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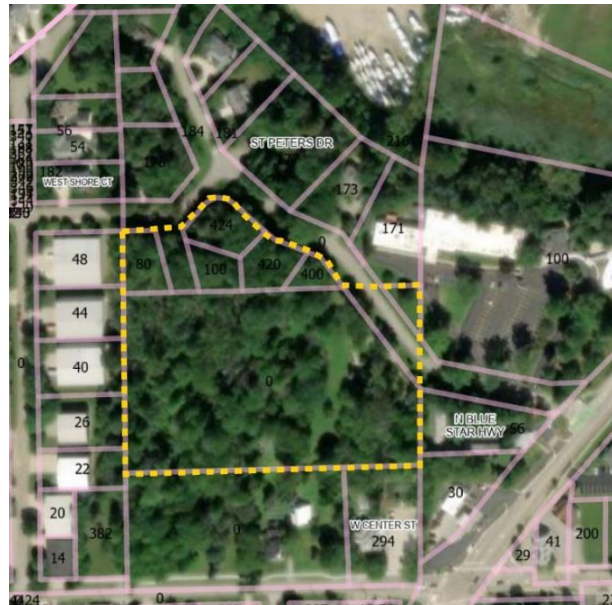
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MEMORANDUM

To: City of The Village of Douglas City Council
Date: February 1, 2024
From: Tricia Anderson, AICP
RE: Centre Collective - Final Site Condominium Review

Mr. Jeff Kerr, of Kerr Real Estate has applied for final site condominium review by the City Council for a residential site condominium that, if approved, would consist of 19 single-family condominium units. The project site is generally located on the west side of St. Peters Drive at Westshore Street. The current zoning of the subject site is R-4, Harbor Residential, which allows single-family homes by right. The following improvements are proposed as part of the oval project:

- 19 single-family condo units ranging from 7,920 square to 11,681 square feet in area
- Public street connecting St. Peters Drive and ending in a cul-de-sac containing a landscaped island.
- Sidewalks along the frontage of St. Peters, on both sides of internal streets, and a pedestrian path along the frontage of Westshore Street.
- Street trees, located on individual units (outside the ROW) to avoid potential root system conflict with utility infrastructure.
- Stormwater management facilities and infrastructure in the northwest corner of the site.
- Public water and sanitary sewer.



LAND USE TABLE		
TOTAL LAND AREA	7.16	ACRES
STM WATER DETENTION / STEEP SLOPES	1.53	ACRES
OPEN SPACE	0.65	ACRES
PUBLIC R.O.W	1.15	ACRES
SENSITIVE AREAS	0.00	ACRES
RESIDENTIAL UNITS 1-19	3.83	ACRES
BUILDABLE AREA = RES UNITS + OPEN SPACE	4.48	ACRES
UNIT DENSITY	4.24 UNITS / ACRE	

- Gazebo and elevated deck to overlook ponds.
- Gathering space, bench, and fire pit area in the southwest corner of the subject site.
- Stone dust path (confirmed to be ADA compliant per applicant) which connects the site condo to the gathering spaces in the southwest corner of the site and the mixed-use development to the south.

The purpose of this memorandum is to provide the City Council with the following information related to this proposed site condo:

1. History of the project since the initial application.
2. Background information related to the Planning Commission's review and recommendation of the preliminary condo plan and associated conditions.
3. Procedural information as it relates to the City Council's role in the approval process and the standards of approval for final condominium plans.
4. Our analysis of the standards for final condominium plan approval.
5. A recommendation for the February 5th City Council meeting as it relates to taking action on the request.

History and Background. The proposed site condo project has been working its way through the City's procedural steps since 2021. Since its original application date, the development plan for this residential condominium development has changed on several occasions. The following timeline demonstrates its history since the initial application submittal:

- ▷ First proposed as a Planned Unit Development (PUD) in 2021 as a mixed-use development that included frontage on Center St.
- ▷ May, 2021: The northern portion of the formerly proposed mixed-use development was rezoned from R-2 to R-4, Harbor Residential for the purpose of a by-right residential condo development.
- ▷ September 21, 2022: The preliminary residential site condo plan came before the Planning Commission, seeking site plan review and a favorable recommendation to the City Council for the approval of the final site condo plan. This item was tabled due to deficiencies in the site plan.
- ▷ December 8, 2022: The preliminary residential site condo plan returned to the Planning Commission and was given a favorable recommendation for the approval of the final site condo plan with conditions.
- ▷ May 11, 2023: The applicant reconfigured the street layout and removed the road connection to Westshore Drive. This road connection would have utilized an existing platted road right-of-way. The changes to the development plan also included a relocation of the stormwater management facilities, that were now proposed in the

platted Pleasant St. right of way. The applicant was made aware at this time, that this configuration may pose some challenges due to the right of way and the need for it to be vacated in order for the stormwater management facilities to be located there.

- ▷ Between May 11, 2023 and December 14, 2023, the applicant and his team had been working to satisfy the conditions that the Planning Commission attached to its recommendation. These items include the following:
 - Approval of stormwater management design by the Allegan County Drain Commission
 - Revising the master deed to reflect changes pointed out by the City Attorney and City Engineer
 - Revisions to the site plan to incorporate the conditions related to landscaping, fire requirements and engineering
 - Working with the City Attorney on the requirements outlined in the Land Division Act regarding the vacation of the platted roadway and replat of the St. Peters Subdivision Plat
- ▷ On December 14, 2023, the applicant returned to the Planning Commission for review of another change to the development plan that involved the addition of land area that was not previously included in the condo area and the addition of a pedestrian pathway and boardwalk along the subject site's frontage on Westshore Drive. This change, like the others, required a new recommendation from Planning Commission to the City Council, as the Zoning Ordinance requires that the final condo plan that Council reviews is essentially identical, with the exception of any changes required as conditions, as the preliminary plan that the Planning Commission made their recommendation on.

At this December 14, 2023 meeting, the Planning Commission forwarded a favorable recommendation for the approval of the final condo plan to the City Council, subject to the following conditions:

1. The applicant shall address all conditions required by the City Engineer in the memorandum dated 4/28/2023.
2. The applicant shall work with the Allegan County Drain Commission to satisfy stormwater management design standards and receive approval, prior to the City Council's review of the final condominium plan.
3. The applicant shall work with the City Engineer and DPW as it relates to the implementation of recommended improvements to the signal timing and taper lanes along St. Peters.

4. Upon approval of the final site condominium plan, the applicant shall submit a final draft of the Master Deed to be reviewed by the City Attorney prior to recordation. The Master Deed shall be recorded prior to the issuance of a zoning permit for any of the units.
5. The applicant shall construct individual homes in accordance with the MBO table shown on the approved grading and soil and sedimentation control plan dated 4/26/23.
6. The applicant shall provide the City with a recorded copy of the stormwater maintenance agreement, prior to the issuance of any zoning permits for the construction of individual units.
7. Upon approval of the final condominium plan by the City Council, the developer shall pay all fees and escrows associated with required permits related to utilities, construction plan review, and inspections.
8. Upon the City Council's approval of the final condominium plan, the developer shall work with the City Engineer to meet the minimum standards for road design, inspection, approval, and maintenance for all proposed public streets. No construction of road infrastructure is permitted until construction plans are approved by City Engineer.
9. The applicant shall take the necessary steps to petition for the vacation of the Pleasant Street Right of Way in accordance with the procedures outlined in the Land Division Act. This step is required to be completed concurrently or prior to the City Council's consideration of the final condominium plan approval, or in a manner found satisfactory by the City Attorney.
10. The applicant shall adhere to and address any and all recommendations made by the Saugatuck-Douglas Fire Department.
11. The applicant shall provide an updated ALTA survey which provides assurance that Section 24.02(2) is met, prior to the issuance of a zoning permit.
12. The applicant shall revise the landscaping plan to include the location of the proposed pedestrian pathway along Westshore Court, prior to the Council review of the final condominium plan.
13. The resolution to approve the final condominium plan shall include the requirement for the applicant to post a financial guarantee in an amount determined by the City Engineer to ensure the quality completion of the proposed pedestrian pathways along Westshore Court and St. Peters Drive.

14. The applicant shall engage a licensed structural engineer to review and approve the design details of the boardwalk and provide a copy of the report to the City, before any construction of the pathways.

15. The applicant shall bring his escrow account into good standing per the Escrow Policy adopted by the City Council in Resolution 01-2023, prior to any further review of the proposed condo development, and prior to the City Council's consideration of the final site condominium plan and proposed plat vacation of the Pleasant Street Right of Way.

16. The applicant shall draft an easement agreement for the pedestrian pathways for review by the City Attorney, prior to the City Council's consideration of the final condominium plan.

The City Council will note that the items that are highlighted are required to be addressed prior to its review of the final site condominium plan. Items highlighted in blue have been addressed in the submittal before Council:

- #2 – Drain Commission acceptance of stormwater design: The ACDC has provided a letter of approval which is included in your packet.
- #12 – Landscaping Plan: The plan set last revision dated 1/8/2024 contains the landscaping plan which depicts the proposed pedestrian pathway along Westshore Street.
- #15 – Escrow Account: As of February 1, 2024, the applicant's escrow account is in good standing.
- #16 – Draft easement agreement for pedestrian pathways: This has been submitted and reviewed by the City Attorney who made a few recommendations for revisions. Revisions were made accordingly by the applicant. While the agreement is not yet in final form, it is included in your packet.

The remaining item is #9:

The applicant shall take the necessary steps to petition for the vacation of the Pleasant Street Right of Way in accordance with the procedures outlined in the Land Division Act. This step is required to be completed concurrently or prior to the City Council's consideration of the final condominium plan approval, or in a manner found satisfactory by the City Attorney.

This condition has not been fully addressed. As stated in the condition, the procedure that must be followed to vacate the platted roadway is provided in the Land Division Act (Act 288 of 1967). The section that outlines this procedure is provided below:

560.104 Replats; requirements; vacation of original plat.

Sec. 104. A replat of all or any part of a recorded subdivision plat may not be approved or recorded unless proper court action has been taken to vacate the original plat or the specific part thereof, with the following exceptions:

(a) When all the owners of lots which are to be part of the replat agree in writing thereto and record the agreement with the register of deeds, and proof that notice to the abutting property owners has been given by certified mail and the governing body of the municipality in which the land included in the recorded plat is situated, has adopted a resolution or other legislative enactment vacating all areas dedicated to public use within the proposed replat.

(b) Assessors plats made, approved and recorded as provided for in sections 201 to 213.

(c) Urban renewal plats authorized by the governing body of a municipality, as provided in Act No. 344 of the Public Acts of 1945, as amended. Roads, streets, alleys and other public places shall be vacated in accordance with the provisions of law.

The area highlighted in pink provides for the procedure in which the City had understood the applicant was planning to follow in an effort to proceed with a replat as of the December 14, 2024 Planning Commission meeting. Thus, the condition was written with the words “concurrently or prior to” with the presumption that the applicant planned to petition the City Council with the request to vacate the Pleasant St. ROW. The condition was intended to reflect the step of the Council adopting a resolution to vacate the public use within the plat (Pleasant St. ROW) and that it *may* be done concurrently with its review of the final condominium plan.

On January 30, 2024, the City received a copy of the complaint that the applicant’s attorney indicates was filed in Allegan County Circuit Court. The document was dated January 25, 2024, and was not stamped by the Allegan County Circuit Court. The implications of the voluntary switch from the procedure highlighted in pink to the procedure outlined in a separate section of the Land Division Act (see Section 560.226 below) are detailed in the City Attorney’s memorandum, which is subject to attorney-client privilege.

560.226 Trial and hearing; order to vacate, correct, or revise recorded plat; exceptions; plat recording resulting in loss of public access to lake or stream; reservation of easement; operation and maintenance of property by state or local unit; effect of noncompliance with subsection (4); closure of road ending; proceedings.

Sec. 226. (1) Upon trial and hearing of the action, the court may order a recorded plat or any part of it to be vacated, corrected, or revised, with the following exceptions:

(a) A part of a state highway or federal aid road shall not be vacated, corrected, or revised except by the state transportation department.

(b) A part of a county road shall not be vacated, corrected, or revised except by the county road commission having jurisdiction pursuant to chapter IV of Act No. 283 of the Public Acts of 1909, being sections 224.1 to 224.32 of the Michigan Compiled Laws.

(c) A part of a street or alley under the jurisdiction of a city, village, or township and a part of any public walkway, park, or public square or any other land dedicated to the public for purposes other than pedestrian or vehicular travel shall not be vacated, corrected, or revised under this section except by both a resolution or other legislative enactment duly adopted by the governing body of the municipality and by court order. However, neither this section nor any other section shall limit or restrict the right of a municipality under sections 256 and 257 to vacate the whole or any part of a street, alley, or other land dedicated to the use of the public.

At this time, we are recommending that the City Council NOT take any action on the final site condominium plan for reasons outlined in the City Attorney's memorandum, and our summary of findings listed in a suggested motion. We have determined that the applicant's submission is complete enough for him to present the project at the upcoming Council meeting, however, the legal items that have not been addressed to the satisfaction of the City Attorney, are cause for the strong recommendation to Council to not take any action.

The remainder of this memorandum will serve the purpose of providing the Council with procedural information and our analysis of the standards of approval as outlined in Section 16.24(7) of the Zoning Ordinance as it relates to the City Council's review of the final site condominium plan.

Procedure. Article 24, Site Plan Review, Section 24.01, requires all site condominiums, condominium projects, and condominium subdivisions developed pursuant to the Condominium Act (MCLA 559.101 et seq) to meet the requirements of site plan approval. City Council does not normally review basic site plans unless site plan review requirements must be met in conjunction with a condominium development or other type of development requiring Council action. Article 16, General Provisions, provides the requirements for condominium projects. Procedures for the City staff, Planning Commission and City Council are outlined in this section. The Planning Commission makes a recommendation on the preliminary condominium plan if the site plan approval standards and the standards outlined in Section 16.24 for condominium approvals are met or can be met upon certain conditions. As noted above, the Planning Commission forwarded a *favorable* recommendation to the City Council, subject to the conditions listed. The City Council is now tasked with considering approval, approval with conditions, denial, or postponement of action on the final condominium plan.

Section 16.24(7) Standards for Condominium Approval: As you may recall, Section 16.24(7) contains the review standards that apply to the City Council's review of a final site condominium plan. The approval of the final condo plan shall not be granted unless all standards are met. These standards are below.

- a. *The plan shall satisfy the standards and requirements for site plan approval in Article 24 of this Ordinance, except that if the condominium project is proposed as a Planned Unit Development, subparagraph (b) shall apply, rather than this subparagraph (a).*

Remarks: The site plan will be approved upon completion of all conditions in the Planning Commission's recommendation.

- b. *If the condominium project is proposed as a Planned unit development, the plan shall satisfy the standards and requirements for approval in Article 27 of this Ordinance.*

Remarks: Not Applicable

- c. *The proposed common elements and maintenance provisions, use and occupancy restrictions, utility systems and streets, project layouts and design, or other aspects of the proposed project, shall comply with all requirements of the Condominium Act or other applicable laws, ordinances or regulations. The Zoning Administrator, City Planner, City Attorney, City Engineer, City Fire Chief, Kalamazoo Lake Sewer and Water Authority, Allegan County Drain Commission or other appropriate persons shall be consulted as necessary to make this determination.*

Remarks: The applicable provisions of the Land Division Act have not yet been met. Additionally, the St. Peter's Subdivision Plan contains deed restrictions which, if not properly lifted, are still in effect today. Because of this, this standard is not met at this time, as the current layout of the proposed condominium subdivision does not meet the deed restrictions related to dimensional requirements. The deed restrictions associated with this plat have been included in this packet. The City Attorney has the authority to determine the extent to which the application complies with all applicable laws.

- d. *Each condominium building shall comply with all applicable provisions of this Ordinance, including, but not limited to, minimum lot area, minimum lot width, required front, side and rear yards, and maximum building height and other minimum provisions of the applicable zone district; provided, however, that if a condominium building is located in a planned unit development under Article 27, the City Council, upon recommendation of the Planning Commission, may approve departures or modifications in the requirements stated in this subparagraph (d), under the terms of Section 27.4 of this Ordinance.*

Remarks: The proposed site condo plan meets the minimum dimensional requirements for the R-4, Harbor Residential district.

- e. *If a condominium project is proposed to have public streets, the streets shall be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for platted public streets as required by the Allegan County Road Commission.*

Remarks: The conceptual design of the public roads have been reviewed by the City Engineer and Fire Department. Further review of the full

design documents will be conducted prior to construction of the roads as a condition of final site condo approval.

- f. *Private streets may be permitted to provide access to and through a condominium project, subject to the following requirements:*
 - i. *All private streets shall comply with Section 18.02 of this ordinance.*
 - ii. *Provisions in the Master Deed and Bylaws shall obligate the developer and/or owner's association to ensure that all the private streets are regularly maintained, repaired, and snowplowed so as to assure that they are safe for travel at all times. The Master Deed and/or Bylaws shall also include a provision indemnifying and holding the City harmless from any and all claims for personal injury and for property damage arising out of the failure to properly construct, maintain, repair, and replace the private streets.*

Remarks: Not applicable.

- g. *Each unit in the condominium project shall be provided with public utility services in accordance with City requirements.*

Remarks: The final condo plan meets this standard. Further review of utility design and proposed connections will be conducted prior to the installation of utilities as a condition of final site condo approval.

Recommendation. At the February 5, 2024 meeting, the applicant will present the project to the City Council. Careful consideration should be given to public comments, applicant comments, and the information presented in this memorandum and the City Attorney's memorandum. We again state that our strong recommendation to the City Council at this time is to take no action. We anticipate progress with the legal process related to the plat vacation. The City Council's consideration of the approval of the final condominium plan is the applicant's last stop for approval from the City's public bodies. Thus, we want to emphasize the importance of all the boxes being checked at this stage of review.

Our findings for the recommendation to table the item are below, and also listed in a suggested motion for Council's reference:

1. The applicant proposes stormwater management facilities in an area known as the Pleasant Street ROW, which is a platted roadway (or paper street) within the Saint Peters Subdivision Plat, that he does not have ownership of at this time.

2. The portion of the subject condo property that consists of platted parcels, are currently subject to restrictive covenants relative to dimensional requirements such as lot size and setbacks that were established when the Saint Peters Subdivision was platted in 1963, that the proposed site condominium development does not meet. The applicant does not have sole authority to lift the deed restrictions without following the process outlined in the Land Division Act.
3. The applicant *appears* to be taking steps to resolve the legal issues associated with vacating the Pleasant St. ROW and the amendment to the Saint Peters Subdivision Plat, however, the City does not have reasonable assurance at this time that there would be no objections to the vacation of the Pleasant Street ROW by the other plat owners who would be named in the lawsuit if filed.
4. Additional reasons stated in the City Attorney's memorandum to the City Council dated January 31, 2024.

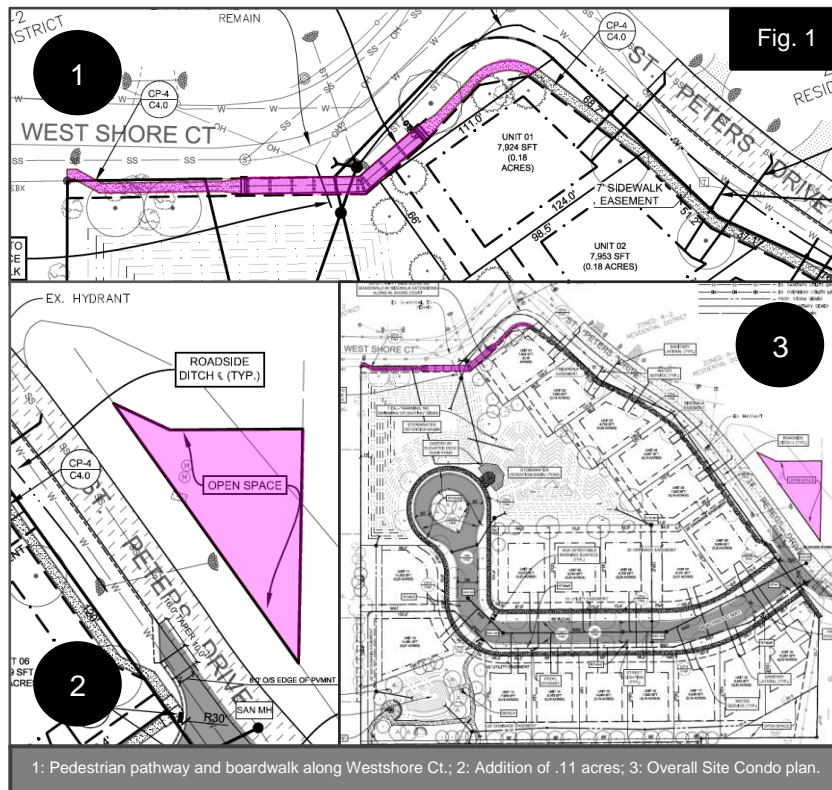
As always, please feel free to reach out with any questions.

MEMORANDUM

To: City of The Village of Douglas Planning Commission
Date: December 1, 2023
From: Tricia Anderson, AICP
RE: **Centre Collective Preliminary Site Condominium Review – Boardwalk and Land Area Addition**

Mr. Jeff Kerr of Kerr Real Estate has submitted an application for review of some proposed changes to the preliminary condominium plan for a 19-unit single-family residential site condominium development on the northern 6.9 acres of 324 West Center Street. The site is generally located at the corner of St. Peters Drive and Westshore Drive. The current zoning of the subject site is R-4, Harbor Residential, which allows single-family homes by right. Proposed changes include the addition of a pedestrian pathway and boardwalk along the frontage of the subject parcel on Westshore Drive along with an added 0.11 acres (4,791.6 square feet) of land that was previously not included in the condo area (see Figure 1).

Background. The Planning Commission may recall that the subject property is comprised of several different parcels, with the five northernmost parcels and Pleasant Street right of way



being within the St. Peters Subdivision. This was brought to the Planning Commission's attention at the May 11th, 2023 meeting when the Commission considered the recommendation for a new configuration of the proposed condo as it relates to the road layout. The applicant modified the plan to remove the access point from Westshore Court, and have only one access point on St. Peters. The applicant also shifted the stormwater management plan and moved the majority of the storm detention to the area where the road was previously planned to connect the condo

to Westshore Ct. The Planning Commission may also recall that placing the stormwater infrastructure in a platted right of way would complicate things a bit, however, the steps to vacate the right of way were manageable, albeit somewhat cumbersome.

The Planning Commission made a favorable conditional recommendation to the City Council on May 11, 2023, for the approval of the Centre Collective residential site condominium plan, however, the applicant has not yet received final approval by the City Council. During the time following the May 11 Planning Commission meeting, the applicant has been taking steps to complete the conditions that were required prior to the City Council's consideration of the final site condo plan.

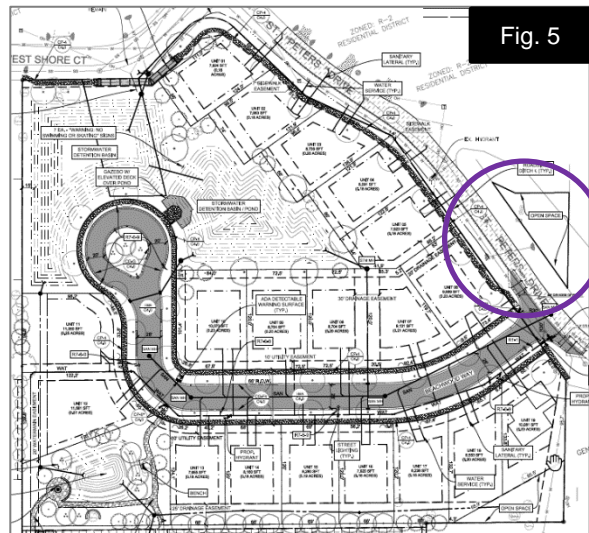
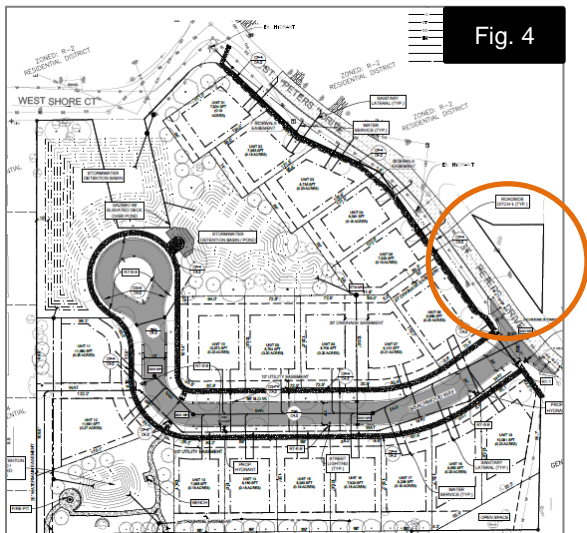
Procedure. As noted above, the applicant is proposing to add land area to the condo area and add substantial improvements not shown on the previous condo plan. Section 16.24(6)(b) indicates that when the City Council considers the final condo plan, it must be essentially identical to the preliminary condo plan which the Planning Commission based their recommendation on.

16.24(6) Review and approval of Final Plans by City Council. (b) The final condominium project plan submitted by the applicant shall incorporate all of the recommendations, if any, made by the Planning Commission based on its prior review of the preliminary plan. If any of the Planning Commission's recommendations are not incorporated in the final plan, the applicant shall clearly specify in writing which recommendations have not been incorporated and the reasons why those recommendations have not been incorporated. Except for changes made to the plan as necessary to incorporate the recommendations of the Planning Commission, the final plan shall otherwise be identical to the preliminary plan which was reviewed by the Planning Commission.

Because the land areas and proposed improvements were not previously represented in the plan that was recommended on May 11, 2023, procedurally, the Planning Commission must consider replacing the previous recommendation with a new recommendation based on the plan that shows the added land area and improvements.

The question has been asked regarding Section 16.24(11), Revisions of Approved Final Condominium Project Plan, and the categories of "major, minor and exempt changes", and why this section does not apply to the current situation. Simply put, the condominium project plan had not yet had any final approvals – only preliminary. This section applies to the procedure for plans that have previously received Council approval and the applicant later wishes to make a change.

Added Land Area. As noted in the previous section, the condo property is comprised of several parcels. The previous plan included only the portion of the highlighted parcel that is located on the west side of St. Peters Drive. The .11 acres of the parcel on the west side of St. Peters Drive was not included in the land area calculations, nor was it called out as open space. It appeared to be a separate parcel at the time the Planning Commission made its last recommendation, as shown in Figure 4 below.



The St. Peter's Subdivision was established in 1963, and sometime later, St. Peter's Drive was reconfigured, and presumably, cut through the parcel (previously 300 St. Peters Dr. PPN 59-016-034-00), leaving the .11 acres on the east side of St. Peters.

The applicant has incorporated this acreage in the land area table shown on Sheet C1.0 and has also included it in the open space common element of the proposed condo. This incorporation of added land is not planned to contain any improvements and does not affect the layout or increase the residential density.

Boardwalk Addition. The Planning Commission may recall at the May 11 meeting, there were several public comments related to the lack of pedestrian pathways along Westshore Court. When evaluating the last plan and the absence of pathways, our rationale for not requiring them was due to the Master Plan not addressing connectivity with sidewalks and other pedestrian pathways, however, we typically would recommend pedestrian pathways in circumstances like this because the City may not have another opportunity for such a developer-funded public improvement. It is our understanding that the public's desire for a pedestrian pathway has influenced the applicant to add this improvement to the plan.

The pathway will traverse over the proposed storm improvements and will require a boardwalk over a portion of it. The majority of the pathway is proposed within a public sidewalk easement and is located on private property. The boardwalk details have been provided on Sheets C4.0, C4.1, and C4.2.

Site Plan Review . We reviewed the plan set that contains a last revision date of 11/7/202 pursuant to the requirements Section 24.02 to ensure that the required information was provided relevant to the added land area and pedestrian pathway/boardwalk. We offer the following remarks:

- The boardwalk details for the pedestrian path have been included and reviewed by the City Engineer. The City Engineer's review assumed the details for the boardwalk are preliminary at this point and he has indicate that his final review of the boardwalk details will occur upon final approval by the City Council. Because the boardwalk is proposed as an improvement that will be for public use, the City has an interest in ensuring that the boardwalk design will is consistent with structural requirements. The City Engineer recommends that the boardwalk design details are also reviewed by a structural engineer prior to construction.

The City also may require a financial guarantee to ensure quality completion of the improvements that are for public use. Often this comes in the form of an irrevocable letter of credit, surety bond or cash deposit into an escrow account. We would recommend that the City Council include in their resolution to approve the final condominium plan an agreed-upon date or other timeframe by which the pedestrian pathways must be constructed. If the applicant fails to meet his obligation, the City can then draw on the financial guarantee to fund the cost of the improvement. Section 16.24(6)(d)(iii) allows the City Council to require such a financial guarantee:

The City Council, in its discretion, may require reasonable performance guarantees or assurance deemed satisfactory in the circumstances and authorized by law. Such arrangements shall be conditioned upon faithful compliance with all of the provisions and requirements of the approved final condominium project plan, including any conditions thereto, and construction and placement of all the improvements required thereby. In its discretion,

the City Council may rebate or refund a proportionate share of the amount specified in a performance bond, letter of credit, or other written assurance, based upon the percent or other portion of improvements completed, as verified by the Council.

- An ALTA survey was provided in the plan set considered by the Planning Commission prior to the road reconfiguration. The Planning Commission may request that the applicant provide a survey that shows the inclusion of the triangular land area that is proposed to be added to the condo property. Section 24.02(2) requires that the applicant provide proof of property ownership. The previous ALTA survey that was reviewed did not include the triangular land area proposed to be added.
- The landscaping plan does not include the pedestrian pathway and boardwalk on Westshore Court. It should be revised to include the pathway.

Section 24.03 Site Plan Approval Standards. The site plan approval has been reviewed against the standards that the Planning Commission must meet in order to grant site plan approval. We have reviewed the standards as they relate to the proposed changes to the Centre Collective Site Condo plan, and accordingly, we offer the following remarks:

- 1) *Drainage: Site plans shall fully conform with the surface water drainage standards of the County Drain Commission and/or the US Corp of Engineers if applicable.*
- 2) *Traffic: Site plans shall fully conform with the driveway and traffic safety standards of the City, or as may be applicable, the Michigan Department of Transportation and/or the County Road Commission. Proposed traffic control measures (including signs) and proposed street or road names shall also be indicated.*
- 3) *Public Safety: Site plans shall fully conform with the applicable fire safety and emergency vehicle access requirements of the State Construction Code and the International Fire Code. Pedestrian circulation shall be reasonably isolated from the vehicular circulation system.*
- 4) *Erosion: Site plans shall fully conform with the County Soil Erosion and Sedimentation Control Ordinance.*
- 5) *Public Health: Site plans shall fully conform with the requirements of the Michigan Department of Public Health and the Allegan County Health Department.*
- 6) *Compliance: Site plans shall fully conform with all applicable state and federal statutes and City ordinances.*

- 7) *Hazardous Substances Management: The applicant shall demonstrate that reasonable precautions will be taken to prevent hazardous substances from entering the environment*
- 8) *Natural Amenities: The development shall preserve, insofar as practical, the landscape in a natural state by minimizing tree and vegetation removal, topographic modifications and degradation of sensitive environments.*
- 9) *Screening: Loading, unloading areas and trash receptacles shall be adequately screened. (See Article 21 and Section 19.6.6). Exterior lighting shall be arranged so that it is deflected away from adjacent properties and to that it does not impede the vision of traffic along adjacent streets. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein or adjacent to the proposed site.*
- 10) *Signs: Site plans shall fully comply with the City Sign Ordinance*

Remarks: The site plan substantially meets the applicable standards, except for the requirement for the property owner to provide proof of property ownership or title commitment regarding the added land area. The Planning Commission may find that this standard *can be met* upon additional information submitted by the applicant.

Section 16.24(7) Standards for Condominium Approval: The Planning Commission's review and recommendation to the City Council will be based on the standards for Condominium Approval, as outlined in Section 16.24(7). We have reviewed the standards against the

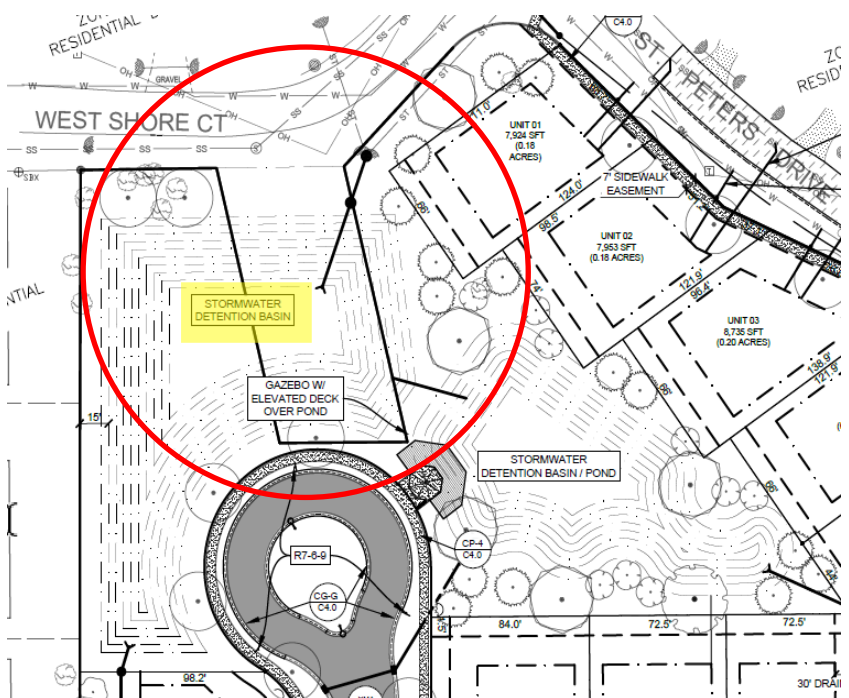
1. *The plan shall satisfy the standards and requirements for site plan approval in Article 19 of this Ordinance, except that if the condominium project is proposed as a Planned Unit Development, subparagraph (b) shall apply, rather than this subparagraph (a). If the condominium project is proposed as a Planned Unit Development, the plan shall satisfy the standards and requirements for approval in Article 27 of this Ordinance.*
- b) *The proposed common elements and maintenance provisions, use and occupancy restrictions, utility systems and streets, project layouts and design, or other aspects of the proposed project, shall comply with all requirements of the Condominium Act or other applicable laws, ordinances or regulations. The Zoning Administrator, City Planner, City Attorney, City Engineer, City Fire Chief, Kalamazoo Lake Sewer and Water Authority, Allegan County Drain Commission or other appropriate persons shall be consulted as necessary to make this determination.*
- c) *Each condominium building shall comply with all applicable provisions of this Ordinance, including, but not limited to, minimum lot area, minimum lot width, required front, side and rear yards, and maximum building height and other minimum provisions of the*

applicable zone district; provided, however, that if a condominium building is located in a planned unit development under Article 27, the City Council, upon recommendation of the Planning Commission, may approve departures or modifications in the requirements stated in this subparagraph (d), under the terms of Section 27.4 of this Ordinance.

- d) If a condominium project is proposed to have public streets, the streets shall be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for platted public streets as required by the Allegan County Road Commission.*
- e) Private streets may be permitted to provide access to and throughout a condominium project, subject to the following requirements.*

Remarks: The condominium plan substantially meets the applicable standards. These standards will be applied upon the City Council’s review and consideration of the final condominium plan. Some standards *may be met* once the requirements and conditions have been completed.

Plat Vacation and Deed Restrictions. The Planning Commission will recall that the complexity of this development is tied the applicant’s need to vacate the Pleasant Street right of way in order to place permanent improvements in that right of way for the benefit of the co-owners of the site condominium. The other property owners in the plat have rights to the right of way and consent must be granted by 100% of the plat owners in order for the City to abandon their interest in improving the right of way and approving the vacation. This process is laid out in the Land Division Act and is being facilitated by the City Attorney. It came to our attention after the Planning Commission’s previous approval that the plat contains deed restrictions that require specific dimensions that the current condo plan does not meet. In order for the City Council to approve the final condominium plan, the deed restrictions must be lifted by consent of the plat owners. The applicant has indicated that the consent is “fully executed”



however, this step has not yet been completed as it involves the recording of a document to that effect. This portion of the process is in the hands of the City Attorney and is addressed in a revised condition requiring the plat vacation and lifting of deed restrictions *prior* to the City Council’s review.

Recommendation. At the December 14th, 2023 meeting, the Planning Commission will hold a public hearing. Careful consideration should be given to public comments, applicant comments and the memorandums from planning, engineering, and the City Attorney. We also recommend that the Planning Commission carefully review the added conditions (and add any others deemed necessary) in the table below if it is inclined to offer a favorable recommendation to Council for the approval of the final condominium plan.

