



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, AUGUST 13, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

AGENDA

To view remotely, join online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/89438884540>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 894 3888 4540

1. CALL TO ORDER

2. ROLL CALL

A. Approval of Agenda - August 13, 2026 (additions/changes/deletions)

Motion to approve the August 13, 2026 agenda

B. Approval of Minutes - July 9, 2026 (additions/changes/deletions)

Motion to approve the July 9, 2026 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. 13 S. Union St - Site Plan Amendment - Mix-Use Building

- a. Planning and Zoning Administrators Report
- b. Applicant Presentation
- c. Public Comments
- d. Commissioner Questions

Motion to [approve / approve with conditions / deny / table] the request made by Daniel Boggs of Daniel Boggs Architect, on behalf of AMK Properties, for approval of an amendment to the previously approved site plan under Section 24.06 and Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 3, 2026, and the revised site plan prepared by Daniel Boggs Architect for the parcel identified as P.P. 59-150-001-00, located at 13 S. Union St. All conditions of the Planning Commission's March 12, 2026, site plan approval shall remain in full force and effect unless specifically modified by this approval. (Roll Call Vote)

B. Public Hearing - 211, 217, 225 W. Center St. - Special Land Use Request for Ground Floor Residential (Section 26.13)

-Motion to Open Public Hearing (Roll Call Vote)

- a. Applicant Presentation
- b. Planning and Zoning Administrators Report
- c. Public Comments (limit 3 minutes each, please)
- d. Commissioner Questions

-Motion to Close the Public Hearing (Roll Call Vote)

Motion to [approve / approve with conditions / deny / table] the request made by Turan Ufuk for special land use approval for Ground Floor Residential, per Section 26.13 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated July 31, 2026, on the parcel identified as P.P. 59-016- 039-20, 59-016-039-21, 59-016-039-22, located at 211, 217, 225 W. Center St. (Roll Call Vote)

6. UNFINISHED BUSINESS

7. REPORTS

- A.** Planning and Zoning Administrator Report
- B.** Planning Commissioner Remarks (limit 3 minutes each, please)

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

9. ADJOURNMENT

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



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, JULY 09, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES (DRAFT)

1. **CALL TO ORDER** – Chair Hickey called the meeting to order at 6:00pm

2. **ROLL CALL**

Present

Chair Thomas Hickey
Vice-Chair Matt Balmer
Secretary Paul Buszka
Commissioner Patty Hanson
Commissioner Jennifer Ludwick
Commissioner Steven Merouse
Commissioner Laura Peterson
Commissioner John O'Malley

Not Present

Commissioner Neal Seabert

Also Present

Planning & Zoning Administrator Sean Homyen

A. Approval of Agenda - July 9, 2026 (additions/changes/deletions)

Motion by Merouse, seconded by Buszka, to approve the July 9, 2026 agenda – *motioned carried by unanimous roll call vote.*

B. Approval of Minutes - June 11, 2026 (additions/changes/deletions)

Motion by Balmer, seconded by O'Malley, to approve the June 11, 2026 regular meeting minutes – *motioned carried by unanimous roll call vote.*

3. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)** - Several members of the public spoke in support of the application. Danny expressed support for the proposed hotel. Mark, supported adding more lodging options downtown. Liz Engel, Diana Decker, Holly Anderson, Walley Peterson, Kim Ford, Max Madison, Ruth Crowe, Erica Shrubbery, Bill Underdown, Randy Walker, and Greg Plow also spoke in favor of the project. Speakers commented that the hotel would be a welcomed addition to Douglas, provide much-

needed lodging downtown, support local businesses, increase activity in the downtown, and reflect the applicants' investment in the community. Several speakers also expressed their support for Chad and David and their excitement for the project.

4. PUBLIC COMMUNICATION – WRITTEN - None

5. NEW BUSINESS

A. Public Hearing - 86 W. Center St. - Special Land Use Request for Hotel/Motel (Section 26.23)

Motion by Balmer, seconded by Ludwick to open the public hearing - Motion carried by unanimous roll call vote.

a. Applicant Presentation – David provided a brief history of his background and presented the proposed project.

b. Planning and Zoning Administrators Report – Planning & Zoning Administrator Sean Homyen provided a brief report highlighting items for the Planning Commission to consider during its review.

c. Public comments - None

d. Commissioner Questions - The Commissioners discussed several items related to the proposal. Commissioner Merouse had concerns about parking. Commissioner Ludwick had no comments. Vice Chair Balmer discussed cleaning up the landscaping requirements and agreed with the parking concerns. Commissioner O'Malley asked the applicant to think ahead about parking and asked when construction was expected to begin. Commissioner Peterson said he thought it was a good use of the building and noted there are other construction projects starting around the same time, raising concerns about parking, outdoor lighting, and signage. Bruce Stewart, the applicant's architect, stated that the existing light pole will remain and the proposed lighting will consist of down lighting. Commissioner Buszka asked for dimensions showing the direction of travel, had concerns about whether the garbage truck would have enough room to make the turn, requested a photometric plan, and noted that the door opens into the accessible ramp, suggesting the dumpster be moved to make it easier to empty. Commissioner Hanson asked if the project had been reviewed by the Building Committee, asked about the patio materials and accessibility, noted the ramp would be replaced, suggested screening the concrete wall with landscaping, and requested a lighting plan. Chair Hickey then asked if there were any additional comments. Commissioner Merouse again stated that a lighting plan should be required, Commissioner Ludwick had no additional comments, and Commissioner Peterson asked about the ramp and recommended using larger gutters.

Motion by Balmer, seconded by Merouse to close the public hearing. – *motioned carried by unanimous roll call vote.*

Motion by Balmer to approve the request made by David IsIjamovski of 1857 Hospitality Group, LLC for special land use approval for hotel/motel under Section 26.23 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated June 22, 2026, on the parcel identified as P.P. 59-551-001-00, located at 86 W. Center St subject to the following conditions

1. The applicant shall address all outstanding comments and requirements from the City Engineer, Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), and Saugatuck Township Fire District prior to issuance of any permits

2. The applicant shall obtain all other federal, state, and local permits if required.

3. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.

4. The applicant shall revise the site plans and project narrative in accordance with Planning Commission direction and provide all missing information identified in the staff report and site plan review checklist prior to the issuance of permits including a grading plan.

5. Provide a photometric plan that's meets with Zoning Ordinance Sections 19.05(6) and 24.03(9).

6. UNFINISHED BUSINESS

7. REPORTS

- A. Planning and Zoning Administrator Report – Planning & Zoning Administrator Sean Homyen provided a brief report on upcoming items before the Planning Commission.
- B. Planning Commissioner Remarks – Commissioners were excited for the hotel coming into the Downtown.

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

9. ADJOURNMENT

Motion by Merouse, seconded by Balmer to adjourn the meeting. – Motion carried by unanimous voice vote.

To: City of the Village of Douglas Planning Commission
Date: August 3, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: 13 S Union St – Site Plan Amendment – Mix-Use Building



The Village of Friendliness – Since 1870

Background. Daniel Boggs of Daniel Boggs Architect, on behalf of AMK Properties, has submitted an application requesting approval of an amendment to the previously approved site plan, which was approved by the Planning Commission on March 12, 2026, pursuant to Section 24.06(1) of the City of the Village of Douglas Zoning Ordinance. Section 24.06(1)(b) states that major amendments to an approved site plan shall require approval by the Planning Commission in the same manner as the original application. The proposed amendment includes revisions to the building's exterior appearance, including the building elevations, exterior color scheme, façade design, roofline and parapet details, covered entry/canopy, second-floor deck guardrail, windows, doors, storefront treatments, architectural detailing, and an increase in the building height from 27'-7" to 28'-0". No changes are proposed to the approved site layout, building footprint, parking configuration, access, or landscaping.



Procedure. Pursuant to Section 24.06(1)(b) of the City of the Village of Douglas Zoning Ordinance, major amendments to an approved site plan shall be reviewed and approved by the Planning Commission in the same manner as the original application. The Planning Commission may approve, approve with conditions, deny, or table the requested site plan amendment.

Summary of Proposed Changes. The applicant is requesting approval of an amendment to the previously approved site plan to revise the building's exterior appearance. The proposed changes include revisions to the exterior color scheme, building elevations, façade design, covered entry/canopy, roofline and parapet details, second-floor deck guardrail, windows, doors, storefront treatments, and other architectural details as shown on the revised plans, and an increase in the building height from 27'-7" to 28'-0". No changes are proposed to the previously approved site layout, building footprint, parking configuration, access, or landscaping.

Performance Standards

The proposed amendment is limited to revisions to the building's exterior appearance. Therefore, staff has limited its review to the performance standards affected by the proposed amendment.

Section 10.03 Performance Standards

g) All building structural components shall be made of wood, masonry, pre-cast concrete, or metal. All building facades shall be constructed or clad with wood, brick, stone, fluted block glass, or similar decorative material. With the exception of roofing materials, exterior finish materials shall not be factory finish metal siding or sheeting. Canvas, nylon, and other synthetic materials may be utilized for decorative and non-structural porticos, canopies, and other attachments.

Remarks. Met, the proposed exterior materials continue to comply with Section 10.03(g) of the Zoning Ordinance.

h) In recognition of developing technologies in building materials, the Planning Commission may approve other materials in consideration of the following standards.

1. Whether or not the finished treatment is compatible with surrounding properties in terms of color and overall image

Remarks. The applicant is proposing revisions to the building elevations, exterior color scheme, façade design, roofline and parapet details, covered entry/canopy, second-floor deck guardrail, windows, doors, storefront treatments, and architectural detailing. The Planning Commission should determine whether the revised exterior design is compatible with the surrounding properties in terms of color and overall image.

2. Relative scale of the building in terms of height and area.

Remarks. The proposed amendment increases the building height from 27'-7" to 28'-0", which is the maximum height permitted in the C-1 Village Commercial District. The Planning Commission should determine whether the revised height and overall scale are appropriate.

4. Such other conditions which the Planning Commission may deem relevant in order to protect the health, safety, and general welfare of the City and its inhabitants.

Remarks. Staff has not identified any additional concerns related to the proposed amendment. The Planning Commission may consider any other conditions it deems necessary to protect the health, safety, and general welfare of the City and its inhabitants.

RECOMMENDATION.

At the upcoming meeting, the Planning Commission will review the requested site plan amendment. Commissioners should consider the information presented in this report, the revised plans, comments from the applicant and the public, and the applicable standards of the Zoning Ordinance. The previously approved site plan is included in the packet for comparison with the proposed amendment. The Planning Commission may approve, approve with conditions, deny, or table the requested site plan amendment. Unless modified by the Planning Commission, all conditions of the original site plan approval shall remain in effect.

SUGGESTED MOTION

Suggested Motion. Motion to [approve / approve with conditions / deny / table] the request made by Daniel Boggs of Daniel Boggs Architect, on behalf of AMK Properties, for approval of an amendment to the previously approved site plan under Section 24.06 and Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated August 3, 2026, and the revised site plan prepared by Daniel Boggs Architect for the parcel identified as P.P. 59-150-001-00, located at 13 S. Union St. All conditions of the Planning Commission's March 12, 2026, site plan approval shall remain in full force and effect unless specifically modified by this approval.

Please feel free to reach out with any questions.



Site Plan Review Application

New Construction - \$1,000 Fee & \$2,000 Escrow

Expansions exceeding 15% of the existing floor area - \$500 fee & \$1000 Escrow

Expansions NOT exceeding 15% of the existing floor area - \$300 fee & \$1,000 Escrow

The Village of Friendliness—Since 1870

Applicant Information

Company Name: Daniel Boggs Architect Applicant Name: Daniel Boggs

Phone Number: 248-882-3642 Email Address: dboggs@danielboggsarchitect.com

Mailing Address / PO Box 26143 East River Road City: Grosse Ile State: MI Zip: 48138

Property Information

Owner/Agent Name: AMK Properties

Phone Number: 734-627-7099 Email Address: jack@amkproperties.com

Address: 6971 N Maple Road City: Saline State: MI Zip: 48176

Parcel Number: 59-150-001-00 Property Size: 99'x132' Zoning District: C-1

Proposed Use: Commercial and residential

Project Description: New mixed use building with commercial on the first floor and residential on the second floor.

Review Application Requirements: (for Site Plan requirements please see Article 24, City of Douglas Zoning Ordinance)

Y N N/A

☒ ☐ ☐ Completed Site Plan Review Application

☒ ☐ ☐ Project Description/Narrative

☒ ☐ ☐ Application Fee

☒ ☐ ☐ Provide one (1) digital copy Emailed and fourteen (14) folded copies of the site plan

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

Signature of Applicant

10/6/2025

Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐ Permit Number _____

Rationale _____ Fee Paid ☐ Application Complete ☐

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

Signature of Planning & Zoning Administrator

Date



City of the Village of Douglas – Site Plan Review Checklist

Item 5A.

1. Applicability (per Section 24.01)

- Project involves a use requiring a Special Land Use permit
- Principal use in the C-1, C-2, L-1, or R-5 zoning district
- Development of a mobile home park in R-6
- Construction of any platted subdivision or site condominium
- Change or expansion of a nonconforming use
- Development requiring more than five (5) parking spaces
- Any development within wetlands, critical dunes, or 100-year floodplain areas

2. Submission Requirements (Section 24.02)

- Completed site plan review application form
- Project description
- Required application fee
- Fifteen (15) site plan copies (one digital PDF and fourteen (14) folded paper copies)
- Site plan drawn to an acceptable engineering scale (minimum 1" = 20')
- Plans based on an accurate land survey
- Applicant's name, address, phone number and email
- Proof of ownership, including legal description and existing liens or options

3. Required Site Plan Content (Section 24.02)

- North arrow, date of preparation and revisions, graphic and written scale
- Property boundaries, size in acres and square feet, and lot dimensions
- Location and dimensions of all existing and proposed buildings and structures
- Building setbacks and finished floor elevations
- Elevation drawings of all building sides showing materials and dimensions
- Refuse/recycling areas with proposed enclosures and screening
- Location of all drives, parking areas, sidewalks, curbs, and curb cuts
- Total number of parking spaces and loading/unloading areas
- Dimensions and layout of recreational or common use areas
- Width and centerline elevation of abutting streets, alleys, and easements
- Existing and proposed landscaping and vegetation with location, type, and size
- Fencing and walls with type, height, and location
- Utilities: water, sewer, storm, gas, electric, and hydrants
- Grading plan including drainage flow, contour intervals (1-foot or 2-foot as required), floodplain, wetlands, and stormwater facilities
- Location and intensity of existing and proposed exterior lighting, including type, height, and shielding
- Signage: location, dimensions, design, and lighting
- Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor or planner who prepared the plan.

4. Written Narrative Requirements (Section 24.02 – Some information can be provided in general notes)

Item 5A.

- Percentage of site covered by buildings, parking lots, and other impervious surfaces
- For residential developments: number, type, and density of dwelling units; bedrooms per unit; target market; and typical elevation views
- Impact on public services including schools, police, fire protection, utilities, and traffic
- Construction schedule and proposed phases of development
- List and status of all state, federal, or other regulatory permits required
- Discussion of relationship to surrounding properties (access, circulation, density, character)
- Discussion of noise, smoke, glare, vibration, or other external impacts
- Additional information or studies (traffic, environmental, floodplain, fiscal, soil) if requested by Planning Commission (costs to be covered by applicant)

5. Review & Approval Standards (24.03 – 24.07)

- Plan review includes input from Planning Commissioners, KLSWA, DPW, Fire Department, City Engineer, and City Attorney if needed.
- Planning Commission may hold a public hearing if requested or deemed necessary
- Commission may approve, conditionally approve, table, or deny the plan (all conditions must be in writing)
- Site plan must preserve natural amenities and topography where appropriate
- Drainage must comply with Allegan County Drain Commissioner or Army Corps standards
- Approval valid for one (1) year unless substantial construction begins
- Modifications to an approved plan must follow amendment procedures for minor or major changes
- City Administrator may approve changes that do not exceed 5% building area and do not impact parking, setbacks, or other key elements

AMK PROPERTIES - DOUGLAS BUILDING

13 South Union Street, Douglas, MI 49406



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



DRAWING INDEX			
DWG NO.	Drawing Title	Issuance	Date
GENERAL			
G-1	Title Sheet	PC Review Resubmission	06-02-26
GENERAL: 1			
CIVIL			
C-1	Survey	Survey Issue	03-24-24
C101	Grading Plan	Revision	01-22-26
C202	Utility and Stormwater Management Plan	Revision	02-05-26
CIVIL: 3			
LANDSCAPE			
L-1	Landscape Plan	Revision	01-22-26
L-2	Landscape Details	PC Review	10-03-25
LANDSCAPE: 2			
DEMOLITION			
D-1	Site Demolition Plan	Revision	01-22-26
DEMOLITION: 1			
ARCHITECTURAL			
A-1	Site Plan	Revision	01-27-26
A-1.1	Site Details	Revision	01-27-26
A-2	First Floor Plan	PC Review Resubmission	06-02-26
A-3	Second Floor Plan	PC Review Resubmission	06-02-26
A-4	Exterior Elevations	PC Review Resubmission	06-02-26
A-5	Exterior Elevations	PC Review Resubmission	06-02-26
ARCHITECTURAL: 6			
ELECTRICAL			
PH-1	Site Photometric Plan	Revision	01-27-26
ELECTRICAL: 1			
TOTAL DRAWINGS: 14			

DANIEL
BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Douglas Building
13 South Union Street
Douglas, MI 49406

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

09-04-25 Client Review
09-12-25 Revision
10-03-25 PC Review
10-31-25 Revision
11-05-25 Revision
01-20-26 Client Review
01-22-26 Revision
02-26-26 Revision
06-01-26 Client Review
06-02-26 PC Review Resubmission

PROJECT NO:
2025.12

DRAWN BY:
DWB

These drawings have been specifically prepared for
AMK Properties for use at 13 South Union Street
Douglas, MI 49406.
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

SHEET TITLE:
Title Sheet

SHEET NO:

G-1

**DANIEL
BOGGS
ARCHITECT**

**ARCHITECTURE
&
PLANNING**

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Douglas Building
13 South Union Street
Douglas, MI 49406

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
09-04-25 Client Review
09-12-25 Revision
10-03-25 PC Review
11-05-25 Revision
01-20-26 Client Review
01-22-26 Revision
06-02-26 PC Review Resubmission

PROJECT NO:
2025.12

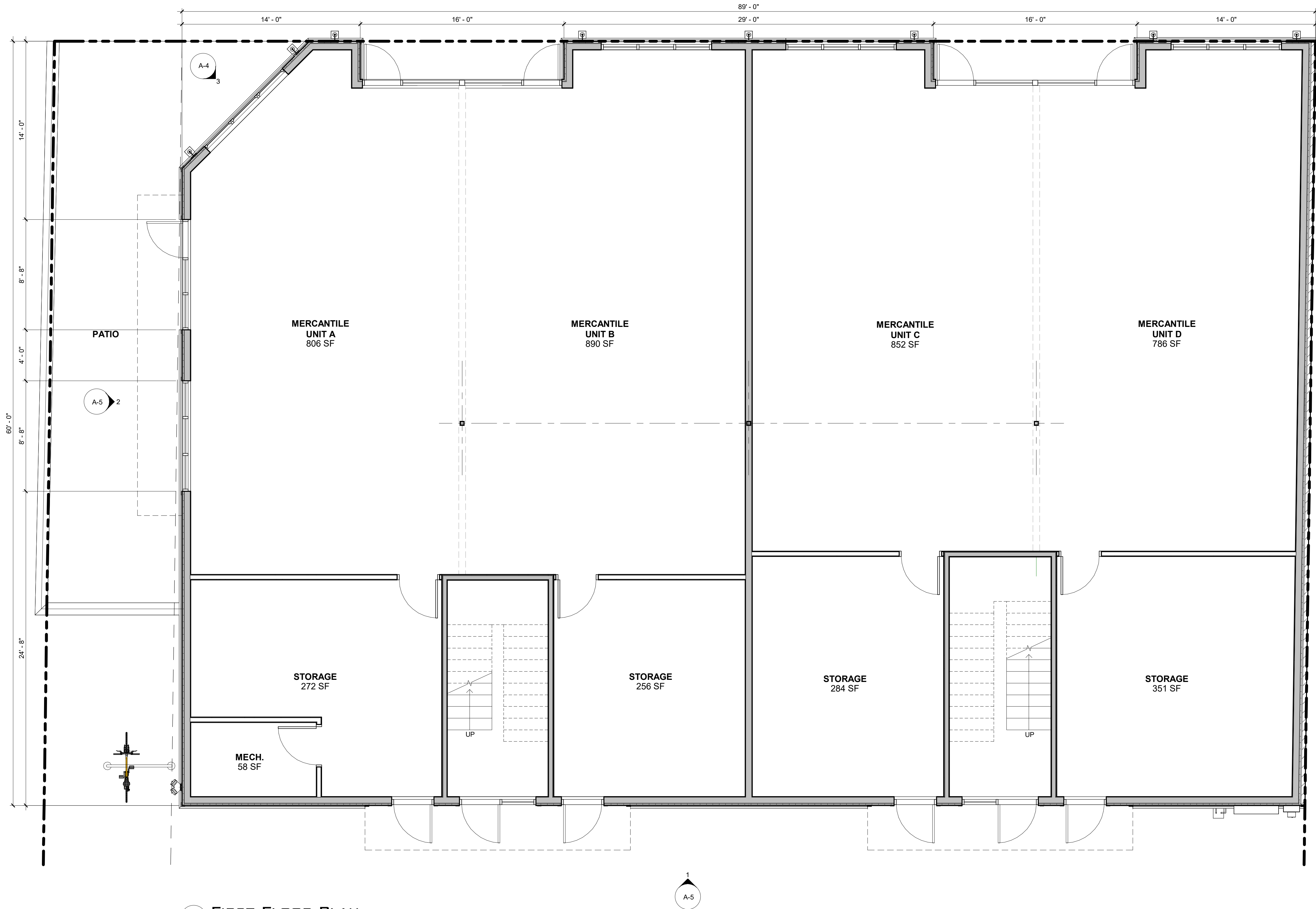
DRAWN BY:
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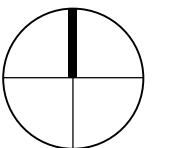
SHEET TITLE:
First Floor Plan

SHEET NO:

A-2



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



**DANIEL
BOGGS
ARCHITECT**

**ARCHITECTURE
&
PLANNING**

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Douglas Building
13 South Union Street
Douglas, MI 49406

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
09-04-25 Client Review
09-12-25 Revision
10-03-25 PC Review
11-05-25 Revision
01-20-26 Client Review
01-22-26 Revision
06-02-26 PC Review Resubmission

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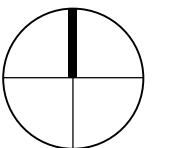
SHEET TITLE:
Second Floor Plan

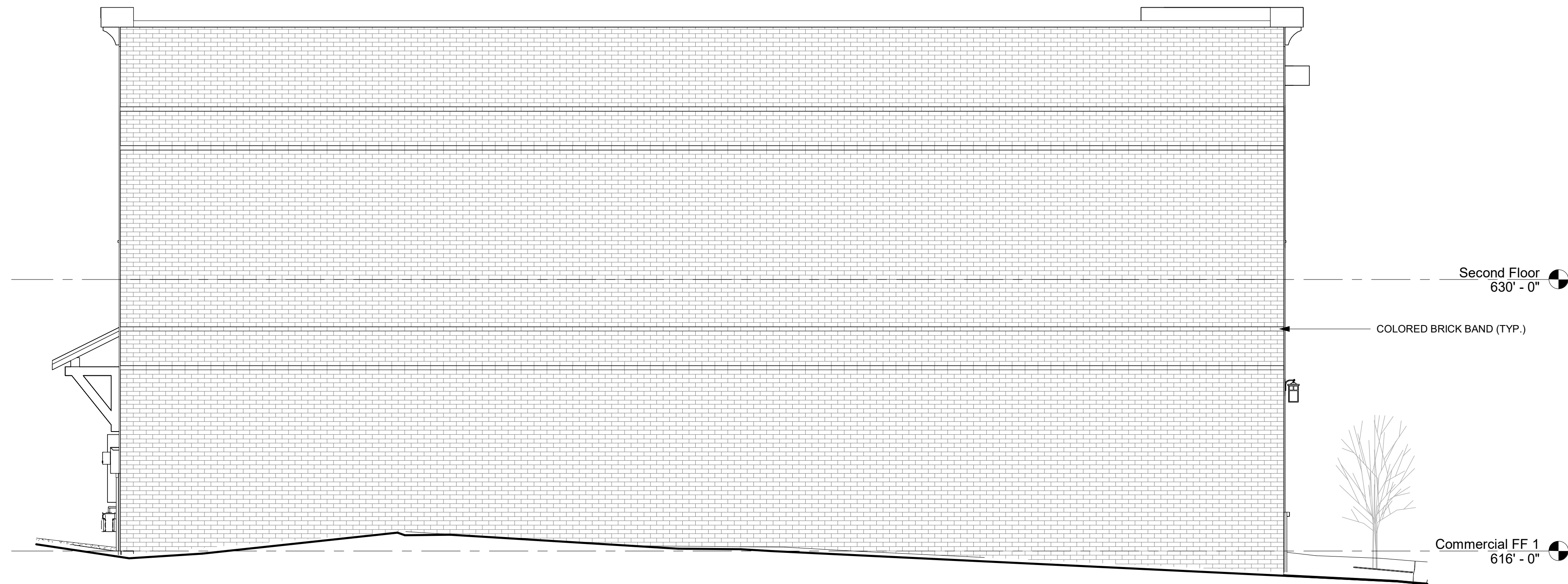
SHEET NO:

A-3

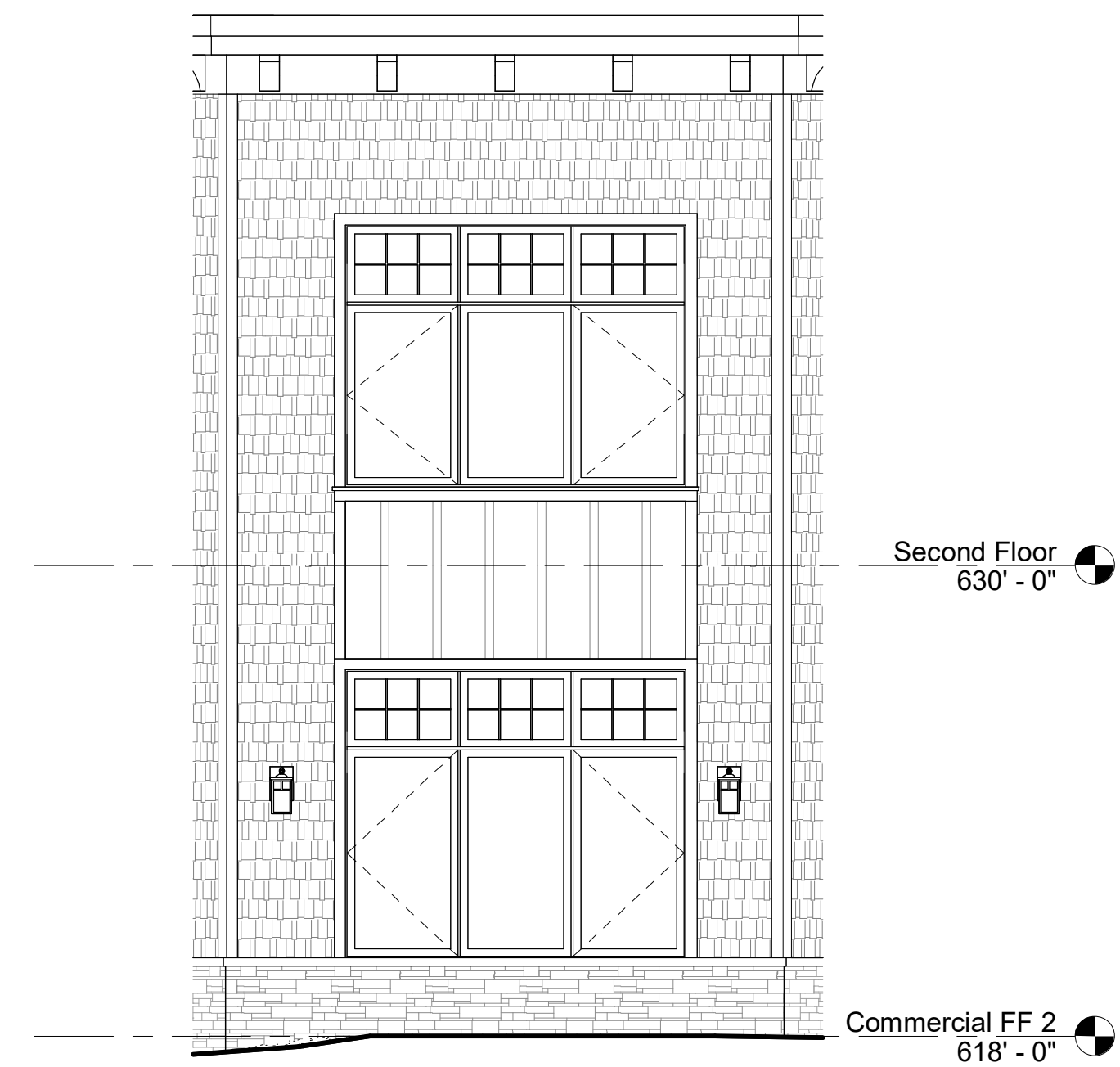


1 SECOND FLOOR PLAN
A-3 SCALE: 1/4" = 1'-0"





1 EAST ELEVATION
A-4 SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION
A-4 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"

**DANIEL
BOGGS
ARCHITECT**

**ARCHITECTURE
&
PLANNING**

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Douglas Building
13 South Union Street
Douglas, MI 49406

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
10-03-25 PC Review
11-05-25 Revision
01-20-26 Client Review
01-22-26 Revision
06-02-26 PC Review Resubmission

PROJECT NO:
2025.12

DRAWN BY:
DWB

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Architect.

SHEET TITLE:
Exterior Elevations

SHEET NO:

A-4

**DANIEL
BOGGS
ARCHITECT**

**ARCHITECTURE
&
PLANNING**

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Douglas Building
13 South Union Street
Douglas, MI 49406

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
10-03-25 PC Review
01-20-26 Client Review
01-22-26 Revision
06-02-26 PC Review Resubmission

PROJECT NO:
2025.12

DRAWN BY:
DWB

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Architect.

SHEET TITLE:
Exterior Elevations

SHEET NO:

A-5



2 WEST ELEVATION
A-5 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A-5 SCALE: 1/4" = 1'-0"

To: City of the Village of Douglas Planning Commission

Date: July 31, 2026

From: Sean Homyen, Planning & Zoning Administrator

RE: 211, 217, 225 W. Center St.– Special Land Use Request for Ground Floor Residential (Section 26.13) of the City of the Village Zoning Ordinance.



The Village of Friendliness – Since 1870

Request. Turan Ufuk has submitted an application for special land use approval for Ground Floor Residential under Section 26.13 for the property at 211, 217, and 225 W. Center St., located in the C-1 Village Commercial District.

Background. The subject properties, located at 211, 217, and 225 W. Center St., are zoned C-1 Village Commercial District and total 19,998 square feet. The proposed development includes 1 retail unit on the northern portion of the building facing Center St., 2 office units on the western portion of the building, 3 one-bedroom residential units, and 1 two-bedroom residential unit on the ground floor. The proposed ground-floor residential units require Special Land Use approval. The second floor consists of 6 one-bedroom residential units and 3 two-bedroom residential units. The applicant proposes to modify a portion of the adjacent property's parking lot to provide shared ingress and egress to the proposed development.



