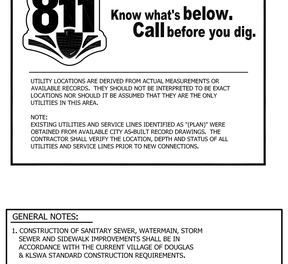
** = If Straight run of pipe on small side of reducer exceeds this value, then no restrained joints are necessary.

Note:
All joints shall be restrained according to K.L.S.W.A. specification

WATERMAIN JOINT RESTRAINT SCHEDULE
NO SCALE



FLEXSTORM INLET FILTER SPECIFICATIONS



SILT FENCE-SECTIONAL VIEW
N.T.S.

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GENERAL NOTES:

1. CONSTRUCTION OF SANITARY SEWER, WATERMAIN, STORM SEWER AND SIDEWALK IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT VILLAGE OF DOUGLAS & KLSWA STANDARD CONSTRUCTION REQUIREMENTS.
2. PROVIDE SIEVE ANALYSIS ON EXISTING SOILS TO DETERMINE IF THEY MEET CLASS II SPECIFICATIONS FOR BACKFILL.
3. INSTALLATION OF S.,C.,P.P, STORM SEWER MUST COMPLY WITH M.D.O.T. SPECIFICATIONS (INCLUDING MIN. COVER AND 30 DAY MANDRILL, ETC.).
4. ROADWAY & UTILITY TRENCH BACKFILL MATERIAL SHALL MEET MDOT CLASS II SPECIFICATIONS.

WATERMAIN CONSTRUCTION

1. COORDINATE TAP OF THE EXISTING WATERMAIN WITH KLSWA & VILLAGE OF DOUGLAS WATER AND SEWER DEPARTMENT.
2. HYDRANT WEEP HOLES SHALL BE OPEN UNLESS CONSTRUCTED BELOW WATER TABLE. MEGA LUGS OR RODDING IS REQUIRED FOR REACTION BACKING.
3. WATER SERVICES SHALL BE MARKED WITH A SECTION OF PVC PIPE AT THE CURB STOP & BOX (EXTENDING 3' ABOVE GROUND AT A MIN.).
4. WATER SERVICE FITTINGS SHALL BE COMPRESSION FITTINGS. CONTRACTORS SHALL PROVIDE ELECTRICAL CONTINUITY ON FITTINGS.
5. TESTING SHALL CONFORM TO KLSWA STANDARDS.
6. ALL CURB STOPS SHALL BE FURNISHED WITH STATIONARY RODS.
7. ALL WATERMAIN IS TO BE DUCTILE IRON PIPE CLASS 52.

SANITARY SEWER CONSTRUCTION

1. SANITARY SEWER PIPE SHALL BE ASTM 3034, SDR 35 PVC OR SDR 26 PVC AS NOTED ON THE PLANS.
2. SANITARY SEWER CASTINGS SHALL BE SIMILAR TO E.J.I.W. 1120
3. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE KLSWA. (INCL. TESTING)
4. TEMP. PLUG TO BE PLACED IN EX. SEWER UNTIL NEW SEWER IS ACCEPTED BY KLSWA.
5. MANHOLES SHALL BE PRECAST, BOOT TYPE WITH OUTER BITUMINOUS COATING.
6. THE END OF SEWER LATERALS SHALL BE MARKED WITH A 2"x 2" WOOD STAKE AND A STEEL REROD, COVERED WITH A SECTION OF PVC PIPE EXTENDING 3' ABOVE GRADE.
7. A 6" PROPERTY LINE RISER SHALL BE PLACED AT THE END OF EACH LATERAL.

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

COLUMBUS
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Dublin, OH 43016
PHONE: 614.859.1127

GRAND RAPIDS
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Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
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Holland, MI 49423
PHONE: 616.393.0449

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.5762

Details & Specifications

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 458-8505

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13
3	CITY ENGINEER	03/27/13
4	FOR CONSTRUCTION	
5		
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checked	date	checked by:	date:	drawn by:	date:
RJB	03/14/13	RJB	03/12/13	MEM	

project no.: 13200132

sheet no.: C-500

6 OF 6

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BENCHMARK #13:	ELEV.= 611.17 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 6' SOUTH OF THE SOUTH EDGE OF PAVEMENT FOR CENTER STREET & 7' WEST OF THE EAST LINE OF THE EXISTING BUILDING TO THE NORTH.	

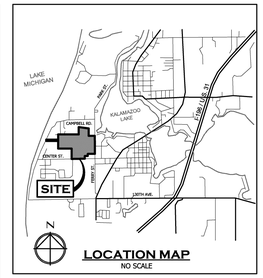
BENCHMARK #20:	ELEV.= 634.92 (NGVD29)
SET RAILROAD SPIKE IN NORTH SIDE OF 60" ASH TREE LOCATED 281' EAST OF THE END OF GOLFVIEW DRIVE & 360' SOUTH OF THE NORTH SIDE OF PAVEMENT FOR GOLFVIEW DRIVE.	

BENCHMARK #2144:	ELEV.= 621.77 (NGVD29)
RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 1000' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

BENCHMARK #2212:	ELEV.= 627.02 (NGVD29)
RAILROAD SPIKE IN WEST SIDE OF UTILITY POLE LOCATED 9' EAST OF THE EAST EDGE OF PAVEMENT FOR FERRY STREET & 630' NORTH OF THE EAST 1/4 CORNER OF SECTION 17.	

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- PROP. BITUMINOUS
- PROP. STORM SEWER
- PROP. UNDERDRAIN
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- PROP. SILT FENCE
- WETLAND BOUNDARY FLAGS
- WETLAND AREA
- MONITORING WELL
- EXIST. TREELINE
- SOIL EROSION CONTROL MATTING
- SOIL BORING LOCATION



N

W E

S

SCALE: 1" = 50'

BENCHMARK #25
ELEVATION: 636.07

BENCHMARK #24
ELEVATION: 637.06

BENCHMARK #20
ELEVATION: 634.92

Golfview Drive

Golfview Drive (Pvt.)

Asphalt Leveling Course Installed: ~18,929 square feet

PLACE: 1-4' DIA. C.B. #3 AT STA. 601+89 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

12" INV. 587.30

SEE STORM PROFILE "STORM SEWER NO.3" SHEET 6 OF 6.

PLACE: 1-2' DIA. C.B. #2 AT STA. 600+47

PLACE: 1-2' DIA. C.B. #1 AT STA. 600+09

PROP. 12" STORM SEWER TO CONDOMINIUM ASSOCIATION

PROP. 8" WATERMAIN

PROP. 10' UTILITY EASEMENT

PROP. 66' EASEMENT FOR PRIVATE ROAD & UTILITIES

PROP. 30' ACCESS EASEMENT TO KLSWA

EX. SANITARY SEWER MH RIM ELEV: 595.31 INV. 8" N. 579.81 INV. 8" S. 580.66

EX. SANITARY SEWER MH RIM ELEV: 637.31 INV. 8" E. 614.84 INV. 8" W. 614.76

EX. SANITARY SEWER MH (FROM AS-BUILTS) RIM ELEV: 619.04 INV. 8" N. 613.74 INV. 8" S. 613.74

EX. SANITARY SEWER MH RIM ELEV: 614.15 INV. 8" W. 614.07 INV. 8" N. 614.09

LIMITS OF GRADING

PLACE: 1-4' DIA. C.B. #4 AT STA. 699+83

SEE STORM PROFILE "STORM SEWER NO.2" SHEET 6 OF 6.

PLACE: 1-4' DIA. STM. MH. #5 AT STA. 701+45.64

PROP. 30' STORM EASEMENT TO CONDOMINIUM ASSOCIATION

PLACE: 1-4' DIA. C.B. #6 AT STA. 702+65 WITH 5 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

15" INV. 582.80

PROP. 1 ON 5 SLOPE (TYPICAL)

PROP. DRAINAGE EASMT TO CONDOMINIUM AASSOCIATION

PROP. 1 ON 2 SLOPE (TYPICAL)

EXCESS SOIL DISPOSAL AREA. STRIP TOPSOIL, PLACE EXCESS SOIL, COMPACT IN PLACE TO 95% DENSITY IN 12" LOOSE LIFTS, REPLACE TOPSOIL, FERTILIZE, SEED & MULCH.

REMOVE EX. PAVED CART PATH (433 LF. TOTAL)

EX. WETLANDS

PROPOSED SEDIMENT BASIN #1

PLACE: 41' OF 6" STM. SEWER (PVC) @ 0.5%

6" INV. 582.00

F.E.S. #8 PLACE: 1-6' CONC. FLARED END SECTION (C-76-III) 2 C.Y. COBBLES, 4"-8" DIA. 18" MIN. DEPTH OVER NON-WOVEN FILTER FABRIC

OUTLET CONTROL STRUCTURE #1 (SEE DETAIL)

PROP. EMERGENCY SPILLWAY #1 (SEE DETAIL)

EX. DRAIN EASEMENT A.C.D.C.

WARNOCK CREEK

NON-REGULATED 100 YEAR FLOODPLAIN

PLACE: 2,598 S.Y. TOTAL THIS PROJECT OF EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL)

NOTE:
SEDIMENT BASIN #1 TO BE BUILT & STABILIZED FIRST BEFORE ANY OTHER CONSTRUCTION WORK. STORM DISCHARGE TO THE SEDIMENT BASIN SHOULD NOT OCCUR UNTIL THE BASIN IS FULLY STABILIZED.

ALL WORK WITHIN REGULATED WETLANDS SHALL BE COMPLETED IN ACCORDANCE WITH MDEQ PERMIT #_____ ISSUED _____

NOTE: ALL FILL AREAS, INCLUDING UTILITY TRENCHES, BUILDING ENVELOPES AND STREETS ARE TO BE COMPACTED IN 12" LOOSE LIFTS (CLAY AREAS: 4"- 6" LIFTS) TO 95% MAX. DRY DENSITY AS DETERMINED BY MICHIGAN CONE OR MODIFIED PROCTOR (ASTM D-1557) TESTING.

5 SEEDING

6 SEEDING WITH MATTING

13 RIPRAP, RUBBLE, GABIONS

15 PAVING

40 INLET SEDIMENT FILTER — FLEXSTORM INLET FILTERS SEE DETAIL SHEET C-500

57 GEOTEXTILE SILT FENCE

CONSTRUCTION STAKING AND LAYOUT SHALL BE PERFORMED BY NEDERVELD, INC.

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 "(PLAN)" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.

2) 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.

3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.

4) LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, e.g. [S] RELATING TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
[S] DENOTES TEMPORARY PRACTICES
[S] DENOTES PERMANENT PRACTICES

5) A 150 FOOT LONG, 6 INCH DEEP CRUSHED CONCRETE ENTRANCE SHALL BE INSTALLED WHERE EARTH MOVERS WILL BE ENTERING & EXITING THE SITE. ALL DIRT, CLAY ROCK, AND OTHER SOIL SHALL BE CLEANED FROM THE ROAD NIGHTLY.

6) ALL DIRT STOCKPILES SHALL HAVE SILT FENCE AROUND THEM.

7) ALL INLET FILTERS AND SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS TO ENSURE THOSE CONTROLS ARE WORKING OPTIMALLY.

8) VEGETATIVE FILTER STRIPS SHALL BE PLACED ON ALL AREAS OF THE DEVELOPMENT WHERE SLOPES EXCEED 1% BUT ARE LESS THAN 5% AND MUST BE AT LEAST 20' IN WIDTH. WOVEN MULCH BLANKETS SHALL BE PLACED IMMEDIATELY OVER SCARIFIED SLOPES AND MAINTAINED UNTIL VISIBLE VEGETATIVE GROWTH HAS BEEN ESTABLISHED. SLOPES GREATER THAN 5% SHOULD HAVE DIVERSIONS OR ANY OTHER CONCEIVABLE CONTROL TO CARRY WATER AWAY FROM THESE AREAS UNTIL VEGETATIVE GROWTH OCCURS.

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8459 Castlewood Dr., Suite B
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PHONE: 317.288.3762

Soil Erosion/Sedimentation Control and Grading Plan of Golfview Drive (Private)

WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 656-8000

no.	comment	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13
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	checked	date	drawn by:	BEM	date:	03/13/13
checked by:	RJB	03/13/13	checked by:	RJB	date:	03/13/13

project no.: 13200132

sheet no.: C-300

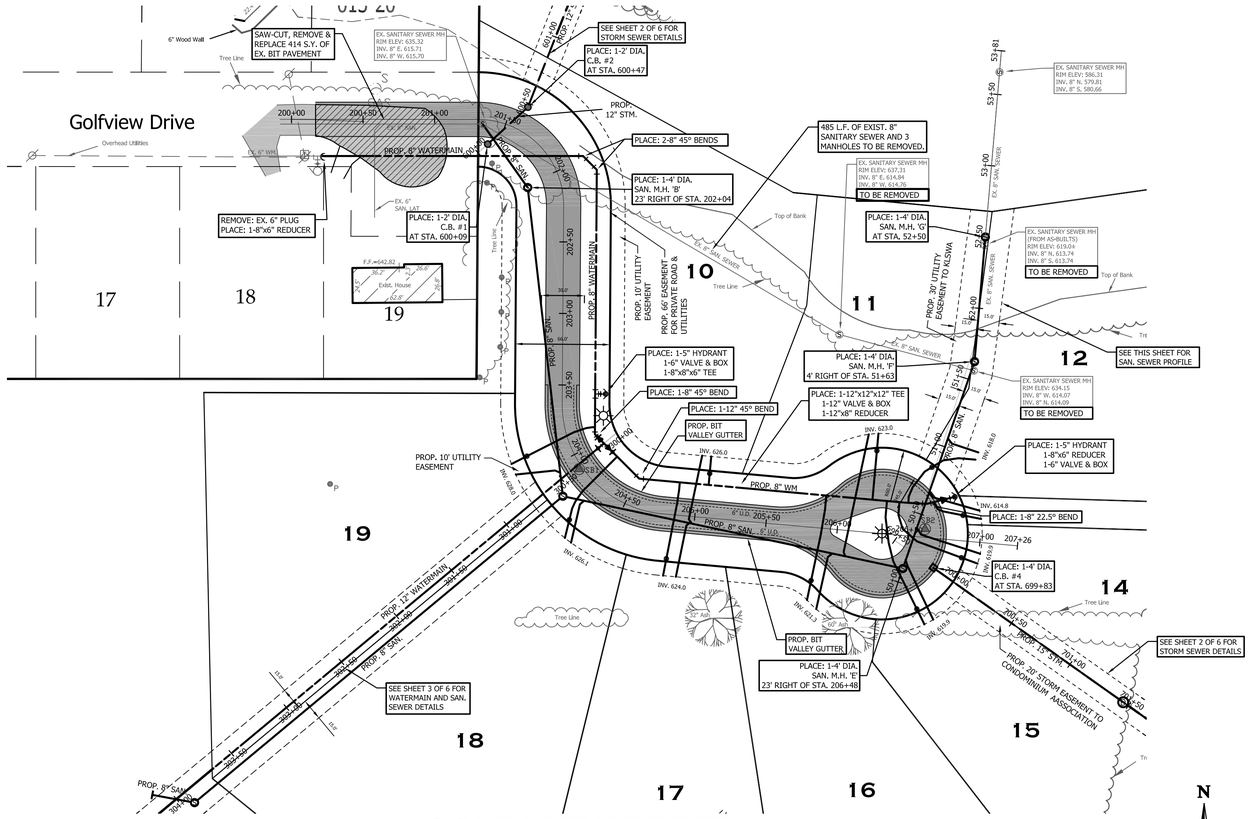
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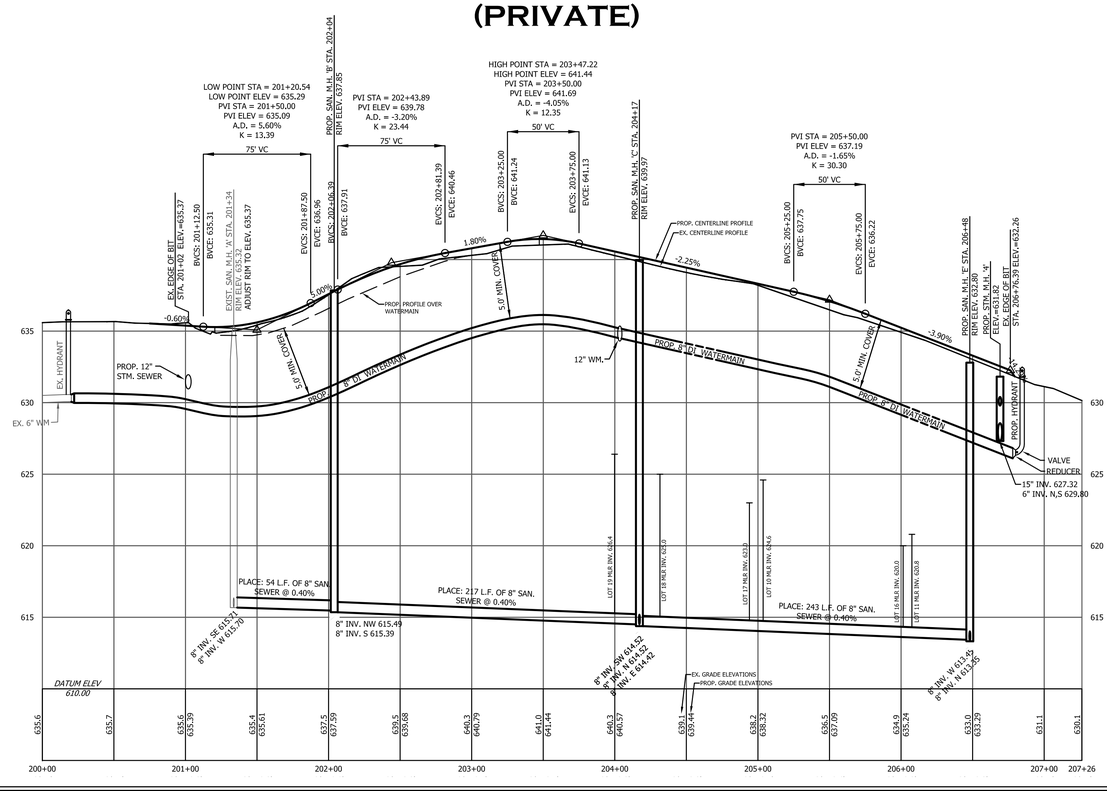
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GOLF VIEW DRIVE (PRIVATE)



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

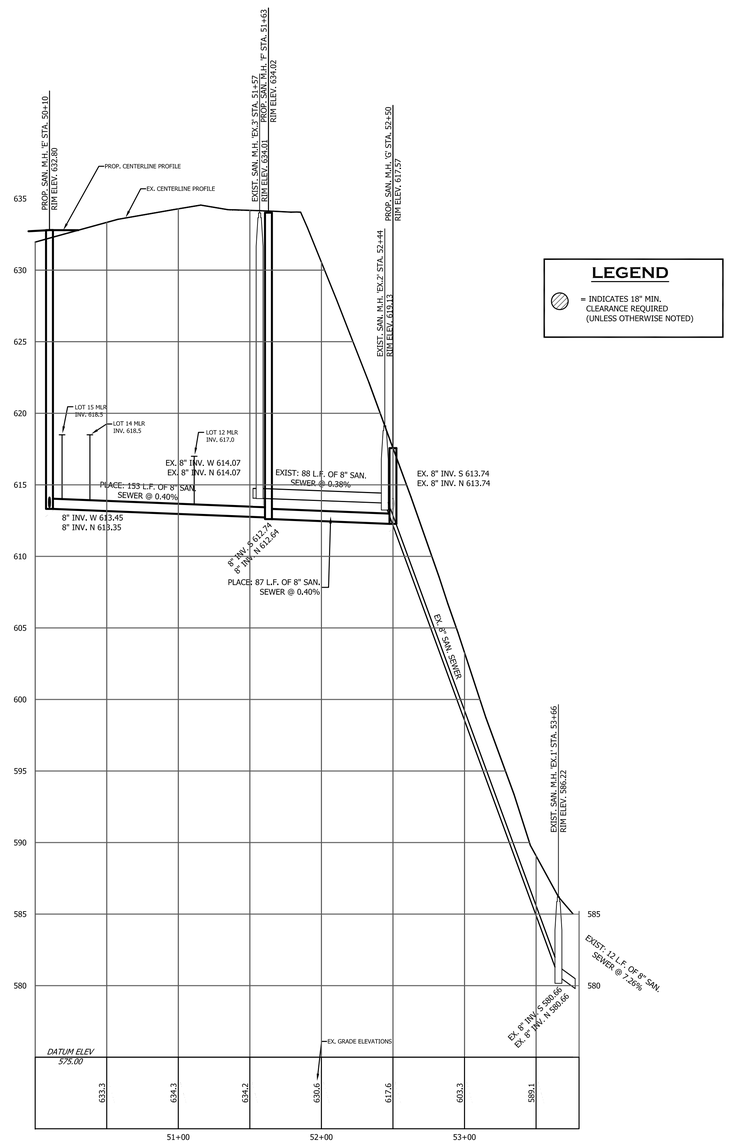


SB–1
Surface Elevation ~ 640
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 10.0' Sand – compact light brown fine (dry)
10.0' – 10.3' Clay – stiff brown silty
10.3' – 13.5' Clay – stiff gray silty
13.5' – 14.5' Silt – compact brown sandy (wet)
14.5' – 15.0' Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 625)
Groundwater encountered 10.0 ft.

