



**THE CITY OF THE VILLAGE OF DOUGLAS
PLANNING COMMISSION
THURSDAY, MAY 14, 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. Election of Officers

- a. Nomination(s) for Chair - *Motion to Approve - voice vote*
- b. Nomination(s) for Vice Chair - *Motion to Approve - voice vote*
- c. Nomination(s) for Secretary - *Motion to Approve - voice vote*

B. Approval of Agenda - May 14, 2026 (additions/changes/deletions)

Motion to approve the May 14, 2026 agenda

C. Approval of Minutes - April 9, 2026 (additions/changes/deletions)

Motion to approve the April 9, 2026 regular meeting minutes

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

4. PUBLIC COMMUNICATION - WRITTEN

5. NEW BUSINESS

A. 47 W Center St - Site Plan Approval

- 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 Turan Ufuk for site plan approval under Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated May 8, 2026, on the parcel identified as P.P. 59-150-002-00, located at 47 W Center St. (Roll Call Vote)

B. Zoning Ordinance Update (Discussion Only)

6. UNFINISHED BUSINESS

7. REPORTS

A. Planning and Zoning Administrator Report

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

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

9. ADJOURNMENT

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact 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, APRIL 09, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI
49406**

MINUTES DRAFT

1. **CALL TO ORDER:** Chair called to order at 6:00pm.

2. **ROLL CALL**

Present

Chair Matt Balmer
Vice-Chair Patty Hanson
Commissioner Paul Buszka
Commissioner Tom Hickey
Commissioner Laura Peterson
Commissioner John O'Malley
Commissioner Jen Ludwick

Not Present

Commissioner Neal Seabert
Commissioner Steven Merouse

Also Present

Planning & Zoning Administrator Sean Homyen
Planning Consultant Tricia Anderson
City Manager Lisa Nocerini

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

Motion by Hickey seconded by Buszka to approve the April 9, 2026 agenda.

B. Approval of Minutes - March 12, 2026 (additions/changes/deletions)

Motion by Buszka seconded by Hickey to approve the March 12, 2026 minutes.

Motion carried by unanimous voice vote.

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

Karen Pulick (554 Artisan Row) – Commented on Item 6A regarding the Westshore PUD amendment request. Stated that the Center Street connection was always shown on the original PUD plans and should not be considered new open space loss. Expressed concerns regarding the calculation of open space, affordable housing claims, and the inclusion of private backyard areas as open space.

Marc Newman (745 Golfview Dr) - Expressed opposition to the proposed reduction in open space. Stated that the request should require a zoning ordinance amendment under Article 28 rather than being considered through the PUD amendment process. Questioned whether private condominium areas could be counted toward open space calculations and stated that prior approvals and studies from 2009 and 2012 were outdated.

Barry Eldridge (321 Lakeshore Dr) - Requested that the Planning Commission deny the request to reduce the required 65% open space requirement. Stated that residents value Douglas for its natural beauty and small-town character and expressed concern that approving a reduction could set a precedent for future developments.

Paul Grantham (7 Wildwood Ln.) – Expressed concerns regarding the reduction in open space, stating that the reduction represented a substantial amount of land. Commented that preserving open land adds community value and raised concerns regarding future impacts to Douglas Beach from increased residential density.

Mark Macheca (247 Lakeshore Dr.) – Opposed the request to reduce open space from 65% to 61.9%. Stated that the original PUD approval included the 65% open space requirement and that the request was financially motivated rather than planning-related. Expressed concerns regarding increased traffic, pedestrian safety, and the lack of updated traffic studies.

Pat Galus (85 Wilderness Ridge Dr.) – Expressed concerns regarding the long-term impacts of the PUD amendment and stated that planned unit developments should provide clear public benefits. Requested that the Planning Commission slow the process down and obtain additional information before proceeding.

Frank Christopher (201 Heirloom Ln.) – Commented regarding short-term rentals and opposed additional restrictions or regulations on short-term rentals. Stated that the current regulatory framework was sufficient and expressed concerns that additional regulations could negatively impact tourism, property values, and the local economy.

Kathy Sarkisian (3077 May Ln., Douglas) – Expressed concerns that many supporting studies related to the development, including traffic, environmental, and infrastructure studies, were outdated. Requested that updated studies be completed prior to further consideration of the proposal.

4. PUBLIC COMMUNICATION – WRITTEN - The Chair acknowledged receipt of written public communications submitted to the Planning Commission.

5. NEW BUSINESS

6. UNFINISHED BUSINESS

A. Westshore PUD Amendment - Consideration of a Preliminary Planned Unit Development (PUD) Amendment and Preliminary Site Condominium Plan

a. Planning and Zoning Administrators Report

Planning & Zoning Administrator Sean Homyen introduced Planning Consultant Tricia Anderson to

provide an overview of the request and applicable PUD standards. Planning Consultant Tricia Anderson reviewed the history of the Westshore PUD, the requested reduction in open space, the Planning Commission's authority under Article 27, and the intent and flexibility allowed within the PUD process. Discussion included housing considerations, open space calculations, and the relationship between the underlying R-1 zoning district and the approved PUD.

b. Applicant Presentation

Ric Dyk, representing BDR Inc., presented the proposed Preliminary Planned Unit Development (PUD) Amendment and Preliminary Site Condominium Plan for the Westshore development. Mr. Dyk stated that the request focused on reducing the required open space from 65% to approximately 61.9% to allow for the proposed development layout. He discussed the proposed private road connection between Center Street and McVea Drive, stating that the road could potentially be gated while still allowing emergency access. Mr. Dyk also stated that the development would not exceed 39 units.

Mr. Dyk reviewed conceptual plans comparing the proposed 61.9% open space layout to a layout meeting the full 65% open space requirement. Discussion included wetlands, ravines, preservation of natural features, existing utility infrastructure, public trail improvements, and housing considerations identified in the City's Master Plan. Mr. Dyk stated that the proposal continued to preserve significant open space areas while providing additional housing opportunities within the development.

c. Public Comments

Marc Newman (745 Golfview Dr) - Reiterated concerns regarding the Planning Commission's authority to reduce the required open space requirement under Article 27 of the Zoning Ordinance. Stated that the request should instead require an amendment to the Zoning Ordinance and expressed disagreement with the interpretation that the open space requirement could be modified through the PUD amendment process.

Barry Eldridge (321 Lakeshore Dr) - Expressed concerns regarding statements made about the proposal and stated that certain comments regarding the development and open space calculations were misleading. Reiterated opposition to reducing the required 65% open space requirement and stated that preserving open space and natural features is important to maintaining the character and community value of Douglas.

Janet Lugers (288 McVea Dr) - Expressed concerns regarding drainage and existing wet conditions within the open space area behind her property. Stated that flooding and standing water have increased in the area near the walking trail and questioned how a road connection could be constructed through the area due to existing slush and muddy conditions.

d. Commissioner Questions

The Planning Commission discussed the proposed reduction in open space within the Westshore Planned Unit Development (PUD) and reviewed the authority provided under Article 27 of the Zoning Ordinance. Commissioners asked questions regarding the interpretation of the PUD standards, the calculation of open space, preservation of natural features, proposed density, potential future development rights, and the relationship between the request and the City's Master Plan. Discussion also included the proposed Center Street connection, public trail access, infrastructure improvements, wetlands, and the overall intent of the PUD ordinance. The Planning Commission also discussed procedural options available to the Commission, including recommendation of approval, denial, or tabling of the request.

Motion by Buszka, seconded by O'Malley to recommend to City Council **approval with conditions** of the preliminary Planned Unit Development amendment plan and preliminary condominium plans submitted by Ric Dyk on behalf of BDR Inc. for the Westshore Planned Unit Development, pursuant to Article 27 and Section 16.24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in this staff report for the parcel identified as P.P. 59-830-000-02, located on Center Street, subject to the following conditions:

1. The applicant shall submit building elevations sufficient to evaluate overall building massing and confirm general compliance with maximum height standards prior to City Council review.
2. The applicant shall revise all plans and narrative to indicate reference to the City of the Village of Douglas Master Plan (2024) to replace all references to the Tri-Community Master Plan and the 2016 Master Plan, prior to the City Council's consideration of the preliminary PUD amendment plan and preliminary condominium plan.
3. The applicant shall revise the dimensional details to include setbacks relevant to the limits of the PUD, to the road right of way, and separation distances between units, rather than front, side, and rear yard setbacks, prior to the City Council's consideration of the preliminary PUD amendment plan and preliminary condominium plan.

Motion carried by roll call vote 5-2.

B. Short Term Rental Ordinance (Discussion Only)

Planning & Zoning Administrator Sean Homyen and Planning Consultant Tricia Anderson discussed potential amendments to the City's Short Term Rental Ordinance. Discussion included inspection requirements, occupancy standards, enforcement procedures, and coordination with the Fire Department. The Planning Commission also discussed concerns related to life safety, code compliance, and potential future ordinance amendments.

7. REPORTS

A. Planning and Zoning Administrator Report

Planning & Zoning Administrator Sean Homyen provided updates regarding ongoing planning and zoning matters, including development applications, ordinance review items, and coordination with reviewing agencies. Discussion also included recent activity related to zoning enforcement, site plan review processes, and upcoming applications anticipated before the Planning Commission.

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

Commissioners provided general comments regarding ongoing planning matters, public participation, and upcoming agenda items. Discussion also included appreciation for public input and continued review of development and zoning-related topics before the Planning Commission.

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

9. ADJOURNMENT

Motion by Hickey, seconded by Buszka, to adjourn the meeting.

Motion carried by unanimous voice vote

To: City of the Village of Douglas Planning Commission
Date: May 8, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: 47 W. Center St – Site Plan Review – Mixed-Use Building



The Village of Friendliness – Since 1870

Background. Turan Ufuk has submitted a site plan review application under Section 24.01(2) to construct a mixed-use building at 47 W. Center Street. The property is zoned C-1 Village Commercial District and is located at the corner of Spring Street and Center Street within the Dudleyville Plat. The existing building formerly known as the police station will be demolished to allow redevelopment of the site with a retail/restaurant on the ground floor, four (4) residential units on the second floor, and a storage basement. The uses are permitted under Section 10.02 of the Zoning Ordinance. The applicant previously received variances from the Zoning Board of Appeals on February 24, 2026, for relief from Section 18.01(1)(a)1 to allow a driveway setback reduction from 10 feet to 5 feet and from Section 19.04(1)(d) to allow a reduced parking setback.



Procedure. The Planning Commission is tasked with reviewing the site plan providing an approval, with or without conditions, denial, or tabling of the request.

Site and Building Placement Standards

Standard (Corner Lot)	Required	Existing	Proposed
Lot Area	4,000 sq. ft.	9801SF	
Lot Frontage	20 ft.	99.02 ft. & 99 ft.	
Lot Coverage	80% max		49%
Front Setback (north)	0 ft.		0 ft.
Rear Setback	25 ft.		38 ft.
Front Setback (east)	0		A 2.9-foot setback is identified from the stairway; however, the setback distance from the principal building to the property line has not been provided.
Side Setback (west)	5 ft.		Not provided
Height	28 ft. Max		28ft
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%		Not provided

First Floor Use	Non-Residential		Restaurant/retail with 4 residential units on the second floor
Residential Access	Must be separate from Commercial Entry		Residential entrance is located towards the back of the building
Recessed Entry	3 ft. – 5ft.		3ft. provided
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 provide all setback distances from the proposed building to the property lines, along with the transparency details.

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. The plans include a general note indicating that lighting will be directed downward and away from adjacent properties. In the past, photometric plans have been provided to demonstrate compliance with Section 19.06(6). The Planning Commission should determine whether a photometric plan should be required as a condition of approval.

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. Fifteen (15) 6-foot Spear-mint Junipers are proposed along the southern property line to provide screening. Three (3) 30-inch Viburnum shrubs are proposed in the southwest corner. A preexisting fence is located along the southern property line and is owned by the adjacent property owner.

The Planning Commission shall determine whether the proposed plantings, including the Viburnum shrubs, meet the intent of the 6-foot screening requirement, or if additional or taller plantings are needed.

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 provided.

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. A material legend has been provided by the applicant, which includes brick veneer, precast concrete, storefront systems, and other exterior materials. Based on the information provided, the proposed materials appear to meet the requirements of this section. Final material styles and finishes are noted as "TBD."

The Planning Commission shall determine whether the proposed materials, including final selections of style and finish, meet the intent of the façade and material standards 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. Planning Commission will determine if this is met.

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

Remarks. Met.

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. The Planning Commission should discuss with the applicant whether sufficient space exists to provide additional landscaping along Spring Street.

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 than 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 than 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 – the deck is part of the second floor, and the roof is not proposed to be used.

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

Remarks. Building is placed lot line to 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. Plantings are proposed along the western property line and adjacent to the stairs on the eastern side of the site. The Planning Commission shall determine whether the amount and placement of landscaping sufficiently meet the intent of this section or if additional plantings are needed.

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. Met. 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 distance from the proposed building to the property line along Spring St needs to be provided but appears to be less than 10ft.

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. Met. The applicant received a variance from the Zoning Board of Appeals on February 24, 2026, allowing the driveway to be located 5 feet from the adjoining lot line.

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. Met.

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

Remarks. One tree is located at the southeast corner of the property, and another is located within the right-of-way. The Planning Commission shall determine whether these trees meet the clear vision requirements of Section 16.31 or if relocation or removal is necessary.

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. N/A. The property is situated on an existing platted lot within the Dudleyville Plat.

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. Met. One driveway is proposed on Spring Street, which meets the intent of this section. Vehicles will be able to enter and exit without backing into the street right-of-way.

7. 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, 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.

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. Met. The site plan proposes one driveway on Spring Street, which complies with the standard allowing a single driveway on public streets other than major thoroughfares.

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. The proposed driveway does not align with the driveway located across the street. However, the driveway is proposed on Spring Street, which allows traffic to access the site without directly impacting Center Street. Based on the proposed location, the driveway appears to provide safe access consistent with the intent of this section.

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. Met.

Parking – Article 19

The applicant has provided a parking analysis within the narrative; however, clarification is needed regarding the first-floor commercial use and how parking spaces will be assigned between uses.

The first floor is identified as a combined “restaurant/retail” space; however, the parking analysis evaluates restaurant and retail as separate scenarios without identifying how the floor area will be allocated between uses.

Per Section 19.02(38) of the Zoning Ordinance, retail uses require one (1) parking space for every 300 square feet of usable floor area. The applicant’s narrative states:

“Retail Stores: One (1) space for every three hundred (300) square feet of usable floor area.
= 3,438 sq ft / 300 = 11.46 spaces × 50% reduction = 6 spaces.”

This calculation appears to be based on the entire usable floor area rather than the specific portion of the building dedicated to retail.

Per Section 19.02(37), restaurant uses require one (1) parking space for every three (3) seats, based on the capacity established by the Fire Chief, plus one (1) space per employee on the largest work shift. The applicant’s narrative states:

“Restaurant:
= 90 seats / 3 = 30 spaces × 50% reduction = 15 spaces (customers)
= 8 employees = 8 spaces × 50% reduction = 4 spaces (employees)”

The above calculations assume the same floor area is being used for both restaurant and retail scenarios without identifying how the space will be divided or operated.

Per Section 19.02(2), multiple-family dwellings require two (2) parking spaces per dwelling unit, plus one (1) guest space per three (3) units. The applicant’s narrative states:

“Multiple Dwellings:
= Four (4) units under 900 sq ft = 4 spaces × 50% reduction = 2 spaces”

Based on the plans, four (4) dwelling units are proposed on the second floor. At two (2) spaces per unit, eight (8) spaces are required. In addition, one (1) guest space per three (3) units results in a total of nine (9) required residential parking spaces, unless the reduced standard for units under 900 square feet is applied.

The applicant's narrative indicates the following totals:

Restaurant/Apartments scenario: 21 spaces (after 50% reduction)

Retail/Apartments scenario: 8 spaces (after 50% reduction)

Total parking provided on-site: 7 spaces

Section 10.02(b)(2) allows the Planning Commission to reduce or waive required parking, provided the applicant demonstrates that the criteria of the Ordinance are met.

Remarks. The applicant has provided parking calculations to support the requested reduction; however, the first-floor space is identified as a combined restaurant/retail use without a defined allocation between uses. The Planning Commission should consider the range of parking demand presented when evaluating the requested reduction.

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. Met. The applicant received a variance from the Zoning Board of Appeals on February 24, 2026, allowing a 5-foot setback.

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.

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. During site plan review, it was identified that the proposed driveway entrance does not meet the required 25-foot setback from the adjacent residential lot. The applicant will need to obtain a variance from the Zoning Board of Appeals to reduce this requirement to 5 feet. The applicant has indicated plans to appear before the ZBA on May 26, 2026.

The Planning Commission should consider whether to proceed with approval subject to the applicant obtaining the required variance or to table the request until the variance is granted.

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 proposed layout may not meet the required 12-foot separation between the driveway and parking area within 30 feet of the right-of-way. The applicant has indicated they will return to the Zoning Board of Appeals on May 26, 2026, to request an interpretation of this section and, if necessary, a variance.

The Planning Commission should consider whether to proceed with approval subject to the ZBA's determination or to table the request until the interpretation and/or variance is resolved.

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. Met.

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

USABLE FLOOR AREA Minimum Spaces Required (square feet)

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. With approximately 3,438 square feet of usable floor area, the applicant is not required to provide a loading space under Section 19.02.

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 10.2% of the site to 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 site plan does not include any open or unfenced storm drainage features within the front or side yards. Stormwater is managed through conventional grading and underground connections; therefore, no portion of the landscaped area is credited toward storm drainage.

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. N/A. It may be difficult for trees to be planted along Spring Street depending on the distance between the building and property line.

- 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. The plans include a general note indicating that lighting will be directed downward and away from adjacent properties. In the past, photometric plans have been provided to demonstrate compliance with Section 19.06(6). The Planning Commission should determine whether a photometric plan should be required as a condition of approval.

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 Plant list was provided. The Planning Commission will determine if this is met.

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. N/A. Three trees are proposed to be removed.

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.

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. Three trees have been identified for removal. The applicant is proposing replacement trees in the southwest corner, southeast corner, and along the Spring Street and Center Street rights-of-way. After discussion with the Department of Public Works, staff was advised that trees should not be planted within the public right-of-way.

The Planning Commission shall determine whether the proposed replacement trees located on the property are sufficient to meet the intent of this section or if additional replacement trees should be required elsewhere on the site.

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 review the site plan in accordance with the applicable standards of the Zoning Ordinance. As highlighted in this report, there are several areas where additional clarification or discretion by the Planning Commission is required.

Specifically, the Planning Commission shall determine:

- Whether the proposed Viburnum shrubs in the southwest corner are acceptable or should be replaced with 6-foot shrubs to meet the intent of the screening requirements under Section 10.03(d);
- Whether the material selections provided by the applicant meet the standards of Section 10.03(g) and (h) of the Zoning Ordinance;
- Whether the proposed landscaping and plantings are sufficient, or if additional plantings are needed under Section 10.03(j)(2);
- Whether existing trees within the clear vision area should be relocated or removed to comply with Section 16.31;
- Whether the parking reduction request is justified under Section 10.02(b)(2), based on the range of parking demand provided;
- Whether a photometric lighting plan should be required to demonstrate compliance with

- Section 19.06(6) of the Zoning Ordinance;
- Whether additional landscaping should be provided along Spring Street to meet the intent of Section 19.06(5)(c);
 - Whether to proceed with approval subject to the applicant obtaining the required ZBA variances and interpretations, or to table the request until those items are resolved;
 - Whether outstanding agency review comments from the City Engineer, Kalamazoo Lake Sewer & Water Authority (KLSWA), Allegan County Drain Commission (ACDC), and Saugatuck Township Fire District may be addressed as conditions of approval or if additional review is needed prior to approval.

RECOMMENDATION.

At the upcoming meeting, the Planning Commission will review the updated site plan. Commissioners should carefully consider the information presented in this report, along with comments from the applicant and the public. The Planning Commission should also review the remarks highlighted in yellow and determine whether the applicable standards of the Zoning Ordinance have been met.

Staff has reviewed the performance standards under Section 10.03, and remarks are provided throughout this report for each applicable item. Conditions included in the suggested motion reflect standards clearly applicable to this proposal. The Planning Commission may add additional conditions of approval if deemed necessary.

If the Planning Commission determines that the applicable standards have been sufficiently met and that any remaining concerns are minor in nature and may be addressed through the conditions outlined in the suggested motion, staff recommends approval of the site plan for 47 W. Center St. If the Planning Commission determines that the outstanding items identified in this report should be resolved prior to approval, staff recommends tabling the request until those items are addressed.

SUGGESTED MOTION

Suggested Motion. I move to [approve / approve with conditions / deny / table] the request made by Turan Ufuk for site plan approval under Article 24 of the City of the Village of Douglas Zoning Ordinance, based on the findings outlined in the staff report dated May 8, 2026, on the parcel identified as P.P. 59-150-002-00, located at 47 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 any required variances and/or interpretations from the Zoning Board of Appeals prior to issuance of any permits.
3. The applicant shall obtain all other federal, state, and local permits if required.
4. The applicant shall coordinate with City staff regarding any required road closures, lane closures, or traffic control measures associated with construction activities.
5. The applicant shall revise the site plans in accordance with Planning Commission direction and provide any missing information identified in the staff report and site plan review checklist prior to the issuance of permits.

Please feel free to reach out with any questions.

Site Plan Review Checklist – 47 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		
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		1 Restaurant/Retail, 4 residential units
Square footage (total and usable floor area)	X		
Carports/garages	N/A		
Employees by shift	X		Added in narrative
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		Driveway connection will be going into Spring St
Private easements			
Proposed Access and Parking			

Streets, driveways, parking spaces, sidewalks	X		
Direction of travel	X		
Inside radii of all curves		X	Not provided
Width of streets, driveways, sidewalks	X		
Total number of parking spaces and dimensions of typical spaces	X		Provided in narrative and site plan
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)		X	
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)		X	Not provided. Can be listed as condition of approval
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			

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)			Not 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			The site survey includes a professional seal; however, the architectural plans prepared by Dixon Architecture do not currently appear to include a professional seal.
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			
--	--	--	--



SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



Item 5A.

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

May 5, 2026

Holland Engineering
c/o Bruce Zeinstra
220 Hoover Blvd.
Holland, MI. 49423

Re: 47 Center St. - Site Plan Review #1 for Project #26-03-018, for drawings dated 4/15/2026

Dear Mr. Zeinstra,

We are in receipt of the site plan for 47 Center St. received 4/15/2026. 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) **Guard posts are required to protect the gas meters and are not shown in the plans provided. Please include in gas meter locations (if provided) 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) **Not applicable, length is shown as less than 150 feet.**
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 shown as 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) **Weight capacity is not noted in plans provided. Please include in revised submittals.**
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

Proudly serving : Douglas | Saugatuck | Saugatuck Township



commencement of vertical building construction.

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) **Approved, fire flow testing was conducted and witnessed for the 13 S. Union St. project. Fire department does not need to witness.**
18. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-



SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



Item 5A.

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)
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) **Not approved, please include in revised submittal.**
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) **Dependent upon #20.**
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) **Dependent upon #20.**
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). **Dependent upon #20.**
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)

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)

The Surveyor's / Engineer's liability for any errors or omissions shall not be limited to those arising out of the Surveyor's / Engineer's negligence, gross misconduct, warranties or misrepresentations shall amount no greater than the service fee.

THORNAPPLE FLATS LLC

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

47 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SE 1/4 SEC. 16 T3N. R16W
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Issued for:	
Date	Description
04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP
04/15/2026	ISSUED FOR SITE PLAN APPROVAL

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.

Project Manager	
BRUCE ZEINSTRAL LLA	
Vertical Datum	Horz. Datum
NAVD 88	HEI-96
Drawn by	
MARK BROOKHOUSE	
Checked by	Date
Survey	.
Civil	.
Struc.	.
L. A.	.
HEI Project Number	
26-03-018	
Sheet Title	
COVER SHEET	
Sheet No.	
G-100	

DOUGLAS MIXED-USE BUILDING

47 CENTER STREET
DOUGLAS, MI. 49406

ZONING

C-1, VILLAGE COMMERCIAL DISTRICT

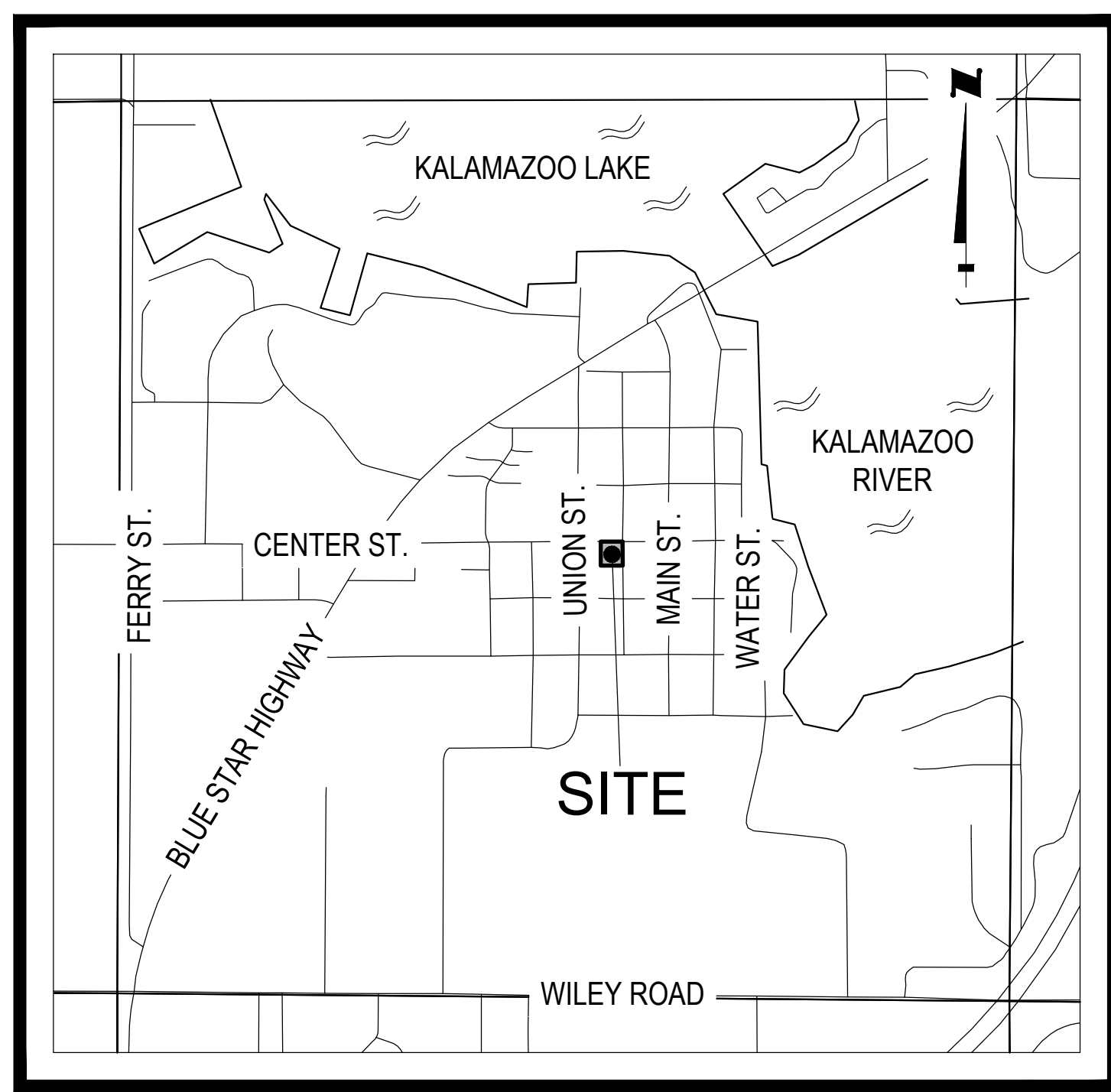
SETBACKS:
FRONT YARD 0 FEET MIN.
SIDE YARD 5 FEET MIN. (*)
REAR YARD 5 FEET MIN. (**) - VARIANCE
HEIGHT 28 FEET MAX.

(*) 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.