Existing and Recommended Conditions:

Condition	Addressed?
1. The applicant shall address all conditions required by the City Engineer in the memorandum dated 4/28/2023.	Partially Met
2. The applicant shall work with the Allegan County Drain Commission to satisfy stormwater management design standards and receive approval, prior to the City Council’s review of the final condominium plan.	Partially Met
3. The applicant shall work with the City Engineer and DPW as it relates to the implementation of recommended improvements to the signal timing and taper lanes along St. Peters.	Pending
4. The applicant shall adhere to and address any and all recommendations made by the Saugatuck-Douglas Fire Department.	Met
5. The applicant shall insert language into the Master Deed and bylaws regarding the trees proposed trees along the rear yards of lots 13-17 that prohibit their removal unless dead or diseased.	Met
6. Upon approval of the final site condominium plan, the applicant shall submit a final draft of the Master Deed to be reviewed by the City Attorney prior to recordation. The Master Deed shall be recorded prior to the issuance of a zoning permit for any of the units.	Pending
7. The applicant shall provide a construction timeline satisfactory to the City Engineer’s recommendations, pertaining to the sequence of grading, installation of storm and utility infrastructure, sidewalks and pedestrian pathways, and landscaping, prior to the City Council’s review of the final condominium plan	Met
8. The applicant shall construct individual homes in accordance with the MBO table shown on the approved grading and soil and sedimentation control plan dated 4/26/23.	MBO table provided, revised per approved stormwater design

9. The applicant shall provide the City with a recorded copy of the stormwater maintenance agreement, prior to the issuance of any zoning permits for the construction of individual units.	Pending
10. Upon approval of the final condominium plan by the City Council, the developer shall pay all fees and escrows associated with required permits related to utilities, construction plan review, and inspections.	Pending
11. Upon the City Council's approval of the final condominium plan, the developer shall work with the City Engineer to meet the minimum standards for road design, inspection, approval, and maintenance for all proposed public streets. No construction of road infrastructure is permitted until construction plans are approved by City Engineer.	Pending
12. The applicant shall take the necessary steps to petition for the vacation of the Pleasant Street Right of Way in accordance with the procedures outlined in the Land Division Act. This step is required to be completed concurrently or prior to the City Council's consideration of the final condominium plan approval, or in a manner found satisfactory by the City Attorney	Pending
13. The applicant shall provide an updated ALTA survey which provides assurance that the Section 24.02(2) is met, prior to Council review of final condominium plan.	NEW
14. The applicant shall revise the landscaping plan to include the location of the proposed pedestrian pathway along Westshore Court, prior to Council review of final condominium plan.	NEW
15. The resolution to approve the final condominium plan shall include the requirement for the applicant to post a financial guarantee in an amount determined by the City Engineer to ensure the quality completion of the proposed pedestrian pathways along Westshore Court and St. Peters Drive.	NEW
16. The design details of the boardwalk shall be reviewed and approved by a licensed structural engineer prior to any construction of the pathways.	NEW
17. (added condition)	
18. (added condition)	
19. (added condition)	

As always, please feel free to reach out with any questions.

From: [Rypma, Steven J.](#)
To: [Keast, David](#)
Cc: [Erickson, Philip](#); [City Manager](#); [Anderson, Tricia](#); [Ken Bosma](#); [Cathy North](#); [Jennifer Pearson](#); [Jeffrey Kerr](#); [Bruce Callen](#); [Andy Brooks](#)
Subject: RE: Centre Collective - February 5 Agenda
Date: Tuesday, January 30, 2024 2:57:55 PM
Attachments: [50730656_6.pdf](#)

Dave – please see attached for a copy of the complaint for plat amendment and Pleasant Street vacation, which was filed late last week. Note that this covers both the plat amendment and ROW vacation as referenced in your email. We are also in the process of collecting signatures for the termination of plat restrictions, but as you know we already have preliminary approval from all lot owners as to the release of those restrictions.

All of the legal conditions are in various states of completion and we believe it is entirely appropriate for the City Council to consider a conditional site plan approval at this time. Some of these items will take several months to complete (e.g., the plat amendment) and we have construction and financing timelines that necessitate a conditional site plan approval at this time. We intend to move forward with seeking conditional site plan approval on February 5th and have no objection to these items being conditions that must be fulfilled before the site plan approval can be considered effective. We hope that we can have City staff's support of this approach.

Thanks,

Steve

Steven J. Rypma

HONIGMAN LLP

O 269.337.7842
M 317.504.5740
srypma@honigman.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please delete it and notify the sender of the error.

From: Keast, David <DKeast@plunkettcooney.com>
Sent: Tuesday, January 30, 2024 10:35 AM
To: Rypma, Steven J. <SRypma@honigman.com>
Cc: Erickson, Philip <PErickson@plunkettcooney.com>; City Manager <citymanager@douglasmi.gov>; Tricia Anderson <Anderson@williams-works.com>; Ken Bosma <KBosma@preinnewhof.com>; Cathy North <CNorth@DouglasMI.gov>; Jennifer Pearson <Douglas@douglasmi.gov>
Subject: Centre Collective - February 5 Agenda

[EXTERNAL EMAIL]

Good morning, Steven,




Fresh from a rough 24 hours in my recovery, so I will keep this short.

First, we recommend that Centre Collective NOT be included on the February 5 City Council Agenda. Were you to insist upon making a presentation for site plan approval on that date, a recommendation by the City Attorney that City Council “table” the request appears to be necessary. Though promised, the City Attorney has not yet received a copy of a filed Allegan County Circuit Court Complaint complying with the Land Division Act, and particularly MCL 560.221 et seq. Additionally, at this time, the restrictive covenants and private Pleasant Street ROW easement rights that would be inconsistent with the proposed site plan remain.

We agree with you that vacation of the Pleasant Street ROW by the City Council is required by the Land Division Act, but the Act also states that the vacation of the Pleasant Street ROW requires action by BOTH the City Council and the Allegan County Circuit Court. No particular order is specified by the Land Division Act. The City will not speculate concerning the allegations of an unseen Complaint, nor the response of other required Circuit Court action parties. Upon receipt of the filed Complaint we will promptly review, advise our client and, hopefully, be able to provide a favorable recommendation upon presentation to a subsequent City Council meeting.

I have reviewed your revision to the proposed Sidewalk Easement Agreement and have 2 comments. First, as a future Centre Collective HOA is technically not a successor-in-title to the Grantor, I believe there should be a specific reference to the HOA as the party responsible for maintenance, repair and replacement of the sidewalk. Secondly, I request that, dependent upon timing, either the second paragraph of section 6.5 of the proposed Master Deed (currently, limited to Beechwood Way) OR section 6.6 of the Master Deed (future easements) be modified to include the St Peters Drive / West Shore Court sidewalk maintenance responsibilities.

Dave Keast

	<p>David S. Keast</p> <p>Plunkett Cooney Attorneys & Counselors at Law T 248.901.4051 C 586.212.5443</p> <p>bio office vcard web linkedin</p>
	



MEMORANDUM

DATE: JANUARY 22, 2024

TO: CITY OF THE VILLAGE OF DOUGLAS
ATTN: MS. TRICIA ANDERSON, WILLIAMS & WORKS

FROM: BRUCE A. CALLEN, PE

SUBJECT: CENTRE COLLECTIVE SITE CONDOMINIUM
CONDITIONS OF SITE CONDO APPROVAL

On behalf of KRE West Centre LLC (Mr. Jeffrey Kerr, managing member, Kerr Real Estate LLC), applicant for the above subject project, we hereby submit this response to your December 15, 2023, memorandum addressing the conditions of approval of the Centre Collective Site Condominium.

1. The applicant shall address all conditions required by the City Engineer in the memorandum dated 04/28/2023.

The outstanding items from our April 28, 2023 letter are as follows:

- a. Fire, bullet point 1. It is noted that the roadway was expanded to 28 feet for allowing parking on one side of the street. We note that on the site condominium drawings C 1.0 in the General Notes still notes 24 feet. The dimension on the same sheet in the street does show 28 feet and the cross section on C 4.0 shows 28 feet. The general note should be changed. **This was adequately addressed in the November 7, 2023 drawings submitted in December 14, 2023 PC meeting packet.**

Adequately addressed.

- b. General, item 4. We are not aware that the developer has indicated that the first item in the recommendations to “update the existing signal timing at Blue Star Highway & Center Street, to reflect current clearance interval standards and optimize the signal timing during both peak periods” will be addressed. **See item 3 below.**

Adequately addressed, and described in Item 3.

- b. Drainage & Grading. As previously noted, a review was completed on April 13, 2023 through the ACDC’s office. The developer will need to submit additional information through ACDC to complete that review. **See item 2 below.**

Understood and agreed as described in Item 2 below.

civil engineers

108 East Savidge St.
Spring Lake MI 49456
616.414.5260
callenengineering.com

2. The applicant shall work with the Allegan County Drain Commission to satisfy stormwater management design standards and receive approval, prior to the City Council's review of the final condominium plan. **Construction plan approval was recommended on August 14, 2023 with the exception of that the City and developer must resolve the pond area being proposed in existing right-of-way. Final approval has not been received from ACDC for construction as payment of fees must be paid. Please note that final approval of development will not occur until after construction and items like record drawings, easements, and 433 drainage agreement is received.**

With regard to ACDC approvals, the applicant is of the understanding they have confirmed and paid the balance of fees. Each of the plan review comments presented by the ACDC are addressed in item one above, or pending the right-of-way vacation, which is already in progress.

3. The applicant shall work with the City Engineer and DPW as it relates to the implementation of recommended improvements to the signal timing and taper lanes along St. Peters. **Upon further review of the traffic impact study (TIS) completed by Fleis & Vandenbrink dated December 1, 2022, we feel that this phase of the development will provide minimal impacts to the roadway network. We would recommend that the City require an updated TIS when reviewing any additional phases of this project (i.e. the Commercial portion on Center Street). Current signal timing permits were not included in the appendix of the report, but it was suggested that the City review the existing signal timing at Blue Star Highway and Center Street to verify it meets current standards for red, yellow and pedestrian clearance intervals.**

As it relates to the signal timing, please refer to the above referenced letter from Ken Bosma, dated January 2, 2024.

4. Upon approval of the final site condominium plan, the applicant shall submit a final draft of the Master Deed to be reviewed by the City Attorney prior to recordation. The Master Deed shall be recorded prior to issuance of a zoning permit for any of the units. **Please note that ACDC will also need to review the Master Deed language prior to recording.**

The City attorney is in possession of the most current version of the Master Deed. The applicant will submit a final version before recording.

5. The applicant shall construct individual homes in accordance with the MBO table shown on the approved grading and soil and sedimentation control plan dated 4/26/23. **Please note that this table was updated in the November 7, 2023 drawings. ACDC's final construction plan approval is based on drawings dated August 14, 2023; this table is similar to April 26, 2023 drawings. The developer will need to address why the changes were made and certify to the elevations.**

The MBO table (see previous comments) is provided in this submittal within the plan set on sheets C1.0 and C2.0. We certify to the updated plans as submitted. We acknowledge that individual homes will be constructed in accordance with the final approved MBO table.

6. The applicant shall provide the City with a recorded copy of the stormwater maintenance agreement, prior to the issuance of any zoning permits related to utilities, construction plan

review, and inspections. **Please note that this document is prepared by ACDC's attorney. Normally this is completed by ACDC after stormwater management system construction is completed. If the City wishes to have prior, exhibits and title work will need to be provided to ACDC to get the documents prepared.**

Per Ken Bosma's letter, dated January 2, 2024, the stormwater maintenance agreement is to be prepared by the ACDC's attorney, typically following construction of the stormwater management system.

7: Upon approval of the final condominium plan by the City Council, the developer shall pay all fees and escrows associated with required permits related to utilities, construction plan review, and inspections. **Applicable to City.**

The applicant acknowledges the requirement to pay the fees and escrows. It is the applicant's understanding the fees and escrows have been paid and the accounts are in good standing. If this is not the case, the applicant wishes to be advised as to the balance so they remain in good standing.

8. Upon the City Council's approval of the final condominium plan, the developer shall work with the City Engineer to meet the minimum standards for road design, inspection, approval, and maintenance for all proposed public streets. No construction of road infrastructure is permitted until construction plans are approved by the City Engineer. **More information is still needed. C3.0 of the November 7, 2023 drawings does not have enough profile showing as it stops at station 4 which is well short of the cul-de-sac.**

We revised the plan to add an additional plan sheet that provides a full alignment of the roadway, including the cul-de-sac. Beachwood Way plan and profile is now provided as Sheet C3.0, and the utility and storm profiles renumbered to follow. The plans have been updated to reflect the current engineering review comments, and are provided in this submittal for review.

9. The applicant shall take the necessary steps to petition for the vacation of the Pleasant Street Right of Way in accordance with the procedures outlined in the Land Division Act. This step is required to be completed **concurrently or prior to the City Council's consideration of the final condominium plan** approval, or in a manner found satisfactory by the City Attorney.

We are preparing a petition that will be submitted to the Allegan County Circuit Court to complete the vacation concurrently with site plan approval. A ROW vacation application is included in this submittal.

10. The applicant shall adhere to and address any and all recommendations made by the Saugatuck-Douglas Fire Department.

The site plan reflects all plan review comments received by the SDFD to date. We understand there are no pending review items that remain unaddressed.

11. The applicant shall provide an updated ALTA survey which provides assurance that Section 24.02(2) is met, prior to the issuance of a zoning permit.

We acknowledge your request for an updated ALTA. An updated ALTA will be provided prior to the issuance of zoning permit(s).

12. The applicant shall revise the landscaping plan to include the location of the proposed pedestrian pathway along Westshore Court, prior to the Council review of the final condominium plan.

The landscape plan has been updated to reflect the proposed pedestrian walkway.

13: The resolution to approve the final condominium plan shall include the requirement for the applicant to post a financial guarantee in an amount determined by the City Engineer to ensure the quality completion of the proposed pedestrian pathways along Westshore Court and St Peters Drive. **Based on the design shown in the November 7, 2023 drawings, the construction amount is estimated at \$160,000.**

The applicant acknowledges the requirement for surety in an amount yet to be determined by the city engineer, to ensure the quality completion of the pedestrian pathway along W. Shore Court.

14: The applicant shall engage a licensed structural engineer to review and approve the design details of the boardwalk and provide a copy of the report to the City, before any construction of the pathways. **The review shall verify the loading noted on C4.1 of the November 7, 2023 is met. The structural engineer will need to sign and seal the drawings.**

A licensed structural engineer is already under contract to review and approve the design details of the boardwalk, and provide a copy of the report to the City prior to its construction. We understand the signed and sealed acknowledgement is not required prior to approval and construction of the remaining site construction items.

15. The applicant shall bring his escrow account into good standing per the Escrow Policy adopted by the City Council in Resolution 01-2023, prior to any further review of the proposed condo development, and prior to the City Council's consideration of the final site condominium plan and proposed plat vacation of the Pleasant Street Right of Way.

The applicant acknowledges the requirement to bring their escrow account into good standing.

16: The applicant shall draft an easement agreement for the pedestrian pathways for review by the City Attorney, prior to the City Council's consideration of the final condominium plan. **We recommend that our office also review this along with the proposed exhibit showing the area to be included.**

The draft pedestrian pathway easement agreement and easement exhibit are included in this submittal.

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF ALLEGAN

KRE West Centre LLC,

Plaintiff,

vs.

Civil Action No.

Hon.

The CITY of the VILLAGE of DOUGLAS, a municipality, SUSAN CORBIN, Director of Michigan's Department of Labor and Economic Opportunity, DENISE MEDEMER, the Allegan County Drain Commissioner, CRAIG ATWOOD, Managing Director of the Allegan County Road Commission; KALAMAZOO LAKE SEWER AND WATER AUTHORITY, a non-taxing sewer and water authority; TIMOTHY A. HOFFMAN TRUST dated January 10, 1996; OLAF HUEBNER and JESSICA HUEBNER, trustees of the Olaf and Jessica Huebner Trust u/a/d January 8, 2021; HENRY C. ZAVISLAK and LYNN E. ZAVISLAK, trustees of the Henry C. and Lynn E. Zavislak Trust u/a/d April 20, 2017; CRAIG W. WIGLEY and JULIE G. WIGLEY, Trustees of the Craig W. and Julie G. Wigley Joint Living Trust u/a/d August 12, 2020; 6467 PROPERTIES, LLC, a Michigan limited liability company; ALEXANDER and JUDITH BARDE, husband and wife; HENRY STEGENGA TRUST; ZURUCK GEBEN, LLC, a Michigan limited liability company; DUTCHESS HOLDINGS, LLC, a Michigan limited liability company; 48 HAMILTON, LLC, a Michigan limited liability company; PAUL J. BRADLEY, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF KALAMAZOO, MICHIGAN, AND HIS SUCCESSORS IN OFFICE, IN TRUST FOR ST. PETER PARISH DOUGLAS, MICHIGAN; LAKE MICHIGAN CREDIT UNION, a Credit Union organized and existing under the laws of the State of Michigan; and RUOFF MORTGAGE COMPANY, INC., an Indiana corporation,

COMPLAINT TO REVISE PLAT

Defendants.

Scott R. Sikkenga (P51492)
HONIGMAN LLP
650 Trade Centre Way, Suite 200
Kalamazoo, MI 49002
ssikkenga@honigman.com
Attorneys for Plaintiff

COMPLAINT TO REVISE PLAT

Plaintiff KRE West Centre LLC (“Plaintiff” or “KRE”) through its undersigned counsel, brings its Complaint to Revise Plat as follows:

I. NATURE OF THE ACTION

1. Plaintiff brings this Complaint pursuant to the Subdivision Control Act of 1967, P.A., 1967 No. 288, as amended, MCL 560.101 *et seq.* (now known as the Land Division Act), to revise the plat of St. Peter’s Subdivision, City of the Village of Douglas, Allegan County, Michigan recorded in Liber 9 of Plats, Page 16, Allegan County Records (the “Plat”), to vacate Pleasant Street, as shown on said Plat, and to vest title in the vacated Pleasant Street in the name of Plaintiff as the owner of the lots abutting Pleasant Street.

II. PARTIES, JURISDICTION, AND VENUE

2. Plaintiff is the owner of the lots abutting Pleasant Street, as shown on the recorded Plat and is, therefore, authorized to bring this action pursuant to MCL 560.222.

3. Because the subdivision covered by the Plat is located in the City of the Village of Douglas, the City of the Village of Douglas is a party required to be named as a defendant in this proceeding pursuant to MCL 560.224a(1)(b).

4. Susan Corbin, the Director of the Michigan Department of Labor and Economic Growth is a party required to be named as a defendant in this proceeding pursuant to MCL 560.224a(1)(c).

5. Because the subdivision covered by the Plat is located in Allegan County, Denise Medemer, the Allegan County Drain Commissioner is required to be named as a defendant in this proceeding pursuant to MCL 560.224a(1)(d).

6. Also, because the subdivision covered by the Plat is located in Allegan County, Craig Atwood, the Managing Director of the Allegan County Road Commission is required to be named as a defendant in this proceeding pursuant to MCL 560.224a(1)(d).

7. Because the Kalamazoo Lake Sewer and Water Authority (“KLSWA”) is an Authority established under the provisions of Act 233, Public Acts of Michigan, 1955, as amended, and is a public utility which has sewer and water installations or equipment in the Land and/or a recorded easement or franchise right which may be affected by these proceedings, KLSWA is required to be named as a defendant in this proceeding pursuant to MCLA 560.224a(1)(e).

8. The owners of record title for each lot or parcel of land included in or located within 300 feet of the portions of the Plat to be revised are identified on the list attached hereto as Exhibit A (“Owners”) and in the caption. Each of them is required to be named as a defendant in this proceeding pursuant to MCL 560.224a(1)(a). The aforementioned lots or parcels are shown on the drawing attached hereto as Attachment 1 to Exhibit A.

9. The “persons of record” claiming under the Owners are identified on the list attached hereto as Exhibit B and in the caption. Each of them is required to be named as a defendant in this proceeding pursuant to MCL 560.224a(1)(a).

10. This Court has jurisdiction to vacate, correct or revise all or part of a recorded plat pursuant to MCL 560.221.

11. Venue is proper in this Court because the subdivision covered by the Plat is located in Allegan County.

III. COUNT I – ACTION TO REVISE PLAT

12. The preceding paragraphs of the Complaint are incorporated by reference as if set forth in full in this paragraph.

13. Plaintiff seeks an order from the Court revising the Plat to vacate Pleasant Street and to vest title in the vacated Pleasant Street in the name of Plaintiff as the owner of the lots abutting Pleasant Street.

14. Pleasant Street is what is known as a “paper street” meaning that it was designated as a street on the Plat, but it has never been paved or otherwise developed.

15. Pleasant Street is also a “dead end” street, in that it runs from West Shore Court into an unplatted parcel owned by Plaintiff. Plaintiff also owns Lots 10, 11 and 12 in the Plat, which are all of the lots in the Plat that abut Pleasant Street. Therefore, even if Pleasant Street were paved and improved in the future, it would not connect West Shore Court to any other street or right of way, nor would it serve any property other than the property owned by Plaintiff.

16. The area currently designated by the Plat as Pleasant Street and being sought to be vacated by this action, will be utilized for stormwater drainage for a new residential project being developed by Plaintiff, to be known as the Centre Collective Site Condominium.

17. The vacation and subsequent development of Pleasant Street in conjunction with the Centre Collective project will activate and beautify a long dormant and unused parcel, as well as eliminate an unnecessary roadway and reduce vehicular traffic in a dense, residential area with a high degree of pedestrian activity.

18. Upon information and belief, all property owners within the Plat have expressed consent and support for vacating Pleasant Street.

19. The vacated area at issue is further identified by the sketch and legal description attached hereto as Exhibit C.

20. Concurrently with the filing of this lawsuit, Plaintiff is pursuing a resolution from the City Council of the City of the Village of Douglas that will vacate Pleasant Street as a public right of way.

21. Upon information and belief, there are no easements in favor of public utilities in the portion of Pleasant Street at issue.

22. Plaintiff seeks a judgment revising the Plat of St. Peter's Subdivision, Village of Douglas, Saugatuck Township, Allegan County, Michigan to reflect that Pleasant Street has been vacated (see proposed Judgment attached as Exhibit D).

WHEREFORE, Plaintiff respectfully requests this Court enter the proposed judgment as contemplated in attached Exhibit D, and grant such additional relief as the Court deems just and proper.

Dated: January 25, 2024

Respectfully submitted,

HONIGMAN LLP
Attorneys for Plaintiff

By: /s/ Scott R. Sikkenga
Scott R. Sikkenga (P51492)
650 Trade Centre Way
Suite 200
Kalamazoo, MI 49002
(269) 337-7772

**EXHIBIT A
COMPLAINT TO REVISE PLAT**

PROPERTY OWNERS WITHIN 300 FEET OF EASEMENT AREAS TO BE VACATED

PARCEL NO.	TAX PARCEL NO.	OWNER OF RECORD TITLE
1	59-750-001-00	Paul J. Bradley, Bishop of the Roman Catholic Diocese of Kalamazoo, Michigan, and his Successors in office, in Trust for St. Peter Parish Douglas, Michigan (per assessment records)
2	59-750-002-00	Timothy A. Hoffman Trust dated January 10, 1996
3 and 4	59-750-003-00 and 59-750-004-00	Olaf Huebner and Jessica Huebner, Trustees of the Olaf and Jessica Huebner Trust u/a/d January 8, 2021
5	59-750-005-00	Henry C. Zavislak and Lynn E. Zavislak, Trustees of the Henry C. and Lynn E. Zavislak Trust u/a/d/ April 20, 2017
6	59-750-006-00	Craig W. Wigley and Julie G. Wigley, Trustees of the Craig and Julie Wigley Joint Living Trust u/a/d August 12, 2020
7 and 8	59-750-007-00 and 59-750-008-00	6467 Properties, LLC
9	59-750-009-00	Alexander Barde and Judith Barde, husband and wife
N/A	59-650-003-00	Henry Stegenga Trust
N/A	59-650-004-00	Zuruck Geben LLC
N/A	59-650-005-00 and 59-650-006-00	Dutchess Holdings LLC
N/A	59-650-006-10	48 Hamilton LLC

**ATTACHMENT 1 TO EXHIBIT A
COMPLAINT TO REVISE PLAT**

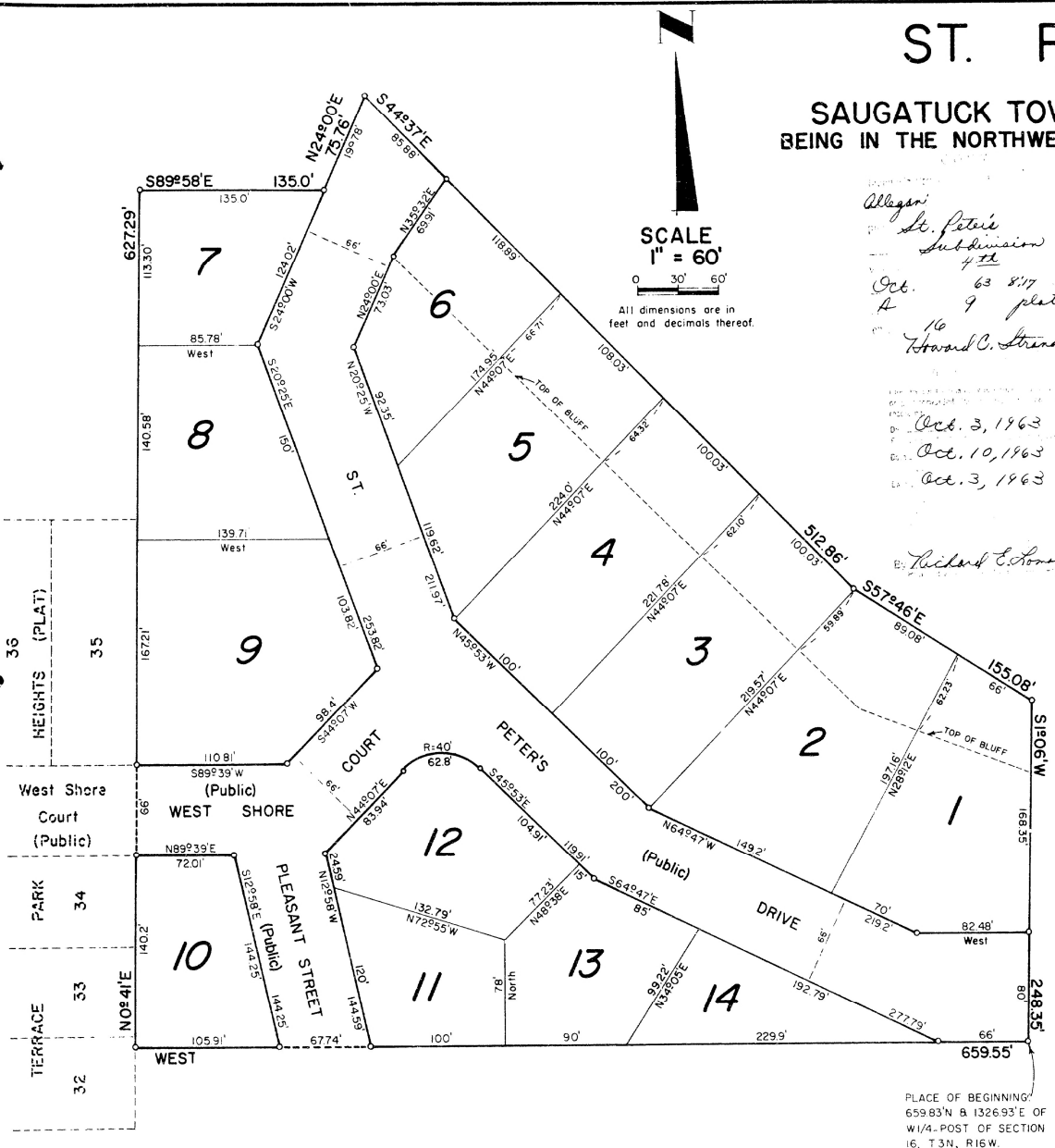
See attached.

ST. PETER'S SUBDIVISION

VILLAGE OF DOUGLAS

SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

BEING IN THE NORTHWEST 1/4 of SECTION-16, TOWN 3 NORTH, RANGE 16 WEST



SCALE
1" = 60'

All dimensions are in feet and decimals thereof.

Allegan
St. Peter's
Subdivision
472
Oct. 63 8:17
A 9 plate
10
Howard C. Strant

Oct. 3, 1963
Oct. 10, 1963
Oct. 3, 1963

Richard E. Howell

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE MOST REVEREND ALLEN J. BARCOCK, ROMAN CATHOLIC BISHOP OF GRAND RAPIDS, MICHIGAN OWNER IN TRUST FOR ST. PETER'S CHURCH DOUGLAS, MICHIGAN, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS ST. PETER'S SUBDIVISION, VILLAGE OF DOUGLAS, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, BEING IN THE NORTHWEST 1/4 OF SECTION-16, TOWN 3 NORTH, RANGE 16 WEST, AND THAT WEST SHORE COURT, PLEASANT STREET AND ST. PETER'S DRIVE AS SHOWN ON SAID PLAT ARE PUBLIC. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

Allen J. Barcock (L.S.)
THE MOST REVEREND ALLEN J. BARCOCK, ROMAN CATHOLIC BISHOP OF GRAND RAPIDS.

ACKNOWLEDGMENT

ON THIS 30th DAY OF October A.D. 1963 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED MOST REVEREND ALLEN J. BARCOCK, ROMAN CATHOLIC BISHOP OF GRAND RAPIDS, MICHIGAN OWNER IN TRUST FOR ST. PETER'S CHURCH DOUGLAS, MICHIGAN, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED THE SAME TO BE THEIR FREE ACT AND DEED.

JAMES FELLOWS
Notary Public, Kent County, Michigan
My Commission Expires July 9, 1966

James L. Fellows
JAMES L. FELLOWS
NOTARY PUBLIC

DESCRIPTION OF LAND PLATTED

THE LAND EMBRACED IN THE ANNEXED PLAT OF ST. PETER'S SUBDIVISION, VILLAGE OF DOUGLAS, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, BEING IN THE NORTHWEST 1/4 OF SECTION-16, TOWN 3 NORTH, RANGE 16 WEST, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING 659.83-FOOT NORTH AND 1326.93-FOOT EAST OF THE WEST 1/4-POST OF SECTION-16, TOWN 3 NORTH, RANGE 16 WEST, THENCE WEST 659.55-FOET, THENCE N0°-41'E 627.29-FOET, THENCE S89°-58'E 135.0-FOET, THENCE N24°-00'E 75.76-FOET, THENCE S44°-37'E 512.86-FOET, THENCE S57°-46'E 155.08-FOET, THENCE S1°-06'W 248.35-FOET TO PLACE OF BEGINNING, BEING 14 LOTS NUMBERED 1 THRU 14 INCLUSIVE.

CERTIFICATE OF MUNICIPAL APPROVAL

THIS PLAT WAS APPROVED BY THE VILLAGE COUNCIL OF DOUGLAS OF SAUGATUCK TOWNSHIP AT A MEETING HELD June 3, 1963, AND IS IN COMPLIANCE WITH SECTION 19A AND THAT THE WIDTH OF LOTS CONFORMS WITH REQUIREMENTS OF SECTION 30, ACT 172 OF 1929, AS AMENDED.

Howard C. Schultz
HOWARD C. SCHULTZ
CLERK

COUNTY TREASURER'S CERTIFICATE RELATING TO TAXES

(SEC. 135, ACT 206, 1893, AS AMENDED -- SEC. 211, 135, C.L. 1948)
I HEREBY CERTIFY, THAT THERE ARE NO TAX LIENS OR TITLES HELD BY THE STATE ON LANDS DESCRIBED HEREON AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR THE FIVE YEARS PRECEDING THE DATE OF THIS OFFICE. 1963, AND THAT THE TAXES FOR SAID PERIOD OF FIVE YEARS ARE PAID AS SHOWN BY THE RECORDS OF THIS OFFICE.

Eva M. Colvin
EVA M. COLVIN
COUNTY TREASURER

CERTIFICATE OF APPROVAL BY COUNTY BOARD

THIS PLAT WAS APPROVED ON THE 30th DAY OF October 1963, BY THE ALLEGAN COUNTY BOARD.

Howard C. Strant
HOWARD C. STRANT, REGISTER OF DEEDS
Esther Warner Hettinger
ESTHER WARNER HETTINGER, COUNTY CLERK
JAMES BOYCE, COUNTY TREASURER
Oscar Zimmerman
OSCAR ZIMMERMAN, DRAIN COMMISSIONER

ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LAND ENCLOSED IN THIS PLAT FROM GOVERNMENT GRANT TO PROPRIETOR WHO HAS EXECUTED THE DEDICATION HEREON.

John B. Nahan
JOHN B. NAHAN
ATTORNEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HEREON DELINEATED IS A CORRECT ONE AND THAT PERMANENT METAL MONUMENTS CONSISTING OF BARS NOT LESS THAN ONE-HALF INCH IN DIAMETER AND 36-INCHES IN LENGTH, ENCASED IN A CONCRETE CYLINDER AT LEAST 4-INCHES IN DIAMETER AND 36-INCHES IN DEPTH HAVE BEEN PLACED AT POINTS MARKED THIS (o) AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARIES OF THE LAND PLATTED.

Donald A. Ratakin
DONALD A. RATEKIN, REGISTERED CIVIL ENGINEER
MICHIGAN REGISTRATION NUMBER 8781

45968

EXHIBIT B
COMPLAINT TO REVISE PLAT

“PERSONS OF RECORD” CLAIMING UNDER THE OWNERS

PARCEL NO.	TAX PARCEL NO.	MORTGAGOR
2	59-750-002-00	Ruoff Mortgage Company, Inc.
9	59-750-009-00	
6	59-750-006-00	Lake Michigan Credit Union

EXHIBIT C
COMPLAINT TO REVISE PLAT

AFFECTED LAND WITHIN 300 FEET OF EASEMENT AREAS TO BE VACATED

See attached

DESCRIPTION

DESCRIPTION OF LAND TO BE VACATED (PLEASANT STREET)
 COMMENCING AT THE NORTHWEST CORNER OF LOT 10, ST. PETER'S SUBDIVISION, VILLAGE OF DOUGLAS, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN;
 THENCE NORTH 89°39'00" EAST A DISTANCE OF 72.01 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE NE CORNER OF LOT 10;
 THENCE SOUTH 12°58'00" EAST A DISTANCE OF 144.25 FEET ALONG THE EAST LINE OF SAID LOT 10, SAID LINE ALSO THE WEST LINE OF PLEASANT STREET;
 THENCE SOUTH 90°00' EAST A DISTANCE OF 67.74 FEET ALONG THE SOUTH LINE OF PLEASANT STREET TO THE SOUTHWEST CORNER OF LOT 11;
 THENCE NORTH 12°58' WEST A DISTANCE OF 144.59 FEET ALONG THE WEST LINE OF SAID LOT 11 AND LOT 12, SAID LINE IS ALSO THE EAST LINE OF PLEASANT STREET;
 THENCE SOUTH 89°45'34" WEST A DISTANCE OF 67.66 FEET TO THE POINT OF BEGINNING.
 CONTAINS ±9,533 SQ FT ±0.219 ACRES



ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF LAKE MICHIGAN SURVEYING, LLC IS PROHIBITED.

NICHOLAS J BATTJES
 Professional Surveyor No. 65041

CLIENT:
KRE West Centre LLC

LOCATION:
 St. Peter's Subdivision
 Douglas, MI 49406
 Allegan County
 Liber 9, Page 16
 Allegan County Records



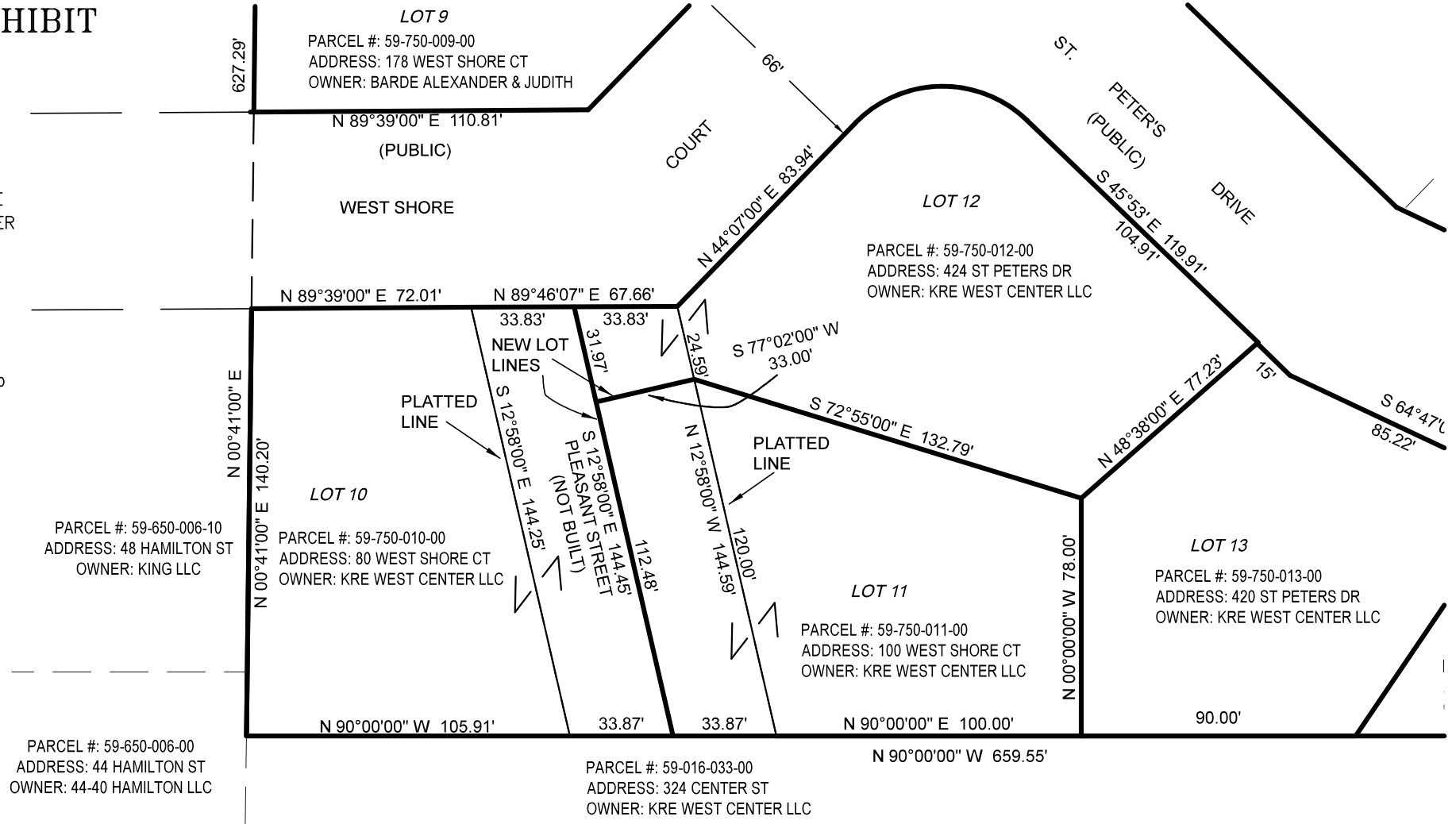
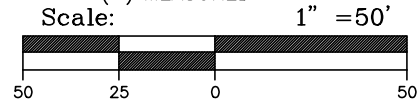
Lake Michigan Surveying LLC
 108 E Savidge St (616) 843-7599
 Spring Lake, MI 49456 www.lakemichigansurveying.com

DWN. NJB	DATE 01/15/2024	FILE NO. 2022096
CK. NJB	FLD. BK. PG.	SHEET 2 OF 2

VACATION EXHIBIT

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- SET WOOD LATH ON LINE
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED



Lake Michigan Surveying LLC
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 Spring Lake, MI 49456
 (616) 843-7599
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SPACE RESERVED FOR REGISTER OF DEEDS



ALL MEASUREMENTS SHOWN ARE ACCORDING TO THE PLAT THEREOF AND NOT TO BE CONFUSED WITH FIELD MEASUREMENTS.