An existing recorded easement is in place; however, the easement will need to be updated to reflect the proposed site plan. Staff has been informed that the applicant and the adjacent property owner continue to work toward finalizing the necessary shared access, parking, and easement agreements. A letter of support from the neighbor is provided in the packet.

Procedure. The Planning Commission is tasked with reviewing the request for Special Land Use approval under Section 26.13, together with the associated site plan. Following the public hearing, the Planning Commission may approve, approve with conditions, deny, or table the request. As required by Section 26.13, the Downtown Development Authority (DDA) Board reviewed the request and made a favorable recommendation to the Planning Commission at its July 22, 2026, meeting.

Site and Building Placement Standards

Standard (Corner Lot)	Required	Existing	Proposed
Lot Area	4,000 sq. ft.		19,998 SF once parcels are consolidated
Lot Frontage	20 ft.		100' once the lots are consolidated
Lot Coverage	80% max		40%
Front Setback (north)	0 ft.		0 ft.
Rear Setback	25 ft.		66 ft.
Side Setback (west)	0		42 ft.
Side Setback (east)	5 ft.		10 ft.
Height	28 ft. Max		28 ft.
Stories	2 Stories Max		2 Stories
Roof Pitch	Flat with parapet or 6:12 to 12:12		Flat with parapet
Transparency	Ground Floor: 60% Upper Stories 30%		100% transparency for both floors
First Floor Use	Non-Residential		1 retail unit, 2 office units, and 4 residential units on the first floor, with 9 residential units on the second floor.
Residential Access	Must be separate from Commercial Entry		Residential entrance is located towards the back of the building (Southern Portion)
Recessed Entry	3 ft. – 5ft.		Need to provide
Building Materials: Structural Components	Wood, masonry, pre-cast concrete, or metal.		Provided
Building Facades:	Wood, brick, stone, fluted block glass or similar decorative material. With the exception of roofing materials, exterior finish shall not be factory finish metal or vinyl siding. Canvas, nylon, and other synthetic materials may be utilized for decorative and nonstructural porticos, canopies, and other attachments.		Provided

Remarks. The applicant should revise the floor plans to accurately reflect the number of dwelling units. The plans currently identify four (4) two-bedroom units; however, the proposed development includes three (3) two-bedroom units and six (6) one-bedroom units. In addition, the depth of the recessed entry is not identified on the plans. The applicant should provide this dimension to demonstrate compliance with the required three (3) to five (5) foot recessed entry standard.

Performance Standards

Section 10.03 Performance Standards

a) Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.

Remarks. Not proposed. If such activity occurs in the future, it shall comply with the requirements of Section 10.03 a) of the Zoning Ordinance.

b) No major repairs or refinishing of products shall be done outside of the principal structure.

Remarks. Not proposed. Any future repairs or refinishing activities shall occur within the principal structure in accordance with Section 10.03 b) of the Zoning Ordinance.

c) No lighting shall in any way impair the safe movement of traffic on any street or highway.

Remarks. Met. The submitted photometric plan shows the proposed lighting is concentrated within the parking lot and internal circulation areas. Light levels decrease toward Center Street and Heirloom Lane, and the lighting is not expected to impair the safe movement of traffic on adjacent streets.

d) Screening at least six (6) feet in height shall be erected to prevent headlight glare from shining onto adjacent residential property. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicles, or be closer than thirty (30) feet to any street right-of-way line.

Remarks. N/A. The driveway is located on the adjacent property. There are no residential properties that would be affected by headlight glare.

e) Material which is normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than six (6) feet in height.

Remarks. A 6' dumpster enclosure is proposed. The dumpster is proposed to be relocated and shared between the two property owners.

f) All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.

Remarks. Not proposed. If such activity occurs in the future, it shall comply with Section 10.03(f) of the Zoning Ordinance.

g) All building structural components shall be made of wood, masonry, pre-cast concrete, or metal. All building facades shall be constructed or clad with wood, brick, stone, fluted block glass, or similar decorative material. With the exception of roofing materials, exterior finish materials shall not be factory finish metal siding or sheeting. Canvas, nylon, and other synthetic materials may be utilized for decorative and non-structural porticos, canopies, and other attachments.

Remarks. Planning Commission will determine if this is met

h) In recognition of developing technologies in building materials, the Planning Commission may approve other materials in consideration of the following standards.

1. Whether or not the finished treatment is compatible with surrounding properties in terms of color and overall image

Remarks. The proposed exterior finishes include brick, siding, and other architectural elements as shown on the submitted plans. The Planning Commission should determine whether the finished treatment is compatible with the surrounding properties in terms of color and overall image.

2. Relative scale of the building in terms of height and area.

Remarks. The proposed building has a maximum height of 28 feet. The Planning Commission should determine whether the relative scale of the building, in terms of height and overall area, is appropriate for the surrounding properties.

3. The extent to which the building is set back from the street frontage(s) and the amount and quality of landscaping on the street frontage(s) and along the building.

Remarks. N/A.

4. Such other conditions which the Planning Commission may deem relevant in order to protect the health, safety, and general welfare of the City and its inhabitants.

i) The use of a roof area of a building shall meet the following standards:

1. No more that fifty (50) percent of the roof area shall be used.
2. The area used by the tenants or owners of the building shall be secured by fence or similar structure with a height of four (4) feet.
3. The uses of the roof area shall be compliant with the Noise Ordinance of the City.
4. The area of the roof to be used shall not be closer that eight (8) feet to the edge of the roof.
5. The area of the roof to be used shall contain a surface that is fire resistant as approved by the Fire Chief.

6. The Fire Chief shall review the roof area and provide comments on public safety concerns if any.

j) Each property subject to site plan review shall be required to provide the following elements unless waived by the Planning Commission as being impractical or unreasonable during the site plan review process.

Remarks. N/A.

1. Provision of street trees between the front of the building and the street.

Remarks. N/A. Building is placed on the lot line and cannot provide trees in the front of the building.

2. Provision of green space in the form of a planting area, flower box, planting structure, or similar landscape element to soften the effect of concrete and asphalt on the site.

Remarks. The proposed site includes landscaped planting areas adjacent to the parking lot and building, together with street trees and foundation landscaping as shown on the landscape plan. The Planning Commission should determine whether the proposed landscaping provides sufficient green space to soften the effect of the parking lot and other paved areas.

3. Provision of a patio, street furniture or similar public use area to enhance the pedestrian elements of the downtown area.

Remarks. N/A. The applicant is not proposing any public use area.

4. The placement of street furniture or other elements noted above should not diminish the area or space between the front of the building and the curb of the street to less than eight (8) feet in width.

Remarks. N/A. No street furniture or similar elements are proposed.

k) Where a building is proposed to be constructed with a setback from the primary street frontage of greater than 10 feet, the applicant shall be required to install a minimum five foot landscape strip along the entire linear frontage of the site which shall include landscaping as required within Article 21 as well as a consistent hedge row or stone or masonry sitting wall no taller than three (3) feet and no shorter than eighteen (18) inches to maintain a consistent and defined street edge along the public right of way. The Planning Commission may approve a public use area in lieu of a landscape strip or sitting wall provided that such use area is determined to be readily available to the general public and satisfies the requirements of Section 10.03U).

Remarks. N/A. The building placement is on the property line adjacent to the street.

Driveway – Article 18

Section 18.01 Access Controls

1) Curb Cuts and Driveways: Curb cuts, driveways, and passing lanes for other than one (1) lot single family or two family dwellings shall be located only upon the approval of the City Engineer; provided, however, such approval shall not be given where such curb cuts and driveways shall cause an unreasonable increase in traffic hazards, including but not limited to allowing adequate sight distance for ingress and egress.

a) All plans for structures to be erected, altered, moved or reconstructed, and the use of premises within the City shall contain a plan for the proposed driveway access to the premises. Said plan shall be approved by the Zoning Administrator prior to the issuance of a building permit. No such plan shall be approved unless such driveway access is onto a public street or an approved private road. Driveways shall, at a minimum, meet the following standards:

1. All driveways shall enter perpendicular to a public street or approved private road and no closer than ten (10) feet from the lot line of an adjoining parcel; except in the C-2 District, where driveways shall be no closer than 60 feet from the lot line of an adjoining parcel.

Remarks. The driveway is existing and located on the adjacent property. No modifications to the driveway are proposed as part of this application.

2. No portion of the driveway entrance within the right-of-way shall have a grade of greater than seven (7) percent (7 foot vertical rise in one hundred (100) feet of horizontal distance).

Remarks. The driveway entrance is pre-existing, and no changes to the driveway entrance within the public right-of-way are proposed.

3. The driveway shall meet clear vision standards of Section 16.31.

Remarks. Although the proposed driveway is pre-existing and located partially on the adjacent property and partially on the subject property, the Planning Commission should determine whether sufficient information has been provided to demonstrate compliance with the clear vision requirements of Section 16.31.

4. Residential driveways shall be a minimum of forty (40) feet from the nearest right-of-way line of an intersecting road or street except on platted lots existing as of September 15, 2007.

Remarks. N/A

5. Non-residential driveways shall be a minimum of sixty (60) feet from the nearest right-of-way line of an intersecting road or street except on platted lots existing on the effective date of this Ordinance.

Remarks. The driveway is pre-existing, and no modifications to the driveway entrance are proposed. Therefore, this standard is not applicable to the proposed development.

6. Driveways on major thoroughfares shall be limited to one driveway per lot, and said driveways shall be designed such that a vehicle is not forced to back out onto the street right-of-way. Said driveways shall permit the entrance and exit movement of vehicles and shall be limited to one ingress lane and one egress lane, except in the C-2 District, where a 3-lane configuration may be permitted by the Planning Commission as part of the site plan review process.

Remarks. The submitted plans propose continued use of the existing driveway entrance. The Planning Commission should determine whether the proposed access arrangement satisfies the requirements of Section 18.01(6).

7. One way double drives (U shape) are permitted provided the distance between the center lines of the two drives is greater Douglas Zoning Ordinance 130 Access Control and Private Roads than fifty (50) feet, except in the C-2 District, where this distance shall be at least one hundred fifty (150) feet. These dimensions shall be measured at the right-of-way line. Directional signs or arrows may be required designating the entrance and exit drives, up to a certain square footage as stipulated by the Planning Commission.

Remarks. N/A, a U shape driveway is not proposed.

8. The maximum driveway approach width for two-way drives is twenty four (24) feet and eighteen (18) feet each for one-way drives.

Remarks. Met. The pre-existing driveway approach is 24'.

9. One driveway is permitted on public streets other than major thoroughfares and private roads. A single driveway shall permit the entrance and exit movement of vehicles. One way double drives (U shape) are permitted provided the distance between the center lines of the two drives is greater than fifty (50) feet. Directional signs or arrows may be required designating the entrance and exit drives, up to a certain square footage as stipulated by the Planning Commission.

Remarks. The submitted plans propose access from an existing shared driveway that permits both ingress and egress. The applicant has indicated that the ingress and egress easement with the adjacent property owner is being updated. The Planning Commission should determine whether sufficient information has been provided to demonstrate compliance with this section.

7. No driveway shall serve more than one (1) dwelling except where shared access is otherwise permitted in this Ordinance (e.g., multiple family dwellings).

Remarks. N/A.

8. New driveways shall align with existing or planned driveways, crossovers, turn lanes or other access features. This shall only be required if the resulting alignment provides safe access and if all requirements of this Ordinance and the City Engineer are met.

Remarks. N/A. The proposal utilizes an existing driveway. No new driveway is proposed that would require alignment with an existing or planned driveway, crossover, turn lane, or other access feature.

9. The location of new driveways shall conform with road improvement plans or corridor plans that have been adopted by the City or County Road Commission or Michigan Department of Transportation, as applicable.

Remarks. N/A. There are no conflicting road improvement or corridor plans in place for Spring Street, and the proposed driveway location is consistent with City standards and existing infrastructure.

10. Driveways shall be designed to minimize runoff and erosion.

Remarks. Met.

11. Culverts shall be installed in line with and on the same grade as the road ditch.

Remarks. N/A

12. Driveways shall be maintained at a minimum width of twelve (12) feet with a permanent durable and dustless surface and shall be graded to prevent standing water.

Remarks. The submitted plans do not propose modifications to the existing driveway. Therefore, this standard is not applicable to the proposed development.

Parking – Article 19

Per Section 19.02(2) of the Zoning Ordinance, multiple-family dwelling units containing less than 900 square feet are required to provide one (1) parking space per dwelling unit, plus one (1) guest parking space for every three (3) dwelling units. The submitted plans identify thirteen (13) dwelling units, all of which are less than 900 square feet.

13 dwelling units × 1 parking space = 13 spaces
 13 dwelling units ÷ 3 = 4.33, rounded up to 5 guest spaces
 Total Residential Parking Required = 18 spaces

Per Section 19.02(38) of the Zoning Ordinance, retail stores are required to provide one (1) parking space for every three hundred (300) square feet of usable floor area.

Applicant Narrative

Retail: $1,650 \text{ sq. ft.} \div 300 = 6$ parking spaces

Architectural Plans

Retail: 1,755 sq. ft.

$1,755 \text{ sq. ft.} \div 300 = 5.85$, rounded up to 6 parking spaces

Per Section 19.02(36) of the Zoning Ordinance, office uses are required to provide one (1) parking space for every two hundred (200) square feet of usable floor area.

Applicant Narrative

Office: $1,800 \text{ sq. ft.} \div 200 = 9$ parking spaces

Architectural Plans

Office #1: 773 sq. ft.

$773 \text{ sq. ft.} \div 200 = 3.87$, rounded up to 4 parking spaces

Office #2: Usable floor area not identified. Staff is unable to verify the required parking because the plans do not identify the usable floor area of the second office suite.

Pursuant to Section 10.04(b)(1), the Planning Commission may reduce the required parking by up to fifty percent (50%). In addition, Section 10.04(b)(2) authorizes the Planning Commission to further reduce or waive required parking where the applicant demonstrates that the applicable criteria of the Ordinance have been met.

Remarks. Staff notes that the applicant's narrative, architectural plans, and site plans are not consistent regarding the proposed commercial uses and floor areas. The applicant's narrative identifies 1,650 square feet of retail space and 1,800 square feet of office space, while the architectural plans identify 1,755 square feet of retail space, one office suite containing 773 square feet, and do not identify the usable floor area of the second office suite. As a result, staff is unable to independently verify the total parking requirement or the requested parking reduction based on the information submitted. The Planning Commission should determine whether the information provided is sufficient to support the requested parking reduction or whether additional clarification or revised plans are necessary prior to taking action.

Section 19.04 Location of Parking Areas

1) Off-street parking facilities shall be located as hereafter specified. When a distance limit is specified it shall be the walking distance measured from the nearest point of the parking facility to the nearest normal entrance of the building or use that such facility is required to serve. Property owners shall be responsible to have at all times maintained the minimum standards, as follows:

a) For all residential buildings and for all nonresidential buildings and uses in residential zones, required parking shall be provided within one hundred (100) feet of the building or use they are required to serve.

Remarks. N/A. The standard applies to residential or nonresidential uses located within residential districts. The subject property is located in a commercial district.

b) For all commercial and nonresidential buildings and uses in business zones, required parking shall be provided on the premises within three hundred (300) feet of the building or use they are required to serve.

Remarks. Met. Required parking is provided on the premises and located directly adjacent to the principal building, well within the 300-foot distance allowed for commercial uses.

c) For industrial buildings or use, required parking shall be provided on premise or within five hundred (500) feet of the buildings or uses they are required to serve.

Remarks. N/A. The proposed use is commercial/residential, not industrial.

d) Parking areas shall be set back a minimum of five feet from any public right-of-way and in no case shall a new parking area be placed between the principal building on site and the primary street frontage. Parking lots shall be set back from all other property lines a minimum of one half (1/2) the applicable setback requirement unless connected to a parking lot on an adjacent lot, in which case the parking lot may be constructed to the property line.

Remarks. The submitted plans do not provide setback dimensions from the parking lot to the east, west, and rear property lines. The applicant should revise the plans to provide these dimensions to demonstrate compliance with Section 19.03(d). Where the parking lot connects to the adjacent parking lot, the Planning Commission should determine whether the proposed layout satisfies the exception provided in Section 19.03(d).

Section 19.05 Site Development Requirements

All off-street parking areas shall be designed, constructed and maintained in accordance with the following standards and requirements. These requirements shall apply to all developments where a new building is proposed as well as to lots in which the gross floor area is proposed to be enlarged or expanded by more than 50%.

1) Marking and Designation: Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles. Individual parking spaces shall be delineated by paint markings on paved parking surfaces; and the delineations shall parallel the minimum dimensions required for parking spaces.

Remarks. The submitted plans identify parking spaces and pavement markings. The Planning Commission should determine whether the proposed parking layout provides for the orderly and safe movement and storage of vehicles.

2) Driveways: Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided. Driveways which intersect with a public street or private road shall meet the requirements of Section 18.01.

a) Except for parking space provided for one-family and two-family residential lots, drives for ingress and egress to the parking area shall be not less than twenty-four (24) feet wide and so located as to secure the most appropriate development of the individual property.

Remarks. The drive for ingress and egress is 24 feet wide.

b) Each entrance to and exit from an off-street parking area shall be at least twenty-five (25) feet from any adjacent lot within a residential district.

Remarks. The submitted plans do not indicate an adjacent residential district within twenty-five (25) feet of the existing driveway entrance.

c) A minimum separation distance of 12 feet shall be installed between all driveways and buildings or parking areas within 30 feet of a public right of way.

Remarks. The submitted plans do not provide the distance between the driveway and adjacent buildings or parking areas located within 30 feet of the public right-of-way. The applicant should revise the plans to provide these distances to demonstrate compliance with this section.

d) A clearly defined pedestrian crosswalk shall be installed across all driveways. Crosswalks shall be permanently defined by the installation of an alternate material than that used for the majority of the drive, such as stamped and stained concrete, brick or similar materials.

Remarks. N/A. The pedestrian crosswalk is pre-existing, and no modifications are proposed.

3) Site Maneuverability: Each parking space, within an off-street parking area, shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street right-of-way shall be prohibited. The width of required maneuvering lanes may vary depending upon the proposed parking pattern, as follows: (See Figure 19.1)

a) For right angle parking patterns seventy-five (75) to ninety (90) degrees, the maneuvering lane width shall be a minimum of twenty four (24) feet.

Remarks. Met. The applicant meets the maneuvering lane width of 24 feet.

Section 19.06 Loading and Unloading Space Requirements

1) Intent and Purpose: In order to prevent undue interference with public use of streets and alleys, every use similarly and customarily receiving or distributing goods by motor vehicle shall provide space on the premises for that number of vehicles that will be at the premises at the

same time on an average day of full use.

2) Additional Parking Space: Loading space required under this Section shall be provided in addition to off-street parking space as required under Section 19.02 and shall not be considered as supplying off-street parking space.

3) Space Requirements: There shall be provided adequate space for standing, loading, and unloading service not less than twelve (12) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, open or enclosed, for uses listed in the following table, or for similar uses similarly involving the receipt or distribution by vehicles of material or merchandise. Such loading spaces may be shared by more than one business per the standards of Section 19.02(5).

TABLE OF LOADING SPACE REQUIREMENTS

<u>USABLE FLOOR AREA</u>	<u>Minimum Spaces Required (square feet)</u>
Commercial uses, such as retail stores, personal services, amusement, automotive service.	First 5,000: none next 20,000 or fraction thereof: one space, each additional 20,000 or fraction thereof one space

Remarks. No loading spaces are required. The proposed commercial floor area is less than 5,000 SF; therefore, no loading space is required pursuant to the Table of Loading Space Requirements.

Landscaping - Article 21

5) Site Landscaping:

a) Except in the case of a planned unit development and in addition to any buffer zone and/or parking lot landscaping required by this section, ten (10) percent of the site area, excluding existing thoroughfare right-of-way, shall be landscaped.

Remarks. Met. The applicant is proposing 12.9% of the site be landscaped.

b) Areas used for storm drainage purposes, such as unfenced drainage courses or retention areas in front or side yards, may be included as a portion of the required landscaped area not to exceed five (5) percent of the site area.

Remarks. The submitted landscape plan does not indicate that storm drainage areas are being counted toward the required landscaped area.

c) Landscaping along public rights of way shall include a minimum of one (1) tree at least fifteen

feet in height or a minimum caliper of three (3) inches (whichever is greater at the time of planting) for each thirty (30) lineal feet, or major portion thereof, of frontage abutting said right of way. Tree species shall be selected from the City of Douglas recommended species list. The remainder of the landscaping within the right of way shall comply with the recommendation of the Blue Star Corridor plan or other streetscape plans on file at the time of application and may include grass, ground cover, shrubs, and/or other natural, living, landscape material.

Remarks. The submitted plans propose one (1) street tree along the public right-of-way. Based on approximately 100' of frontage, this section would require four (4) street trees. Due to the building's placement along the front property line, the Planning Commission should determine whether sufficient space exists to accommodate the additional required street trees.

6) Lighting: Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation.

a) Lighting shall be designed and constructed in such a manner to:

1. ensure that direct or directly reflected light is confined to the development site
2. that all light sources and light lenses are shielded
3. that any light sources or light lenses are not directly visible from beyond the boundary of the site.

b) Lighting fixtures shall be a down-type having one hundred (100) percent cut off with no protruding lenses. The light rays shall not be emitted by the installed fixture at angles above the horizontal plane, as may be certified by photometric test.

c) Unless as otherwise approved by the Planning Commission, light sources shall not be visible.

d) Recreation area and amusement area lighting shall be equipped with baffling or other devices to assure that the above requirements are achieved.

e) The applicant shall submit the specifications for the lights, poles, fixtures and light sources to the City for approval prior to installation.

f) The lights shall be put on timers or other devices to come on only as needed after the use closes or the last employee leaves or where a security concern requires a longer lighting period.

Remarks. Met. The applicant has submitted a photometric plan demonstrating the proposed lighting levels, and the plans include a general note stating that all lighting shall be directed downward and away from adjacent properties.

7) Stormwater Management: All parking lots shall include on site stormwater management which incorporates one or more of the following:

a) Rainwater gardens shall be a minimum of 10 feet from any building foundation and shall be constructed to a depth of 6 to 18 inches. Rainwater gardens shall be designed to include a minimum four (4) foot buffer of turfgrass between perennial plantings and any impervious surface and shall be graded to a slope of no more than ten (10) percent. Plants shall be selected to reduce maintenance and which are tolerant of snow storage and winter salt and sand. All proposed rainwater gardens shall be reviewed and approved by the City Engineer prior to approval and inspected by the City Engineer following construction. Failure to construct or maintain any component of the stormwater management plan shall be

considered a violation of this ordinance and enforced per the standards of a civil infraction within the Douglas code of ordinances.

b) Infiltration Basins: a stormwater runoff impoundment designed to capture the entire volume of a 5 year storm event, hold this volume and infiltrate it into the ground over a period of days. An infiltration basin shall not be designed to retain a permanent pool of water. The bottom of an infiltration basin shall be vegetated with deep-rooted native plant species as approved by the Planning Commission.

c) Alternative stormwater management designs may be approved where recommended by the City Engineer and when determined to meet the intent of this ordinance.

Remarks. To be reviewed by the ACDC.

8) Landscape Elements: The following minimum standards shall apply:

a) Quality. Plant material and grasses shall be of generally acceptable varieties and species, free of insects and diseases, hardy to the climate, conform to the current minimum standards of the American Association of Nurserymen, and shall have proof of any required governmental regulations and/or inspections.

Remarks. Met. The landscape plan includes common hardy species consistent with Section 21.01(a); nursery certification and quality standards will be verified at installation.

b) Composition. A mixture of plant material, such as evergreens, deciduous trees and shrubs, is recommended as a protective measure against insect and disease infestation. A limited mixture of hardy species is recommended rather than a large quantity of different species to produce a more aesthetic, cohesive design and avoid a disorderly appearing arrangement.

Remarks. The submitted landscape plan includes a plant list. The Planning Commission should determine whether the proposed plant composition satisfies the intent of this section.

c) Berms. Berms shall be constructed with slopes not to exceed a 1 :3 gradient with side slopes designed and planted to prevent erosion, and with a rounded surface a minimum of two (2) feet in width at the highest point and extending the length of the berm. Berm slopes be protected with sod, seed, shrubs or other form of natural ground cover.

Remarks. N/A – No berms are proposed.

d) Existing Trees.

1. If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques such as fencing or barriers, shall be installed at the drip line around the perimeter of the plant material during construction. No vehicle or other construction equipment shall be parked or stored within the drip line of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.

Remarks. Met. The submitted landscape plan identifies existing trees within the public right-of-way to remain and includes notes requiring their protection during construction.

2. In the event that healthy trees which are used to meet the minimum requirements of this Ordinance or those labeled to remain are cut down, destroyed, damaged, or excavated at the drip line, as determined by the City, the Contractor shall replace them with trees which meet Ordinance requirements.

N/A. This section applies only if existing trees identified to remain are damaged during construction.

3. Trees labeled "To be removed" on a site plan or landscape plan prepared under Section 21.01 (2) shall be replaced, with a similar species, or by a similar tree from among those listed in subsection e which follows, and in minimum size as required in the size elements of Section 21.01 (7).

Remarks. Two (2) existing trees are identified for removal on the submitted landscape plan. The landscape plan proposes one (1) street tree and three (3) buffer trees. The Planning Commission should determine whether the proposed trees satisfy the replacement tree requirement or if additional replacement trees should be required.

Section 26.13 Ground Floor Residential

- 1) Locational Requirements: Residential uses shall be permitted on the ground floor of a structure located in the C-1 District only where such use does not front upon Center Street.

Remarks. Met. The proposed ground-floor residential units do not front on Center Street and are located behind the required 30' setback.

- 2) Site Requirements:

- a. All residential dwelling units on the ground floor of a structure located within the C-1 District shall be set back a minimum of thirty (30) feet from the Center Street right-of-way to avoid breaking up the continuity of active commercial areas along Center Street.

Remarks. Met. The proposed ground-floor residential units are located more than 30' from the Center Street right-of-way. The area within the required setback remains devoted to commercial use.

- b. The Planning Commission shall make a determination that the regular flow of pedestrian traffic to and from established commercial uses is not likely to be negatively reduced or impeded by the residential use within a ground floor structure.

Remarks. The residential entrance is located toward the rear of the building, separate from the

commercial entrances. Access to the residential units is provided through a dedicated residential entrance, while each commercial unit has its own separate entrance

- c. Any application for Ground Floor Residential use within the boundaries of the Downtown Development Authority shall be submitted to the DDA Board for recommendation prior to Planning Commission approval.

Remarks. Met. The DDA Board made a favorable recommendation to the Planning Commission in support of the request at its July 22, 2026, meeting.

- d. All standards of Article 10 C-1 Village Center District shall apply to a ground floor residential use except that the minimum transparency requirements set forth within Section 10.02, D, may be reduced to no less than 30% to ensure the safety and privacy of residents.

Remarks. Met. Once the subject parcels are consolidated, the proposed development will comply with the applicable standards of Article 10, including the reduced transparency requirements permitted under Section 26.13(2)(d).

AGENCY REVIEW

Kalamazoo Lake Sewer & Water Authority (KLSWA): Currently under review.

Allegan County Drain Commission (ACDC): Currently under review.

Saugatuck Township Fire Department (STFD): Currently under review

City Engineer: Currently under review

Final Thoughts. The Planning Commission should focus its review on the remarks highlighted in yellow, which identify items requiring Commission consideration or determination.

Specifically, staff suggested that the applicant make the following revisions to the plan set highlighted in yellow:

- Revise the floor plans to accurately reflect the number of dwelling units. The plans currently identify four (4) two-bedroom units; however, the proposed development includes three (3) two-bedroom units and six (6) one-bedroom units.
- Provide the recessed entry depth to demonstrate compliance with Section 10.02(D) of the Zoning Ordinance.
- Revise the plans to identify the usable floor area of the second office suite and resolve the inconsistencies between the applicant's narrative and the submitted plans used to calculate the required parking.
- Provide the required driveway separation distances to demonstrate compliance with Section 19.05(2)(c) of the Zoning Ordinance.

The Planning Commission should determine the following highlighted in blue:

- Whether the proposed building materials and exterior finishes satisfy Section 10.03(g) of the Zoning Ordinance.
- Whether the proposed building is compatible with the surrounding properties in terms of relative scale, height, and overall area pursuant to Section 10.03(h)(2).
- Whether the proposed landscaping provides sufficient green space to satisfy Section 10.03(j)(2).
- Whether sufficient information has been provided to demonstrate compliance with the clear vision requirements of Section 16.31.
- Whether the proposed access arrangement satisfies Section 18.01(1)(a)(6).
- Whether the information submitted is sufficient to support the requested parking reduction under Section 10.04(b).
- Whether the proposed plant composition satisfies the intent of Section 21.01(8)(b).
- Whether the proposed replacement trees satisfy Section 21.01(8)(d)(3) or if additional replacement trees should be required.

RECOMMENDATION.

At the upcoming meeting, the Planning Commission will review the special land use request. Commissioners should carefully consider the information presented in this report, together with comments from the applicant, reviewing agencies, and the public.

Staff has reviewed the applicable standards of the Zoning Ordinance and provided comments throughout this report. At the time this report was prepared, agency reviews from the Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), Saugatuck Township Fire District, and the City Engineer had not yet been completed. In addition, the applicant has indicated that the shared access and easement documentation with the adjacent property owner is still being updated.

The Planning Commission may determine that these outstanding items can be addressed through conditions of approval prior to the issuance of any permits. Alternatively, if the Planning Commission determines that the outstanding agency comments, revised plans, or easement documentation are necessary to complete its review, Commissioners may table the request until the required information has been submitted.

SUGGESTED MOTION

Suggested Motion. I move to [approve / approve with conditions / deny] the request made by Turan Ufuk for special land use approval for Ground Floor Residential, per Section 26.13 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated July 31, 2026, on the parcel identified as P.P. 59-016- 039-20, 59-016-039-21, 59-016-039-22, located at 211, 217, 225 W. Center St., subject to the following conditions:

1. The applicant shall address any review comments from the Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), Saugatuck

Township Fire District, and the City Engineer, and obtain any required approvals prior to the issuance of any permits.

2. The applicant shall work with the Planning & Zoning Administrator to address all revisions identified in the staff report and Article 24 Site Plan Review Checklist prior to the issuance of any permits.
3. Prior to the issuance of any permits, the applicant shall consolidate the subject parcels in accordance with the approved site plan.
4. Prior to the issuance of any permits, the applicant shall submit updated shared access, parking, and easement documentation reflecting the approved site plan.
5. The applicant shall obtain all other federal, state, and local permits if required.
6. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.

Suggested Motion. I move to table the request made by Turan Ufuk for Special Land Use approval for Ground Floor Residential pursuant to Section 26.13 of the City of the Village of Douglas Zoning Ordinance, for the properties identified as P.P. 59-016-039-20, 59-016-039-21, and 59-016-039-22, located at 211, 217, and 225 W. Center St., to allow the applicant additional time to:

1. Address any review comments from the Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), Saugatuck Township Fire District, and the City Engineer, and obtain any required approvals.
2. Submit updated easement documentation addressing the proposed shared driveway, ingress and egress, and any shared access arrangement.
3. Revise the plans to address the outstanding items identified in the staff report and Article 24 Site Plan Review Checklist.

Please feel free to reach out with any questions.

Site Plan Review Checklist – 211, 217, 225 W. Center St.