SB–2
Surface Elevation ~ 633
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 9.5' Sand – compact light brown (wet below 4.0 feet)
9.5' – 10.0' Clay – stiff brown silty
10.0' – 11.0' Clay – stiff gray silty
11.0' – 14.0' Silt – stiff brown clayey with occasional clay seams (wet)
14.0' – 15.0' Silt – stiff gray clayey (wet)
15.0' End of Boring (Elevation ~ 618)
Groundwater encountered 4.5 ft.

SB–4
Surface Elevation ~ 624
0.0' – 1.0' Topsoil – dark brown fine sand (12.0)
1.0' – 2.2' Sand – compact light brown fine with a trace of clay (wet)
2.2' – 9.5' Clay – firm to stiff brown silty
9.5 – 14.0' Sand – compact light brown fine with silt and clay seams (wet)
14.0 – 15.0 Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 609)
Groundwater encountered 1.5 ft.

PROPOSED SANITARY PROFILE



LEGEND

▨ = INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)

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RJB	03/14/13								
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RJB	05/07/13								
RJB	07/12/13								

project no.:
13200132

C-402

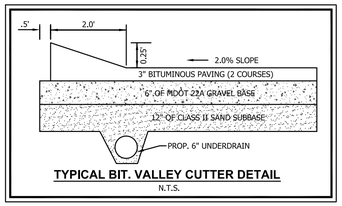
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5 OF 6

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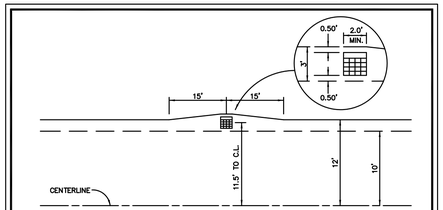
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NOTES

1. TOPSOIL STRIPPING, PIPE EXCAVATION, PIPE BACKFILL & TOPSOIL REPLACEMENT ARE INCIDENTAL TO THE WORK.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" MINIMUM AND 12" MAXIMUM TOPSOIL AND SEED/FERTILIZER/MULCH MIXTURE.
3. REMOVAL AND REPLACEMENT OF DRIVEWAY STM SEWER CULVERTS, STREET SIGNS, MAILBOXES, LAWN SPRINKLERS, FENCES, SHRUBS OR SIMILAR ITEMS ARE INCIDENTAL TO THE WORK.
4. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS AND EASEMENTS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PROPER PERMIT TO WORK IN FERRY ST., GOLFVIEW DR. & CENTER ST. RIGHT-OF-WAY INCIDENTAL TO CONTRACT.
6. ALL STORM SEWER PIPE TO BE INSTALLED ON STEEP SLOPES AT GREATER THAN 12% PIPE SLOPE SHALL BE PROVIDED WITH ANCHORS AND RESTRAINED JOINTS TO PREVENT JOINT SEPARATION & PIPE MIGRATION IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATION.
   AS AN ALTERNATIVE, THE PIPE CAN BE SOLID WALL CONTINUOUS PIPE DIRECTIONALLY BORED TO THE BOTTOM OF THE BANK.

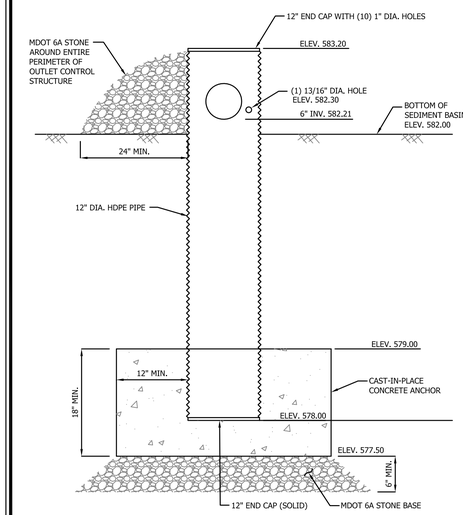


TYPICAL BIT. VALLEY CUTTER DETAIL
N.T.S.

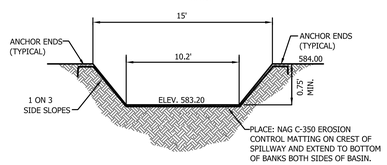


SET CATCH BASINS IN VALLEY GUTTER SECTION 0.25' BELOW CENTERLINE GRADE.
CENTERLINE OF CATCH BASIN TO BE 11.5' LEFT OR RIGHT OF THE ROAD CENTERLINE.

BIT VALLEY GUTTER - CATCH BASIN DETAIL
N.T.S.



GOLFVIEW DRIVE EXTENSION
12" OUTLET CONTROL RISER DETAIL #1
N.T.S.

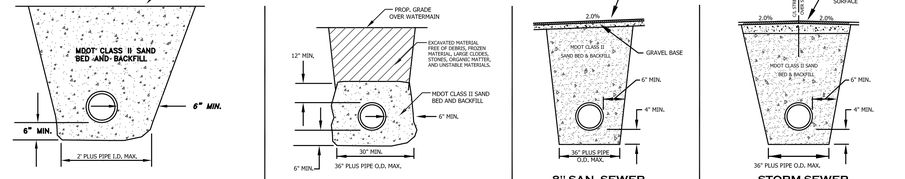


SEDIMENT BASIN
EMERGENCY SPILLWAY DETAIL #1
N.T.S.

GOLFVIEW DRIVE EXTENSION

NOTE: PIPE EMBEDMENT SHALL BE IN ACCORDANCE WITH K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS

NOTE: WATERMAIN, SAN. AND STM SEWER PIPE SHALL BE BEDDED IN ACCORDANCE W/ K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS



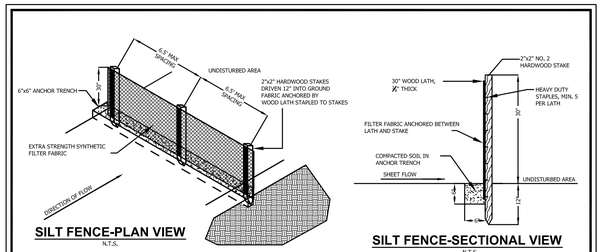
8" OR 12" WATERMAIN UNDER PAVEMENT OR WITHIN ROAD INFLUENCE AREA
(DUCTILE IRON CLASS 52)

8" OR 12" WATERMAIN
(DUCTILE IRON CLASS 52)

8" SAN. SEWER
(ASTM D3034, TYPE PSM, SDR-26 OR TRUSS P.V.C.)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

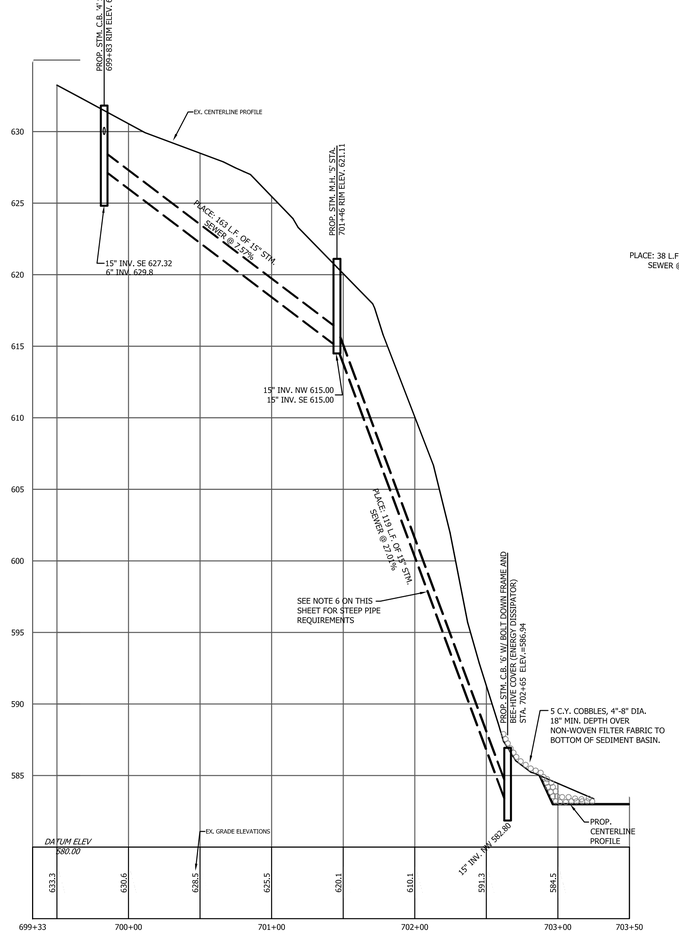
STORM SEWER
(REINFORCED CONCRETE ASTM C-76-III, MDOT CL. 2, OR AASHTO M-294 SLCPP)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

TYPICAL UTILITY TRENCH BACKFILL WITHIN R.O.W.
NO SCALE

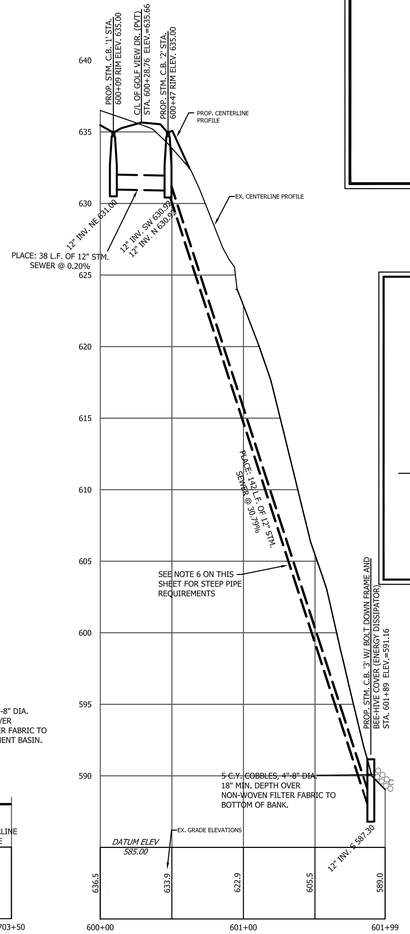


SILT FENCE-PLAN VIEW
N.T.S.

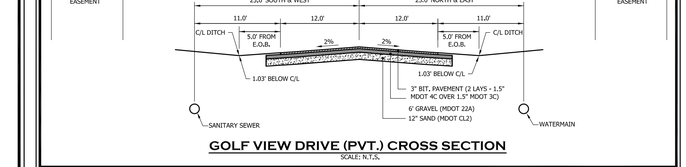
SILT FENCE-SECTIONAL VIEW
N.T.S.