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LOCATION: St. Peter's Subdivision Douglas, MI 49406 Allegan County Liber 9, Page 16 Allegan County Records		
DWN. NJB	DATE 01/15/2024	FILE NO. 2022096
CK. NJB	FLD. BK. XXX PG. XXX	SHEET 1 OF 2

NICHOLAS J BATTJES
 Professional Surveyor No. 65041

EXHIBIT D
COMPLAINT TO REVISE PLAT

PROPOSED JUDGMENT TO REVISE PLAT

See attached.

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF ALLEGAN

KRE West Centre LLC,

Plaintiff,

vs.

Civil Action No.

Hon.

The CITY of the VILLAGE of DOUGLAS, a municipality, SUSAN CORBIN, Director of Michigan's Department of Labor and Economic Opportunity, DENISE MEDEMER, the Allegan County Drain Commissioner, CRAIG ATWOOD, Managing Director of the Allegan County Road Commission; KALAMAZOO LAKE SEWER AND WATER AUTHORITY, a non-taxing sewer and water authority; TIMOTHY A. HOFFMAN TRUST dated January 10, 1996; OLAF HUEBNER and JESSICA HUEBNER, trustees of the Olaf and Jessica Huebner Trust u/a/d January 8, 2021; HENRY C. ZAVISLAK and LYNN E. ZAVISLAK, trustees of the Henry C. and Lynn E. Zavislak Trust u/a/d April 20, 2017; CRAIG W. WIGLEY and JULIE G. WIGLEY, Trustees of the Craig W. and Julie G. Wigley Joint Living Trust u/a/d August 12, 2020; 6467 PROPERTIES, LLC, a Michigan limited liability company; ALEXANDER and JUDITH BARDE, husband and wife; HENRY STEGENGA TRUST; ZURUCK GEBEN, LLC, a Michigan limited liability company; DUTCHESS HOLDINGS, LLC, a Michigan limited liability company; 48 HAMILTON, LLC, a Michigan limited liability company; PAUL J. BRADLEY, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF KALAMAZOO, MICHIGAN, AND HIS SUCCESSORS IN OFFICE, IN TRUST FOR ST. PETER PARISH DOUGLAS, MICHIGAN; LAKE MICHIGAN CREDIT UNION, a Credit Union organized and existing under the laws of the State of Michigan; and RUOFF MORTGAGE COMPANY, INC., an Indiana corporation,

Defendants.

JUDGMENT TO REVISE PLAT

Scott R. Sikkenga (P51492)
Honigman LLP
650 Trade Centre Way, Suite 200
Kalamazoo, MI 49002
ssikkenga@honigman.com
Attorneys for Plaintiff

JUDGMENT TO REVISE PLAT

The Court, having reviewed the Complaint to Revise Plat and having taking notice that all Defendants have been served with the Complaint, no Defendants having filed Answers or other Responsive Pleadings, certain Defendants having entered consents to the entry of the Judgment, and defaults having been entered against the remaining Defendants, hereby enters this Judgment:

For the reasons set forth in the Plaintiff's Complaint to Revise Plat and pursuant to this Court's authority under the Subdivision Control Act of 1967, P.A., 1967 No. 288, as amended, MCL 560.101 *et seq.* (now known as the Land Division Act),

NOW THEREFORE, IT IS HEREBY ORDERED THAT:

1. Pleasant Street as shown on the plat of St. Peter's Subdivision, City of the Village of Douglas, Allegan County, Michigan recorded in Liber 9 of Plats, Page 16, Allegan County Records (the "Plat"), is hereby vacated.

2. Title to the vacated Pleasant Street is vested in the name of Plaintiff KRE West Centre LLC as the owner of Lots 10, 11 and 12 abutting Pleasant Street consistent with the drawing attached hereto as Exhibit 1, subject to entry of a resolution or similar action by the City of the Village of Douglas vacating Pleasant Street as a public right of way.

3. This Judgment shall be recorded to provide record notice of the terms and conditions of this Judgment.

4. This is a final order and closes this case.

Dated: _____, 2024

HONORABLE
Allegan County Circuit Court Judge

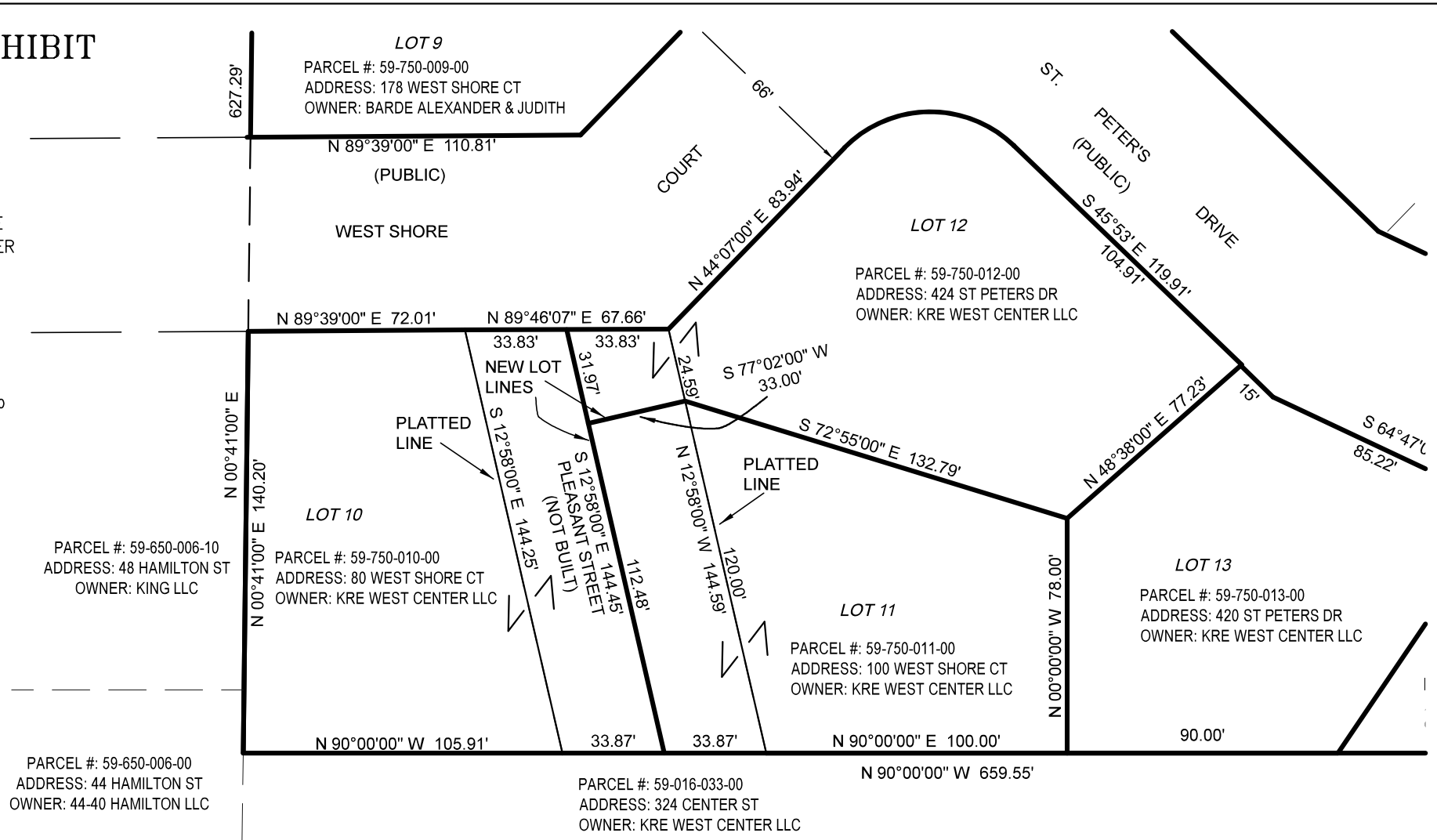
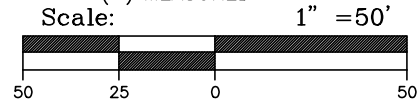
EXHIBIT 1
JUDGMENT TO REVISE PLAT

See attached.

VACATION EXHIBIT

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- SET WOOD LATH ON LINE
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED



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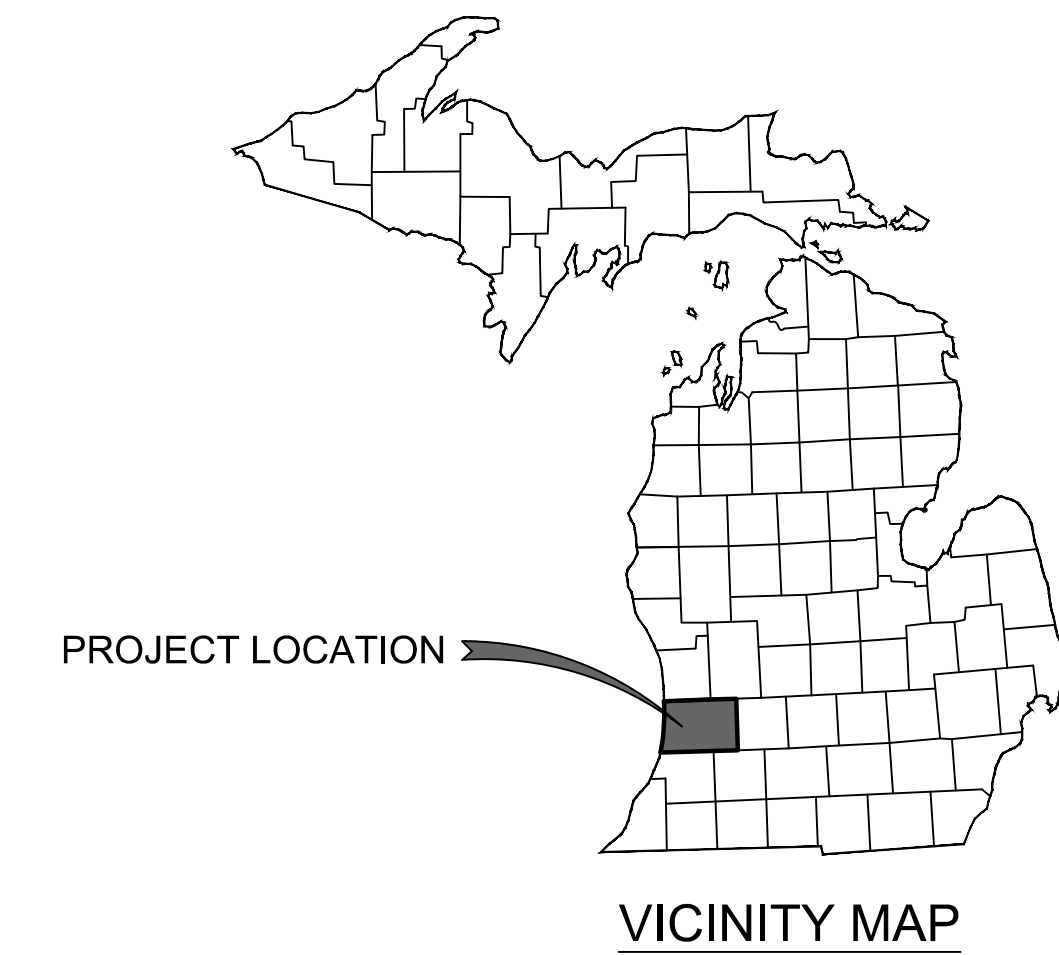
CLIENT: KRE West Centre LLC		
LOCATION: St. Peter's Subdivision Douglas, MI 49406 Allegan County Liber 9, Page 16 Allegan County Records		
DWN. NJB	DATE 01/15/2024	FILE NO. 2022096
CK. NJB	FLD. BK. XXX PG. XXX	SHEET 1 OF 2

Lake Michigan Surveying LLC

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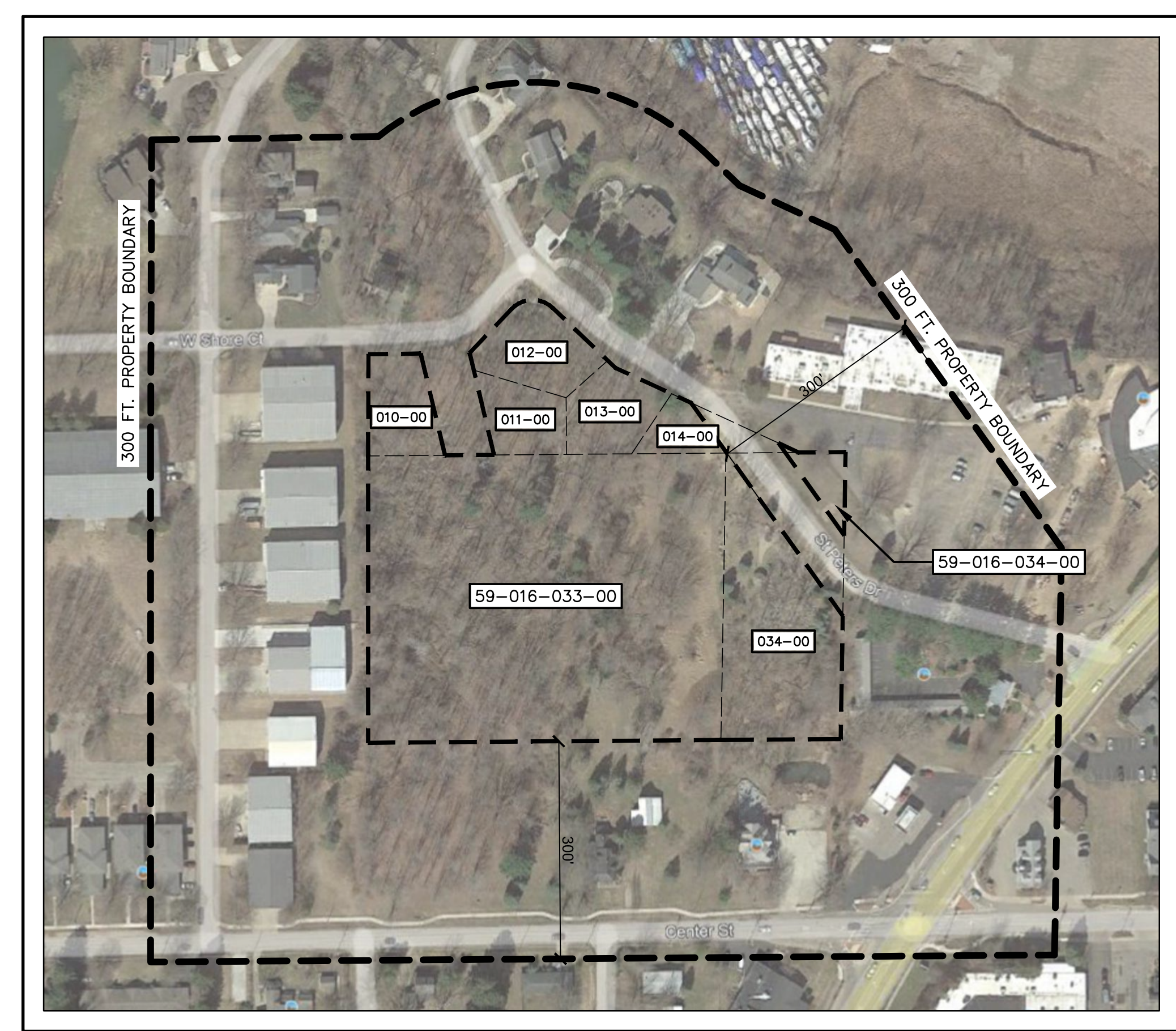
SPACE RESERVED FOR REGISTER OF DEEDS



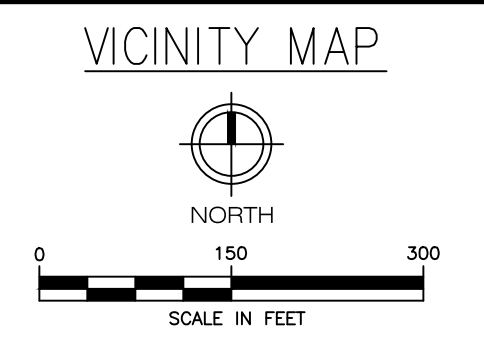
CENTRE COLLECTIVE SITE CONDOMINIUM 324 WEST CENTER STREET THE CITY OF THE VILLAGE OF DOUGLAS ALLEGAN COUNTY, MICHIGAN 49406

INDEX OF SHEETS

CS	COVER SHEET
C0.1	EXISTING CONDITIONS
C0.2	REMOVALS PLAN
C1.0	SITE CONDOMINIUM PLAN
C2.0	GRADING, DRAINAGE, AND SESC PLAN
C2.1	CUL-DE-SAC & INTERSECTION PLAN
C2.2	EASEMENT PLAN
C2.3	CONTRIBUTING AREA PLAN
C3.0	BEACHWOOD WAY PLAN & PROFILE
C3.1	BEACHWOOD WAY UTILITY PLAN & PROFILE
C3.2	STORM SEWER PLAN & PROFILE
C3.3	STORM SEWER PLAN & PROFILE
C4.0 - 4.2	X-SECTIONS, NOTES, AND DETAILS
L1.0	LANDSCAPE PLAN



- BENCH MARKS:**
- BM 1019 RAILROAD SPIKE IN THE NORTH SIDE OF A POWER POLE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTER STREET AND HELMER STREET
Elevation: 629.14 ft. (NAVD 29)
 - BM 1020 NORTHWEST BOLT UNDER "E" TO A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTER STREET AND LABARRE STREET
Elevation: 628.89 ft. (NAVD 29)
 - BM 1488 SOUTHWEST BOLT UNDER "USA" TO HYDRANT LOCATED ± 22' WEST OF CENTERLINE OF ST. PETER'S DRIVE, ACROSS FROM ST. PETER'S CHURCH.
Elevation: 624.48 ft. (NAVD 29)
 - BM 1493 SOUTH BOLT UNDER "W" TO HYDRANT LOCATED ± 26' SOUTH OF CENTERLINE OF WESTSHORE COURT, ± 33' WEST OF CENTERLINE OF ST. PETERS DRIVE
Elevation: 624.48 ft. (NAVD 29)



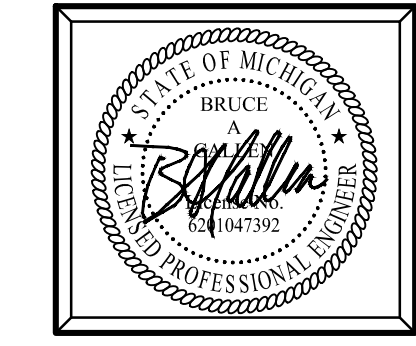
CONSTRUCTION SEQUENCE / PHASES OF EARTHWORK	Operation Time Schedule												
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV
MOBILIZATION	X												
CLEAR SITE, STRIP TOPSOIL AND BEGIN GRADING	X	X		X									
CONSTRUCT UNDERGROUND UTILITIES		X	X		X	X							
CONSTRUCT INDIVIDUAL HOMES				X	X	X	X	X	X	X	X	X	X
CONSTRUCT STREETS, FLATWORK (PER LOT DEV.)				X	X	X					X	X	
FINE GRADE LAWN AREAS, LANDSCAPE, MULCH											X	X	
STABILIZE SITE (TOPSOIL, SEED AND MULCH)					X								X
REMOVE TEMP SESC CONTROLS													X



For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

PROJECT LOCATION
SECTION 16, T3N, R16W,
CITY OF DOUGLAS,
ALLEGAN COUNTY, MICHIGAN

OWNER
KRE WEST CENTRE LLC
PO BOX 574
DOUGLAS, MICHIGAN 49406
PHONE: 269-420-5156



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

DATE OF PLAN: 01-08-24

ISSUANCES	
FINAL SITE CONDOMINIUM PLAN REVIEW RESPONSE	04-26-23
FINAL SITE CONDOMINIUM PLAN REVIEW RESPONSE	06-02-23
WATER - SANITARY REVIEW RESPONSE	07-11-23
FINAL SITE CONDOMINIUM PLAN REVIEW RESPONSE	10-16-23
REVISIONS	
FINAL SITE CONDOMINIUM PLAN REVIEW RESPONSE	11-07-23
DESIGNED BY:	

calen civil engineers
Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

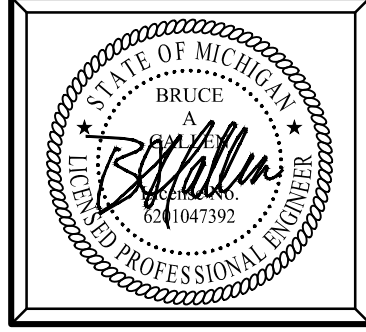
Drawn by **J.W.C.**
Engineer **B.A.C.** Check **B.A.C.**

Callen Engineering Project No. **021 CENTRE COLLECTIVE** Sheet No. **CS**

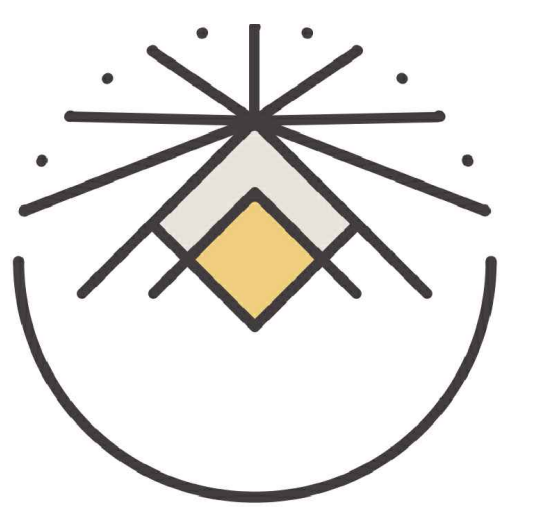


Know what's below.
Call before you dig.

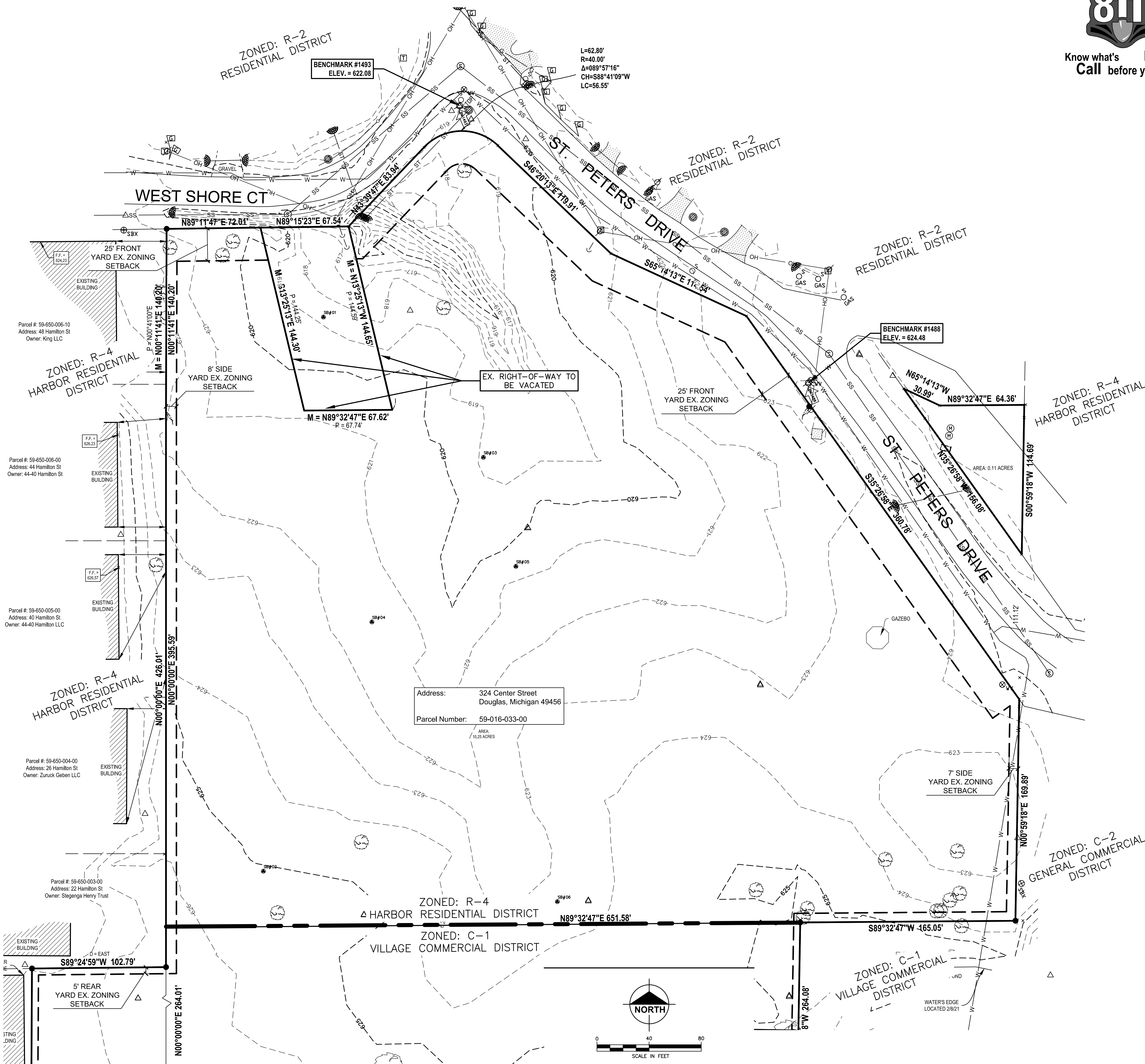
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Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com



Prepared for:
KRE West Centre LLC
PO BOX 574
Douglas, MI 49406
t.269.420.5156



Property Address: 324 Center Street, Douglas, Michigan 49456
Parcel Number: 59-016-033-00
DESCRIPTION WITHOUT VACATED R.O.W.

PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 32 MINUTES 47 SECONDS EAST 662.20 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 264.01 FEET ALONG THE EAST LINE OF TERRACE PARKS HEIGHTS, LIBER 6 OF PLATS, PAGE 6, ALLEGAN COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 395.59 FEET ALONG THE EAST LINE OF TERRACE PARKS HEIGHTS; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS EAST 140.20 FEET ALONG THE WEST LINE OF ST. PETER'S SUBDIVISION, LIBER 9 OF PLATS, PAGE 16, ALLEGAN COUNTY RECORDS; THENCE NORTH 89 DEGREES 11 MINUTES 47 SECONDS EAST 72.01 FEET ALONG THE NORTH LINE OF LOT 10, ST. PETER'S SUBDIVISION; THENCE SOUTH 13 DEGREES 25 MINUTES 13 SECONDS EAST 144.30 FEET ALONG THE EAST LINE OF SAID LOT 10; THENCE NORTH 89 DEGREES 32 MINUTES 47 SECONDS EAST 67.62 FEET ALONG THE SOUTH LINE OF ST. PETER'S SUBDIVISION; THENCE NORTH 13 DEGREES 25 MINUTES 13 SECONDS WEST 144.65 FEET ALONG THE WEST LINE OF LOTS 11 AND 12 OF ST. PETER'S SUBDIVISION; THENCE NORTH 43 DEGREES 39 MINUTES 47 SECONDS EAST 83.94 FEET ALONG THE NORTH LINE OF LOT 12, ST. PETER'S SUBDIVISION; THENCE EASTERLY 62.80 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 16 SECONDS, AND A CHORD BEARING NORTH 88 DEGREES 41 MINUTES 09 SECONDS EAST 56.55 FEET ALONG SAID NORTH LINE; THENCE SOUTH 46 DEGREES 20 MINUTES 25 SECONDS EAST 119.91 FEET ALONG THE NORTH LINE OF LOTS 12 AND 13 OF ST. PETER'S SUBDIVISION; THENCE SOUTH 65 DEGREES 14 MINUTES 13 SECONDS EAST 114.54 FEET ALONG THE NORTH LINE OF LOTS 13 AND 14 OF ST. PETER'S SUBDIVISION; THENCE SOUTH 35 DEGREES 26 MINUTES 58 SECONDS EAST 360.78 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ST. PETER'S DRIVE; THENCE SOUTH 00 DEGREES 59 MINUTES 18 SECONDS WEST 169.89 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 32 MINUTES 47 SECONDS WEST 651.58 FEET ALONG THE NORTH LINE OF THE SOUTH 264 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING.

DESCRIPTION WITH VACATED R.O.W.
PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 16 WEST, SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 32 MINUTES 47 SECONDS EAST 662.20 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 264.01 FEET ALONG THE EAST LINE OF TERRACE PARKS HEIGHTS, LIBER 6 OF PLATS, PAGE 6, ALLEGAN COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS EAST 140.20 FEET ALONG THE WEST LINE OF ST. PETER'S SUBDIVISION, LIBER 9 OF PLATS, PAGE 16, ALLEGAN COUNTY RECORDS; THENCE NORTH 89 DEGREES 11 MINUTES 47 SECONDS EAST 72.01 FEET ALONG THE NORTH LINE OF LOT 10, ST. PETER'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 89 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF VACATED PLEASANT STREET 67.54 FEET, SAID STREET BEING A PART OF ST. PETER'S SUBDIVISION, TO THE WESTERN MOST CORNER OF LOT 12 OF SAID ST. PETER'S SUBDIVISION; THENCE NORTH 43 DEGREES 39 MINUTES 47 SECONDS EAST 83.94 FEET ALONG THE NORTH LINE OF LOT 12, ST. PETER'S SUBDIVISION; THENCE SOUTH 65 DEGREES 14 MINUTES 13 SECONDS EAST 114.54 FEET ALONG THE NORTH LINE OF LOTS 13 AND 14 OF ST. PETER'S SUBDIVISION; THENCE SOUTH 35 DEGREES 26 MINUTES 58 SECONDS EAST 360.78 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ST. PETER'S DRIVE; THENCE SOUTH 00 DEGREES 59 MINUTES 18 SECONDS WEST 169.89 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 32 MINUTES 47 SECONDS WEST 651.58 FEET ALONG THE NORTH LINE OF THE SOUTH 264 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING.

Total Acreage: 7.16 Acres (311,890 sq ft)

REGULATED WETLANDS AND THREATENED AND ENDANGERED SPECIES
NO REGULATED WETLANDS, THREATENED OR ENDANGERED SPECIES WERE IDENTIFIED ON THE SITE PER THE JUNE 2021 WETLAND AND THREATENED AND ENDANGERED SPECIES REVIEW AND SITE ASSESSMENT; CENTRE COLLECTIVE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN PREPARED BY AAMAZON CONSULTING, LLC.

TREE REMOVALS
TREE REMOVALS WITHIN THE RIGHT-OF-WAY ARE INCLUDED ON THE LANDSCAPE PLAN. TREE REMOVALS WITHIN THE PROPERTY HAVE NOT BEEN DETERMINED. TREES WILL BE RETAINED TO THE GREATEST EXTENT POSSIBLE.

CENTRE COLLECTIVE

324 West Center Street
Douglas, Michigan



Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
t.616.414.5260
www.callenengineering.com

EXISTING CONDITIONS

Job No: 021 KERR - CENTRE COLLECTIVE
Issue: FINAL SITE CONDO PLAN SUBMITTAL
Issue Date: JANUARY 08, 2024

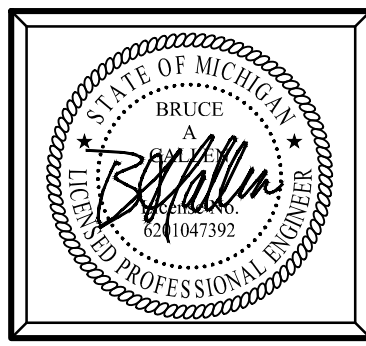
DATE OF PLAN: 01-08-24

C0.1

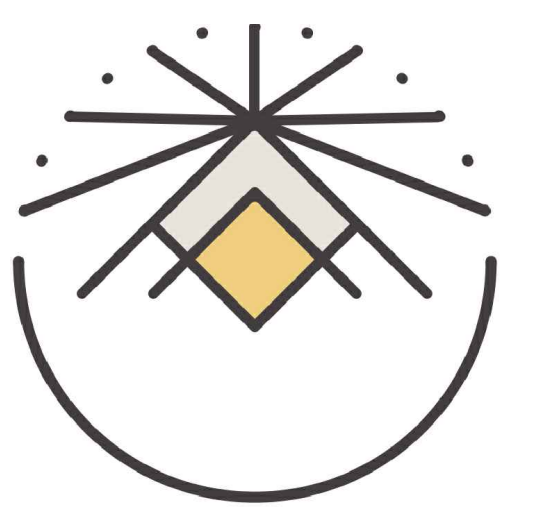


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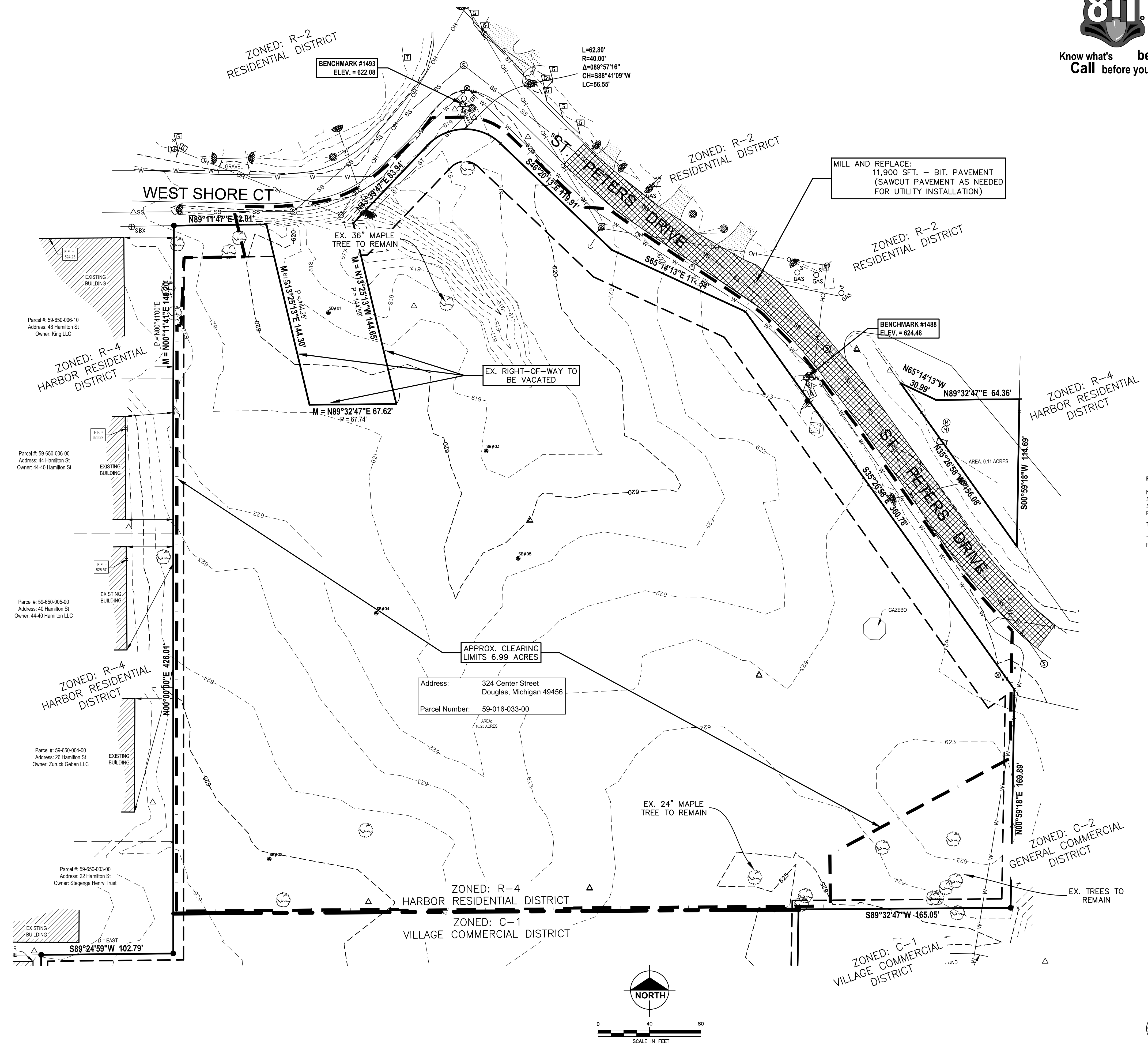
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Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com



Prepared for:
KRE West Centre LLC
PO BOX 574
Douglas, MI 49406
t.269.420.5156



MILL AND REPLACE:
11,900 SFT. - BIT. PAVEMENT
(SAWCUT PAVEMENT AS NEEDED
FOR UTILITY INSTALLATION)

EX. RIGHT-OF-WAY TO
BE VACATED

APPROX. CLEARING
LIMITS 6.99 ACRES

Address: 324 Center Street
Douglas, Michigan 49456
Parcel Number: 59-016-033-00

REGULATED WETLANDS AND THREATENED AND ENDANGERED SPECIES
NO REGULATED WETLANDS, THREATENED OR ENDANGERED SPECIES WERE IDENTIFIED ON THE SITE PER THE JUNE 2021 WETLAND AND THREATENED AND ENDANGERED SPECIES REVIEW AND SITE ASSESSMENT, CENTRE COLLECTIVE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN PREPARED BY AAMAZON CONSULTING, LLC.
TREE REMOVALS
TREE REMOVALS WITHIN THE RIGHT-OF-WAY ARE INCLUDED ON THE LANDSCAPE PLAN. TREE REMOVALS WITHIN THE PROPERTY HAVE NOT BEEN DETERMINED. TREES WILL BE RETAINED TO THE GREATEST EXTENT POSSIBLE.