Applicant Information	Met	Not Met	Comments
Name, address, email, and phone number	X		
Property Ownership			
Proof of property ownership	X		
Information on options or Liens	N/A		
Project Impact Statement			
Written statement on the proposed project's impact on existing infrastructure (traffic, schools, utilities)		X	
Written statement on the proposed project's impact on natural environment		X	
Phase 1 and Phase 2 environmental review (if required)			Planning Commission will determine if this is required
Property Details			
Dimensions and legal description		X	Missing two legal descriptions for 211 and 217 W. Center
North Arrow	X		
Certificate of survey if less than (1) acre and a land division	N/A		
Project Description			
Total number of structures, units, and bedrooms, offices		X	Number of bedrooms do not match
Square footage (total and usable floor area)		X	Inconsistent between the submitted plans and supporting documents.
Carports/garages	N/A		
Employees by shift		X	
Recreational and open space details	N/A		
Type of recreation facilities provided			
Natural and Man-Made Features			
Woodlots, streams, drains, lakes/ponds	N/A		
Topography (at 2-foot intervals)	X		
Existing roads and structures (indicate what will be retained/removed)	X		
Public and Private Access			
Existing or proposed public right-of-way	X		

Private easements			
Proposed Access and Parking			
Streets, driveways, parking spaces, sidewalks	X		
Direction of travel			Planning Commission will determine if this is met only shown at driveway and not throughout parking lot
Inside radii of all curves		X	
Width of streets, driveways, sidewalks	X		
Total number of parking spaces and dimensions of typical spaces		X	Due to inconsistencies in the reported square footage, staff require corrected information to accurately evaluate the application and make the necessary parking determinations.
General public pedestrian access (as approved by City Attorney)	N/A		Not proposed
Vicinity Sketch			
Location of the site in relation to surrounding streets and land uses (within 300ft)			Planning Commission shall determine if this is met.
Utilities Location			
Natural gas, cable, electric, phone			Utility locations are not shown on the site plan. Final locations and connections will be verified and addressed through the MISS DIG process prior to construction.
Fire hydrants	X		
Water supply, stormwater management, wastewater systems			Water and sewer will be reviewed by KLSWA, and stormwater by the Allegan County Drain Commission (ACDC).
Landscaping Plan			
Locations of plantings and screening	X		
Fencing and lighting (in compliance with Article 21)	N/A		
Proposed locations of common open spaces (if applicable)	N/A		
Storage Facilities			
Locations and specifications for any existing or proposed above or below ground storage facilities for chemicals, salts, flammable materials, or hazardous substances			
Locations and specifications for any existing or proposed containment structures or clear zones required by government authorities			

Stormwater Management	X		Will be addressed with the ACDC
Location of Exterior Drains			
Location of Dry Wells			
Location of Catch Basins	X		
Location of Retention and/or detention areas			
Location of Sumps and other facilities for stormwater or wastewater			
Location of point of discharge for all drains and pipes			
Site Lighting			
Location, type, style, and intensity of all proposed site lighting (including building, sign, or other site lighting)	X		Lighting is proposed on building with a photometric plan provided
Permit Statement			
Statement identifying all other federal, state, and local permits required (if any)			Listed as condition of approval.
Project Completion Schedule			
Timeline for project completion	X		
Tri-Community Plan Compliance			
Evidence of compliance with the recommendations of the Tri-Community Plan	N/A		
Additional Information:			
Any other necessary information for the Planning Commission to determine conformity with the Ordinance			
Professional Seal			
Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan	X		
Grading Plan:			
Grading plan per Section 16.20.5	X		
Special Studies or Research (If Required by PC or ZA)			Planning Commission will determine if this is required
Current site condition and status of buildings (to be preserved or removed).			
Flora and fauna (include endangered species).			
General topography and drainage patterns (including regulated features).			
Adjacent waterways.			
Existing wells (depth and use).			

Description of proposed abatement methods.			
Nature of contamination and proposed mitigation methods.			
Description of proposed work and methodology to protect waterways.			
Description of existing soils and their suitability for proposed use.			
Methods to protect and preserve any historic or archaeological resources.			
Description of emissions related to air quality and their effects.			
Methods to contain hazardous materials and prevent migration.			
Characterization of discharges (quantity, quality, chemical constituents).			
Description of findings from any previous assessments and provide reports.			
Anticipated noise levels at property lines and proposed mitigation measures.			
Description of anticipated traffic impacts from the proposed use.			
Description of site restoration after construction.			
Methods for handling sanitary waste during and after construction.			
Description of how potable water will be provided (including wells or lake-draw systems).			
Any other items needed to relay potential environmental impacts			
The individual preparing the Environmental Assessment must sign and seal the document (if prepared by a registered engineer, land surveyor, community planner, or landscape architect).			
Traffic Impact Study (if required by PC or ZA)			Planning Commission will determine if this is required
Narrative Summary (Applicant and project name, Location map, Size and type of development, Traffic volumes based on the Institute of Transportation Engineers' <i>Trip Generation</i> (current edition))			
Project Phasing and Access Plan (Phases of development, including year for each phase, Proposed access plan for each			

phase)			
Transportation System Inventory (Physical, functional, and operational characteristics of the study area highway system, Location of transit services (where appropriate), Data on: Peak-hour volumes (existing and projected), Number of lanes, Cross-section, Intersection traffic signals and configuration, Douglas Zoning Ordinance, Traffic signal progression, Percentage of heavy trucks, Adjacent access point locations, Jurisdiction Grades			

July 7, 2026
2260560

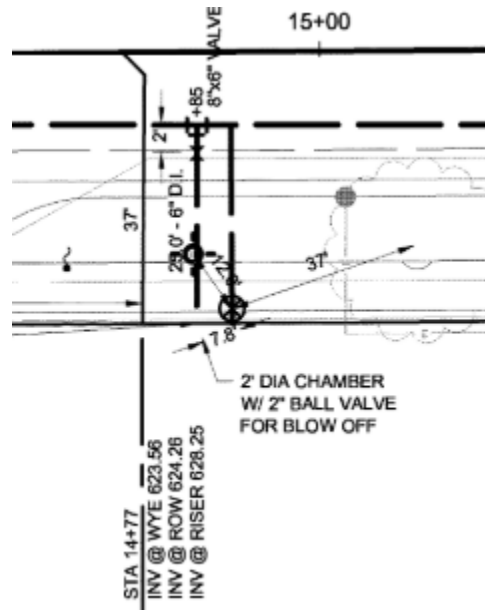
Mr. Sean Homyen, City Planner
City of Douglas
86 W. Center Street
Douglas, MI 49406

RE: Douglas Mixed Use (225 Center Street) – Douglas
Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the drawings dated July 1, 2026 and received July 2, 2026 for the above referenced project. Our comments regarding the project are as follows: (Our original review comments of July 7, 2026 are in black.)

1. The proposed development includes a two-story that includes retail shop, 2 business offices, and 9 1-bedroom and 4 2-bedroom apartments with associated parking and driveways on about 0.5-acre site.
2. The survey on V-101 indicates an existing ingress/egress easement; however, this does cover the east half of the access drive from the existing openign. Access through the driveway needs to be addressed. The City should be aware that some parking spaces will be lost for 229 Center Street with shared access to Center Street; this should be verified if this is an issue. We note that the parking provided is less than the parking required; the City will need to address this. It should also be noted that dumpster enclosure is also shown on the adjacent parcel.
3. Please label material of the water main, if known. The water main in Center Street is 8" Ductile Iron.
4. Records seem to indicate that there is an existing 1" copper water service. This is proposed to be removed and replaced with a 2" copper water service. There also appears to be a 6" ductile iron line that can be used for a fire line; we are not sure why a new line is being proposed as shown on C-101.



5. The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office. We note that preliminary discussions may require a detention system with an outlet to the storm sewer rather than a retention system. If an outlet is needed, it may need to be constructed in the road or an easement is needed from the adjacent parcel.
6. Saugatuck Township Fire District must provide comments regarding fire protection and fire access for this site.
7. This project should be reviewed by KLSWA. KLSWA should verify if there is sufficient capacity in the sanitary sewer for this project. Oil and grease separators and monitoring manholes may be required as there are proposed commercial uses. If required, these need to be shown on the drawings. At minimum they must be shown on the drawings in the event these are needed in the future; they must be placed outside of the public right-of-way.
8. The developer is responsible for all review fees.
9. The developer is responsible for obtaining all permits required for this project.

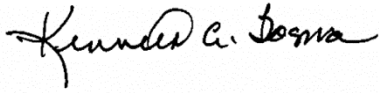
Mr. Sean Homyen
July 7, 2026
Page 3

Item 5B.

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

Sincerely,

Prein&Newhof

A handwritten signature in black ink, reading "Kenneth A. Bosma". The signature is written in a cursive, flowing style.

Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Robert Miller, KLSWA
Mr. Chris Bernhardt, STFD
Mr. Lucas Timmer, P&N

July 15, 2026
2260552

Mr. Peter Bulten, P.E.
Holland Engineering
220 Hoover Boulevard
Holland, MI 49423

RE: Douglas Mixed Use Building – 225 Center Street Drainage Review
City of Douglas – Section 16

Dear Peter:

Our office has reviewed the construction drawings dated July 1, 2026, and calculations dated July 14, 2026, and submitted to our office on July 14, 2026, via email. These were reviewed for compliance to *Allegan County Drain Commissioner's Site Development Rules dated March 2021*. The following are our comments as it relates to the above noted submittals. (Comments related to this July 15, 2026 review are in black.)

1. The project includes a mixed-use building with associated parking on about 0.5-acre site. The site is not within an existing County drainage district.
2. The following items are noted regarding the calculations:
 - a. LGROW spreadsheets were provided. Additional calculations were provided.
 - b. Soil borings were provided from SME dated June 19, 2026. Highest noted groundwater is 630 in SB 4.
 - c. Reviewing AC's GIS, it appears that there is stormwater runoff that could occur onto this parcel from the south of this parcel. The watershed boundary needs to be updated, and the area needs to be accounted for in the calculations.
3. The following items are noted regarding the construction drawings:
 - a. Storm sewer within the public right-of-way must be concrete; please revise.
 - b. No openings are shown in the outlet detail on C-501, detail B1 that match the calculations.
 - c. The underground system has storage below the water table; this needs to be addressed as this does not appear to be a sealed system. The proposed system is

Mr. Peter Bulten, P.E.
 July 15, 2026
 Page 2

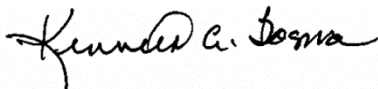
also using storage starting at 627.48 but the invert of the outlet pipe is 628.15; please review.

- d. Will the proposed system be protected from future tree roots as shown in the landscaping plan?
4. The developer shall verify with the City if a maintenance agreement is required. It is recommended for this type of system. Please note that this system is considered a private system.
5. A private easement will need to be provided to ACDC's office for this system as it is shared and crosses another parcel. Please provide a copy of the easement language for review prior to signing and recording.
6. The developer is responsible for obtaining all permits and approvals needed for this project.
7. Signed and sealed copies of the final drawings and calculations need to be submitted to ACDC's office if has not already been submitted.
8. The review fee of \$350 and the administrative fee is \$50 administrative fee. In addition, all review fees above these amounts will need to be paid in accordance with ACDC's standards.
9. After this project is constructed, the required documentation per ACDC's standards will need to be submitted before final approval is given for the project. This will include engineer's certificate, and record drawings.

In summary we recommend that construction plan approval be withheld until the above items are completed to ACDC's satisfaction. Final approval will need to have the items outlined in numbers 5, 8 and 9 above. We recommend that City of Douglas withhold occupancy permits until the documents requested are received and final approval from ACDC's office is submitted.

If you have any questions regarding the project, please call me.

Sincerely,
Prein&Newhof



Kenneth A. Bosma, P.E.

KAB/kab

cc: Mr. Chris Machiela, ACDC
 Mr. Brent Scholten, ACDC

Mr. Peter Bulten, P.E.
July 15, 2026
Page 3

Mr. Sean Homyen, City of Douglas
Mr. Lucas Timmer, P&N

P.S. The above letter was prepared to assist the Allegan County Drain Commissioner's office in their review of this project's storm water management plan. It is not an approval and is not to be used by anyone as the Drain Commissioner's approval letter.



SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



3342 Blue Star Highway
Saugatuck, MI 49453
269 857-3000 / Fax: 269 857-1228
E-mail: info@saugatuckfire.org

July 17, 2026

Dixon Architecture
c/o Ken Dixon
523 Ada Dr. SE #200
Ada, MI. 49301

Re: 225 Center St. - Site Plan Review #1 for Project #26-04-022, for drawings dated 7/1/2026

Dear Mr. Dixon,

We are in receipt of the site plan for 225 Center St. received 7/2/2026. We reviewed the plans using the International Fire Code (IFC) 2024 edition. Please see the result of the fire department review listed **below**.

1. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3. (312.1) **Not approved, guard posts are required to protect the gas meters and are not shown in the plans provided. Please include gas meter locations (when determined) and protection in revised submittals.**
2. Dead end driveways and access roads in excess of 150 feet in length shall be provided with an approved area for turning around with fire apparatus (IFC 503.2.5) **Approved.**
3. "No Parking Fire Lane" signage shall be installed at the dead end of the turnaround. (IFC 503.3) **Not applicable.**
4. No parking shall be allowed within the turnaround. The area must be clear and unobstructed for turnaround at all times. (IFC 503.4)
5. Fire apparatus access roads and driveways shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. (IFC 503.2.1) **Approved, width is shown as 24 feet.**
6. Minimum clear height shall be 13'6" across the entire 20 feet width of driveway. (IFC 503.2.1) **Height clearance is not noted in the plans provided, please include in revised submittals.**
7. Road shall not exceed the 10% maximum grade. (IFC 503.2.7) **Approved, grade is known to be less than 10%.**
8. The driveway shall be installed with asphalt, concrete, or other approved driving surfaces capable of supporting the 80,000-pound imposed load of our heaviest apparatus and be installed to provide emergency access prior to commencement of building construction. (IFC 503.2.3) **Approved, weight capacity is noted as able to support 80,000 pounds in plans provided.**
9. The roads shall be maintained free of snow and ice to provide all weather driving capabilities. (IFC 503.2.3)
10. Fire department access roads shall be constructed and maintained for all construction sites. (IFC 3310.1) **Ensure the road and turnarounds are installed and navigable for emergency access prior to**



SAUGATUCK TOWNSHIP FIRE DISTRICT

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commencement of vertical building construction. Noted on the plans.

11. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (IFC 503.6) **No gate appears to be shown in the plans provided, however if it is installed in the future, a Knox Key switch is required for emergency access and activation.**
12. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (IFC 505.1) **Address signage must be posted prior to commencement of construction. Green reflective address signs are preferred and are available free of charge to Fire District properties at <https://www.saugatuckfire.org/address-sign-order-form.html>**
13. Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs. (IFC 505.2) **Not applicable.**
14. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. (IFC 506.1) **A Knox Key Box is required and shall be installed in a location approved by the Fire District on each structure. Box shall be installed 60" AFF. Minimum required box is #3261 and will hold up to 10 keys. Surface mount or recessed options are available at www.knoxbox.com. (This will fall under building review, however we wanted to make you aware now.)**
15. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 510.1) **If the building cannot support the required minimum of -95dBm receivable level of radio coverage within the building, a Federal Communications Commission certified signal booster or other system approved by the fire code official in order to achieve the required adequate radio coverage may be required. (This will fall under building review, however wanted to make you aware now.)**
16. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1) **Fire flow capable of supplying an NFPA 13 suppression system for the commercial space and NFPA 13R for the residential space shall be confirmed by the project engineer.**
17. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. (IFC 507.4) **A fire code official shall be present at the fire flow testing.**
18. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-



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3 occupancy or sprinklered building. (IFC 507.5.1) **Not applicable, existing.**

19. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. (IFC 3307.2) **Not applicable, existing.**
20. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (D105.1) **Approved, the top of the parapet wall is shown as 29' - 11 1/4" on plan A4.1.**
21. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (D105.2) **Not applicable.**
22. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (D105.3) **Not applicable.**
23. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (D105.4). **Not applicable.**
24. Upon completion of construction, physical testing with apparatus will be required. If the apparatus is unable to navigate the completed road and driveway in a safe and efficient manner, modifications may be required.
25. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)

Comment: This will be covered in the building review, but for future planning the FDC will be required to be located on the Center St. side of the building. The alternate location on the East side, as far North as possible, is acceptable as long as the horn strobe is located on the North side near and above the FDC.

Please revise plans to include all the above information and documentation and submit for review. Once received, plans will be reviewed accordingly.

Please also submit building, emergency lighting, fire suppression, and fire alarm plans (as applicable) for review as soon as they are available so we can begin review of these systems. Please let us know if you have any questions.

Sincerely,

Christopher T. Bernhardt

Captain / Fire Inspector

Cc: Greg Janik – Fire Chief (via email)
Sean Hoymen – Zoning Administrator (via email)
Dan Poll – Building Official (via email)



SAUGATUCK TOWNSHIP FIRE DISTRICT

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The Surveyor's
Engineer's liability for any
errors or omissions in this
report shall be limited to those
arising out of the
Surveyor's / Engineer's
negligence, gross
misconduct, warranties or
misrepresentations shall
not be limited to an amount
greater than the service fee.

DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

225 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SW 1/4 SEC. 16, T3N, R16W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI.

Issued for:		No.	
Description	TOPOGRAPHIC AND BOUNDARY SURVEY	A	
	HEI REVIEW	B	
	SITE PLAN SUBMITTAL	C	
	SITE PLAN SUBMITTAL		
Date	05/13/2026		
	06/02/2026		
	07/01/2026		
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.			

Project Manager		BRUCE ZEINSTR, LLA	
Vertical Datum	NAVD88	Horz. Datum	LOCAL
Drawn by			
MARK BROOKHOUSE			
Checked by		Date	
Survey	-	-	-
Civil	-	-	-
Struc.	-	-	-
L. A.	-	-	-
HEI Project Number			
26-04-022			
Sheet Title			
COVER SHEET			
Sheet No.			
G-100			

DOUGLAS MIXED-USE BUILDING

225 CENTER STREET
DOUGLAS, MI. 49406



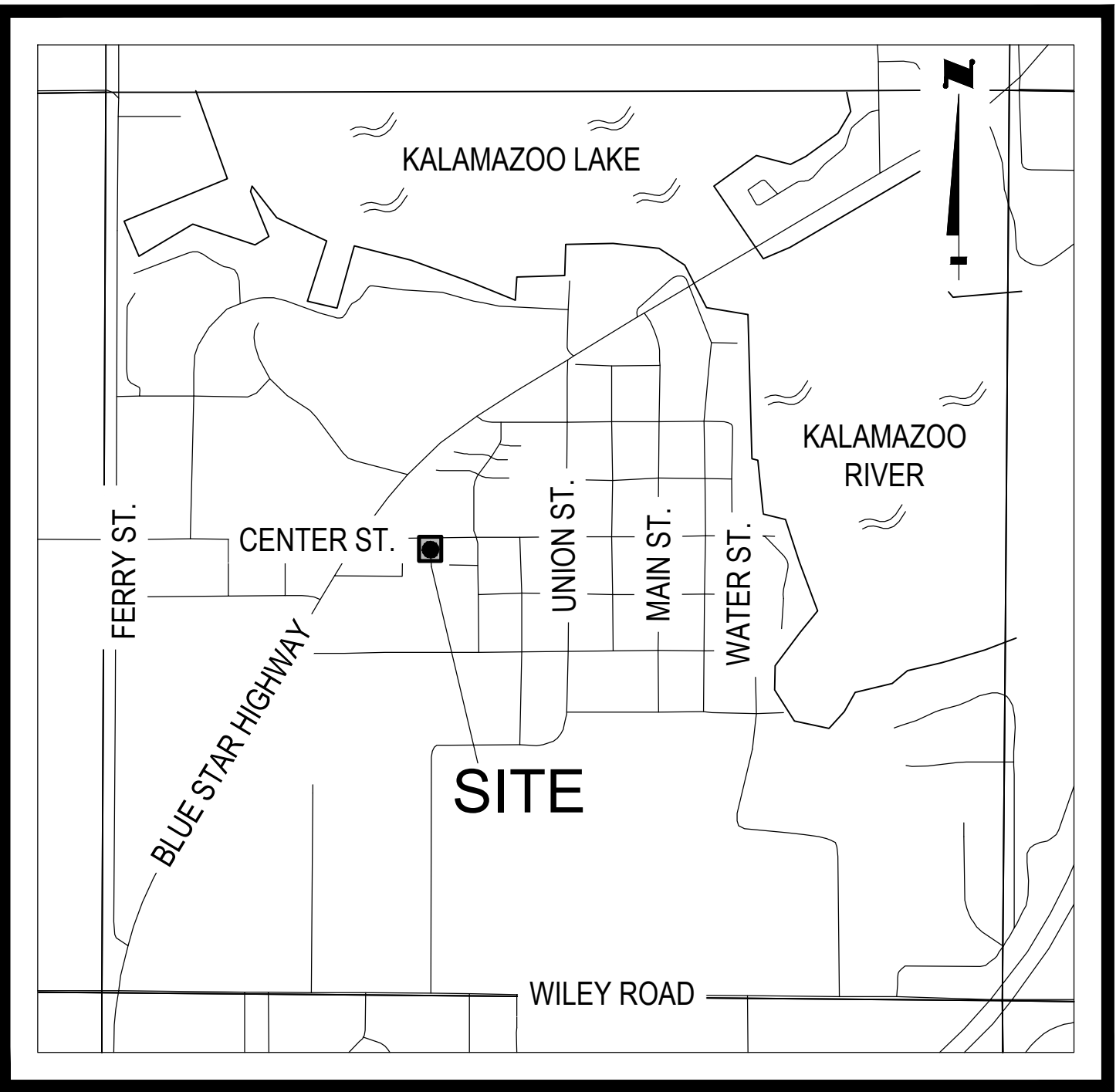
ZONING

C-1, VILLAGE COMMERCIAL DISTRICT

SETBACKS:	
FRONT YARD	0 FEET MIN.
SIDE YARD	5 FEET MIN. (*)
REAR YARD	5 FEET MIN. (**)
HEIGHT	28 FEET MAX.

(*) EXCEPT WHERE A COMMERCIAL BUILDING IS PLACED DIRECTLY UPON THE SIDE LOT LINE

(**) EXCEPT WHERE THE REAR YARD ABUTS A SIDE YARD IN A RESIDENTIAL DISTRICT THE REAR YARD SHALL BE 25 FEET.



LOCATION MAP NOT TO SCALE

225 Center St.
Received: 7/2/2026
Returned for corrections: 7/17/2026 - 2107 - CTB

DESCRIPTION

SEE EXISTING CONDITIONS SHEET V-101

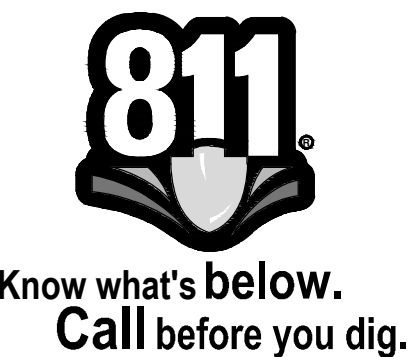
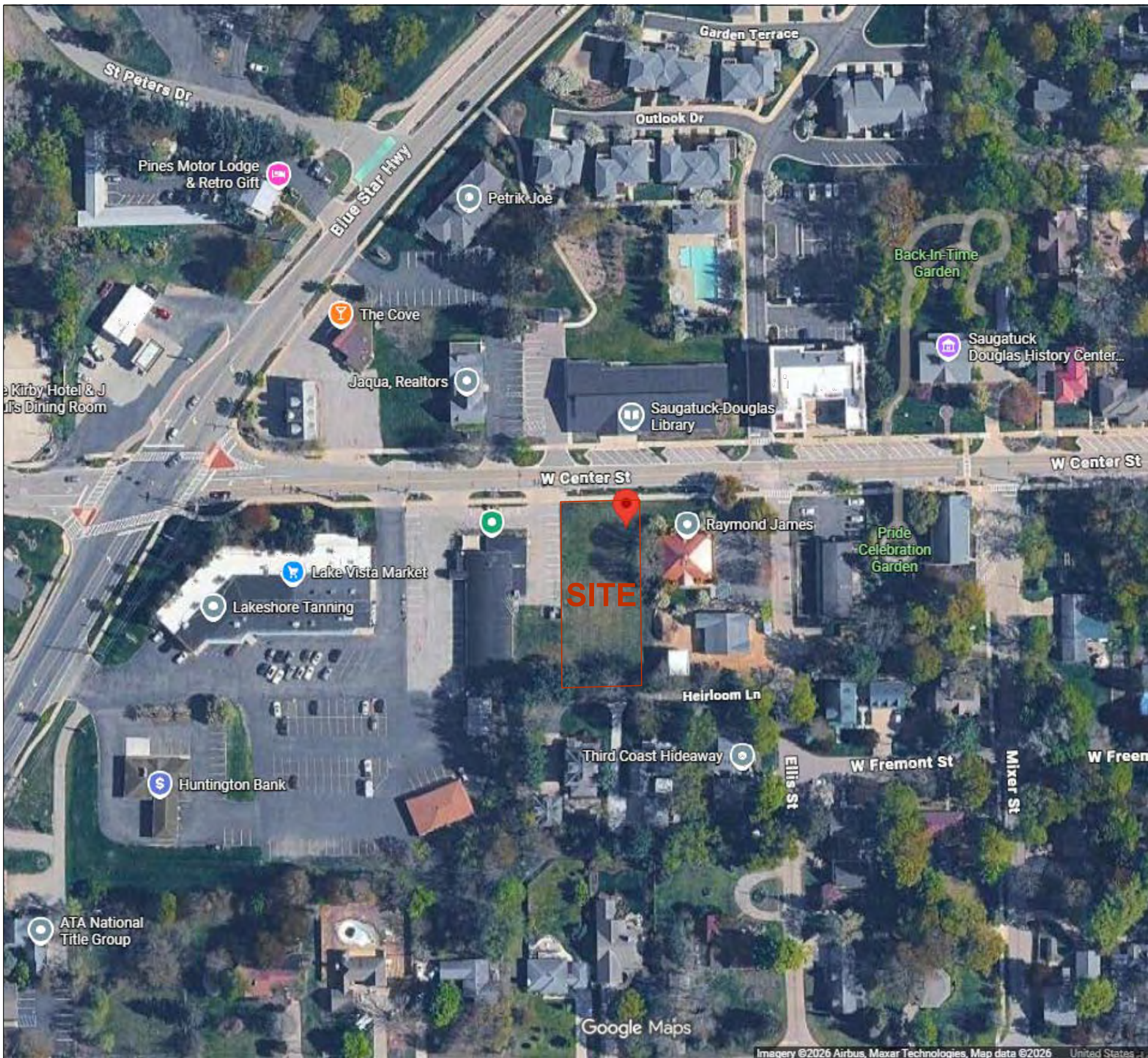
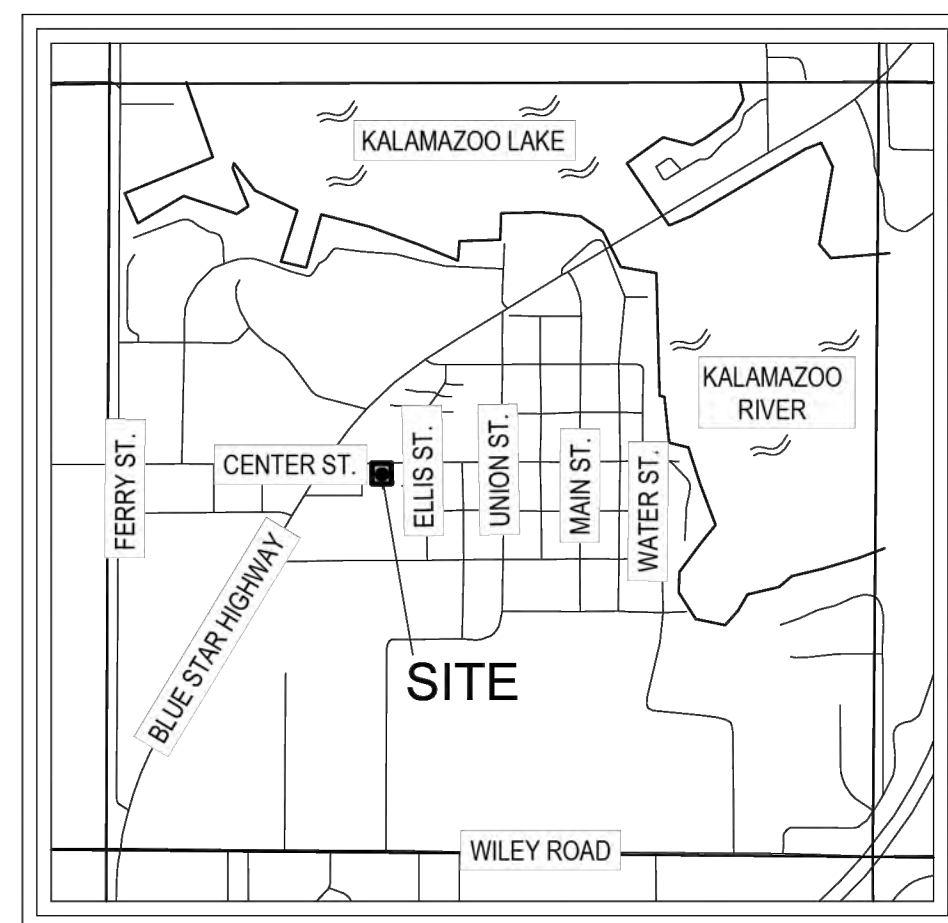


TABLE OF CONTENTS	
SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE PLAN
SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN



NEIGHBORHOOD MAP
SCALE 1" = 150'



LOCATION MAP

-NOT TO SCALE.

DOUGLAS FLATS, LLC PARCEL DESCRIPTION

PER WARRANTY DEED LIBER 4705, PAGE 523 RECORDED IN ALLEGAN COUNTY RECORDS, MICHIGAN

PREMISES SITUATED IN THE CITY OF VILLAGE OF DOUGLAS, COUNTY OF ALLEGAN, STATE OF MICHIGAN, TO WIT

THE EAST 100 FEET OF THE WEST 1958.62 FEET OF THE NORTH 233 FEET OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY FO THE VILLAGE OF DOUGLAS, COUNTY OF ALLEGA, STATE OF MICHIGAN.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 14 N, RANGE 106E, CITY OF JAILOR, COUNTY OF DOUGLAS, ALLIANCE COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION, THENCE NORTH 89°16'47" EAST 4821.03 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION TO POINT OF BEGINNING, THENCE CONTINUING NORTH 89°16'50" EAST 18.00 FEET, THENCE SOUTH 00°12'13" EAST 159.40 FEET PARALLEL WITH THE EAST LINE OF THE WEST 5/8 50' FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE NORTH 89°16'50" EAST 18.72 FEET, THENCE SOUTH 00°12'13" EAST 20.00 FEET ALONG SAID EAST LINE, THENCE SOUTH 89°25'50" WEST 38.32 FEET, THENCE NORTH 00°12'13" WEST 179.40 FEET TO POINT OF BEGINNING.

SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TIME WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF VISIBLE ABOVE GROUND OBSERVATIONS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

BEARINGS ARE BASED ON A LOCAL COORDINATE SYSTEM, AND THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 16 HAVING A BEARING OF NORTH 88°22'28" EAST

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

SOURCE BENCHMARK - NATIONAL GEODETIC SURVEY (NGS)
DESIGNATION: 03623
PID: DQ6962
ELEVATION = 608.68' (NAVD '88)

SOURCE OF FLOOD INFORMATION: <http://msc.fema.gov>

SOURCE OF ADJOINING PARCEL DATA: <https://gis.allegancounty.org/portal>

DATE OF FIELD SURVEY: APRIL 27, 2026

FLOOD NOTE

PER THE FLOOD INSURANCE RATE MAP

CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
MAP NUMBER: 26005C0164G
EFFECTIVE DATE: JUNE 21, 2023

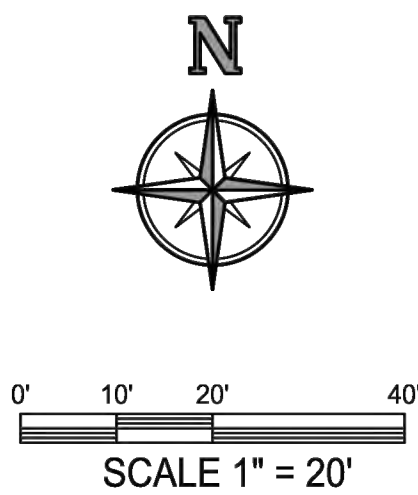
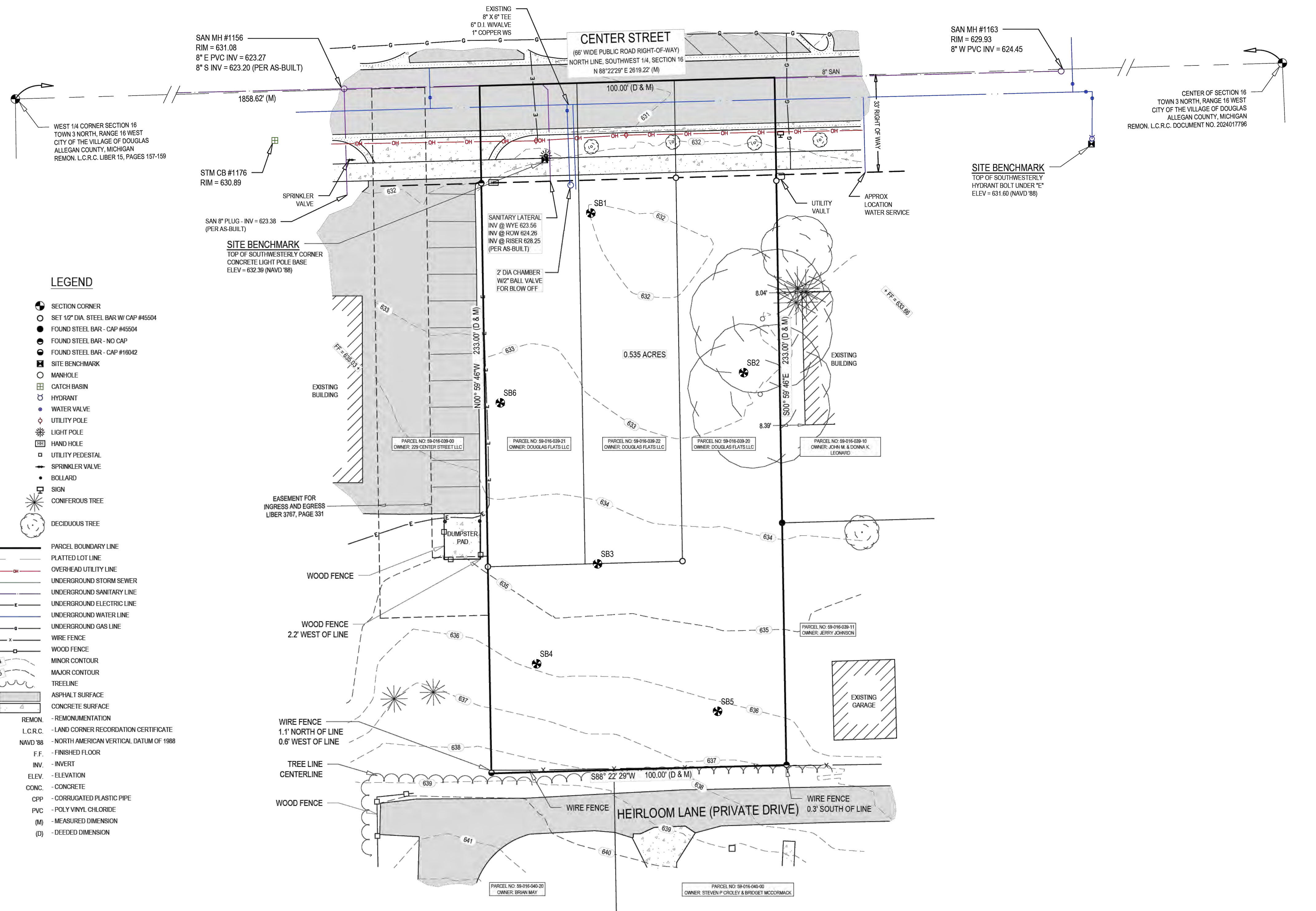
THE SUBJECT PARCEL LIES IN

ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS(s) OF LAND DESCRIBED AND DELINEATED HEREIN, THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME. THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-5938

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

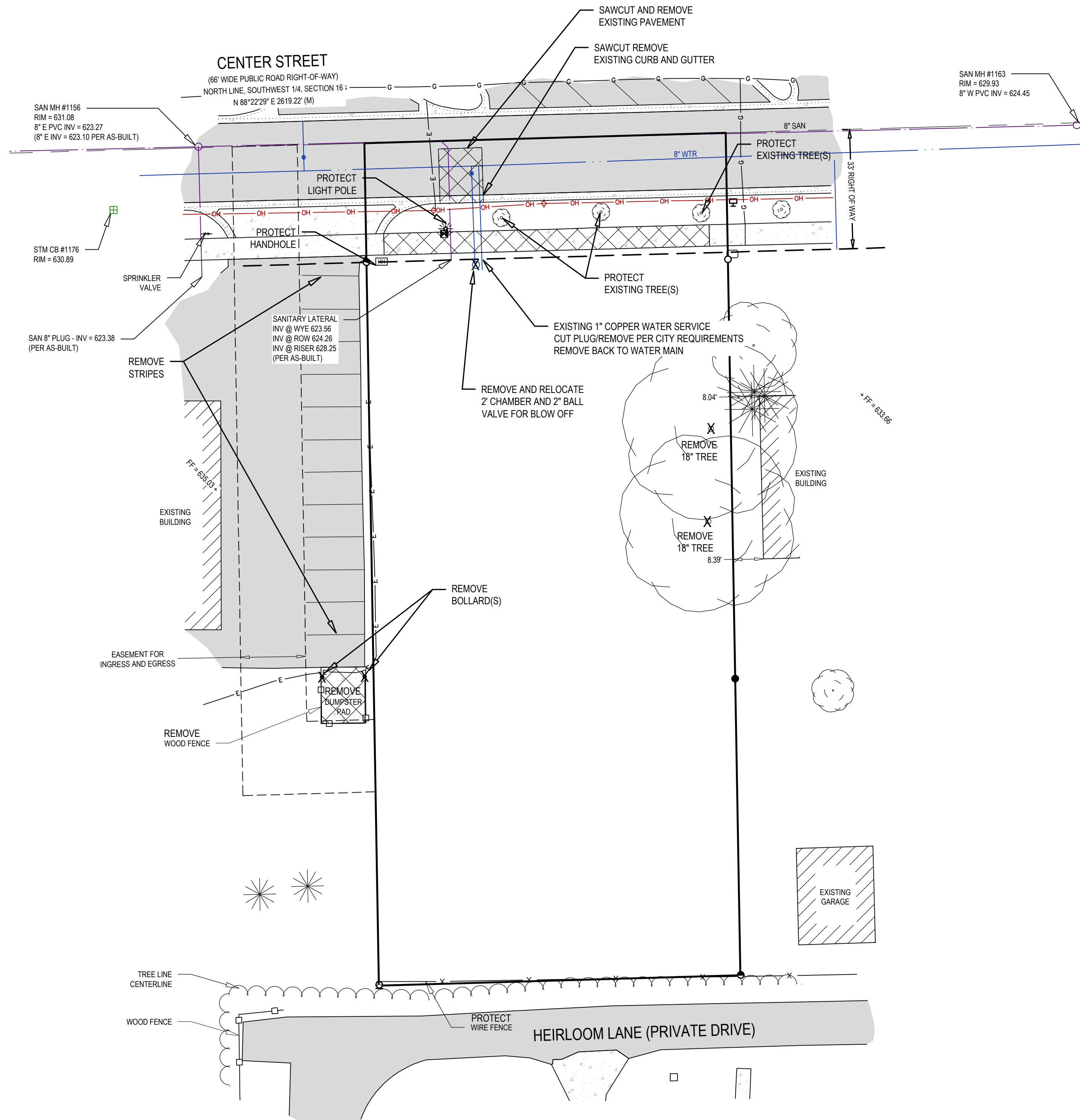
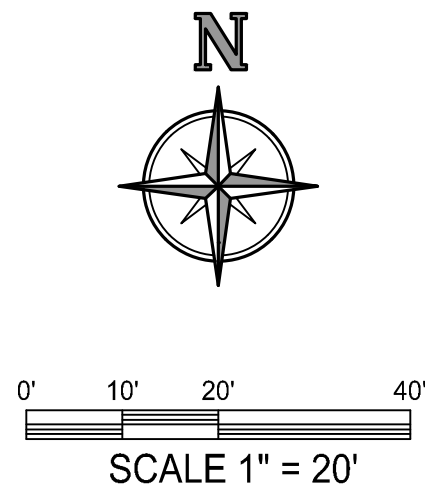
DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

2225 CENTER STREET
DOUGLAS, MI 49406

Issued for:		
Date	Description	No.
05/13/2026	TOPOGRAPHIC AND BOUNDARY SURVEY	.

Project Manager BRUCE ZEINSTR, LLA		
Vertical Datum NAVD88	Horz. Datum LOCAL	
Drawn by MARK BROOKHOUSE		
Checked by Survey1	JCD	Date 05/13/2026
Civil	.	.
Struc.	.	.
L. A.	.	.
HEI Project Number 26-04-022		
Sheet Title EXISTING CONDITIONS		
Sheet No. V-101		



DEMO LEGEND

X	REMOVE ITEM
	REMOVE CONCRETE
	REMOVE PAVEMENT

CIVIL DEMOLITION NOTES:

- SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
- LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
- REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
- ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
- PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
- ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
- ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, ALLEGAN COUNTY ROAD COMMISSION, AND THE CITY OF THE VILLAGE OF DOUGLAS.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

225 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SW 1/4 SEC. 16, T3N, R16W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI.

Issued for:

No.	Description	Date
A	TOPOGRAPHIC AND BOUNDARY SURVEY	05/13/2026
B	HEI REVIEW	06/02/2026
C	SITE PLAN SUBMITTAL	07/01/2026

Project Manager

BRUCE ZEINSTR, LLA

Vertical Datum

NAVD88

Horz. Datum

LOCAL

Drawn by

MARK BROOKHOUSE

Checked by

Survey

Date

Civil

Struc.

L. A.

HEI Project Number

26-04-022

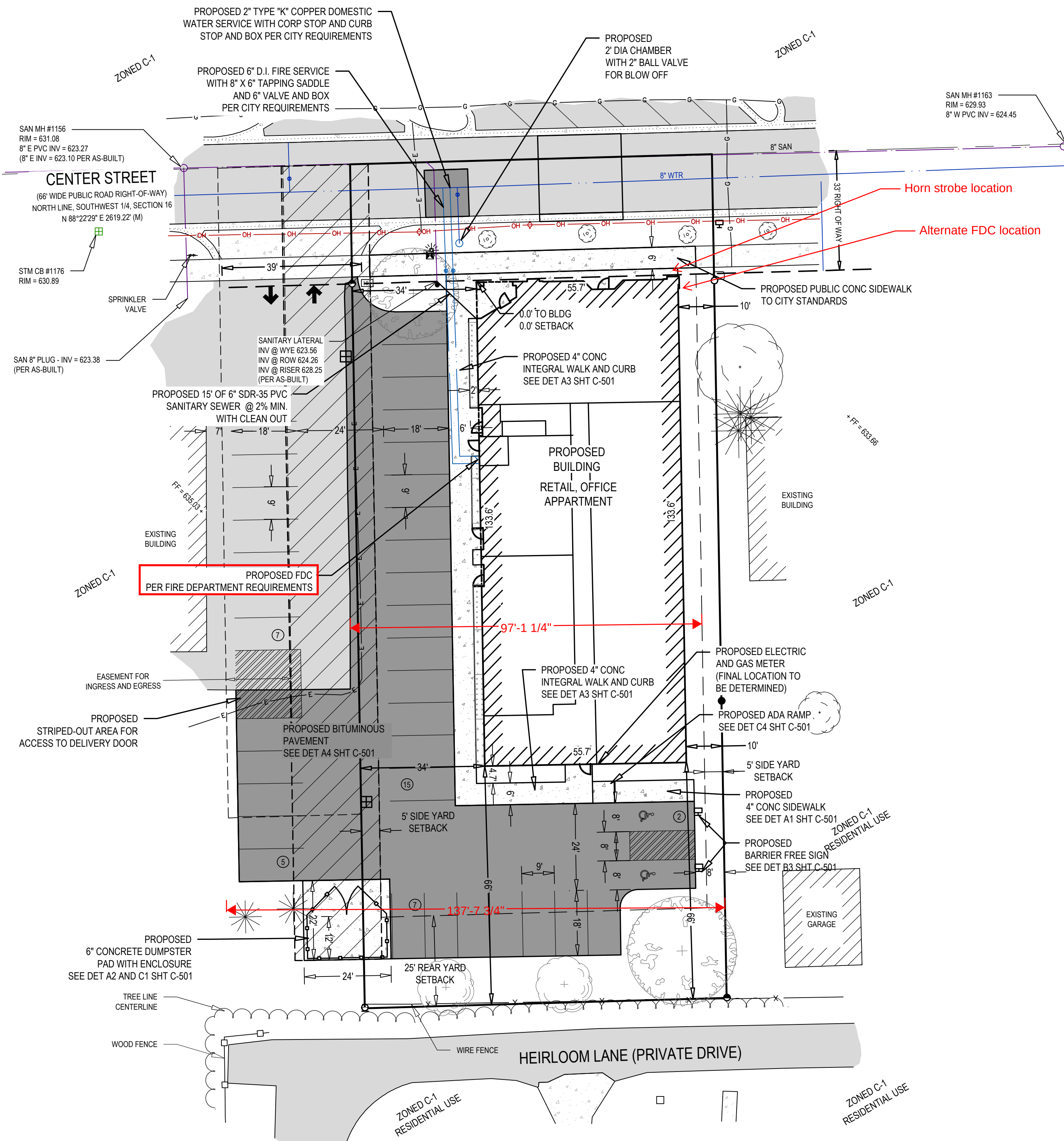
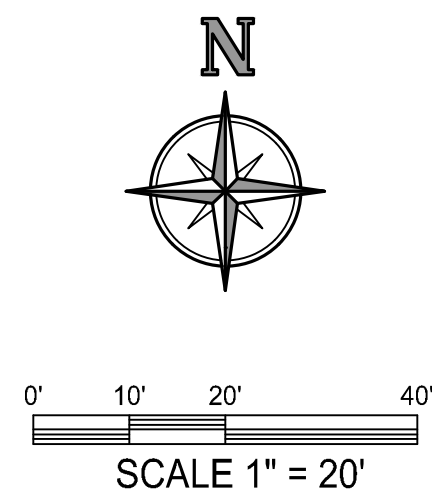
Sheet Title

CIVIL

DEMOLITION

Sheet No.

CD-101



LAYOUT & UTILITY NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
- COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE KAL LAKE SEWER AND WATER AUTHORITY STANDARDS & SPECIFICATIONS.
- ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE KAL LAKE SEWER AND WATER AUTHORITY STANDARDS & SPECIFICATIONS.
- ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF THE VILLAGE OF DOUGLAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
- COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH CITY OF THE VILLAGE OF DOUGLAS.
- SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
- ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE.
- SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
- THE DRIVEWAY SHALL BE INSTALLED WITH ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE 80,000-POUND IMPOSED LOAD OF THE FIRE DEPARTMENT'S HEAVIEST APPARATUS AND BE INSTALLED TO PROVIDE EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF BUILDING CONSTRUCTION.
- THE EMERGENCY ACCESS SHALL BE INSTALLED, MAINTAINED, AND NAVIGABLE FOR EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF VERTICAL BUILDING CONSTRUCTION.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

TOTAL PARCEL AREA 19,998 SQ FT 100%
(EXCLUDING PUBLIC RIGHT-OF-WAY)

BUILDING AREA
- FIRST FLOOR 7,420 SQ FT 37.1%
- CANOPY/OVERHANG 584 SQ FT 2.9%
BUILDING TOTAL 8,004 SQ FT 40.0%

PARKING REQUIRED:
MULTIPLE DWELLING

1 SPACE PER DWELLING UNIT LESS THAN 900 SQ FT
(13 UNITS LESS THAN 900 SQ FT X 1) 13 PARKING SPACES
PLUS 1 SPACE PER THREE DWELLING UNITS
(13 UNITS / 3) 5 PARKING SPACES

RETAIL
1 SPACE PER 300 SQ FT USABLE FLOOR AREA
(1755 SQ FT / 300) 6 PARKING SPACES

OFFICE
1 SPACE PER 200 SQ FT USABLE FLOOR AREA
(1796 SQ FT / 200) 9 PARKING SPACES

TOTAL PARKING REQUIRED: 33 PARKING SPACES

TOTAL PARKING PROVIDED: 24 PARKING SPACES
(INCLUDING 2 BARRIER FREE)

The Surveyor's / Engineer's liability for any errors or omissions in this drawing shall not be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct. The Surveyor's / Engineer's representations shall not be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct. The Surveyor's / Engineer's representations shall not be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct.

DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

225 CENTER STREET
DOUGLAS, MI 49406
PT. OF THE SW 1/4 SEC. 16, T3N, R16W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI.

Issued for:		No.				
Date	Description	A	B	C	D	E
05/13/2026	TOPOGRAPHIC AND BOUNDARY SURVEY					
06/02/2026	HEI REVIEW					
07/01/2026	SITE PLAN SUBMITTAL					

Project Manager		BRUCE ZEINSTR, LLA	
Vertical Datum	Horz. Datum		
NAVD88	LOCAL		
Drawn by		MARK BROOKHOUSE	
Checked by	Date		
Survey	.		
Civil	.		
Struc.	.		
L. A.	.		
HEI Project Number		26-04-022	
Sheet Title		SITE LAYOUT PLAN	
Sheet No.		C-101	

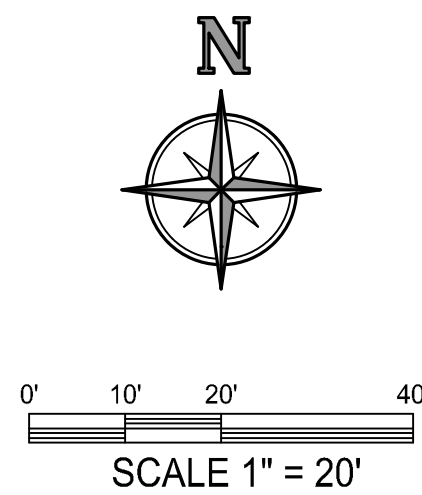
The Surveyor's
Engineer's liability for any
errors or omissions in the
surveying or engineering
work shall be limited to those
arising out of the
Surveyor's / Engineer's
negligence, gross
misconduct, or
misrepresentation shall
not be greater than
the service fee.

DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301225 CENTER STREET
DOUGLAS, MI 49406
PT. OF THE SW 1/4 SEC. 16, T3N, R16W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI.

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Date	Description	No.	A				B			
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06/02/2026	HEI REVIEW	B								
07/01/2026	SITE PLAN SUBMITTAL	C								

Project Manager BRUCE ZEINSTR, LLA	
Vertical Datum NAVD88	Horz. Datum LOCAL
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	.
Struc.	.
L. A.	.
HEI Project Number 26-04-022	
Sheet Title GRADING DRAINAGE & SESC PLAN	
Sheet No. C-201	



GRADING & STORM SEWER NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
4. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
5. ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF THE VILLAGE OF DOUGLAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
6. STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF THE VILLAGE OF DOUGLAS AND THE ALLEGAN COUNTY DRAIN COMMISSION STORM WATER ORDINANCE.
7. SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
8. SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
9. ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCO H-I-O OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED, WHERE SPECIFIED IN THE PLANS. CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
10. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

STORM WATER INFILTRATION BASIN NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
2. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
3. THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT FOR THE SITE IMPROVEMENTS. THEREFORE, ALL APPROPRIATE MEASURES SHALL BE TAKEN TO MINIMIZE COMPACTION OF ONSITE SOILS IN THE AREA OF THE INFILTRATION BASIN AND/OR INFILTRATION TRENCHES.
4. CONTRACTOR SHALL CONSTRUCT SIDE SLOPES OF THE STORM WATER INFILTRATION BASIN UTILIZING A BOBCAT OR SMALL MECHANIZED EQUIPMENT IN AN EFFORT TO MAINTAIN THE INFILTRATION PROPERTIES OF THE SIDE SLOPES.
5. IF THE WATER TABLE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO VERIFY THAT THE WATER TABLE ELEVATION UTILIZED IN THE DESIGN MATCHES THE WATER TABLE ELEVATION WITNESSED ON SITE DURING CONSTRUCTION.
6. ONSITE SOILS WITHIN THE LIMITS OF THE INFILTRATION BASIN WERE DETERMINED TO BE SAND. SHOULD CONTRACTOR ENCOUNTER OTHER SOILS WITHIN THE LIMITS OF THE STORM WATER INFILTRATION BASIN AND/OR INFILTRATION TRENCHES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT DESIGN CHANGES CAN BE MADE AS NECESSARY.
7. STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ALLEGAN COUNTY DRAIN COMMISSION'S MOST CURRENT STANDARDS AND REQUIREMENTS.
8. EXISTING ONSITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN AREA.
9. NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
10. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
11. THE STORM WATER MANAGEMENT BASIN WAS DESIGNED TO PROVIDE CAPACITY FOR 2,237 CUBIC FEET OF STORAGE AND 4,546 CUBIC FEET OF RETENTION VOLUME. CONTRACTOR SHALL CONSTRUCT BASIN PER THE DESIGN DRAWINGS TO ACHIEVE THIS STORAGE VOLUME.
12. STORM SEWER AND STORMWATER BASIN AS-BUILTS AND CERTIFICATION, IS REQUIRED BY ALLEGAN COUNTY DRAIN COMMISSION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN CONSTRUCTION IS COMPLETED. PRIOR TO FINAL RESTORATION, TO PERFORM THE AS-BUILT SURVEY. CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DEFICIENCIES NOTED DURING AS-BUILT SURVEY.
13. AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
14. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

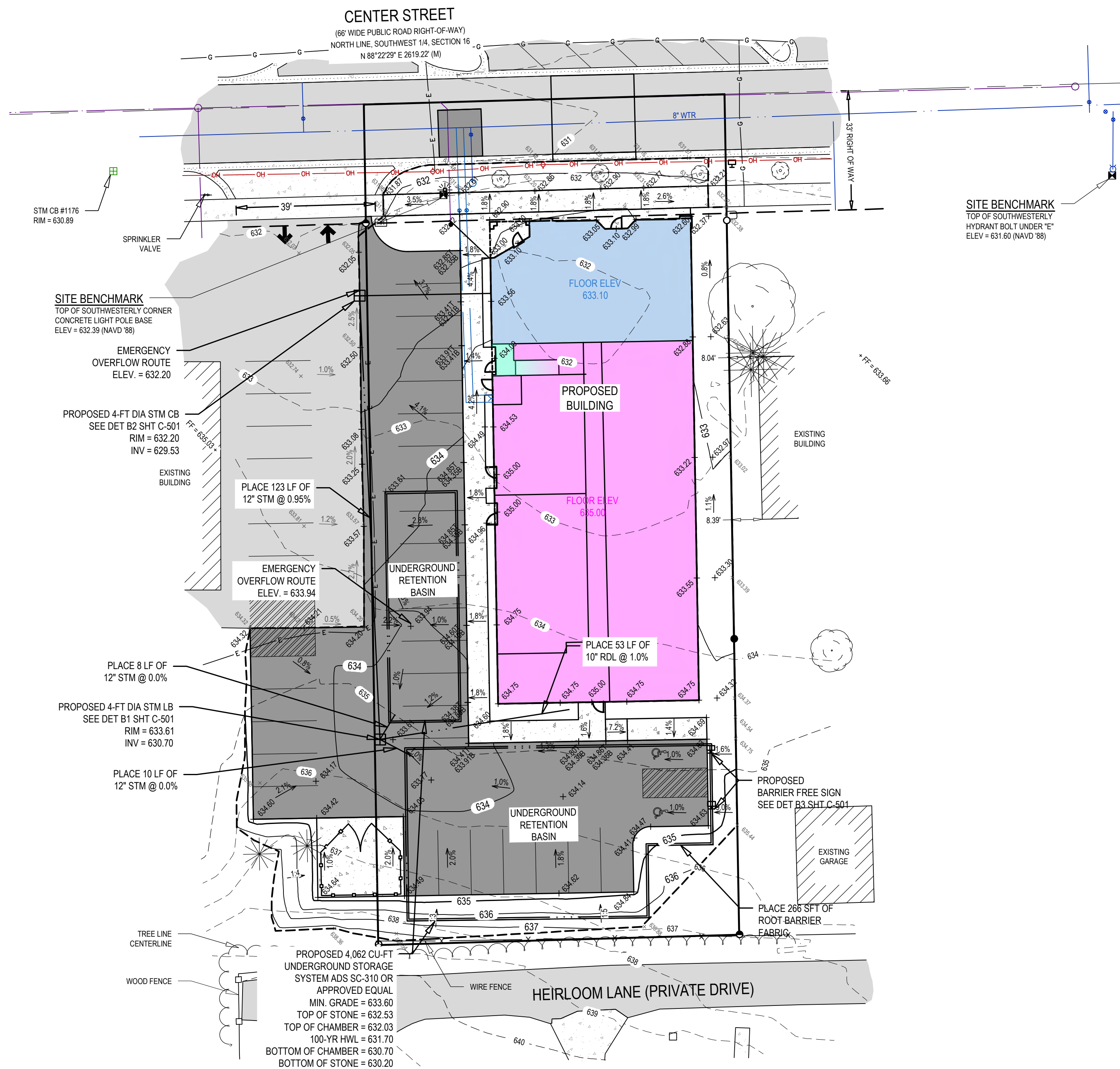
SESC NOTES:

1. CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
2. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
3. CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE ALLEGAN COUNTY HEALTH DEPARTMENT SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
4. BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
5. CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
6. THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
7. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF THE VILLAGE OF DOUGLAS AND ALLEGAN COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
9. SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
10. THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
11. ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
12. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
13. SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
14. CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
15. STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE ALLEGAN COUNTY HEALTH DEPARTMENT SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
16. ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
17. THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE ALLEGAN COUNTY HEALTH DEPARTMENT.
18. THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
19. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

PROPOSED
CONSTRUCTION SCHEDULE

ACTIVITY	2026				2027				
	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY
INSTALL CONTROLS									
CLEARING									
GRADE									
BUILDING									
UTILITIES									
PAVING									
RESTORE									

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE **ACHD** IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.



Issued for:		
No.	Date	Description
A.	05/13/2026	TOPOGRAPHIC AND BOUNDARY SURVEY
B.	06/30/2026	HEI REVIEW
C.	07/01/2026	SITE PLAN SUBMITTAL

Please refer to the schedule of work for construction.