TABLE OF CONTENTS

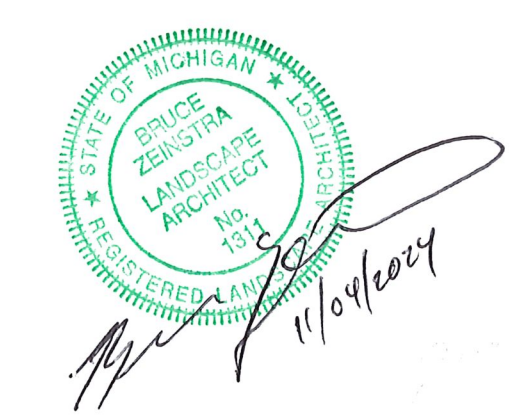
SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE



LOCATION MAP NOT TO SCALE

DESCRIPTION

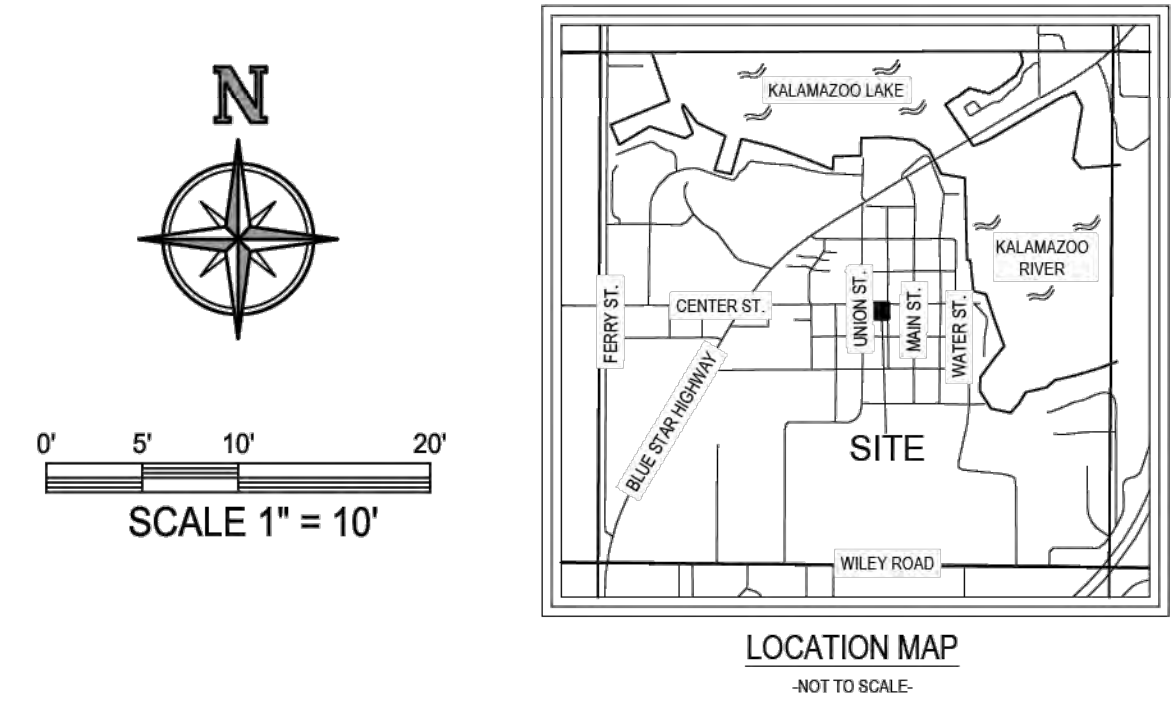
SEE EXISTING CONDITIONS SHEET V-101



Issued for:	
No.	Description
A	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	EXISTING CONDITIONS TOPOGRAPHIC MAP
C	EXISTING CONDITIONS TOPOGRAPHIC MAP
D	EXISTING CONDITIONS TOPOGRAPHIC MAP
E	EXISTING CONDITIONS TOPOGRAPHIC MAP
F	EXISTING CONDITIONS TOPOGRAPHIC MAP
G	EXISTING CONDITIONS TOPOGRAPHIC MAP
H	EXISTING CONDITIONS TOPOGRAPHIC MAP
I	EXISTING CONDITIONS TOPOGRAPHIC MAP
J	EXISTING CONDITIONS TOPOGRAPHIC MAP
K	EXISTING CONDITIONS TOPOGRAPHIC MAP
L	EXISTING CONDITIONS TOPOGRAPHIC MAP
M	EXISTING CONDITIONS TOPOGRAPHIC MAP
N	EXISTING CONDITIONS TOPOGRAPHIC MAP
O	EXISTING CONDITIONS TOPOGRAPHIC MAP
P	EXISTING CONDITIONS TOPOGRAPHIC MAP
Q	EXISTING CONDITIONS TOPOGRAPHIC MAP
R	EXISTING CONDITIONS TOPOGRAPHIC MAP
S	EXISTING CONDITIONS TOPOGRAPHIC MAP
T	EXISTING CONDITIONS TOPOGRAPHIC MAP
U	EXISTING CONDITIONS TOPOGRAPHIC MAP
V	EXISTING CONDITIONS TOPOGRAPHIC MAP
W	EXISTING CONDITIONS TOPOGRAPHIC MAP
X	EXISTING CONDITIONS TOPOGRAPHIC MAP
Y	EXISTING CONDITIONS TOPOGRAPHIC MAP
Z	EXISTING CONDITIONS TOPOGRAPHIC MAP

Project Manager	
RYAN T. YSELODYKE PE	
Vertical Datum	Horiz. Datum
NAVD '88	HEI-98
Drawn by	
JOHN M. RANKIN	
Checked by	Date
Survey JCD	04/07/2026
Civil	.
Struc.	.
L. A.	.
HEI Project Number	
26-03-018	
Sheet Title	
EXISTING CONDITIONS	
Sheet No.	
V-101	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.



CENTER OF SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON L.C.R.C. DOCUMENT NO. 202401796

PARCEL DESCRIPTION

PER WARRANTY DEED RECORDED IN DOCUMENT #202501420, ALLEGAN COUNTY RECORDS, MICHIGAN.

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF ALLEGAN, CITY OF DOUGLAS.

THE NORTH 99 FEET OF THE EAST 1/2 OF LOT 2 AND THE NORTH 99 FEET OF LOT 3, DUDLEYVILLE PLAT, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLEWORK. 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 AND PLANS AS THE RESULT OF A MISS DIG TICKET. 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 CENTERLINE OF CENTER STREET HAVING A BEARING OF NORTH 89°36'40" 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: D06962
ELEVATION = 608.66' (NAVD '88)

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

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

DATE OF FIELD SURVEY: FEBRUARY 27, 2026.

FLOOD NOTE

PER THE FLOOD INSURANCE RATE MAP

CITY OF THE VILLAGE OF DOUGLAS,
ALLEGAN COUNTY, MICHIGAN
MAP NUMBER: 26050C0194G
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) 362-5938

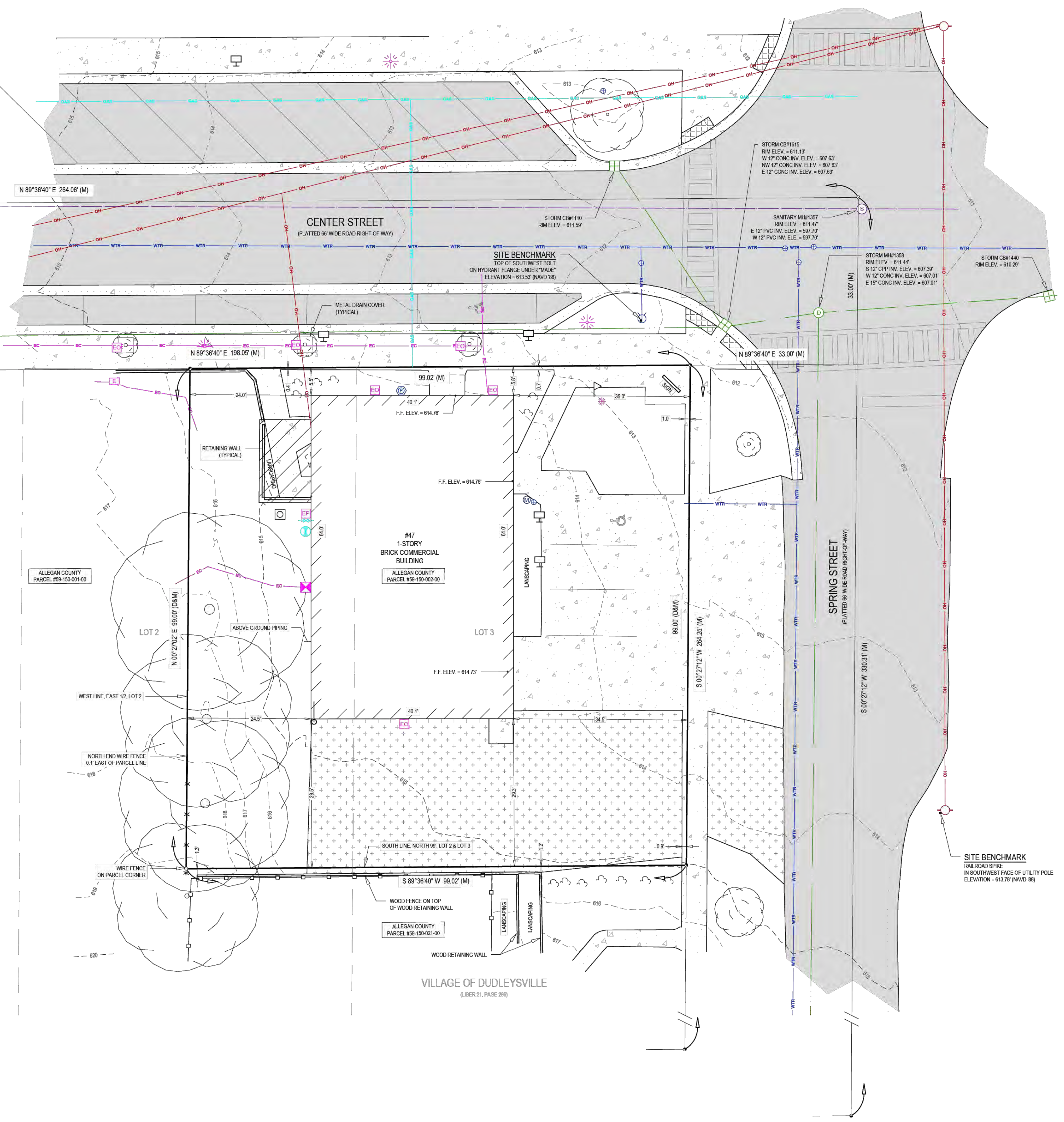
MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



LEGEND

○	SECTION CORNER
○	SET 1/2" DIA. STEEL BAR W/ CAP #45504
●	SET CHISELED MARK
●	FOUND CHISELED MARK
●	PK NAIL (PER HEI RECORDS)
●	T-IRON (PER HEI RECORDS)
□	DESIGNATED HANDICAPPED PARKING SIGN
☀	YARD LAMP
☀	LIGHT POLE
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	WATER SPIGOT
⊙	WATER METER
⊙	UTILITY POLE
⊙	STORM CATCH BASIN
⊙	AIR CONDITIONER
⊙	GAS METER
⊙	GAS VALVE
⊙	ELECTRIC PANEL
⊙	ELECTRIC OUTLET
⊙	ELECTRIC HANDHOLE
⊙	ELECTRIC METER
⊙	FLAG POLE
⊙	METAL POLE
⊙	SHRUB
⊙	DECIDUOUS TREE

---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND STORM SEWER
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND GAS LINE
---	WIRE FENCE
---	WOOD FENCE
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	ASPHALT SURFACE
---	CONCRETE SURFACE
---	GRAVEL SURFACE
---	A.D.A. RAMP
---	REMON - REMONUMENTATION
---	L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE
---	NAVD '88 - NORTH AMERICAN VERTICAL DATUM OF 1988
---	F.F. - FINISHED FLOOR
---	INV. - INVERT
---	ELEV. - ELEVATION
---	CONC. - CONCRETE
---	CPP - CORRUGATED PLASTIC PIPE
---	PVC - POLY VINYL CHLORIDE
(M)	MEASURED DIMENSION
(D)	DEEDED DIMENSION



The Surveyor's / Engineer's liability for any errors or omissions on this drawing shall be limited to those arising out of the Surveyor's / Engineer's negligence, gross misconduct, warranties or misrepresentations shall amount no greater than the service fee.

THORNAPPLE FLATS LLC

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

47 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SE 1/4 SEC. 16 T3N. R16W
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Issued for:	No.	Description	
	A	EXISTING CONDITIONS TOPOGRAPHIC MAP	
Date	04/07/2026	B	ISSUED FOR SITE PLAN APPROVAL
Date	04/15/2026		

Project Manager

BRUCE ZEINTRA, LLA

Vertical Datum Horiz. Datum

NAVD 88 HEI-96

Drawn by

MARK BROOKHOUSE

Checked by Date

Survey . .

Civil . .

Struc. . .

L. A. . .

HEI Project Number

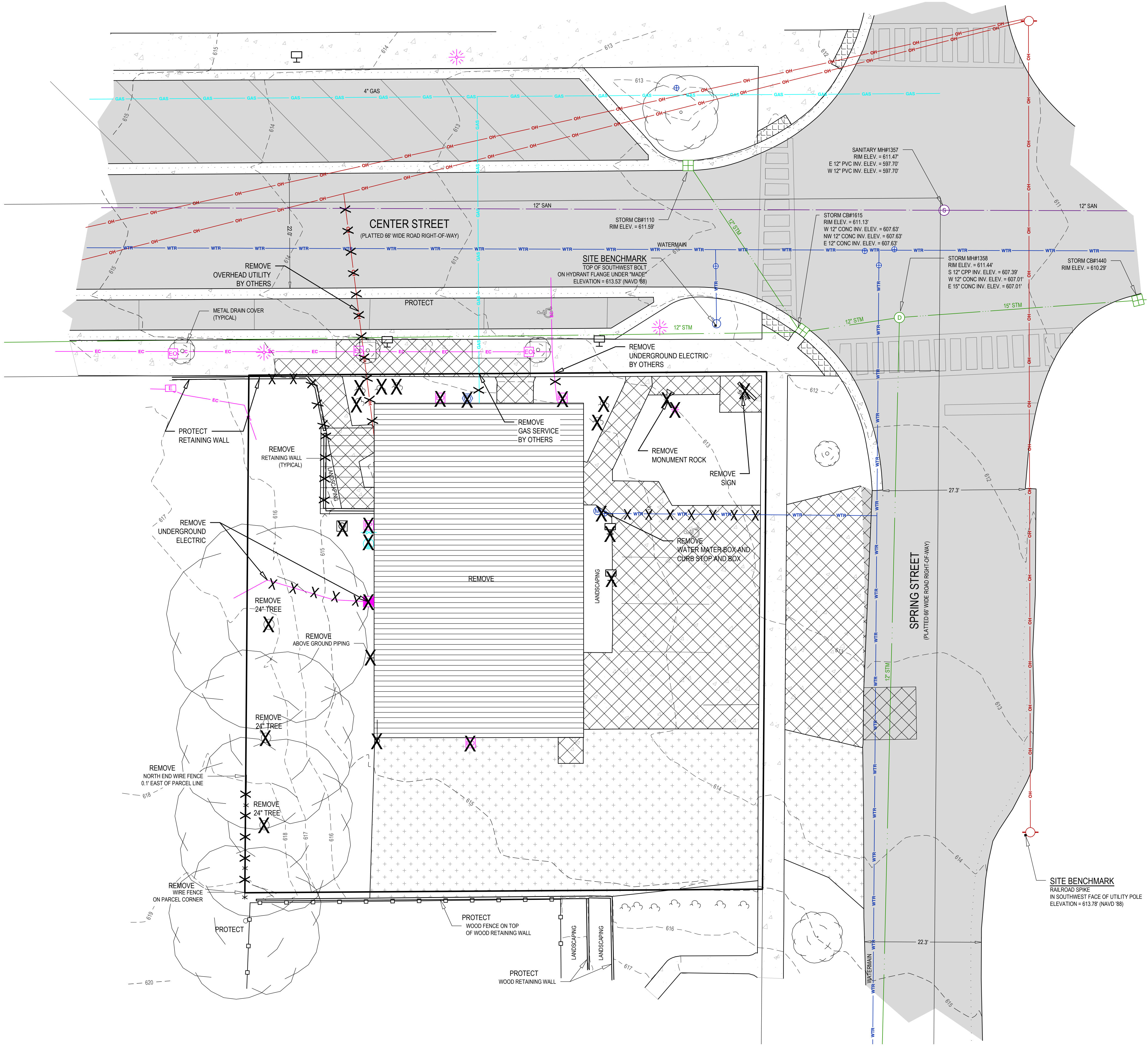
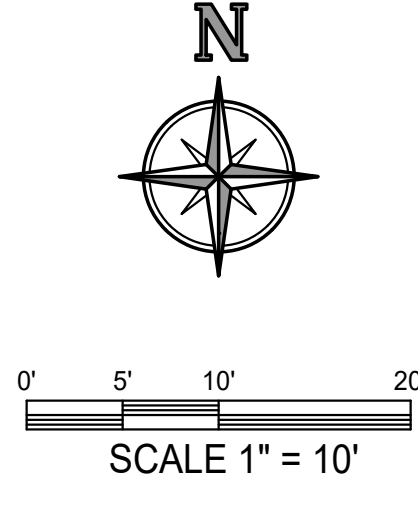
26-03-018

Sheet Title

CIVIL DEMOLITION

Sheet No.

CD-101



DEMO LEGEND

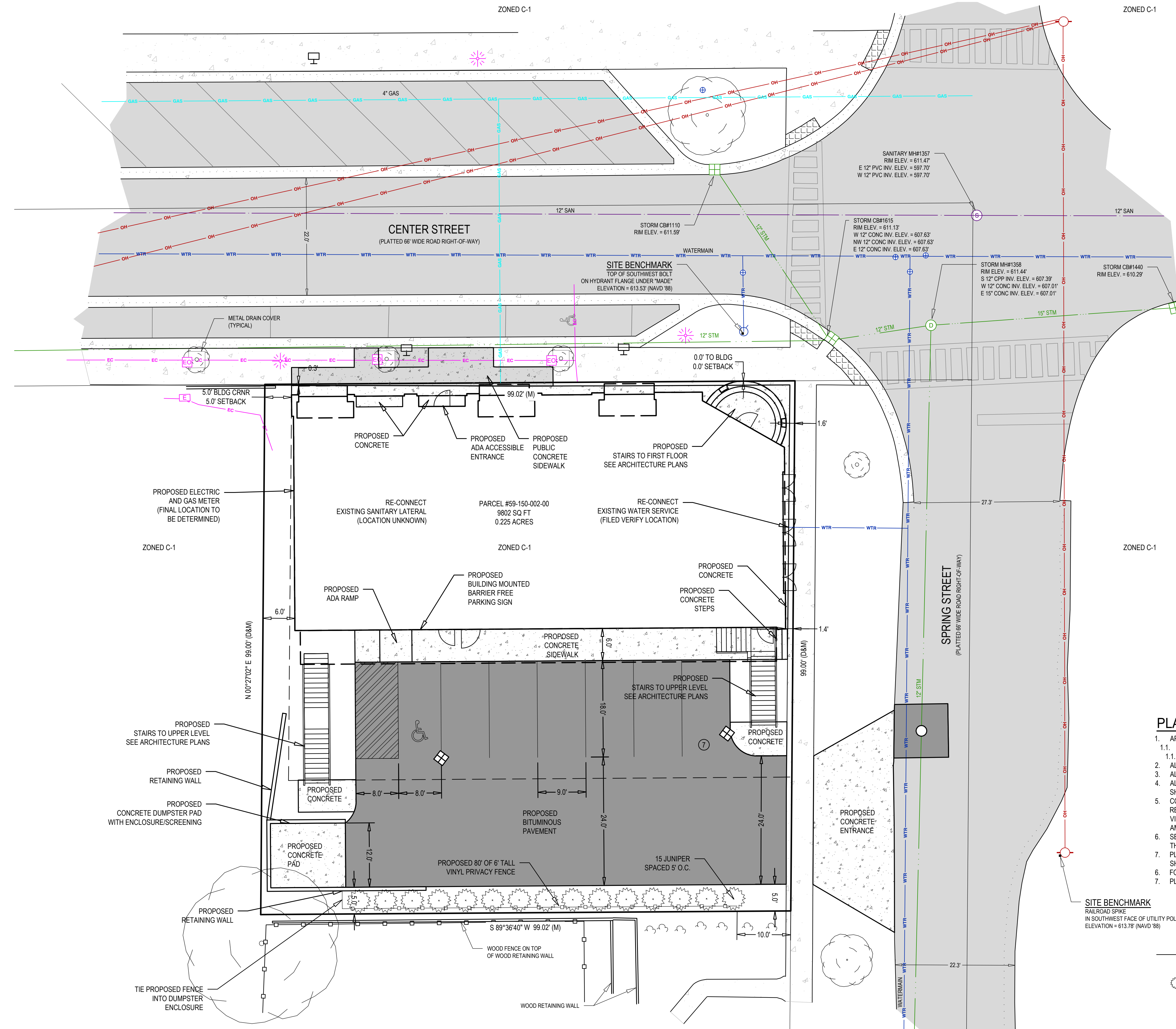
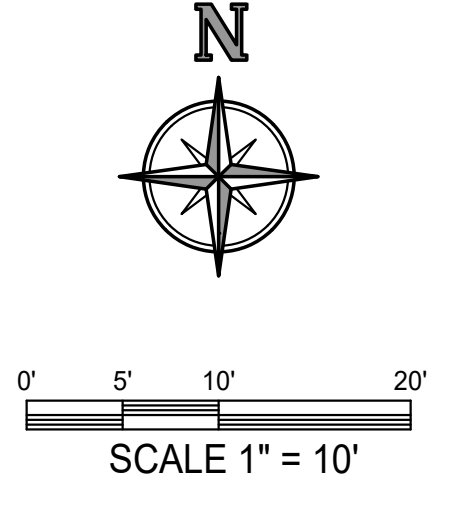
X	REMOVE ITEM
[Hatched Box]	REMOVE BUILDING
[Cross-hatched Box]	REMOVE CONCRETE
[Diagonal-hatched Box]	REMOVE PAVEMENT

- 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.

SITE BENCHMARK
RAILROAD SPIKE
IN SOUTHWEST FACE OF UTILITY POLE
ELEVATION = 613.78' (NAVD 88)

Issued for:		No.	Date	Description
A			04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP
B			04/19/2026	ISSUED FOR SITE PLAN APPROVAL

Project Manager		BRUCE ZEINTRA, LLA	
Vertical Datum	NAVD '88	Horiz. Datum	HEI-96
Drawn by MARK BROOKHOUSE			
Checked by	Survey	Date	
Civil			
Struc.			
L. A.			
HEI Project Number		26-03-018	
Sheet Title SITE LAYOUT PLAN			
Sheet No. C-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.
 - ON-SITE LIGHTING SHALL BE 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.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

PLANTING NOTES:

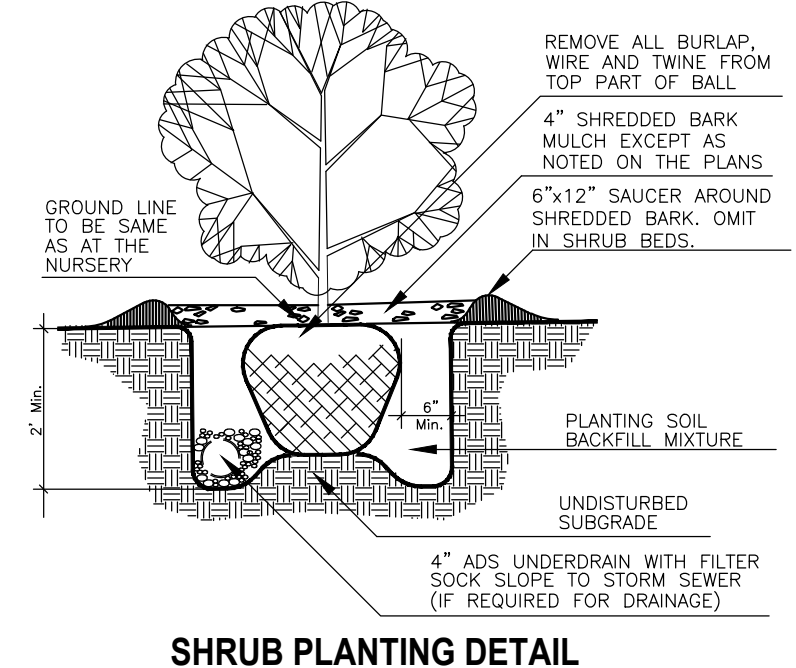
- APPLICABLE LANDSCAPE REQUIREMENTS:
 - SCREENING BETWEEN USES: 6' TALL SCREEN ALONG PROPERTY LINE TO REACH 80% OPACITY IN 3 YEARS.
 - PROVIDED: 15 JUNIPERS SPACED 5' APART ALONG SOUTH PROPERTY LINE
 - ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 2.5' AWAY FROM PAVEMENT.
 - ALL SHRUB BEDS SHALL BE COVERED 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 EARTH CARPET SPARTAN GRADE "A" 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
15	JUNIPER	4' B&B	SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	15hx3-4'S, DENSE, UPRIGHT; SOFT BRIGHT GREEN NEEDLES

LAWN- EGS PLUS SEED MIX

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



47 Center St.
Received: 4/22/2026
Reviewed:
Returned for corrections: 5/5/2026 - 2107 - CTB

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

ATTN: UFUK TURAN
7437 RIVER STREET SE
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN 49801

PT. OF THE SE 1/4 SEC. 16 T3N. R16W
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN 49801

Issued for:	No.	Date	Description
	A	04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP
	B	04/15/2026	ISSUED FOR SITE PLAN APPROVAL

Project Manager		BRUCE ZEINTRA, LLA	
Vertical Datum	Horz. Datum	NAVD 88 HEI-96	
Drawn by MARK BROOKHOUSE			
Checked by	Date		
Civil			
Struc.			
L. A.			
HEI Project Number 26-03-018			
Sheet Title GRADING DRAINAGE &			
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.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

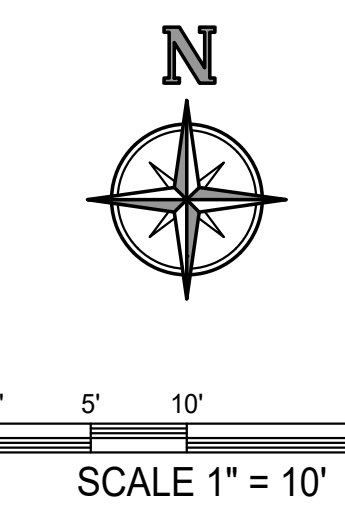
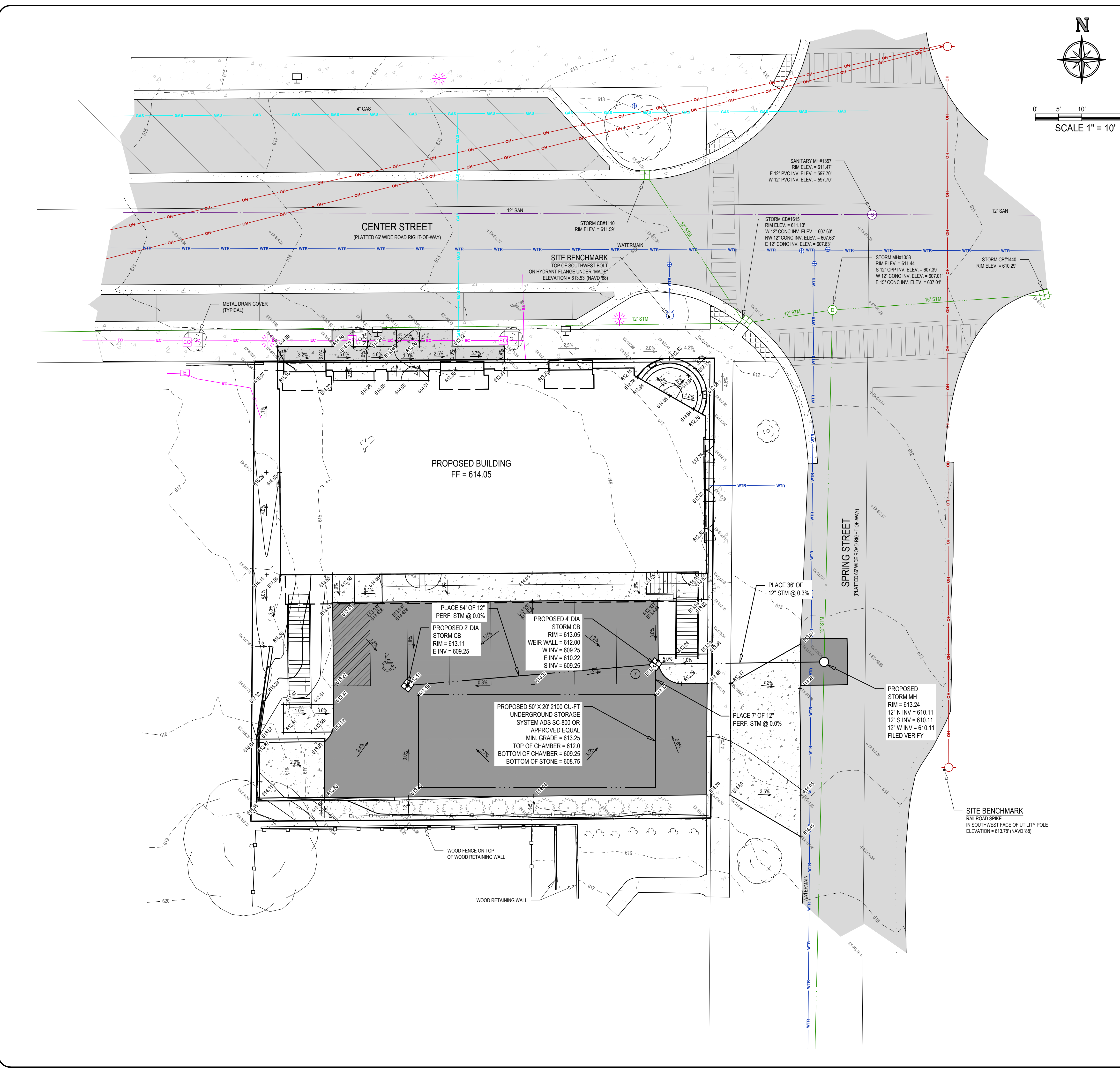
- STORM WATER INFILTRATION BASIN NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT FOR THE SITE IMPROVEMENTS. THEREFORE, ALL APPROPRIATE MEASURES SHALL BE TAKEN TO MINIMIZE COMPACTION OF ON-SITE SOILS IN THE AREA OF THE INFILTRATION BASIN AND/OR INFILTRATION TRENCHES.
 - 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.
 - 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 DURING CONSTRUCTION.
 - ON-SITE 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.
 - STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ALLEGAN COUNTY DRAIN COMMISSION'S MOST CURRENT STANDARDS AND REQUIREMENTS.
 - EXISTING ON-SITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN AREA.
 - NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
 - FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
 - 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.
 - 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.
 - AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