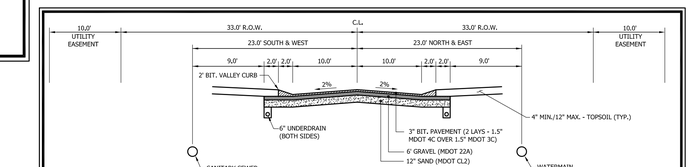
STORM SEWER NO.2



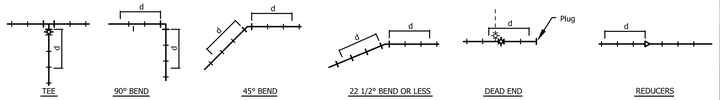
STORM SEWER NO.3



GOLF VIEW DRIVE (PVT.) CROSS SECTION
SCALE: N.T.S.



GOLF VIEW DRIVE PVT. CROSS SECTION - BIT VALLEY GUTTER STA. 203+50 TO 206+76
SCALE: N.T.S.



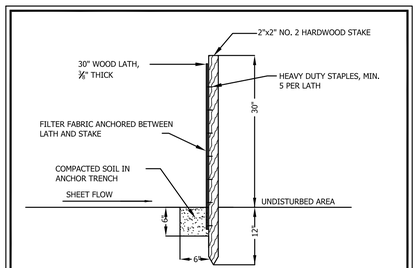
d= Length of Restrained Joint Pipe

PIPE RESTRAINT LENGTH REQUIRED, FEET (d)								
Pipe Diameter	Tees	90°bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
8"	41'	41'	17'	8'	4'	104'	43'	55'
12"	58'	58'	24'	12'	6'	149'	80'	120'

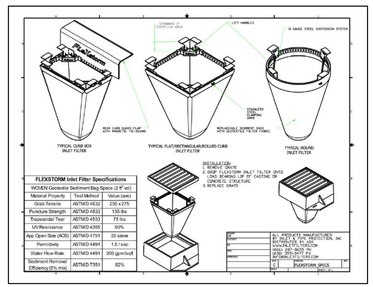
** = If Straight run of pipe on small side of reducer exceeds this value, then no restrained joints are necessary.

Note:
All joints shall be restrained according to K.L.S.W.A. specification

WATERMAIN JOINT RESTRAINT SCHEDULE
NO SCALE



SILT FENCE-SECTIONAL VIEW
N.T.S.



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

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2. PROVIDE SIEVE ANALYSIS ON EXISTING SOILS TO DETERMINE IF THEY MEET CLASS II SPECIFICATIONS FOR BACKFILL.
3. INSTALLATION OF S.,C.,P.P, STORM SEWER MUST COMPLY WITH M.D.O.T. SPECIFICATIONS (INCLUDING MIN. COVER AND 30 DAY MANDRILL, ETC.).
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7. A 6" PROPERTY LINE RISER SHALL BE PLACED AT THE END OF EACH LATERAL.

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WESTSHORE PHASE 1B

PART OF OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Details & Specifications

DOUGLAS PROPERTY DEVELOPMENT, LLC
Attention: Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone (616) 458-8505

no.	comment	date	checked by	date	drawn by	date
1	CONSTRUCTION PLAN SUBMITTAL	03/14/13	RJB	03/14/13	REM	03/14/13
2	ALLEGAN COUNTY SESC AGENT	03/22/13	RJB	03/22/13		
3	CITY ENGINEER	05/07/13	RJB	07/12/13		
4	FOR CONSTRUCTION	05/22/13				
5						
6						
7						
8						

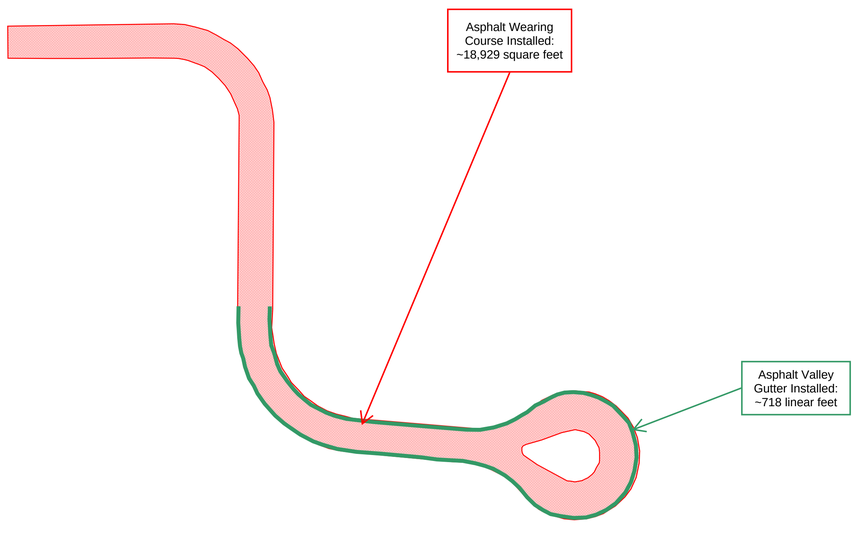
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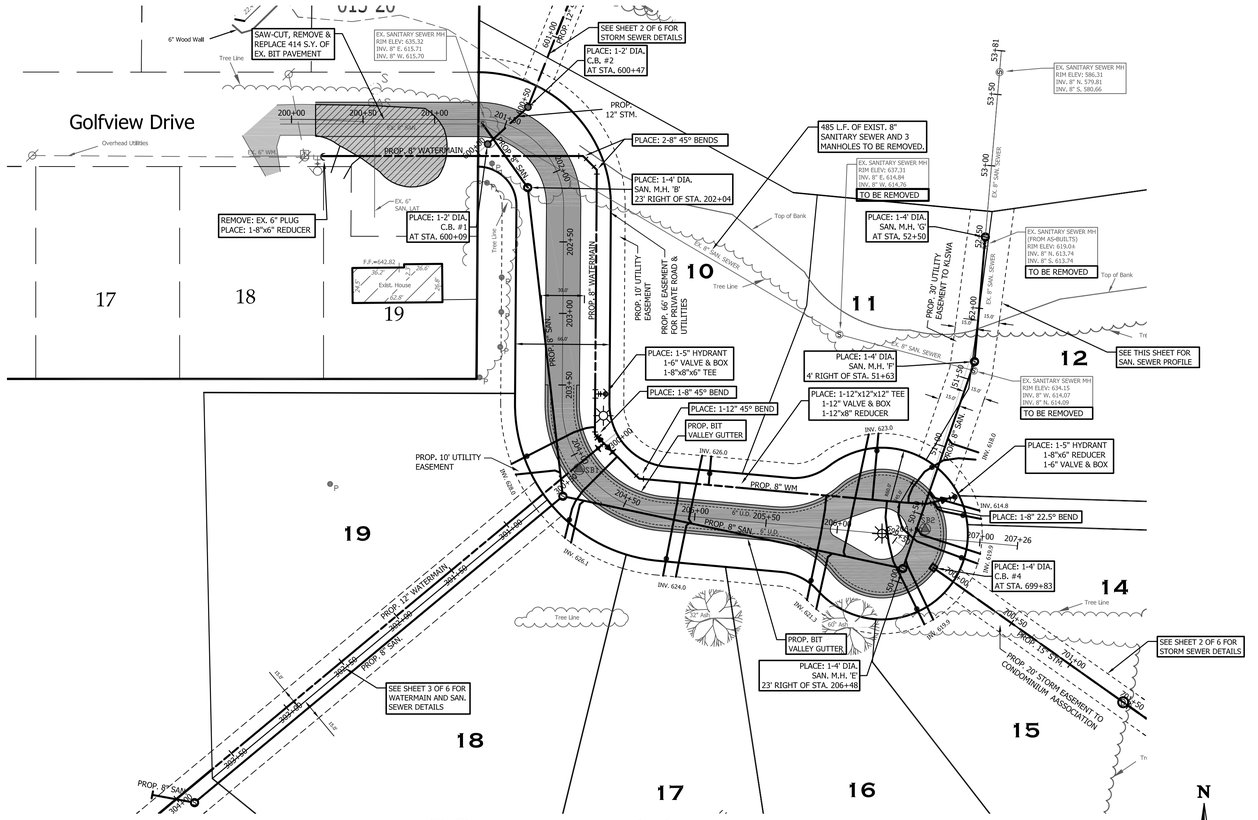
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sheet no.:
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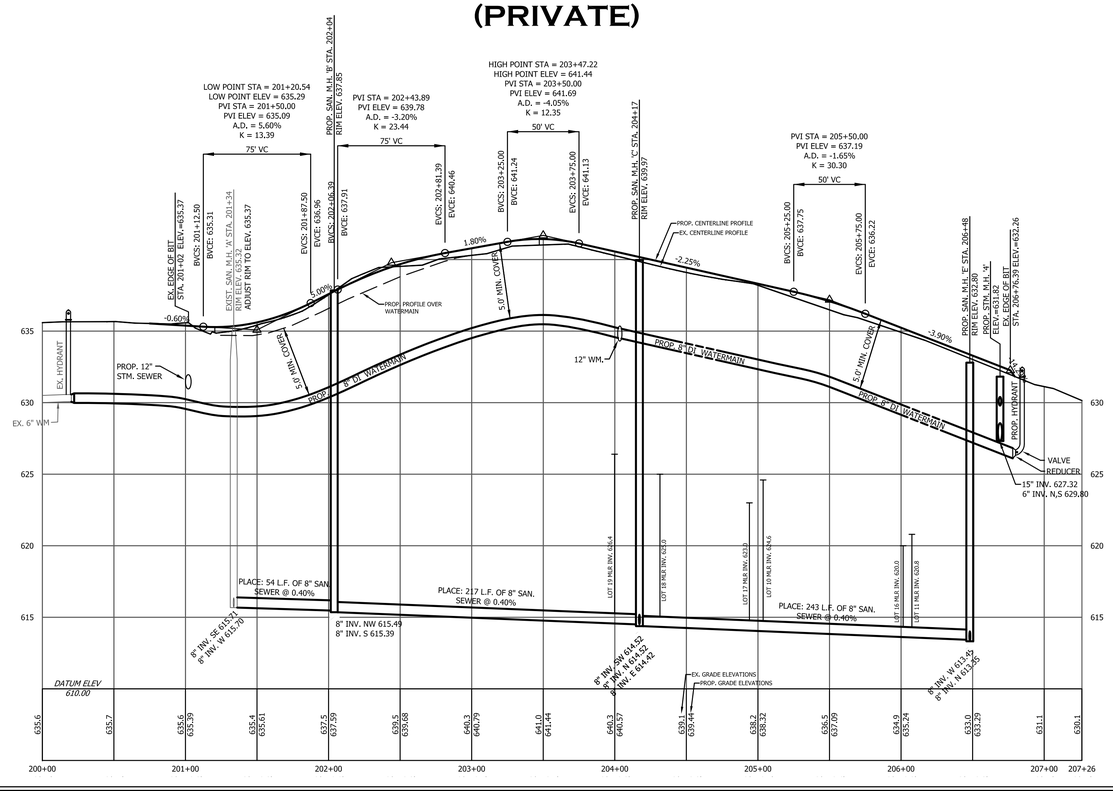