CENTRE COLLECTIVE

324 West Center Street
Douglas, Michigan



Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
t.616.414.5260
www.callenengineering.com

REMOVALS PLAN

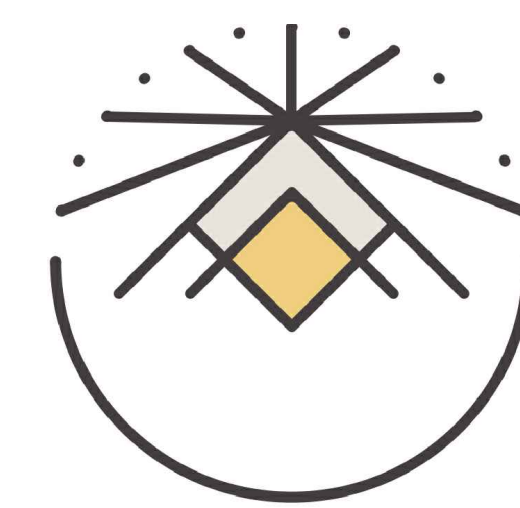
Job No: 021 KERR - CENTRE COLLECTIVE
Issue: FINAL SITE CONDO PLAN SUBMITTAL
Issue Date: JANUARY 08, 2024

REMOVALS LEGEND

- PAVEMENT REMOVAL AREA
- REMOVAL ITEM

DATE OF PLAN: 01-08-24

C0.2



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SITE CONDOMINIUM PLAN

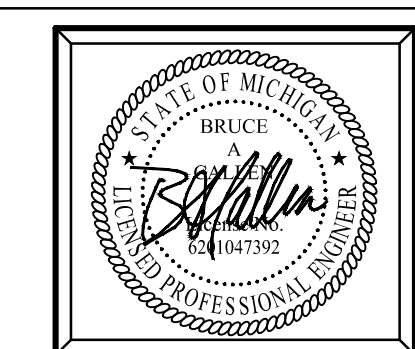
Job No: 021 KERR - CENTRE COLLECTIVE
 Issue: FINAL SITE CONDO PLAN SUBMITTAL
 Issue Date: JANUARY 08, 2024

C1.0

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



Know what's below.
 Call before you dig.



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LINE TYPE LEGEND

— W — W — W —	EX. WATER UTILITY LINE
— G — G — G —	EX. GAS UTILITY LINE
— ST — ST — ST —	EX. STORM UTILITY LINE
— SS — SS — SS —	EX. SANITARY UTILITY LINE
— OH — OH — OH —	EX. OVERHEAD UTILITY LINE
— — — — —	PROP. STORM SEWER
— — — — —	PROP. SANITARY SEWER
— — — — —	PROP. WATERMAIN

GENERAL NOTES

THE PROJECT INCLUDES CONSTRUCTION OF A NEW RESIDENTIAL NEIGHBORHOOD COMPRISED OF NINETEEN (19) SINGLE-FAMILY UNITS RANGING BETWEEN 0.18 AND 0.23 ACRES. FOURTEEN (14) OF THE NEW LOTS WILL FRONT A NEW 66-FT WIDE PUBLIC STREET RIGHT-OF-WAY MEETING THE REQUIREMENTS OF THE RELEVANT SECTIONS OF THE CITY OF THE VILLAGE OF DOUGLAS (CITY) ZONING ORDINANCE. THE REMAINING LOTS SHALL FRONT ST. PETERS DRIVE.

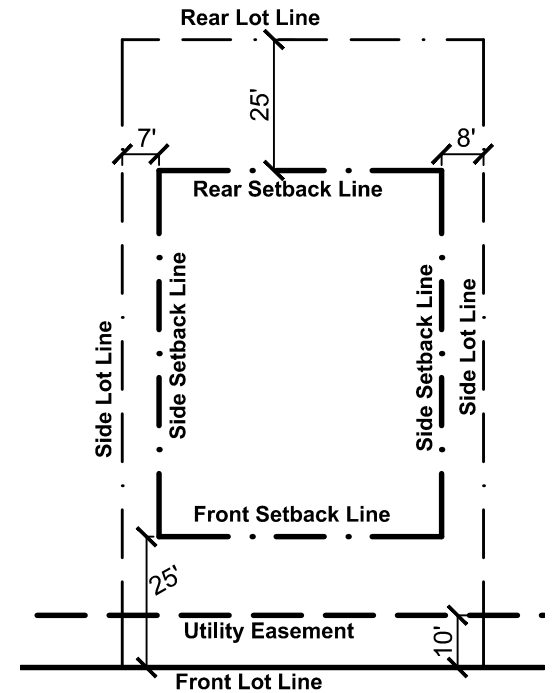
RELATED IMPROVEMENTS INCLUDE:

- 28-FT WIDE PUBLIC STREET W/ CURB AND GUTTER.
- PUBLIC SIDEWALK FRONTING ALL RESIDENTIAL LOTS, AND EXTENDING ALONG ST. PETERS DRIVE, AND CONNECTING TO FUTURE COMMERCIAL DEVELOPMENT TO THE SOUTH VIA A NATURAL PATHWAY.
- PUBLIC UTILITIES (SANITARY SEWER, WATERMAIN, STORM SEWER).
- PRIVATE UTILITIES (GAS, ELECTRIC, COMMUNICATIONS).
- STREETLIGHTS.
- STREET TREES.
- STORMWATER DETENTION, MEETING ADCD REQUIREMENTS.
- OPEN SPACE AND SELECT NATURAL AREAS, LOCATED AT THE NORTH/CENTER INTERIOR OF THE PROPERTY AND THE SOUTHEAST CORNER OF THE SITE, WHICH ARE INTENDED TO REMAIN OPEN SPACE TO PRESERVE EXISTING TREES AND SERVE AS A NATURAL BUFFER FOR THE DEVELOPMENT.
- ALL SIDEWALK CROSSING RESIDENTIAL DRIVEWAYS SHALL BE 6-INCH THICK.
- FUTURE DRIVEWAYS SHALL MAINTAIN MINIMUM SEPARATION DISTANCE IN ACCORDANCE WITH ZONING ORDINANCE SECTION 19.05. FUTURE DRIVEWAY SHALL NOT EXCEED 7% IN GRADE AT ANY ONE POINT WITHIN THE ROW, AND NOT EXCEED 10% AT ANY ONE POINT BEYOND THE ROW.
- MAINTAIN MINIMUM 13'6" VERTICAL CLEARANCE AT ALL DRIVEWAYS.
- SIGNAL TIMING AT THE CENTER STREET / BLUE STAR HIGHWAY INTERSECTION SHALL BE OPTIMIZED FOR CURRENT AND ADDED TRAFFIC VOLUMES (WORK BY OTHERS).

UNIT #	AVAILABLE BASEMENT TYPE(S)	MBO (FT)	MFE (FT)
1	SOG	622.50	622.50
2	DL SOG, B	622.50	616.00
3	DL SOG, B	622.50	616.00
4	DL SOG, B	622.50	616.00
5	DL SOG, B	622.50	616.00
6	DL SOG, B	622.50	616.00
7	DL SOG, B	622.50	616.00
8	DL SOG, B	622.50	616.00
9	DL SOG, B	622.50	616.00
10	DL SOG, B	622.50	616.00
11	DL SOG, B	625.25	618.00
12	DL SOG, B	626.25	618.00
13	DL SOG, B	626.25	620.00
14	DL SOG, B	626.25	620.00
15	DL SOG, B	626.25	620.00
16	DL SOG, B	626.25	620.00
17	DL SOG, B	626.25	620.00
18	DL SOG, B	625.50	620.00
19	DL SOG, B	625.00	620.00

UNIT MINIMUM FLOOR/OPENING ELEVATIONS

MBO = MINIMUM BUILDING OPENING
 MFE = MINIMUM FLOOR ELEVATION
 SOG = SLAB ON GRADE
 DL = DAYLIGHT
 W/O = WALK-OUT
 B = BASEMENT
 ALL BUILDINGS TO INCLUDE SUMP AND DRAINAGE DISCHARGE TO REAR YARD

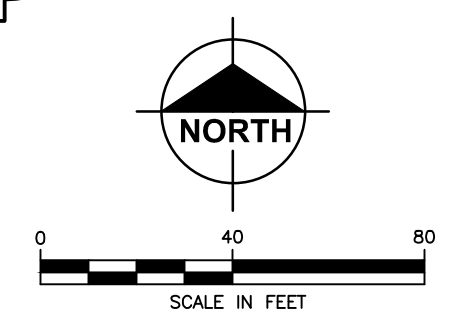
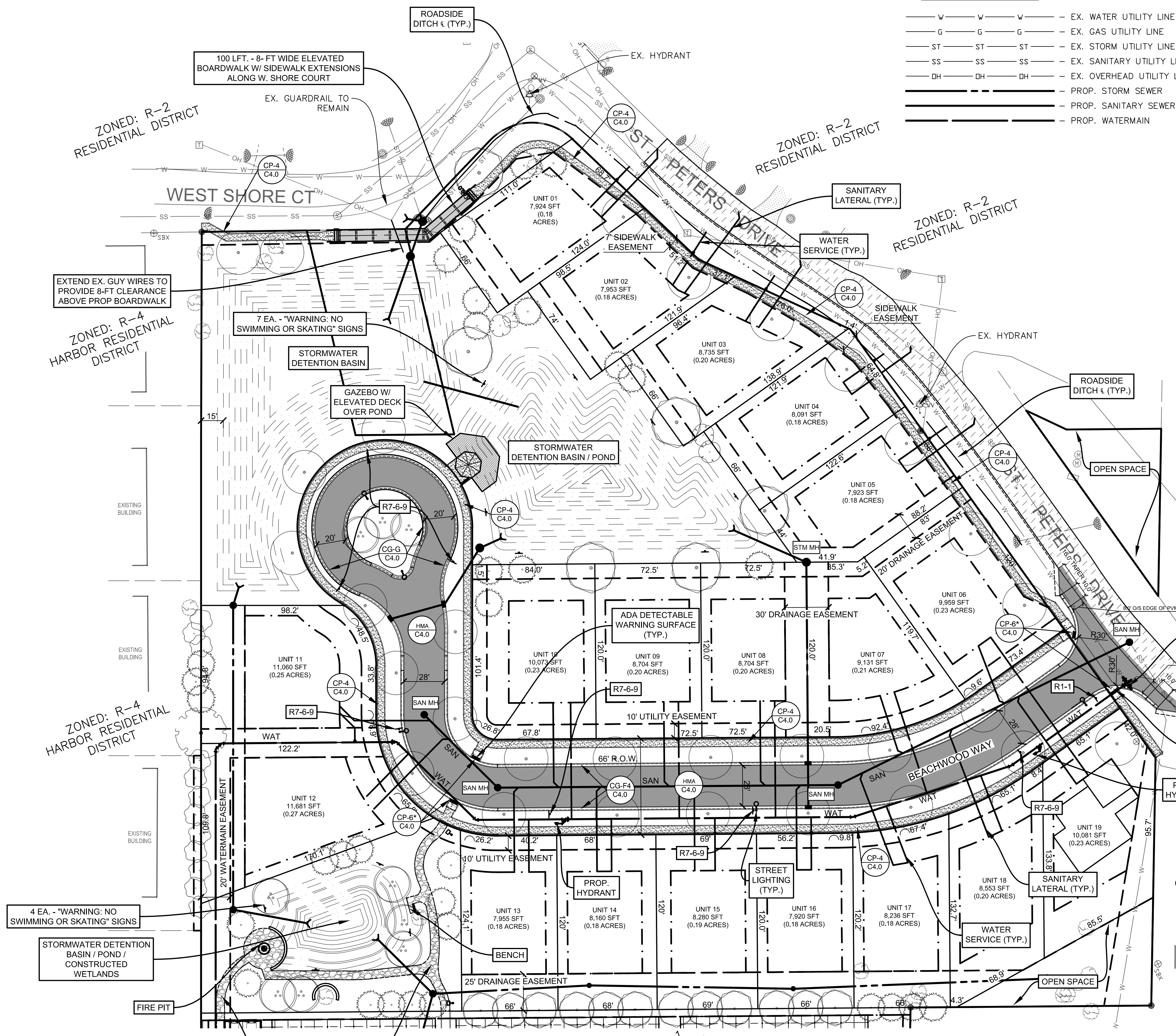


PROPOSED FEATURES LEGEND

- NEW HMA PAVEMENT AREA
- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- STONE DUST (DECOMPOSED GRANITE) SURFACE AREA (5,547 SFT)
- HMA 1 1/2" MILL/OVERLAY AREA

PROPOSED PERMANENT SIGNAGE LEGEND

- STOP R1-1
- Place at all hydrant locations R1-2
- NO PARKING FIRE LANE R7-6-9



LAND USE TABLE

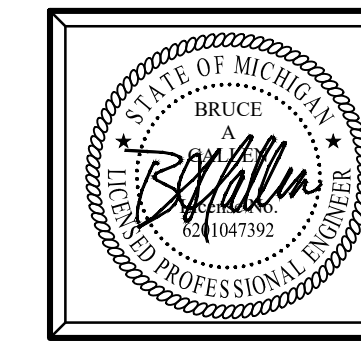
TOTAL LAND AREA	7.16	ACRES
STW WATER DETENTION / STEEP SLOPES	1.53	ACRES
OPEN SPACE	0.95	ACRES
PUBLIC R.O.W	1.15	ACRES
SENSITIVE AREAS	0.00	ACRES
RESIDENTIAL UNITS 1-19	3.83	ACRES
BUILDABLE AREA = RES UNITS + OPEN SPACE	4.48	ACRES
UNIT DENSITY	4.24 UNITS / ACRE	

DATE OF PLAN: 01-08-24

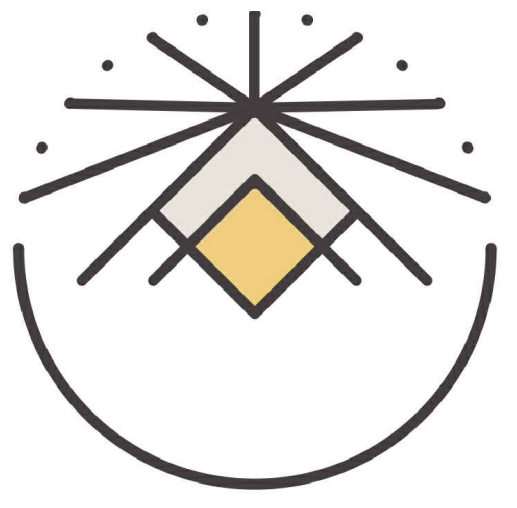


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Plan Prepared By: Bruce A. Callen, PE Callen Engineering, Inc. 108 E. Savidge St. Spring Lake, Michigan 49456 Tel: 616-414-5260 email: bcallen@callenengineering.com



Prepared for: KRE West Centre LLC PO BOX 574 Douglas, MI 49406 t.269.420.5156

CENTRE COLLECTIVE 324 West Center Street Douglas, Michigan



Callen Engineering, Inc. 108 East Savidge Street Spring Lake, MI 49456 t.616.414.5260 www.callenengineering.com

GRADING, DRAINAGE, AND SESC PLAN

Job No: 021 KERR - CENTRE COLLECTIVE Issue: FINAL SITE CONDO PLAN SUBMITTAL Issue Date: JANUARY 08, 2024

C2.0

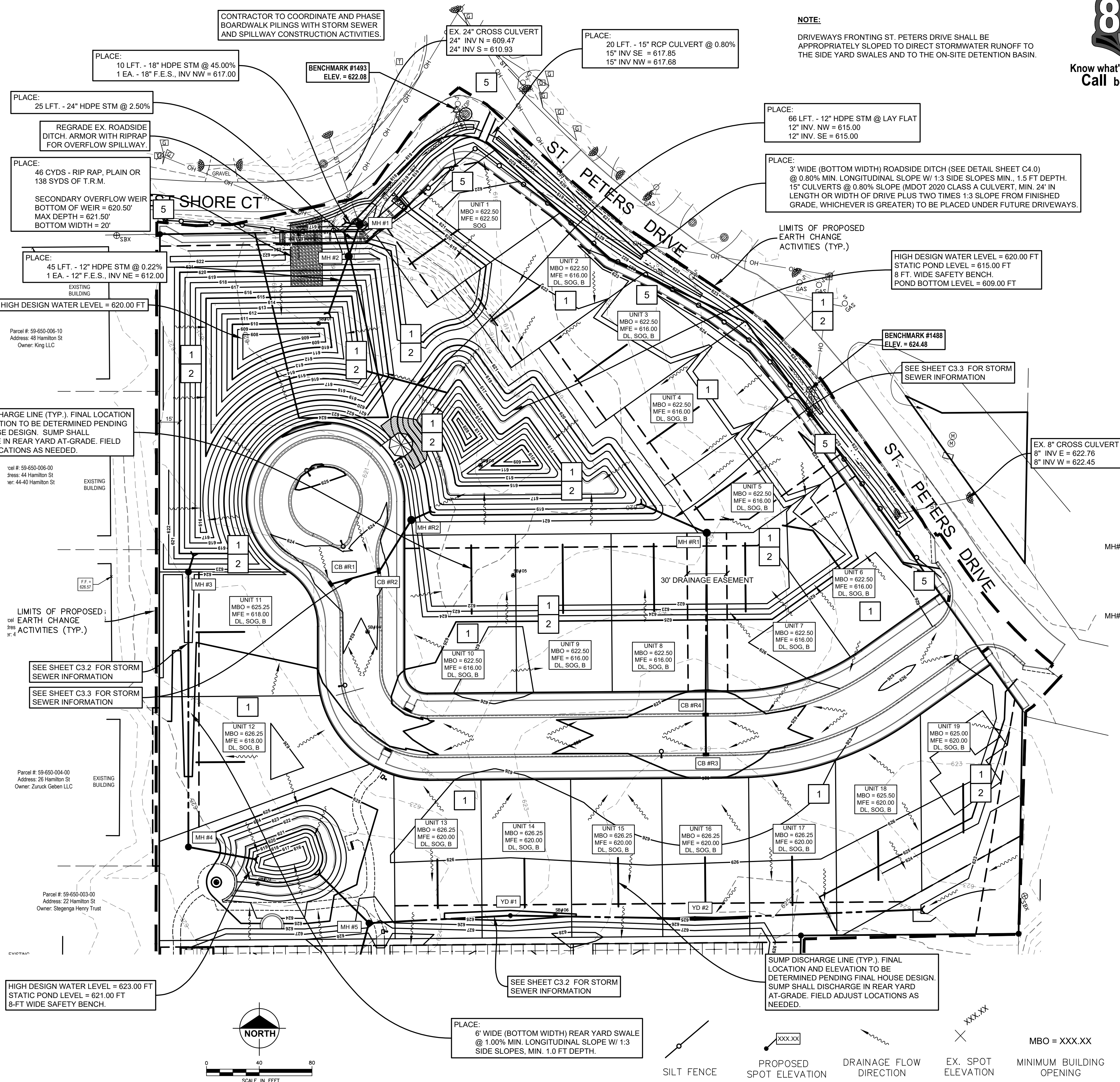


Table with 4 columns: KEY, SESC MEASURE, SYMBOL, WHERE USED. Lists measures like Seeding, Mulch, Trees, etc.

SESC NOTES: TOTAL DISTURBED AREA: 474,159 SFT (10.89 ACRES). ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES.

STORM STRUCTURE SCHEDULE (THIS SHEET). Table listing manholes (MH#1, MH#2) and catch basins (CB #R1-4) with their specifications and elevations.

UNIT MINIMUM FLOOR/OPENING ELEVATIONS. Table listing units 1 through 19 with their MBO and MFE values.

STORM STRUCTURE NOTES: STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL. STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL...

CONTRACTOR TO COORDINATE AND PHASE BOARDWALK PILING WITH STORM SEWER AND SPILLWAY CONSTRUCTION ACTIVITIES.

NOTE: DRIVEWAYS FRONTING ST. PETERS DRIVE SHALL BE APPROPRIATELY SLOPED TO DIRECT STORMWATER RUNOFF TO THE SIDE YARD SWALES AND TO THE ON-SITE DETENTION BASIN.

PLACE: 10 LFT. - 18" HDPE STM @ 45.00% 1 EA. - 18" F.E.S., INV NW = 617.00

PLACE: 25 LFT. - 24" HDPE STM @ 2.50%

PLACE: 46 CYDS - RIP RAP, PLAIN OR 138 SYDS OF T.R.M. SECONDARY OVERFLOW WEIR BOTTOM OF WEIR = 620.50' MAX DEPTH = 621.50' BOTTOM WIDTH = 20'

PLACE: 45 LFT. - 12" HDPE STM @ 0.22% 1 EA. - 12" F.E.S., INV NE = 612.00

PLACE: 45 LFT. - 12" HDPE STM @ 0.22% 1 EA. - 12" F.E.S., INV NE = 612.00

PLACE: 45 LFT. - 12" HDPE STM @ 0.22% 1 EA. - 12" F.E.S., INV NE = 612.00

Parcel #: 59-650-006-10 Address: 48 Hamilton St Owner: King LLC

Parcel #: 59-650-006-00 Address: 44 Hamilton St Ver: 44-40 Hamilton St

SUMP DISCHARGE LINE (TYP.). FINAL LOCATION AND ELEVATION TO BE DETERMINED PENDING FINAL HOUSE DESIGN. SUMP SHALL DISCHARGE IN REAR YARD AT-GRADE. FIELD ADJUST LOCATIONS AS NEEDED.

Parcel #: 59-650-006-00 Address: 44 Hamilton St Ver: 44-40 Hamilton St

LIMITS OF PROPOSED EARTH CHANGE ACTIVITIES (TYP.)

SEE SHEET C3.2 FOR STORM SEWER INFORMATION

SEE SHEET C3.3 FOR STORM SEWER INFORMATION

SEE SHEET C3.2 FOR STORM SEWER INFORMATION

SEE SHEET C3.3 FOR STORM SEWER INFORMATION

Parcel #: 59-650-004-00 Address: 26 Hamilton St Owner: Zuruck Geben LLC

Parcel #: 59-650-003-00 Address: 22 Hamilton St Owner: Stegenga Henry Trust

Parcel #: 59-650-003-00 Address: 22 Hamilton St Owner: Stegenga Henry Trust

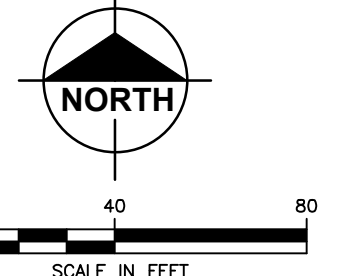
Parcel #: 59-650-003-00 Address: 22 Hamilton St Owner: Stegenga Henry Trust

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PLACE: 6' WIDE (BOTTOM WIDTH) REAR YARD SWALE @ 1.00% MIN. LONGITUDINAL SLOPE W/ 1:3 SIDE SLOPES, MIN. 1.0 FT DEPTH.

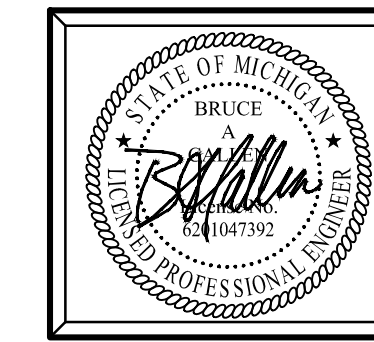
LEGEND: SILT FENCE, PROPOSED SPOT ELEVATION, DRAINAGE FLOW DIRECTION, EX. SPOT ELEVATION, MINIMUM BUILDING OPENING

DATE OF PLAN: 01-08-24

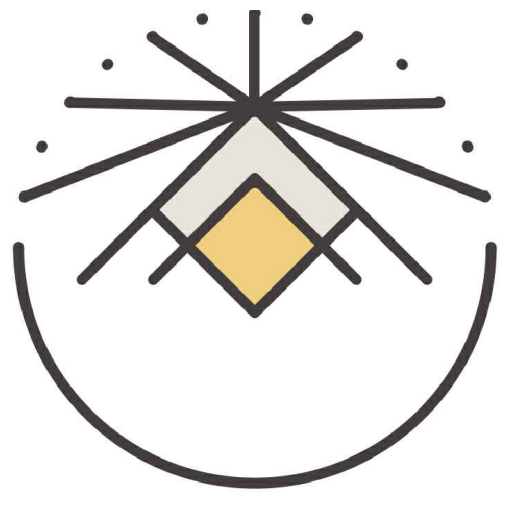


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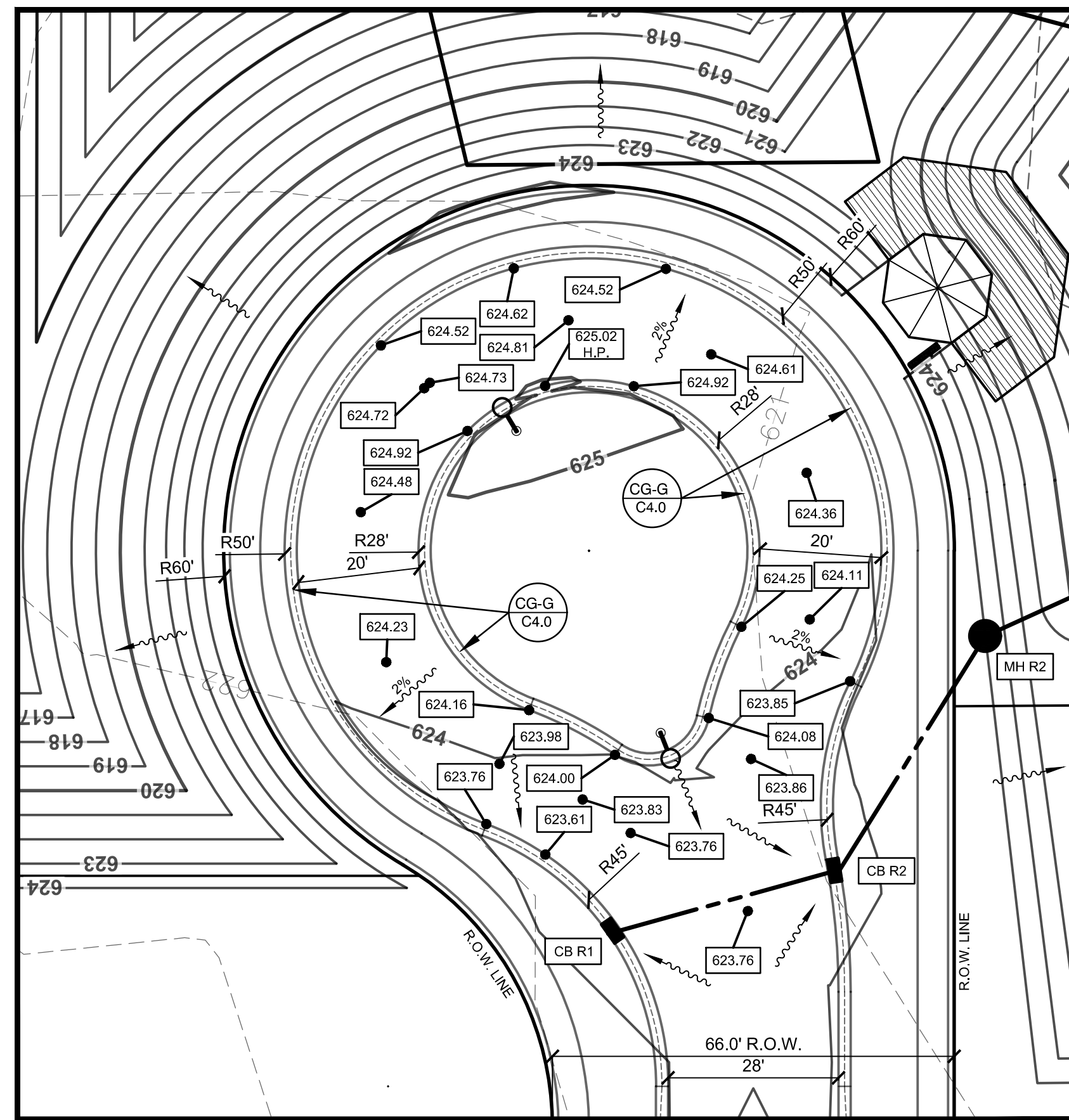


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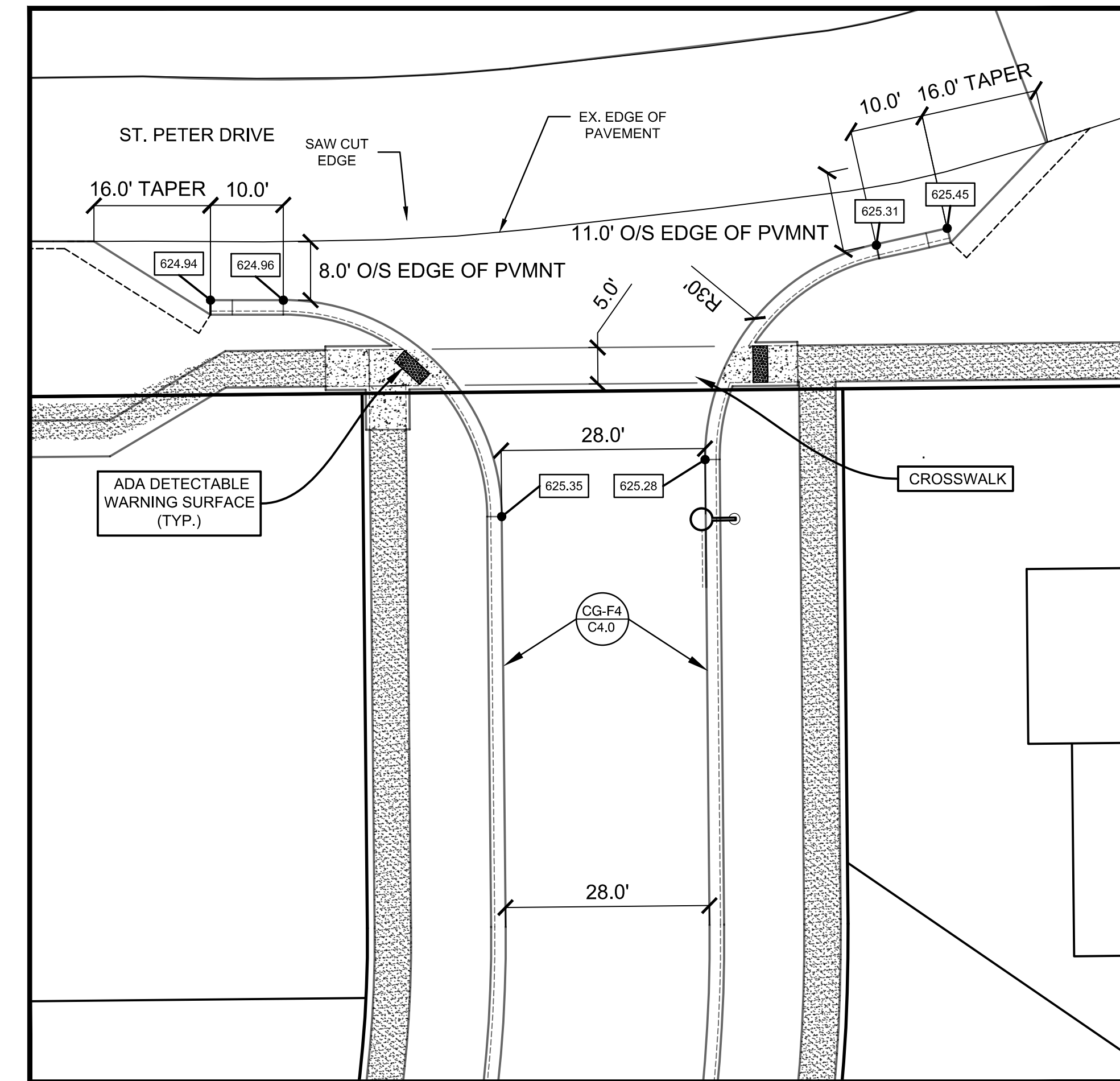
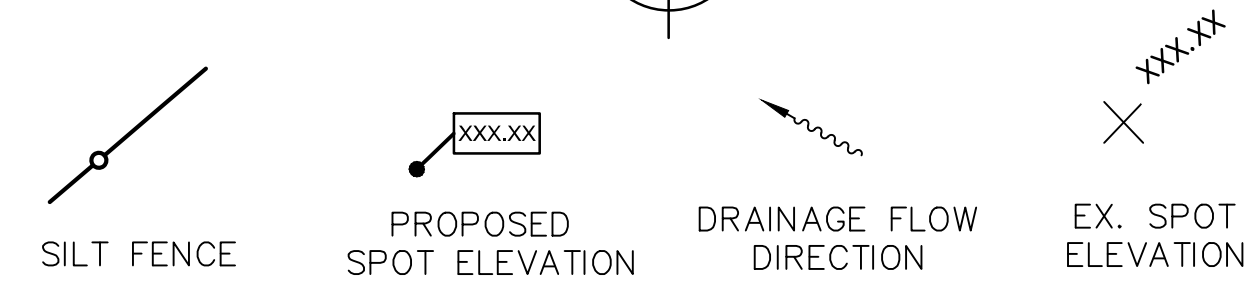
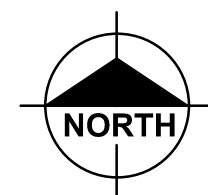
Prepared for:
KRE West Centre LLC
PO BOX 574
Douglas, MI 49406
t.269.420.5156

PRELIMINARY - NOT
FOR CONSTRUCTION



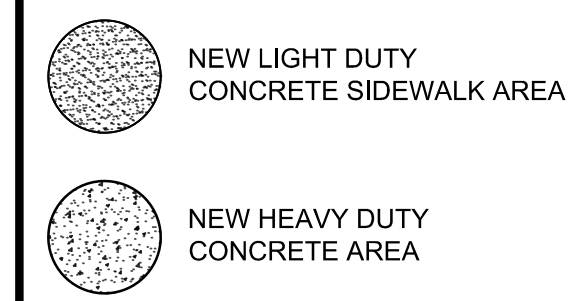
CUL-DE-SAC GRADING DETAIL

SCALE: 1" = 20'



RESIDENTIAL INTERSECTION OPENING (TYP.)

SCALE: 1" = 15'



CENTRE COLLECTIVE

324 West Center Street
Douglas, Michigan



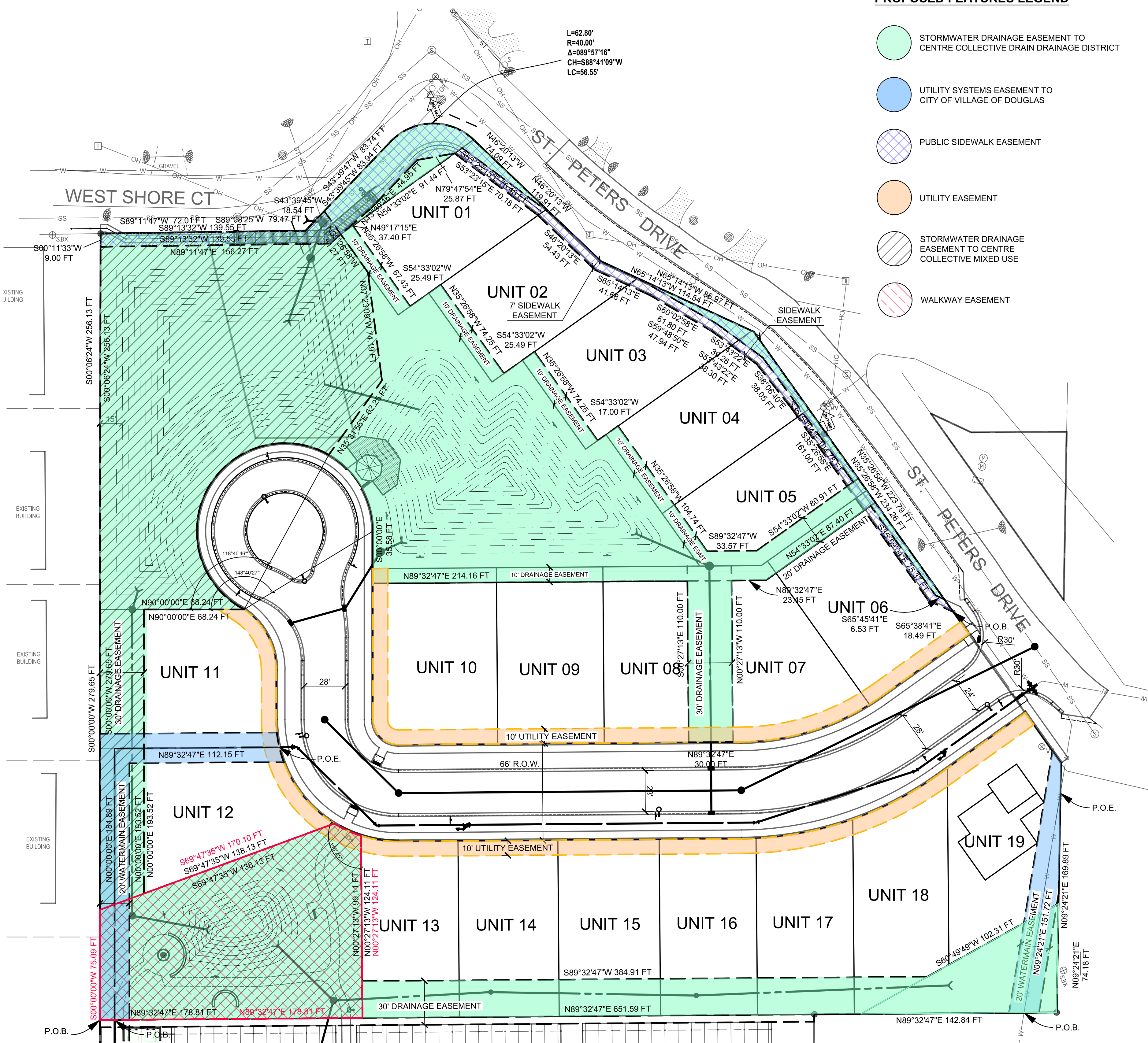
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CUL-DE-SAC & INTERSECTION PLAN

Job No: 021 KERR - CENTRE COLLECTIVE
Issue: FINAL SITE CONDO PLAN SUBMITTAL
Issue Date: JANUARY 08, 2024

DATE OF PLAN: 01-08-24

C2.1



PROPOSED FEATURES LEGEND

- STORMWATER DRAINAGE EASEMENT TO CENTRE COLLECTIVE DRAIN DRAINAGE DISTRICT
- UTILITY SYSTEMS EASEMENT TO CITY OF VILLAGE OF DOUGLAS
- PUBLIC SIDEWALK EASEMENT
- UTILITY EASEMENT
- STORMWATER DRAINAGE EASEMENT TO CENTRE COLLECTIVE MIXED USE
- WALKWAY EASEMENT

LINE TYPE LEGEND

- W — W — W — EX. WATER UTILITY LINE
- G — G — G — EX. GAS UTILITY LINE
- ST — ST — ST — EX. STORM UTILITY LINE
- SS — SS — SS — EX. SANITARY UTILITY LINE
- DH — DH — DH — EX. OVERHEAD UTILITY LINE
- — — — — PROP. STORM SEWER
- — — — — PROP. SANITARY SEWER
- — — — — PROP. WATERMAIN

Watermain Easement Description

A part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 16, Town 3 North - Range 16 West, City of Douglas, Allegan County, State of Michigan more particularly described as follows:

Commencing at the West ¼ Corner of Section 16; thence N89°32'47"E 1,144.18 Feet along the E-W ¼ Line of said Section 16 to the East Line of the East 10 Rods of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of said Section 16;
 Thence N00°59'18"E 264.08 Feet to the North line of the South 264 Feet of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of said Section 16;
 Thence N89°32'47"E 142.84 Feet to the Place of Beginning of the centerline of a 20-ft wide easement for watermain whose alignment is described as N09°24'21"E 151.72 Feet to the Place of Ending.