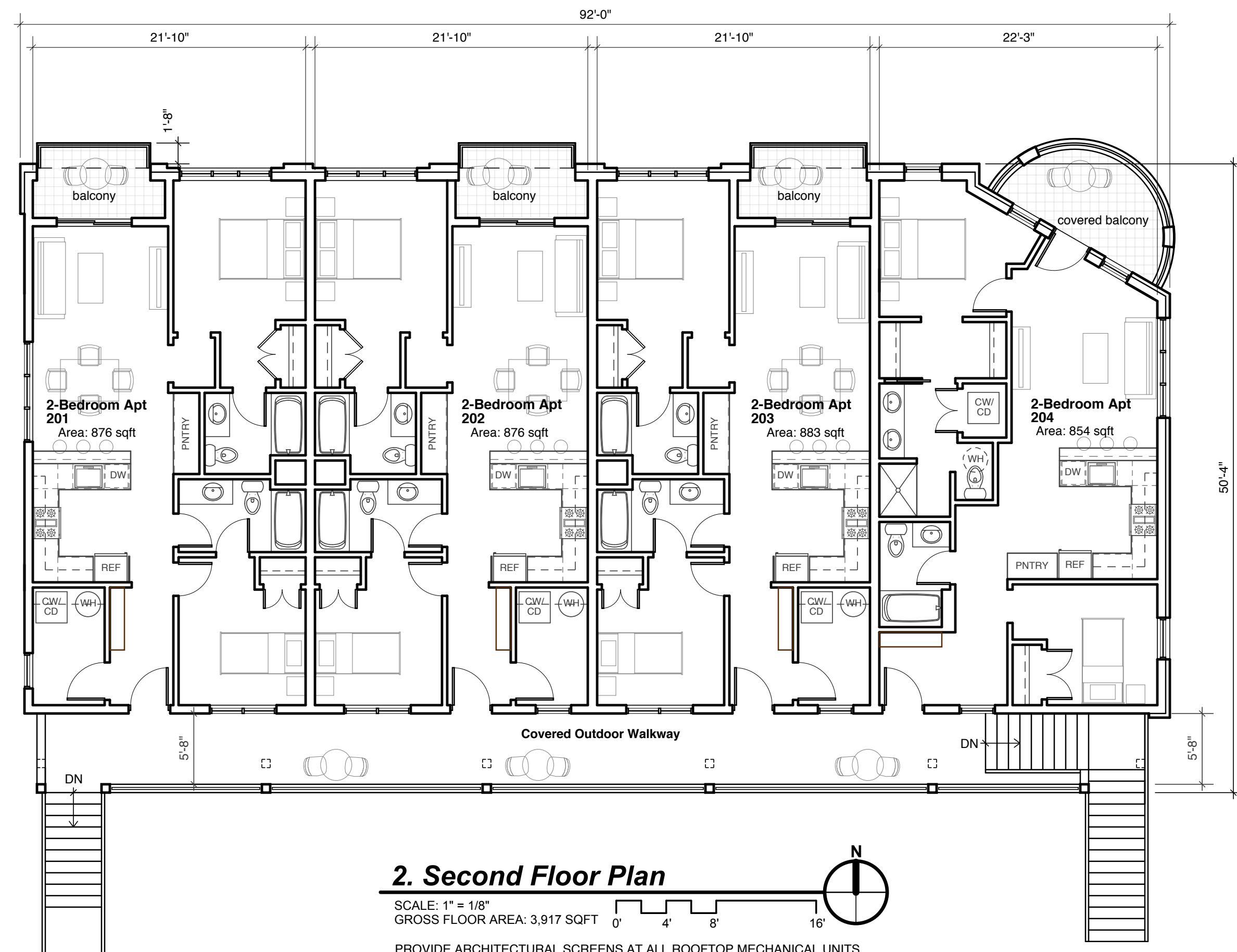
- SESC NOTES:**
- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT 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.
 - 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

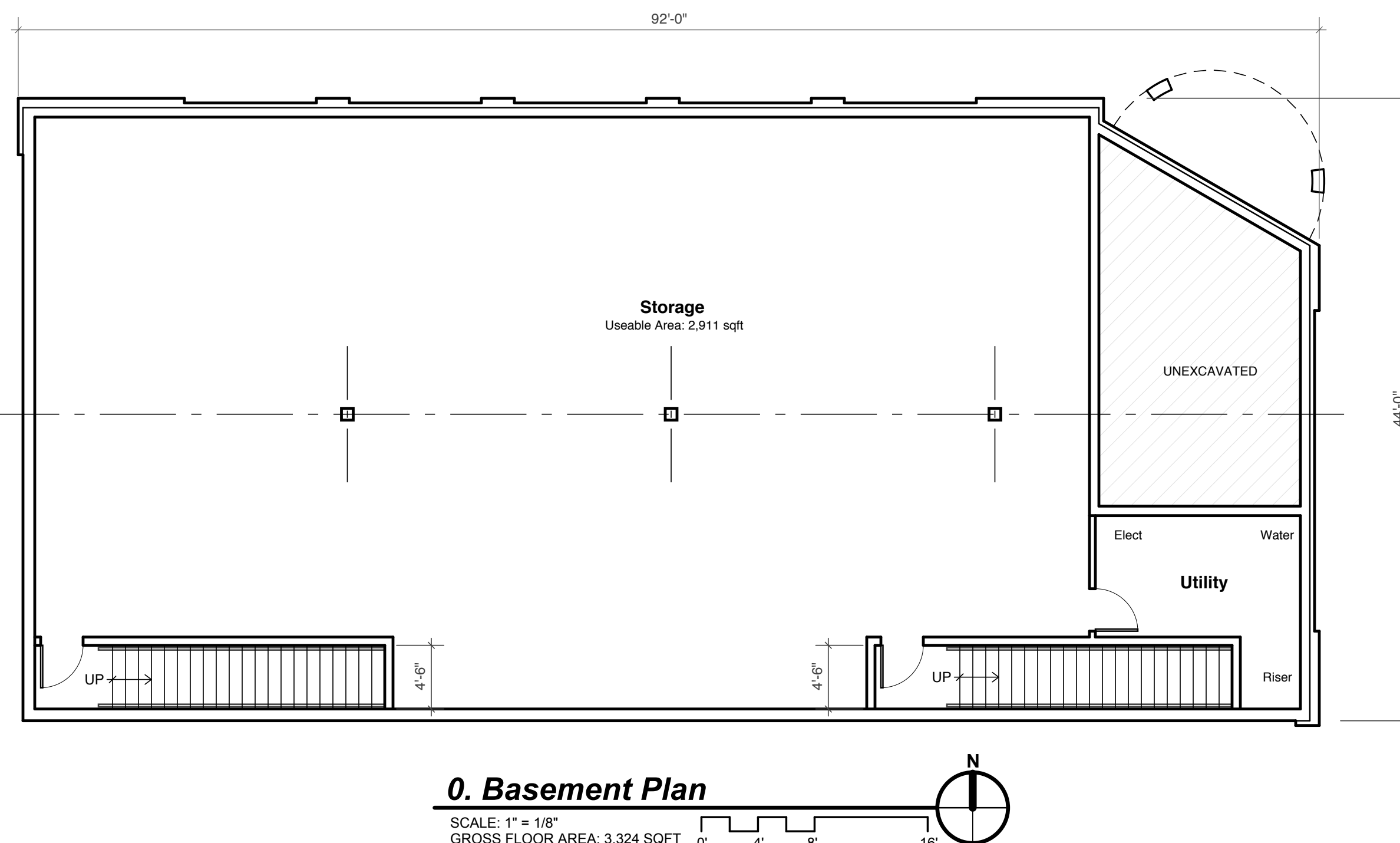
ACTIVITY	2026					
	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INSTALL CONTROLS						
CLEARING						
GRADE						
BUILDING						
UTILITIES						
PAVING						
RESTORE						

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

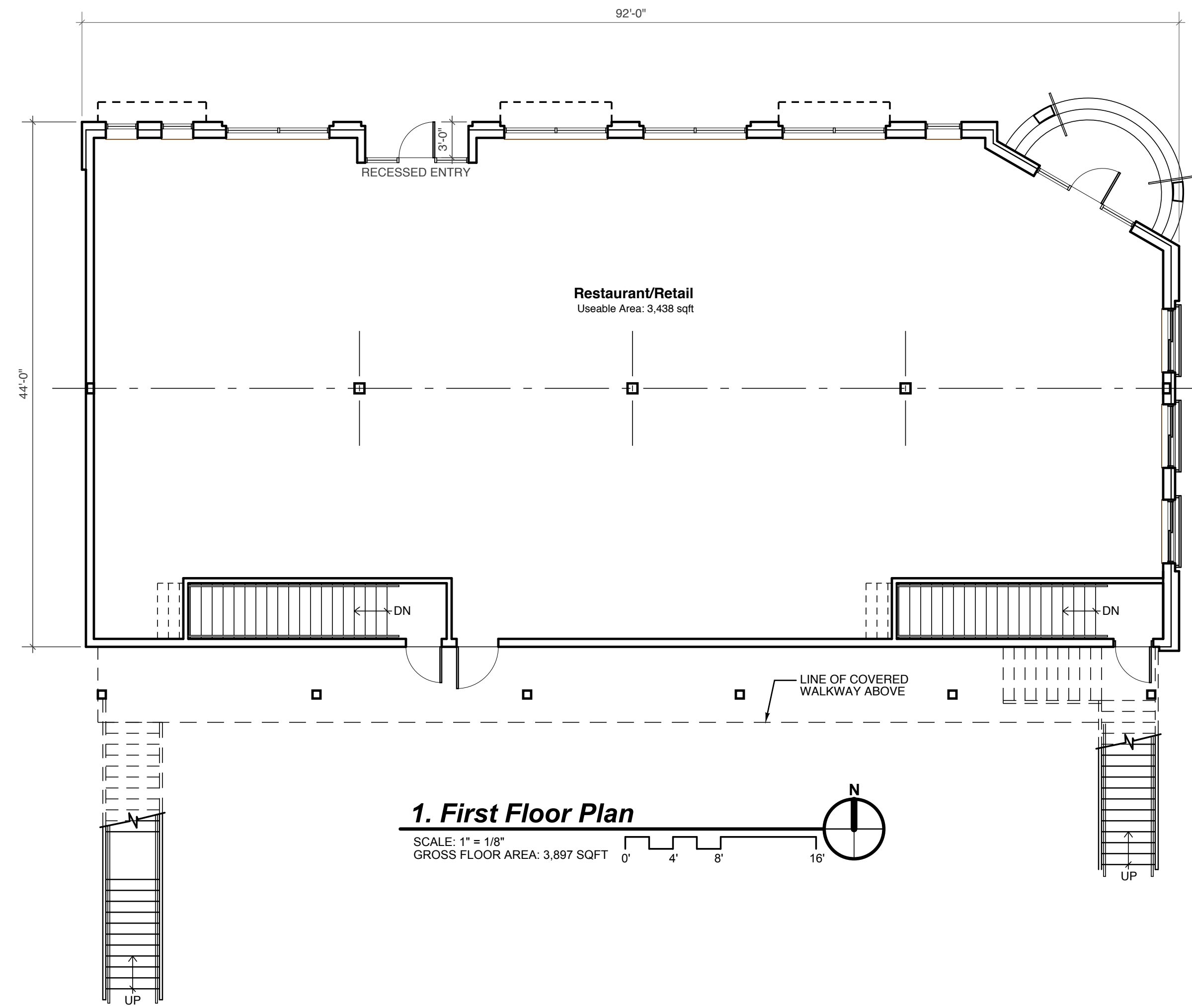




2. Second Floor Plan
 SCALE: 1" = 1/8"
 GROSS FLOOR AREA: 3,917 SQFT
 PROVIDE ARCHITECTURAL SCREENS AT ALL ROOFTOP MECHANICAL UNITS



0. Basement Plan
 SCALE: 1" = 1/8"
 GROSS FLOOR AREA: 3,324 SQFT



1. First Floor Plan
 SCALE: 1" = 1/8"
 GROSS FLOOR AREA: 3,897 SQFT

Ordinance Article 10.02(C): District Summary

PERMITTED USES: RESTAURANT, RETAIL, RESIDENTIAL ABOVE RETAIL OR OFFICE, WHICH IS PROVIDED	COMPLIES	MINIMUM TRANSPARENCY: GROUND FLOOR: 60%, WHEREAS 70% IS PROVIDED UPPER FLOOR: 30%, WHEREAS 35% IS PROVIDED	COMPLIES
MINIMUM LOT AREA: 4,000 SQFT, WHEREAS 9,801 SQFT PROVIDED	COMPLIES	FIRST FLOOR USE: NON-RESIDENTIAL, WHICH IS PROVIDED	COMPLIES
MINIMUM LOT FRONTAGE: 20 FEET, WHEREAS 99 FEET IS PROVIDED	COMPLIES	RESIDENTIAL ACCESS: SEPARATE FROM COMMERCIAL	COMPLIES
MAXIMUM LOT COVERAGE: 80%, WHEREAS 49% IS PROVIDED	COMPLIES	RECESSED ENTRY: 3 FEET TO 5, WHICH 3 FEET IS PROVIDED	COMPLIES
MINIMUM SETBACKS: FRONT: 0 FEET, WHEREAS 1'-8" (NORTH) AND 8" (EAST) IS PROVIDED	COMPLIES	BUILDING MATERIALS: -STRUCTURAL COMPONENTS: WOOD, MASONRY, PRE-CAST CONCRETE, METAL, WHEREAS WOOD IS THE STRUCTURAL SYSTEM	COMPLIES
SIDE: 5 FEET, WHEREAS 5 FEET (WEST) IS PROVIDED	COMPLIES	-BUILDING FACADE: WOOD, BRICK, STONE, FLUTED BLOCK GLASS OR SIMILAR DECORATIVE MATERIAL, WHEREAS BRICK IS THE PRIMARY BUILDING FACADE MATERIAL	COMPLIES
REAR: 25 FEET, WHEREAS 53 FEET (SOUTH) IS PROVIDED	COMPLIES		
MAXIMUM BUILDING HEIGHT: 28 FEET, WHEREAS 28 FEET IS PROVIDED	COMPLIES		
MAXIMUM NUMBER OF STORIES: 2, WHICH IS PROVIDED	COMPLIES		
ROOF PITCH: FLAT WITH PARAPET, WHICH IS PROVIDED	COMPLIES		

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

THORNAPPLE
 RIVER LLC
 7437 River Street SE
 Ada, MI 49301
 p. (616) 581-6868

Douglas Mixed-Use Building
 47 Center Street
 Douglas, Michigan
Floor Plans

Made in Michigan

Revisions:
 Site Plan App: 4/16/26

Project No: 225048
 Issue Date: 4/16/26
 Reviewer: KCD
 Drawn By: KCD

A2.1



1. Street View (North)



3. Rear View (Southeast)



2. Corner View (Northeast)

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

THORNAPPLE
RIVER LLC
7437 River Street SE
Ada, MI 49301
p. (616) 581-6868

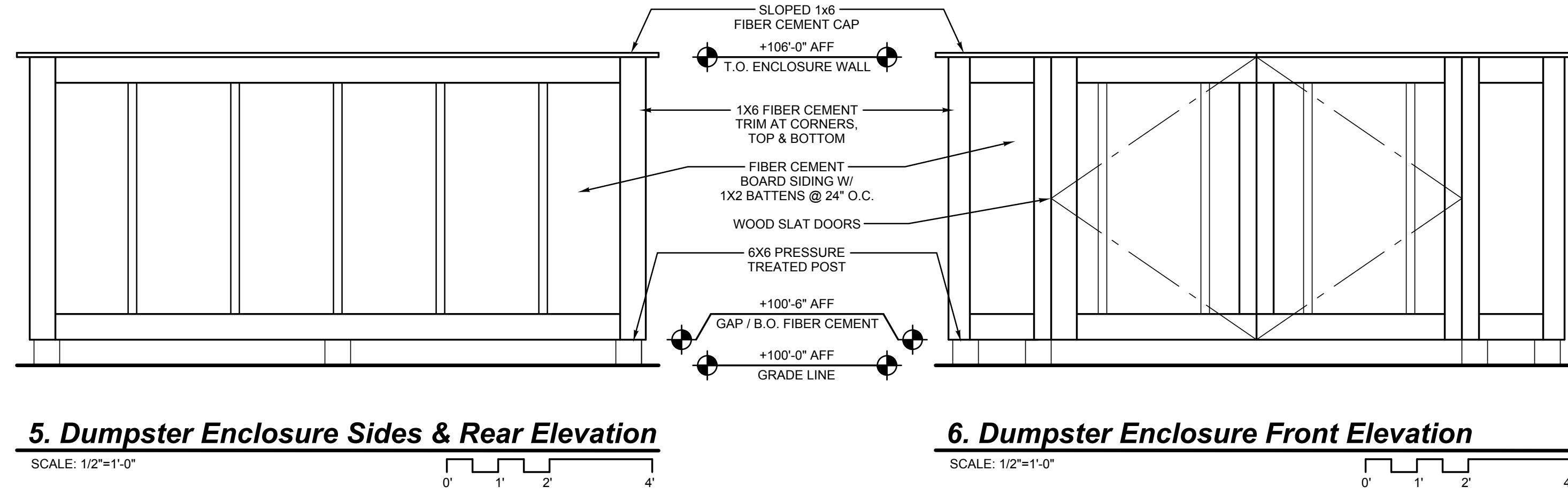
Douglas Mixed-Use Building
47 Center Street
Douglas, Michigan
Building Renderings

Made in Michigan

Revisions:
Site Plan App: 4/16/26

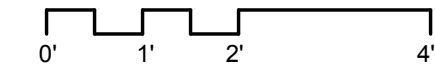
Project No: 225048
Issue Date: 4/16/26
Reviewer: KCD
Drawn By: KCD

A3.1



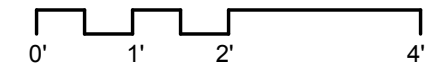
5. Dumpster Enclosure Sides & Rear Elevation

SCALE: 1/2"=1'-0"



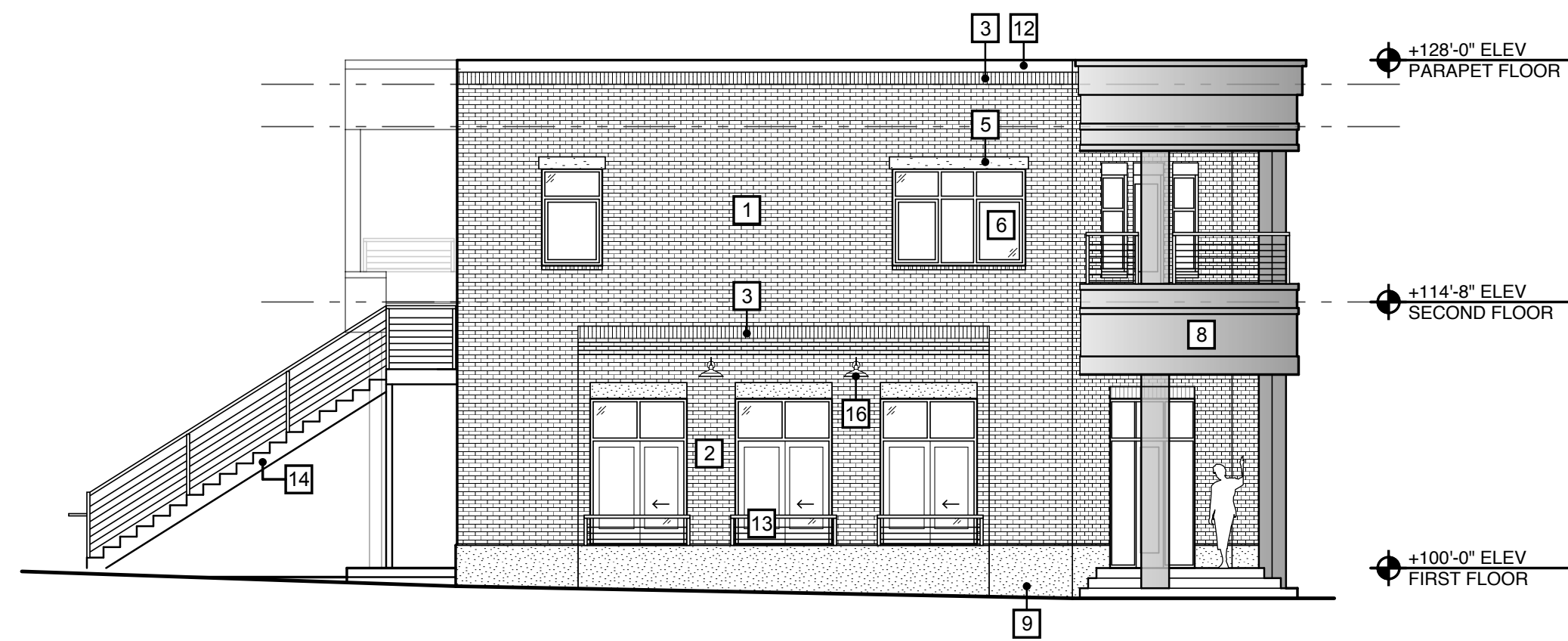
6. Dumpster Enclosure Front Elevation

SCALE: 1/2"=1'-0"



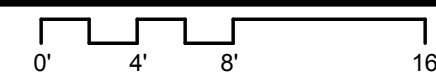
Material Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	STYLE	COLOR
1	BRICK VENEER 1 - FIELD	MODULAR	TBD
2	BRICK VENEER 2 - FIELD	MODULAR	TBD
3	BRICK VENEER 3 - DETAIL	MODULAR	TBD
4	BRICK VENEER 4 - DETAIL	MODULAR	TBD
5	PRECAST CONCRETE	SMOOTH	TBD
6	ALUM. CLAD WOOD WINDOWS	TBD	TBD
7	ALUM. STOREFRONT SYSTEM	2" X 4 1/2" FRAME	TBD
8	EXT INSULATION FINISH SYSTEM (EIFS)	8 X 8 X 4, INSULATED	TBD
9	ARCHITECTURAL PRECAST CLADDING	SMOOTH	TBD
10	PREFAB METAL AWNING	TBD	TBD
11	FLAT METAL BALCONY W/ RAILING	TBD	TBD
12	PREFIN METAL PARAPET CAP	CUSTOM PROFILE	TBD
13	METAL RAILING	TBD	TBD
14	PRESSURE TREATED WOOD STAIR	TBD	TBD
15	STEEL FRAME STRUCTURE	TBD	TBD
16	EXTERIOR LIGHT FIXTURES	TBD	TBD
17	COMPOSITE TRIM	TBD	TBD
18	FIBER-CEMENT LAP SIDING 1	5" EXPOSURE	TBD
19	FIBER-CEMENT LAP SIDING 2	7" EXPOSURE	TBD
20	EXPOSED CONCRETE FOUNDATION	SANDBLAST SMOOTH	TBD



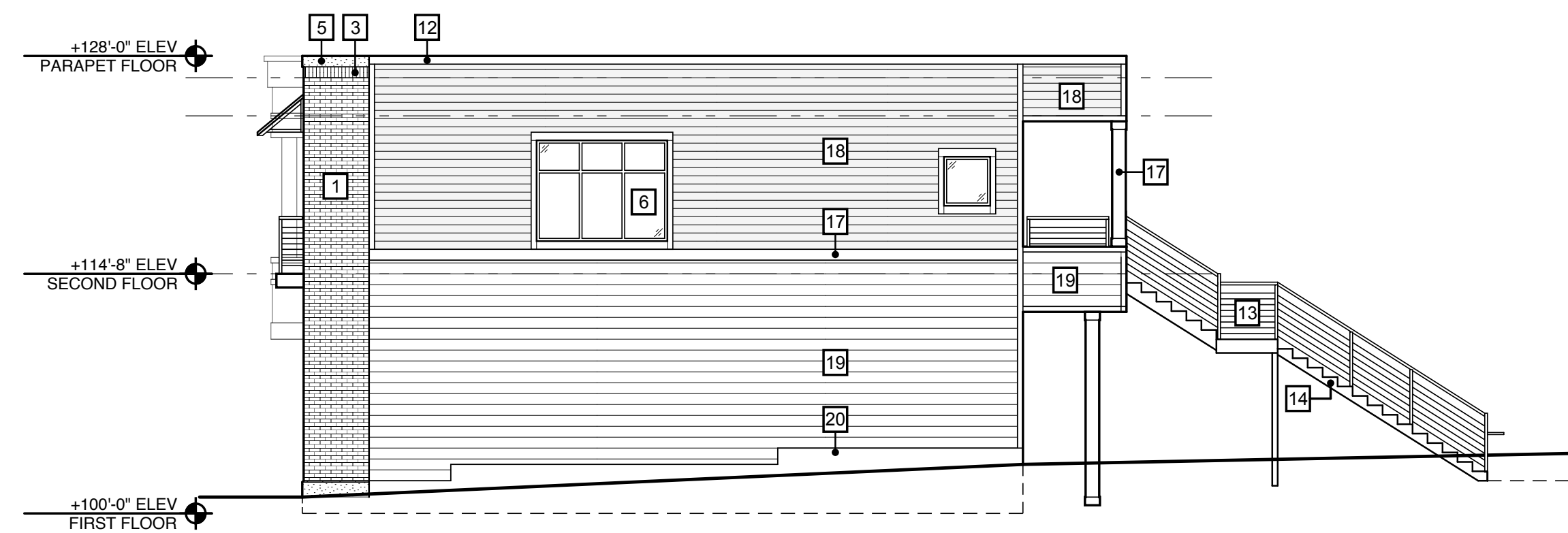
2. East Elevation

SCALE: 1" = 1/8"



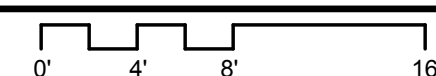
1. North Elevation

SCALE: 1" = 1/8"



4. West Elevation

SCALE: 1" = 1/8"



3. South Elevation

SCALE: 1" = 1/8"



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

THORNAPPLE
RIVER LLC
7437 River Street SE
Ada, MI 49301
p. (616) 581-6868

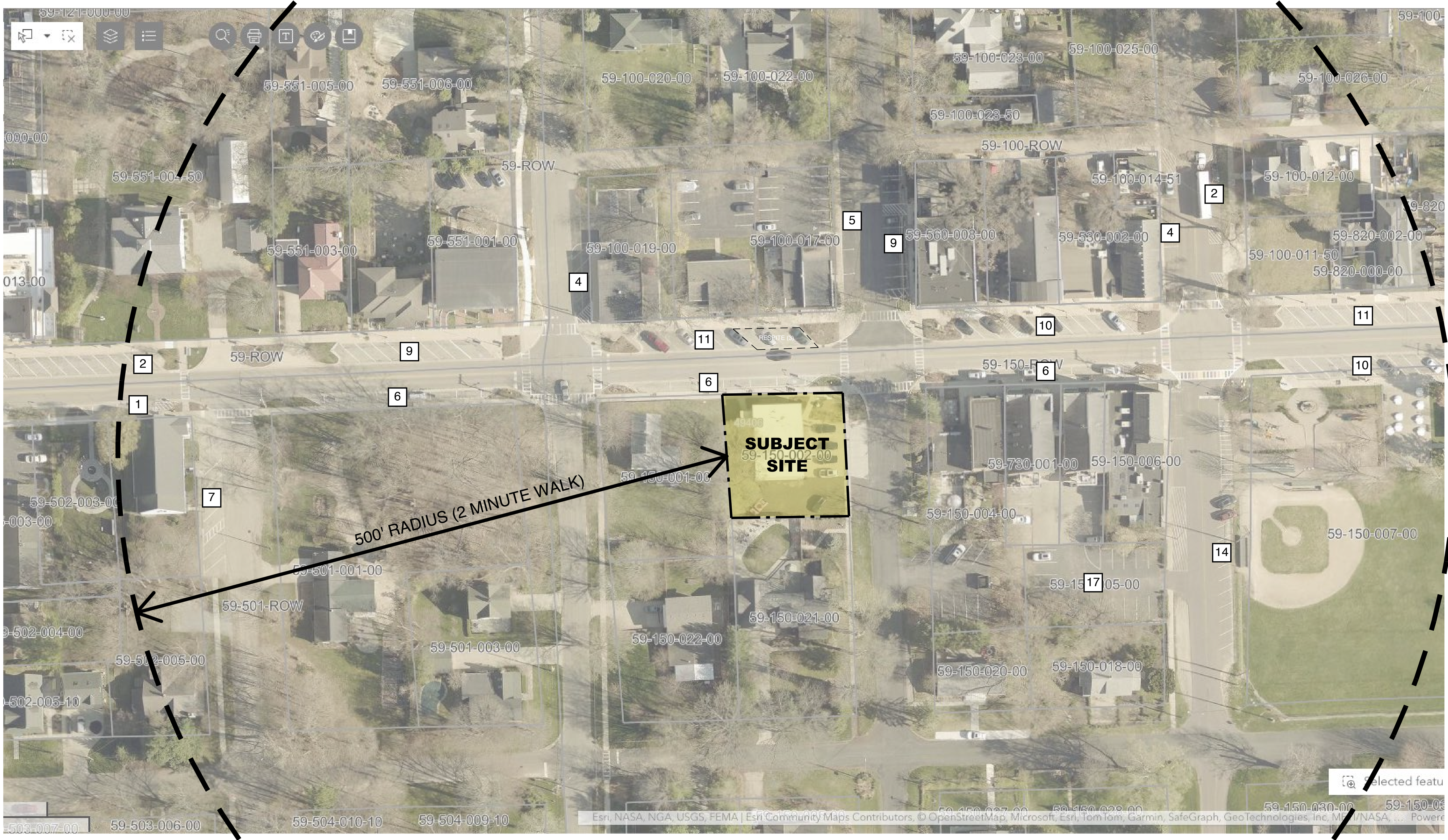
Douglas Mixed-Use Building
47 Center Street
Douglas, Michigan
Exterior Elevations

Made in Michigan

Revisions:
Site Plan App: 4/16/26

Project No: 225048
Issue Date: 4/16/26
Reviewer: KCD
Drawn By: KCD

A4.1



Douglas Mixed-Use Building
 47 Center Street
 Douglas, Michigan
Parking Audit



Revisions:

Site Plan App:	4/16/26

Project No.:	225048
Issue Date:	4/16/26
Reviewer:	KCD
Drawn By:	KCD

A5.1

Sean Homyen

From: Robert Miller Jr. <robert@klswa.com>
Sent: Thursday, April 30, 2026 1:45 PM
To: Sean Homyen
Cc: Ken Bosma
Subject: 47 W Center Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sean,

1. Show sanitary connection to Center and call-out material
2. Suggest to move water connection to 8" DI on Center vs 6" cast as shown

Otherwise, all set.