Asphalt Wearing Course Installed: ~18,929 square feet
Asphalt Valley Gutter Installed: ~718 linear feet



GOLF VIEW DRIVE (PRIVATE)



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

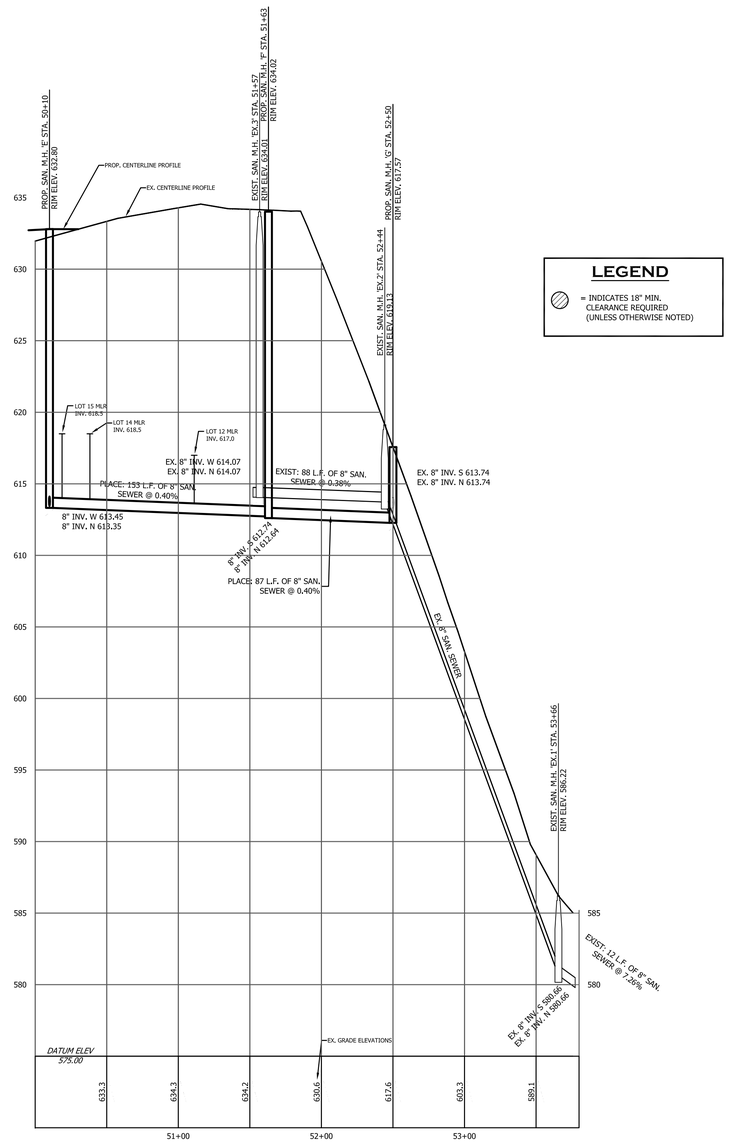


SB–1
Surface Elevation ~ 640
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 10.0' Sand – compact light brown fine (dry)
10.0' – 10.3' Clay – stiff brown silty
10.3' – 13.5' Clay – stiff gray silty
13.5' – 14.5' Silt – compact brown sandy (wet)
14.5' – 15.0' Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 625)
Groundwater encountered 10.0 ft.

SB–2
Surface Elevation ~ 633
0.0' – 0.1' Topsoil – dark brown fine sand (12.0")
1.0' – 9.5' Sand – compact light brown (wet below 4.0 feet)
9.5' – 10.0' Clay – stiff brown silty
10.0' – 11.0' Clay – stiff gray silty
11.0' – 14.0' Silt – stiff brown clayey with occasional clay seams (wet)
14.0' – 15.0' Silt – stiff gray clayey (wet)
15.0' End of Boring (Elevation ~ 618)
Groundwater encountered 4.5 ft.

SB–4
Surface Elevation ~ 624
0.0' – 1.0' Topsoil – dark brown fine sand (12.0)
1.0' – 2.2' Sand – compact light brown fine with a trace of clay (wet)
2.2' – 9.5' Clay – firm to stiff brown silty
9.5 – 14.0' Sand – compact light brown fine with silt and clay seams (wet)
14.0 – 15.0 Clay – stiff gray silty
15.0' End of Boring (Elevation ~ 609)
Groundwater encountered 1.5 ft.

PROPOSED SANITARY PROFILE



LEGEND

▨ = INDICATES 18" MIN. CLEARANCE REQUIRED (UNLESS OTHERWISE NOTED)

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RJB	05/07/13	CITY ENGINEER	3	
RJB	07/12/13	FOR CONSTRUCTION	4	
			5	
			6	
			7	
			8	

checked by: RJB date: 03/14/13 drawn by: BEM date: 03/14/13

project no.:
13200132

C-402

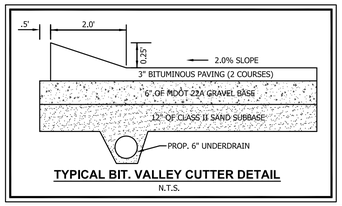
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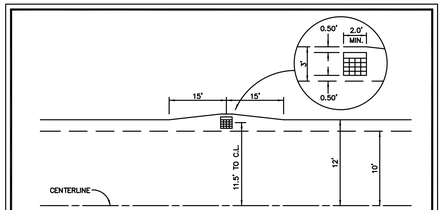
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NOTES

1. TOPSOIL STRIPPING, PIPE EXCAVATION, PIPE BACKFILL & TOPSOIL REPLACEMENT ARE INCIDENTAL TO THE WORK.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" MINIMUM AND 12" MAXIMUM TOPSOIL AND SEED/FERTILIZER/MULCH MIXTURE.
3. REMOVAL AND REPLACEMENT OF DRIVEWAY STM SEWER CULVERTS, STREET SIGNS, MAILBOXES, LAWN SPRINKLERS, FENCES, SHRUBS OR SIMILAR ITEMS ARE INCIDENTAL TO THE WORK.
4. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS AND EASEMENTS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PROPER PERMIT TO WORK IN FERRY ST., GOLFVIEW DR. & CENTER ST. RIGHT-OF-WAY INCIDENTAL TO CONTRACT.
6. ALL STORM SEWER PIPE TO BE INSTALLED ON STEEP SLOPES AT GREATER THAN 12% PIPE SLOPE SHALL BE PROVIDED WITH ANCHORS AND RESTRAINED JOINTS TO PREVENT JOINT SEPARATION & PIPE MIGRATION IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATION.
   AS AN ALTERNATIVE, THE PIPE CAN BE SOLID WALL CONTINUOUS PIPE DIRECTIONALLY BORED TO THE BOTTOM OF THE BANK.

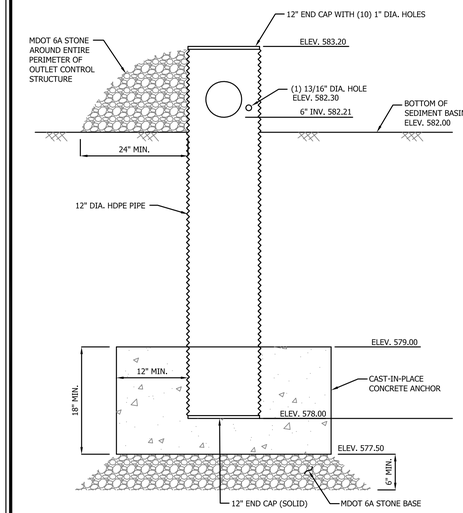


TYPICAL BIT. VALLEY CUTTER DETAIL
N.T.S.

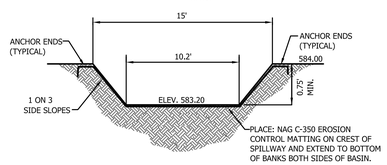


SET CATCH BASINS IN VALLEY GUTTER SECTION 0.25' BELOW CENTERLINE GRADE.
CENTERLINE OF CATCH BASIN TO BE 11.5' LEFT OR RIGHT OF THE ROAD CENTERLINE.

BIT VALLEY GUTTER - CATCH BASIN DETAIL
N.T.S.



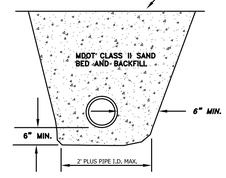
GOLFVIEW DRIVE EXTENSION
12" OUTLET CONTROL RISER DETAIL #1
N.T.S.



SEDIMENT BASIN
EMERGENCY SPILLWAY DETAIL #1
N.T.S.

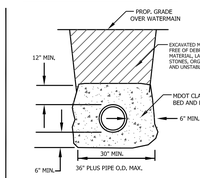
GOLFVIEW DRIVE EXTENSION

NOTE: PIPE EMBEDMENT SHALL BE IN ACCORDANCE WITH K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS

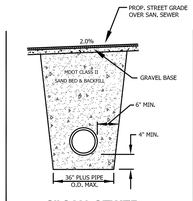


8" OR 12" WATERMAIN
UNDER PAVEMENT OR WITHIN ROAD INFLUENCE AREA
(DUCTILE IRON CLASS 52)

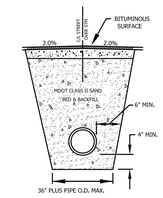
NOTE: WATERMAIN, SAN. AND STM SEWER PIPE SHALL BE BEDDED IN ACCORDANCE W/ K.L.S.W.A. STANDARD CONSTRUCTION SPECIFICATIONS



8" OR 12" WATERMAIN
(DUCTILE IRON CLASS 52)

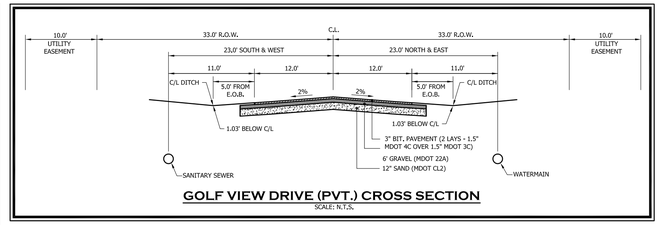


8" SAN. SEWER
(ASTM D3034, TYPE PSM, SDR-26 OR TRUSS P.V.C.)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

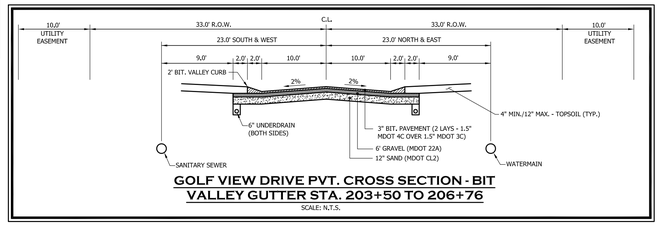


STORM SEWER
(REINFORCED CONCRETE ASTM C-76-III, MDOT CL. 2, OR AASHTO M-294 SLCPP)
* FULL TRENCH BACKFILL NOT REQUIRED OUTSIDE OF R.O.W.)