Together with:

A part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 16, Town 3 North - Range 16 West, City of Douglas, Allegan County, State of Michigan more particularly described as follows:

Commencing at the West ¼ Corner of Section 16; thence N89°32'47"E 662.20 Feet along the E-W ¼ Line of said Section 16;
 Thence N00°00'00"E 264.01 Feet to the Place of Beginning of the centerline of a 20-ft wide easement for watermain whose alignment is described as N00°00'00"E 184.89 Feet;
 Thence N89°32'47"E 112.15 Feet to the Place of Ending.

Public Sidewalk Easement Description

A part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 16, Town 3 North - Range 16 West, City of Douglas, Allegan County, State of Michigan more particularly described as follows:

Commencing at the West ¼ Corner of Section 16; thence N89°32'47"E 1,144.18 Feet along the E-W ¼ Line of said Section 16 to the East Line of the East 10 Rods of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of said Section 16;
 Thence N00°59'18"E 264.08 Feet to the North line of the South 264 Feet of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of said Section 16;
 Thence N89°32'47"E 165.05 to the East Line of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of said Section N00°59'18"E 169.89 Feet to the South Right-of-Way Line of St. Peters Drive;
 Thence N35°26'58"W 126.52 Feet along said right-of-way line to the PLACE OF BEGINNING.
 Thence continuing N35°26'58"W 234.26 Feet along said right-of-way line;
 Thence N65°14'13"W 114.54 Feet along said right-of-way line; Thence N46°20'14"W 119.91 Feet along said right-of-way line;
 Thence westerly 62.80 Feet along a 40.00 foot radius curve to the left, said curve having a central angle of 89°57'16", and a chord bearing S88°41'09"W 56.55';
 Thence S43°39'47"W 83.74 Feet along South Right-of-Way Line of W. Shore Court;
 Thence S89°08'25"W 79.47 Feet along said right-of-way line; Thence S89°11'47"W 72.01 Feet along said right-of-way line;
 Thence S00°11'33"W 9.00 Feet; Thence N89°11'47"E 156.27 Feet, parallel with said right-of-way line;
 Thence N49°17'15"E 37.40 Feet; Thence N43°39'46"E 44.95 Feet;
 Thence N79°47'54"E 25.87 Feet; Thence S53°23'15"E 70.18 Feet;
 Thence S46°20'13"E 54.43 Feet parallel with St. Peters Drive right-of-way line;
 Thence S65°14'13"E 41.68 Feet. Parallel with said right-of-way line;
 Thence S59°48'50"E 47.94 Feet; Thence S53°43'22"E 38.30 Feet;
 Thence S38°06'40"E 38.05 Feet; Thence S35°26'58"E 161.00 Feet parallel with said right-of-way line;
 Thence S65°38'41"E 18.49 Feet to the said right-of-way line and Place of Beginning.

Stormwater Drainage Easement Description

A part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 16, Town 3 North - Range 16 West, City of Douglas, Allegan County, State of Michigan more particularly described as follows:

Commencing at the West ¼ Corner of Section 16; thence N89°32'47"E 662.20 Feet along the E-W ¼ Line of said Section 16;
 Thence N00°00'00"E 264.01 Feet to the Place of Beginning; Thence N89°32'47"E 651.59 Feet; Thence N09°24'21"E 74.18 Feet;
 Thence S69°49'49"W 102.31 Feet; Thence S89°32'47"W 384.91 Feet; Thence N00°27'13"W 99.11 Feet to the South Right-of-Way Line of Beachwood Way;
 Thence Northwestwesterly along a non-tangential curve to the right, having a radius of 83.00 Feet, through a central angle of 115°02'05", an arc length of 20.05 Feet, whose chord measures 20.00 Feet bearing N65°25'08"W;
 Thence S69°47'35"W 138.13 Feet; Thence N00°00'00"E 193.52 Feet;
 Thence N90°00'00"E 68.24 Feet to the West Right-of-Way Line of Beachwood Way;
 Thence Northwestwesterly along a non-tangential curve to the right, having a radius of 60.00 Feet, through a central angle of 148°40'27", an arc length of 254.16 Feet, whose chord measures 102.74 Feet, bearing N58°40'27"E;
 Thence S00°00'00"E 35.58 Feet; Thence N89°32'47"E 214.16 Feet;
 Thence S00°27'13"E 110.00 Feet to the North Right-of-Way Line of Beachwood Way;
 Thence N89°32'47"E 30.00 Feet; Thence N00°27'13"W 110.00 Feet; Thence N89°32'47"E 23.45 Feet; Thence N54°33'02"E 87.40 Feet;
 Thence S35°59'04"E 75.37 Feet; Thence S65°45'41"E 6.53 Feet to the West Right-of-Way Line of St. Peters Drive;
 Thence N35°26'58"W 223.79 Feet along the West Right-of-Way Line of St. Peters Drive;
 Thence N65°14'13"W 86.97 Feet along the West Right-of-Way Line of St. Peters Drive;
 Thence S60°02'58"E 61.80 Feet; Thence S53°43'22"E 39.26 Feet; Thence S35°59'04"E 104.78 Feet; Thence S54°33'02"W 80.91 Feet;
 Thence S89°32'47"E 33.75 Feet; Thence N35°26'58"W 104.74 Feet; Thence S54°33'02"W 17.00 Feet; Thence N35°26'58"W 74.25 Feet;
 Thence S54°33'02"W 25.49 Feet; Thence N35°26'58"W 67.43 Feet; Thence N54°33'02"E 91.44 Feet; Thence S53°23'15"E 76.48 Feet to the West Right-of-Way Line of St. Peters Drive; Thence N46°20'13"W 74.09 Feet along said West Right-of-Way Line;
 Thence Northwestwesterly along a non-tangential curve to the left, having a radius of 40.00 Feet, through a central angle of 45°00'07", an arc length of 62.80 Feet, whose chord measures 56.55 Feet, bearing S88°41'11"W to the South Right-of-Way Line of S. Shore Court;
 Thence S43°39'45"W 83.94 Feet along said right-of-way line; Thence S89°13'32"W 139.55 Feet along said right-of-way line;
 Thence S00°06'24"W 256.13 Feet; Thence S00°00'00"W 279.65 Feet to the Place of Beginning.

Stormwater Drainage Easement Description - Centre Collective Mixed Use

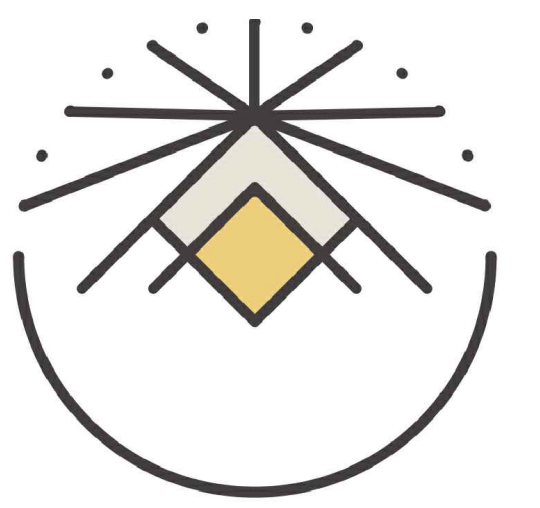
A part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 16, Town 3 North - Range 16 West, City of Douglas, Allegan County, State of Michigan more particularly described as follows:

Commencing at the West ¼ Corner of Section 16; thence N89°32'47"E 662.20 Feet along the E-W ¼ Line of said Section 16;
 Thence N00°00'00"E 264.01 Feet to the Place of Beginning;
 Thence N89°32'47"E 178.81 Feet; Thence N00°27'13"W 124.11 Feet to the South Right-of-Way Line of Beachwood Way;
 Thence Northwestwesterly along a non-tangential curve to the right, having a radius of 83.00 Feet, through a central angle of 115°02'05", an arc length of 20.05 Feet, whose chord measures 20.00 Feet bearing N65°25'08"W;
 Thence S69°47'35"W 138.13 Feet; Thence N00°00'00"E 193.52 Feet;
 Thence N90°00'00"E 68.24 Feet to the West Right-of-Way Line of Beachwood Way;
 Thence Northwestwesterly along a non-tangential curve to the right, having a radius of 60.00 Feet, through a central angle of 118°40'46", an arc length of 191.18 Feet, whose chord measures 120.17 Feet, bearing N28°40'46"E;
 Thence N35°31'56"E 62.25 Feet; Thence N07°23'09"W 74.19 Feet;
 Thence N35°26'58"W 51.27 Feet to the south Right-of-Way Line of West Shore Court;
 Thence S43°39'45"W 18.54 Feet along said right-of-way line;
 Thence S89°13'32"W 139.55 Feet along said right-of-way line;
 Thence S00°06'24"W 256.13 Feet;
 Thence S00°00'00"W 279.65 Feet to the Place of Beginning.

Walkway Easement Description

A part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 16, Town 3 North - Range 16 West, City of Douglas, Allegan County, State of Michigan more particularly described as follows:

Commencing at the West ¼ Corner of Section 16; thence N89°32'47"E 662.20 Feet along the E-W ¼ Line of said Section 16;
 Thence N00°00'00"E 264.01 Feet to the Place of Beginning;
 Thence N89°32'47"E 178.81 Feet; Thence N00°27'13"W 124.11 Feet to the South Right-of-Way Line of Beachwood Way;
 Thence Northwestwesterly along a non-tangential curve to the right, having a radius of 83.00 Feet, through a central angle of 115°02'05", an arc length of 20.05 Feet, whose chord measures 20.00 Feet bearing N65°25'08"W;
 Thence S69°47'35"W 170.10 Feet;
 Thence S00°00'00"W 75.09 Feet to the Place of Beginning.



Prepared for:
KRE West Centre LLC
 PO BOX 574
 Douglas, MI 49406
 t.269.420.5156

CENTRE COLLECTIVE
 324 West Center Street
 Douglas, Michigan

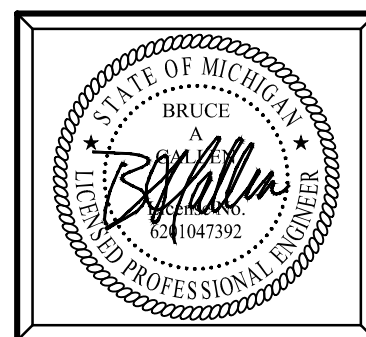


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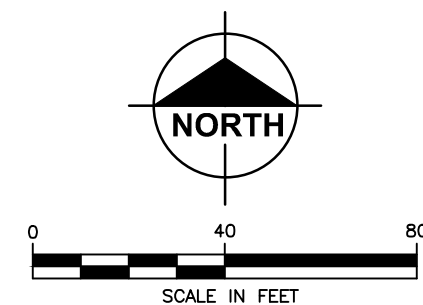
EASEMENTS PLAN

Job No: 021 KERR - CENTRE COLLECTIVE
 Issue: FINAL SITE CONDO PLAN SUBMITTAL
 Issue Date: JANUARY 08, 2024

DATE OF PLAN: 01-08-24



Plan Prepared By:
 Bruce A. Callen, PE
 Callen Engineering, Inc.
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 Tel: 616-414-5260
 email: bcallen@callenengineering.com

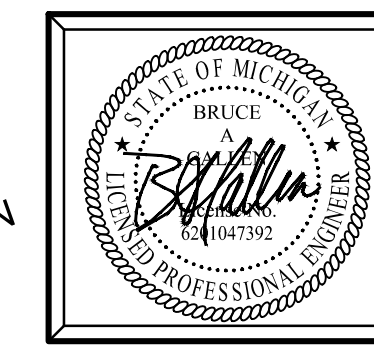




Know what's below.
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PRELIMINARY - NOT
FOR CONSTRUCTION

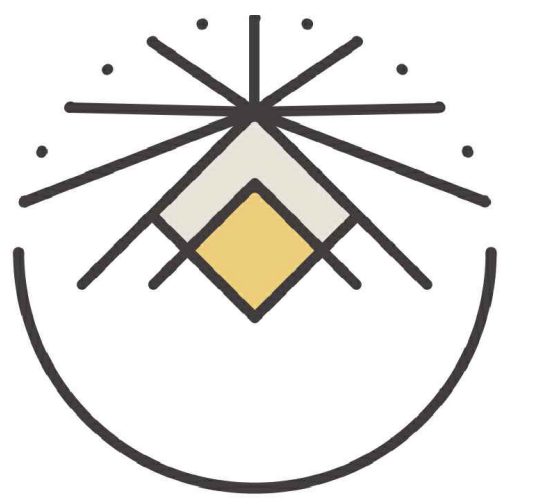
For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



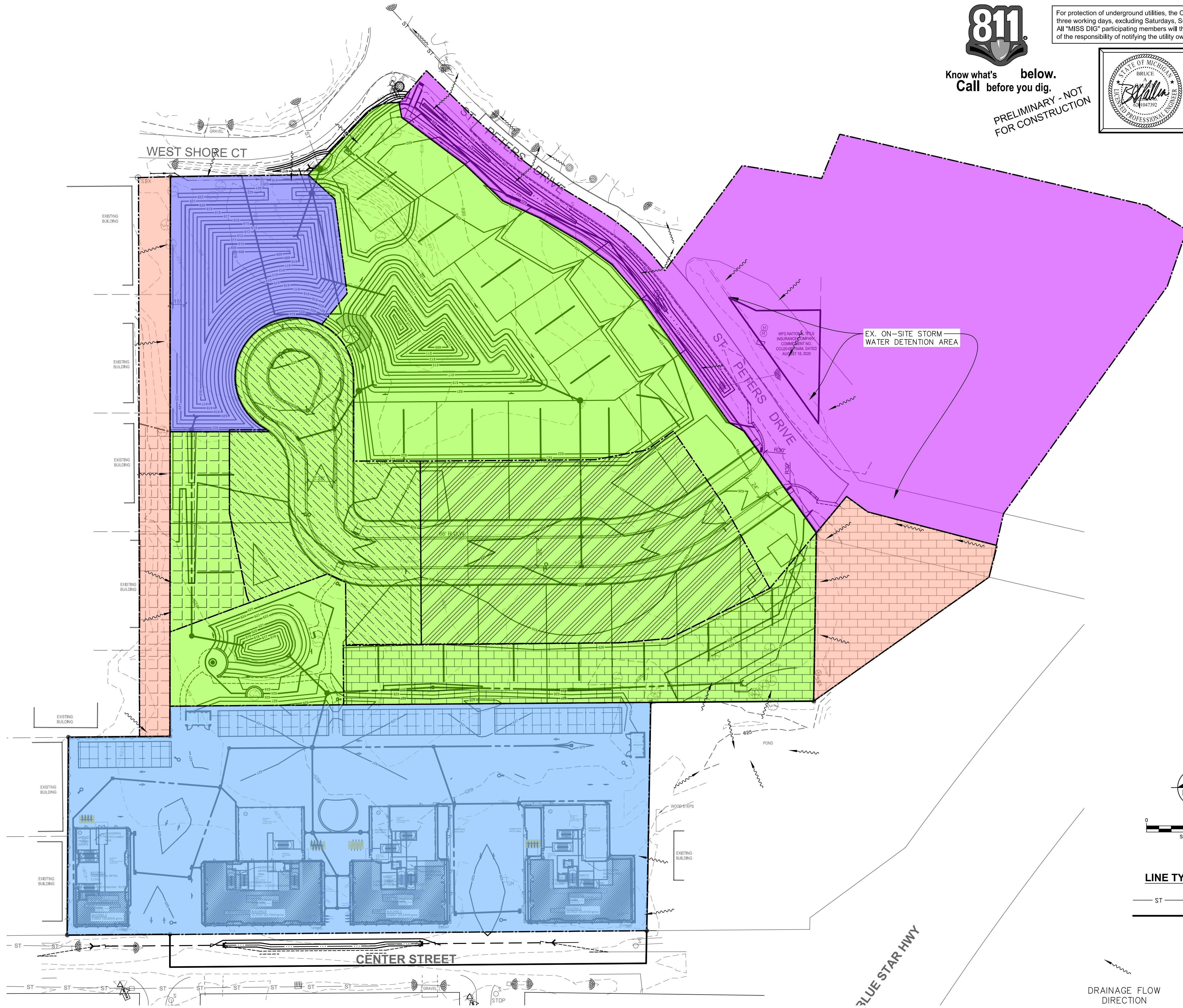
Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

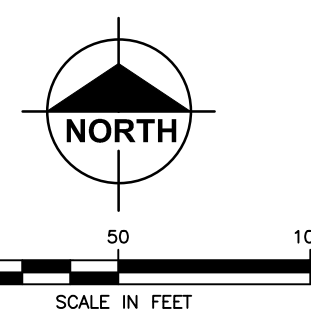
Tel: 616-414-5260
email: bcallen@callenengineering.com



Prepared for:
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- SUB-CATCHMENT #1
COMMERCIAL (3.04 ACRES)
- SUB-CATCHMENT #2
RESIDENTIAL (6.26 ACRES)
- SUB-CATCHMENT #3
OFFSITE AREA TO BASIN
(0.89 ACRES)
- SUB-CATCHMENT #4
POND AREA (0.54 ACRES)
- SUB-CATCHMENT #5
CONTRIBUTING AREA TO ST
PETER'S ROADSIDE DITCH
- STORM SUB-WATERSHED #1
CONTRIBUTING AREA TO CB R1 - CB R2
(1.01 ACRES)
- STORM SUB-WATERSHED #2
CONTRIBUTING AREA TO CB R3 - CB R4
(1.35 ACRES)
- STORM SUB-WATERSHED #3
CONTRIBUTING AREA TO YD 1 - YD 2
(0.38 ACRES)
- STORM SUB-WATERSHED #3
CONTRIBUTING AREA TO UNITS 11-12 REAR
YARD SWALE (0.51 ACRES)



- LINE TYPE LEGEND**
- ST ST ST - EX. STORM UTILITY LINE
 - PROP. STORM SEWER

DRAINAGE FLOW
DIRECTION

DATE OF PLAN: 01-08-24

CENTRE COLLECTIVE

324 West Center Street
Douglas, Michigan



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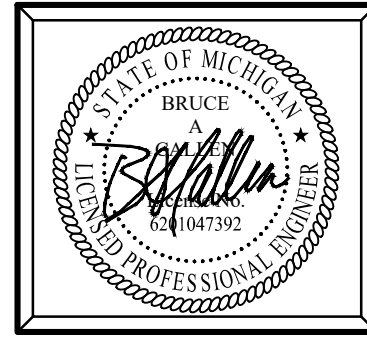
WATERSHED PLAN

Job No: 021 KERR - CENTRE COLLECTIVE
Issue: FINAL SITE CONDO PLAN SUBMITTAL
Issue Date: JANUARY 08, 2024



Know what's below. Call before you dig.

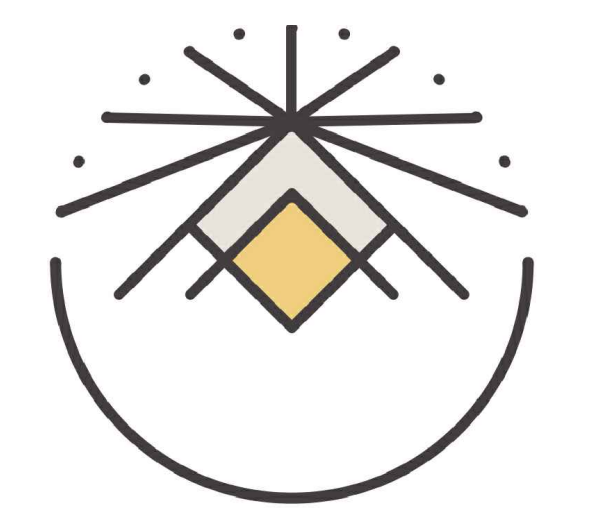
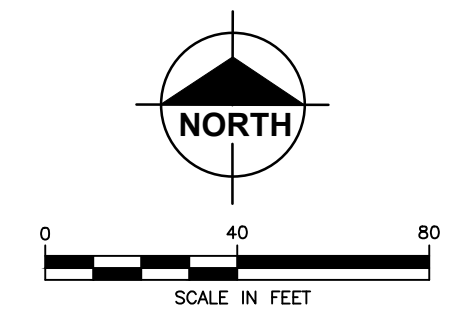
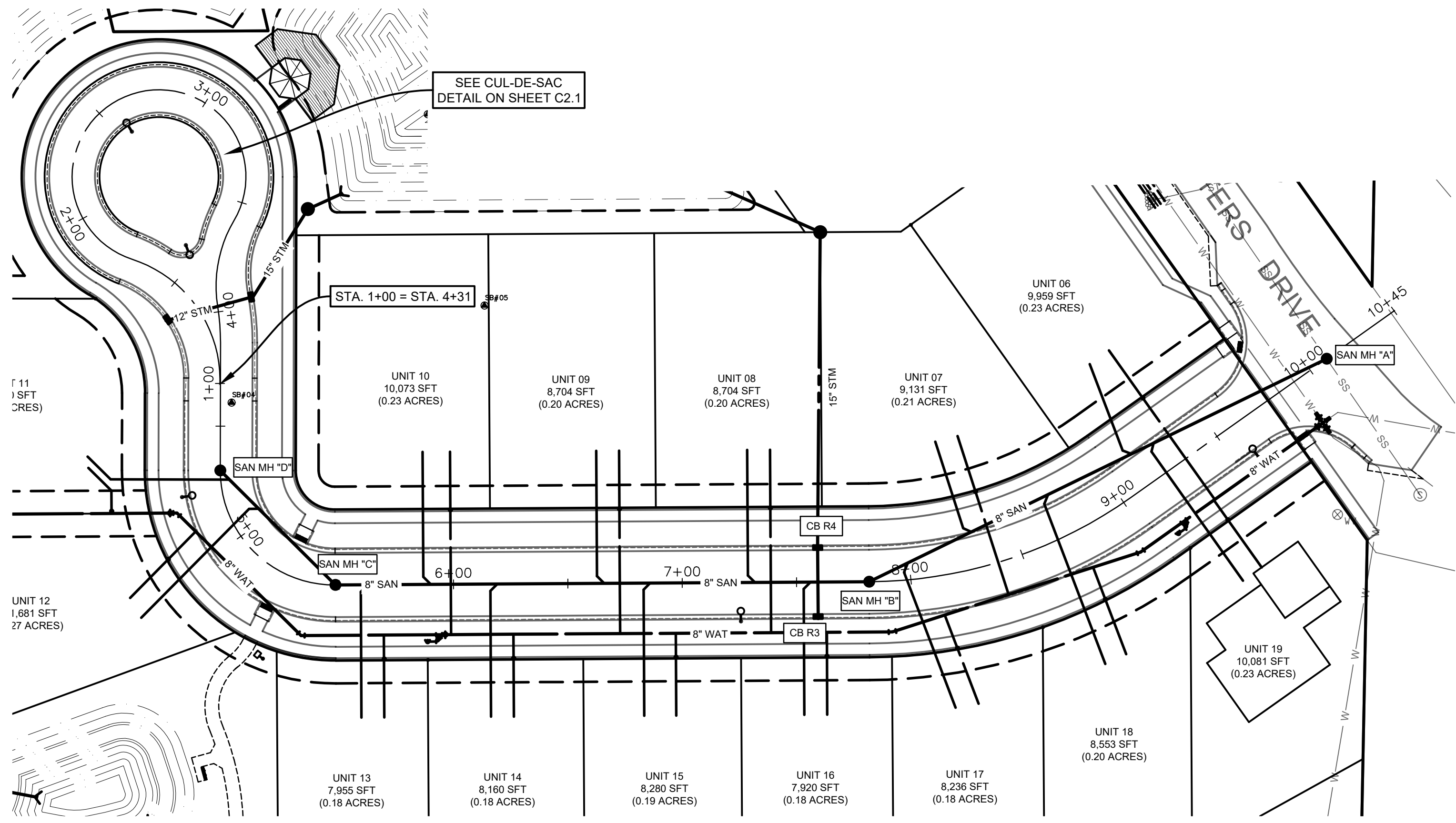
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Plan Prepared By: Bruce A. Callen, P.E. Callen Engineering, Inc. 108 E. Savidge St. Spring Lake, Michigan 49456 Tel: 616-414-5260 email: bcallen@callenengineering.com

LINE TYPE LEGEND

- W --- W --- W --- EX. WATER UTILITY LINE
--- G --- G --- G --- EX. GAS UTILITY LINE
--- ST --- ST --- ST --- EX. STORM UTILITY LINE
--- SS --- SS --- SS --- EX. SANITARY UTILITY LINE
--- OH --- OH --- OH --- EX. OVERHEAD UTILITY LINE
--- PROP. STORM SEWER
--- PROP. SANITARY SEWER
--- PROP. WATERMAIN



Prepared for: KRE West Centre LLC PO BOX 574 Douglas, MI 49406 t.269.420.5156

CENTRE COLLECTIVE 324 West Center Street Douglas, Michigan



Callen Engineering, Inc. 108 east savidge street spring lake, mi 49456 t.616.414.5260 www.callenengineering.com

BEACHWOOD WAY PLAN AND PROFILE

Job No: 021 KERR - CENTRE COLLECTIVE Issue: FINAL SITE CONDO PLAN SUBMITTAL Issue Date: JANUARY 08, 2024

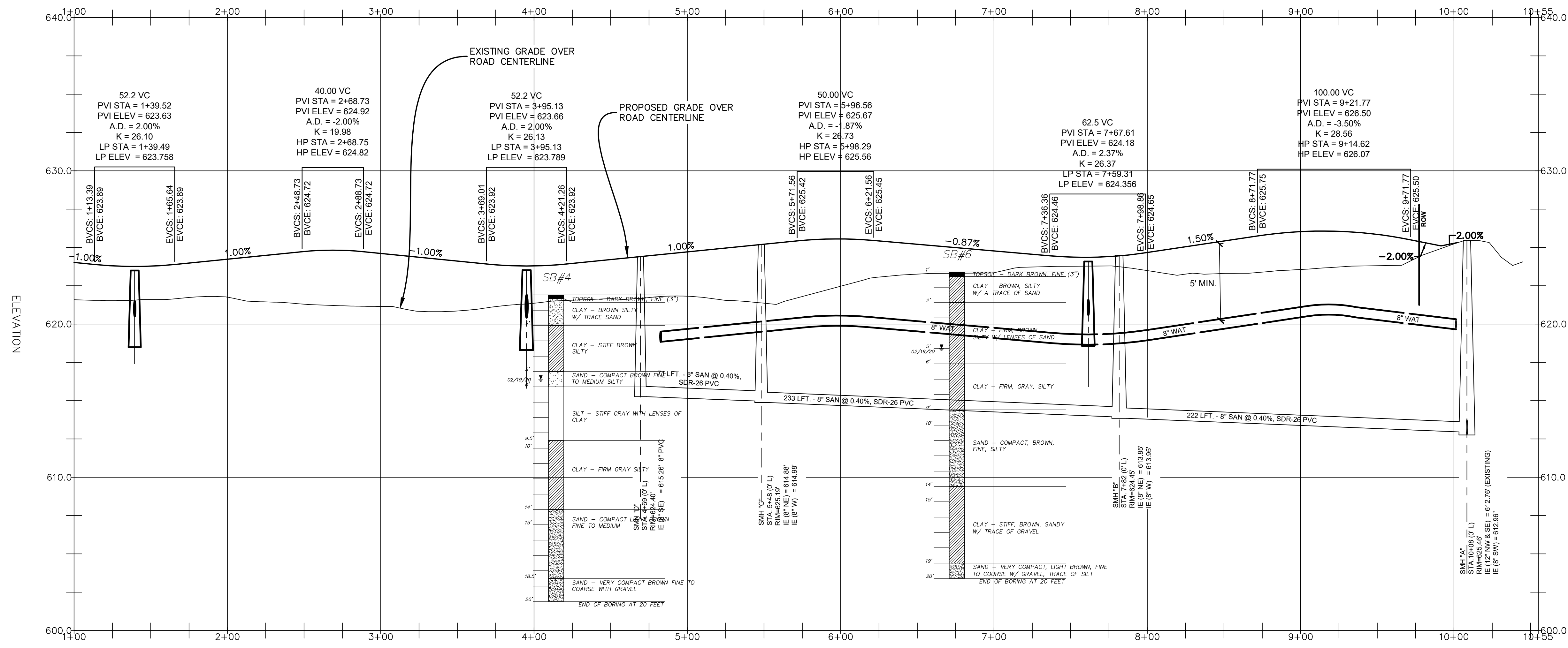
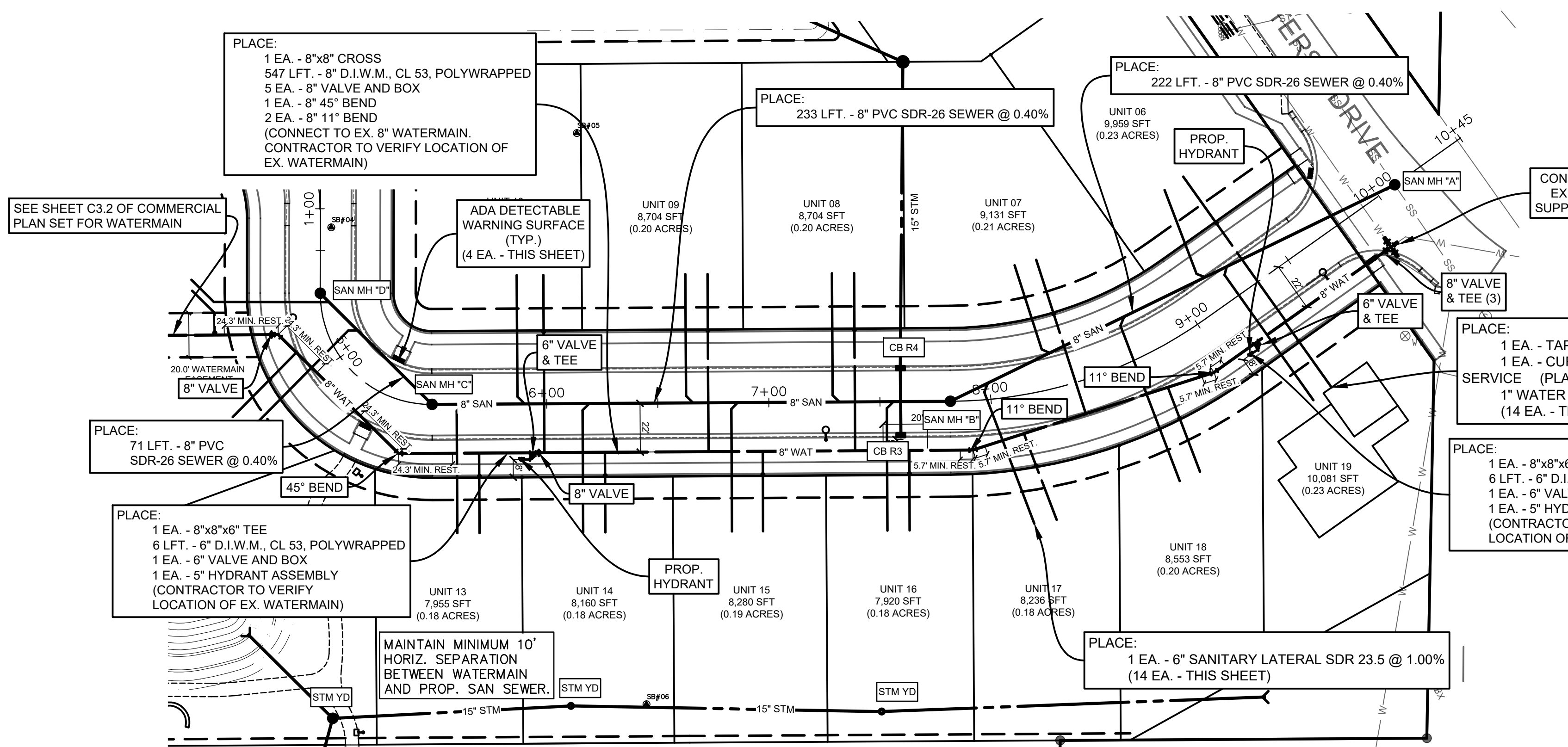


Table with 2 columns: Stationing (1+00 to 10+55) and Elevation (600.0 to 640.0)

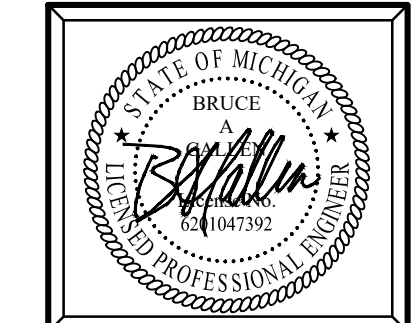
DATE OF PLAN: 01-08-24

C3.0



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For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



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LINE TYPE LEGEND

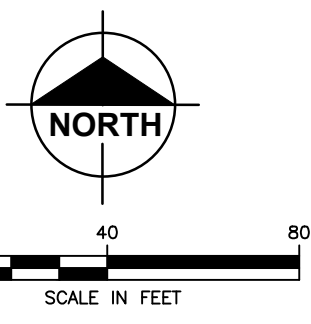
- W — W — W — EX. WATER UTILITY LINE
- G — G — G — EX. GAS UTILITY LINE
- ST — ST — ST — EX. STORM UTILITY LINE
- SS — SS — SS — EX. SANITARY UTILITY LINE
- OH — OH — OH — EX. OVERHEAD UTILITY LINE
- — — — — PROP. STORM SEWER
- — — — — PROP. SANITARY SEWER
- — — — — PROP. WATERMAIN

SANITARY SEWER NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- MAINTAIN MINIMUM 18 INCHES OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION BETWEEN ALL WATERMAIN AND SEWER.
- ALL INSTALLATION OF AND MATERIALS FOR SANITARY SEWER, LATERALS, AND CONNECTION THE EXISTING SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS TITLED "CITY OF DOUGLAS, SECTION 6 SPECIFICATIONS FOR SANITARY SEWER", DATED MAY, 2023 THAT HAVE BEEN ADOPTED FOR THIS PROJECT.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE SANITARY SEWER CONSTRUCTION ACTIVITIES BEGIN.
- SANITARY SEWER MUST BE AIR TESTED, MANDREL TESTED AND TELEVIEWED NO SOONER THAN 30 DAYS AFTER INSTALLATION AND AFTER PRIVATE UTILITIES ARE INSTALLED, WHICHEVER IS LATER.