BRUCE ZEINSTR, LL

Drawn by	
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Checked by	Date
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Civil		
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Struc.	.	.
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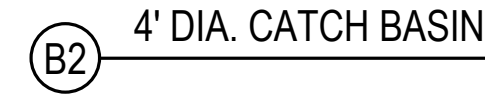
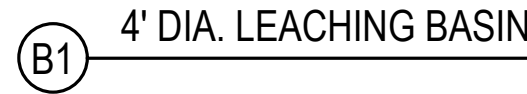
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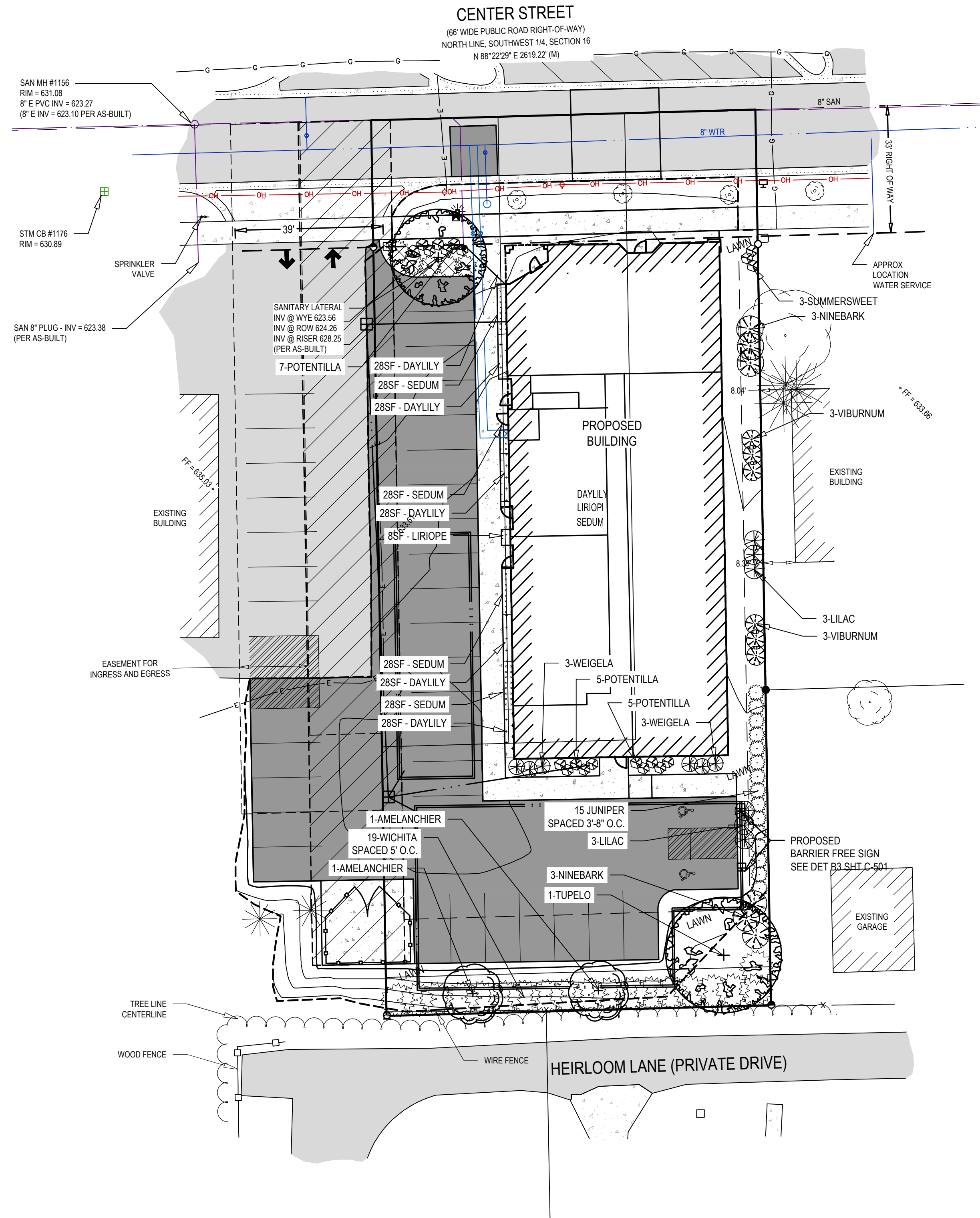
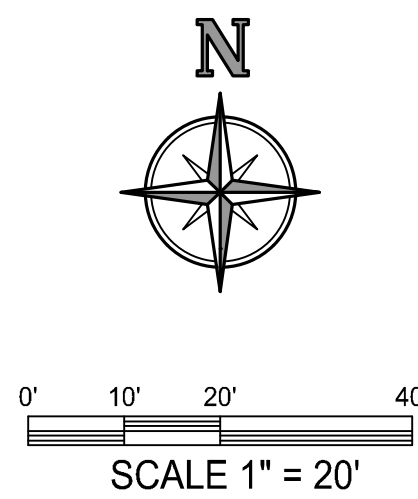
26-04-022

GENERAL

DETAILS

Sheet No. 0501





PLANTING NOTES:

- APPLICABLE LANDSCAPE REQUIREMENTS:
 - SCREENING BETWEEN USES: 6' TALL SCREEN ALONG PROPERTY LINE TO REACH 80% OPACITY IN 3 YEARS.
 - THE EAST PROPERTY LINE
 - PROVIDED: 19 WICHITA JUNIPERS SPACED 5' APART ALONG SOUTH PROPERTY LINE AND 15 SPEARMINT JUNIPERS SPACED AT 3'-8" ALONG
 - THE EAST PROPERTY LINE
 - PROVIDED: 2 CANOPY TREES
 - SITE LANDSCAPING: 10% OF THE SITE AREA SHALL BE LANDSCAPED IN ADDITION TO BUFFER. SITE AREA: 19,998 SF x 10% = 1,999 SF
 - PROVIDED: 2,588 SF (12.9% - NOT INCLUDING RESIDENTIAL BUFFER AREA ALONG SOUTH AND EAST PROPERTY LINES)
 - SITE LANDSCAPING: 1 TREE PER 30' OF FRONTAGE. CENTER STREET: 100' / 30 = 3 TREES;
 - PROVIDED: 3 EXISTING TREES IN CENTER STREET ROW
- ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 2.5' AWAY FROM PAVEMENT.
- ALL SHRUB BEDS SHALL BE COVERED WITH 4" MIN. OF SHREDDED HARDWOOD BARK.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
- CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
- PLANTING SOIL, CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8"
- FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EGS-PLUS SEED MIX, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

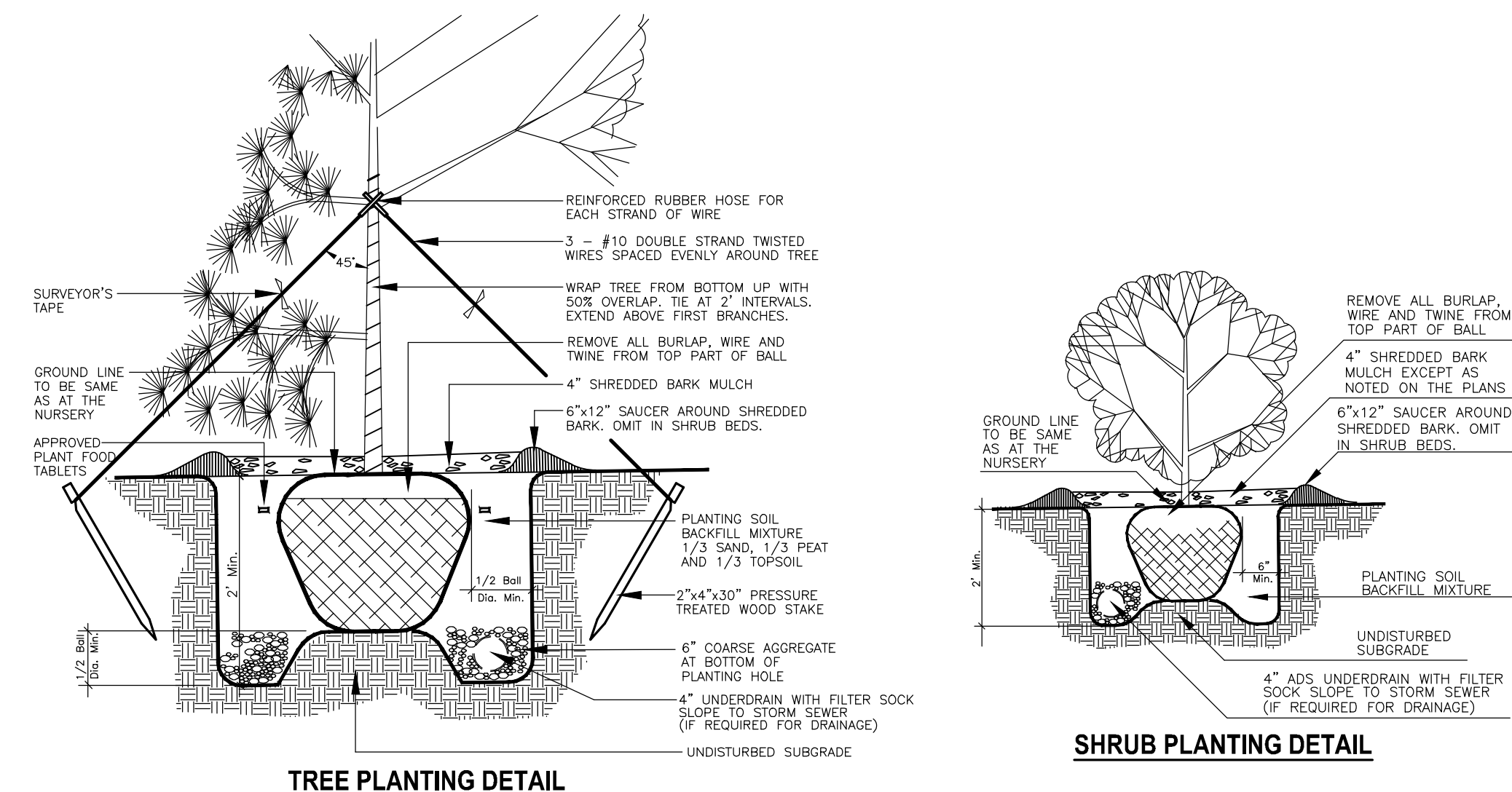
PLANT LIST

QTY.	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
1		2-1/2"BB	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	45Hx25'; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
1		2-1/2"BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50'Hx30'; PYRAMIDAL; ORANGE, RED & GOLD FALL COLOR
2		2-1/2"BB	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	20'Hx15'; TREE FORM; EQUIVALENT TO 2.5' CALIPER IF MULTI-STEM
15		6" B&B	SPEARMINT JUNIPER	JUNIPEROUS CHINENSIS 'SPEARMINT'	15'Hx3-4'; DENSE, UPRIGHT; SOFT BRIGHT GREEN NEEDLES
19		6" B&B	WICHITA BLUE JUNIPER	JUNIPEROUS SCOPULORUM 'WICHITA BLUE'	18'Hx8'; DENSE, BROAD PYRAMIDAL FORM, BRIGHT BLUE FOLIAGE
5		30" CONT.	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA	1'Hx8-9'; GREEN FEATHERY LEAF TURNING BRONZE IN WINTER; HARDY; FULLPART SUN
3		24" CONT.	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	4'Hx4'; WHITE FLOWERS, JULY-AUGUST;
6		30" CONT.	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	6'Hx4'; BLUE FLOWERS, DARK GREEN FOLIAGE; FULLPART SUN
6		30" CONT.	DIABLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO'	8'Hx8'; CREAMY-WHITE FLOWERS; PURPLISH FOLIAGE; SUNSHADE
17		24" CONT.	ABBOTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	2'Hx3'; WHITE FLOWERS, EARLY SPRING-LATE FALL
6		24" CONT.	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	4'Hx4'; ROSE-PINK FLOWERS, MAY-JUNE; BURGUNDY-PURPLE FOLIAGE
6		30" CONT.	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5'Hx5'; FRAGRANT, SPRING WHITE FLOWERS; FULLPART SUN
145 SF		6" POT	HAPPY RETURN DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	16" TALL; SPACE 16"; CANARY YELLOW FLOWER; RE-BLOOMING; FULL SUN-LIGHT SHADE
190 SF		3" POT	CREeping LILYTURF	LIRIOPI SPICATA	8-12" TALL; SPACE 12"; LILY-LIKE TURF; DRAUGHT RESISTANT; FULL SUN-MOD SHADE
115 SF		6" POT	BLACK JACK SEDUM	SEDUM 'CARL'	14-18" TALL; SPACE 16"; VIBRANT PINKISH-RED FLOWERS; FULL SUN-LIGHT SHADE

LAWN-EGS PLUS SEED MIX

29.44%	ORACLE CREEPING RED FESCUE
21.38%	SOX PAN PERENNIAL RYEGRASS
19.44%	GALLOP PERENNIAL RYEGRASS
14.90%	SHANNON KENTUCKY BLUEGRASS
14.84%	GAELIC KENTUCKY BLUEGRASS

SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PULVERIZED MULCH, FERTILIZER AND WATER. PLACE IN ALL DISTURBED AREAS NOT LABELED AS DETENTION BASIN SEED MIX



The Surveyor's
Engineers liability for any
errors or omissions in the
surveying is limited to the
amount of the fee for the
surveying but not limited to those
arising out of the
Surveyors / Engineers
negligence, gross
misconduct, warranties or
misrepresentations shall
not be limited to the amount
of the fee.

DOUGLAS FLATS LLC

 ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

 225 CENTER STREET
DOUGLAS, MI 49406

 PT. OF THE SW 1/4 SEC. 16, T3N, R16W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI.

Issued for:		No.				
Date	Description	A	B	C	D	E
05/13/2026	TOPOGRAPHIC AND BOUNDARY SURVEY					
06/30/2026	HEI REVIEW					
07/01/2026	SITE PLAN SUBMITTAL					

Project Manager		BRUCE ZEINSTR, LLA	
Vertical Datum	Horz. Datum	NAVD88 LOCAL	
Drawn by		BRUCE ZEINSTR, LA	
Checked by	Date		
Survey			
Civil			
Struc.			
L. A.			
HEI Project Number		26-04-022	
Sheet Title		LANDSCAPE PLANTING PLAN	
Sheet No.		L-101	

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
dixonarch.com

Street Address
Grand Rapids, MI 49503
p. (616) xxx-xxxx
xxx.com

225 West Center - Mixed Use
225 West Center Street
Douglas, MI 49406
First & Second Floor Plans



Revisions:

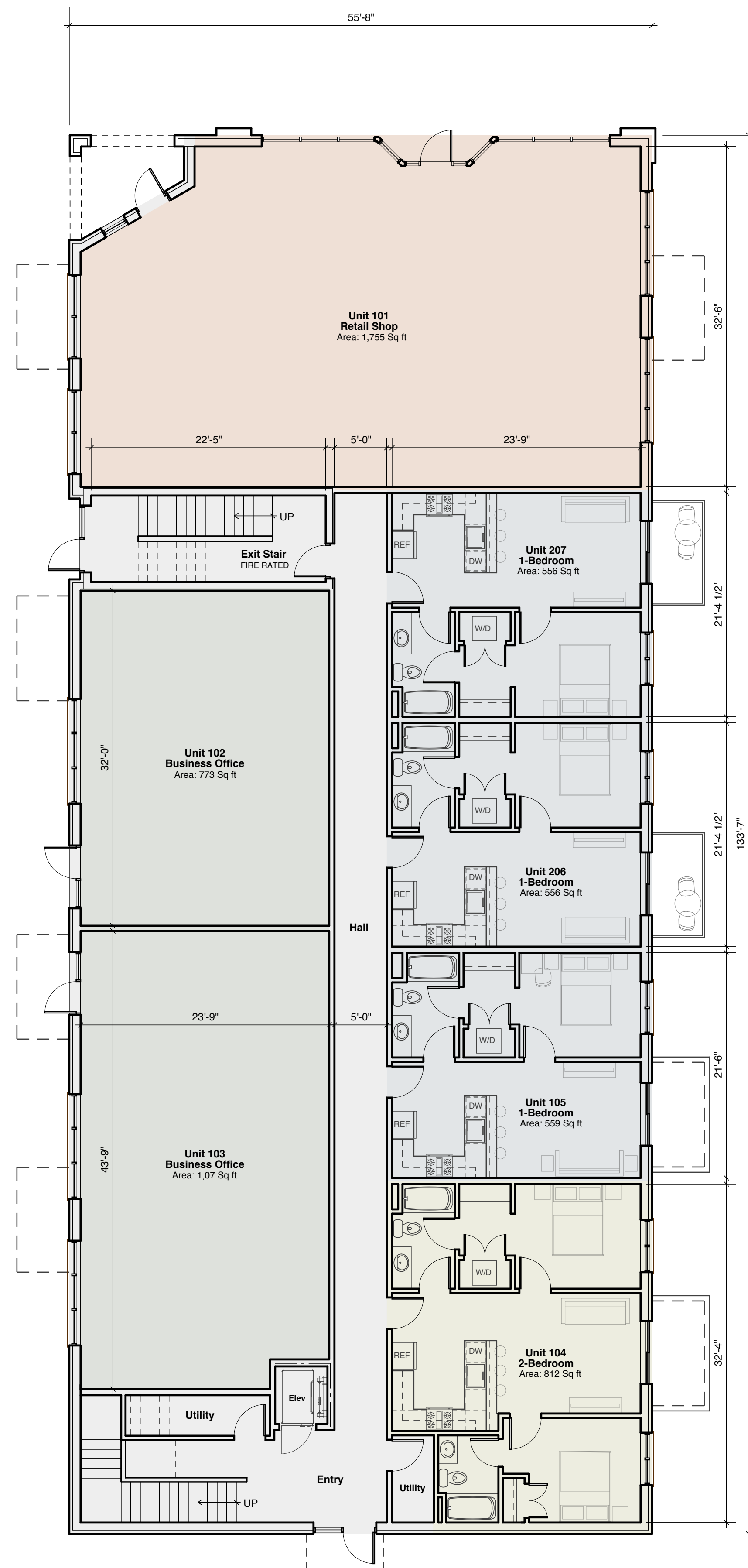
Project No: 221061

Issue Date: 7/1/26

Reviewer: KCD

Drawn By: KCD

A2.1



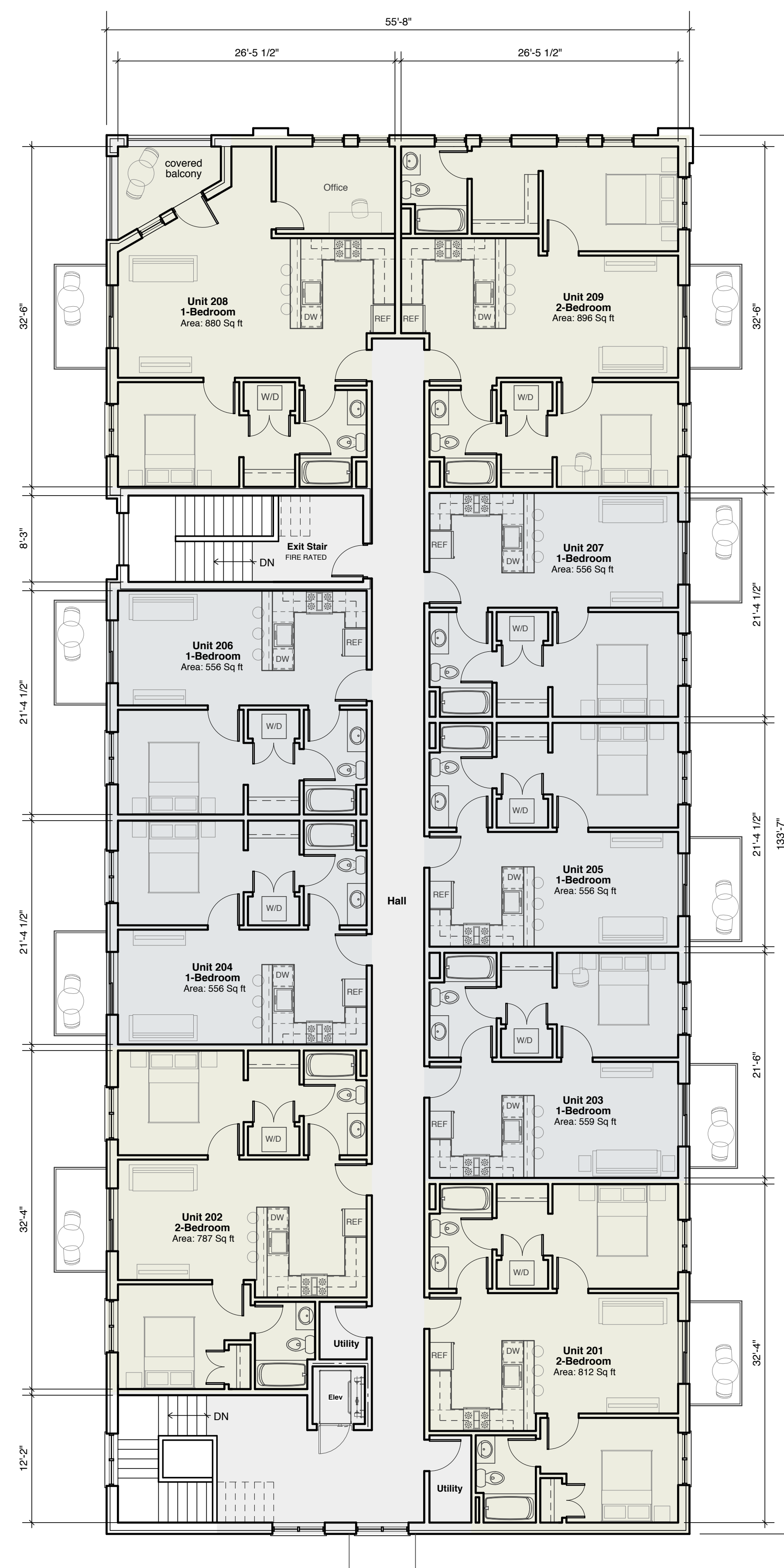
(1) RETAIL UNIT PROPOSED

(2) OFFICE UNITS PROPOSED

(4) RESIDENTIAL UNITS PROPOSED

-(3) 1-BEDROOM UNITS

-(1) 2-BEDROOM UNITS



(9) RESIDENTIAL UNITS PROPOSED

-(5) 1-BEDROOM UNITS

-(4) 2-BEDROOM UNITS

Exterior Material Selections

WALL CLADDING

BR-1	BRICK VENEER FIELD	STANDARD/MODULAR	MEDIUM RED BLEND
BR-2	BRICK VENEER FIELD	STANDARD/MODULAR	DARK RED BLEND
BR-3	BRICK VENEER ACCENT	STANDARD/MODULAR	
BR-4	BRICK VENEER ACCENT	STANDARD/MODULAR	

PC-1	PRECAST CONC PROFILE	CUSTOM	LIMESTONE GRAY
------	----------------------	--------	----------------

WINDOWS AND DOORS

AL-1	ALUM STOREFRONT	2" X 4-1/2"	DARK SAGE GREEN
AL-2	ALUM STOREFRONT	2" X 4-1/2"	CHARCOAL GRAY
AL-3	ALUM STOREFRONT	2" X 4-1/2"	CHARCOAL GRAY

WIN-1	OPERABLE WINDOW	STANDARD	CHARCOAL GRAY
WIN-2	SLIDING DOOR	STANDARD	CHARCOAL GRAY

METALS

MTL-1	PREFIN PARAPET CAP	CUSTOM PROFILE	CHARCOAL GRAY
STL-1	STEEL CANOPY/RAILINGS	CUSTOM PROFILE	CHARCOAL GRAY

SEE SHEET A4.1 FOR EXTERIOR ELEVATIONS AND MATERIAL LOCATIONS

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
dixonarch.com

Street Address
Grand Rapids, MI 49503
p. (616) xxx-xxxx
xxxx.com

225 West Center - Mixed Use
225 West Center Street
Douglas, MI 49406
Building Renderings

Made in Michigan

Revisions:

Project No: 221061
Issue Date: 7/1/26
Reviewer: KCD
Drawn By: KCD

A3.1



North Front Computer Rendering



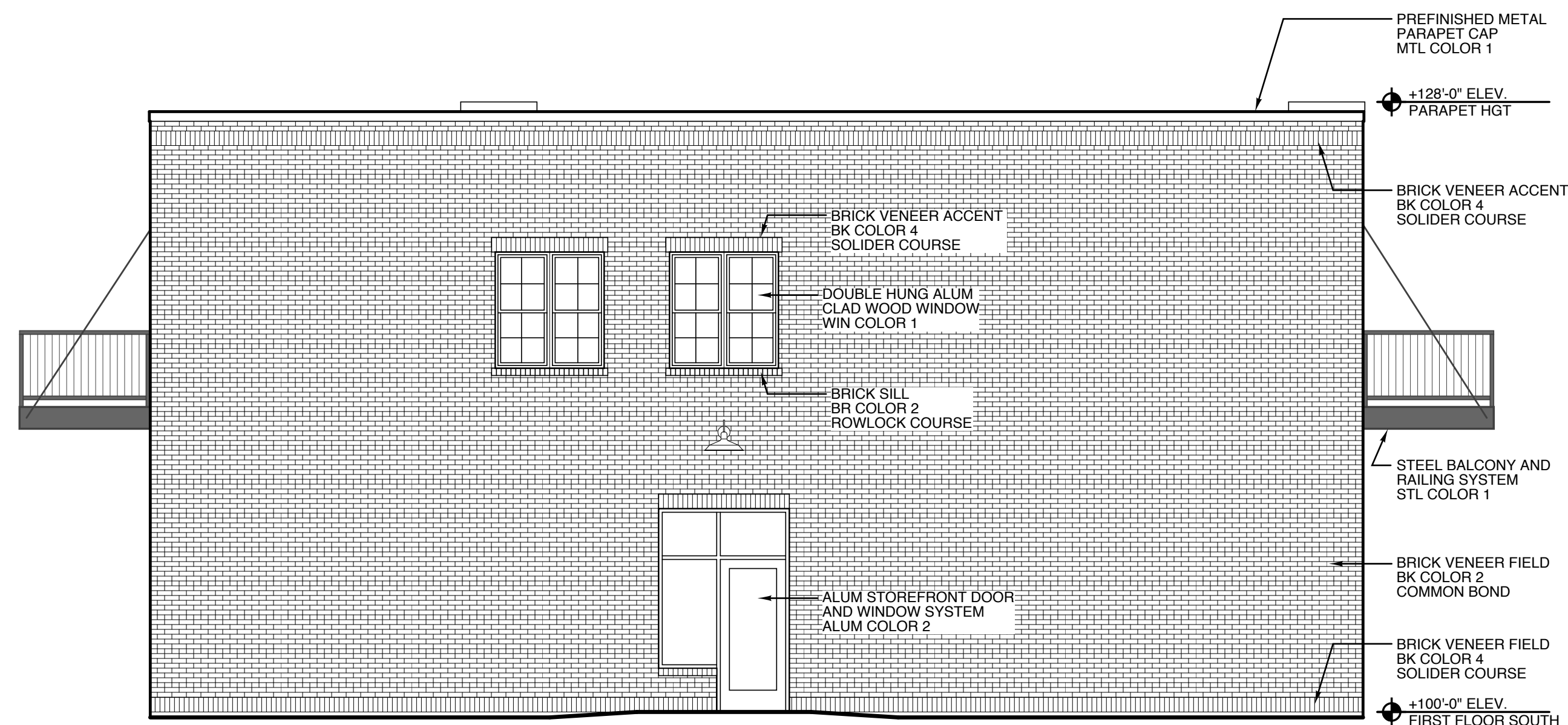
North Front Photorealistic Rendering



Northeast Front/Side Computer Rendering

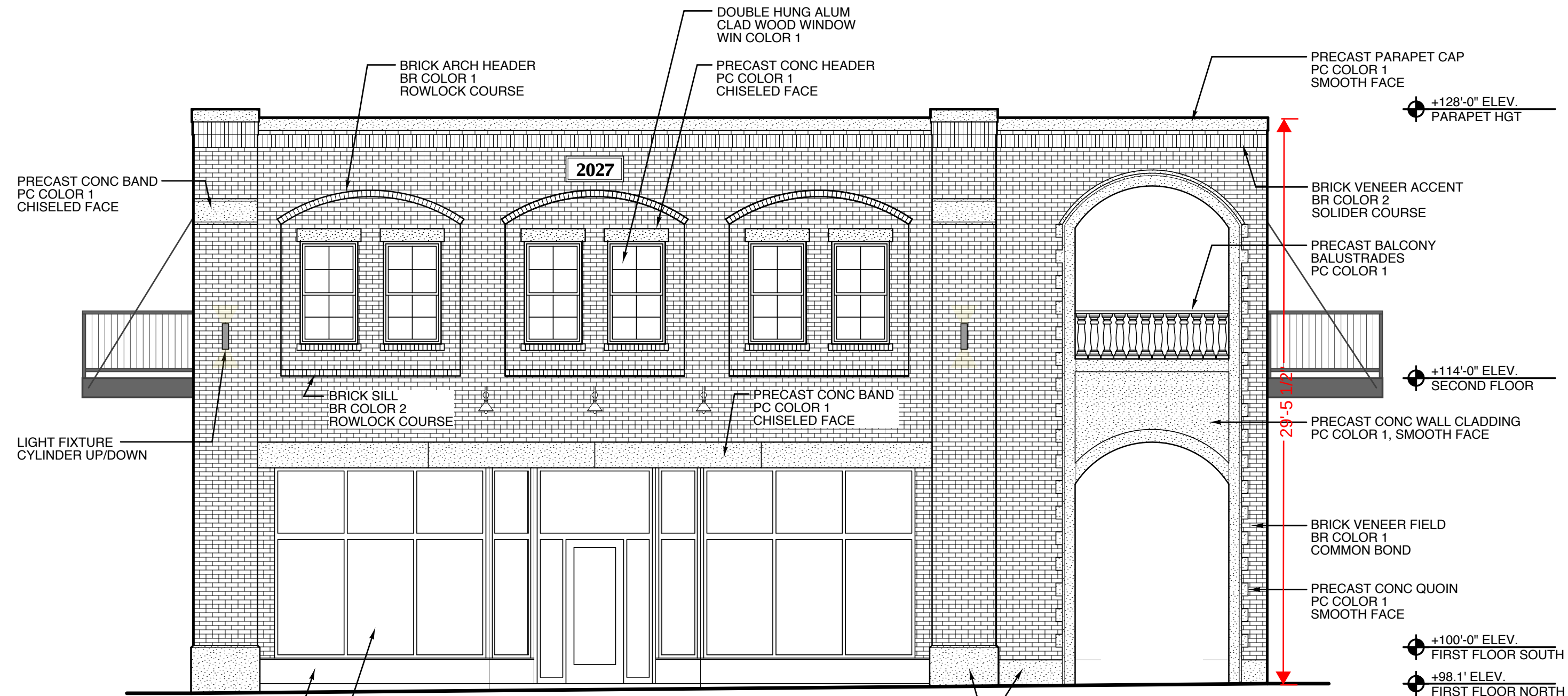
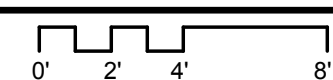


West Side Computer Rendering



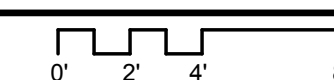
1. South Elevation

SCALE: 3/16" = 1'-0"



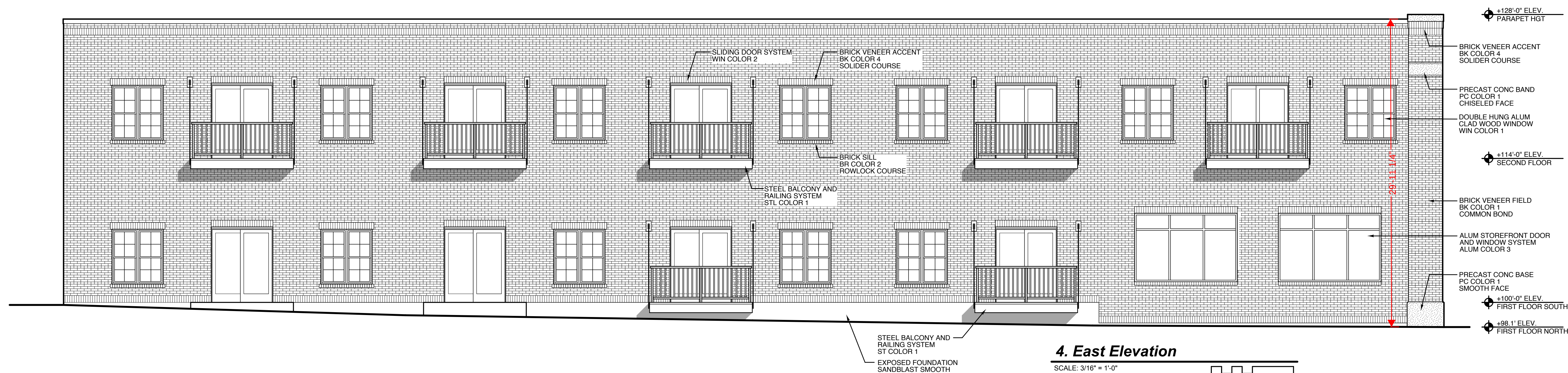
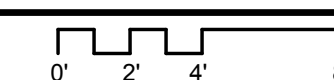
2. North Elevation

SCALE: 3/16" = 1'-0"



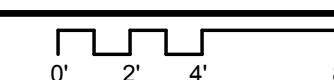
3. West Elevation

SCALE: 3/16" = 1'-0"



4. East Elevation

SCALE: 3/16" = 1'-0"





Site Plan Review Application

New Construction - \$1,000 Fee & \$2,000 Escrow
 Expansions exceeding 15% of the existing floor area - \$500 fee & \$1000 Escrow
 Expansions NOT exceeding 15% of the existing floor area - \$300 fee & \$1,000 Escrow

The Village of Friendliness—Since 1870

Applicant Information

Company Name: Douglas Flats, LLC Applicant Name: Turan Ufuk
 Phone Number: (616) 581-6868 Email Address: uturan@zeytinturkishrestaurant.com
 Mailing Address / PO Box 7437 River Street SE City: Ada State: MI Zip: 49301

Property Information

Owner/Agent Name: same as above (applicant)
 Phone Number: _____ Email Address: _____
 Address: 225 Center Street City: Douglas State: MI Zip: 49406
 Parcel Number: 59-016-039-20, 59-016-039-21, 59-016-039-20 Property Size: 0.28 ac Zoning District: C-1

Proposed Use: Mixed-use Commercial Building w/ parking

Project Description: The applicant is requesting approval for a 14,523 sqft, two-story mixed-use building with first floor retail, office, 4 apartments, and second floor 9 apartments on the second floor. The request includes an on-site parking reduction from 33 stalls to 24 stalls.