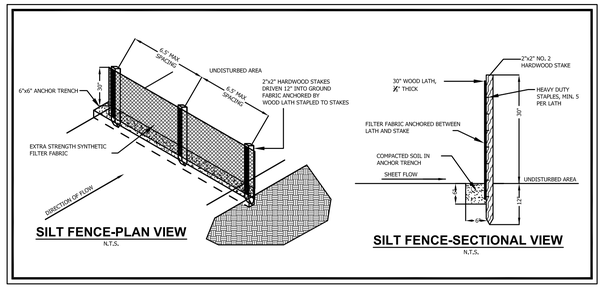
TYPICAL UTILITY TRENCH BACKFILL WITHIN R.O.W.
NO SCALE



GOLF VIEW DRIVE (PVT.) CROSS SECTION
SCALE: N.T.S.

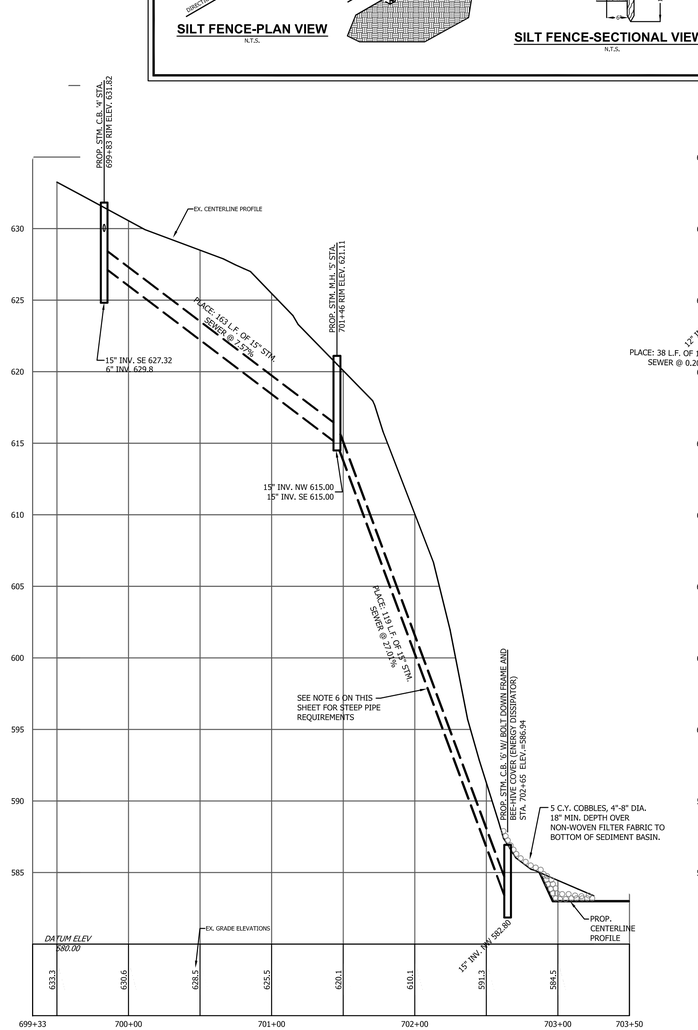


GOLF VIEW DRIVE PVT. CROSS SECTION - BIT VALLEY GUTTER STA. 203+50 TO 206+76
SCALE: N.T.S.

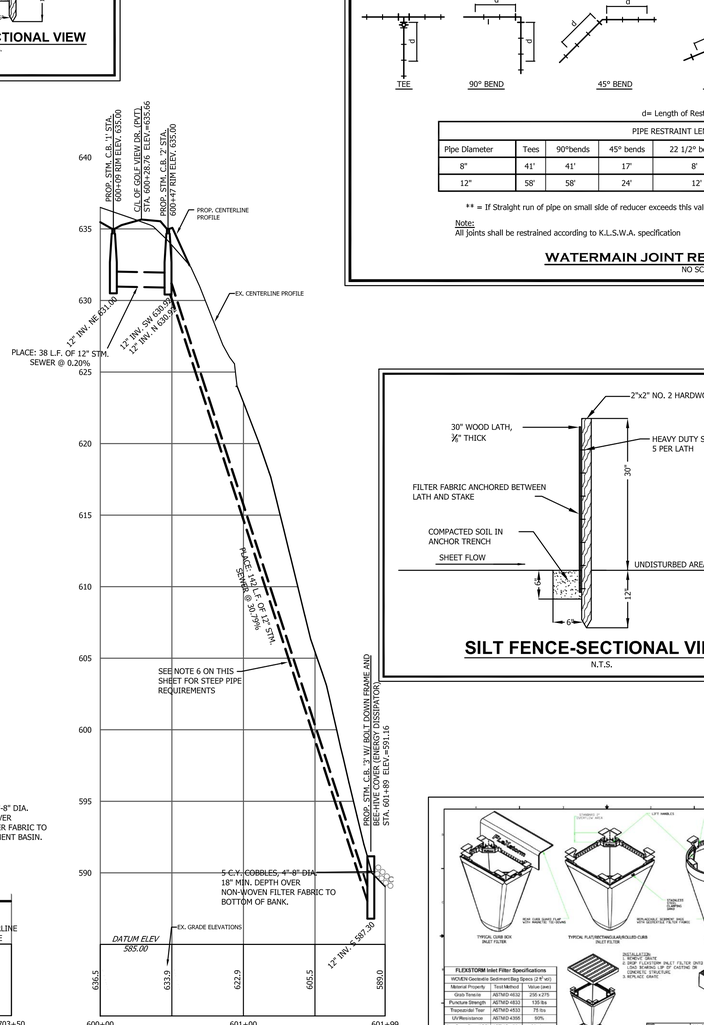


SILT FENCE-PLAN VIEW
N.T.S.

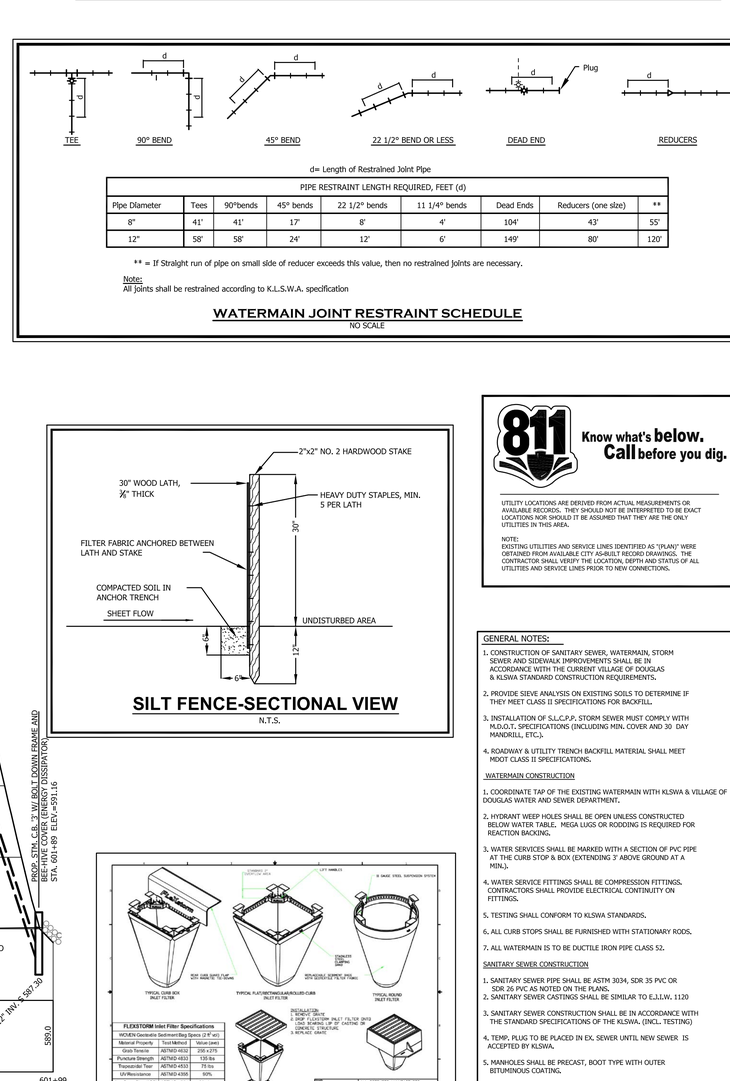
SILT FENCE-SECTIONAL VIEW
N.T.S.



STORM SEWER NO.2



STORM SEWER NO.3



WATERMAIN JOINT RESTRAINT SCHEDULE
NO SCALE

PIPE RESTRAINT LENGTH REQUIRED, FEET (d)							
Pipe Diameter	Tees	90°bends	45° bends	22 1/2° bends	11 1/4° bends	Dead Ends	Reducers (one size)	**
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** = If Straight run of pipe on small side of reducer exceeds this value, then no restrained joints are necessary.

Note:
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8		

checked	date	checked by:	date:	drawn by:	date:
RJB	03/14/13	RJB	03/12/13	MEM	

project no.: 13200132

sheet no.: C-500

6 OF 6

13200132\CP\Sht\B

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From: WestShore Association
To: Laura Kasper
Cc: Karen Pulick
Subject: City Council Agenda Request
Date: Friday, November 14, 2025 10:27:17 AM
Attachments: image.png
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The following is also being sent via USPS.

November 14, 2025

Laura Kasper
Douglas City Clerk
86 W. Center St.
Douglas, MI 49406

Re: Transfer of Golfview Dr. (Private) into the Douglas Public Street Network

Dear Douglas City Council,

The WestShore Condominium Association is requesting time on the next City Council agenda (12/01/2025) to present our request for transfer of Golfview Dr. (private portion) into the public street network. The Douglas Planning Commission has approved this request.

Enclosed is a presentation deck to be reviewed.

Please direct questions to westshoreassoc@gmail.com.