Thanks!

Robert Miller

Administrator

Kalamazoo Lake Sewer & Water Authority

6449 Old Allegan Road

P.O. Box 789

Saugatuck MI 49453

robert@klswa.com

(269)857-2709



May 8, 2026
2260437

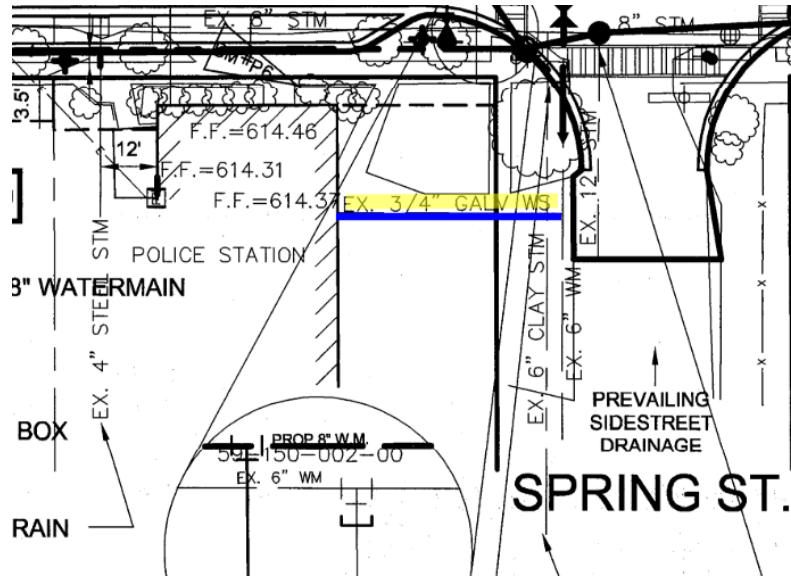
Mr. Sean Homyen, City Planner
City of Douglas
86 W. Center Street
Douglas, MI 49406

RE: Douglas Mixed Use (47 Center Street) – Douglas
Engineering Review Comments

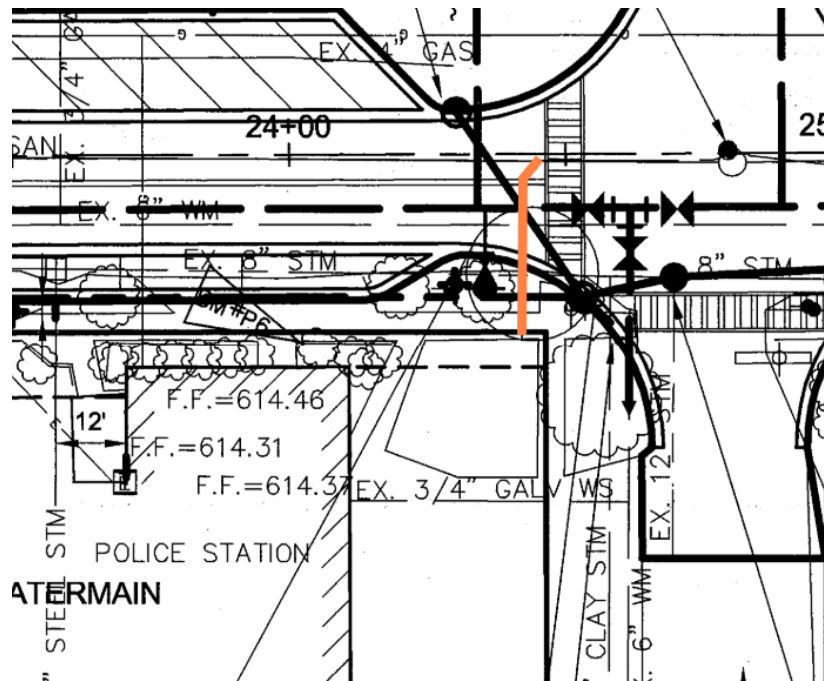
Dear Sean:

On behalf of the City of Douglas, our office has reviewed the *revised* drawings dated *May 6, 2026*, and received *May 7, 2026*, for the above referenced project. Our comments regarding the project are as follows: (Our original review comments of April 30, 2026 are in black. *Comments of our May 8, 2026 review are in blue italics.*

1. The proposed development includes a two-story with a basement, 9802 square foot building with associated parking and driveways on about 0.22-acre site.
2. For the driveway on Union Street, please provide the dimension for the tapers on Spring Street. A proposed cross-section of the pavement areas must be provided on the drawings. Please show cross-section of sidewalk replacement on the drawings. *Addressed as shown on C-101 and C-501. Bituminous pavement cross-section for Spring Street replacement needs to be shown; please have 2" of level course and 2" of top course MDOT 13A.*
3. Please label size and material, if known, of all water mains and sanitary sewers that surround this site. Records show the sanitary sewer in Center Street is an 8" PVC. The water main in Center Street is 8" Ductile Iron and in Spring Street is 6" Cast Iron. *Addressed as shown on C-101.*
4. Records seem to indicate that the existing water service is ¾" galvanized, so the water service must be replaced to the main. *Addressed. A new 2" water service is shown on C-101. The old service must be removed to the main.*



- For the sanitary sewer lateral, the record drawings on file show a lateral in Center Street at the corner of Spring Street approximately 34 feet west of the manhole in Spring Street; the lateral is a 6". *The plans indicate a new service, but the old service must be used or removed to the main.*



- Is a fire line required for this development? Please show. If required please consider connecting to the water main in Center Street. A 6 inch is the minimum size. *A fire line is shown on C-101. Valves need to be shown on the drawings.*
- The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office. Please note that the storm constructed in Spring Street

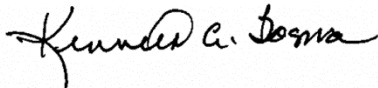
must be C76-IV concrete pipe due to its depth. *A review was completed for ACDC on May 7, 2026. Concrete pipe is shown on C-201.*

8. Saugatuck Township Fire District must provide comments regarding fire protection and fire access for this site.
9. This should be reviewed by KLSWA. 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. *Oil and grease separators and monitoring manhole are shown on C-101; please note the monitoring manhole must be set outside of the right-of-way, if needed. The light pole must be moved so it is not located over the lateral giving ability for maintenance if needed.*
10. The developer is responsible for all review fees.
11. The developer is responsible for obtaining all permits required for this project.

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

Sincerely,

Prein&Newhof



Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Robert Miller, KLSWA
Mr. Chris Bernhardt, STFD

May 7, 2026
2260463

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

RE: Douglas Mixed Use Building – 47 Center Street Drainage Review
City of Douglas – Section 16

Dear Peter:

Our office has reviewed the construction drawings dated May 6, 2026, and calculations dated May 6, 2026, and submitted to our office May 6, 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 May 7, 2026 review are in black.)

1. The project includes a two-story, 9802 square foot building with associated parking on about 0.25-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. Please provide the geotechnical report that shows the soils and water table elevation. The separation requirements for retention system must be met. Infiltration testing must be provided.
 - c. The LGROW spreadsheet in the Water Quality Volume notes a Sediment Forebay; please let us know where this is in the project.
 - d. It does not appear that the proper discharge rates were used for the overflows; please review.
3. The following items are noted regarding the construction drawings:
 - a. Please place a note or show how the roof drains will be connected to the system.
 - b. Please make sure the elevation notes for the detention system match the notes in the detention system.

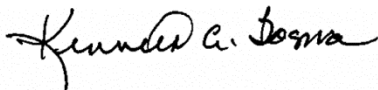
Mr. Peter Bulten, P.E.
 May 7, 2026
 Page 2

- c. On C-501 A4 please label the casting elevation and pipe sizes and inverts. We question that the proposed overflow will make it above the weir wall.
 - d. For the same outlet, if the top of the weir wall is at 611.75, how can storage in the retention system be shown to go to 612.5?
 - e. Reviewing the Landscaping Plan, will any roots of the tree enter the system over time and cause a failure in the system?
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. The developer is responsible for obtaining all permits and approvals needed for this project.
 6. Signed and sealed copies of the final drawings and calculations need to be submitted to ACDC's office if has not already been submitted.
 7. 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.
 8. 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 7 and 8 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. Sean Homyen, City of Douglas
 Mr. Lucas Timmer, P&N

Mr. Peter Bulten, P.E.
May 7, 2026
Page 3

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.



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: _____ 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: 47 Center Street City: Douglas State: MI Zip: 49406
Parcel Number: 59-1500-002-000 Property Size: 0.23 ac Zoning District: C-1

Proposed Use: Mixed-use Commercial Building w/ parking
Project Description: The applicant is requesting approval for a 7,814 sqft, two-story mixed-use building with first floor restaurant and/or retail, four apartments on the second floor, and a partial basement. The request includes an on-site parking reduction.

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

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| Y | N | N/A | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Completed Site Plan Review Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Project Description/Narrative |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 Ufuk Signature of Applicant Date: 4-14-2026

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW			
Approved <input type="checkbox"/>	Conditional Approval <input type="checkbox"/>	Denied <input type="checkbox"/>	Permit Number _____
Rationale _____		Fee Paid <input type="checkbox"/>	Application Complete <input type="checkbox"/>
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

May 04, 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, revised
47 Center Street
Douglas, Michigan
DA Project Number: 225048

Dear Mr. Homyen:

On behalf of the property owner, Ufuk Turan, we are submitting revised Site Plan documents for Planning Commission review and approval based on the notes given during the April 30 committee meeting. This builds upon documents submitted with the initial application dated April 16, 2026. The project maintains a request for a parking reduction pursuant to Section 10.04(b)(2). Mr. Turan is proposing a two-story 7,814 square foot mixed-use building with a partial basement. The design includes a ground floor restaurant/retail lease space with four (4) two-bedroom market-rate residential apartments above.

The site is laid out with the building extending almost the entire length of Center Street to reinforce the urban streetscape. Seven (7) parking stalls are proposed behind the building with a new driveway access onto South Spring Street; site parking spaces will be available per the proposed parking requirements outlined in later section of this narrative. A six-foot high landscape buffer and fence will be constructed along the south property boundary. The project proposes removal of three (3) existing trees along the west edge of the lot, and the planting of three (3) new trees at Center Street and Spring Street enlarged right-of-ways. As a zero-lot line project on a sloping site, retaining walls are required in the Southwest corner to preserve existing conditions of adjacent properties. A new 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 ground floor commercial storefronts, operable residential windows, metal canopies and balconies, and decorative building 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 sidewalk 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 (49%), minimum yard requirements, maximum building height (28 feet), and minimum floor area.

Furthermore, the building has strategically and intentionally been designed per the Zoning Ordinance Article 10: C-1 Village Center District which states:

The intent of this District is to maintain and enhance the vitality of the Village Center, provide services in close proximity to one another, reinforce the relatively intense development pattern of retail and service establishments on the ground floor with residential accommodations above, reduce the need for on-site parking by encouraging pedestrian and bicycle connections to and from the Village Center, and to expand the employment base and residential population of the Village Center.

The two-story building is proposed with a height of 28 feet, measured from the finish floor elevation of the first story. Large windows on the first floor will provide 67.75% transparency to encourage interaction and interest for pedestrians along the sidewalk. Windows on the second floor will provide 68.73% 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:

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 134 public parking stalls available. The proposed use is consistent with surrounding mixed-use buildings that operate successfully with limited or no on-site parking. Requiring full compliance would undermine the intent of the C-1 District and inhibit appropriate redevelopment of this site.

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. Uses permitted by Special Land Use shall be required to provide one-hundred percent (100%) of the required parking for each use as identified in Section 19.03.” And this is followed by Section 10.04(b)(2): “The Planning Commission may reduce or waive the parking space requirements of Section 19.03 and Section 10.04(b)(1)”.

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

- First Floor Option 1- Restaurants, Cafes, Bars: One (1) space for every three (3) seats up to the capacity of the facility as determined by the fire chief, plus one (1) for each employee on the largest work shift.
 - = 90 seats/3 = 30 stalls x 50% reduction = 15 stalls for customers
 - = 8 staff members = 8 stalls x 50% reduction = 4 stalls for employees
- First Floor Option 2- Retail Stores: One (1) space for every three hundred (300) square feet of usable floor area.
 - = 3,438 sqft/300 = 11.46 stalls x 50% reduction = 6 stalls
- Second Floor Multiple Dwellings: 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 stalls x 50% reduction = 2 stalls

Option 1: Restaurant/Apartments mix requires 21 stalls

Option 2: Retail/Apartments mix requires 8 stalls

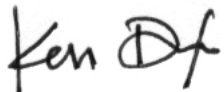
Parking spaces provided on-site: 7 stalls

Impact to traffic and utility infrastructure is expected and intended to be in keeping with the current state of development throughout the city - the proposal maintains alignment with existing scales and architectural contexts. The inclusion of dwelling units further demonstrates a sensitivity and commitment to residential priorities in the community. Commercial deliveries will use available parking on Center Street or curbside along Spring Street as is typical practice in an urban context, shall conform to zoning ordinance requirements, and great effort will be made to schedule for off-peak traffic times. The four (4) residential units proposed will not create a statistically significant impact to the school system's existing capacity.

It is the intent of the owner to begin construction of this project in September 2026 with construction activities lasting approximately nine months. The goal is to have the building completed and ready for the 2027 tourist season (May 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. Please don't hesitate to reach out to me if you have any questions or require additional information.

Sincerely,



Ken Dixon, Architect
Dixon Architecture

The Surveyor's / Engineer's liability for any errors or omissions in this document shall not be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or willful misconduct. Warranties or representations shall not be made in an amount no greater than the service fee.

THORNAPPLE FLATS LLC

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

47 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SE 1/4 SEC. 16 T3N, R16W
CITY OF DOUGLAS, ALLEGAN CO., MICHIGAN

Issued for:	
No.	Description
A	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	SITE PLAN SUBMITTAL
C	ZBA SUBMITTAL
D	REVIEW COMMENTS

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.

Project Manager BRUCE ZEINSTRÄ, LLA	
Vertical Datum NAVD 88	Horz. Datum HEI-96
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	.
Struc.	.
L. A.	.
HEI Project Number 26-03-018	
Sheet Title COVER SHEET	

Sheet No.
G-100

DOUGLAS MIXED-USE BUILDING

47 CENTER STREET
DOUGLAS, MI. 49406

ZONING

C-1, VILLAGE COMMERCIAL DISTRICT

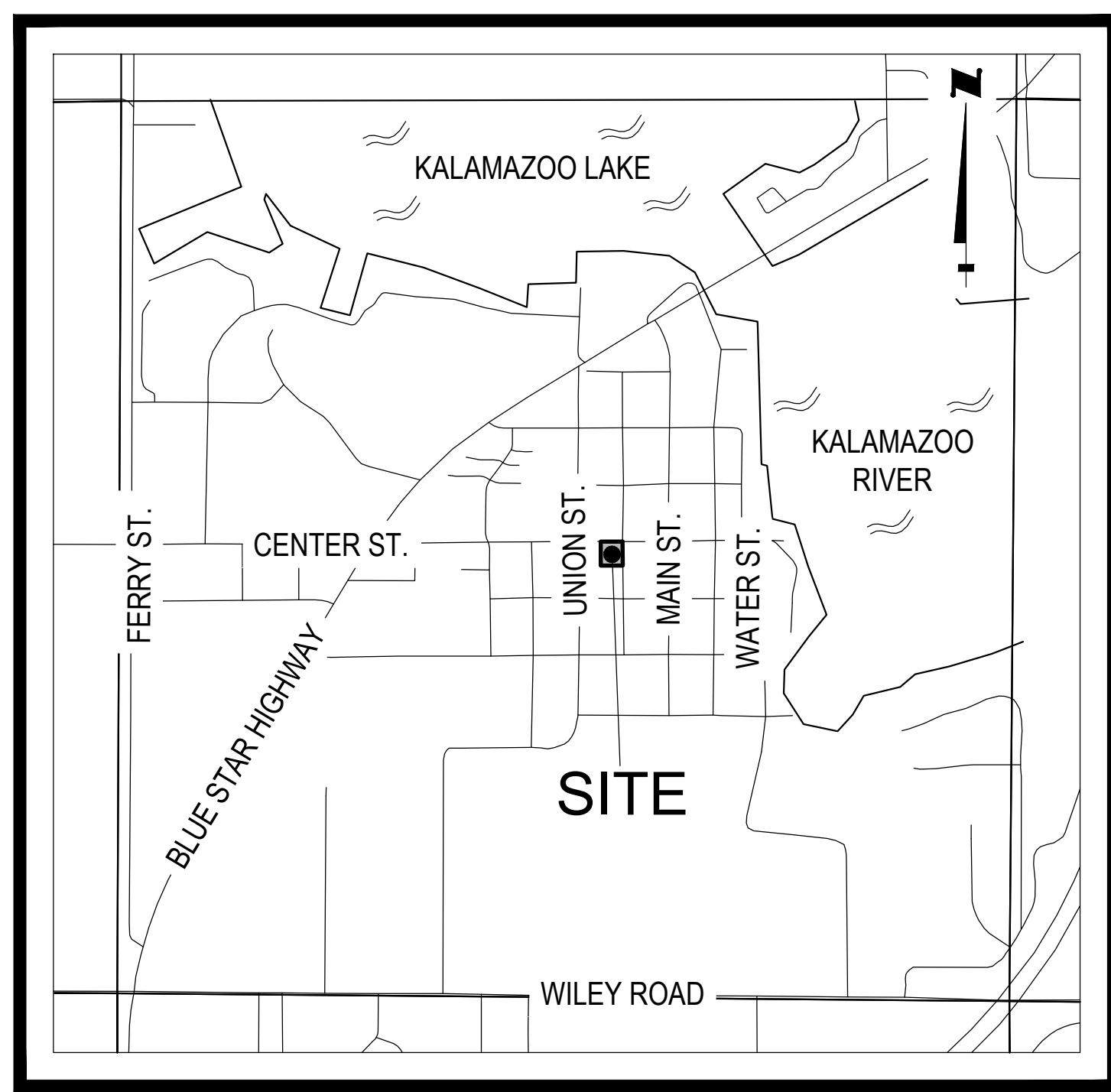
SETBACKS:
FRONT YARD 0 FEET MIN.
SIDE YARD 5 FEET MIN. (*)
REAR YARD 5 FEET MIN. (**) - VARIANCE
HEIGHT 28 FEET MAX.

(*) 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.

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
SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN



LOCATION MAP NOT TO SCALE



NEIGHBORHOOD MAP NOT TO SCALE

DESCRIPTION

SEE EXISTING CONDITIONS SHEET V-101



The Surveyor's / Engineer's liability for any errors or omissions arising out of the Surveyor's / Engineer's negligence, gross negligence, or misrepresentation shall not be limited to the amount no greater than the service fee.

THORNAPPLE FLATS LLC

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

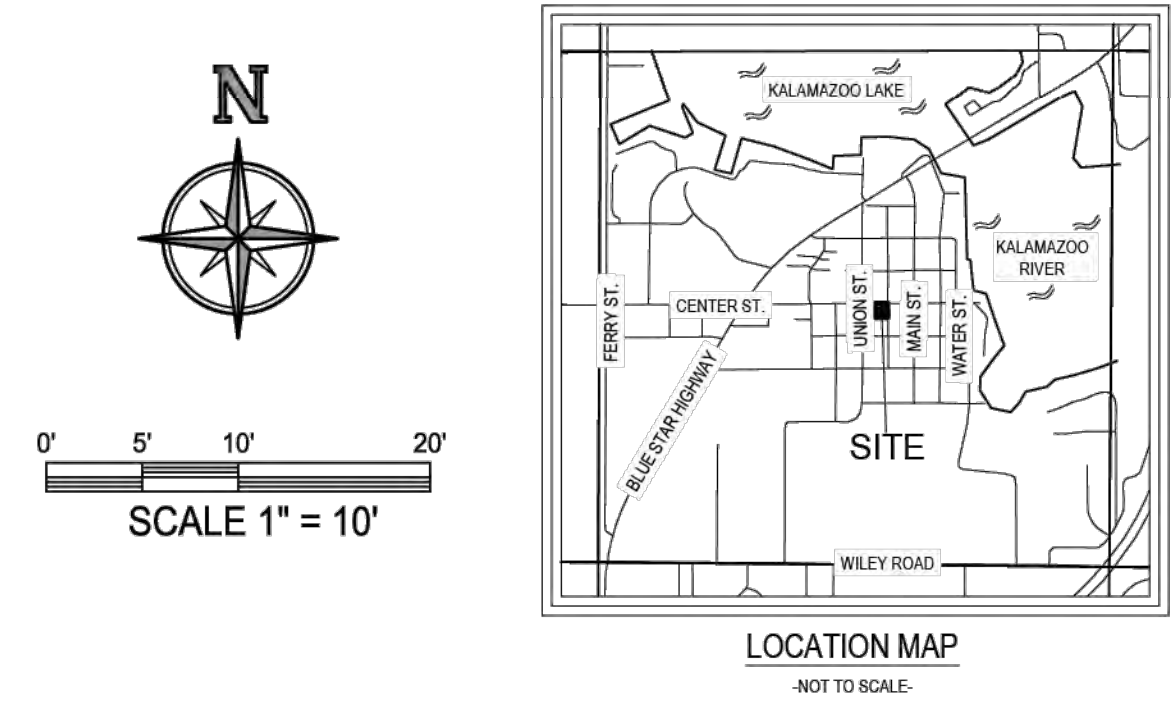
47 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SE 1/4 SEC. 16 T3N, R16W
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Issued for:	
No.	Description
1	EXISTING CONDITIONS TOPOGRAPHIC MAP
2	EXISTING CONDITIONS TOPOGRAPHIC MAP
3	EXISTING CONDITIONS TOPOGRAPHIC MAP
4	EXISTING CONDITIONS TOPOGRAPHIC MAP
5	EXISTING CONDITIONS TOPOGRAPHIC MAP
6	EXISTING CONDITIONS TOPOGRAPHIC MAP
7	EXISTING CONDITIONS TOPOGRAPHIC MAP
8	EXISTING CONDITIONS TOPOGRAPHIC MAP
9	EXISTING CONDITIONS TOPOGRAPHIC MAP
10	EXISTING CONDITIONS TOPOGRAPHIC MAP

Project Manager	
RYAN T. YSSELOYKE PE	
Vertical Datum	Horz. Datum
NAVD 88	HEI-96
Drawn by	
JOHN M. RANKIN	
Checked by	Date
Survey JCD	04/07/2026
Civil	
Struc.	
L. A.	

HEI Project Number	
26-03-018	
Sheet Title	
EXISTING CONDITIONS	
Sheet No.	
V-101	



0' 5' 10' 20'
SCALE 1" = 10'

CENTER OF SECTION 16
TOWN 3 NORTH, RANGE 16 WEST
CITY OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
REMON L.C.R.C. DOCUMENT NO. 202401796

PARCEL DESCRIPTION

PER WARRANTY DEED RECORDED IN DOCUMENT #202501420, ALLEGAN COUNTY RECORDS, MICHIGAN.

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF ALLEGAN, CITY OF DOUGLAS.

THE NORTH 99 FEET OF THE EAST 1/2 OF LOT 2 AND THE NORTH 99 FEET OF LOT 3, DUDLEYVILLE PLAT, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLEWORK. 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 AND PLANS AS THE RESULT OF A MISS DIG TICKET. 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 CENTERLINE OF CENTER STREET HAVING A BEARING OF NORTH 89°36'40" 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: 036902
ELEVATION = 608.66' (NAVD 88)

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

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

DATE OF FIELD SURVEY: FEBRUARY 27, 2026.

FLOOD NOTE

PER THE FLOOD INSURANCE RATE MAP

CITY OF THE VILLAGE OF DOUGLAS,
ALLEGAN COUNTY, MICHIGAN
MAP NUMBER: 26050C0194G
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) 362-5938

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



LEGEND

- SECTION CORNER
- SET 1/2" DIA. STEEL BAR W/ CAP #45504
- SET CHISELED MARK
- FOUND CHISELED MARK
- PK NAIL (PER HEI RECORDS)
- T-IRON (PER HEI RECORDS)
- DESIGNATED HANDICAPPED PARKING SIGN
- YARD LAMP
- LIGHT POLE
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- WATER METER
- UTILITY POLE
- STORM CATCH BASIN
- AIR CONDITIONER
- GAS METER
- GAS VALVE
- ELECTRIC PANEL
- ELECTRIC OUTLET
- ELECTRIC HANDHOLE
- ELECTRIC METER
- FLAG POLE
- METAL POLE
- SHRUB
- DECIDUOUS TREE

PARCEL BOUNDARY LINE

PLATTED LOT LINE

OVERHEAD UTILITY LINE

UNDERGROUND STORM SEWER

UNDERGROUND SANITARY LINE

UNDERGROUND ELECTRIC LINE

UNDERGROUND WATER LINE

UNDERGROUND GAS LINE

WIRE FENCE

WOOD FENCE

MINOR CONTOUR

MAJOR CONTOUR

ASPHALT SURFACE

CONCRETE SURFACE

GRAVEL SURFACE

A.D.A. RAMP

REMON - REMONUMENTATION

L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE

NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988

F.F. - FINISHED FLOOR

INV. - INVERT

ELEV. - ELEVATION

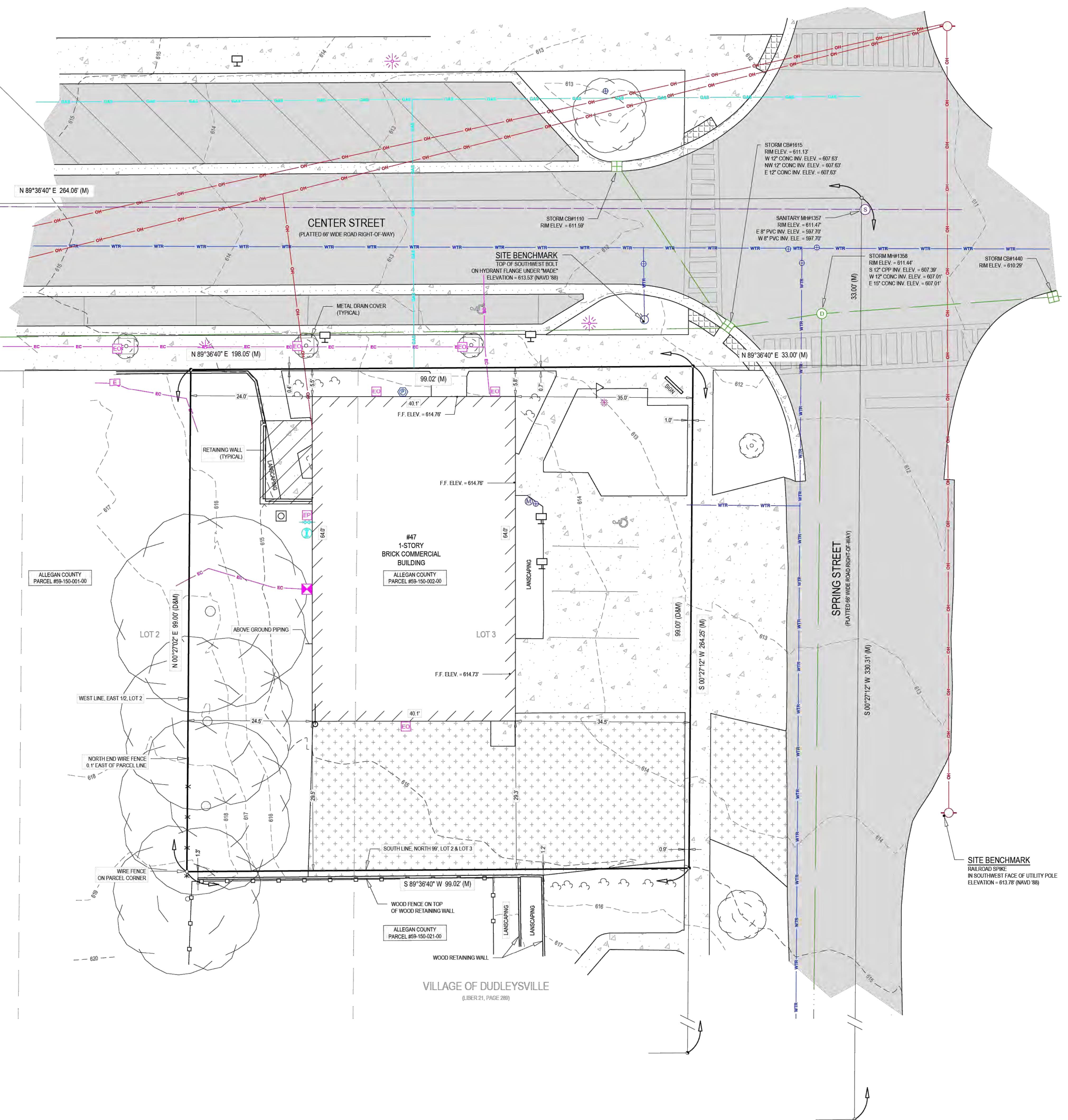
CONC. - CONCRETE

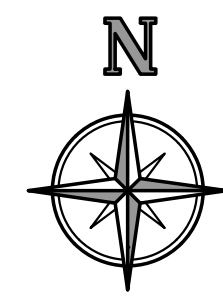
CPP - CORRUGATED PLASTIC PIPE

PVC - POLY VINYL CHLORIDE

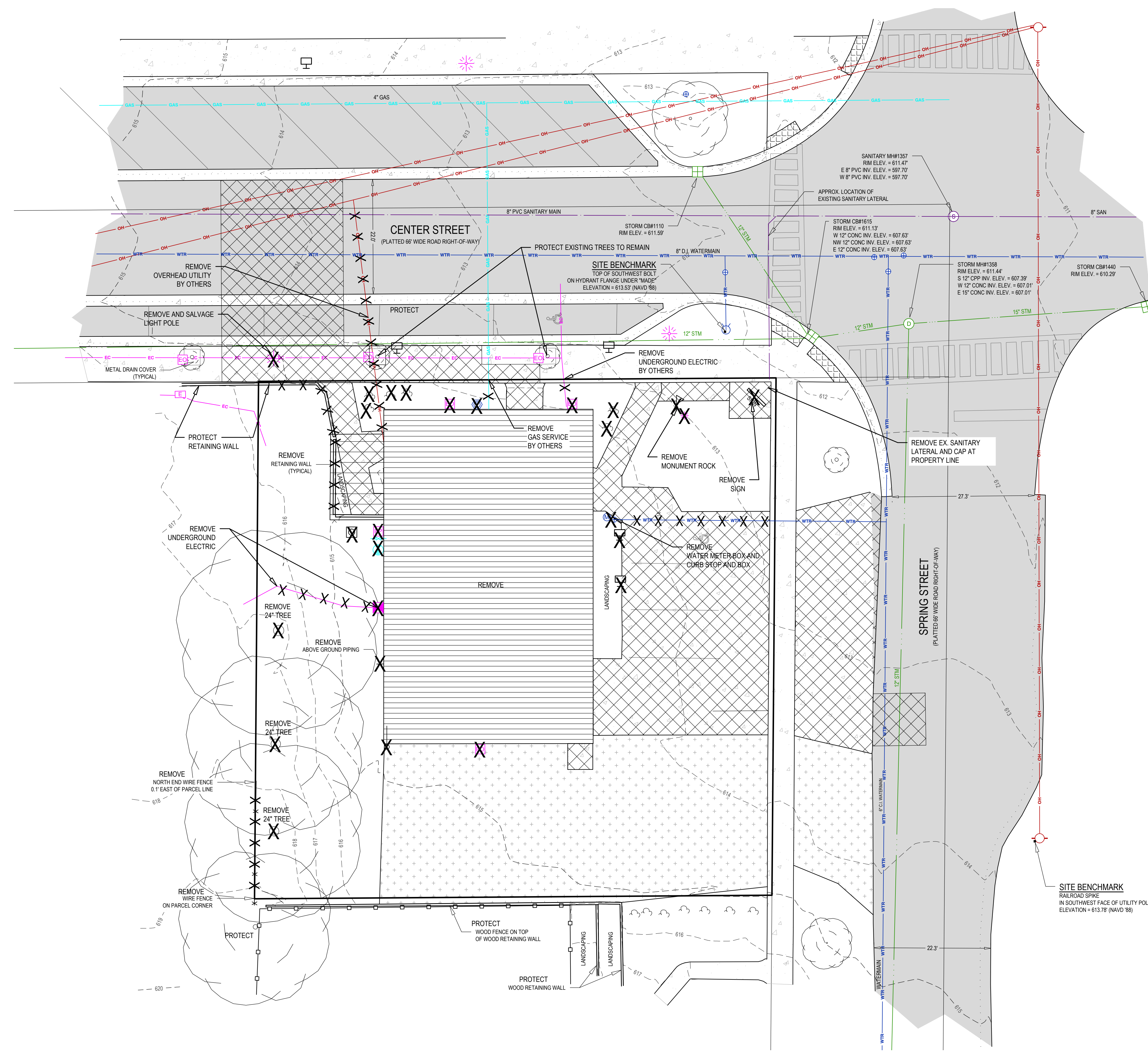
(M) - MEASURED DIMENSION

(D) - DEEDED DIMENSION





0' 5' 10' 20'
SCALE 1" = 10'



DEMO LEGEND

X	REMOVE ITEM
[Hatched Box]	REMOVE BUILDING
[Cross-hatched Box]	REMOVE CONCRETE
[Diagonal-hatched Box]	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 616-392-9938 F 616-392-2116

The Surveyor's / Engineer's liability for any error or omission arising out of the Surveyor's / Engineer's negligence, gross misconduct, warranties or misrepresentations shall not be limited in amount no greater than the service fee.