WATERMAIN NOTES

- TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" BELOW THE FINISH GROUND SURFACE.
- ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
- MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SEWERS.
- HYDRANT TYPE SHALL BE CITY OF VILLAGE OF DOUGLAS STANDARD. HYDRANT SHALL HAVE 6'-0" BURY WITH STORZ CONNECTION. HYDRANT MARKERS SHALL BE FLEXSTAKE FH800 SERIES (RED W/ HYDRANT DECAL) 48 INCHES TALL OR APPROVED EQUAL.
- ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, CONNECTION TO THE EXISTING WATERMAIN, SPECIFICATIONS TITLED "CITY OF DOUGLAS, SECTION 4 SPECIFICATIONS FOR WATER MAINS", DATED MAY, 2023 THAT HAVE BEEN ADOPTED FOR THIS PROJECT.
- A PRE-CONSTRUCTION MEETING WITH THE KLSWA IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
- WATER MAIN FLUSHING, PRESSURE TESTING AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE IN ACCORDANCE WITH SAUGATUCK TOWNSHIP FIRE DEPT. REQUIREMENTS



SANITARY STRUCTURE SCHEDULE (THIS SHEET)

- SMH "A" (4' DIA) STA. 10+08 (0' L)
 RIM = 625.46 FT (COVER: KLSWA STANDARD)
 8" INV (NW & SE) = 612.76 FT (EXISTING)
 8" INV (SW) = 612.96 FT (8" PVC)
- SMH "B" (4' DIA) STA. 7+82 (0' L)
 RIM = 624.45 FT (COVER: KLSWA STANDARD)
 8" INV (NE) = 613.85 FT (8" PVC)
 8" INV (W) = 613.95 FT (8" PVC)
- SMH "C" (4' DIA) STA. 5+48 (0' L)
 RIM = 625.19 FT (COVER: KLSWA STANDARD)
 8" INV (NE) = 614.88 FT (8" PVC)
 8" INV (W) = 614.98 FT (8" PVC)
- SMH "D" (4' DIA) STA. 4+69 (0' L)
 RIM = 624.40 FT (COVER: KLSWA STANDARD)
 8" INV (SE) = 615.26 FT (8" PVC)

HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=4'

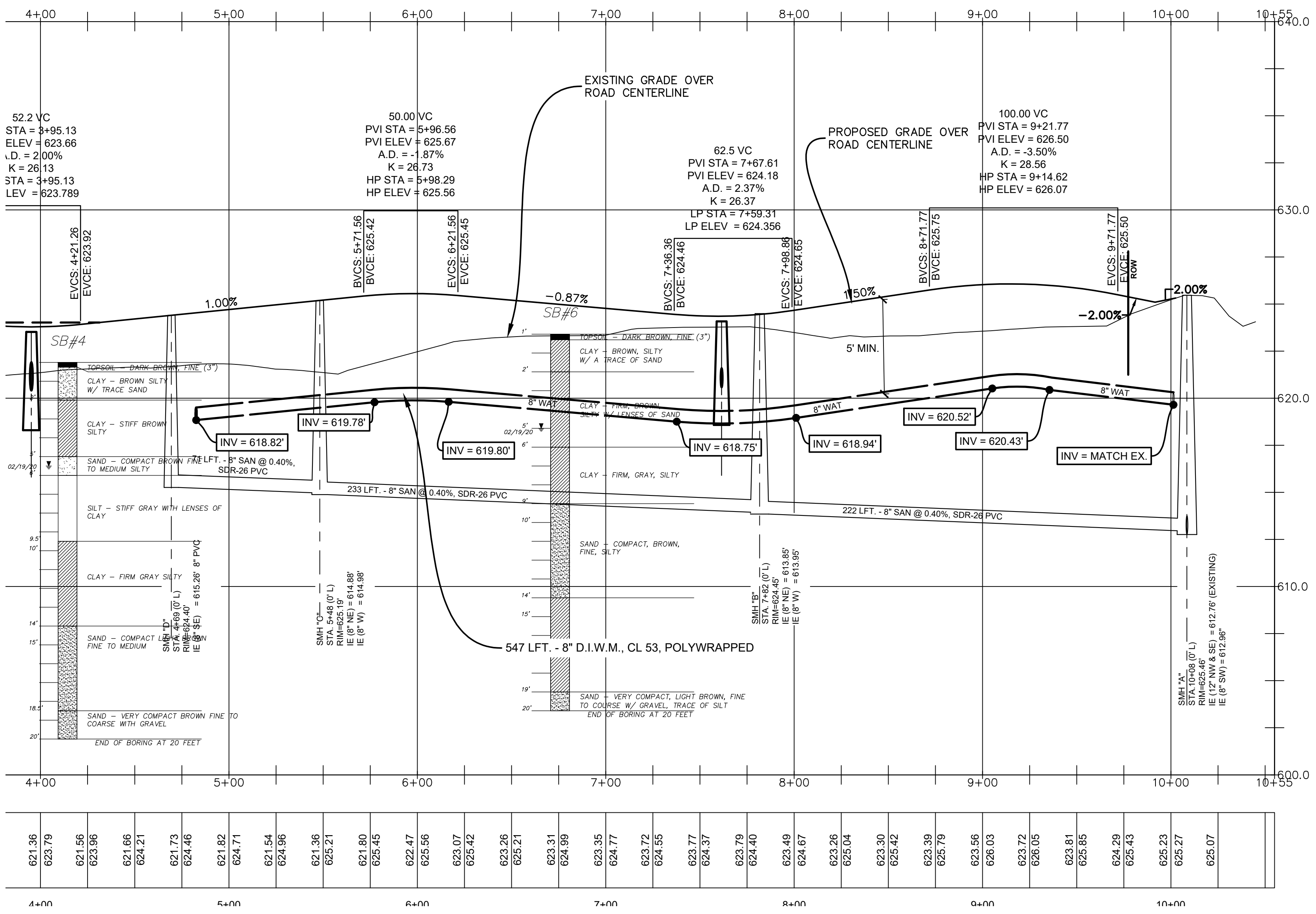


TABLE 3 DUCTILE IRON PIPE RESTRAINT LENGTH REQUIRED, FEET

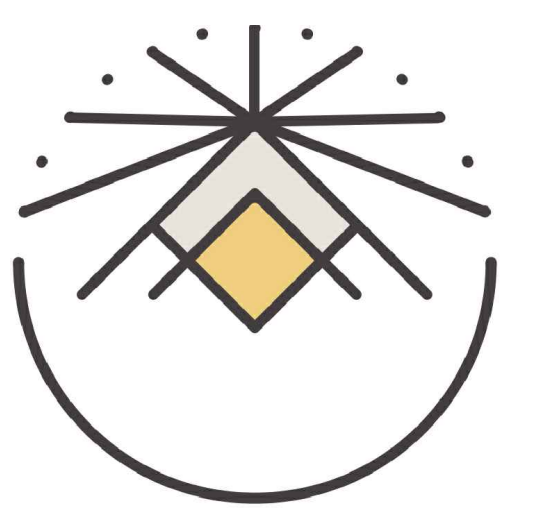
Pipe Diameter	Tees, 90° Bends	45° Bends	22-1/2° Bends	11-1/4° Bends	Dead Ends	Reducers (one size) **
4"	23	9	5	2	57	
6"	32	13	6	3	82	63
8"	41	17	8	4	104	55
12"	58	24	12	6	149	120
16"	74	31	15	7	192	110
20"	89	37	18	9	233	104

*A multiplier of 1.43 must be used if the pipe is installed with polyethylene wrap and for PVC pipe.

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

PRIVATE UTILITY NOTE:

PRIVATE UTILITIES LOCATIONS WILL BE BASED UPON LOCATIONS REQUESTED BY UTILITY COMPANIES (GAS, ELECTRIC, AND COMMUNICATIONS) WITH CONSIDERATION OF PUBLIC UTILITY LOCATIONS AND EASEMENTS.
 EASEMENTS FOR PRIVATE UTILITIES WILL BE BASED UPON LOCATIONS REQUESTED BY UTILITY COMPANIES (GAS, ELECTRIC, AND COMMUNICATIONS) WITH CONSIDERATION OF PUBLIC UTILITY LOCATIONS AND EASEMENTS.



Prepared for:
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 Douglas, Michigan



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 t.616.414.5260
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BEACHWOOD WAY UTILITY PLAN AND PROFILE

Job No: 021 KERR - CENTRE COLLECTIVE
 Issue: FINAL SITE CONDO PLAN SUBMITTAL
 Issue Date: JANUARY 08, 2024

DATE OF PLAN: 01-08-24

**STORM STRUCTURE SCHEDULE
(THIS SHEET)**

MH#5 (5' DIA) RIM = 626.50 FT
(COVER: E.J.W 1045 Z SERIES W/ SOLID COVER OR A.E.)
24" INV (NW) = 621.16 FT (HDPE STM @ 0.35%)
18" INV (SSW) = 621.26 FT (HDPE STM @ 0.22%)
15" INV (E) = 621.60 FT (HDPE STM @ 0.22%)

YD#1 (4' DIA) RIM = 624.50 FT (COVER: E.J.W 1045Z W/ O2 GRATE OR A.E.)
15" INV (W) = 621.84 FT (HDPE STM @ 0.22%)
15" INV (E) = 621.94 FT (HDPE STM @ 0.22%)

YD#2 (2' DIA) RIM = 624.75 FT (COVER: E.J.W 1045Z W/ O2 GRATE OR A.E.)
15" INV (W) = 622.25 FT (HDPE STM @ 0.22%)
12" INV (E) = 622.35 FT (HDPE STM @ 0.30%)

STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS. MANDREL TESTING AND CCTV INSPECTIONS FOR HDPE PIPE DESIGNATED AS COUNTY DRAIN SHALL BE COMPLETED 30 DAYS OR MORE AFTER INSTALLATION.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

ALL EXISTING CATCH BASINS TO REMAIN SHALL BE CLEANED AND INSPECTED TO VERIFY OPERABILITY.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.
CATCH BASIN RIM ELEVATIONS SHALL BE SET 1/8" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

LINE TYPE LEGEND

- W — W — W — EX. WATER UTILITY LINE
- G — G — G — EX. GAS UTILITY LINE
- ST — ST — ST — EX. STORM UTILITY LINE
- SS — SS — SS — EX. SANITARY UTILITY LINE
- OH — OH — OH — EX. OVERHEAD UTILITY LINE
- — — — — PROP. STORM SEWER
- — — — — PROP. SANITARY SEWER
- — — — — PROP. WATERMAIN

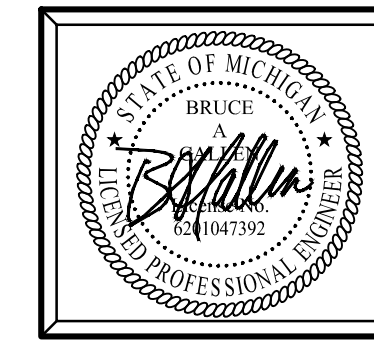


Know what's below.
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**STORM STRUCTURE SCHEDULE
(THIS SHEET)**

MH#3 (4' DIA) RIM = 623.50 FT
(COVER: E.J.W 1045 Z SERIES W/ SOLID COVER OR A.E.)
24" INV (NE) = 620.47 FT (HDPE STM @ 0.35%)
24" INV (S) = 620.47 FT (HDPE STM @ 0.35%)

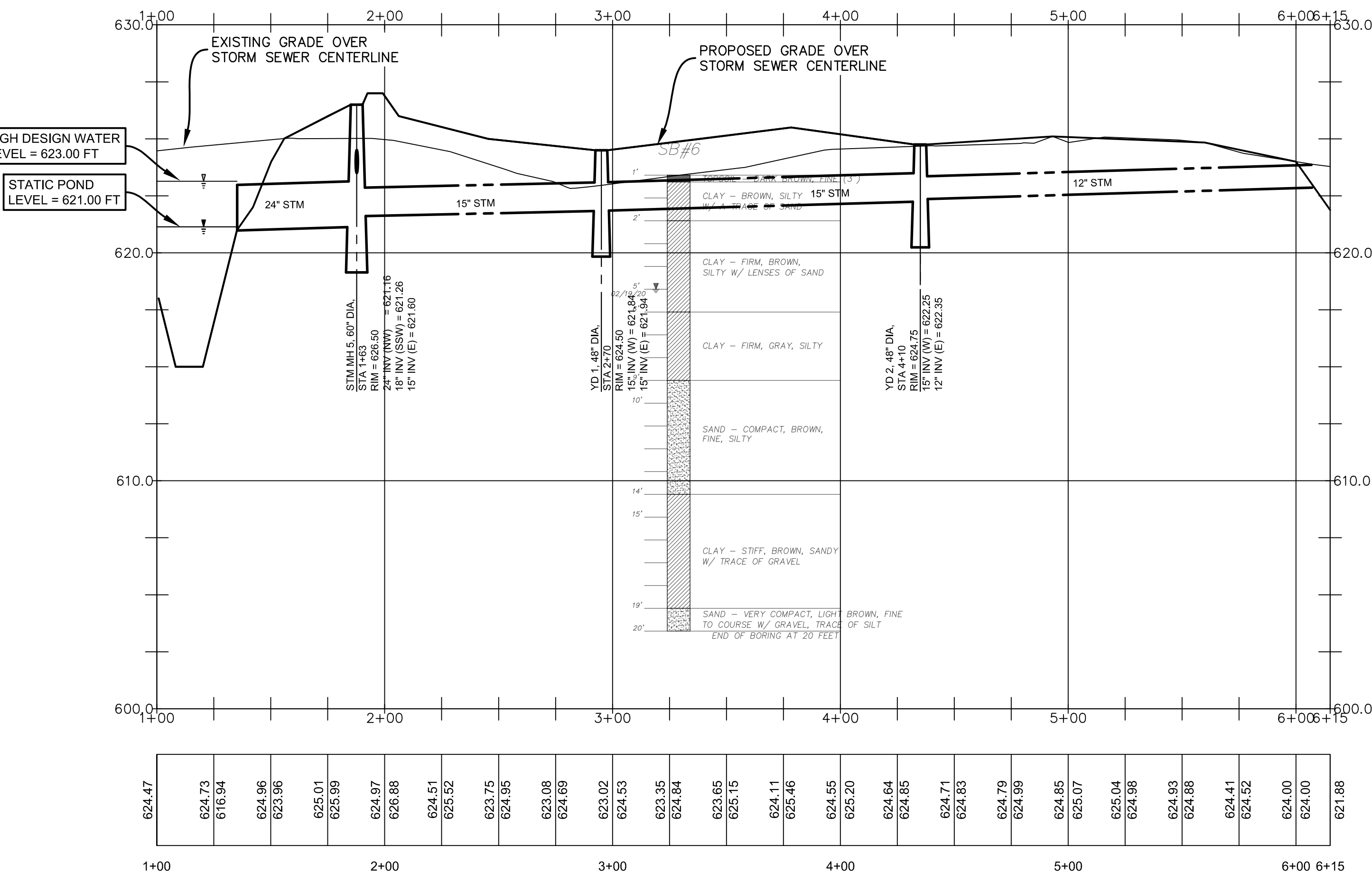
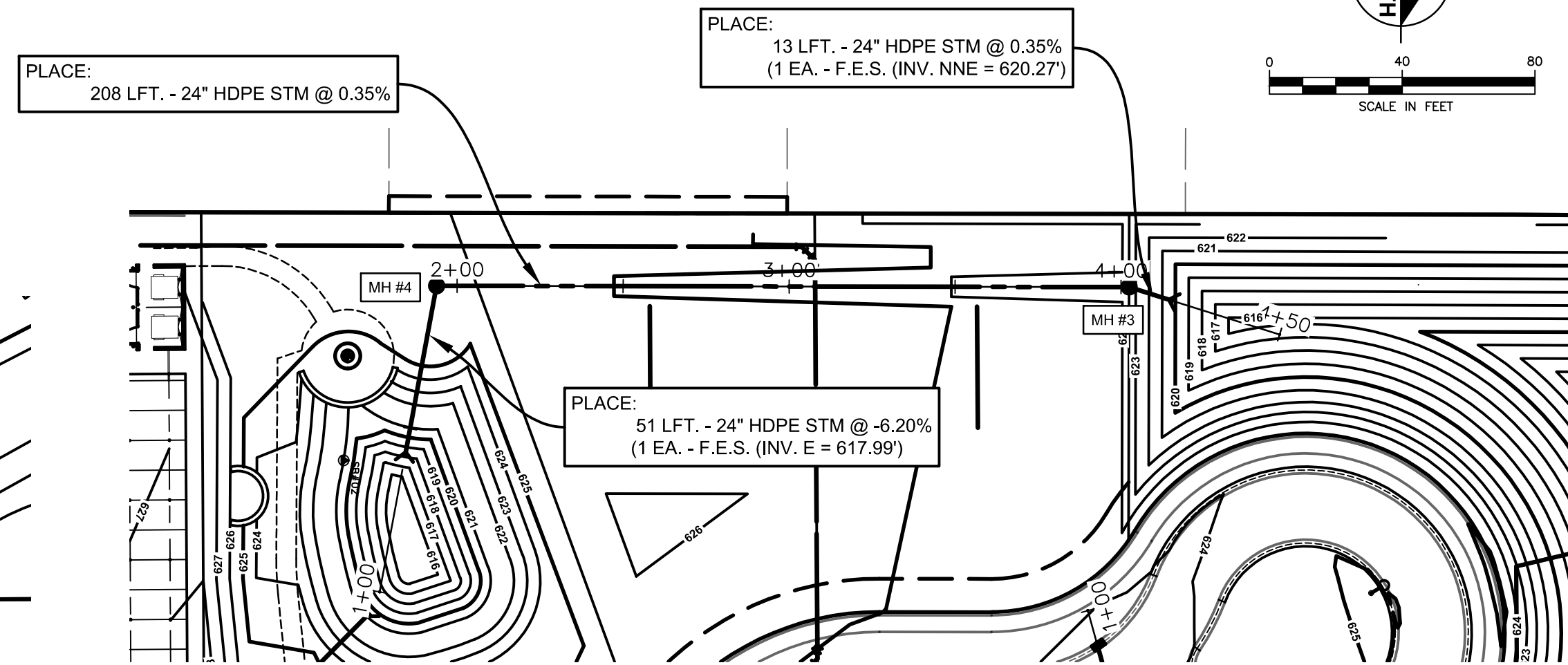
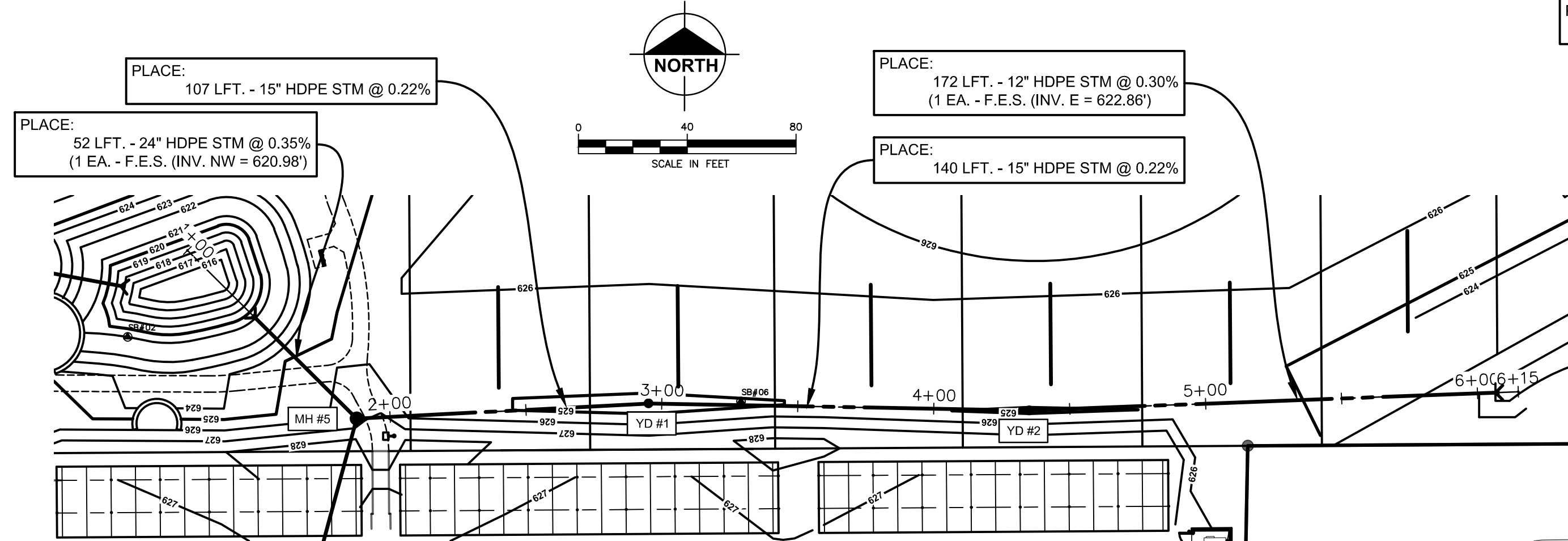
MH#4 (4' DIA) RIM = 625.50 FT (OVERFLOW)
(COVER: E.J.W 1045 Z SERIES W/ SOLID COVER OR A.E.)
24" INV (N) = 621.05 FT (HDPE STM @ 0.35%)
24" INV (SE) = 621.15 FT (HDPE STM @ -6.20%)



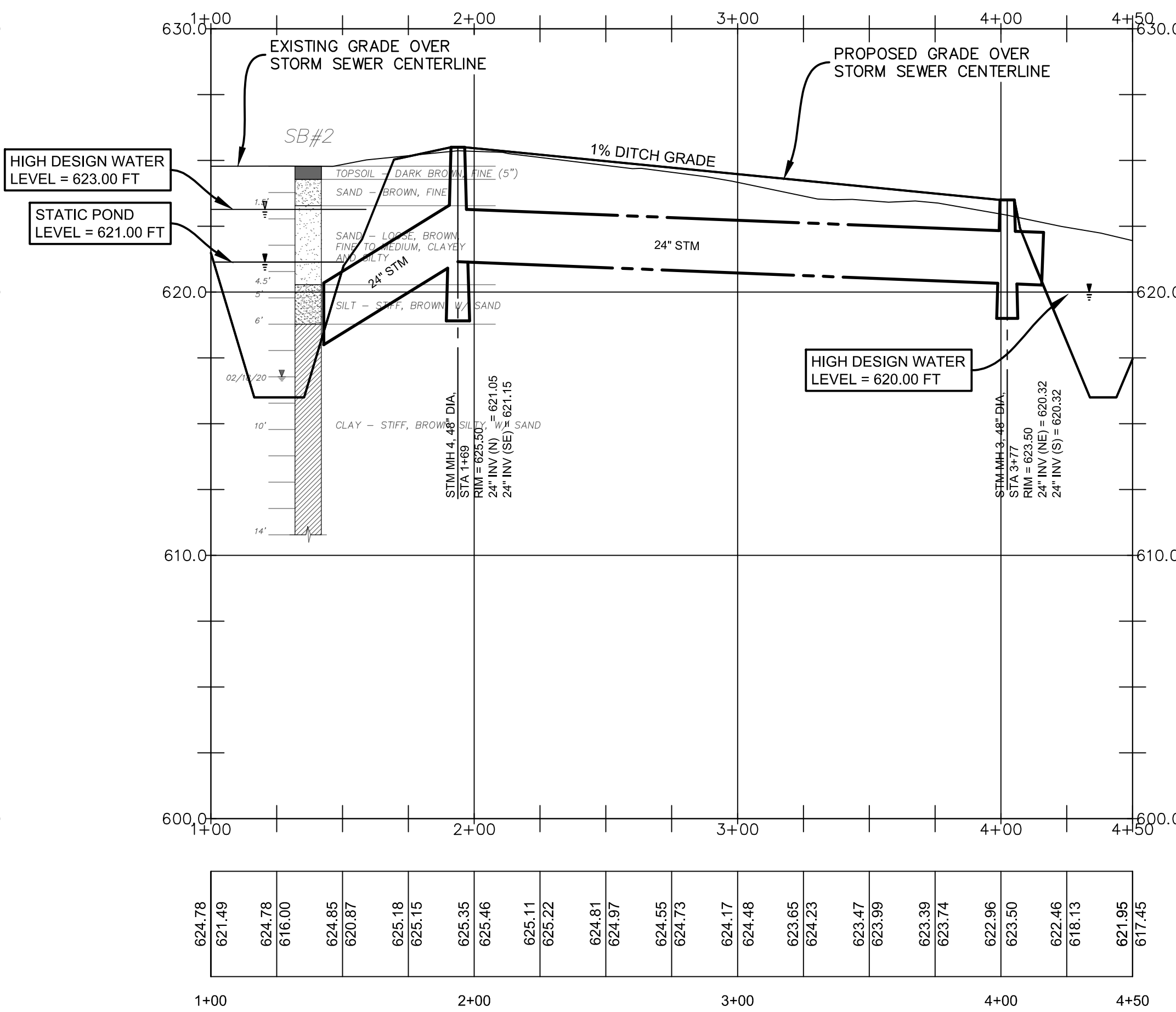
Plan Prepared By:
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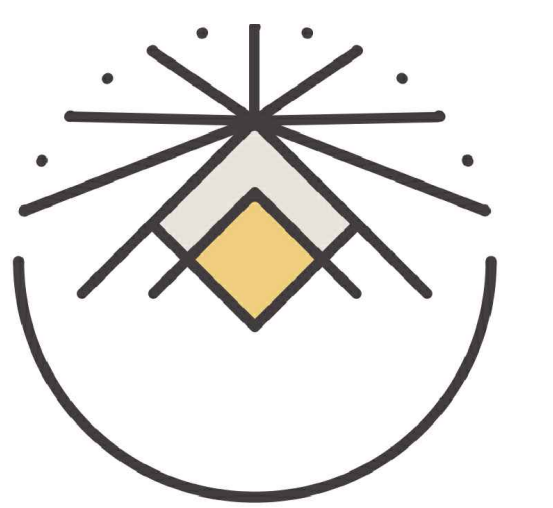
**PRELIMINARY - NOT
FOR CONSTRUCTION**



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



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COLLECTIVE
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Douglas, Michigan



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**STORM SEWER PLAN
AND PROFILE**

Job No: 021 KERR - CENTRE COLLECTIVE
Issue: FINAL SITE CONDO PLAN SUBMITTAL
Issue Date: JANUARY 8, 2024

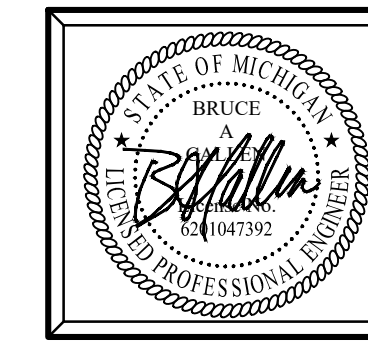
DATE OF PLAN: 01-08-24

C3.2



Know what's below. Call before you dig.

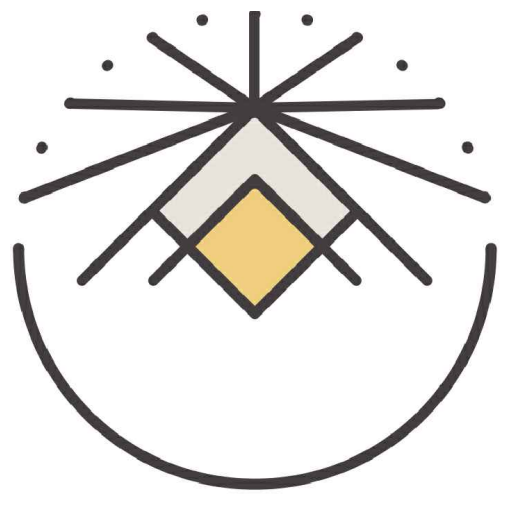
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STORM STRUCTURE SCHEDULE (THIS SHEET)

CB #R1 (2' DIA) RIM = 623.49 FT
(COVER: EJIW MDOT R-15 W/ TYPE K COVER OR A.E.)
12" INV (NE) = 620.49 FT (RCP STM @ 0.22%)

CB #R2 (4' DIA) RIM = 623.52 FT
(COVER: EJIW MDOT R-15 W/ TYPE K COVER OR A.E.)
15" INV (NE) = 620.30 FT (HDPE STM @ 0.22%)
12" INV (SW) = 620.40 FT (RCP STM @ 0.22%)

MH#R2 (4' DIA) RIM = 624.00 FT
(COVER: EJIW 1045 Z SERIES W/ M2 GRATE OR A.E.)
15" INV (NE) = 620.10 FT (HDPE STM @ 0.22%)
15" INV (SW) = 620.20 FT (HDPE STM @ 0.22%)

STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS. MANDREL TESTING AND CCTV INSPECTIONS FOR HDPE PIPE DESIGNATED AS COUNTY DRAIN SHALL BE COMPLETED 30 DAYS OR MORE AFTER INSTALLATION.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

ALL EXISTING CATCH BASINS TO REMAIN SHALL BE CLEANED AND INSPECTED TO VERIFY OPERABILITY.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE. CATCH BASIN RIM ELEVATIONS SHALL BE SET 1/8" BELOW PLAN GRADE.

ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

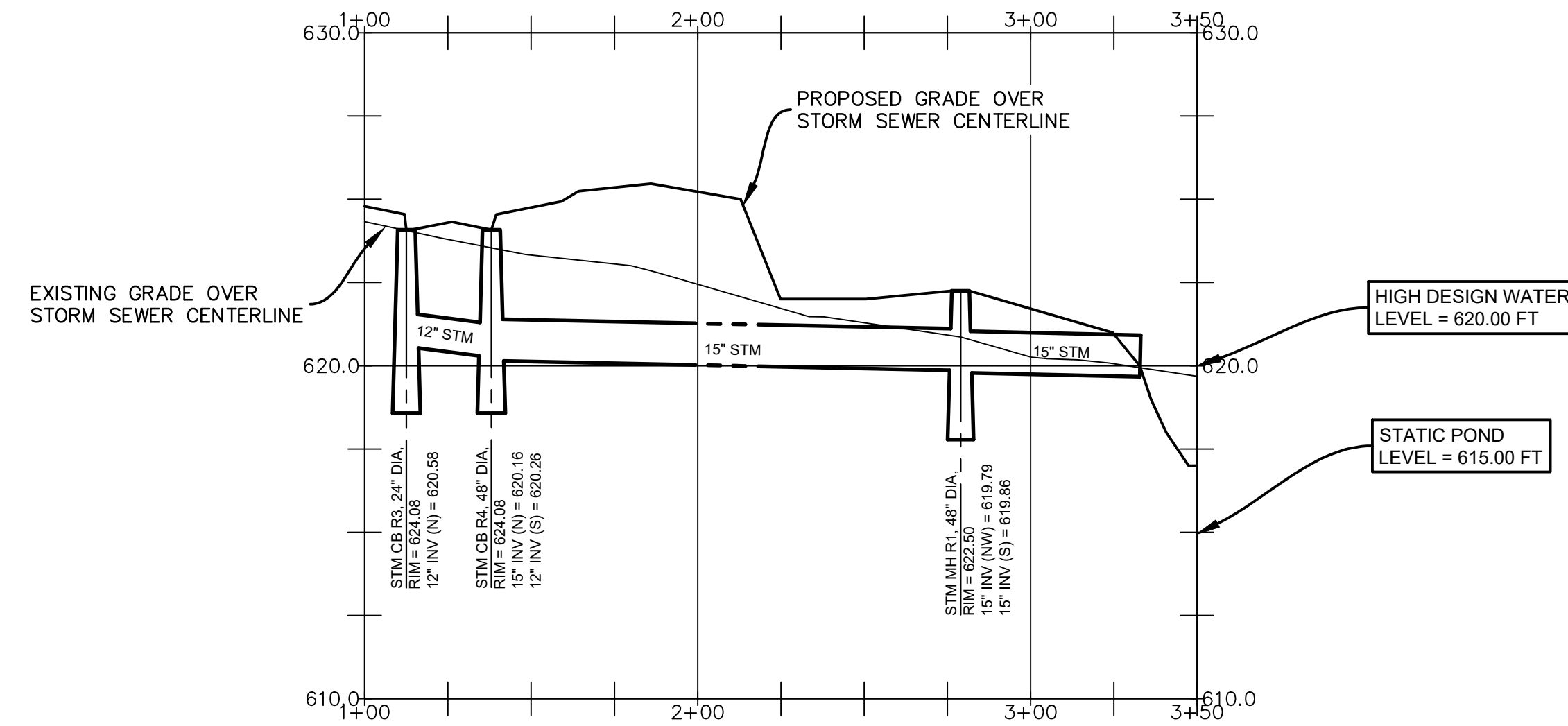
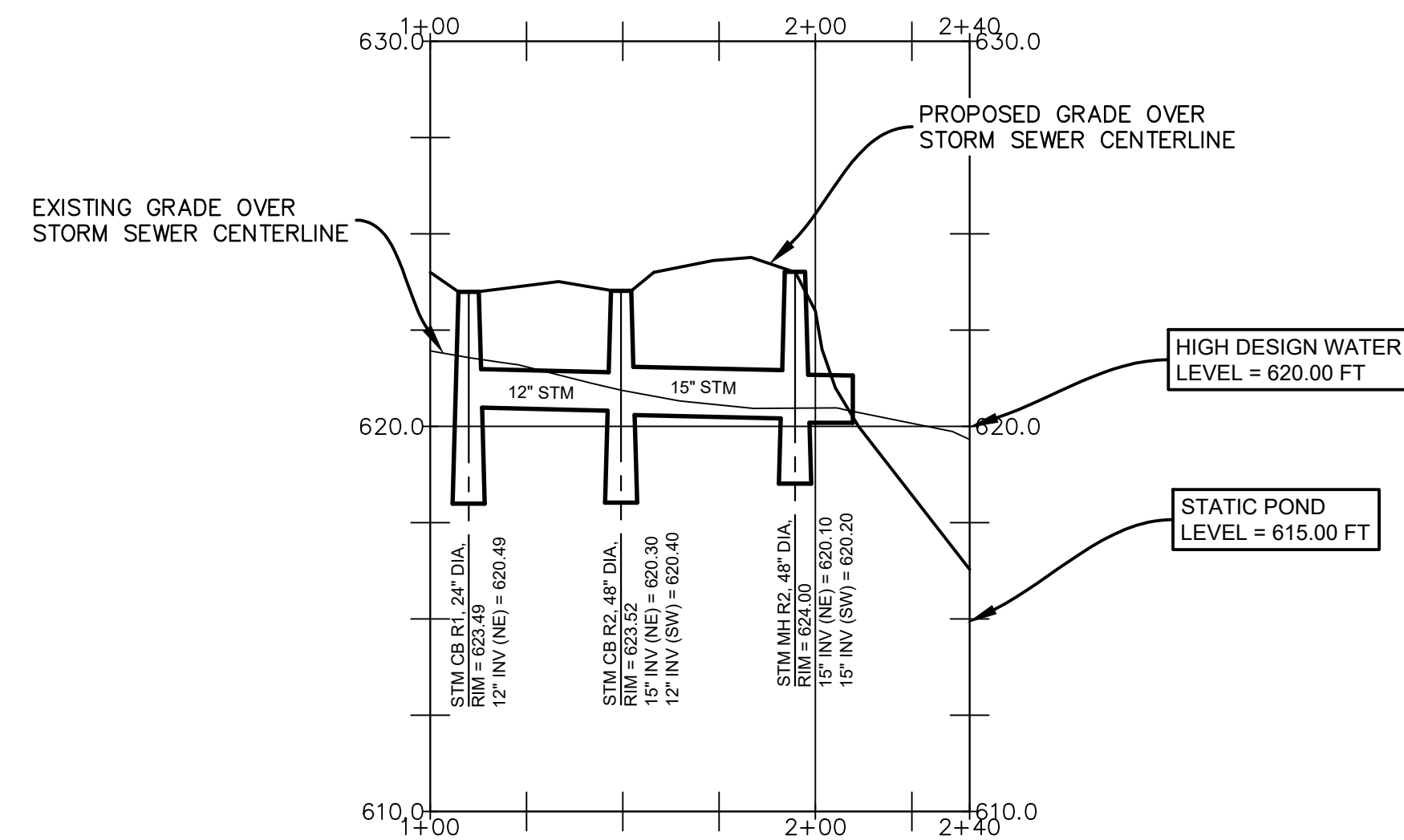
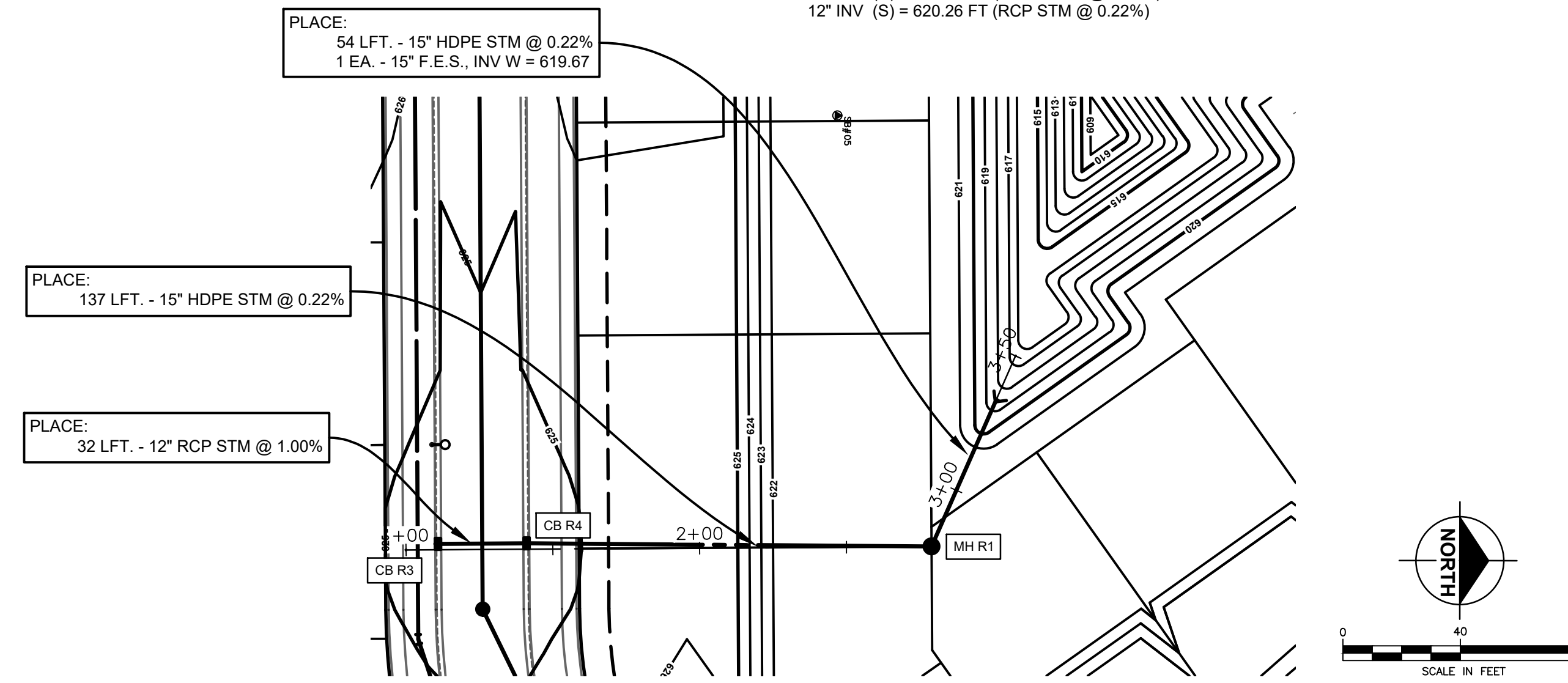
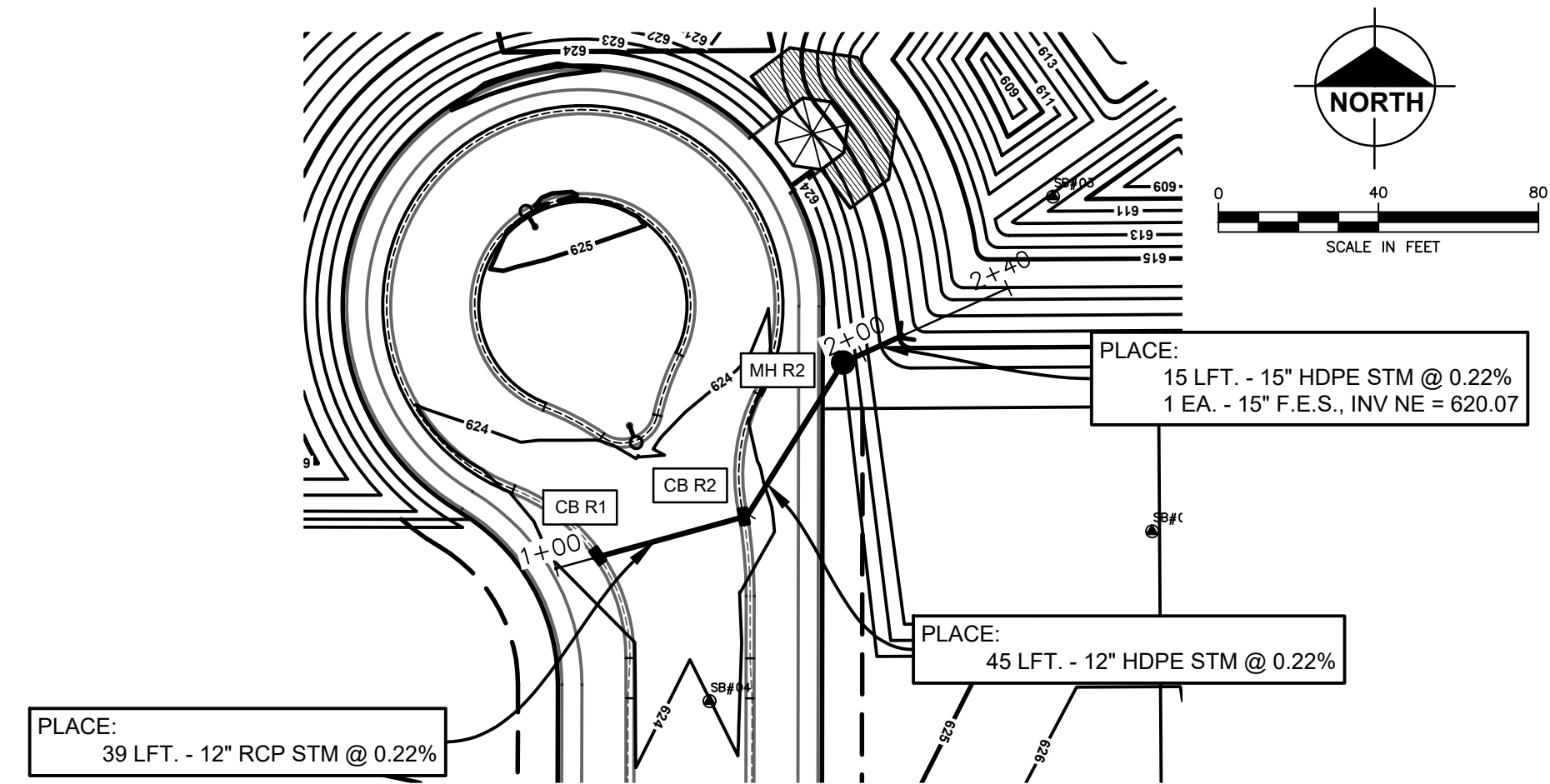
THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