Thank you,

Karen Pulick, President
WestShore Condominium Association
PO BOX 2735 Douglas, MI 49406

Enc.

WestShore Condominium Assoc Presentation to the Douglas City Council 12/01/2025

WSA Board

Dave Bohn, Treasurer

Andrew Knecht, Review Chair

Joy McClendon, Secretary

Karen Pulick, President

Kurt Wittenberg, Infrastructure Chair

Golfview Dr. Transfer
Presentation Objective

The WestShore Association Board is requesting that the Douglas City Council approve the transfer of Private Golfview Dr. to the public city street network.

If this request cannot be approved, the WestShore Association Board is asking that the previous asphalt turnaround located at the end of public Golfview be immediately reinstated to bring the public street into compliance with Douglas ordinance 93.054 ACCEPTANCE OF PRIVATE ROADS - TURNAROUNDS.

Golfview Dr. Transfer Drivers

- The opportunity to receive city services (snow plowing, brush & leaf pickup) and to potentially reduce costs for homeowners drove the Board to initiate an investigation into the transfer of Golfview Dr. into the Douglas City street network.

- What makes this private street unique from other private streets?
  - There is no public turnaround at the end of public Golfview Dr. As a result, all public traffic uses the private court as the turn around. This significantly increases the wear and tear on the street which the Association is responsible for maintaining.

  - The street name is the same as the public street and the addressing on the court is a continuation of the addressing on the public street.

WestShore Background

- **PUD Ordinance 03-2012 Signed – July 2012**
  - Planned Unit Development for WestShore Golf Course Redevelopment

- **WestShore Condominiums Master Deed Signed – January 2013**
  - Units 1-6 (Ferry St.), 20 & 21 (Center St.) only

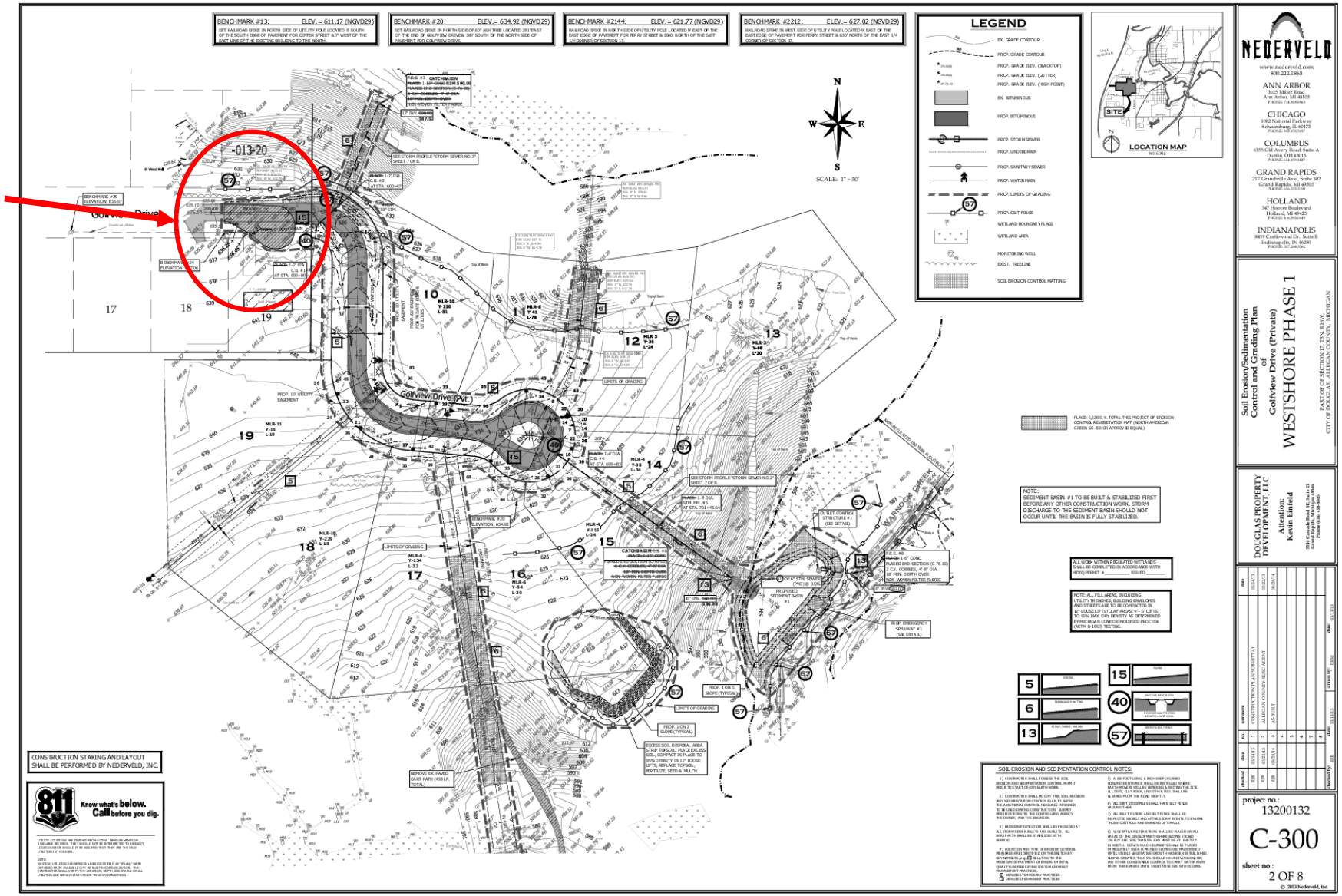
- **Amendment 1 Replat #1 – September 2013**
  - Added: Condominium Home Units on Artisan (22-30), Golfview Lots (10-19), Ferry St Lots (7-9)
  - Golfview Dr. (public) was extended to create the new court in 2014, and **we assume that the previous turnaround at the end of public Golfview was removed at this time.**

- **Amendment 2 Replat #2– August 2018**
  - Removed Units 3 & 22 (absorbed into neighboring units with no dues adjustment)

- **Amendment 3 Replat #3 – September 2020**
  - Contracted the WestShore Condominium Association to the existing 28 Units within the three defined Development Areas (Ferry St. (includes Artisan Row), Golfview, Center St.) and withdrew a portion of the land. This effectively reset the external association boundary to surround the existing development areas and a portion of the open space/wetlands.

Previous Turnaround

Previous Turnaround



Previous Turnaround



Golfview Transfer Background

- **December 2022 - Application for Acceptance of Private Road Into the Public Road System submitted with $500 application fee.** Exploratory meeting with the city February 2023. Estimate provided by Ken Bosma, City Engineer, (March 2023) for what it would cost to turn the street over to the City. Total ~$64,000 was primarily for reconstructing the street to City standards. A small portion (<10%) for Administrative costs.

- **Summer 2024** - Core Samples taken (BDR expense) which confirmed the street was never completed to original PUD specifications.

- **October 7, 2024 - Golfview Dr. reconstructed by BDR (to meet City Standards as approved by Sean Homyen, City Planning Administrator and Ken Bosma, City Engineer).**

- **October 13, 2024** – Letter to City Council asking that the application submitted in December of 2022 be progressed. (Included documentation from >60%% of owners approving the transfer as per the process specified on the application form and Ordinance 93.059.)

- **November 2024** - City indicated that the drains must be turned over to ACDC into a new drainage district prior to accepting the street. A cost of $15,000 was quoted to have the drains video taped and to fund the establishment of the new drainage district. (This was a new requirement for the Association.)

Golfview Transfer Background

- **December 2024** – City installed a small gravel turnaround to minimize use of the private street by snowplow trucks. This small turnaround does not conform to City Ordinance 93.054 Turnarounds. (Note: City and other trucks with trailers (e.g., brush pickup) and all public traffic continue to use the private court as the turnaround.)

- **January 9, 2025** – Board voted to proceed with having the storm drains video taped. This was done at an expense of $1,500. Videos were sent to the ACDC who indicated that the drains meet code, and no issues were found.

- **January 2025** – A Cooperation Agreement (433) was received from the ACDC identifying the costs and responsibilities for the creation of the new drainage district which needs to be signed by all impacted homes (10 homes on private Golfview Dr. plus 723 Golfview Dr.) upon agreement and approval to proceed.

- **February-April 2025** – Board agreed we would not transfer the drains if the street is not transferred and worked to understand the new drain requirements and costs.

- **May 29, 2025 -** HOA Board meeting with the ACDC, City Planner and City Engineer.

Golfview Transfer Background

- **Cooperation Agreement (433 Process)**
  - ACDC requires a $18,000 deposit to be used for Drain Commissioner's fees (legal, administrative, engineering, survey) to create the new Golfview Drainage District and prepare the required agreements. The WestShore HOA will pay this amount in full upon approval to proceed.
  - ACDC requires a $2,500 deposit for ongoing drain maintenance. Money remaining from the $18,000 deposit will be used to initially fund the maintenance account. If required, the WestShore HOA will pay any additional funds required to meet the $2,500 minimum.
  - If/when the maintenance account drops to $0, an assessment will be made to the 11 Golfview Homeowners (10 in the WestShore HOA and at 723 Golfview Dr.)
  - All 11 impacted homes have approved the ACDC 433 Cooperation Agreement.

Golfview Transfer Process

1. Present to Douglas Planning Commission on November 13 CPT - Approved

2. Present to Douglas City Council on December 1 ←

3. If approved, Master Deed (attorney) and survey (Nederveld) updates. [est. January 2026]

4. Schedule association **in-person** vote once document updates are completed. [est. Jan/Feb 2026]
   - Membership must be notified in writing 30 days (minimum) before the vote
   - Ballots and Proxy forms must be distributed via USPS

5. Conduct Association **in-person** Vote [est. March 2026]
   - 2/3 Majority required for approval

6. If approved, send written notice to all first mortgagees [est. March/April 2026]
   - Mortgagees have 90 Days to Respond [est. July 2026]

7. Send 433 Signatures to Allegan County Drain Commission [est. July/Aug 2026]

8. Pay Deposit to ACDC
   - Within 14 days of 433 submission [est. July/Aug 2026]

9. Record Master Deed Changes

Golfview Dr. Transfer

The WestShore Association Board is requesting that the Douglas City Council approve the transfer of Private Golfview Dr. to the public city street network.

Thank you

Acceptance of a Private Road Into the Public Road System Application

Application Fee - $500
Further Escrow deposits shall be determined as necessary.
Payable Online Option at: tinyurl.com/PayItOnline

The Village of Friendliness - Since 1870

Applicants Information: *unless proposed work is to be done by the property owner*

Name: WestShore Condominium Association Contact Name: Joy McClendon, HOA Secretary

Phone Number: [redacted] Email Address: westshoreassoc@gmail.com

Address / PO Box PO Box 2735 City: Douglas State: MI Zip: 49406

Property Owner(s) Name: *if different than applicants* _____

Phone Number: _____ Email Address: _____

Address / PO Box _____ City: _____ State: _____ Zip: _____

Project Information: New Road: ____ Existing Road: X

Project Name: Golfview Dr. Extension Transfer Project Location: Court at the end of Golfview Dr.