THORNAPPLE FLATS LLC
 ATTN: UFUK TURAN
 7437 RIVER STREET SE
 ADA, MICHIGAN 49301

47 CENTER STREET
 DOUGLAS, MI 49406
 PT. OF THE SE 1/4 SEC. 16 T3N. R16W
 CITY OF DOUGLAS, ALLEGAN CO., MICHIGAN

Issued for:

No.	Description
A	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	SITE PLAN SUBMITTAL
C	ZBA SUBMITTAL
D	REVIEW COMMENTS

Date: 04/07/2026
 04/15/2026
 05/04/2026
 05/06/2026

Project Manager: **BRUCE ZEINTRA, LLA**

Vertical Datum: NAVD 88
 Horiz. Datum: HEI-96

Drawn by: **MARK BROOKHOUSE**

Checked by: Survey Date

Civil: . . .

Struc.: . . .

L. A.: . . .

HEI Project Number: **26-03-018**

Sheet Title: **CIVIL DEMOLITION**

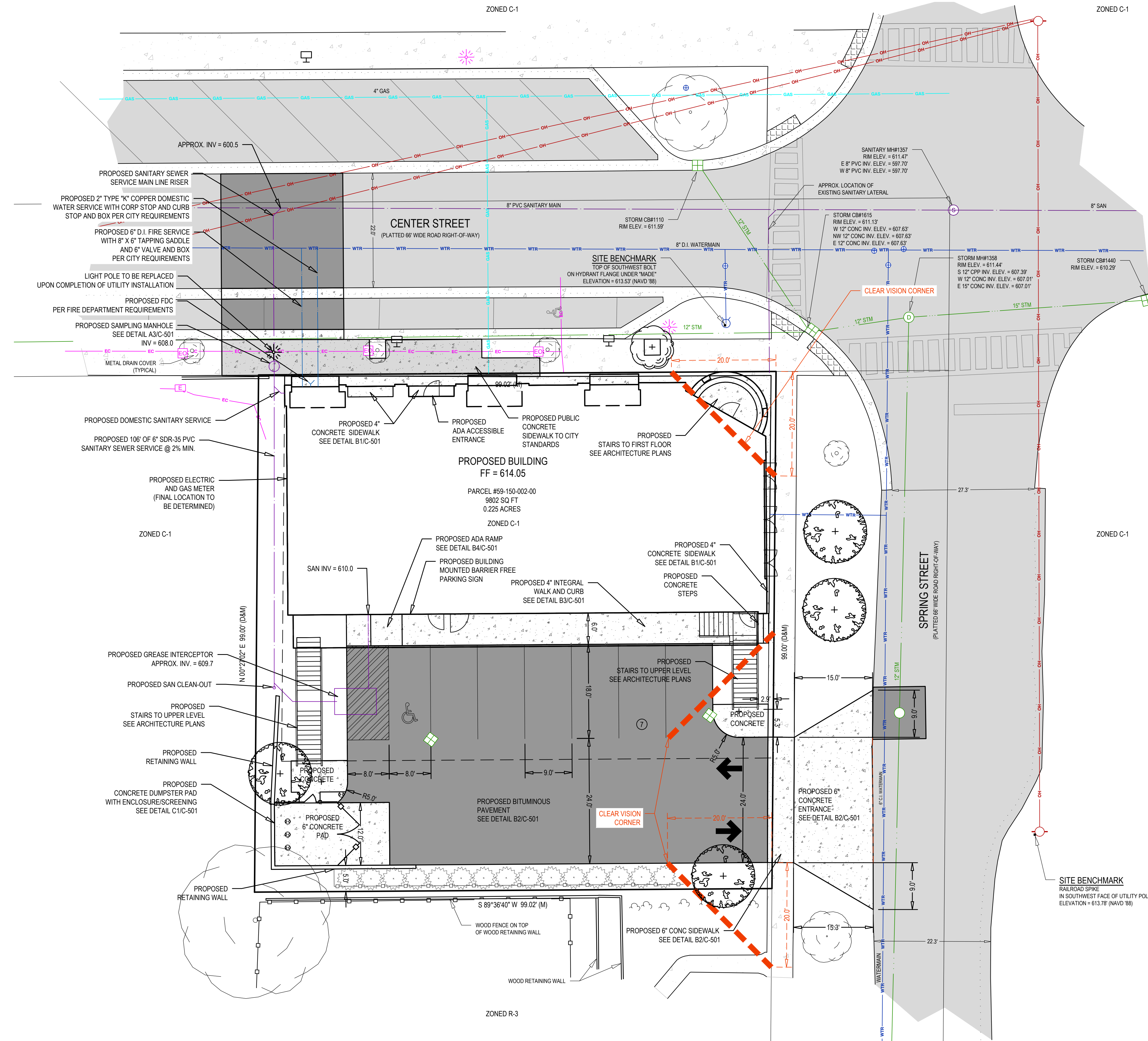
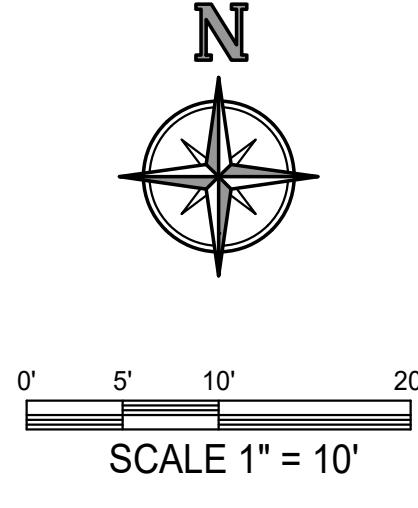
Sheet No. **CD-101**

Issued for:

No.	Description
A	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	SITE PLAN SUBMITTAL
C	ZBA SUBMITTAL
D	REVIEW COMMENTS

Project Manager	
BRUCE ZEINSTRALIA	
Vertical Datum	Horz. Datum
NAVD 88	HEI-96
Drawn by	
MARK BROOKHOUSE	
Checked by	Date
Civil	
Struc.	
L. A.	

HEI Project Number	
26-03-018	
Sheet Title	
SITE LAYOUT PLAN	
Sheet No.	
C-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.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

TOTAL PARCEL AREA	9,802 SQ FT	100%
BUILDING AREA		
- FIRST FLOOR	3,900 SQ FT	39.8%
- CANOPY/OVERHANG	744 SQ FT	7.6%
BUILDING TOTAL	4,644 SQ FT	47.4%
BUILDING STAIRS	171 SQ FT	1.7%
BUILDING W/STAIRS TOTAL	4,815 SQ FT	49.1%

PARKING:
REQUIRED: SEE NARRATIVE
PROVIDED: 8 SPACES (INCLUDING 1 BARRIER FREE SPACE)

The Surveyor's / Engineer's liability for any arising out of the Surveyor's / Engineer's negligence, gross misconduct, warranties or representations shall amount no greater than the service fee.

THORNAPPLE FLATS LLC

ATTN: UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49001

47 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SE 1/4 SEC. 16 T3N, R19W
CITY OF DOUGLAS, ALLEGAN CO., MICHIGAN

Issued for:	No.	Date	Description
	A	04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP
	B	04/15/2026	SITE PLAN SUBMITTAL
	C	05/04/2026	ZBA SUBMITTAL
	D	05/08/2026	REVIEW COMMENTS

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager BRUCE ZEINTRA, LLA	
Vertical Datum NAVD 88	Horz. Datum HEI-96
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 26-03-018	
Sheet Title GRADING DRAINAGE &	
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 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.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

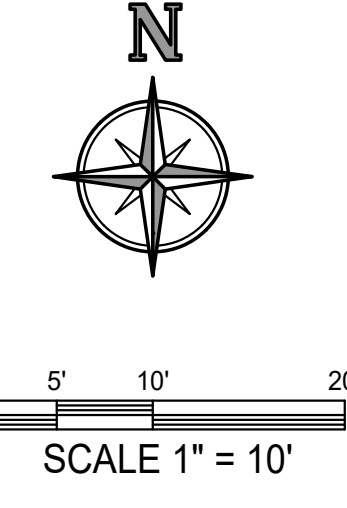
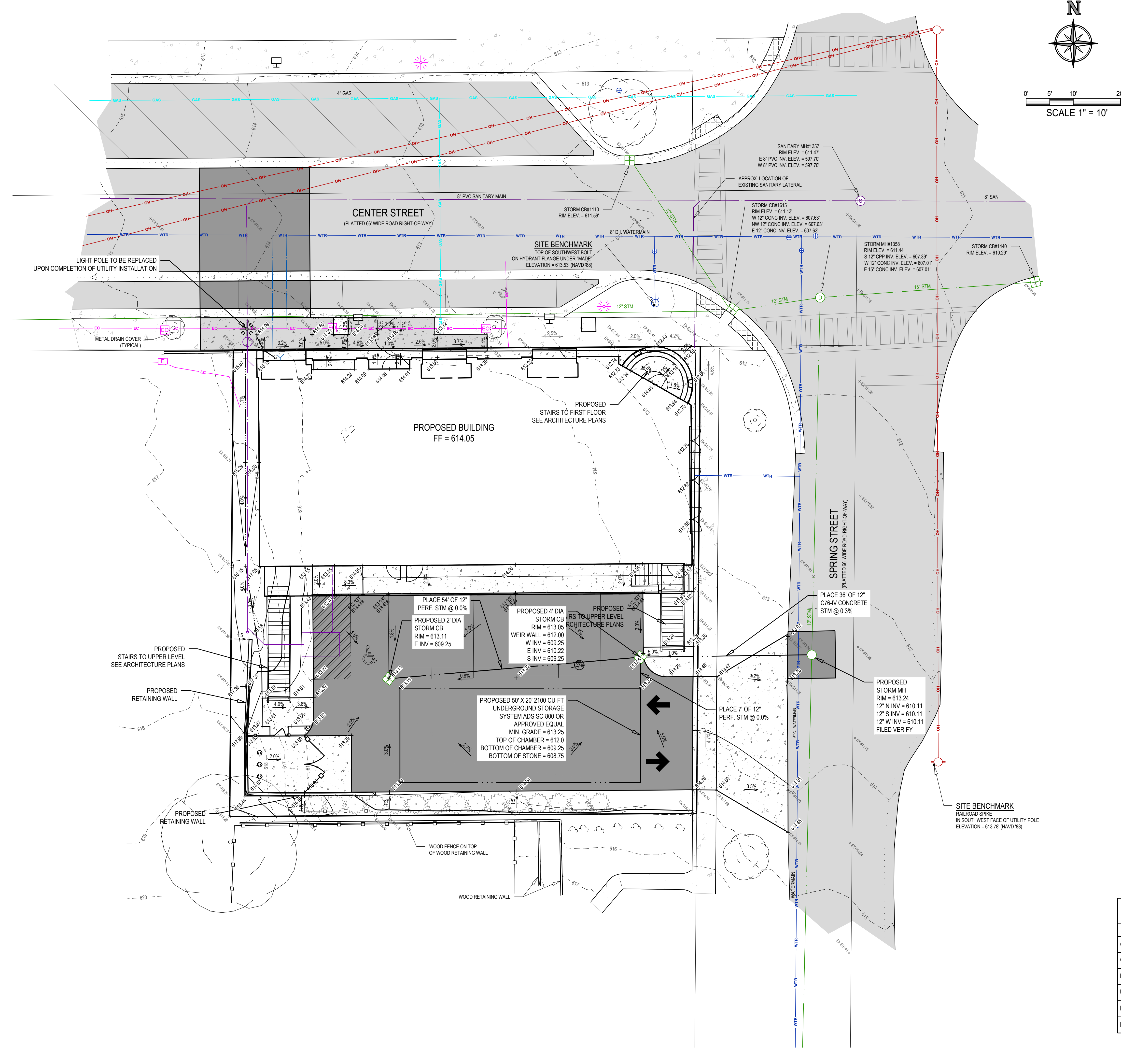
- STORM WATER INFILTRATION BASIN NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT 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 INFILTRATION TRENCHES.
 - 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.
 - 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.
 - 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.
 - STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ALLEGAN COUNTY DRAIN COMMISSION'S MOST CURRENT STANDARDS AND REQUIREMENTS.
 - EXISTING ONSITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN.
 - NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
 - FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
 - 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.
 - 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.
 - AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

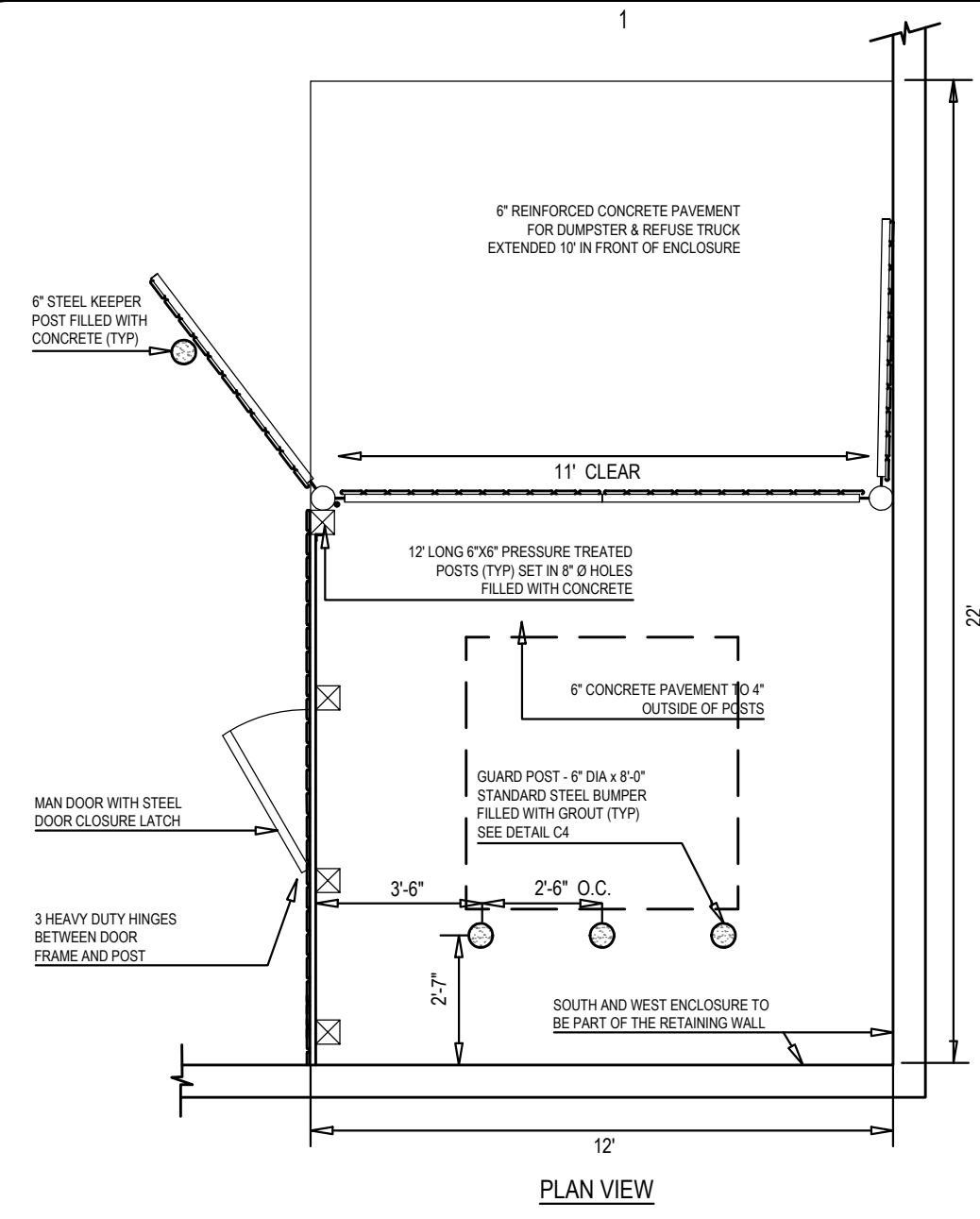
- SESC NOTES:**
- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT 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.
 - 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

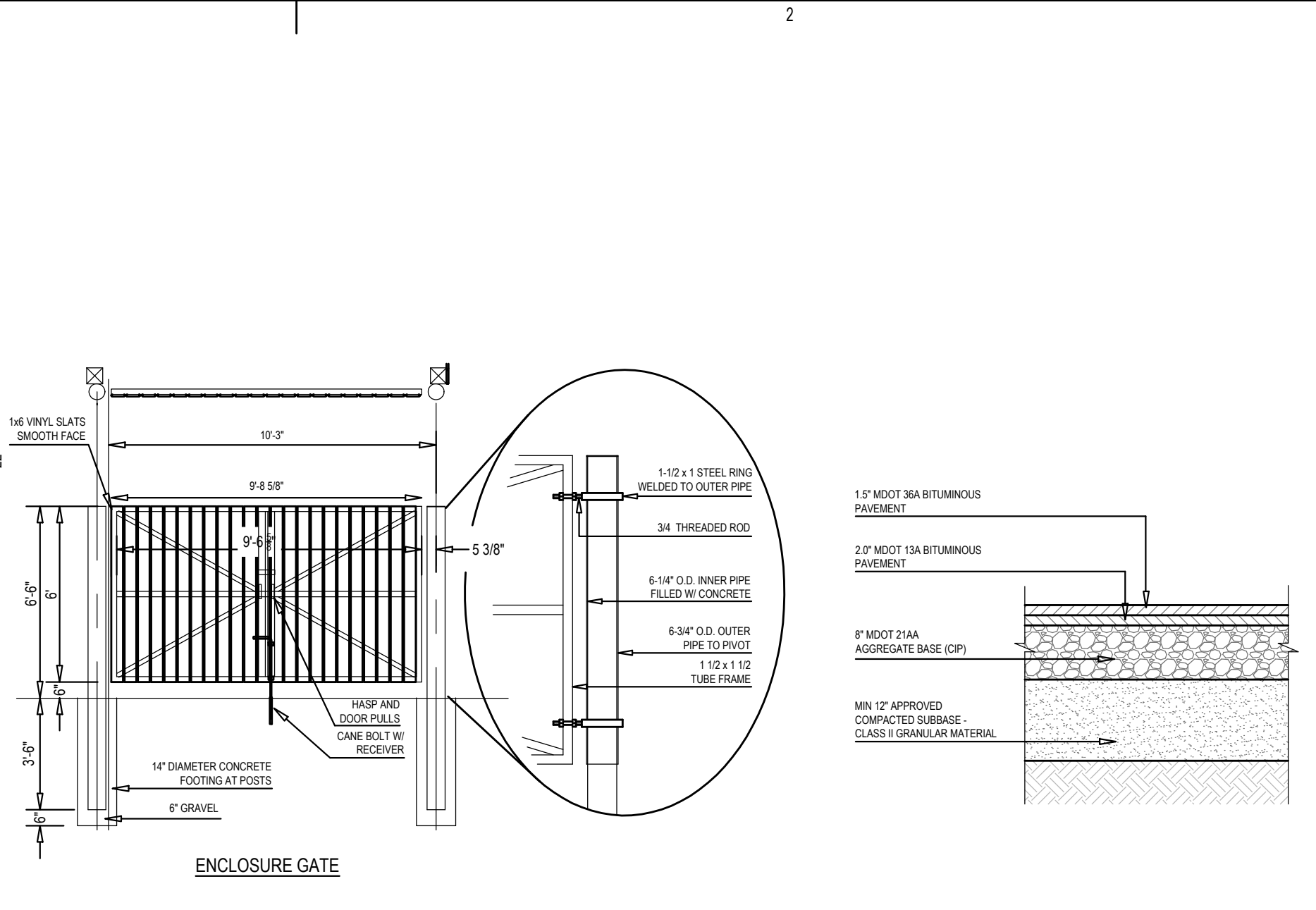
ACTIVITY	2026				2027				
	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY
INSTALL CONTROLS									
CLEARING									
GRADE									
BUILDING									
UTILITIES									
PAVING									
RESTORE									