Review Application Requirements: (for Site Plan requirements please see Article 24, City of Douglas Zoning Ordinance)

Y N N/A

- ☒ ☐ ☐ Completed Site Plan Review Application
☒ ☐ ☐ Project Description/Narrative
☒ ☐ ☐ Application Fee
☒ ☐ ☐ Provide one (1) digital copy Emailed and fourteen (14) folded copies of the site plan

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

Turan
 Signature of Applicant

7-1-2026

Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐ Permit Number _____

Rationale _____ Fee Paid ☐ Application Complete ☐

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

Signature of Planning & Zoning Administrator _____

Date _____



523 ada drive se, suite 200 po box 404 ada, mi 49301
p. (616) 682-4570 www.dixonarch.com

July 1, 2026

Mr. Sean Homyen, Planning & Zoning Administrator
City of Douglas
415 W. Wiley Road, Suite 103
PO Box 757
Douglas, MI 49406

RE: Proposed Mixed-Use Building - Site Plan Submittal
225 Center Street
Douglas, Michigan
DA Project Number: 221061

Dear Mr. Homyen:

On behalf of the property owner, Ufuk Turan, we are submitting this Site Plan Application for Planning Commission review and approval, including a request for a parking reduction pursuant to Section 10.04(b)(2). Mr. Turan is proposing a two-story 14,523 square foot mixed-use building on a vacant site. The proposed design includes a mixed-use first floor involving retail, office and four residential units. The second floor provides nine residential units.

The site is laid out with the building extending along Center Street sidewalk to reinforce the urban streetscape. Twenty-four (24) parking stalls are proposed along the west and south sides of the building with a new driveway to Center Street shared with the west adjacent property. A new shared dumpster enclosure will sit in the southwest corner of the site.

The building's exterior is characterized by a mix of brick masonry with precast accents, large commercial storefronts, operable residential windows, metal balconies and decorative lighting. The design reads as a compact, urban mixed-use building with a strong ground floor commercial base with residential above, and a flat parapet roof that keeps the massing simple and clean. Our goal is to create a vibrant streetscape which activates the streetscape and supports a pedestrian-oriented experience.

The building is located within the City's C-1 District and has been designed to respect the rules and regulations of the Zoning Ordinance Section 3.12. Based on the review of these standards, the proposed building meets the requirements for the minimum lot dimensions, maximum lot coverage, minimum yard requirements, maximum building height, and maximum gross floor area of the commercial use.

The two-story building is proposed with a 28 feet height, measured from the primary first floor elevation (office and residential area). The site grade slopes downward toward Center Street and as a result, the vertical wall height of the north walls is proposed as 29.9 feet above the sidewalk. Large windows and the recessed entry alcove at the first floor will provide 74.0% transparency. Windows on the second floor will provide 46.6% transparency to prevent blank walls facing the street. The two sidewalk entries to the first floor commercial space will be recessed at least 3' to add depth and weather protection for customers.

C-1 District Parking Requirements: Per the Zoning Ordinance Section 10.04(b)(1): "Any use permitted by right and required to provide parking [...] shall provide fifty percent (50%) of the required parking for each use as identified in Section 19.03.

Per Section 19.03, the number of parking stalls required are:

- First Floor- Retail Store: One (1) space for every 300 square feet of usable floor area.
= $1,650 \text{ sqft} / 300 = 5.5 \text{ stalls} \times 50\% \text{ reduction} = 2.75 \text{ stalls}$
- First Floor- Office: One (1) space for every 200 square feet of usable floor area.
= $1,800 \text{ sqft} / 200 = 9 \text{ stalls} \times 50\% \text{ reduction} = 4.5 \text{ stalls}$
- First Floor- Apartments: A multiple family residential dwelling unit containing less than 900 square feet shall provide only one (1) parking space.
= Four apartments under 900 sqft = $4 \text{ stalls} \times 50\% \text{ reduction} = 2 \text{ stalls}$
- Second Floor Apartments: A multiple family residential dwelling unit containing less than 900 square feet shall provide only one (1) parking space.
= Nine apartments under 900 sqft = $9 \text{ stalls} \times 50\% \text{ reduction} = 4.5 \text{ stalls}$
= Apartment visitor parking = $13 \text{ units} / 3 \times 50\% \text{ reduction} = 2.2 \text{ stalls}$

Parking spaces required per uses: 16 stalls

Parking spaces provided on-site: 24 stalls

The subject site is located within the core of the Village Center, where walkability, shared parking, and proximity to public parking resources reduce reliance on on-site parking. Within a 500' radius of the site, equal to a 2-minute walk, there are 37 public parking stalls available.

It is the intent of the owner to begin construction of this project in October 2026 with construction activities lasting approximately nine months. The goal to that the building completed and ready for the 2027 tourist season (June 2027).

Thank you for your consideration with this matter. We respectfully request that this application be scheduled for Planning Commission review at the next available public hearing.

Sincerely,



Ken Dixon, Architect
Dixon Architecture

Item 5B.



220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

225 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SW 1/4 SEC. 16, T3N, R16W

PT. OF THE SW 1/4 SEC. 16, T3N, R16W

Issued for:

Issued for:		
No.	Date	Description
A	05/13/2026	TOPOGRAPHIC AND BOUNDARY SURVEY
B	06/30/2026	HEI REVIEW
C	07/01/2026	SITE PLAN SUBMITTAL
D	07/20/2026	REV PER REVIEW COMMENTS
E	07/28/2026	REV PER ACDC REVIEW COMMENTS

Project Manager

BRUCE ZEINSTR, LLA

Vertical Datum NAVD88	Horz. Datum LOCAL
--------------------------	----------------------

Drawn by
MARK BROOKHOUSE

Checked by Survey .	Date .
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Civil	.	.
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Struc.	.	.
I. A		

HEI Project Number	00 04 000
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26-04-022
Sheet Title

COVER
SHEET

Sheet No. _____

G-100

C-1, VILLAGE COMMERCIAL DISTRICT

(*) EXCEPT WHERE A COMMERCIAL BUILDING IS PLACED
DIRECTLY UPON THE SIDE LOT LINE

(**) EXCEPT WHERE THE REAR YARD ABUTS A SIDE YARD IN A RESIDENTIAL DISTRICT THE REAR YARD SHALL BE 25 FEET.



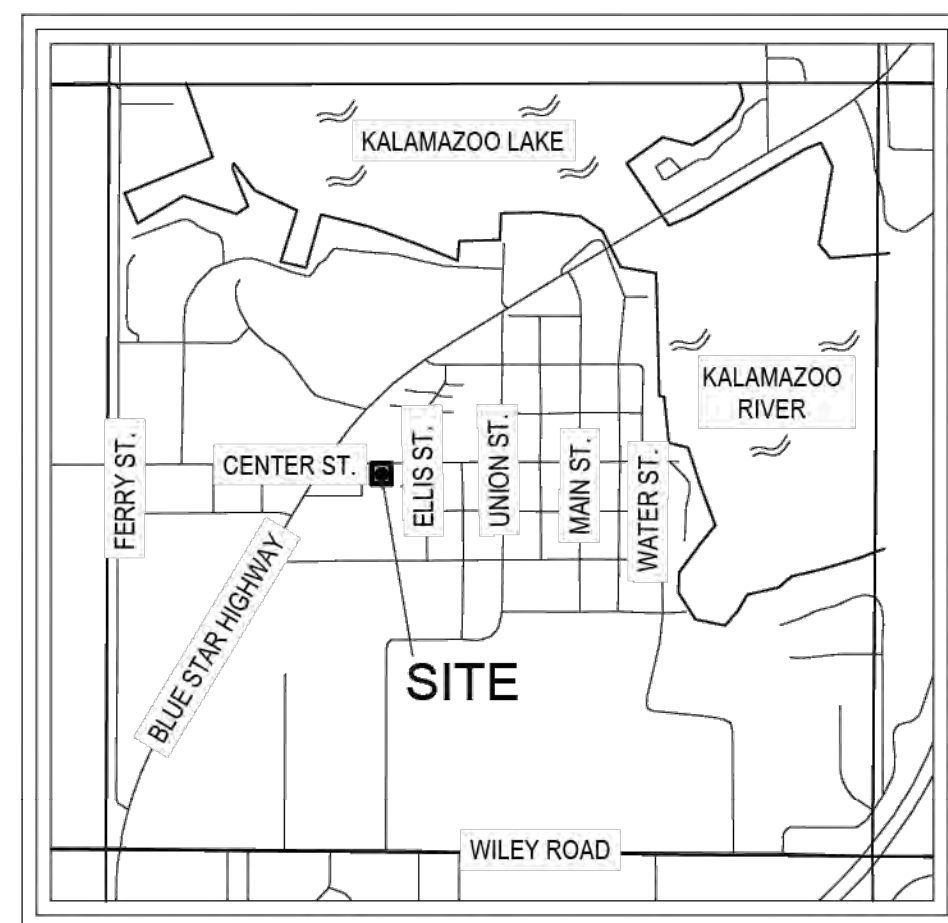
SEE EXISTING CONDITIONS SHEET V-101



SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE PLAN
SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN



SCALE 1" = 150'



LOCATION MAP

-NOT TO SCALE-

DOUGLAS FLATS, LLC PARCEL DESCRIPTION

PER WARRANTY DEED LIBER 4705, PAGE 523 RECORDED IN ALLEGAN COUNTY RECORDS, MICHIGAN

PREMISES SITUATED IN THE CITY OF VILLAGE OF DOUGLAS, COUNTY OF ALLEGAN, STATE OF MICHIGAN, TO WIT

THE EAST 100 FEET OF THE WEST 1958.62 FEET OF THE NORTH 233 FEET OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY TO THE VILLAGE OF DOUGLAS, COUNTY OF ALLEGA, STATE OF MICHIGAN.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS: PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 89°16'47" EAST 1821.93 FEET ALONG THE EAST WEST 1/4 LINE OF SAID SECTION TO POINT OF BEGINNING; THENCE CONTINUING NORTH 89°16'50" EAST 18.00 FEET; THENCE SOUTH 00°02'13" EAST 159.40 FEET PARALLEL WITH THE EAST LINE OF THE WEST 548.58 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°16'50" EAST 18.72 FEET; THENCE SOUTH 00°02'13" EAST 20.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°28'50" WEST 38.72 FEET; THENCE NORTH 00°02'13" WEST 179.40 FEET TO POINT OF BEGINNING.

SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TIME WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF VISIBLE ABOVE GROUND OBSERVATIONS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

BEARINGS ARE BASED ON A LOCAL COORDINATE SYSTEM, AND THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 16 HAVING A BEARING OF NORTH 88°22'28" EAST

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

SOURCE BENCHMARK - NATIONAL GEODETIC SURVEY (NGS)
DESIGNATION: 03623
PID: DQ6962
ELEVATION = 608.68' (NAVD '88)

SOURCE OF FLOOD INFORMATION: <http://msc.fema.gov>

SOURCE OF ADJOINING PARCEL DATA: <https://gis.allegancounty.org/portal>

DATE OF FIELD SURVEY: APRIL 27, 2026.

FLOOD NOTE

PER THE FLOOD INSURANCE RATE MAP

CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
MAP NUMBER: 26005C0164G
EFFECTIVE DATE: JUNE 21, 2023

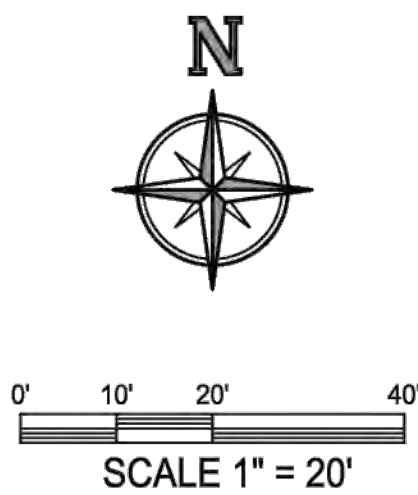
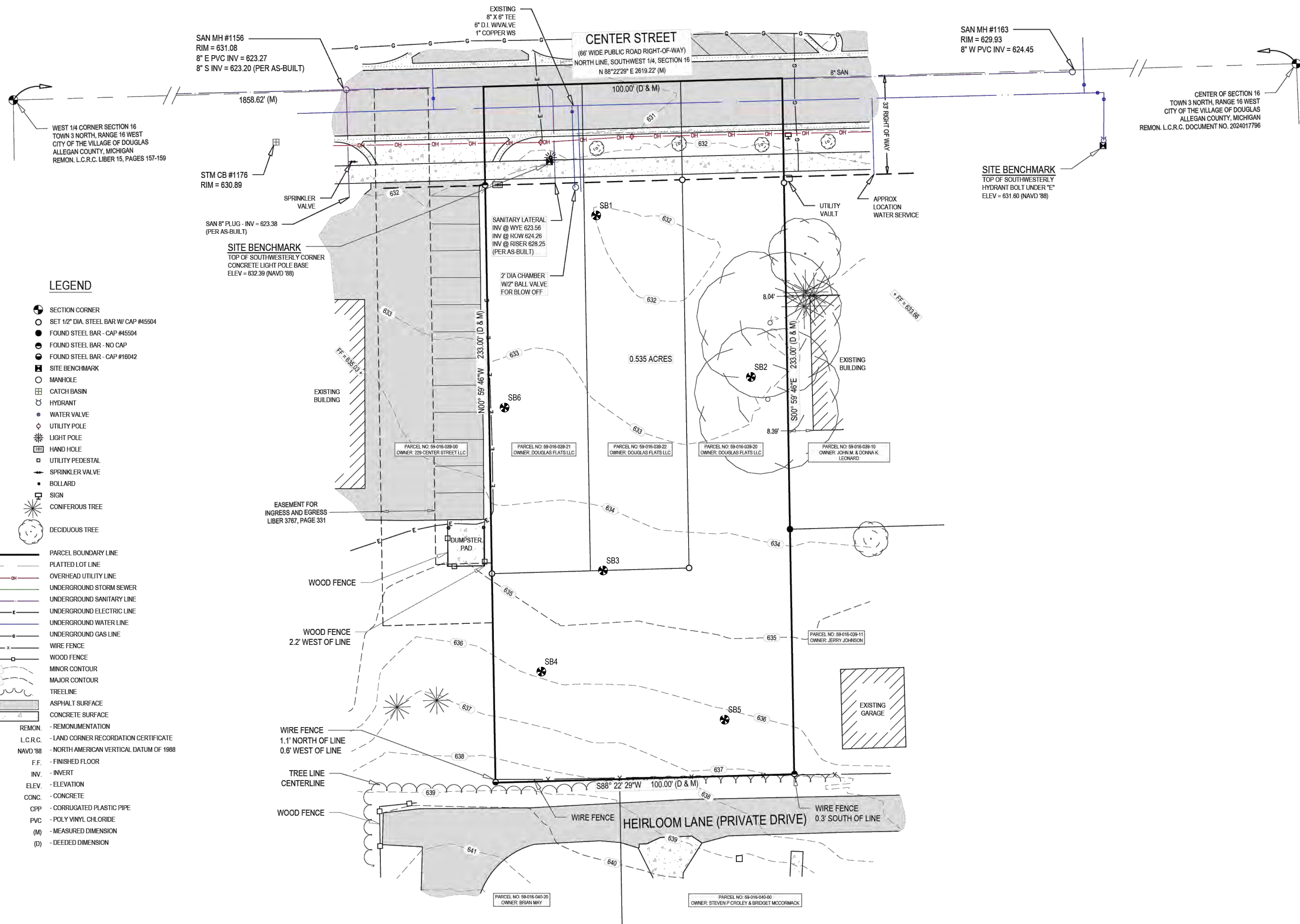
THE SUBJECT PARCEL LIES IN

ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON, THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME. THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY. EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-5938

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

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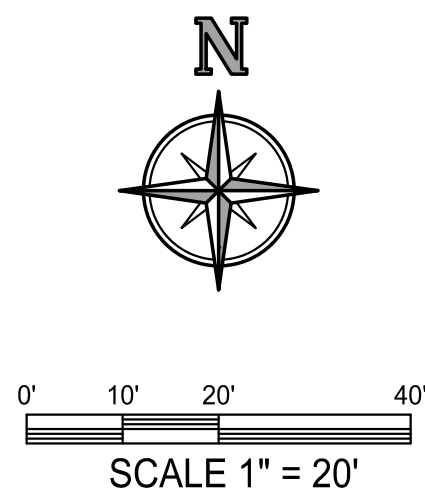
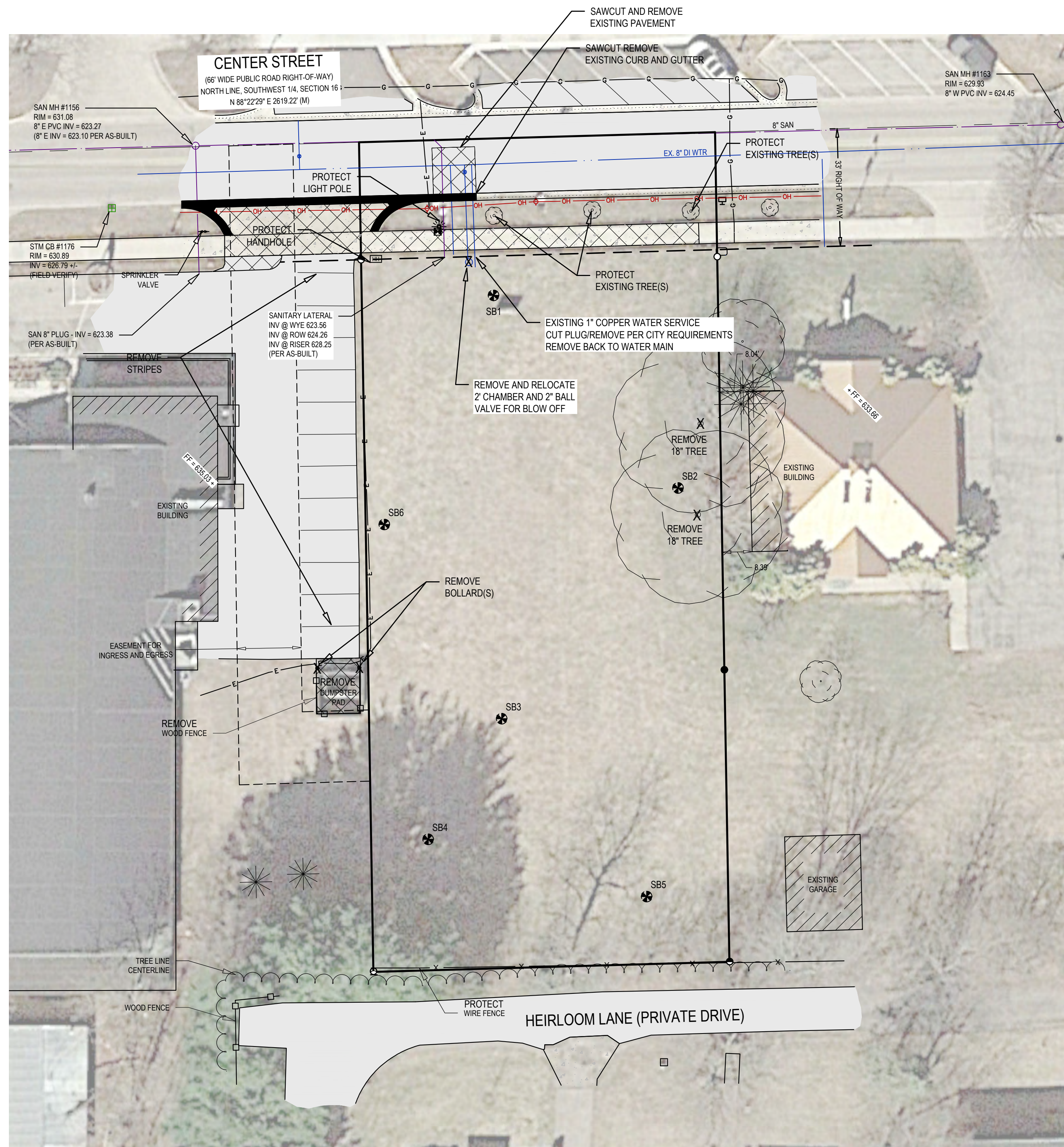
DOUGLAS FLATS LLC

ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

2225 CENTER STREET
DOUGLAS, MI 49406

Issued for:		
Date	Description	No.
05/13/2028	TOPOGRAPHIC AND BOUNDARY SURVEY	.

Project Manager BRUCE ZEINSTR, LLA		
Vertical Datum NAVD88	Horz. Datum LOCAL	
Drawn by MARK BROOKHOUSE		
Checked by Survey	JCD	Date 05/13/2026
Civil	-	-
Struc.	-	-
L. A.	-	-
HEI Project Number 26-04-022		
Sheet Title EXISTING CONDITIONS		
Sheet No. V-101		



DEMO LEGEND

X	REMOVE ITEM
	REMOVE CONCRETE
	REMOVE PAVEMENT

CIVIL DEMOLITION NOTES:

- SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
- LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
- REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
- ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
- PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
- ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
- ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, ALLEGAN COUNTY ROAD COMMISSION, AND THE CITY OF THE VILLAGE OF DOUGLAS.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

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225 CENTER STREET
DOUGLAS, MI 49406

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Issued for:

No.	Description	Date
A	TOPOGRAPHIC AND BOUNDARY SURVEY	05/13/2026
B	HEI REVIEW	06/02/2026
C	SITE PLAN SUBMITTAL	07/01/2026
D	REV. PER REVIEW COMMENTS	07/20/2026
E	REV. PER ACDC REVIEW COMMENTS	07/28/2026
	Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.	

Project Manager

BRUCE ZEINSTR, LLA

Vertical Datum

NAVD88

Horz. Datum

LOCAL

Drawn by

MARK BROOKHOUSE

Checked by

Survey

Civil

Struc.

L. A.

HEI Project Number

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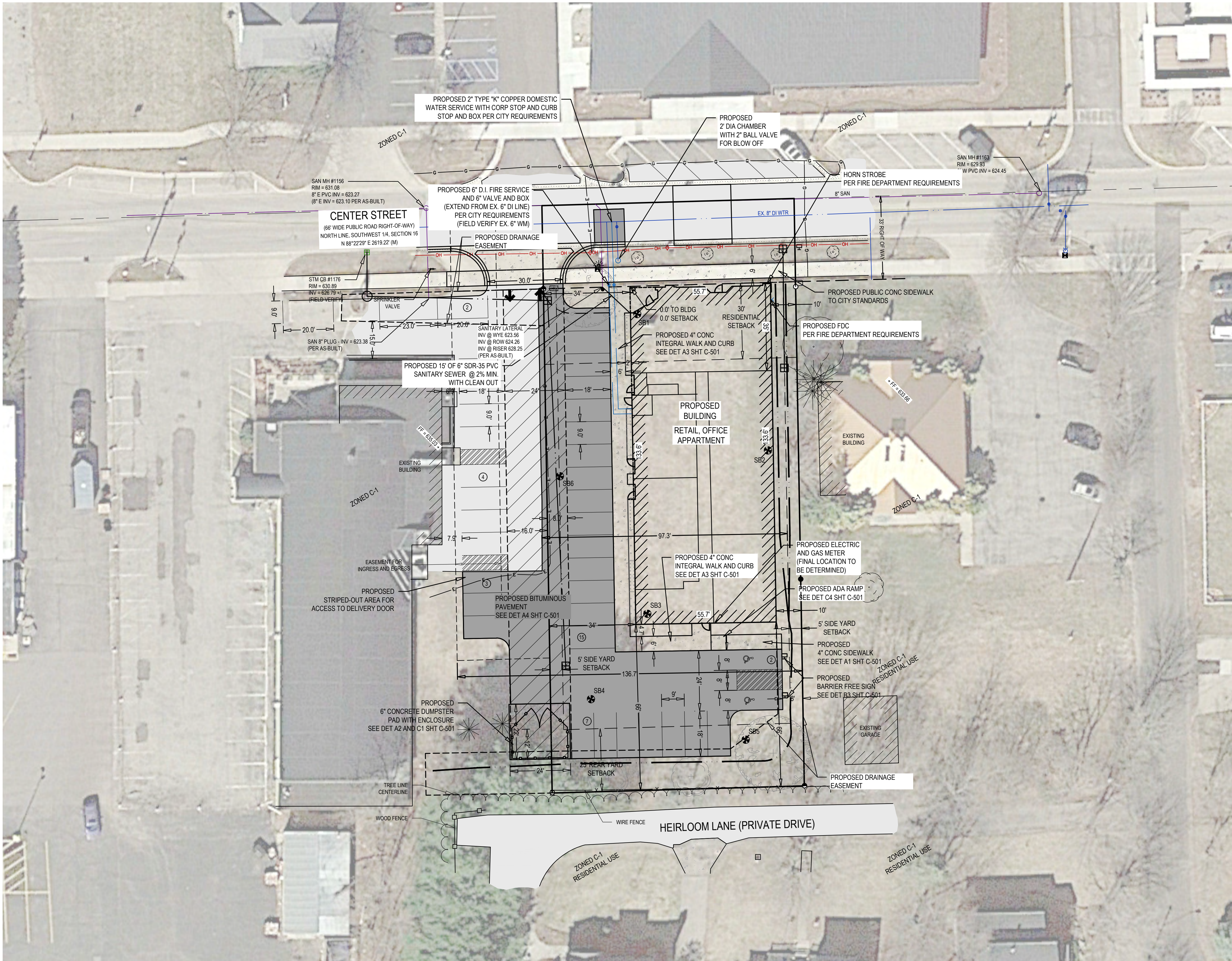
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CIVIL

DEMOLITION

Sheet No.

CD-101



- LAYOUT & UTILITY NOTES:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 - COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 - CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE KAL LAKE SEWER AND WATER AUTHORITY STANDARDS & SPECIFICATIONS.
 - ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE KAL LAKE SEWER AND WATER AUTHORITY STANDARDS & SPECIFICATIONS.
 - ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF THE VILLAGE OF DOUGLAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH CITY OF THE VILLAGE OF DOUGLAS.
 - SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 - ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE.
 - SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 - THE DRIVEWAY SHALL BE INSTALLED WITH ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE 80,000-POUND IMPOSED LOAD OF THE FIRE DEPARTMENTS HEAVIEST APPARATUS AND BE INSTALLED TO PROVIDE EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF BUILDING CONSTRUCTION.
 - THE EMERGENCY ACCESS SHALL BE INSTALLED, MAINTAINED, AND NAVIGABLE FOR EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF VERTICAL BUILDING CONSTRUCTION.
 - MINIMUM CLEAR HEIGHT SHALL BE 13'-6" ACROSS THE 20-FT DRIVEWAY WIDTH.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

TOTAL PARCEL AREA 19,998 SQ FT 100%
(EXCLUDING PUBLIC RIGHT-OF-WAY)

BUILDING AREA
- FIRST FLOOR 7,420 SQ FT 37.1%
- CANOPY/OVERHANG 584 SQ FT 2.9%
BUILDING TOTAL 8,004 SQ FT 40.0%

PARKING REQUIRED:
MULTIPLE DWELLING
1 SPACE PER DWELLING UNIT LESS THAN 900 SQ FT X 1)
(13 UNITS LESS THAN 900 SQ FT X 1)
PLUS 1 SPACE PER THREE DWELLING UNITS
(13 UNITS / 3) 13 PARKING SPACES
5 PARKING SPACES
1 SPACE PER 300 SQ FT USABLE FLOOR AREA
(1755 SQ FT / 300) 6 PARKING SPACES
OFFICE
1 SPACE PER 200 SQ FT USABLE FLOOR AREA
(1796 SQ FT / 200) 9 PARKING SPACES
TOTAL PARKING REQUIRED: 33 PARKING SPACES
TOTAL PARKING PROVIDED:
(INCLUDING 2 BARRIER FREE) 24 PARKING SPACES

BORING B1
0.0' - 0.3' 4" TOPSOIL - FINE SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 2.5' FILL - FINE TO MEDIUM SILTY SAND - BROWN - MOIST - LOOSE (SM)
2.5' - 9.5' FINE TO MEDIUM SAND - BROWN - MOIST TO WET - LOOSE TO MEDIUM DENSE (SP)
9.5' - 18.5' LEAN CLAY - GRAY - STIFF (CL)
18.5' - 20.0' SANDY LEAN CLAY - FREQUENT SAND LAYERS AND SEAMS - BROWN - WET - VERY STIFF (CL)
GROUNDWATER
3.0' - DURING BORING
5.8' - AT END OF BORING

BORING B2
0.0' - 0.7' 8" TOPSOIL - FINE TO MEDIUM SILTY SAND - FREQUENT ROOTS - OCCASIONAL CONCRETE FRAGMENTS - DARK BROWN - MOIST - (SM)
0.7' - 8.0' FINE TO MEDIUM SAND WITH SILT - OCCASIONAL CLAY SEAMS - BROWN - MOIST TO WET - LOOSE TO MEDIUM DENSE (SP-SM)
8.0' - 13.5' FINE TO MEDIUM SILTY SAND - FREQUENT CLAY SEAMS - BROWN - WET - LOOSE (CL)
13.5' - 17.0' SILTY CLAY - BROWN - VERY STIFF (CLML)
17.0' - 20.0' LEAN CLAY - GRAY - STIFF (CL)
GROUNDWATER
4.6' - AT END OF BORING

BORING B3
0.0' - 0.2' 2" TOPSOIL - FINE TO MEDIUM SILTY SAND - DARK BROWN - MOIST - (SM)
0.2' - 5.5' FINE TO MEDIUM SAND - BROWN - MOIST - VERY LOOSE TO MEDIUM DENSE (SP)
5.5' - 13.5' FINE TO MEDIUM SAND WITH SILT - BROWN - MOIST TO WET - MEDIUM - MEDIUM DENSE TO LOOSE (SP-SM)
13.5' - 16.5' FINE TO MEDIUM SAND - FREQUENT SILT SEAMS - BROWN - WET - MEDIUM DENSE (SP)
16.5' - 20.0' LEAN CLAY - GRAY - VERY STIFF (CL)
GROUNDWATER
6.0' - DURING BORING
6.4' - AT END OF BORING

BORING B4
0.0' - 0.3' 3" TOPSOIL - FINE TO MEDIUM SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 11.0' FINE TO MEDIUM SAND - BROWN - MOIST TO WET - VERY LOOSE TO MEDIUM DENSE (SP)
11.0' - 12.5' CLAYEY SILT - BROWN - VERY STIFF (MLCL)
12.5' - 15.5' LEAN CLAY - FREQUENT SILT LAYERS AND SEAMS - GRAY - STIFF TO VERY STIFF (CL)
15.5' - 16.0' FINE TO MEDIUM SAND WITH SILT - OCCASIONAL SILT LAYERS - BROWN - WET - (SP-SM)
GROUNDWATER
6.0' - DURING BORING
6.1' - AT END OF BORING

BORING B5
0.0' - 0.3' 3" TOPSOIL - FINE SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 13.0' FINE TO MEDIUM SAND - CLAY LAYER FROM 9.5 TO 10 FEET - BROWN - MOIST TO WET - VERY LOOSE TO MEDIUM DENSE (SP)
13.0' - 16.0' FINE TO MEDIUM SAND - FREQUENT CLAY LAYERS AND SEAMS - BROWN - WET - VERY LOOSE TO MEDIUM DENSE (SP)
GROUNDWATER
7.5' - DURING BORING
SEE BORING NOTES

BORING B6
0.0' - 0.3' 3" TOPSOIL - FINE TO MEDIUM SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 2.0' FINE SAND - FREQUENT ROOTS - BROWN - MOIST - VERY LOOSE (SP)
2.0' - 4.0' FINE TO MEDIUM SAND - BROWN - MOIST - LOOSE (SP)
4.0' - 8.0' FINE TO MEDIUM SAND WITH SILT - BROWN - MOIST - MEDIUM DENSE TO LOOSE (SP)
8.0' - 10.0' FINE TO MEDIUM SAND WITH SILT - OCCASIONAL CLAY LAYERS - BROWN - WET - VERY LOOSE (SP-SM)
GROUNDWATER
4.0' - DURING BORING
4.9' - AT END OF BORING

Item 5B.