STORM STRUCTURE SCHEDULE (THIS SHEET)

MH #R1 (4' DIA) RIM = 622.50 FT
(COVER: EJIW 1045 Z SERIES W/ TYPE 02 BEEHIVE OR A.E.)
15" INV (NW) = 619.79 FT (HDPE STM @ 0.22%)
15" INV (S) = 619.86 FT (HDPE STM @ 0.22%)

CB #R3 (2' DIA) RIM = 624.08 FT
(COVER: EJIW MDOT R-15 W/ TYPE K COVER OR A.E.)
12" INV (N) = 620.58 FT (RCP STM @ 1.00%)

CB #R4 (4' DIA) RIM = 624.08 FT
(COVER: EJIW MDOT R-15 W/ TYPE K COVER OR A.E.)
15" INV (N) = 620.16 FT (HDPE STM @ 0.22%)
12" INV (S) = 620.26 FT (RCP STM @ 0.22%)



LINE TYPE LEGEND

- W --- W --- W --- EX. WATER UTILITY LINE
- G --- G --- G --- EX. GAS UTILITY LINE
- ST --- ST --- ST --- EX. STORM UTILITY LINE
- SS --- SS --- SS --- EX. SANITARY UTILITY LINE
- DH --- DH --- DH --- EX. OVERHEAD UTILITY LINE
- --- --- --- PROP. STORM SEWER
- --- --- --- PROP. SANITARY SEWER
- --- --- --- PROP. WATERMAIN

HORIZONTAL SCALE: 1"=40'

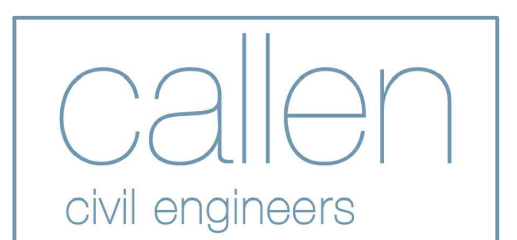
VERTICAL SCALE: 1"=4'

HORIZONTAL SCALE: 1"=40'

VERTICAL SCALE: 1"=4'

DATE OF PLAN: 01-08-24

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324 West Center Street
Douglas, Michigan

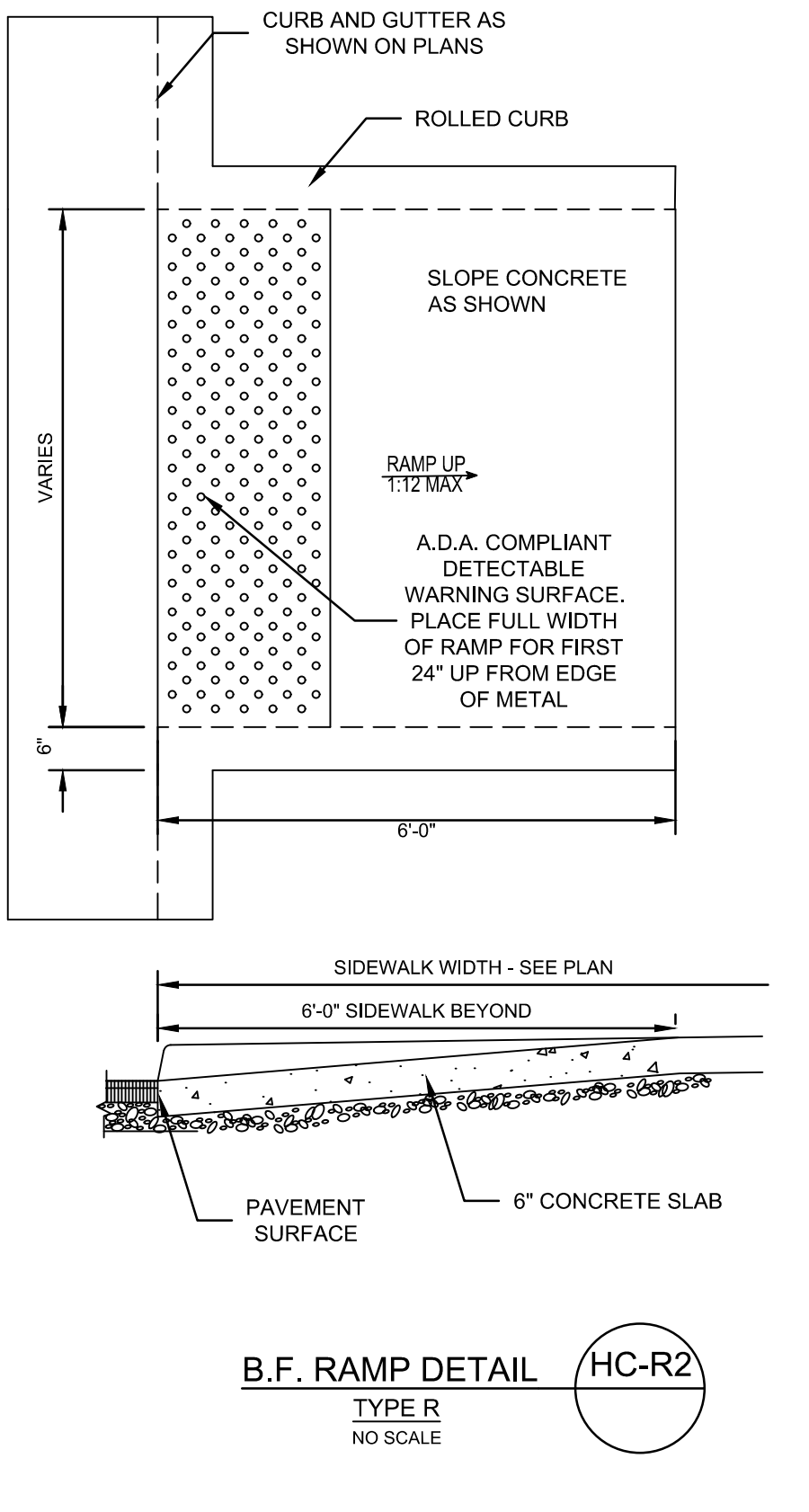
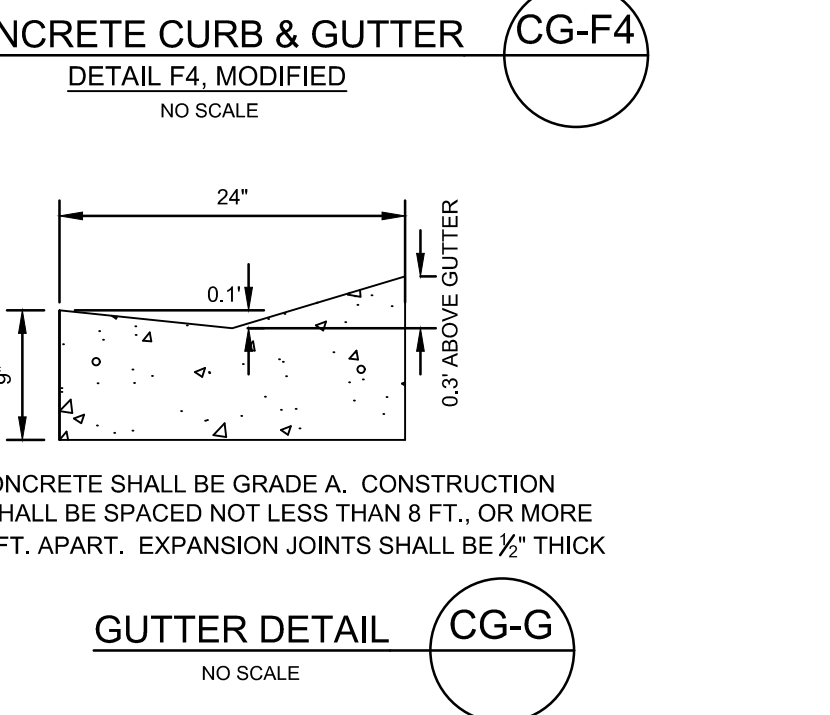
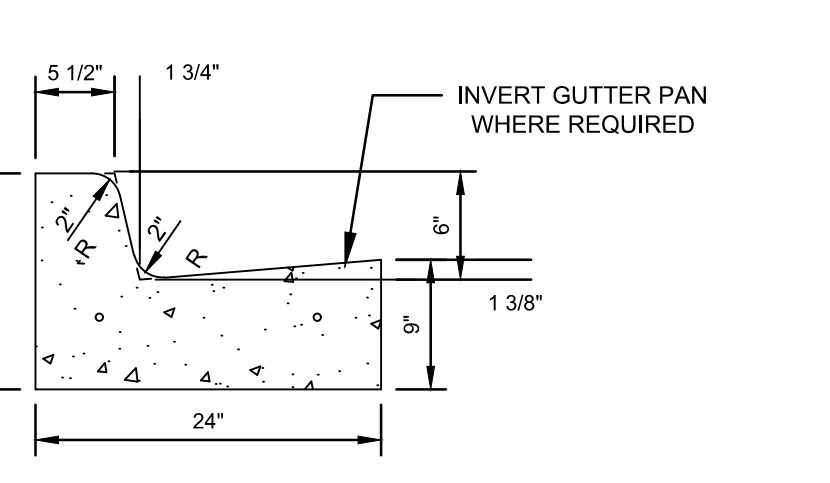
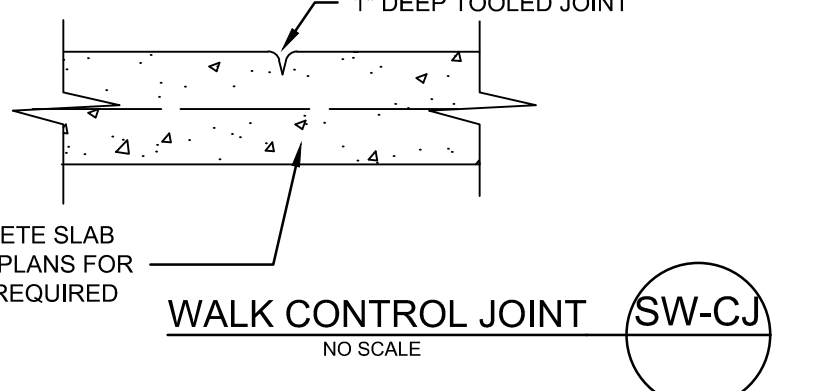
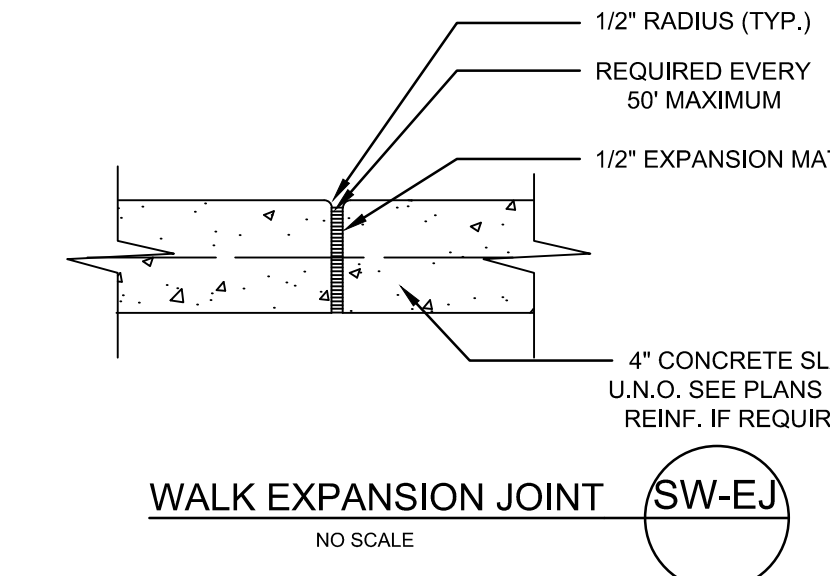
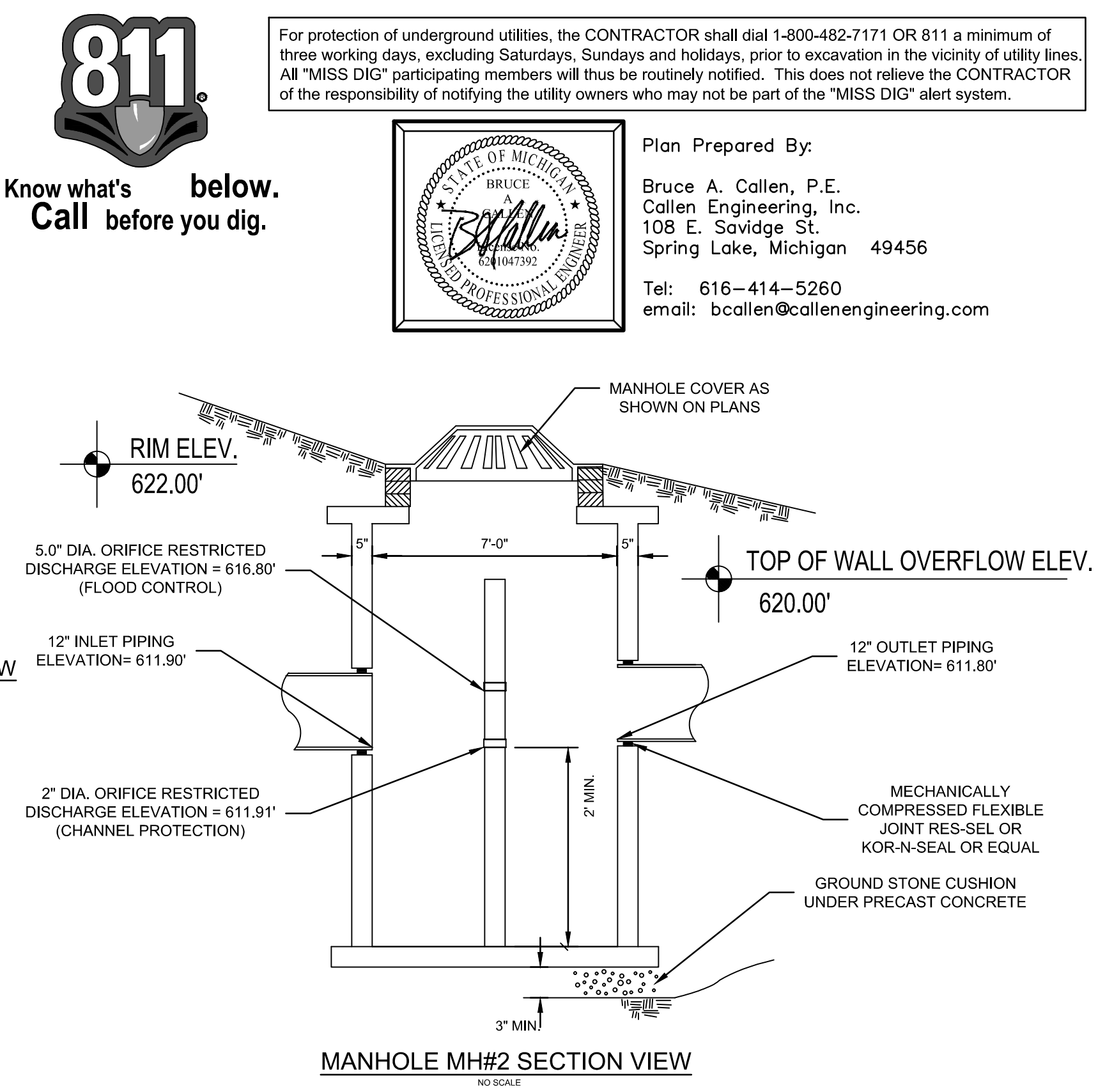
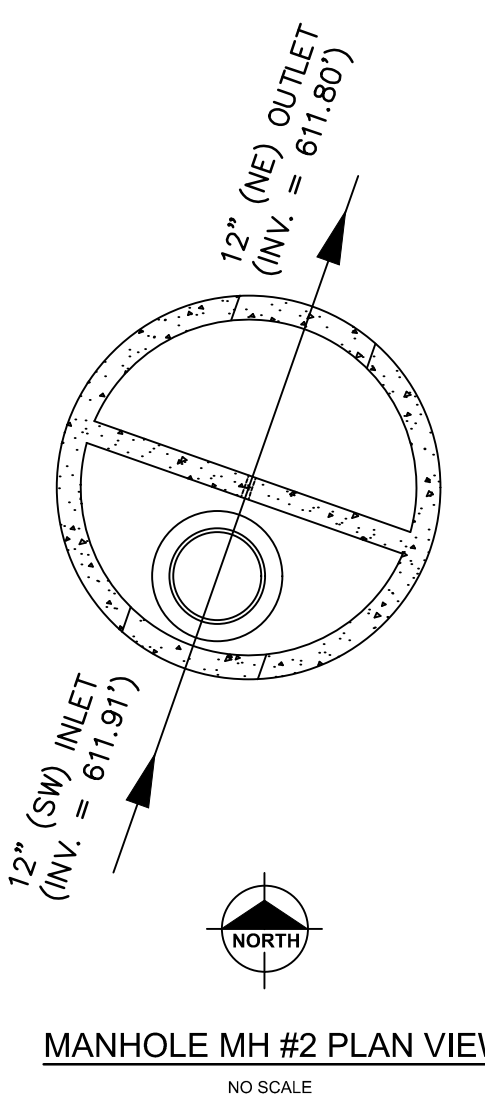
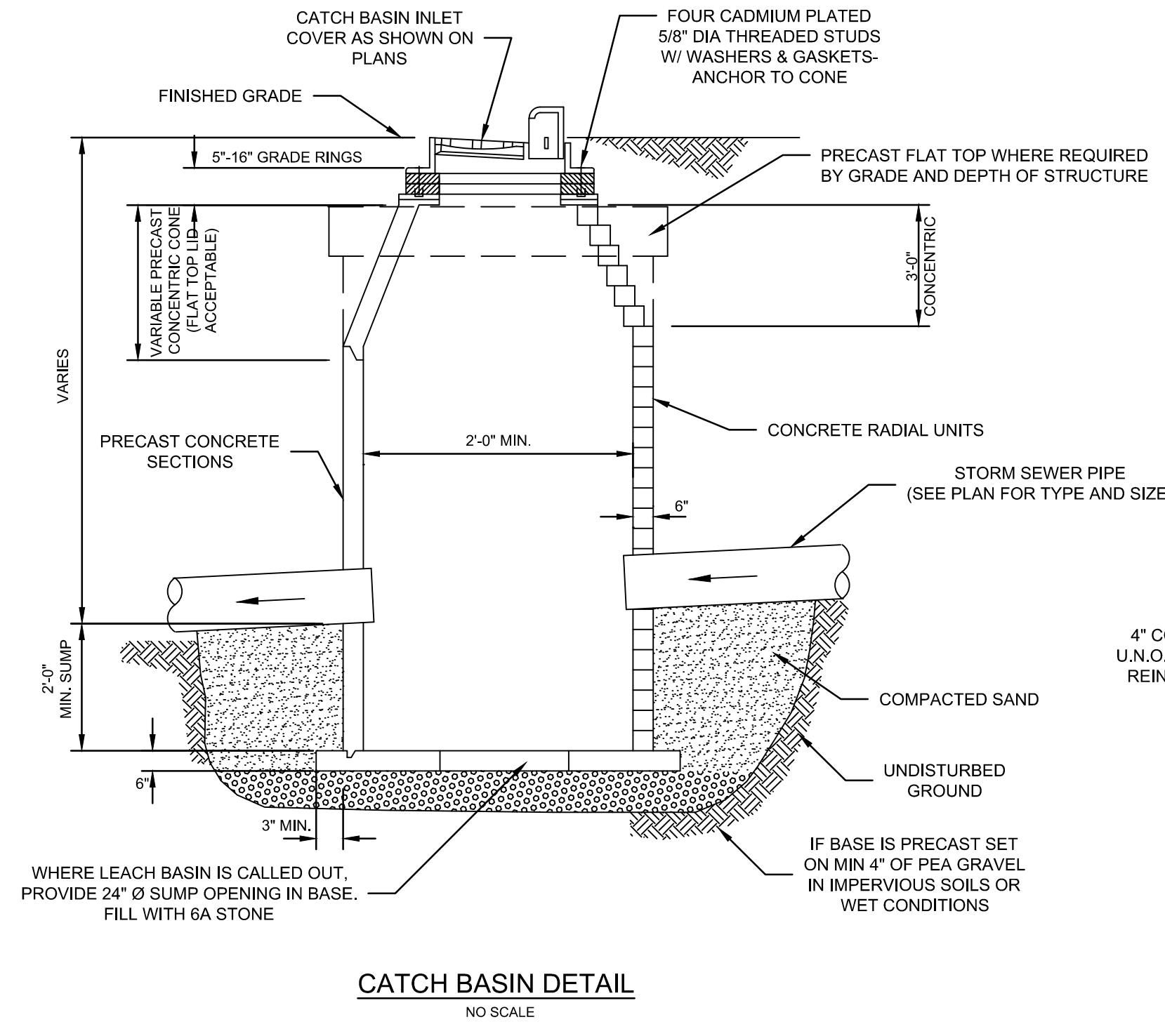
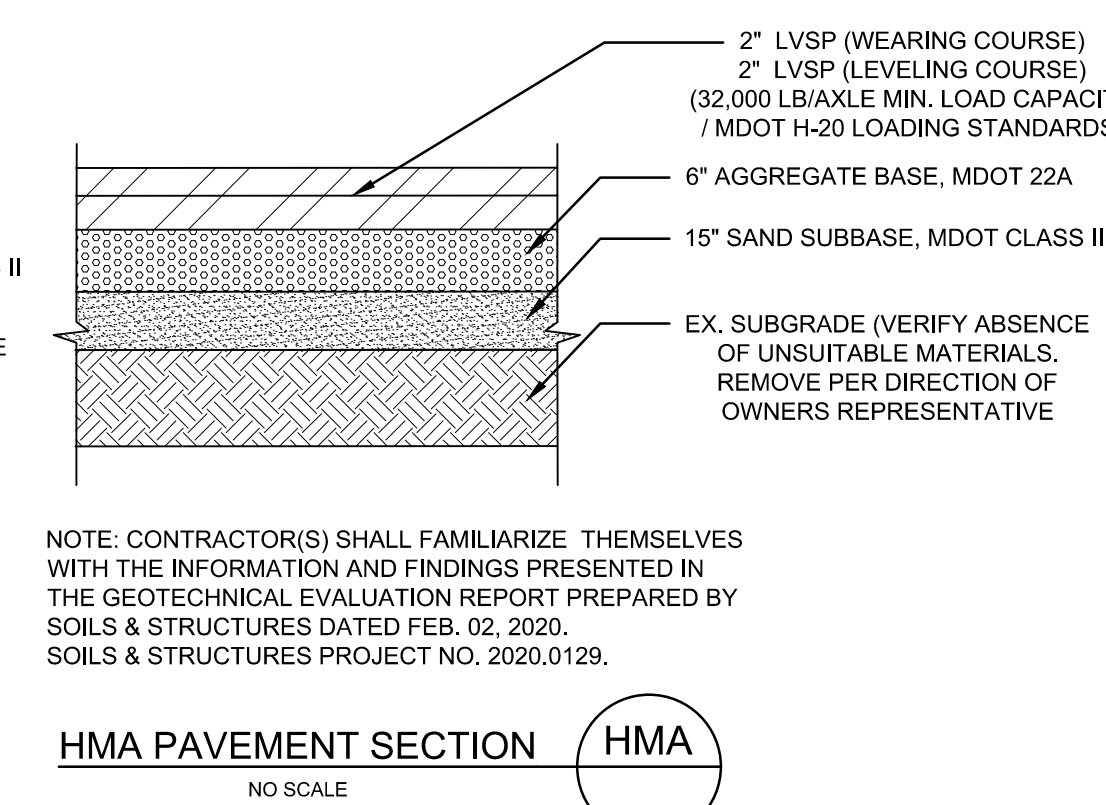
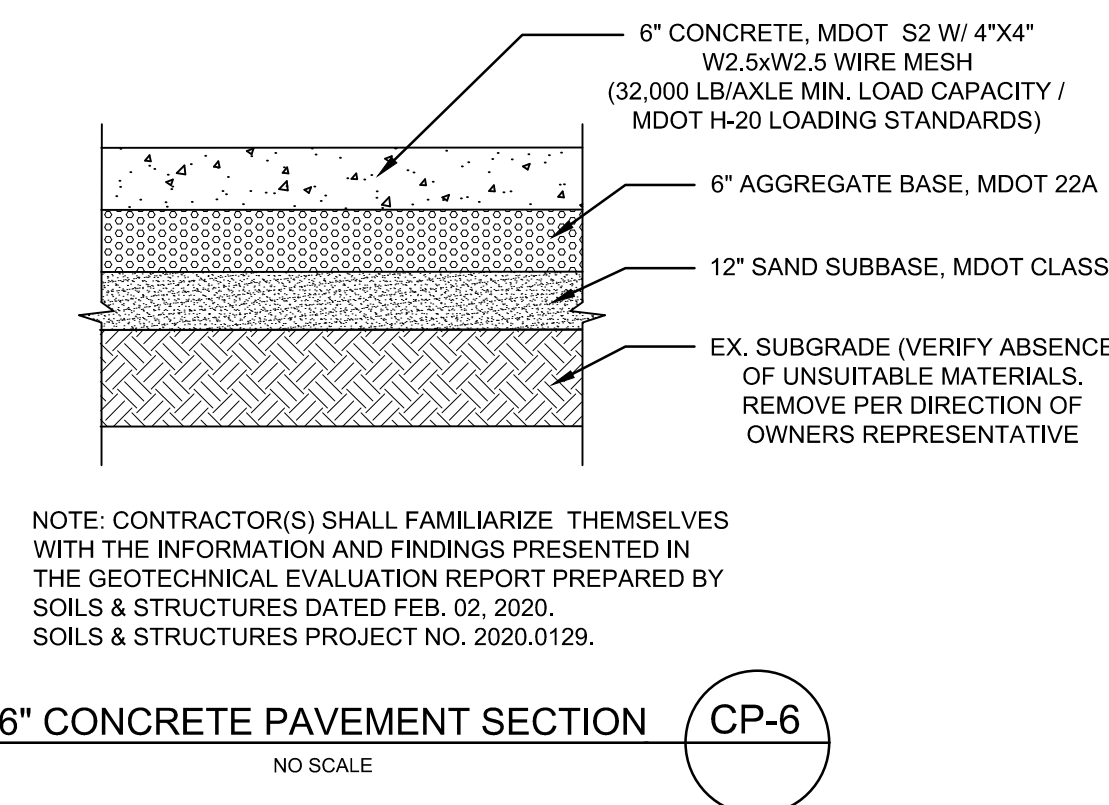
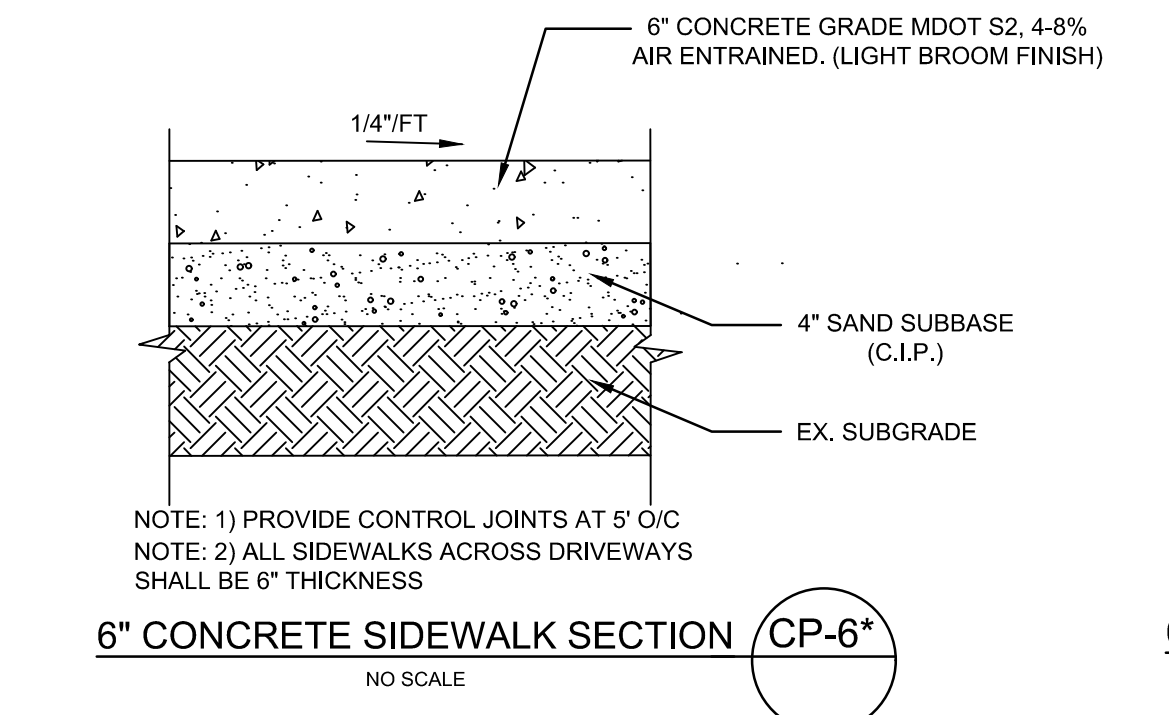
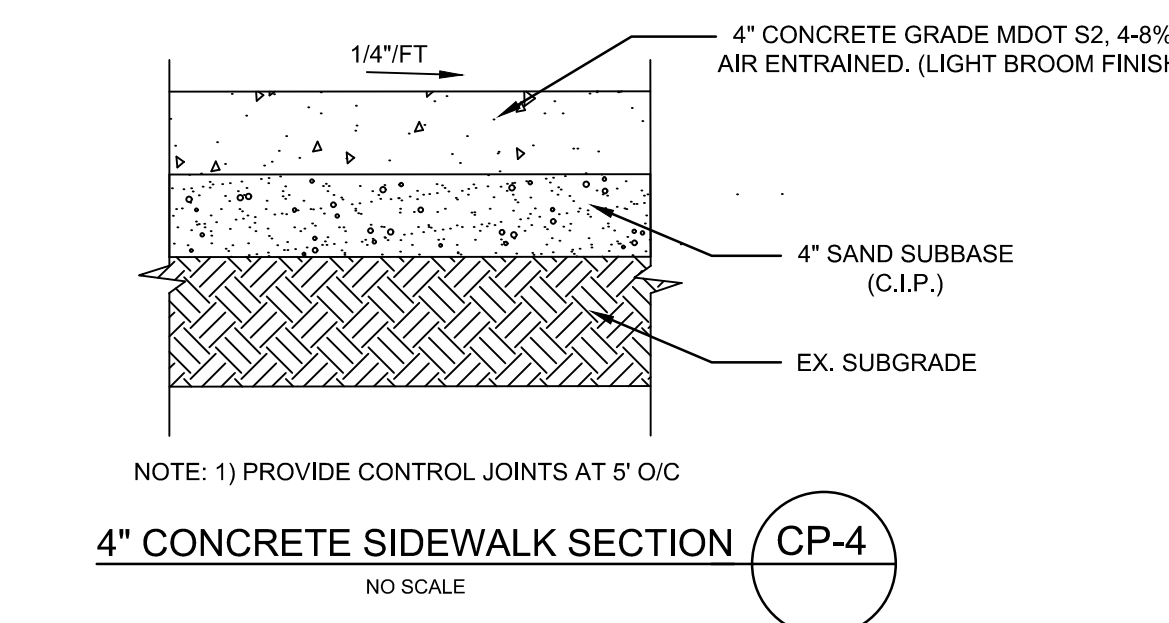
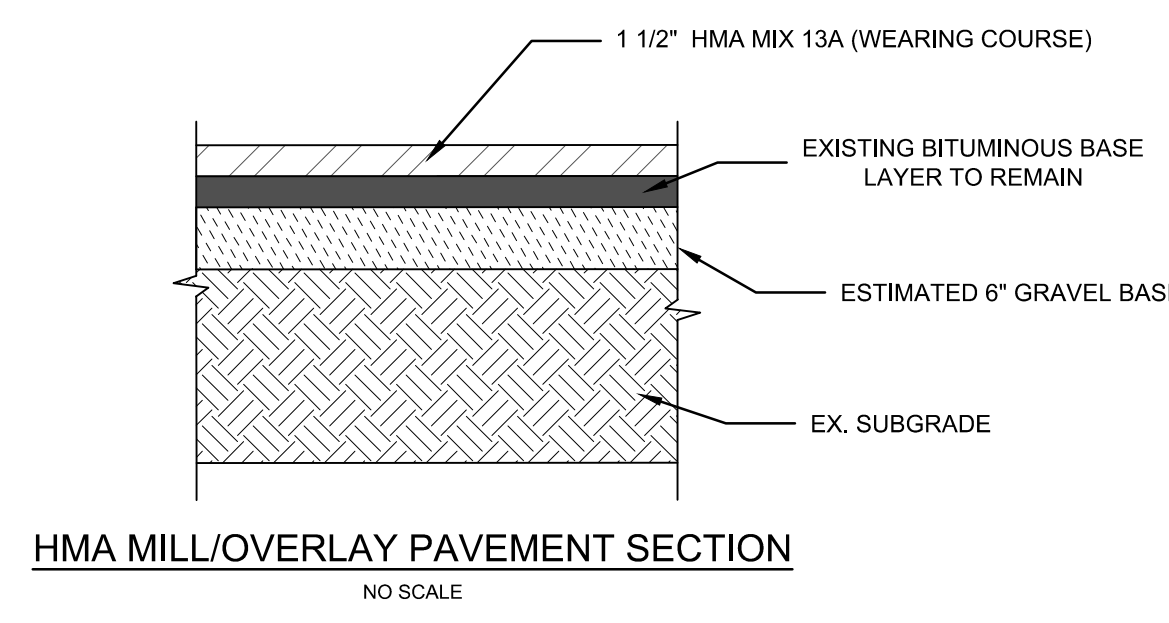
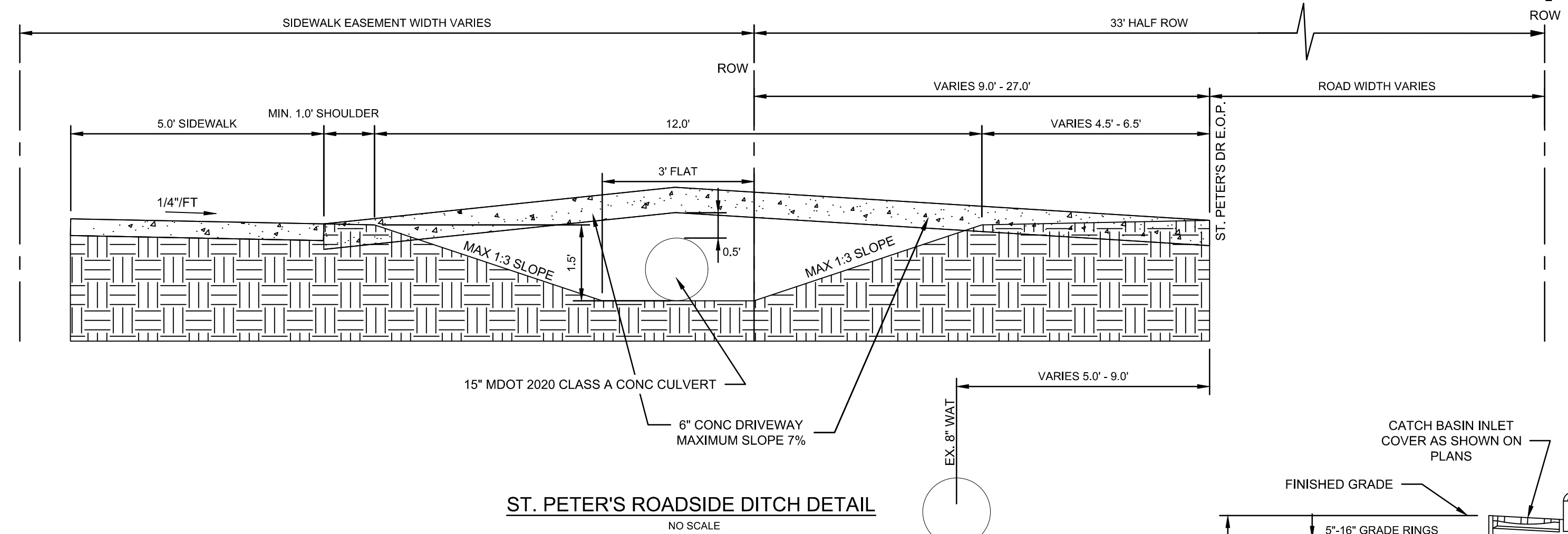
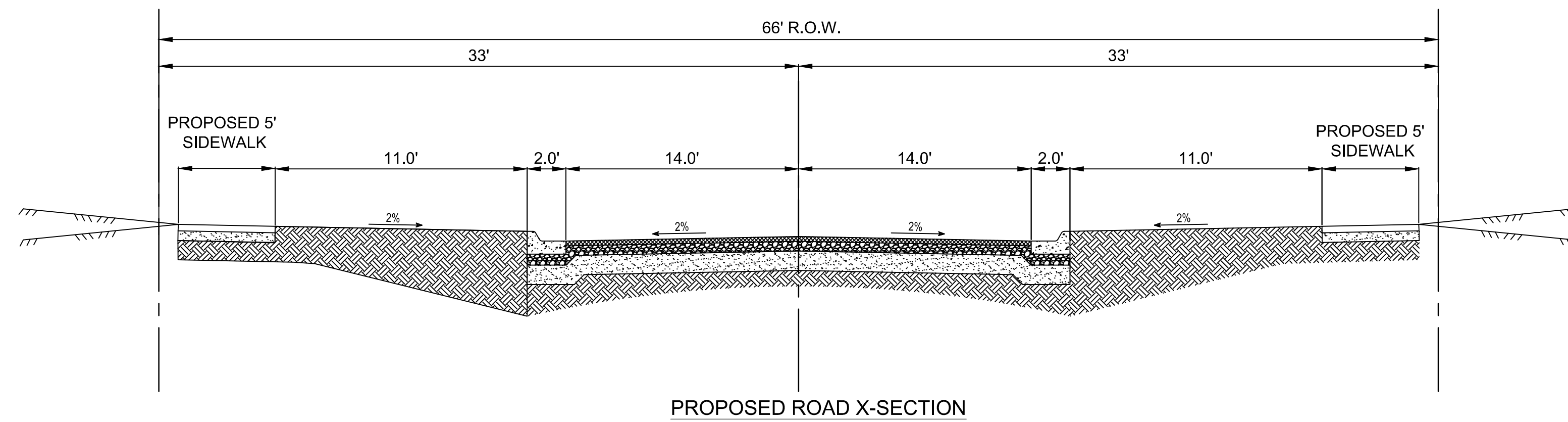