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

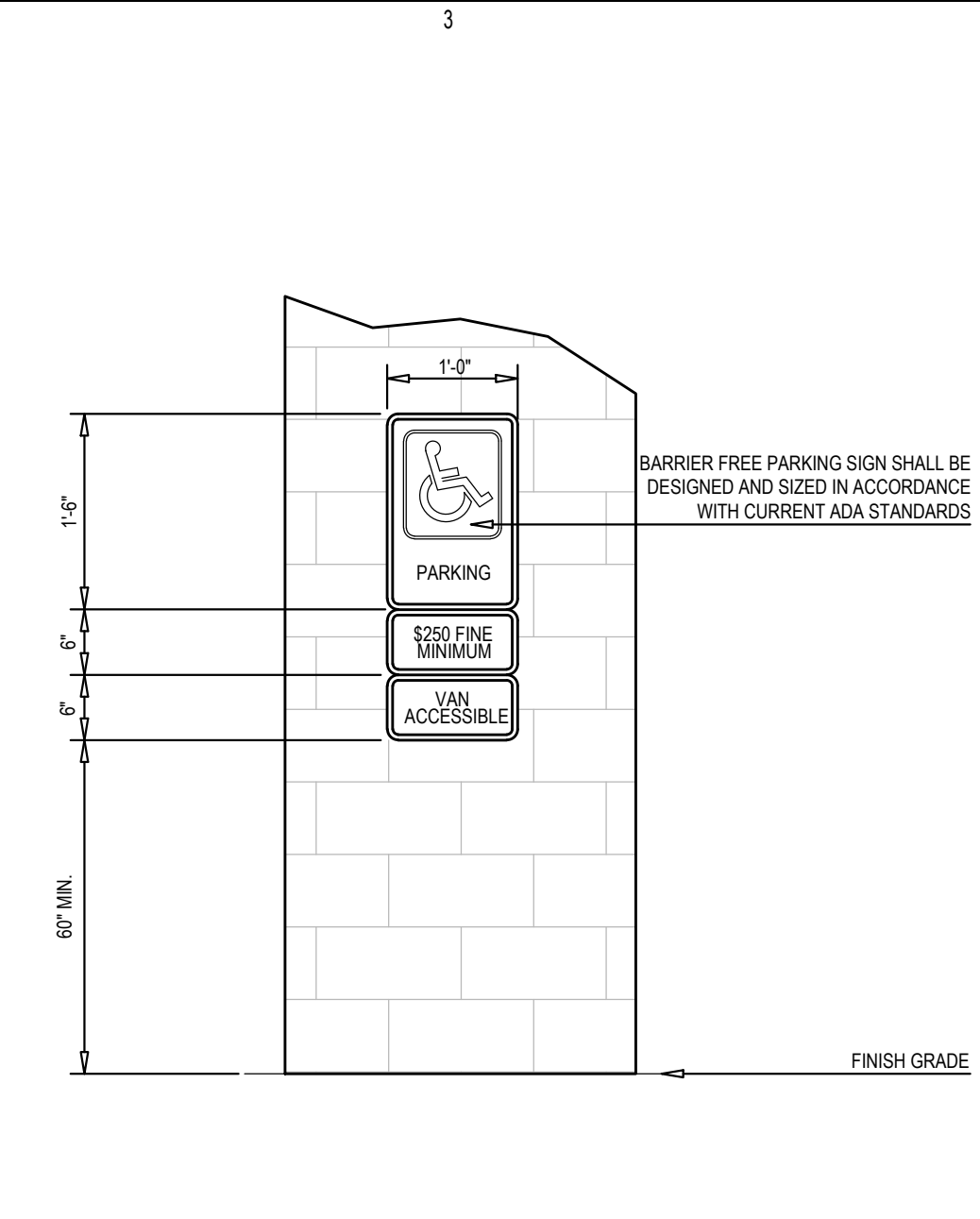




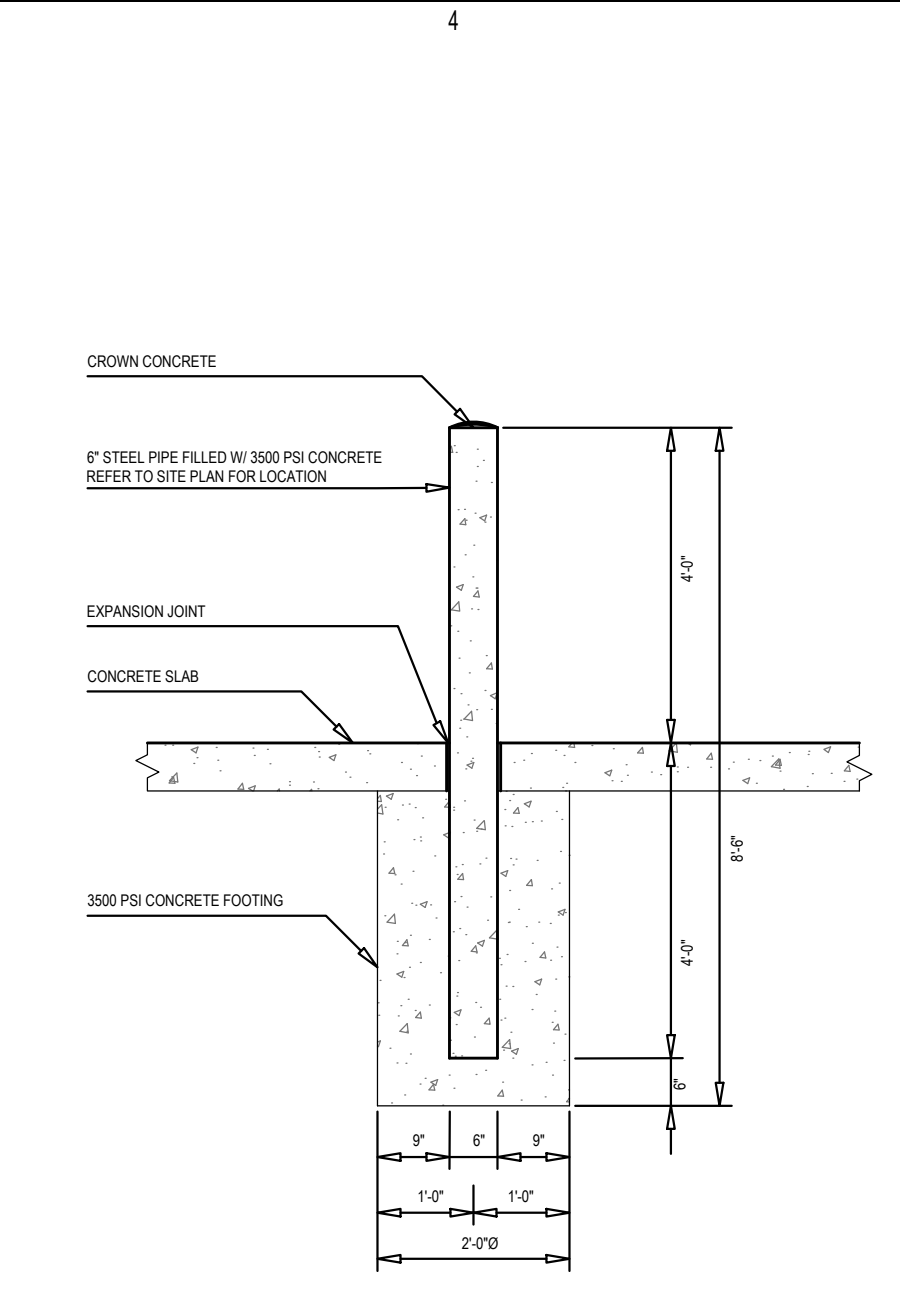
C1 DUMPSTER ENCLOSURE



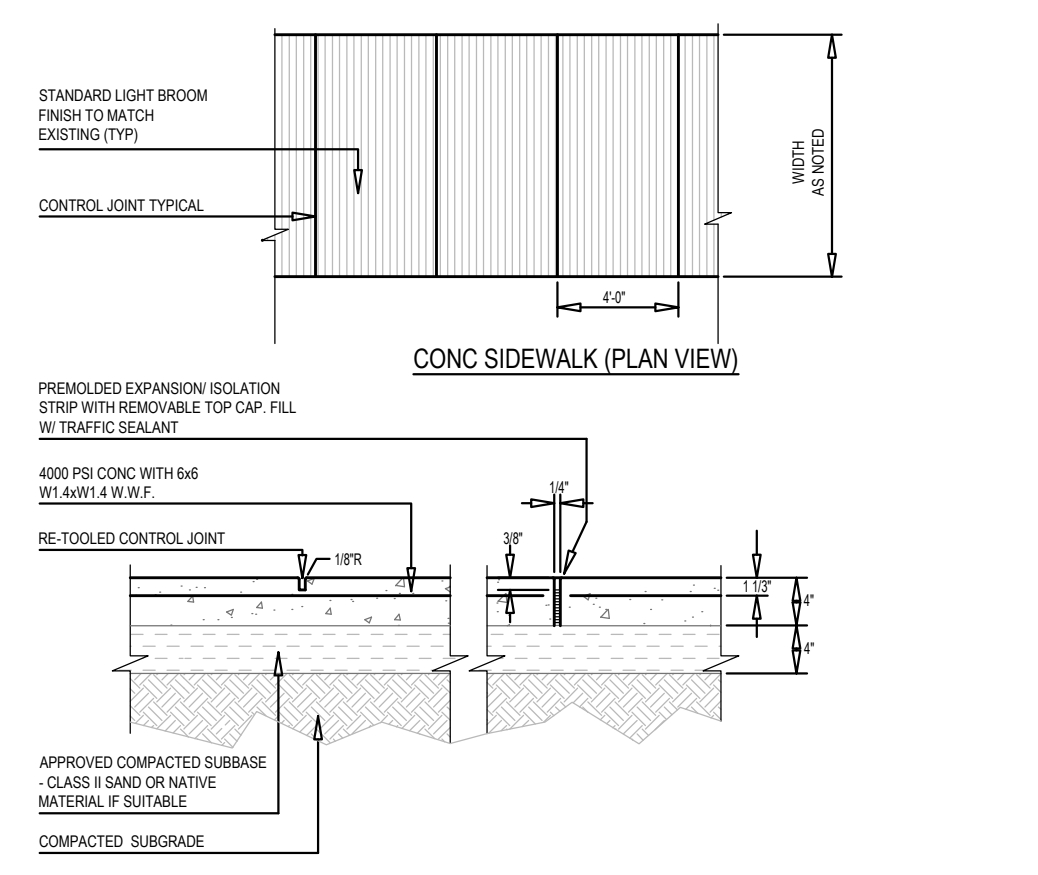
C2 BITUMINOUS PAVEMENT



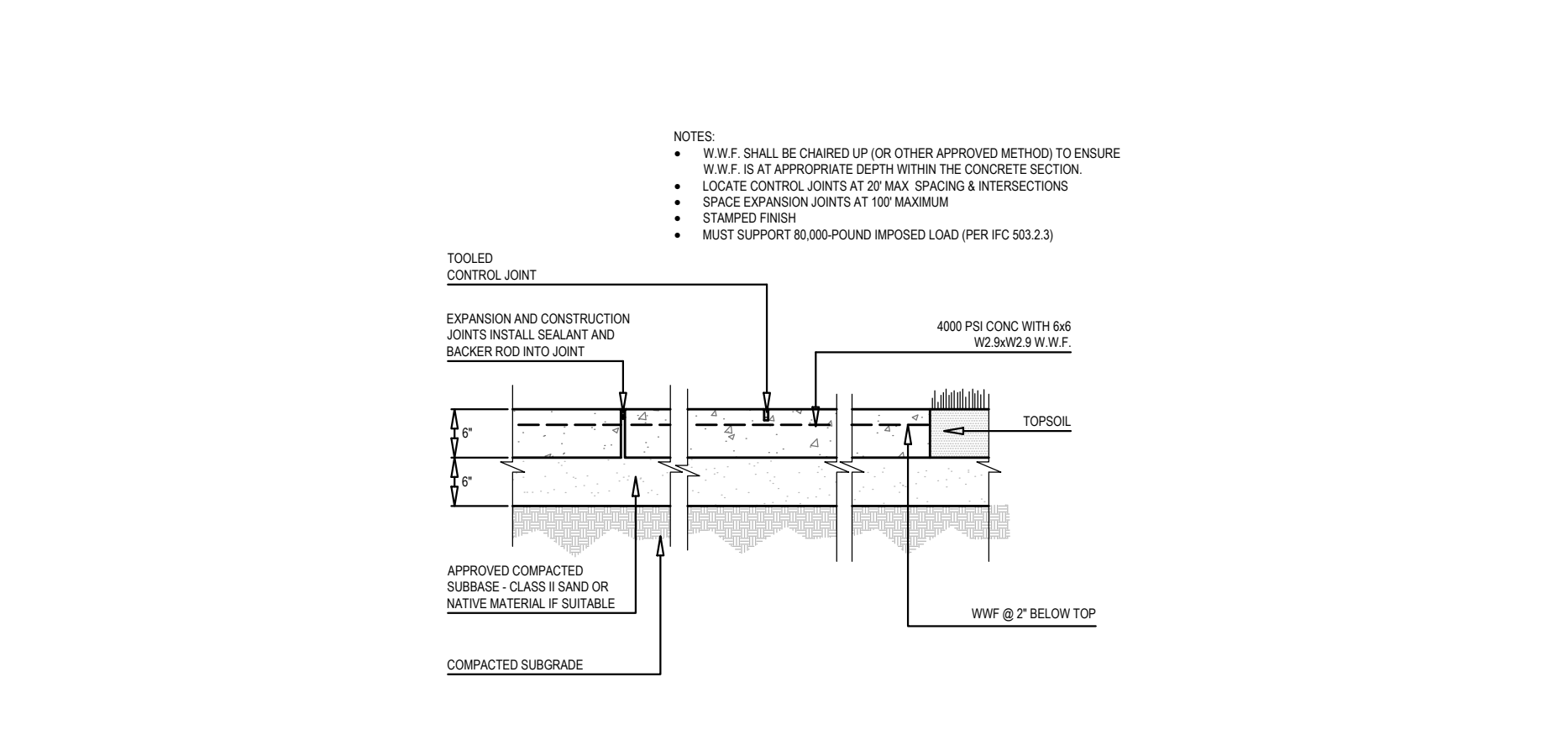
C3 BARRIER FREE PARKING SIGN - WALL MOUNT



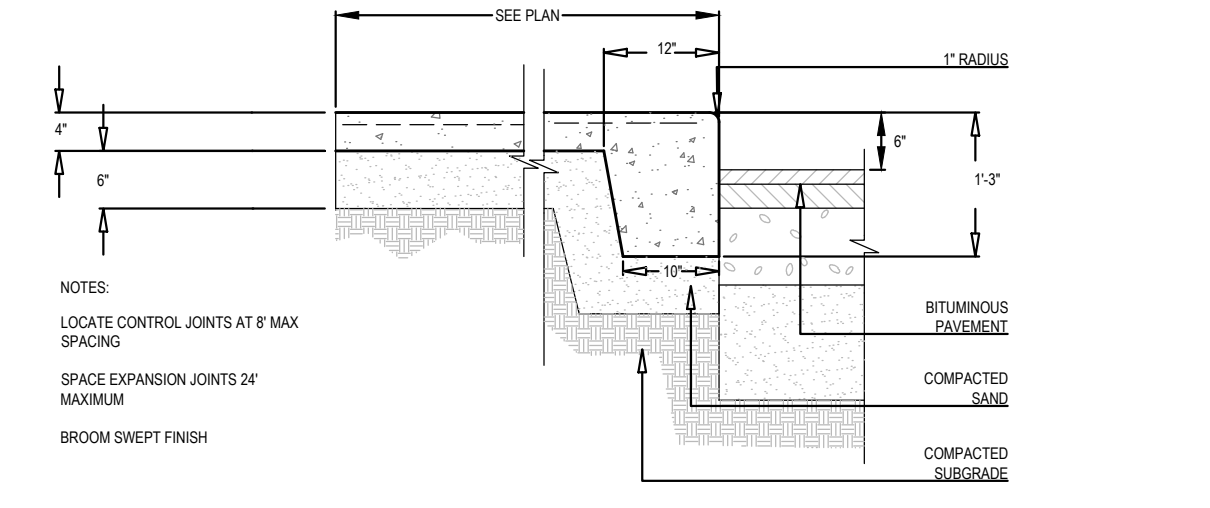
C4 6" DIAMETER BOLLARD DETAIL



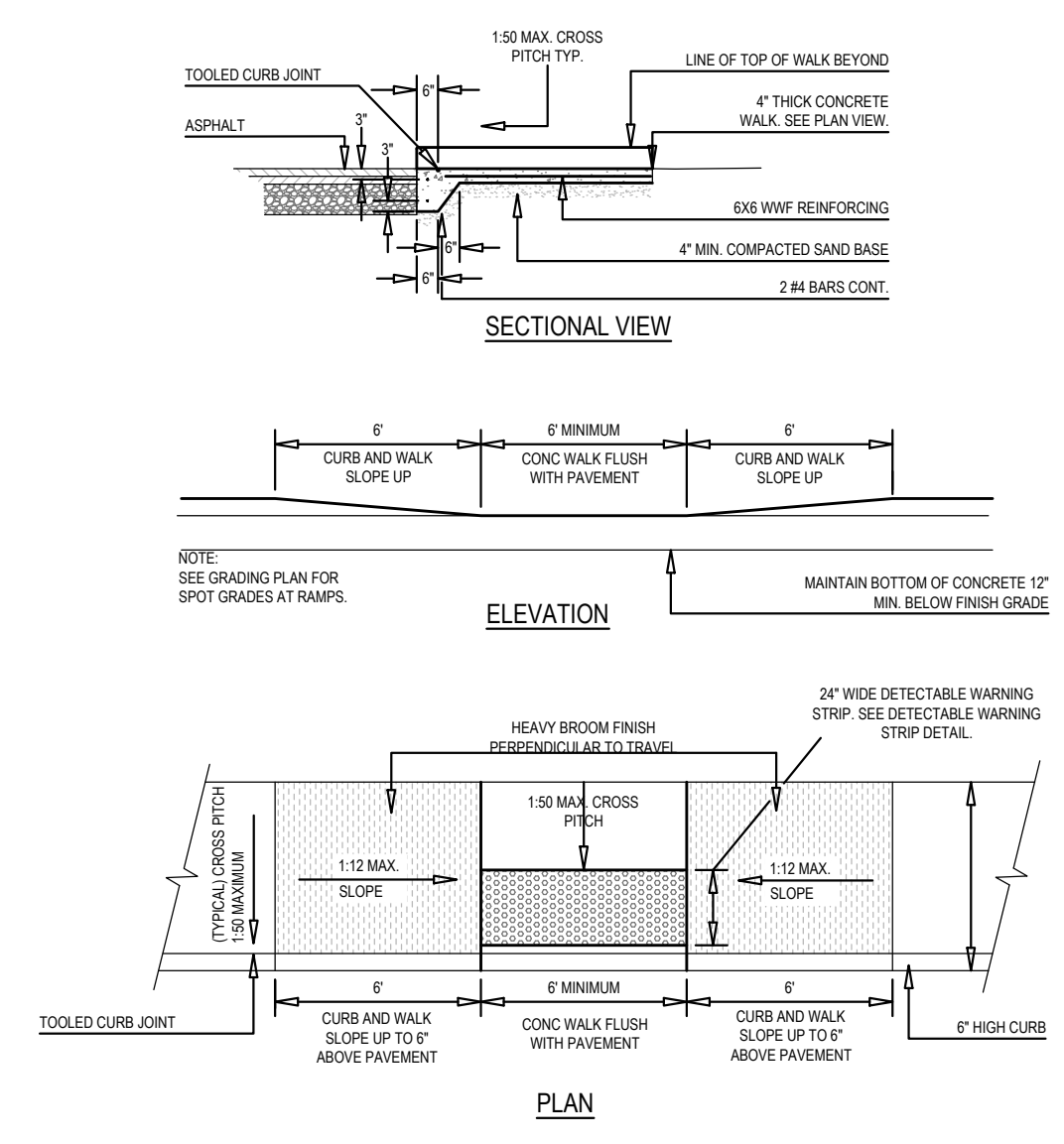
B1 4" CONCRETE PAVEMENT SIDEWALK



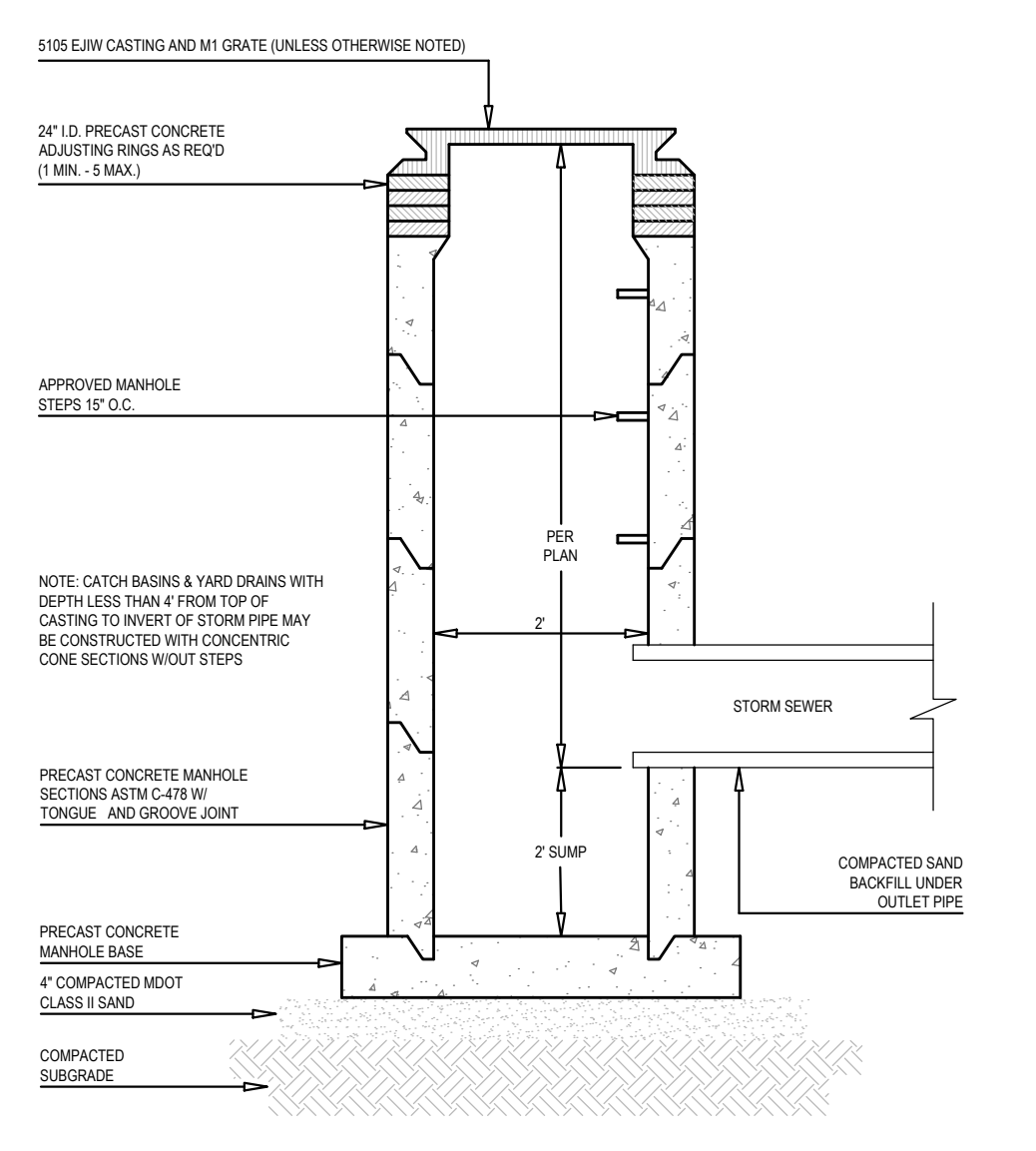
B2 6" CONCRETE PAVEMENT



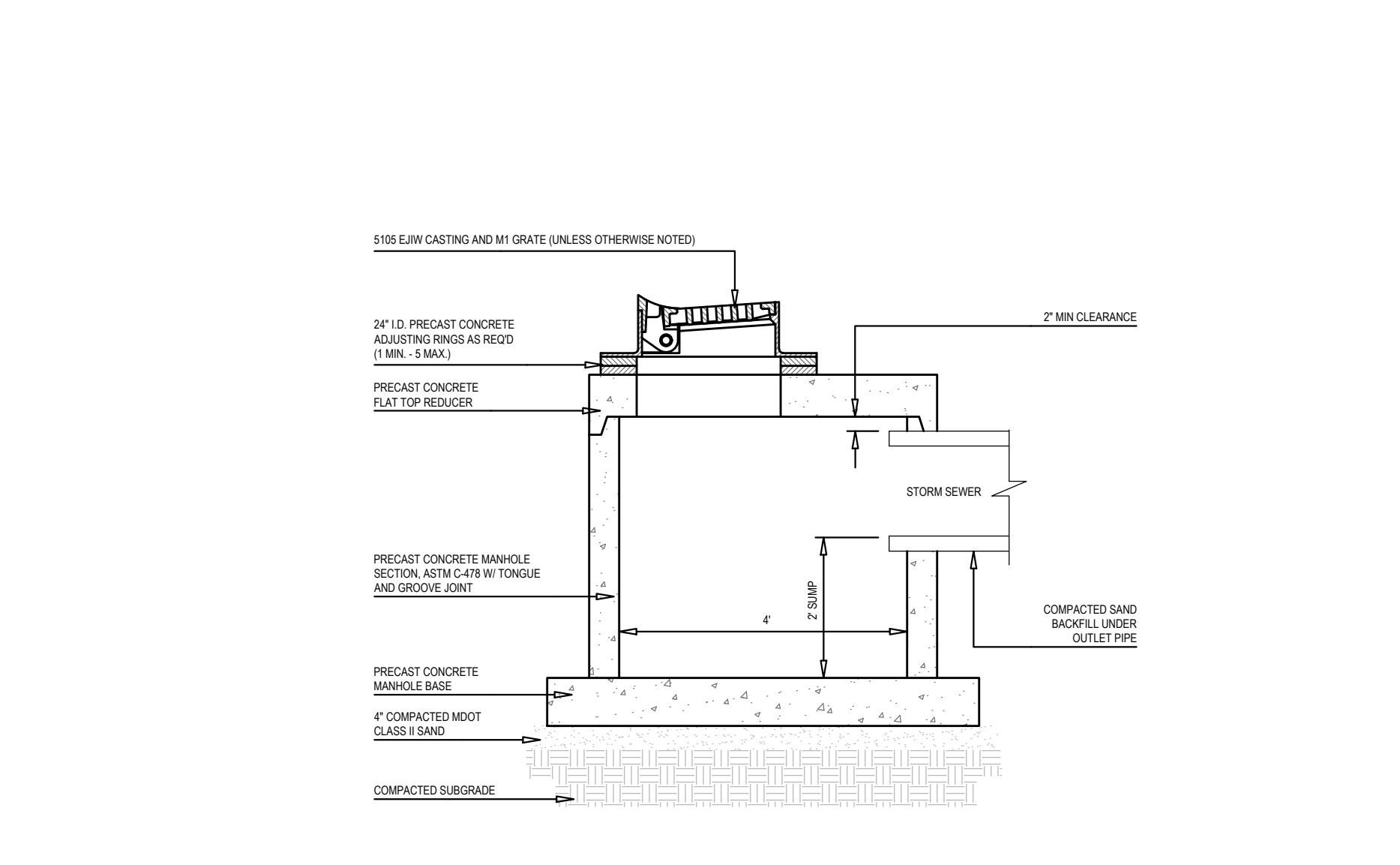
B3 4" INTEGRAL WALK AND CURB



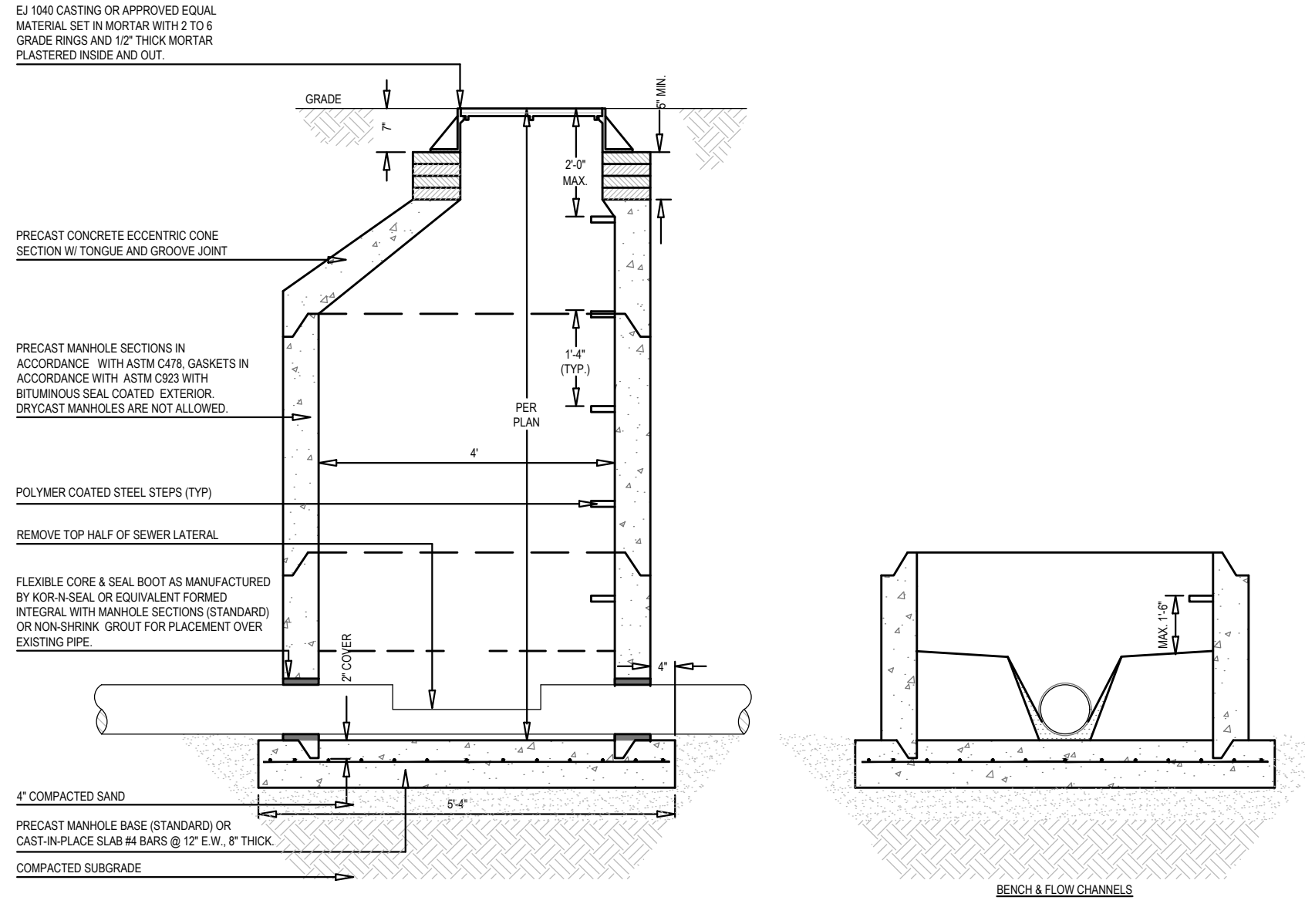
B4 TYPE F BARRIER FREE SIDEWALK RAMP



A1 2' DIA. CATCH BASIN



A2 4' DIA. CATCH BASIN (LOW PROFILE)



A3 SAMPLING MANHOLE

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

THORNAPPLE FLATS LLC
 ATTN: UFUK TURAN
 7437 RIVER STREET SE
 ADA, MICHIGAN 49801

47 CENTER STREET
 DOUGLAS, MI 49406
 PT. OF THE SE 1/4 SEC. 16 T3N, R16W
 CITY OF DOUGLAS, ALLEGAN CO., MICHIGAN

Issued for:	
No.	NO. 1
Date	04/07/2026
Description	EXISTING CONDITIONS TOPOGRAPHIC MAP
Date	04/15/2026
Description	SITE PLAN SUBMITTAL
Date	05/04/2026
Description	ZBA SUBMITTAL
Date	05/08/2026
Description	REVIEW COMMENTS

Project Manager		BRUCE ZEINSTRALLLA	
Vertical Datum	NAVD 88	Horz. Datum	HEI-96
Drawn by		MARK BROOKHOUSE	
Checked by	Survey	Date	
Civil			
Struc.			
L. A.			
HEI Project Number		26-03-018	
Sheet Title		GENERAL DETAILS	
Sheet No.		C-501	

The Surveyor's / Engineer's liability for any errors or omissions on this plan shall not be limited to those arising out of the negligence, gross negligence, or willful misconduct. Warranties or representations shall not be made in excess of the amount of the service fee.