HOLLAND

ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

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Issued for:		No.	Date
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	HEI REVIEW	B	06/04/2026
	SITE PLAN SUBMITTAL	C	07/01/2026
	REV. PER REVIEW COMMENTS	D	07/20/2026
	REV. PER ACDC REVIEW COMMENTS	E	07/28/2026

Project Manager
BRUCE ZEINSTRAL, LLA

Vertical Datum
NAVD88

Horz. Datum
LOCAL

Drawn by
MARK BROOKHOUSE

Checked by
Survey

Date

Civil

Struc.

L. A.

HEI Project Number
26-04-022

Sheet Title
SITE LAYOUT PLAN

Sheet No.
C-101

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

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			SITE PLAN SUBMITTAL				
Description	No.	B	07/01/2026				
			REV PER REVIEW COMMENTS				
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Description	No.	C	REV PER ACDC REVIEW COMMENTS				
			07/28/2026				
Description	No.	D					
Description	No.	E					

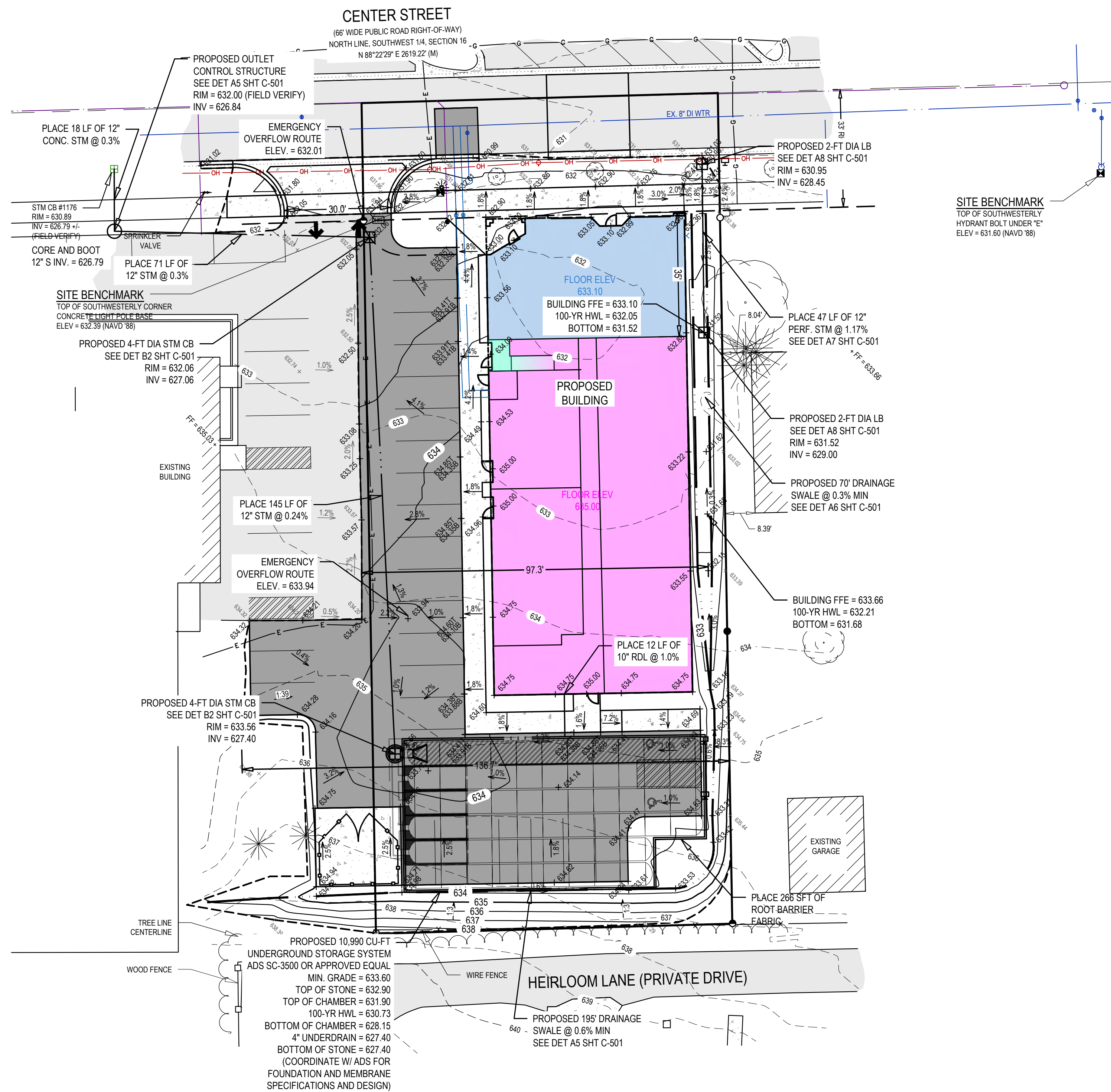
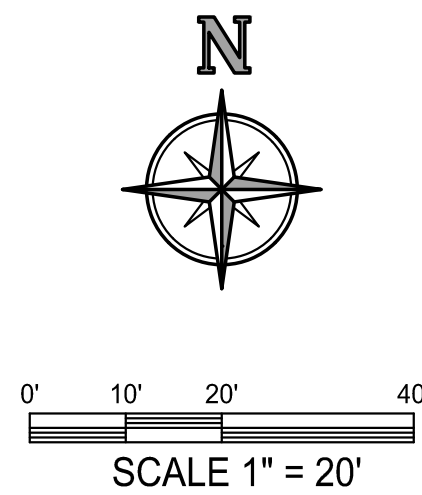
Project Manager		BRUCE ZEINSTRAL, LLA	
Vertical Datum	Horz. Datum	NAVD88	LOCAL
Drawn by		MARK BROOKHOUSE	
Checked by	Date	Survey	.
Civil	.	Struc.	.
L. A.	.		
HEI Project Number		26-04-022	
Sheet Title		GRADING DRAINAGE & SESC PLAN	
Sheet No.		C-201	

GRADING & STORM SEWER NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF THE VILLAGE OF DOUGLAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
- STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF THE VILLAGE OF DOUGLAS AND THE ALLEGAN COUNTY DRAIN COMMISSION STORM WATER ORDINANCE.
- SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
- SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
- ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR HI-0 OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED, WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
- WATERPROOF MEMBRANE TO BE PLACED BELOW UNDERGROUND DETENTION BASIN CHAMBERS TO PREVENT GROUNDWATER FROM ENTERING THE SYSTEM. (PER MANUFACTURER SPECIFICATIONS)
- UNDERGROUND DETENTION CHAMBERS TO BE ANCHORED WITH CONCRETE PER MANUFACTURERS SPECIFICATIONS TO PREVENT SYSTEM FROM FLOATING.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

SESC NOTES:

- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE ALLEGAN COUNTY HEALTH DEPARTMENT SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
- THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF THE VILLAGE OF DOUGLAS AND ALLEGAN COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
- THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
- ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
- THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
- CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
- STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE ALLEGAN COUNTY HEALTH DEPARTMENT SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
- ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCUMBERED BY WETLANDS OR FLOODPLAIN.
- THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE ALLEGAN COUNTY HEALTH DEPARTMENT.
- THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.


 PROPOSED
CONSTRUCTION SCHEDULE

ACTIVITY	2026				2027				
	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY
INSTALL CONTROLS									
CLEARING									
GRADE									
BUILDING									
UTILITIES									
PAVING									
RESTORE									

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE **ACHD** IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.



C1



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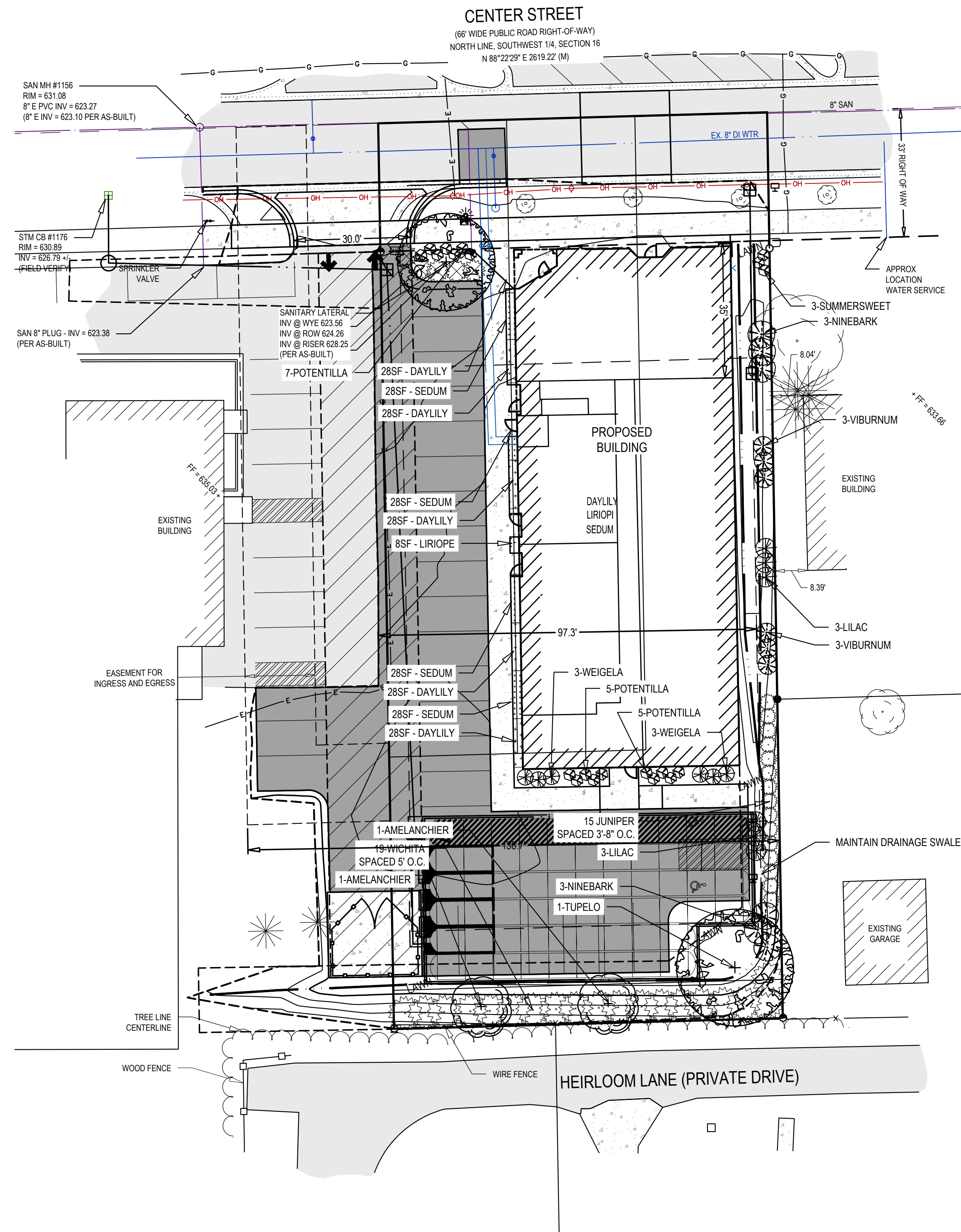
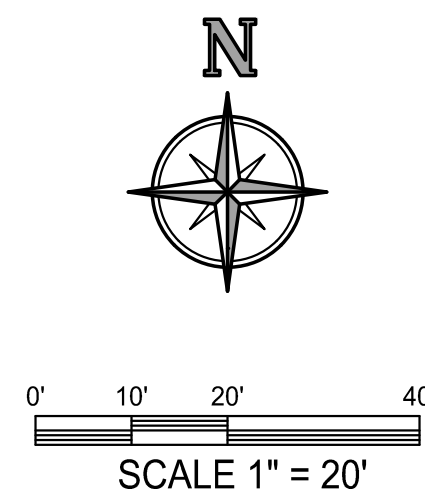


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PLANTING NOTES:

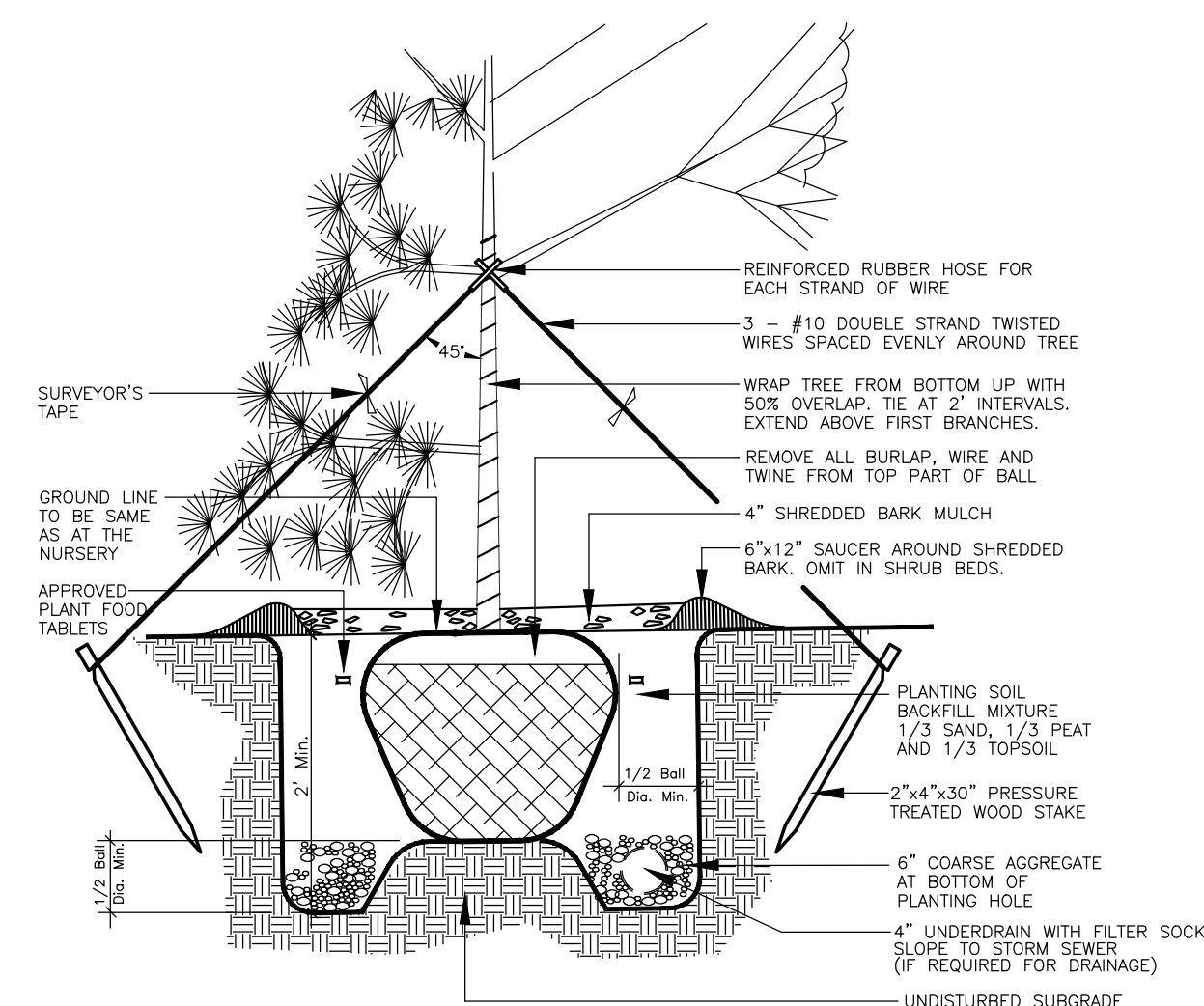
1. APPLICABLE LANDSCAPE REQUIREMENTS:
 - 1.1. SCREENING BETWEEN USES: 6' TALL SCREEN ALONG PROPERTY LINE TO REACH 80% OPACITY IN 3 YEARS.
 - 1.1.1. PROVIDED: 19 WICHITA JUNIPERS SPACED 5' APART ALONG SOUTH PROPERTY LINE AND 15 SPEARMINT JUNIPERS SPACED AT 3'-8" ALONG THE EAST PROPERTY LINE
 - 1.2. PARKING LOT: 1 TREE PER 8 SPACES IN 50 SF SPACE. 14 SPACES / 8 = 1.75 = 2 TREES
 - 1.2.1. PROVIDED: 2 CANOPY TREES
 - 1.3. SITE LANDSCAPING: 10% OF THE SITE AREA SHALL BE LANDSCAPED IN ADDITION TO BUFFER. SITE AREA: 19,998 SF x 10% = 1,999 SF
 - 1.3.1. PROVIDED: 2,588 SF (12.9% - NOT INCLUDING RESIDENTIAL BUFFER AREA ALONG SOUTH AND EAST PROPERTY LINES)
 - 1.4. SITE LANDSCAPING: 1 TREE PER 30' OF FRONTAGE. CENTER STREET: 100' / 30 = 3 TREES;
 - 1.4.1. PROVIDED: 3 EXISTING TREES IN CENTER STREET ROW
 - 1.5. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 2.5' FROM PAVEMENT.
 - 1.5.1. ALL SHRUB BEDS SHALL BE COVERED WITH 4" MIN. OF SHREDDED HARDWOOD BARK.
 - 1.5.2. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
5. CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATION REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - 5.1. SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
 - 5.2. PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8"
 - 5.3. FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EGGS-PLUS SEED MIX, UNLESS OTHERWISE NOTED.
 - 5.4. PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

PLANT LIST

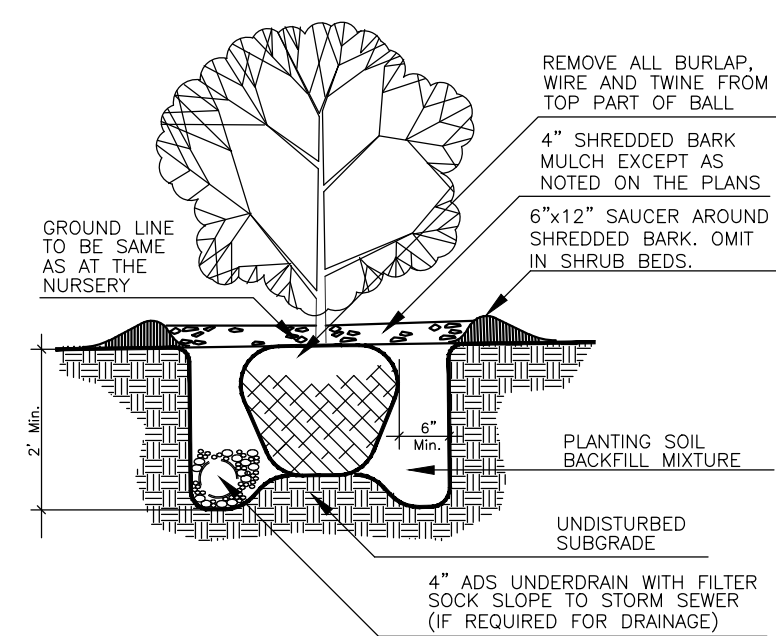
	QTY.	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
	1	MAPLE	2-1/2" BB	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	45hx25S; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
	1	TUPELO	2-1/2" BB	TUPELO / BLACK GUM	NYSSA SYLVESTICA	50hx30S; PYRAMIDAL; ORANGE, RED & GOLD FALL COLOR
	2	ORNAMENTAL TREES	2-1/2" BB	SHADBLow SERVICEBERRY	AMELANCHIER CANADENSIS	20thx15S; TREE FORM; EQUIVALENT TO 2.5" CALIPER MULTI-STEM
		EVERGREEN SHRUBS				
	15	JUNIPER	6" B&B	SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	15thx3-4S; DENSE, UPRIGHT; SOFT BRIGHT GREEN NEEDLES
	19	WICHTA	6" B&B	WICHTA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHTA BLUE'	18thx8S; DENSE, BROAD PYRAMIDAL FORM; BRIGHT BLUE FOLIAGE
	5	CYPRESS	30" CONT.	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA	11thx6-8S; GREEN FEATHERY LEAF TURNING BRONZE IN WINTER; HARDY; FULLPART SUN
		ORNAMENTAL SHRUBS				
	3	SUMMERSWEET	24" CONT.	HUMMIBIRD SUMMERSWEET	CELESTRA ALNIFOLIA 'HUMMINGBIRD'	4thx4S; WHITE FLOWERS, JULY-AUGUST;
	6	LILAC	30" CONT.	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	6thx-5S; BLUE FLOWERS; DARK GREEN FOLIAGE; FULLPART SUN
	6	NINEBARB	30" CONT.	DIABLO NINEBARB	PHYSCARPUS OPUULIFOLIUS 'MONLO'	8thx6S; CREAMY-WHITE FLOWERS; PURPLISH FOLIAGE; SUNSHADE
	17	POTENTILLA	24" CONT.	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	2thx3S; WHITE FLOWERS, EARLY SPRING-LATE FALL
	6	WEIGELA	24" CONT.	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	4thx4S; ROSE-PINK FLOWERS, MAY-JUNE; BURGUNDY-PURPLE FOLIAGE
	6	YIBURNUM	30" CONT.	KOREAN SPICE YIBURNUM	YIBURNUM CARLESII	5thx5S; FRAGRANT, SPRING WHITE FLOWERS; FULLPART SUN
PERENNIALS						
	145 SF	DAYLILY	6" POT	HAPPY RETURN DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	16" TALL; SPACE 16"; CANARY YELLOW FLOWER; RE-BLOOMING; FULL SUN-LIGHT SHADE
	190 SF	LIRIOP	3" POT	CREEPING LILY TURF	LIRIOP SPICATA	8"-12" TALL; SPACE 12"; LILY-LIKE TURF; DRAUGHT RESISTANT; FULL SUN-MOD SHADE
	115 SF	SEDUM	6" POT	BLACK JACK SEDUM	SEDUM 'PINKAL'	14"-18" TALL; SPACE 16"; VIBRANT PINKISH-RED FLOWERS; FULL SUN-LIGHT SHADE

LAWN-EGS PLUS SEED MIX

29.44%	ORACLE CREEPING RED FESCUE	SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
21.38%	SOX FAN PERENNIAL RYEGRASS	HYDROSEED ALL AREAS WITH A SLURRY OF SEED,
19.44%	GALLOP PERENNIAL RYEGRASS	PULVERIZED MULCH, FERTILIZER AND WATER.
14.90%	SHANNON KENTUCKY BLUEGRASS	PLACE IN ALL DISTURBED AREAS NOT LABELED AS
14.84%	GAELIC KENTUCKY BLUEGRASS	DETENTION BASIN SEED MIX



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
dixonarch.com

Douglas Flats, LLC

7437 River Street SE
Ada, MI 49301
p. (616) 682-2222

225 West Center - Mixed Use 225 West Center Street Douglas, MI 49406 First & Second Floor Plans



Revisions:
PC Submittal 7/29/26

Project No: 221061

Issue Date: 7/29/26

Reviewer: KCD

Drawn By: KCD

A2.1

Exterior Material Selections

WALL CLADDING

BR-1	BRICK VENEER FIELD	STANDARD/MODULAR	MEDIUM RED BLEND
BR-2	BRICK VENEER FIELD	STANDARD/MODULAR	DARK RED BLEND
BR-3	BRICK VENEER ACCENT	STANDARD/MODULAR	
BR-4	BRICK VENEER ACCENT	STANDARD/MODULAR	

PC-1	PRECAST CONC PROFILE	CUSTOM	LIMESTONE GRAY
------	----------------------	--------	----------------

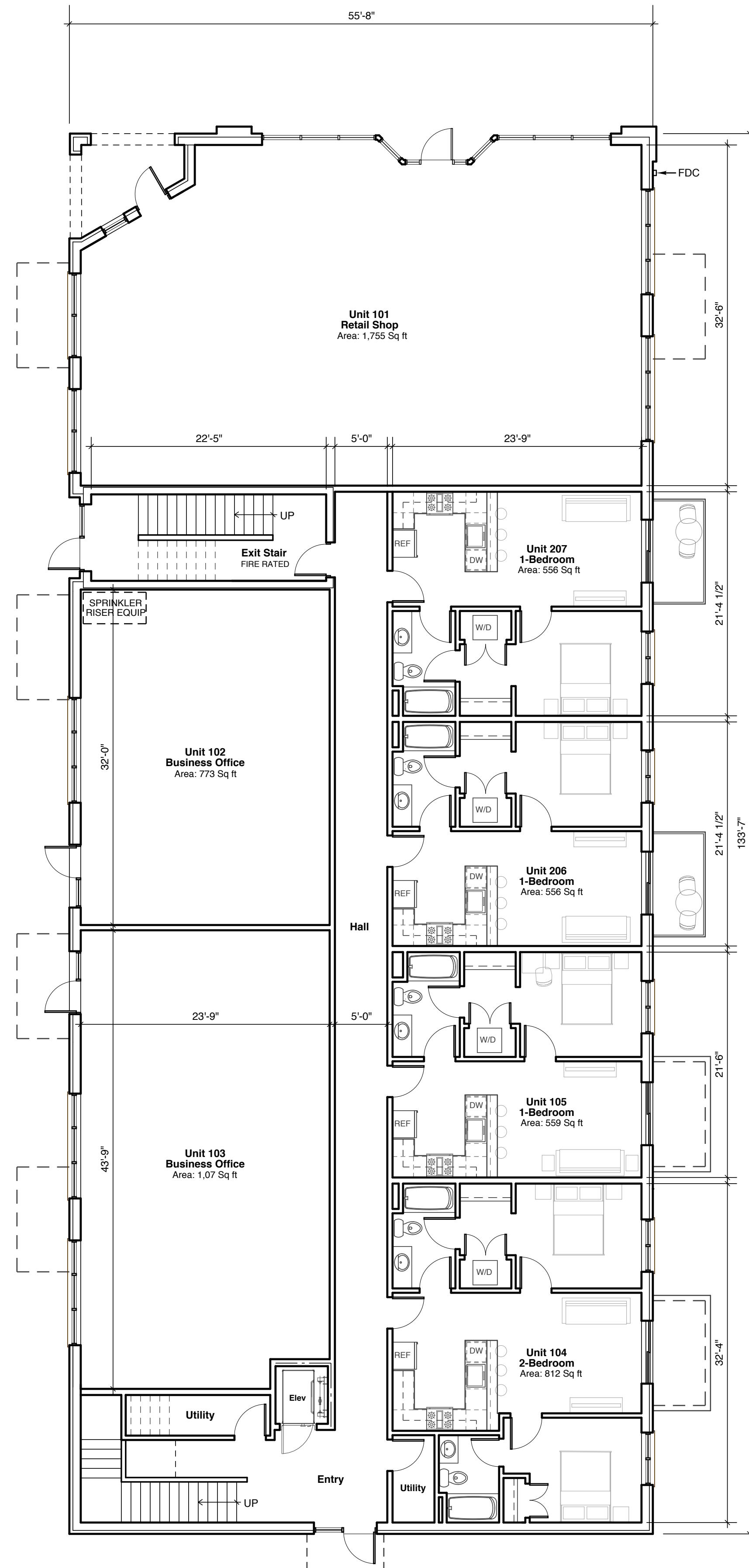
WINDOWS AND DOORS

AL-1	ALUM STOREFRONT	2" X 4-1/2"	DARK SAGE GREEN
AL-2	ALUM STOREFRONT	2" X 4-1/2"	CHARCOAL GRAY
AL-3	ALUM STOREFRONT	2" X 4-1/2"	CHARCOAL GRAY
WIN-1	OPERABLE WINDOW	STANDARD	CHARCOAL GRAY
WIN-2	SLIDING DOOR	STANDARD	CHARCOAL GRAY