Road(s) Name Proposed for Acceptance: Golfview Drive

Number of Proposed Units Serviced per Road: 10

Width of Right-of-Way: TBD ft. Width of Road: TBD ft. Width of shoulder: TBD ft. Depth of Installed Pavement: TBD in.

Length of Road Segments: TBD

Project Description: *Attach more sheets if necessary* Transfer of Golfview Drive Extension, a private road belonging to the WestShore Condominium Association, to the City of Douglas.

Is there an existing neighborhood / condominium association that is currently responsible for maintenance and repairs of the road? Yes

If so, please provide the name and contact information for the president and/or chair of the association.

President/Chair of Association: Karen Pulick Phone: [redacted]

Address / PO Box PO BOX 2820 City: Douglas State: MI Zip: 49406

☑ Yes, I have read the City of Douglas Code of Ordinance Chapter 93 Streets and Sidewalks

Signature of Applicant — Date: December 22, 2022

Signature of Condo/Neighborhood Association President — Date: December 22, 2022

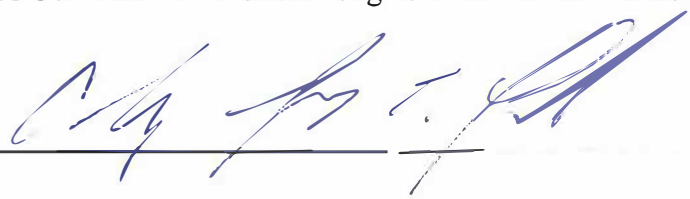
720 Golfview Dr. (Unit 10)

I, Rachelle Coombs, the Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: 

Date: 10/6/24

716 Golfview Dr. (Unit 11)
I, Chris Loyd, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: 

Date: 10/5/24

708 Golfview Dr. (Unit 12)
I, Paul Buska, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: Paul Buska

Date: 10/5/2024

702 Golfview Dr. (Unit 13)
I, Andrew Knecht, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: 

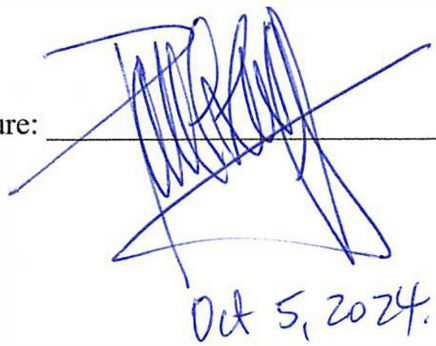
Date: 10-7-24

699 Golfview Dr. (Unit 14)
I, Joy McClendon, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: 

Date: Oct 5, 2024

707 Golfview Dr. (Unit 16)
I, Paul Lewer, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: 

Date: Oct 5, 2024.

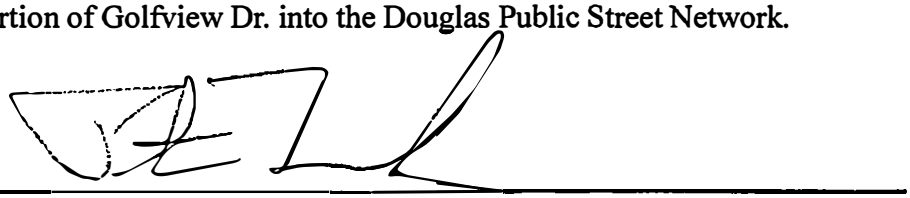
711 Golfview Dr. (Unit 17)
I, Kurt Wittenberg, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: _____

Date: 10/5/21

715 Golfview Dr. (Unit 18)

I, Peter French, Designated Unit Voting Representative, acknowledge and agree to the transfer of the private portion of Golfview Dr. into the Douglas Public Street Network.

Signature: 

Date: 10/6/2024

CITY OF THE VILLAGE OF DOUGLAS
COUNTY OF ALLEGAN
STATE OF MICHIGAN

RESOLUTION NO. 26-2025

RESOLUTION TO ACCEPT GOLFVIEW DRIVE AS A PUBLIC ROAD

At a meeting of the City Council for the City of the Village of Douglas, Michigan, held at the City of the Village of Douglas City Hall, Douglas, Michigan, on the 1st day of December 2025, at 6:00 p.m.

PRESENT: Council Members:
ABSENT: Council Members:

The following resolution was offered by Councilperson _____ and supported by Councilperson _____.

RESOLUTION

WHEREAS, the Westshore Association has requested that the City of the Village of Douglas accept Golfview Drive, a private road within the Westshore development, as a public roadway; and

WHEREAS, pursuant to Division 2 – Acceptance of Private Roads of the City Code of Ordinances, the Planning Commission is required to review such requests and provide a recommendation to the City Council; and

WHEREAS, the City Engineer, in a report dated September 3, 2025, reviewed the existing conditions of Golfview Drive and provided findings and recommendations regarding roadway construction, compliance with City standards, and long-term maintenance considerations. The City Engineer concluded that the roadway meets City requirements as it currently exists and may be accepted as a public road if Council so decides; and

WHEREAS, the Planning Commission, at its regular meeting on November 13, 2025, voted - to recommend that the City Council approve the request to accept Golfview Drive as a public road.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS THAT THE CITY COUNCIL OF THE CITY OF THE VILLAGE OF DOUGLAS HEREBY ACCEPTS GOLFVIEW DRIVE AS A PUBLIC ROADWAY, CONTINGENT UPON:

1. Recorded dedication and legal description approved by the City Attorney.

2. All necessary easements and ROW documents shall be recorded.

3. Stormwater system and related drains shall be transferred to the Allegan County Drain Commission (ACDC), with all required easements and documents provided to the City for review and approval.

YEAS: Council Members:

NAYS: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

ADOPTED this 1st day of December 2025.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Cathy North, Mayor

BY: _____
Laura Kasper, City Clerk

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held December 1st, 2025 in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

1.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Laura Kasper, City Clerk

MEMORANDUM

TO: Douglas City Council

FROM: Lisa Nocerini, City Manager

DATE: December 1, 2025

RE: Sale of City-Owned Property at 86 W. Center Street David Isljamovski and Joseph J. Wise

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The City has received a purchase offer for the City-owned property located at 86 W. Center Street, the former Douglas City Hall building. With City Hall successfully relocated to 415 Wiley Road and the property identified as surplus, staff has moved forward with negotiations to support its sale.

The buyers, David Isljamovski and Joseph J. Wise, have submitted an offer in the amount of $515,000, all cash. Their buyer's agent has elected not to accept a commission, resulting in a savings of approximately $15,450 to the City.

The proposed contract date is December 31, 2025, with an effective date of December 2, 2025, assuming approval following the City Council meeting.

Purchase Price: $515,000 (cash purchase)

EMD: $7,500 (held by Century 21)

Buyer Due Diligence & Responsibilities

- Buyer pays for all environmental assessments, with 10 days to review any reports following receipt.
- Buyer pays for all physical inspections, to be ordered promptly, with 20 days to report objections or defects.
- Buyer receives 20 days to review title work provided by the seller.
- Buyer receives 20 days to review the boundary survey after receipt.

Seller Responsibilities

- Seller pays for the boundary/stake survey.
- Seller pays for all special assessments on the property.
- Seller provides, within 7 days of offer acceptance:
    - copies of all easements
    - management contracts
    - service contracts
    - and any other documents relating to the operation of the property
      Buyer has 10 days to review these documents upon receipt.

Suggested Counteroffer / Required Conditions
Staff recommends that Council include the following mandatory conditions in the acceptance:

1. Deed Restrictions
   The sale shall be subject to the attached deed restrictions, including the prohibition of demolition of the structure due to its recognized historic significance under State of Michigan designation.
   The structure's exterior must be maintained in a manner that respects and preserves its historic appearance. Any modifications shall use materials and finish consistently with the building's existing visual character.
2. Ingress/Egress Easement
   The sale shall be subject to the recording of an ingress and egress easement through the west parking lot to benefit 98 W. Center Street, as previously approved by City Council.

These conditions protect the historical integrity of the building and ensure continued access consistent with prior Council direction.

The applicants have submitted a fair and competitive offer for a surplus property, with minimal risk and favorable financial terms. Staff recommends approval subject to the deed restrictions and easement requirements outlined above.

Recommended Motion
Motion to adopt Resolution No. 27-2025, authorizing the sale of city-owned property located at 86 W. Center Street, Douglas, Michigan, to David Isljamovski and Joseph J. Wise for the purchase price of $515,000, including a deed restriction prohibiting demolition of the historic structure and requiring that the exterior be maintained in a manner consistent with its historic appearance, and subject to the recording of an ingress/egress easement benefiting 98 W. Center Street. The Mayor and City Clerk, or their designee, are authorized to execute all necessary documents.

CITY OF THE VILLAGE OF DOUGLAS
RESOLUTION NO. 27-2025

A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 86 W. CENTER STREET, DOUGLAS, MICHIGAN, TO DAVID ISLJAMOVSKI AND JOSEPH J. WISE

WHEREAS, the City of the Village of Douglas (the "City") is the owner of real property located at 86 W. Center Street, Douglas, Michigan 49406, in Allegan County (the "Property"); and

WHEREAS, the City has negotiated a sale of the Property to David Isljamovski and Joseph J. Wise for the agreed-upon purchase price of Five hundred and Fifteen Thousand ($515,000); and

WHEREAS, the buyer understands and agrees that a deed restriction will be placed on the property as a condition of sale, which prohibits demolition of the structure due to its designation as a State of Michigan historic building and the structure's exterior must be maintained in a manner that respects and preserves its historic appearance; and

WHEREAS, the City finds this arrangement to be in the best interest of the community by supporting downtown revitalization, promoting historic preservation, and ensuring productive use of public assets.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of the Village of Douglas hereby approves the sale of the Property David Isljamovski and Joseph J. Wise for the amount of $515,000, including lease terms and the historic preservation terms described above and under further terms and conditions deemed appropriate by the City Council; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk, or their designee, are authorized to execute all necessary documents and take all appropriate actions to effectuate the sale and implement the terms of the agreement; and

BE IT FURTHER RESOLVED, that the proceeds from the sale shall be used in accordance with City financial policies and designated allocations as determined by the City Council.

YEAS:
NAYS:
ABSENT:

ADOPTED this 1st day of December, 2025.

_____ _____
Cathy North, Mayor Date

_____ _____
Laura Kasper, City Clerk Date