THORNAPPLE FLATS LLC

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

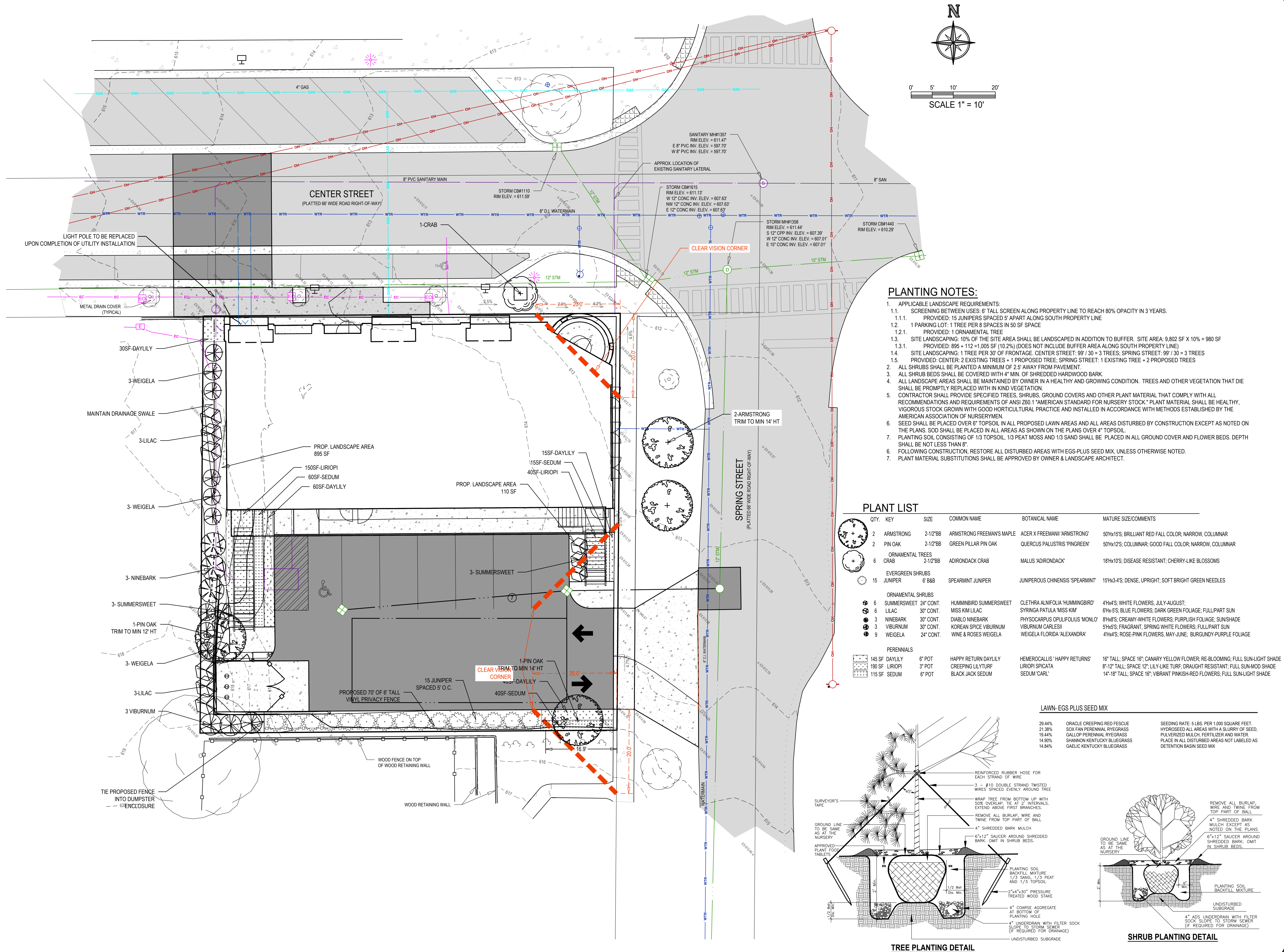
47 CENTER STREET
DOUGLAS, MI 49406

PT. OF THE SE 1/4 SEC. 16 T3N, R16W
CITY OF DOUGLAS, ALLEGAN CO., MICHIGAN

Issued for:		No.	Date	Description
A	NO	1	04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	NO	2	04/15/2026	SITE PLAN SUBMITTAL
C	NO	3	05/04/2026	ZBA SUBMITTAL
D	NO	4	05/08/2026	REVIEW COMMENTS

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager		BRUCE ZEINTRA, LLA	
Vertical Datum	NAVD 88	Horz. Datum	HEI-96
Drawn by MARK BROOKHOUSE			
Checked by	Survey	Date	
Civil			
Struc.			
L. A.			
HEI Project Number 26-03-018			
Sheet Title LANDSCAPE PLANTING PLAN			
Sheet No. L-101			



PLANTING NOTES:

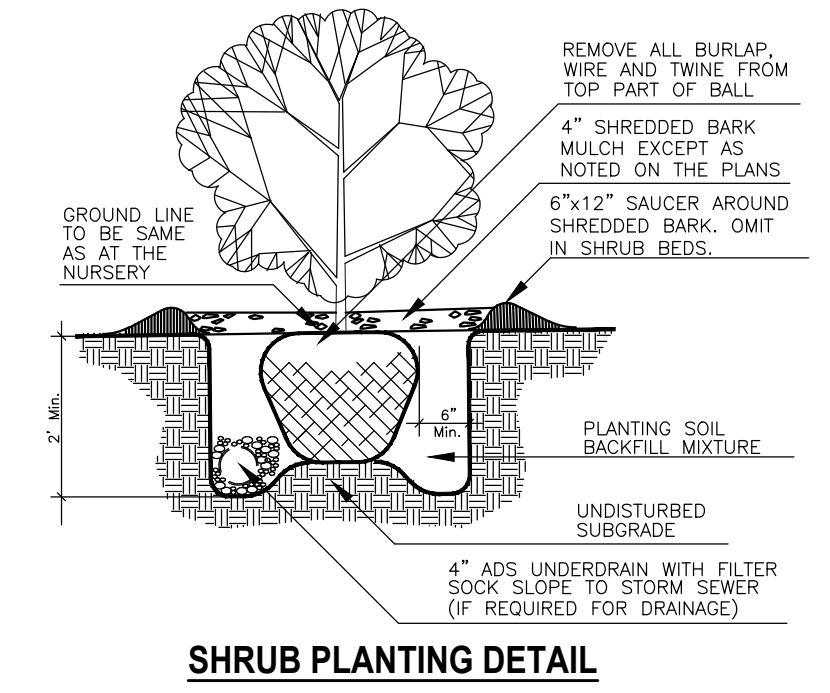
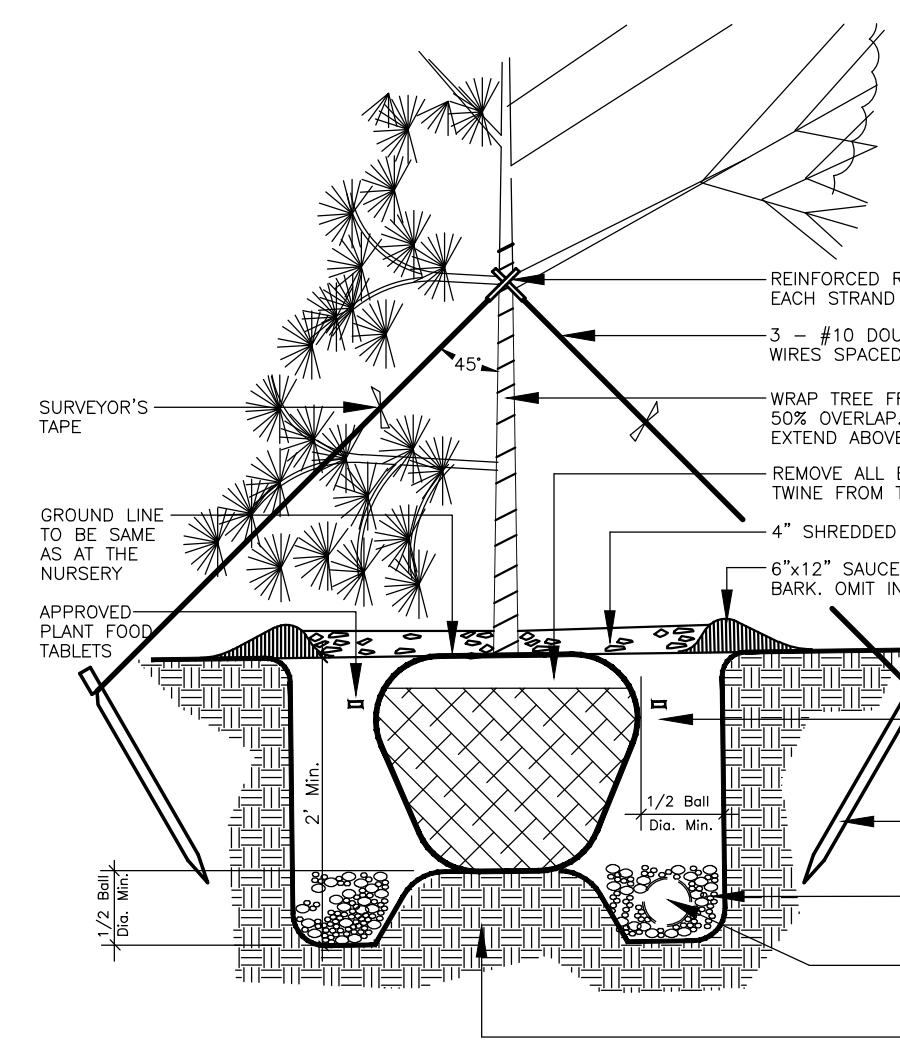
- APPLICABLE LANDSCAPE REQUIREMENTS:
 - SCREENING BETWEEN USES: 6' TALL SCREEN ALONG PROPERTY LINE TO REACH 80% OPACITY IN 3 YEARS.
 - PROVIDED: 15 JUNIPERS SPACED 5' APART ALONG SOUTH PROPERTY LINE
 - 1 PARKING LOT: 1 TREE PER 8 SPACES IN 50 SF SPACE
 - PROVIDED: 1 ORNAMENTAL TREE
 - SITE LANDSCAPING: 10% OF THE SITE AREA SHALL BE LANDSCAPED IN ADDITION TO BUFFER. SITE AREA: 9,802 SF X 10% = 980 SF
 - PROVIDED: 855 + 112 = 1,005 SF (10.2%) (DOES NOT INCLUDE BUFFER AREA ALONG SOUTH PROPERTY LINE)
 - SITE LANDSCAPING: 1 TREE PER 30' OF FRONTAGE. CENTER STREET: 99' / 30 = 3 TREES; SPRING STREET: 99' / 30 = 3 TREES
 - PROVIDED: CENTER: 2 EXISTING TREES + 1 PROPOSED TREE; SPRING STREET: 1 EXISTING TREE + 2 PROPOSED TREES
- 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
2	ARMSTRONG	2-1/2"BB	ARMSTRONG FREEMAN'S MAPLE	ACER X FREEMANII 'ARMSTRONG'	50Hx15S; BRILLIANT RED FALL COLOR; NARROW, COLUMNAR
2	PIN OAK	2-1/2"BB	GREEN PILLAR PIN OAK	QUERCUS PALUSTRIS 'PINGREEN'	50Hx12S; COLUMNAR; GOOD FALL COLOR; NARROW, COLUMNAR
6	ORNAMENTAL TREES	2-1/2"BB	ADIRONDACK CRAB	MALUS 'ADIRONDACK'	16Hx10S; DISEASE RESISTANT; CHERRY-LIKE BLOSSOMS
15	EVERGREEN SHRUBS	6" B&B	SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	15Hx3-4S; DENSE, UPRIGHT; SOFT BRIGHT GREEN NEEDLES
6	ORNAMENTAL SHRUBS	24" CONT.	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	4Hx4S; WHITE FLOWERS, JULY-AUGUST;
6	LILAC	30" CONT.	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	6Hx5S; BLUE FLOWERS; DARK GREEN FOLIAGE; FULL/PART SUN
3	NINEBARK	30" CONT.	DIABLO NINEBARK	PHYSCARPUS OPULIFOLIUS 'MONLO'	8Hx8S; CREAMY-WHITE FLOWERS; PURPLISH FOLIAGE; SUNSHADE
3	VIBURNUM	30" CONT.	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5Hx5S; FRAGRANT, SPRING WHITE FLOWERS; FULL/PART SUN
9	WEIGELA	24" CONT.	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	4Hx4S; ROSE-PINK FLOWERS, MAY-JUNE; BURGUNDY-PURPLE FOLIAGE
145	PERENNIALS	6" POT	HAPPY RETURN DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	16" TALL; SPACE 16"; CANARY YELLOW FLOWER; RE-BLOOMING; FULL SUN-LIGHT SHADE
190	LIRIOP	3" POT	CREeping LILYTURF	LIRIOP SPICATA	8"-12" TALL; SPACE 12"; LILY-LIKE TURF; DRAUGHT RESISTANT; FULL SUN-LIGHT SHADE
115	SEDUM	6" POT	BLACK JACK SEDUM	SEDUM 'CARL'	14"-18" TALL; SPACE 16"; VIBRANT PINKISH-RED FLOWERS; FULL SUN-LIGHT SHADE

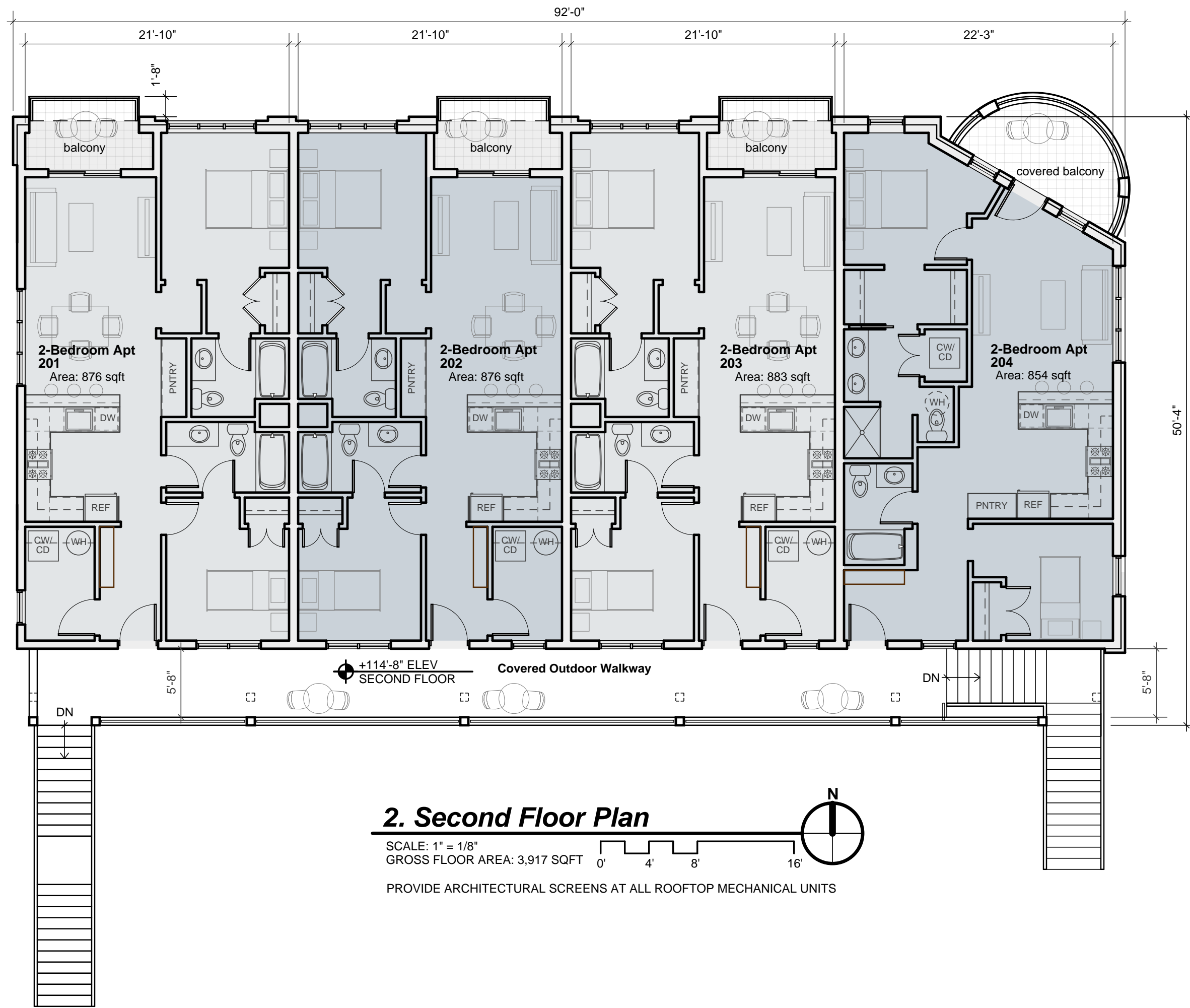
LAWN-EGS PLUS SEED MIX

29.44%	ORACLE CREEPING RED FESCUE	SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
21.28%	SOX PAN PERENNIAL RYEGRASS	HYDROSEED ALL AREAS WITH A SLURRY OF SEED,
19.44%	GALLOP PTERIANIA RYEGRASS	PULVERIZED MILK 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.

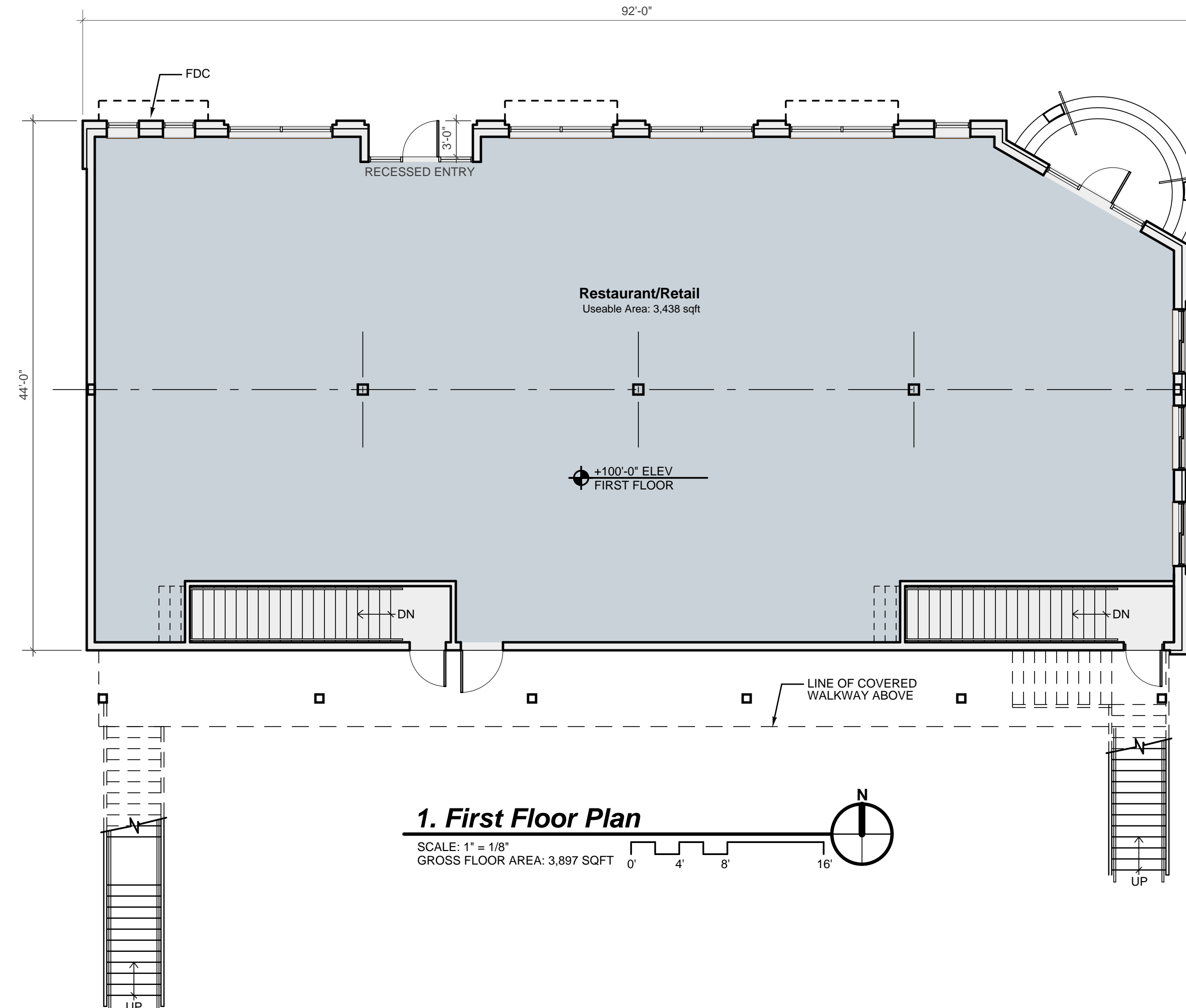


TREE PLANTING DETAIL

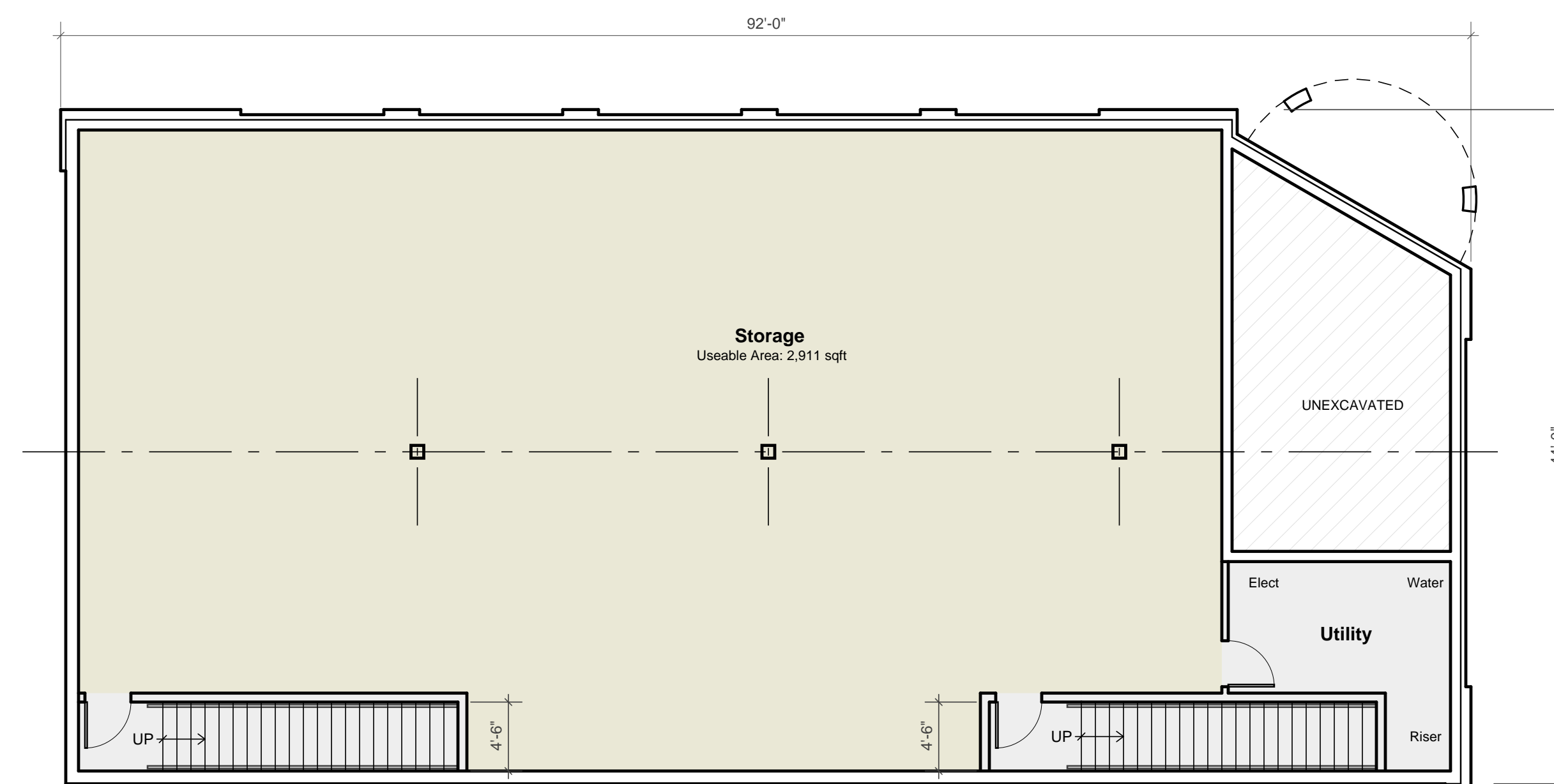
SHRUB PLANTING DETAIL



2. Second Floor Plan
 SCALE: 1" = 1/8"
 GROSS FLOOR AREA: 3,917 SQFT
 PROVIDE ARCHITECTURAL SCREENS AT ALL ROOFTOP MECHANICAL UNITS



1. First Floor Plan
 SCALE: 1" = 1/8"
 GROSS FLOOR AREA: 3,897 SQFT



0. Basement Plan
 SCALE: 1" = 1/8"
 GROSS FLOOR AREA: 3,324 SQFT

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

THORNAPPLE
 RIVER LLC
 7437 River Street SE
 Ada, MI 49301
 p. (616) 581-6868

Douglas Mixed-Use Building
 47 Center Street
 Douglas, Michigan
Floor Plans

Made in Michigan

Revisions:
 Site Plan App: 04/16/26
 Site Plan App v2: 05/04/26

Project No: 225048
 Issue Date: 05/04/26
 Reviewer: KCD
 Drawn By: KCD

A2.1

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

THORNAPPLE
RIVER LLC
7437 River Street SE
Ada, MI 49301
p. (616) 581-6868

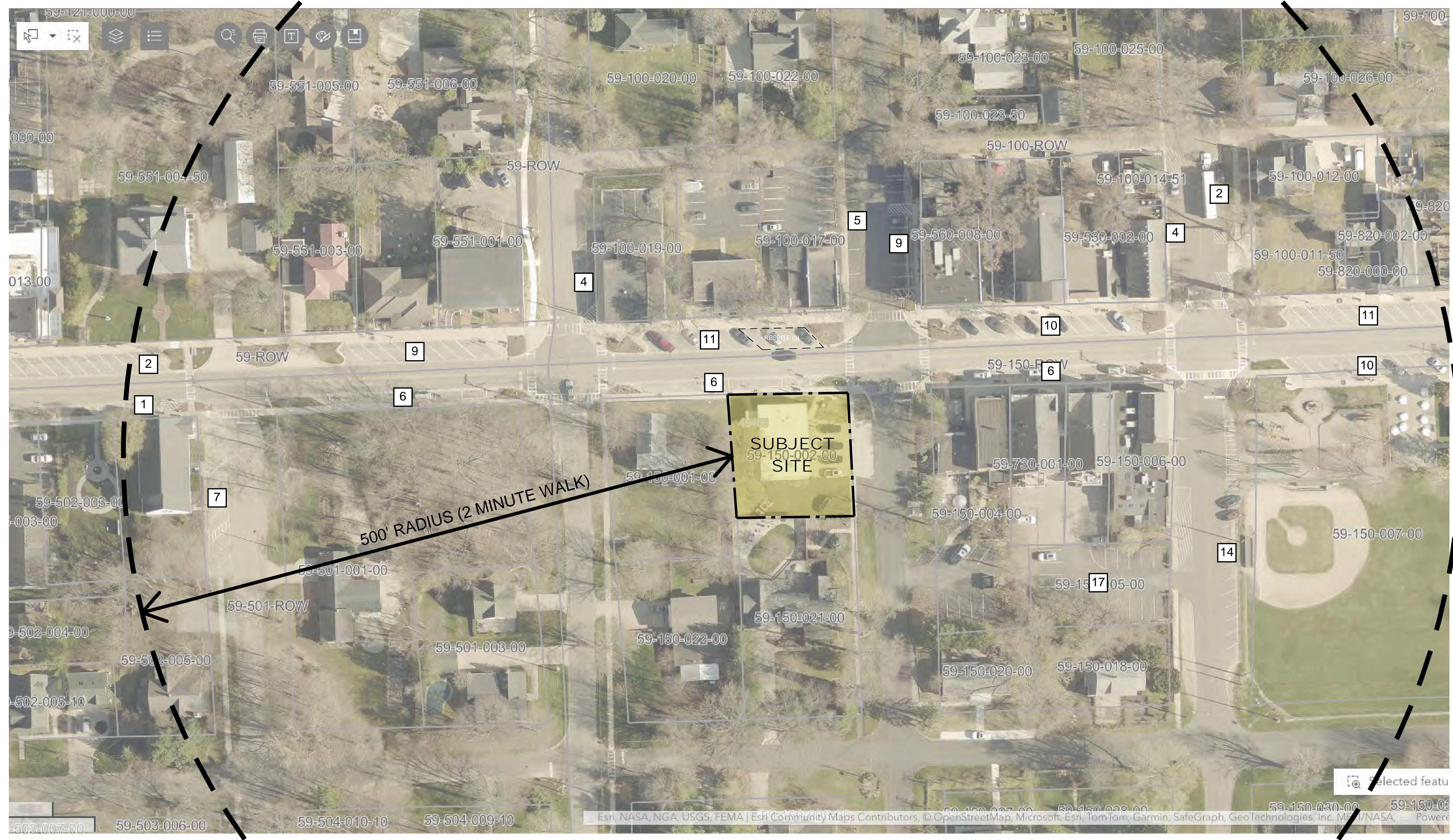
Douglas Mixed-Use Building
47 Center Street
Douglas, Michigan
Parking Audit

Made in Michigan

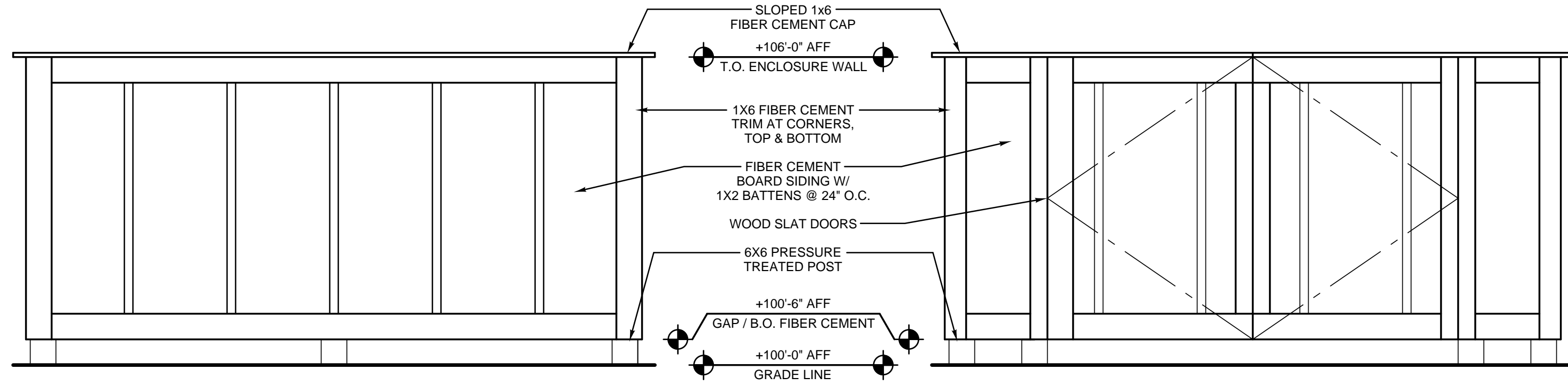
Revisions:
Site Plan App: 04/16/26
Site Plan App v2: 05/04/26