METALS

MTL-1	PREFIN PARAPET CAP	CUSTOM PROFILE	CHARCOAL GRAY
STL-1	STEEL CANOPY/RAILINGS	CUSTOM PROFILE	CHARCOAL GRAY

SEE SHEET A4.1 FOR EXTERIOR ELEVATIONS AND MATERIAL LOCATIONS



1. First Floor Plan

SCALE: 1/8" = 1'-0"
GROSS FLOOR AREA: 7,347 SQFT

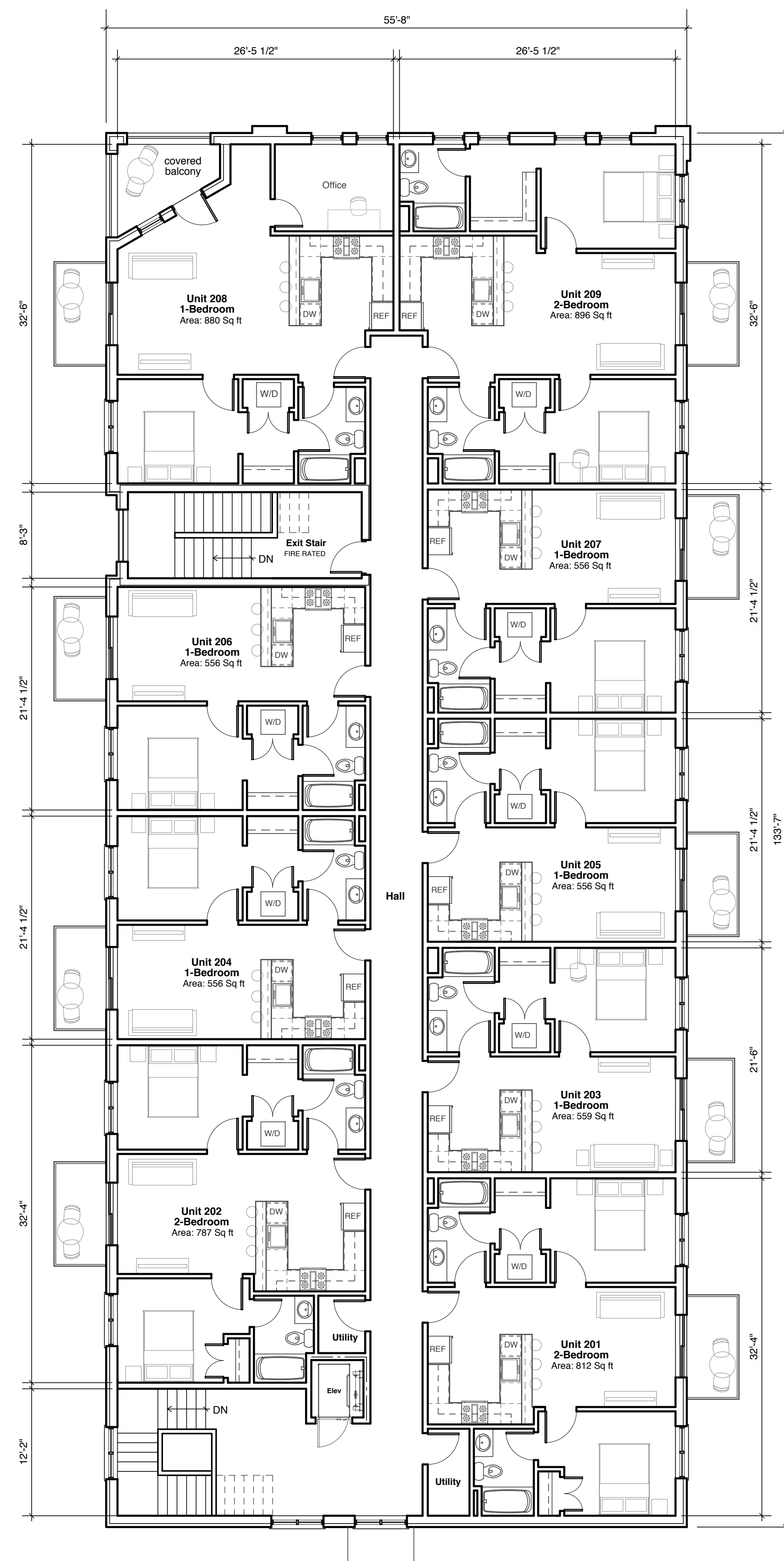
(1) RETAIL UNIT PROPOSED

(2) OFFICE UNITS PROPOSED

(4) RESIDENTIAL UNITS PROPOSED

-(3) 1-BEDROOM UNITS

-(1) 2-BEDROOM UNITS



2. Second Floor Plan

SCALE: 1/8" = 1'-0"
GROSS FLOOR AREA: 7,176 SQFT

(9) RESIDENTIAL UNITS PROPOSED

-(5) 1-BEDROOM UNITS

-(4) 2-BEDROOM UNITS



North Front Computer Rendering



North Front Photorealistic Rendering



Northeast Front/Side Computer Rendering



West Side Computer Rendering

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
dixonarch.com

**Douglas
Flats, LLC**
7437 River Street SE
Ada, MI 49301
p. (616) 682-2222

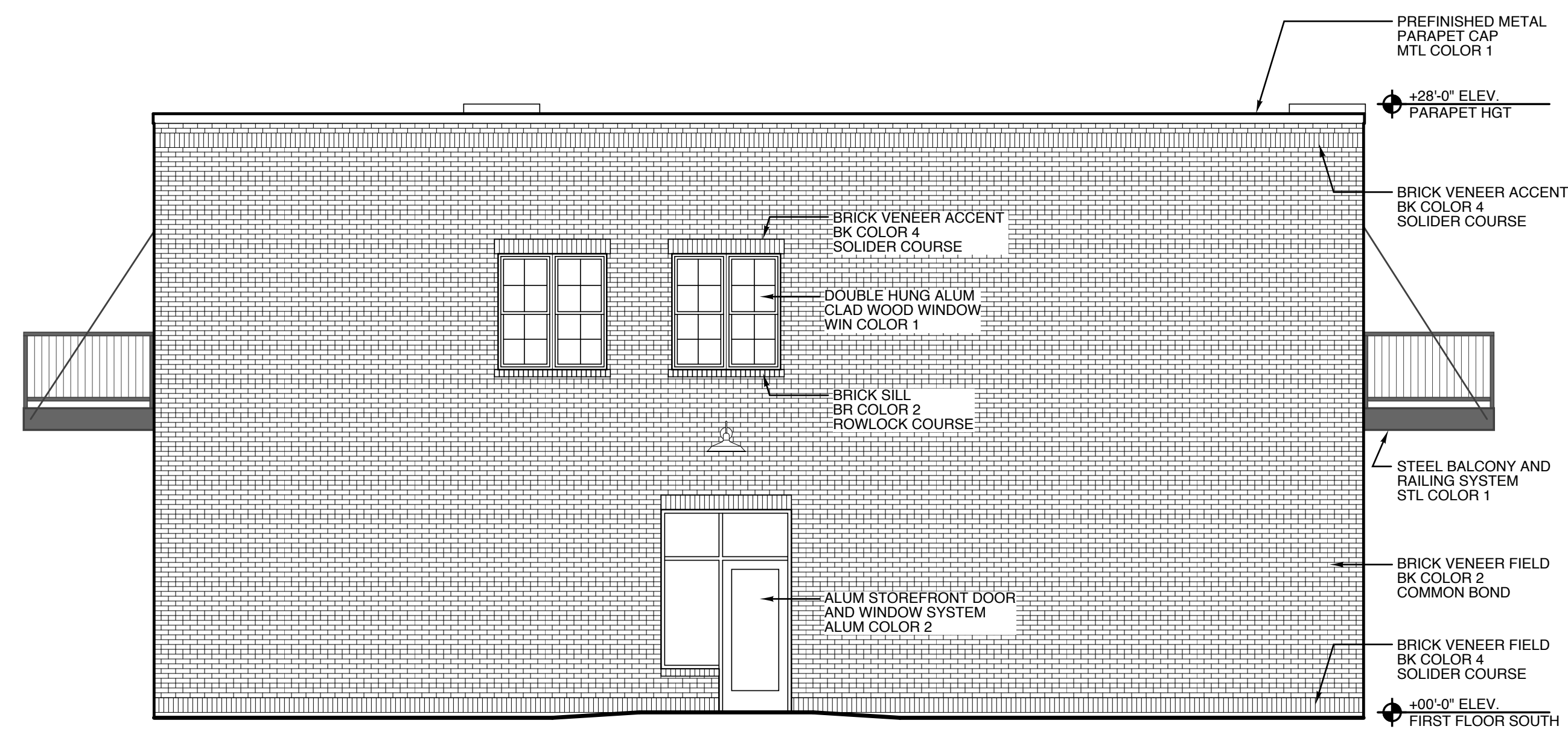
**225 West Center - Mixed Use
225 West Center Street
Douglas, MI 49406
Building Renderings**

**Made in
Michigan**

Revisions:
PC Submittal 7/29/26

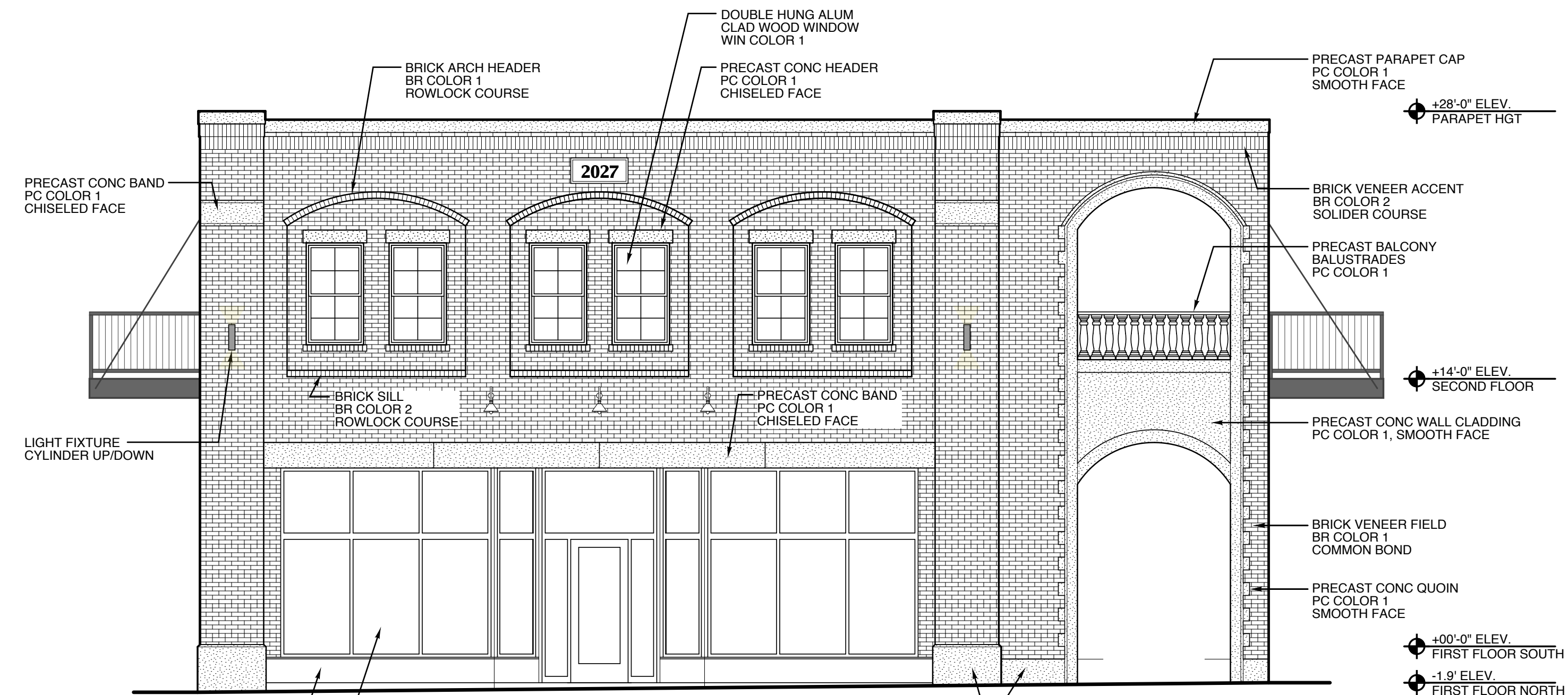
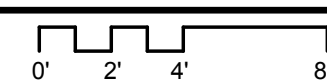
Project No: 221061
Issue Date: 7/29/26
Reviewer: KCD
Drawn By: KCD

A3.1



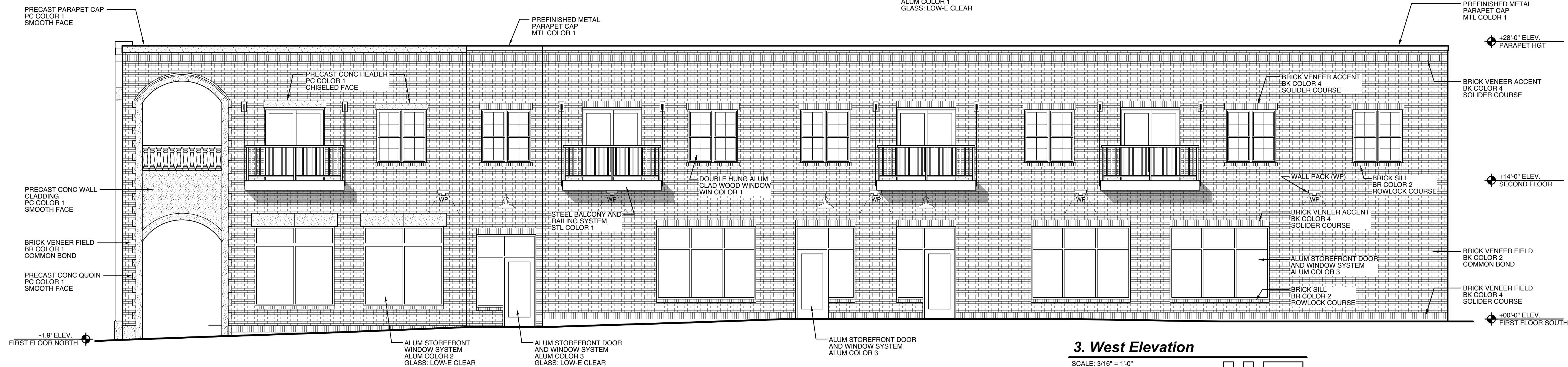
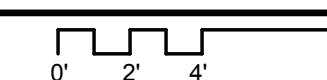
1. South Elevation

SCALE: 3/16" = 1'-0"



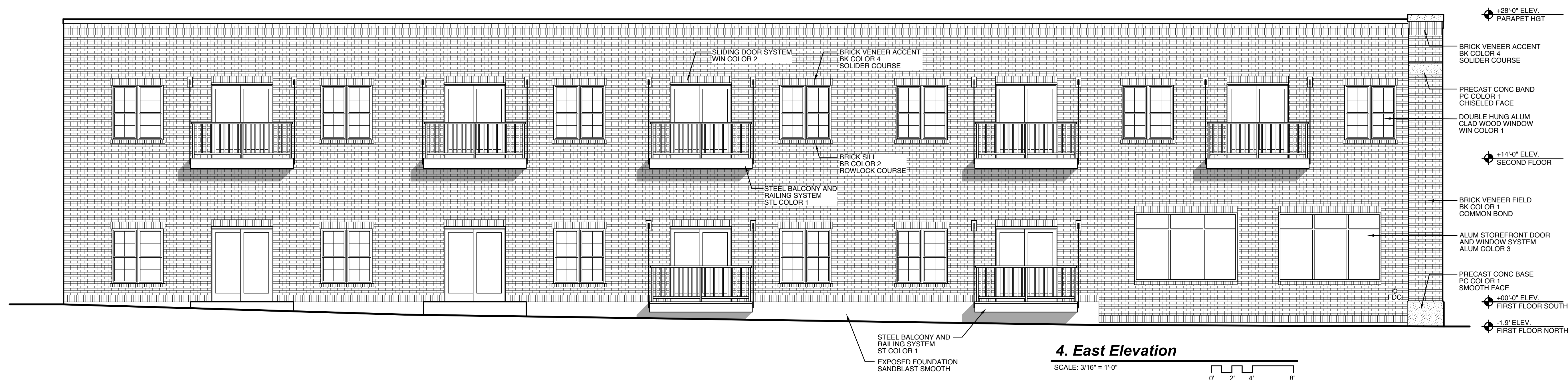
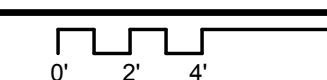
2. North Elevation

SCALE: 3/16" = 1'-0"



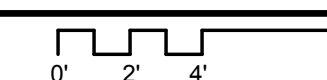
3. West Elevation

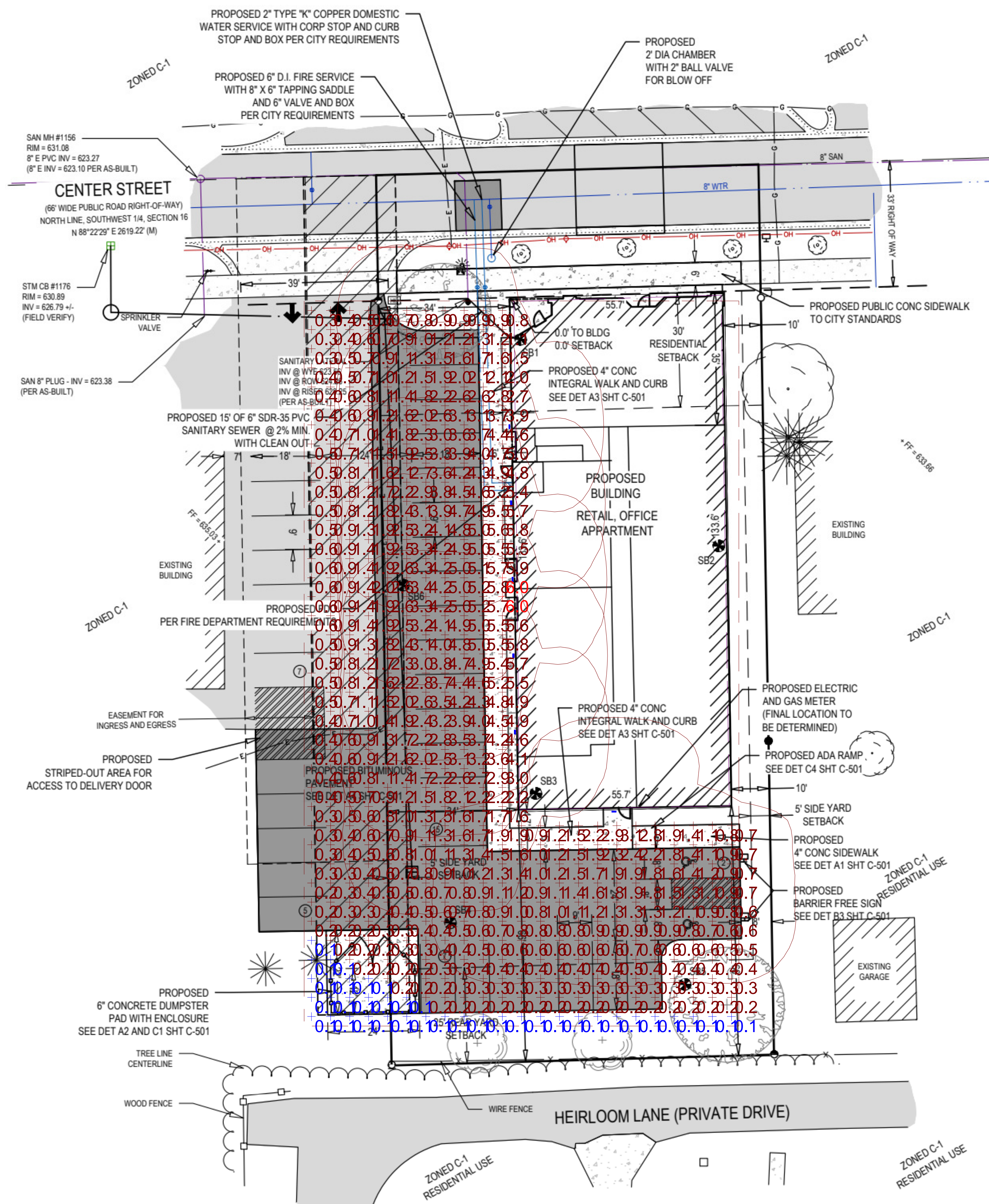
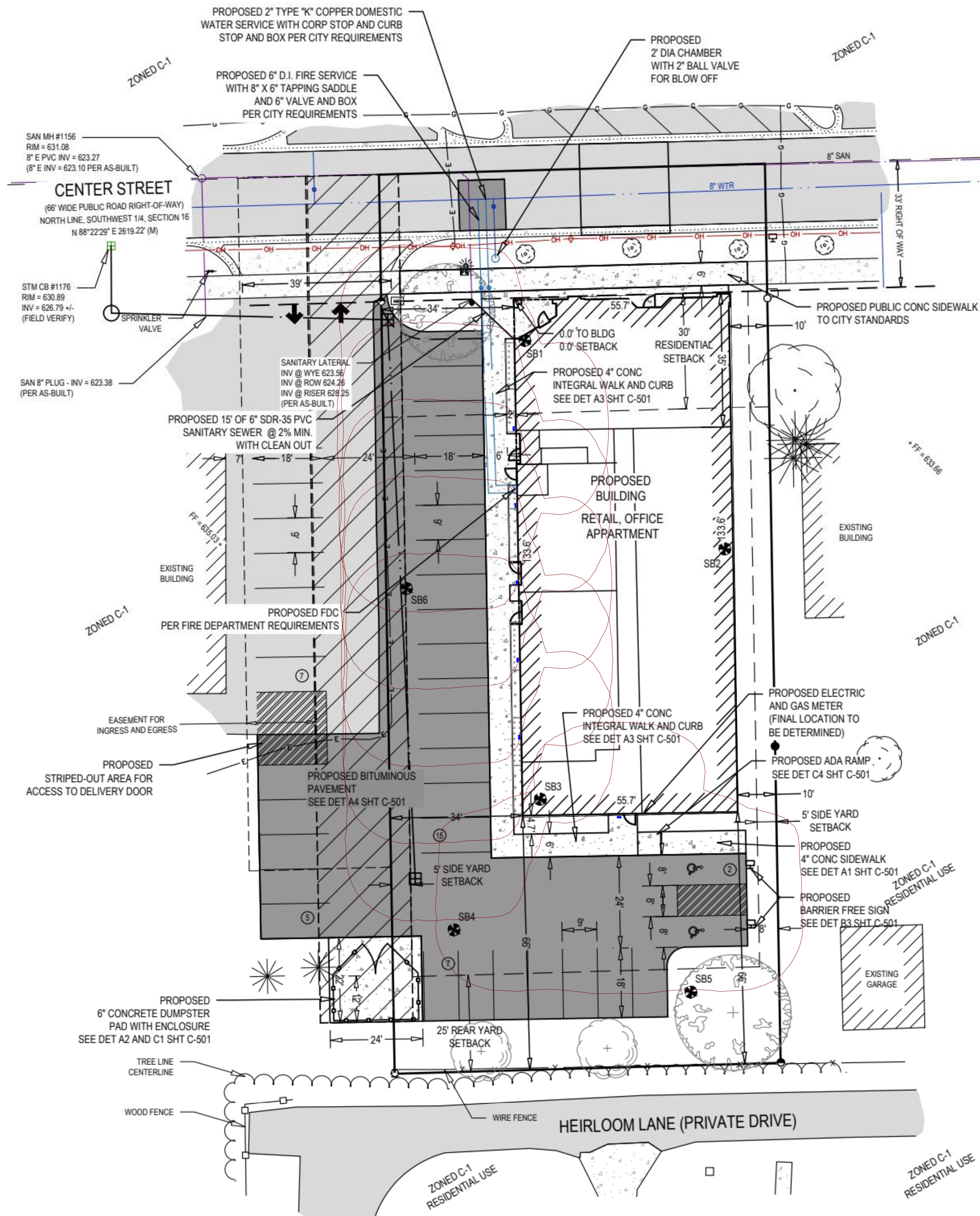
SCALE: 3/16" = 1'-0"



4. East Elevation

SCALE: 3/16" = 1'-0"





Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		6	DSXW1 LED P5 40K 70CRI T4M	6000 4000K 70CRI Type 4 Medium		1	5264	1	37.19	
											Max: 4030cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking lot		1.6 fc	6.0 fc	0.1 fc	60.0:1	16.0:1

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
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dixonarch.com

Douglas Flats, LLC
7437 River Street SE
Ada, MI 49301
p. (616) 682-2222

225 West Center - Mixed Use
225 West Center Street
Douglas, MI 49406
Photometric Site Plan

Made in Michigan

Revisions:
PC Submittal 7/29/26

Project No: 221061
Issue Date: 7/29/26
Reviewer: KCD
Drawn By: WML

Ph-1

From: [Bruce Zeinstra](#)
To: [Sean Homyen](#)
Cc: [Ken Dixon](#); [ufuk turan](#)
Subject: FW: Easement Agreement
Date: Monday, July 20, 2026 4:52:15 PM
Attachments: [image001.png](#)
[260720_26-04-022_PLAN_SET.pdf](#)

Sean-

Below is an email Turan received from Dave Gregeresen, the neighbor. I hope it meets your needs.

I've also attached the updated site plan set addressing the comments received last week. We will be re-submitting to the drain commissioner tomorrow morning.

Let me know if you need us to drop off hard copies, and how many.
Thanks.

Bruce Zeinstra, LLA
 Project Manager / Landscape Architect
bzeinstra@hollandengineering.com



[220 Hoover Boulevard Holland, MI 49423](#)

616.392.5938 (o) • 616.218.2042 (c)

Notice: This e-mail message and any attachments are for the confidential use of the intended recipient. If that isn't you, please do not read the message or attachments, or distribute or act in reliance on them. If you have received this message by mistake, please immediately notify us and delete this message and any attachments. Thank you.

From: ufuk turan <uturan@zeytinturkishrestaurant.com>
Sent: Monday, July 20, 2026 4:32 PM
To: Ken Dixon <ken@dixonarch.com>; Bruce Zeinstra <bzeinstra@hollandengineering.com>
Subject: Fwd: Easement Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent from my iPhone

Begin forwarded message:

From: AOL <d.gregersen@aol.com>

Date: July 20, 2026 at 4:30:01 PM EDT

To: Ufuk Turan <uturan@zeyinturkishrestaurant.com>

Subject: Easement Agreement

Reply-To: AOL <d.gregersen@aol.com>

Hello Turan

It is my intention to work with you to find a mutually acceptable design and terms to replace the existing easement with a new one of which will better accomodate your project. I will do what i can to help you meet the august 13 planning commission meeting.

David Gregersen

Owner 229 Center St. Douglas Mi 49406

[Sent from AOL on Android](#)

STATE OF MICHIGAN Allegan County
Joyce A. Watts Register of Deeds

RECORDED

August 14, 2013 01:58:22 PM

Liber 3767 Page 331-337 EASE
FEE: \$32.00

Liber 3767 Page 331 #2013018409

EASEMENT AGREEMENT

This easement agreement is entered into effective on July 31, 2013, by and between PETER C. MARK, as Trustee of the PETER C. MARK TRUST under agreement dated 8/9/2013, of 225 Center Street, Douglas, Michigan 49406 (the "Trust"), and 229 CENTER STREET, LLC, a Michigan limited liability company, of 229 Center Street, P.O. Box 854, Douglas, Michigan 49406 ("Center Street"), with respect to the following facts and circumstances:

A. The Trust owns certain real property located in the City of the Village of Douglas, Allegan County, Michigan, which is more fully described on the attached Exhibit A as Parcel A (the "Trust Property").

B. Center Street owns certain real property located in the City of the Village of Douglas, Allegan County, Michigan, which is more fully described on the attached Exhibit A as Parcel B (the "Center Street Property"), which adjoins the Trust Property.

C. The Trust desires to obtain a non-exclusive access easement across the Center Street Property to allow ingress to and egress from the rear portion of the Trust Property.

The parties, therefore, each in consideration of the acts and promises of the other, agree as follows:

Section 1. Grant of Easement. Center Street hereby grants to the Trust a non-exclusive easement for the purposes of ingress to and egress from the Trust's Property (the "Easement"). The easement area is more fully described on the attached Exhibit B and depicted on the attached Exhibit C. This Easement shall benefit the Trust's Property and burden the Center Street Property. The parties agree that the Trust's agents, employees and invitees using the Easement to access the Trust's Property may not park in the parking lot located on the Center Street Property and adjoining the Easement area. Center Street reserves the right to re-locate the Easement area in the event it desires to reconfigure the location of the parking spaces in its parking lot as long as it does not eliminate The Trust's ability to use the Easement for ingress to and egress from the Trust's Property.

Lighthouse Title Douglas Em

08-14-13A11:00 RCVD

Section 2. Maintenance and Repair. The parties agree that any roadway and parking lot located on the Easement shall be maintained regularly by the parties. Regular maintenance shall include, without limitation, the following: reasonable snowplowing; re-striping, filling potholes, and resurfacing or replacing the roadway as needed. The parties agree that the Trust shall share in the costs of maintaining and repairing the improvements in the Easement and its share shall constitute 50% of any necessary repairs, maintenance, or replacement costs.

Section 3. Damages. If damage to any of the roadway or parking lot improvements located on the Easement is caused solely by the negligent or intentional conduct of any person using the Easement pursuant to the authority of one of the parties or their successors or assigns (other than normal wear and tear), then that party or their successors or assigns granting such authority shall be liable for 100% of the cost of repairing such damage. If damage to the roadway or parking lot improvements located on the Easement is caused solely by the negligent or intentional conduct of any of the parties or their successors or assigns (other than normal wear and tear), then that party or their successors or assigns shall be liable for 100% of the cost of repairing such damage.

Section 4. Consideration. For the privileges provided in this agreement, the parties acknowledge that the consideration is the mutual rights and benefits to the parties resulting from the use and location of the roadway improvements located on the Easement as well as the parties' agreement to share in the costs incurred in maintaining these improvements servicing their properties. In addition, the Trust has paid Center Street the amount of \$40,000 in consideration of granting the Easement.

Section 5. Taxes. Each of the parties shall pay all taxes, charges, liens, and assessments, if any, against their respective real property as described above.

Section 6. Liability Insurance; Hold Harmless. The parties shall each acquire public liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) covering their use of the Easement. The parties agree to hold each other harmless with respect to any claims for damages or injuries to person or property arising solely out of the use by that party of the Easement or the use of the roadway by their licensees, invitees, employees, or agents. Neither party shall permit any nuisance to occur because of the location, maintenance, or use of the roadway located on the Easement.

Section 7. Confirmation of Title. The parties agree that each shall be deemed the respective owner of the real property that is described in this agreement as being owned by them. Neither party shall make any ownership claim against the other party's real property by virtue of this agreement or by virtue of the location or use of the Easement.

Section 8. Runs With the Land. The Easement granted hereunder shall run with the land and shall inure to the benefit of the parties' successors and assigns.

EXHIBIT A

Parcel A
(Trust Property)

The East 100 feet of the West 1958.62 feet of the North 233 feet of the Southwest ¼, Section 16, Town 3 North, Range 16 West, City of the Village of Douglas. Allegan County, State of Michigan.

03-59-016-039-20

Parcel B
(Center Street Property)

Land located in the City of the Village of Douglas. Allegan County, State of Michigan, and described as follows:

The East 100 feet of North 233 feet of West 475.2 feet of North 465.66 feet of Northeast Quarter of Southwest Quarter; Also West 30 feet of East 316.8 feet of West 792 feet of North 412.5 feet of Northeast Quarter of Southwest Quarter of Section 16, Town 3 North, Range 18 West.

03-59-016-042-00

Also:

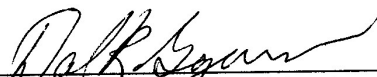
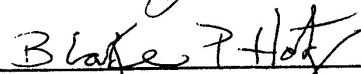
The East 44.38 feet of the West 549.58 feet of the North 233 feet of the East 1/2 of the Southwest 1/4 of Section 16, Town 3 North, Range 16 West.

03-59-016-039-00

EXHIBIT BEasement

Part of the Southwest 1/4, Section 16, Town 3 North, Range 16 West, City of the Village of Douglas, Allegan County, Michigan, described as: Commencing at the West 1/4 corner of said section; thence North 89°16'47" East 1821.93 feet along the East-West 1/4 line of said section to the Point of Beginning; thence continuing North 89°16'50" East 18.00 feet; thence South 00°02'13" East 159.40 feet parallel with the East line of the West 549.58 feet of the Northeast 1/4 of the Southwest 1/4 of said section; thence North 89°16'50" East 18.72 feet; thence South 00°02'13" East 20.00 feet along said East line; thence South 89°16'50" West 36.72 feet; thence North 00°02'13" West 179.40 feet to the Point of Beginning.

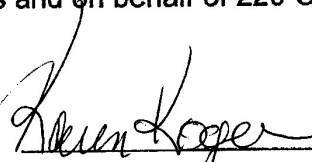
229 CENTER STREET, LLC

By: 
David R. Gregersen, MemberBy: 
Blake P. Hotz, MemberSTATE OF MICHIGAN)
) ss.
COUNTY OF ALLEGAN)

AUGUST

The foregoing instrument was acknowledged before me on ~~July~~ 9, 2013, by David R. Gregersen and Blake P. Hotz, as Members and on behalf of 229 CENTER STREET, LLC.

Prepared by and Return To:
Douglas R. MacDonald
Buckman MacDonald Bauer & Brown PC
217 East 24th Street, Suite 201
Holland, Michigan 49423
616/394-4276


Notary Public
Allegan County, Michigan
My Commission Expires: 11/10/18
Acting in Allegan County allegan

Copy to
+
Peter Mark
1540 N. Lakeshore Dr
Chicago, IL 60610

KAREN KOGER
Notary Public, State of Michigan
County of Allegan
My Commission Expires Nov. 10, 2018
Acting in the County of Allegan

Section 9. Freedom of Use. The parties and their successors and assigns agree that they shall not obstruct, impede, or interfere with the reasonable use of the Easement by any parties authorized to use the Easement for the purposes of ingress to and egress from their respective properties, nor shall the Trust or its successors and assigns obstruct, impede or interfere with the reasonable use of the parking spaces adjoining the Easement..

Section 10. Miscellaneous. This document contains the entire agreement between the parties and supersedes any prior understandings or agreements between them respecting the subject matter hereof. No changes, additions, or qualifications to the terms of this agreement shall be made or be binding unless made in writing and signed by the parties or their successors and assigns. In the event any of the provisions of this agreement are determined to be illegal or unenforceable, the remaining provisions hereof shall nevertheless be binding with the same force and effect as if the illegal or unenforceable parts were deleted. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement. This agreement shall be subject to and governed by the laws of the State of Michigan.

The parties have signed duplicate counterparts of this agreement on the date first written above.

PETER C. MARK TRUST

By: 
Peter C. Mark, Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF ALLEGAN)

The foregoing instrument was acknowledged before me on ^{August} ~~July~~ 9, 2013, by Peter C. Mark, as Trustee and on behalf of the PETER C. MARK TRUST.



KAREN KOGER
Notary Public, State of Michigan
County of Allegan
My Commission Expires Nov. 10, 2018
Acting in the County of Allegan

Notary Public
Allegan County, Michigan
My Commission Expires: 11/10/18
Acting in Allegan County Allegan

Exhibit C

Item 5B.