Project No: 225048
Issue Date: 05/04/26
Reviewer: KCD
Drawn By: KCD

A5.1



134 PUBLIC PARKING STALLS WITHIN 500' RADIUS (2 MINUTE WALK)



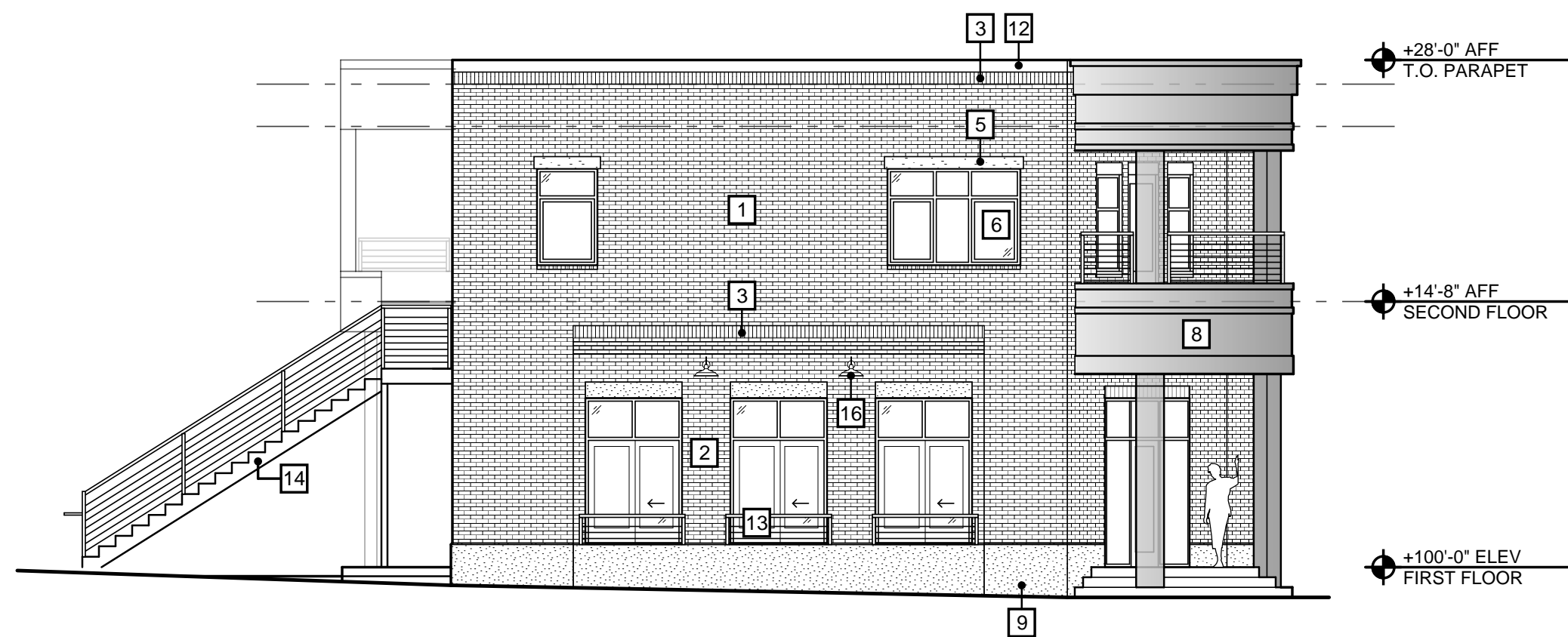
5. Dumpster Enclosure Sides & Rear Elevation

SCALE: 1/2"=1'-0"

6. Dumpster Enclosure Front Elevation

SCALE: 1/2"=1'-0"

Material Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")			
LABEL	MATERIAL	STYLE	COLOR
1	BRICK VENEER 1 - FIELD	MODULAR	RED BLEND #1
2	BRICK VENEER 2 - FIELD	MODULAR	RED BLEND #2
3	BRICK VENEER 3 - DETAIL	MODULAR	RED BLEND #3
4	BRICK VENEER 4 - DETAIL	MODULAR	RED BLEND #4
5	PRECAST CONCRETE	SMOOTH	NATURAL
6	ALUM. CLAD WOOD WINDOWS	TBD	SLATE
7	ALUM. STOREFRONT SYSTEM	2" X 4 1/2" FRAME	SLATE
8	EXT INSULATION FINISH SYSTEM (EIFS)	8 X 8 X 4, INSULATED	OFF-WHITE
9	ARCHITECTURAL PRECAST CLADDING	SMOOTH	NATURAL
10	PREFAB METAL AWNING	TBD	SLATE
11	FLAT METAL BALCONY W/ RAILING	TBD	BLACK
12	PREFIN METAL PARAPET CAP	CUSTOM PROFILE	GRAY
13	METAL RAILING	TBD	GRAY
14	PRESSURE TREATED WOOD STAIR	TBD	NATURAL
15	STEEL FRAME STRUCTURE	TBD	TBD
16	EXTERIOR LIGHT FIXTURES	TBD	BLACK
17	COMPOSITE TRIM	TBD	SLATE
18	FIBER-CEMENT LAP SIDING 1	5" EXPOSURE	GRAY
19	FIBER-CEMENT LAP SIDING 2	7" EXPOSURE	GRAY
20	EXPOSED CONCRETE FOUNDATION	SANDBLAST SMOOTH	NATURAL



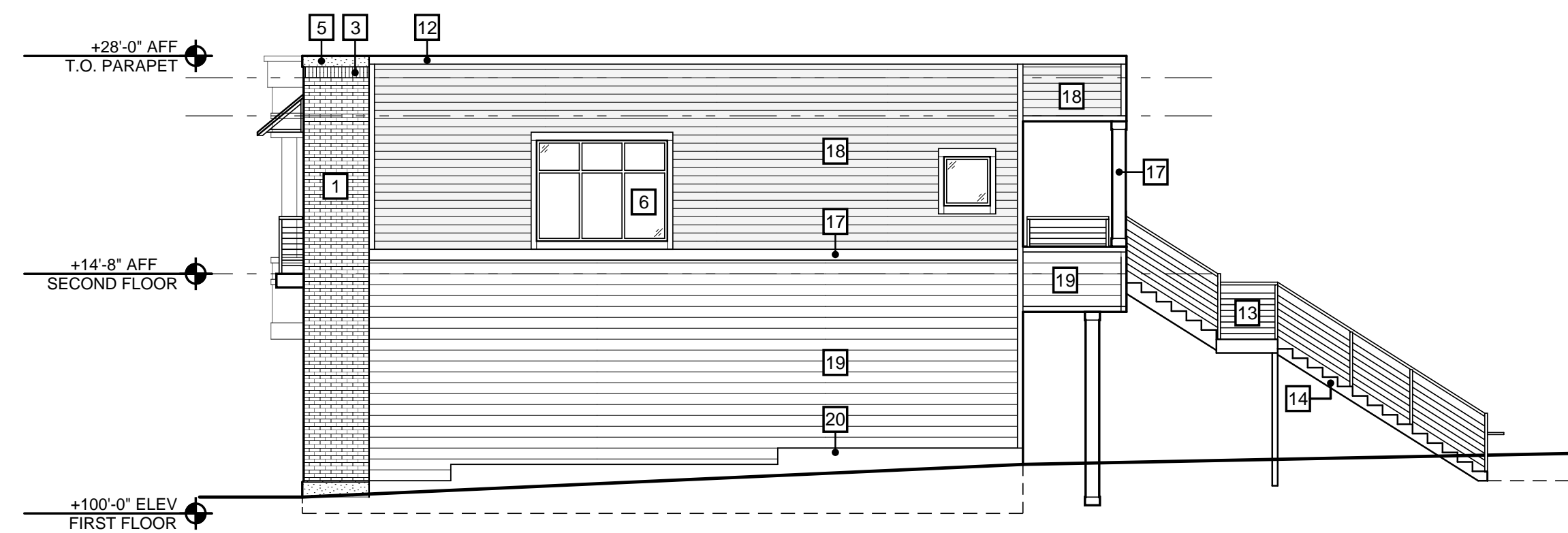
2. East Elevation

SCALE: 1"=1/8"



1. North Elevation

SCALE: 1"=1/8"



4. West Elevation

SCALE: 1"=1/8"



3. South Elevation

SCALE: 1"=1/8"

Douglas Mixed-Use Building
47 Center Street
Douglas, Michigan
Floor Plans



Revisions:
Site Plan App: 04/16/26
Site Plan App v2: 05/04/26

Project No: 225048
Issue Date: 05/04/26
Reviewer: KCD
Drawn By: KCD

A4.1



1. Street View (North)



3. Rear View (Southeast)



2. Corner View (Northeast)

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

THORNAPPLE
RIVER LLC
7437 River Street SE
Ada, MI 49301
p. (616) 581-6868

Douglas Mixed-Use Building
47 Center Street
Douglas, Michigan
Building Renderings

Made in Michigan

Revisions:
Site Plan App: 04/16/26
Site Plan App v2: 05/04/26

Project No: 225048
Issue Date: 05/04/26
Reviewer: KCD
Drawn By: KCD

A3.1

MEMORANDUM

To: City of the Village of Douglas Planning Commission
Date: May 7, 2026
From: Tricia Anderson, AICP
RE: **Zoning Ordinance Update**

The Planning Commission is aware that the Planning & Zoning Administrator, the consultant team, and the steering committee has been diligently working on updates to the Zoning Ordinance over the past year. The project began with an audit of the current Zoning Ordinance, which provided observations and recommendations for revisions. The acceptance of the recommendations by the steering committee allowed us to create the Annotated Outline, which is an overview that provides an “at a glance” view of the organizational changes, such as moving content, adding new content, and recommended changes to content. It also provides a cross reference between the current Zoning Ordinance and the new Zoning Ordinance. Then we created a structural outline, which is essentially a document that contains all the article numbers, headings, and sub-headings. This structural outline is included in your packet.

After these organizational steps were completed, we began working on the actual revisions to language and headings within the Zoning Ordinance. The foundational component of any zoning ordinance is land use – terminology, definitions, places where land uses are permitted, dimensional requirements, and procedures for allowing such land use – are all factors that the rest of the provisions in the ordinance are hinged upon. The zoning district articles (Articles 4-14A) contain this foundational content and they are presented to the Planning Commission in draft form for comments, questions, discussion, and recommendations.

- A. **Significant Changes.** The following is a summary of the significant changes that were made to the zoning district articles (Articles 4-14A):
1. Each intent and purpose statement was revised to include language describing the character that each are intended to achieve and also used as a place to link the future land use designations in the Master Plan to zoning.
 2. Consistency was created in each district article to include five headings: Purpose and Intent, Uses Permitted by Right, Uses Permitted by Special Land Use, Dimensional Regulations, and Additional Regulations.
 3. Specific regulations for parking, performance standards, lighting, landscaping, design standards, etc. that are covered elsewhere in the Ordinance have been removed. The new section, “Additional Regulations”, points to other articles and section numbers where this information located.

4. New articles were added to create zoning districts that are identified in the implementation matrix in the Master Plan. These new districts are as follows:
 - a. Article 11A: C-2A Blue Star Small Business District
 - b. Article 12: C-3 West Center Commercial District
 - c. Article 13: C-4 Harbor Commercial District
 - d. Article 14A: OSP Open Space Preservation District
5. Zoning district names were revised for some districts:
 - a. R-1 Suburban Residential → R-1 Low-Density Residential
 - b. R-2 Residential → R-2 Moderate Density Residential
 - c. R-3 Neighborhood Conservation → R-3 Urban Residential
 - d. R-4 Harbor Residential → R-4 Waterfront Residential
 - e. R-5 Multiple Family → R-5 Residential Mix
 - f. R-6 Mobile Home Park → R-6 Manufactured Home Park
 - g. C-1 Village Commercial → C-1 City Center
 - h. C-2 General Commercial → C-2 Blue Star South Commercial
6. Graphics were drafted for each zoning district to depict the dimensional requirements.
7. Land use terminology was cleaned up for modernization, consistency, and accuracy throughout. Associated definitions were updated in Article 2, Definitions (not included in this packet).
8. Permitted land uses and dimensions were adjusted in some districts to reflect the desired character in each district, including:
 - a. Districts that contain waterfront property contain requirements for tiered side yard setbacks (setback increases with height) for view preservation.
 - b. ADUs are permitted by right in all residential districts that permit single family homes.
 - c. Uses, such as family childcare home, adult foster care family home, public and private schools, were moved to uses permitted by right (if listed as permitted by SLU) to create compliance with the Zoning Enabling Act (Act 110 of 2006).
 - d. Some uses were broken into large and small-scale (such as restaurants, retail, personal service establishments, etc.) so that desired character can be achieved by prohibiting large-scale commercial uses in areas such as City Center, Blue Star Small Business, and West Center Commercial districts.

- e. Removed more intense commercial uses from the areas where commercial uses are desired in small scale.
- f. Included additional housing forms to be permitted in residential districts, per the recommendations in the Master Plan. For example, a duplex dwelling is permitted by special land use in the R-1 district, as well as the conversion of a single-family to a duplex.
- g. Maximum residential densities were added to each dimensional table for each residential or mixed-use zoning district.

B. Table of Land Uses. Once the district articles were drafted, we were able to update the land use table, which provides a quick reference of the uses that are permitted by right and by special land use in each zoning district. The current and proposed land use tables are provided for your comparison.

C. Next Steps.

- a. At the upcoming meeting, the Planning Commission is asked to review and discuss the zoning district articles and land use table and provide comments to the Steering Committee.
- b. The Steering Committee will continue to work on making draft revisions to content and will periodically bring articles to the Planning Commission for input. Article 16, General Provisions has been drafted, and the steering committee will begin work on Article 15, Nonconformities, Article 28, Administration and Enforcement, and Article 29, Zoning Board of Appeals.
- c. As noted on page 1 of this memorandum, the hard work is in the district articles where the foundational components of the Zoning Ordinance reside. When these provisions are ironed out into a draft based on consensus, it paves the way for the remainder of the provisions and regulations to be drafted with relative ease.

Please feel free to reach out with any questions!

Current Table of Land Uses

Item 5B.

Section 3.11 Table of Land Uses									
Uses Permitted by Right and Special Land Uses									
(R=Use by Right; S=Special Land Use)									
USE	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	L-1
Accessory Use, when accessory to a permitted use	R	R	R	R	R	R	R	R	R
Adult Day Care Facility				S	S			S	
Adult Foster Care Facility				S	S				
Amusement Center								S	
Animal Grooming							S	R	R
Antique Stores							R	R	
Art Gallery							R		
Automobile/Boat Sales								R	
Automobile Service and Minor Repair Station								S	R
Automobile Service and Major Repair Station								S	R
Bed and Breakfast		S	S	S	S				
Buildings assoc. w/ public facilities	S	S	S	S	S	S			
Cemetery/Mausoleum	S	S	S	S	S	S			
Child Care Center				S	S			S	
Communication Tower								S	S
Conservation Area, Public or Private	R	R							
Contractor's Establishment									R
Convalescent or Nursing Home				S	S	S	S	S	
Day Care, Group (7-12 clients)									
Distribution Center									R
Drive-in Establishment								S	
Drive-through Establishment								S	
Dry Cleaning Establishment								R	
Dwelling, One Family	R	R	R	R	R				
Dwelling, Two-Family			R	R	R				
Dwelling, Multiple-Family				S	R				
Essential Public Services	R	R	R	R	R	R	R	R	R
Family Day Care Home	R	R	R	R	R	R			
Farm Implement Dealer									R

USE	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	L-1
Farm Market							R	S	
Freight Yards/Truck Terminal									R
Funeral Home								R	
Gas Station								R	
Golf Course/Country Club	S	S							
Greenhouse								S	R
Ground floor residential	R	R	R	R	R	R	S		
Health Spa								R	
Home Occupation, Major	S	S	S	S					
Home Occupation, Minor	R	R	R						
Hotel/Motel								S	
Junkyard/ Auto Salvage									S
Kennel								S	R
Laboratories									R
Laundry Establishment								R	
Library							R	R	
Manufacturing, Compounding, Processing and/or Assembly									R
Marina				S					
Marina, Minor			S						
Medical/Dental Office								R	
Mini Storage									S
Medical Marijuana Growing Operation								S	S
Mobile Home Park						R			
Motel/Hotel								S	
Movie Theater							S	R	R
Museum							R		
Neighborhood Parks	R	R	R	R	R	R	R	R	R
Nursery, Plant Materials								R	
Office Building							R	R	
Open Air Business								S	
Outdoor Public Recreation	R	R	R	R	R	R	R	R	
Personal Service Establishment							R	R	
Place of Public Assembly, Small	S	S		S				S	R
Place of Public Assembly, Large					S	S	S	S	R
Private Recreation Facilities							S	S	
Professional Service Establishment				S			R	R	
Recreation Facility, Commercial								S	R

USE	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	L-1
Research and Development									R
Residential Use of Accessory Building			S	S	S				
Residential Above Retail or Office							R	R	
Residential, Ground Floor							S		
Restaurant							R	R	
Retail Business or Retail Sales							R	R	
School	S	S	S	S	S				
Service Establishment Accessory to a Principal Use									R
Sexually Oriented Business								S	S
Showroom							R	R	R
Studio for Performing/Visual Arts				S			R	R	
Tattoo or Piercing Parlor								S	S
Trade and Industrial School									R
Urgent Care Facility								R	R
Vehicle Wash Facility								S	R
Veterinary Clinic								S	R
Warehouse									R
Wholesale Facility									R
Wind Energy Conversion System	R	R	R	R	R	R	R	R	R

Zoning Ordinance Update – Structural Outline

williams&works

Heading (Article X)

Section heading

Section subheading

Body

- A. List level 1
 - 1. List Level 2
 - a. List level 3
 - (1) List level 4
 - (a) List level 5
 - (i) List level 6
- B. List level 1
 - 1. List level 2
 - a. List level 3
 - (1) List level 4

Article 1: Title, Purpose, Scope, and Legal Basis

Section 1.01 Title

Section 1.02 Purpose and Scope

Section 1.03 Legal Basis

Article 2: Definitions

Section 2.01 Construction of Language

Section 2.02 "A"

Section 2.03 "B"

Section 2.04 "C"

Section 2.05 "D"

Section 2.06 "E"

Section 2.07 "F"

Section 2.08 "G"

Section 2.09 "H"

Section 2.10 "I"

Section 2.11 "J"

Section 2.12 "K"

Section 2.13 "L"

Section 2.14 "M"

Section 2.15 "N"

Section 2.16 "O"

Section 2.17 "P"

Section 2.18 "Q"

Section 2.19 "R"

Section 2.20 "S"

Section 2.21 "T"

Section 2.22 "U"

Section 2.23 "V"

Section 2.24 "W"

Section 2.25 "X"

Section 2.26 "Y"

Section 2.27 "Z"

Article 3: Zoning Districts and Map

Section 3.01 Establishment of Zoning Districts

Section 3.02 Zoning Map and District Boundaries

Section 3.03 RESERVED
 Section 3.04 Interpretation of District Boundaries
 Section 3.05 Scope of Regulation
 Section 3.06 Zoning of Vacated Areas
 Section 3.07 RESERVED
 Section 3.08 Conflicting Regulations
 Section 3.09 Categories Within Zone
 Section 3.10 Prior Approvals
 Section 3.11 Schedule of Regulations [table of dimensional regulations]
 Section 3.12 Table of Permitted Land Uses [table of uses permitted by right and by SLU for each district]

Article 4: R-1 Low-Density Residential District

Section 4.01 Intent and Purpose
 Section 4.02 Uses Permitted By Right
 Section 4.03 Uses Permitted by Special Land Use
 Section 4.04 Dimensional Regulations
 Section 4.05 Additional Regulations

Article 5: R-2 Moderate-Density Residential District

Section 5.01 Intent and Purpose
 Section 5.02 Uses Permitted by Right
 Section 5.03 Uses Permitted by Special land use
 Section 5.04 Dimensional Regulations
 Section 5.05 Additional regulations

Article 6: R-3 Urban Residential District

Section 6.01 Intent and Purpose
 Section 6.02 Uses Permitted by Right
 Section 6.03 Uses Permitted by Special Land Use
 Section 6.04 Dimensional Regulations
 Section 6.05 Additional Regulations

Article 7: R-4 Waterfront Residential District

Section 7.01 Intent and Purpose
Section 7.02 Uses Permitted By Right
Section 7.03 Uses permitted by Special Land Use
Section 7.04 Dimensional Regulations
Section 7.05 Additional Regulations

Article 8: R-5 Residential Mix District

Section 8.01 Intent and Purpose
Section 8.02 Uses Permitted by Right
Section 8.03, Uses Permitted by right
Section 8.04 Dimensional Regulations
Section 8.05 Additional Regulations

Article 9: R-6 Manufactured Home Park District

Section 9.01 Intent and Purpose
Section 9.02 Uses Permitted by Right
Section 9.03 Uses Permitted by Special Land Use
Section 9.04 Dimensional Regulations
Section 9.05 Additional Regulations

Article 10: C-1 Village Center District

Section 10.01 Intent and Purpose
Section 10.02 Uses Permitted By Right
Section 10.03 Uses Permitted by Special Land Use
Section 10.04 Dimensional Regulations
Section 10.05 Additional Regulations

Article 11: C-2 Blue Star South Commercial District

Section 11.01 Purpose and Intent
Section 11.02 Uses Permitted by Right and SLU in C-2
Section 11.03 Uses Permitted by Right and SLU in C-2A
Section 11.04 Dimensional Regulations for C-2
Section 11.05 Dimensional Regulations for C-2A
Section 11.06 Additional Regulations

Article 11a: C-2A Blue Star Small Business District

Article 12: C-3 West Center Commercial District

- Section 12.01 Purpose and Intent
- Section 12.02 Uses Permitted by Right
- Section 12.03 Uses Permitted by Special Land Use
- Section 12.04 Dimensional Regulations
- Section 12.05 Additional Regulations

Article 13: C-4 Harbor Commercial

- Section 13.01 Purpose and Intent
- Section 13.02 Uses Permitted by Right
- Section 13.03 Uses Permitted by Special Land Use
- Section 13.04 Dimensional Regulations
- Section 13.05 Additional Regulations

Article 14: LI Light Industrial District

- Section 14.01 Purpose and Intent
- Section 14.02 Uses Permitted by Right
- Section 14.03 Uses Permitted by Special Land Use
- Section 14.04 Dimensional Regulations
- Section 14.05 Additional Regulations

Article 14A: OSP Open Space Preservation District

- Section 14A.01 Purpose and Intent
- Section 14A.02 Uses Permitted by Right
- Section 14A.03 Uses Permitted by Special Land Use
- Section 14A.04 Dimensional Regulations
- Section 14A.05 Additional Regulations

Article 15: Nonconforming Lots, Uses, and Structures

- Section 15.01 Intent and Purpose
- Section 15.02 Nonconforming Lots
- Section 15.03 Nonconforming Use of Land
- Section 15.04 Nonconforming Structures
- Section 15.05 Repairs and Maintenance
- Section 15.06 Change of Tenancy or Ownership
- Section 15.07 District Changes
- Section 15.08 Variances
- Section 15.09 Illegal Nonconforming Uses
- Section 15.10 Abandonment of Nonconforming Uses

Article 16: General Provisions

- Section 16.01 Intent and Purpose
- Section 16.02 RESERVED
- Section 16.03 Fencing and Walls
- Section 16.04 Minor Home Occupation
- Section 16.05 Zoning of Annexed Lands
- Section 16.06 Principal Building and Use
- Section 16.07 Moving Buildings
- Section 16.08 Permitted Dimensional Exceptions
- Section 16.09 Recreational Vehicle Parking
- Section 16.10 Flag Poles
- Section 16.11 Temporary Work Barges
- Section 16.12 Essential Public Services
- Section 16.13 Accessory Structures
- Section 16.14 Temporary Uses
- Section 16.15 Temporary Housing Permits
- Section 16.16 Swimming Pools
- Section 16.18 Keeping of Animals
- Section 16.19 Maintenance of Junk Prohibited
- Section 16.20 View Preservation
- Section 16.21 Parking of Commercial Vehicles in Residential Districts
- Section 16.22 Accessory Dwelling Units
- Section 16.23 RESERVED
- Section 16.24 RESERVED
- Section 16.25 Single Family Dwelling Standards

- Section 16.26 RESERVED
- Section 16.27 RESERVED
- Section 16.28 RESERVED
- Section 16.29 Neighborhood Parks
- Section 16.30. Keyholing
- Section 16.31. Clear Vision Corners
- Section 16.32. Wind Energy Conversion System
- Section 16.33. Short-term Rental Units

Article 17: RESERVED Article 18: Land Divisions and Plat, Condo, Multi-Family, and Mixed-Use Development Standards

- Section 18.01 Intent and Purpose
- Section 18.02 General Provisions
- Section 18.03 Metes and Bounds Land Divisions
- Section 18.04 Platted Subdivisions
- Section 18.05 Site Condominiums
- Section 18.06 Traditional Condominiums
- Section 18.07 Multi-family developments
 - Section 18.07.A. Design Standards for 3-4 unit attached dwellings
 - Section 18.07.B. Design Standards for 5+ Unit attached dwellings
 - Section 18.07.C. Design Standards for [other types of multifamily buildings]

Section 18.08 Mixed-Use developments

Article 19: RESERVED

Article 20: Stormwater, Utilities, and Environmental Protection Standards

Section 20.01 Intent and Purpose
Section 20.02 General Provisions
Section 20.03 Tree Protection and Preservation
Section 20.04 Shoreline Protection
Section 20.05 Stormwater Management Standards
Section 20.06 Utilities
Section 20.07 Penalties

Article 21: Site Development Standards

Section 21.01 Purpose and Intent
Section 21.02 General Provisions
Section 21.03 Site Plan Review
Section 21.04 Performance Standards
Section 21.05 Off-Street Parking and Loading
 Section X Parking in the C-1, Village Commercial Dist.
Section 21.06 Landscaping and Buffering
Section 21.07 Lighting
Section 21.08 Access and Roads
Section 21.09 Design Standards for non-residential structures

Article 22: Signs

Section 22.01 Applicability
Section 22.02 Intent
Section 22.03 Definitions
Section 22.04 Sign Permit Procedures
Section 22.05 General Provisions for Signs in All Districts
Section 22.06 Prohibitions

Section 22.07 Signs in Residential Districts
 Section 22.08 Signs in Commercial Districts
 Section 22.09 Billboards
 Section 22.10 Nonconforming Signs

Article 23: RESERVED

Article 24: RESERVED

Article 25: RESERVED

Article 26: Special Land use Standards

Section 26.01	Intent and Purpose
Section 26.01	Procedures
Section 26.02	Standards
Section 26.03	Decision Following Public Hearing
Section 26.04	Conditions
Section 26.05	Performance Guarantees
Section 26.06	Amendments to Special Use Permits
Section 26.07	Limitations on Validity of Permit
Section 26.08	No Right of Appeal
Section 26.09	Inspection
Section 26.10	Revocation for Violations
Section 26.11	Reapplication
Section 26.12	Adult Foster Care and Child Foster Family Facility
Section 26.13	Amusement Centers (Arcade)
Section 26.14	Animal Grooming
Section 26.15	Automobile Service and Major/Minor Repair Stations
Section 26.16	Bed and Breakfast
Section 26.17	RESERVED
Section 26.18	Cemeteries and/or Mausoleums
Section 26.19	Child Care Center and Adult Day Care Facility
Section 26.20	Commercial Recreation Facility
Section 26.21	Communication Towers
Section 26.22	Convalescent or Nursing Homes
Section 26.23	Drive-in/Drive-Through Establishments
Section 26.24	Ground Floor Residential
Section 26.25	Farm Markets

Section 26.26	Golf Courses and Country Clubs
Section 26.27	Greenhouses
Section 26.28	Home Occupation, Major
Section 26.29	Junk Yards/Auto Salvage
Section 26.30	Kennels - include min lot size for R-2
Section 26.31	Marinas and Minor Marina
Section 26.32	Marine Hardware Sales and Service/Marine Storage
Section 26.33	Mini Storage Facilities
Section 26.34	Motels/Hotels
Section 26.35	Movie Theater
Section 26.36	Multiple Family Development
Section 26.37	Open Air Businesses
Section 26.38	Place of Public Assembly
Section 26.39	Private Recreational Facilities
Section 26.40	Professional Service Establishment
Section 26.41	Public Facilities, Buildings Associated
Section 26.42	Accessory Dwelling Units
Section 26.43	Schools
Section 26.44	Adult Uses
Section 26.45	Short-term Rental Units
Section 26.46	Studio for the Performing/Visual arts
Section 26.47	Tattoo or Piercing Parlor
Section 26.48	Vehicle Wash Facilities
Section 26.49	Veterinary Clinics
Section 26.50	RESERVED

Section 27: Planned Unit Developments

Section 27.01	Intent and Purpose
Section 27.02	PUD is a Separate District
Section 27.03	Eligibility Criteria
Section 27.04	Project Design Standards
Section 27.05	Procedures and Requirements
Section 27.06	Standards of Approval
Section 27.07	Conditions on Approval
Section 27.08	Phasing of Construction of PUD
Section 27.09	Effect of Approval
Section 27.10	Expiration of PUD Approval
Section 27.11	Performance Guarantee
Section 27.12	Amendment of a PUD

Article 28: Administration, Enforcement, and Amendments

- Section 28.01 Intent and Purpose
- Section 28.02 Duties of the Zoning Administrator
- Section 28.03 Zoning Permits
- Section 28.04 Fees, Financial Guarantees and Escrow Accounts
- Section 28.05 Public Hearing Notice Requirements
- Section 28.06 Amendments
- Section 28.07 Enforcement and Penalties

Article 29: Zoning Board of Appeals

- Section 29.01 Intent and Purpose
- Section 29.02 Creation and Membership
- Section 29.03 Organization
- Section 29.04 Jurisdiction
- Section 29.05 Variances
- Section 29.06 Conditions of Approval
- Section 29.07 Other Variance Circumstances
- Section 29.08 Procedure
- Section 29.09 Review by Circuit Court

Article 30: Interpretation, Severability, Vested Rights, and Effective Date

- Section 30.01 Interpretation and Conflicts
- Section 30.02 Severance Clause
- Section 30.03 Vested Right
- Section 30.04 Repeal
- Section 30.05 Effective Date

Article 31: Record of Adoption