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STORM SEWER PLAN AND PROFILE

Job No: 021 KERR - CENTRE COLLECTIVE
Issue: FINAL SITE CONDO PLAN SUBMITTAL
Issue Date: JANUARY 08, 2024

C3.3

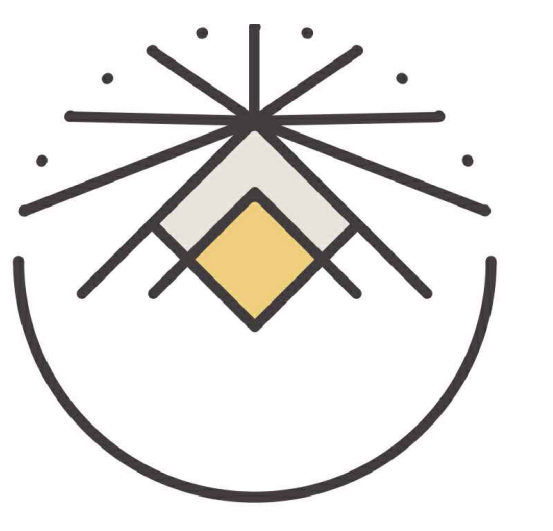


Know what's below.
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email: bcallen@callenengineering.com



Prepared for:
KRE West Centre LLC
PO BOX 574
douglas, mi 49406
t.269.420.5156

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Douglas, Michigan



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X-SECTIONS,
NOTES, AND
DETAILS

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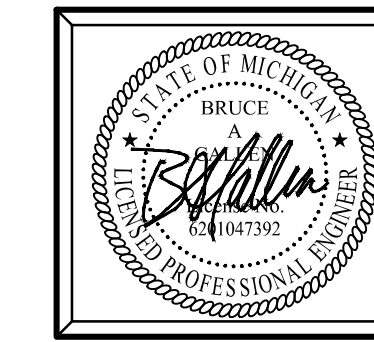
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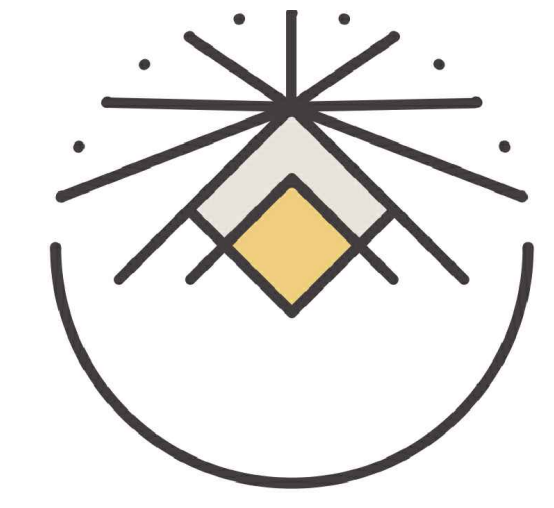


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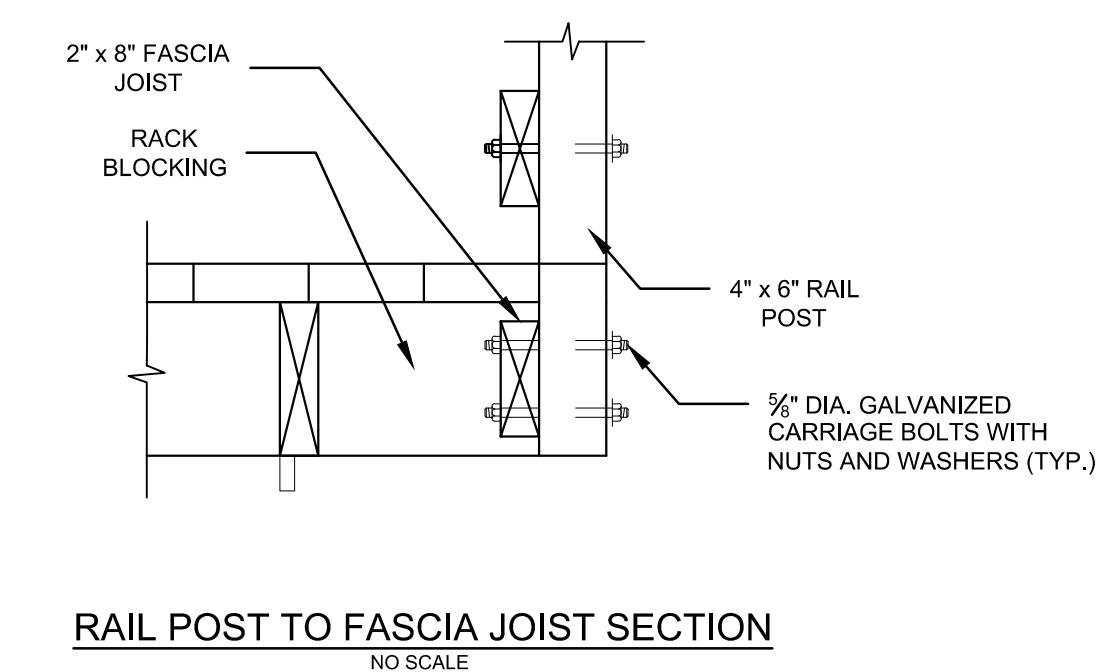
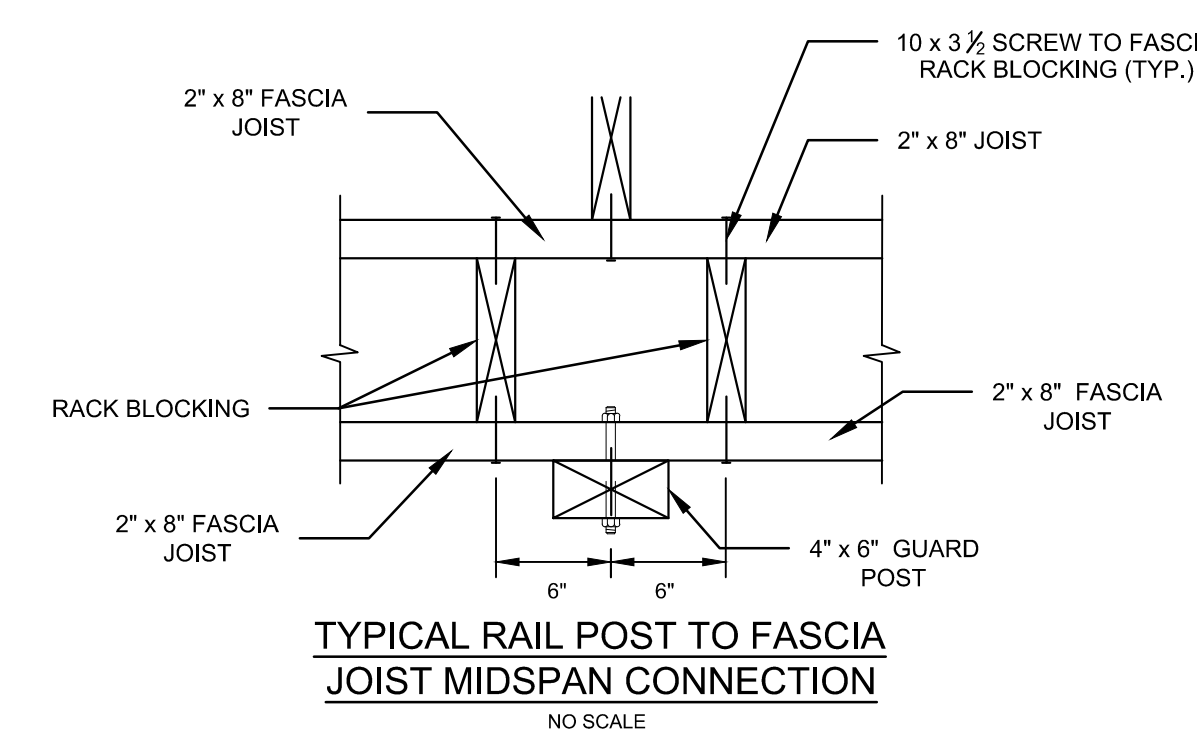
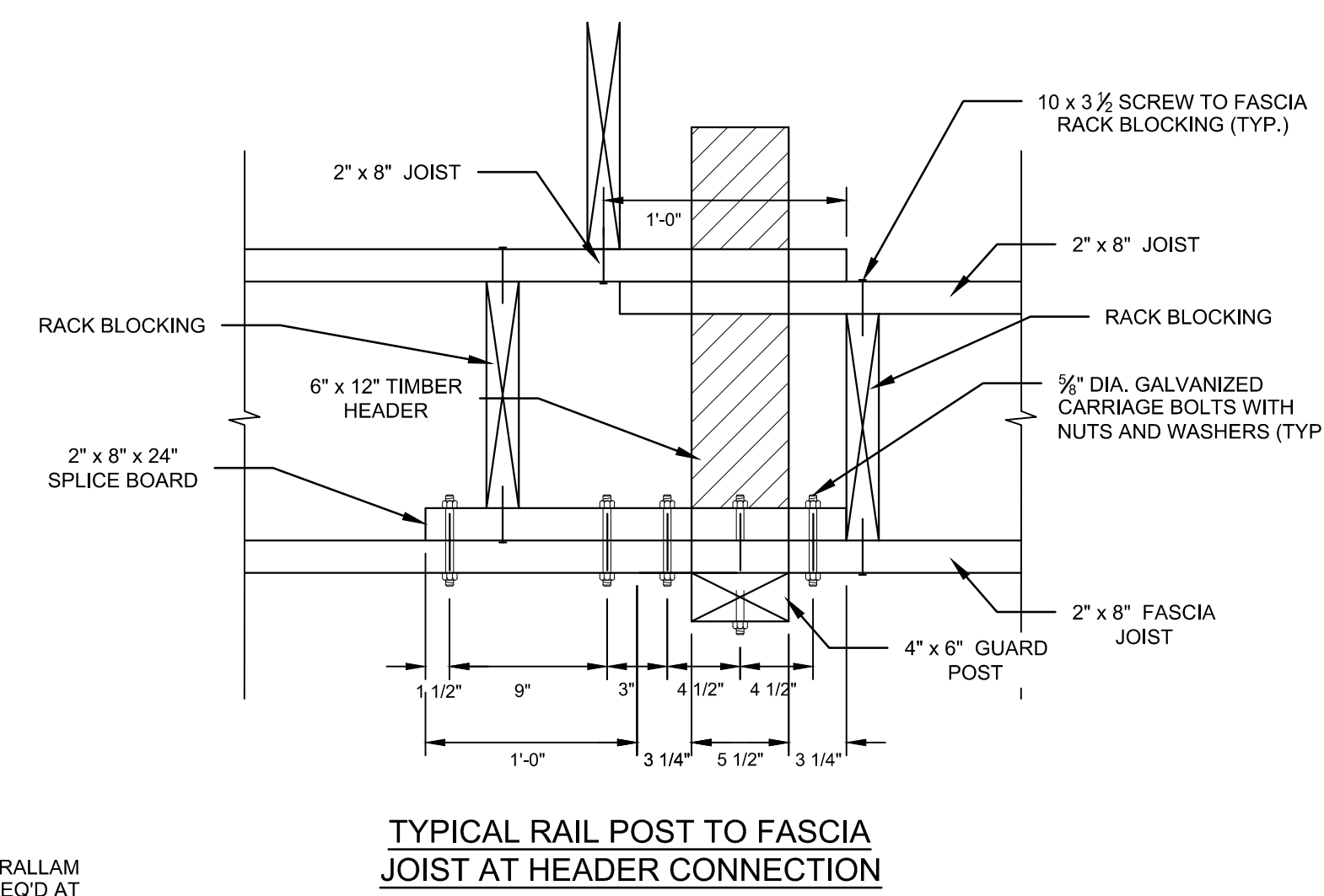
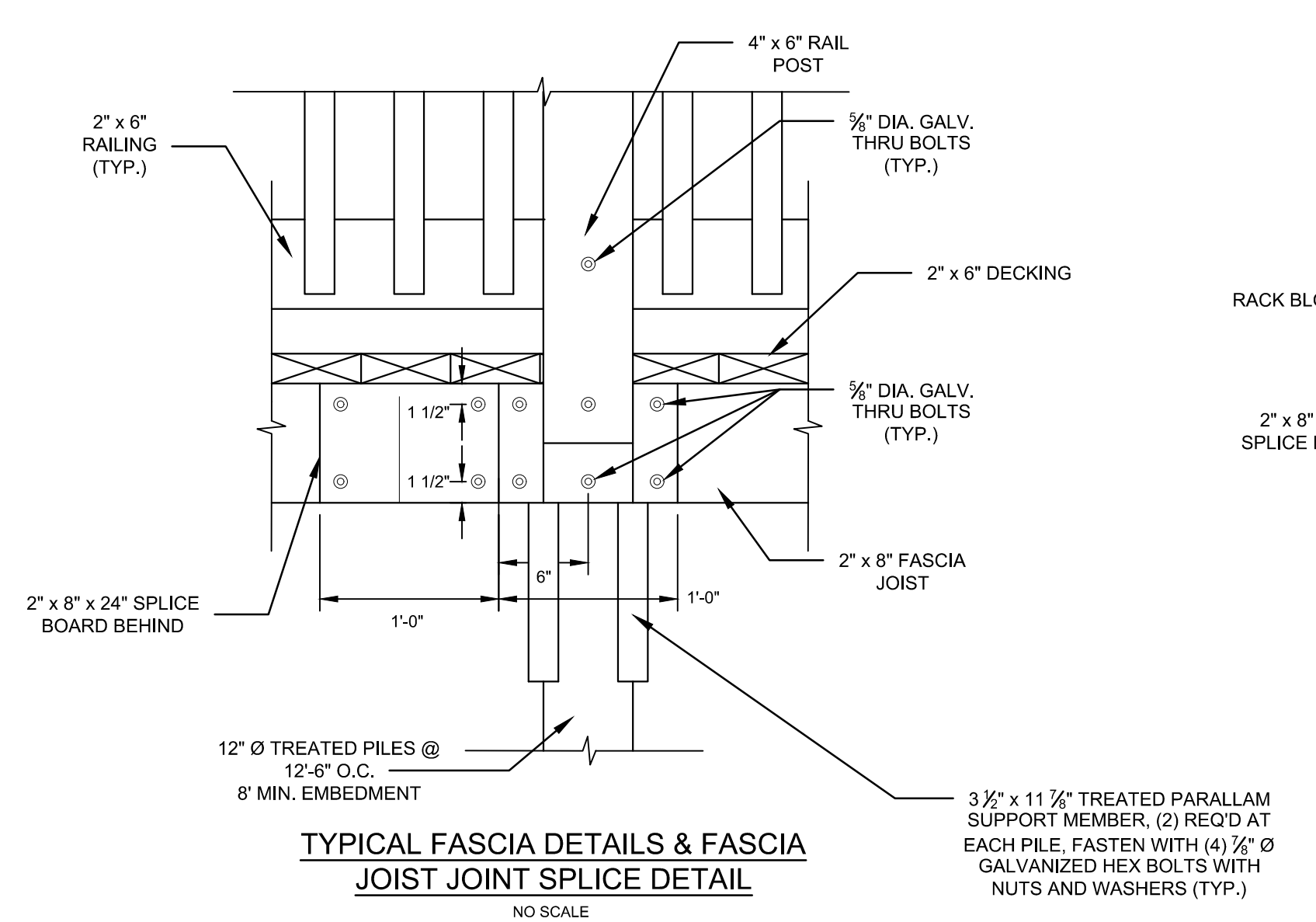
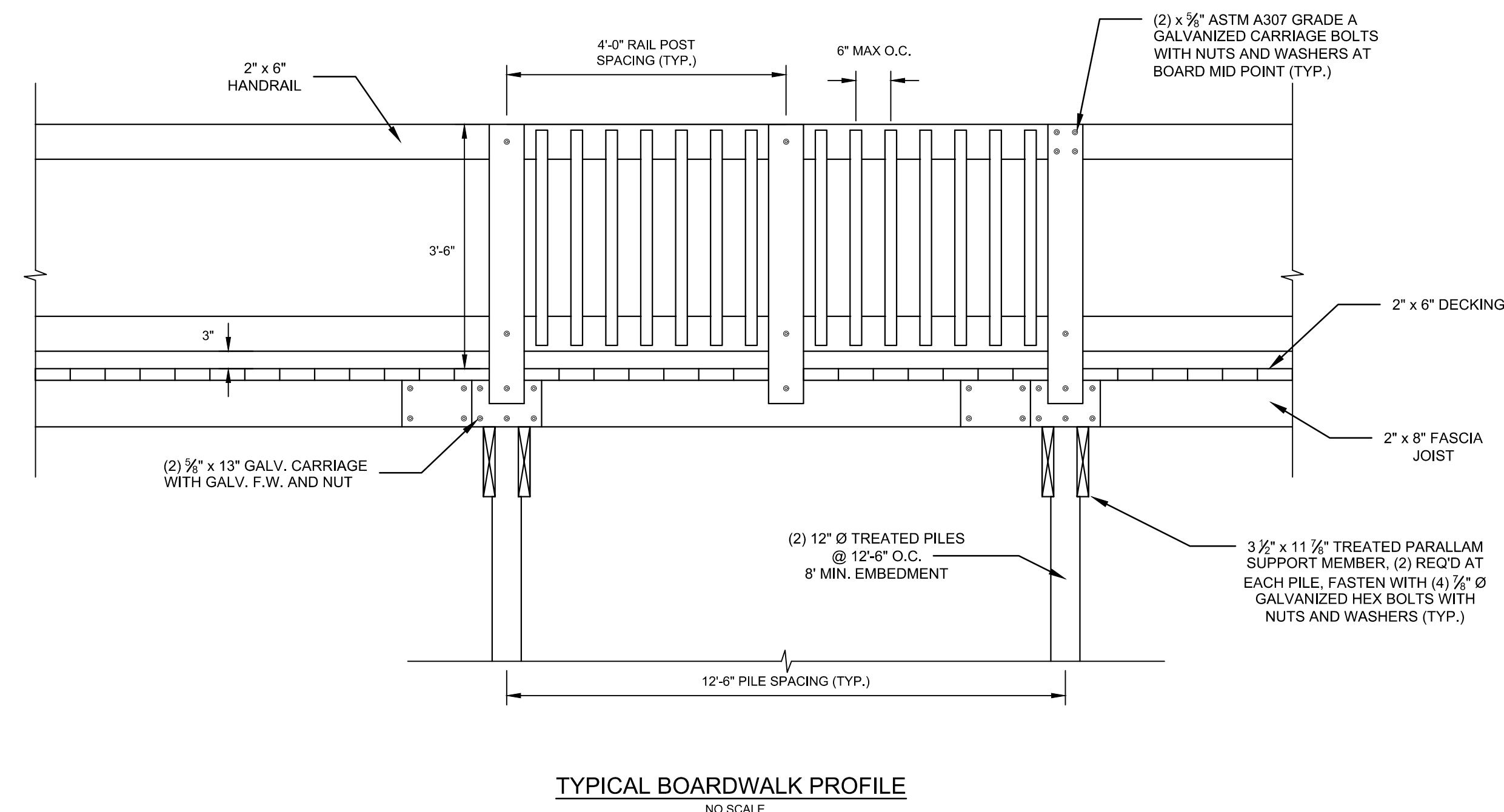
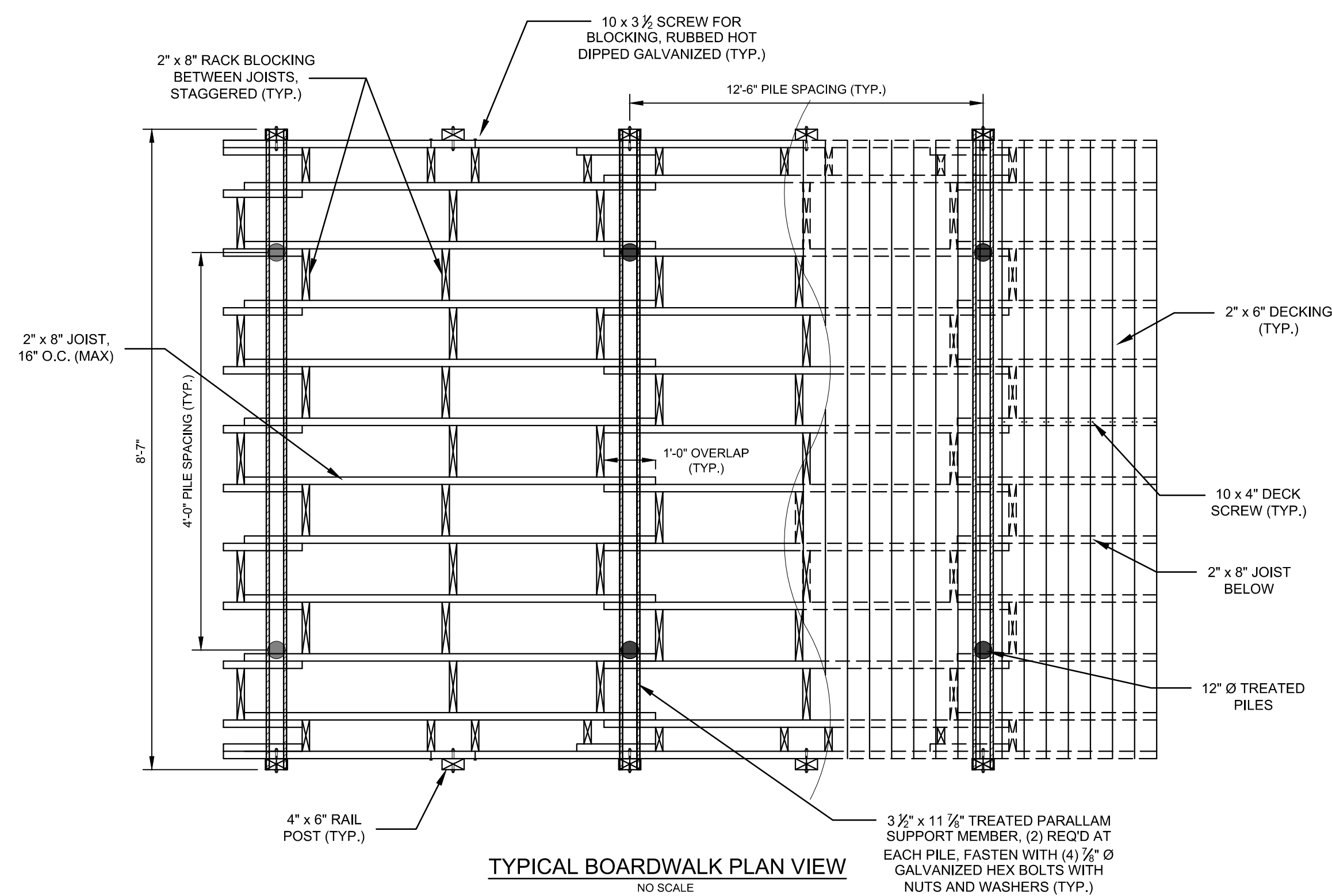
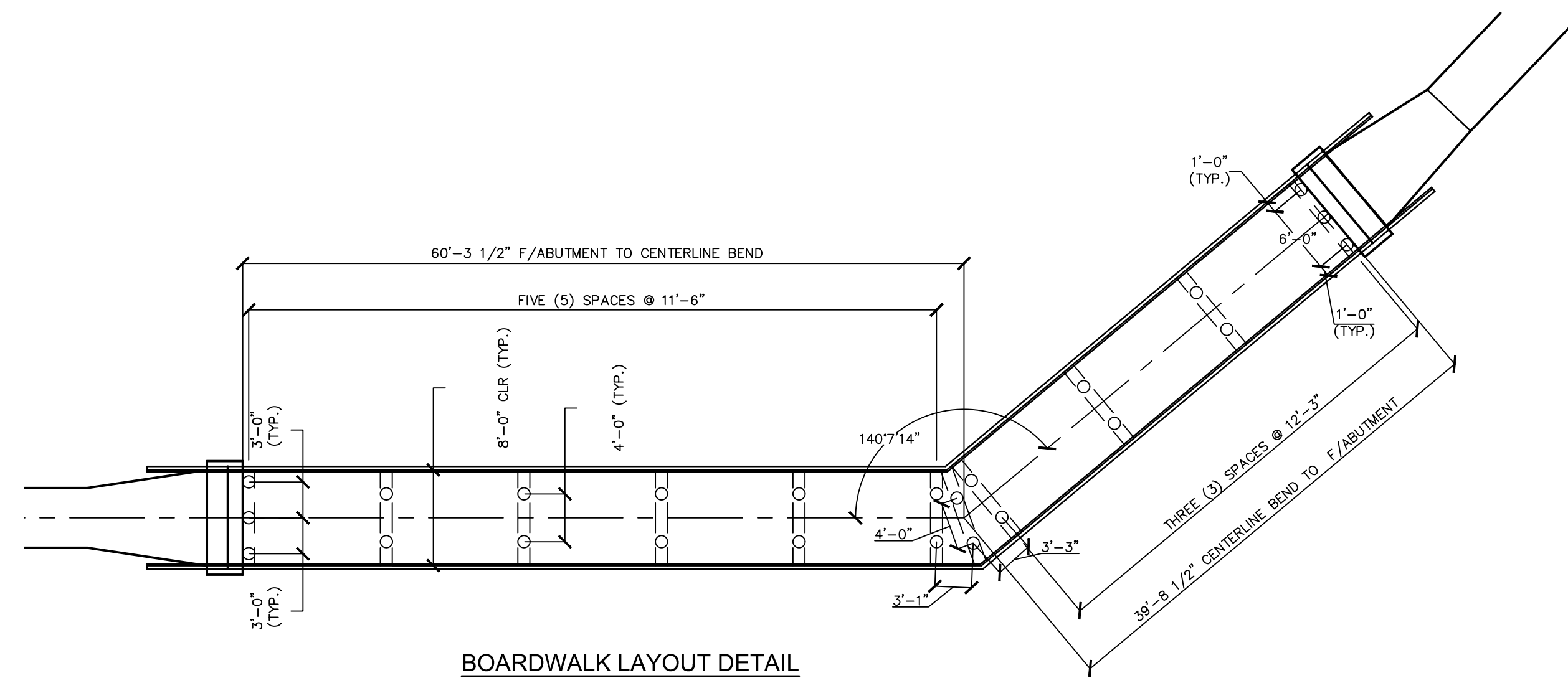
Prepared for:
KRE West Centre LLC
PO BOX 574
douglas, mi 49406
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NOTES:

1. CONTRACTOR TO PROVIDE ADDITIONAL LENGTH AS REQUIRED TO ACHIEVE CUT-OFF ELEVATION.
2. BRACING MEMBERS ARE NOT NECESSARY WHEN SUPPORT BEAMS ARE LESS THAN 4' - 0" ABOVE THE EXISTING GROUND SURFACE.
3. LAP JOISTS 12" AT SUPPORT BEAMS.
4. NOTE ALL LUMBER FOR BOARDWALK, APPROACH FENCE, RAILING AND RETAINING WALL MUST BE SOUTHERN YELLOW PINE #1 (PER S.P.I.B. 2015 ADDENDUM).

DESIGN LOAD SUMMARY:

LIVE LOAD, LL	90 psf
GROUND SNOW LOAD, Pg	50 psf
H-10 VEHICLE LOAD, VEH	20,000 lbs



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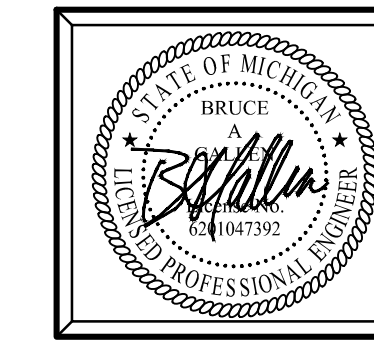
X-SECTIONS, NOTES, AND DETAILS

Job No: 021 KERR - CENTRE COLLECTIVE
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Issue Date: JANUARY 8, 2024

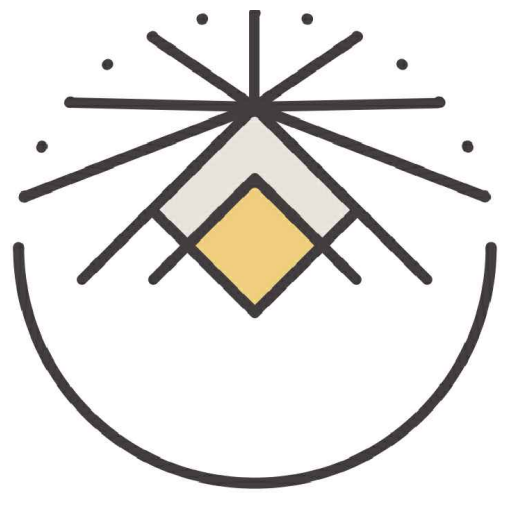


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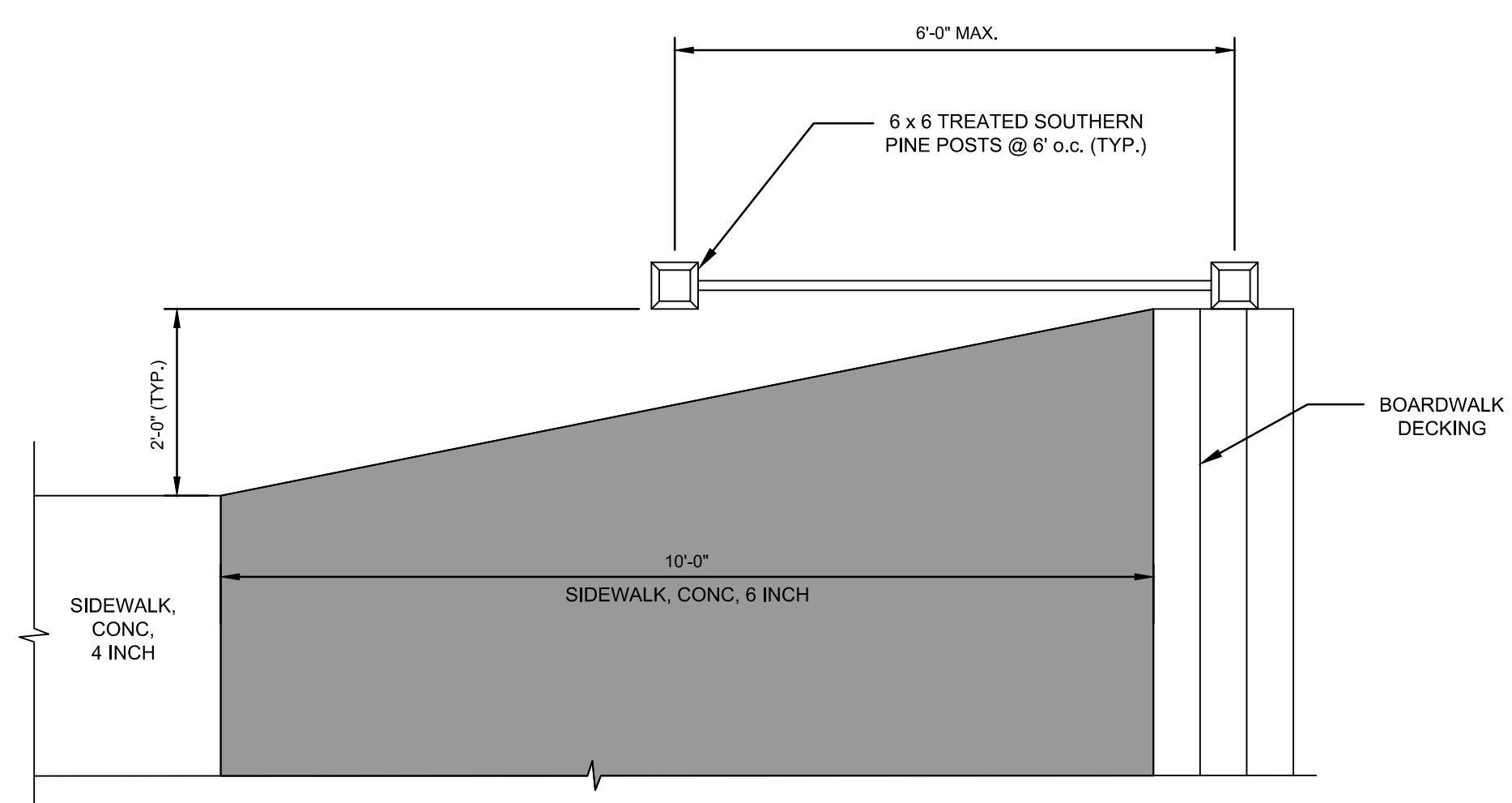
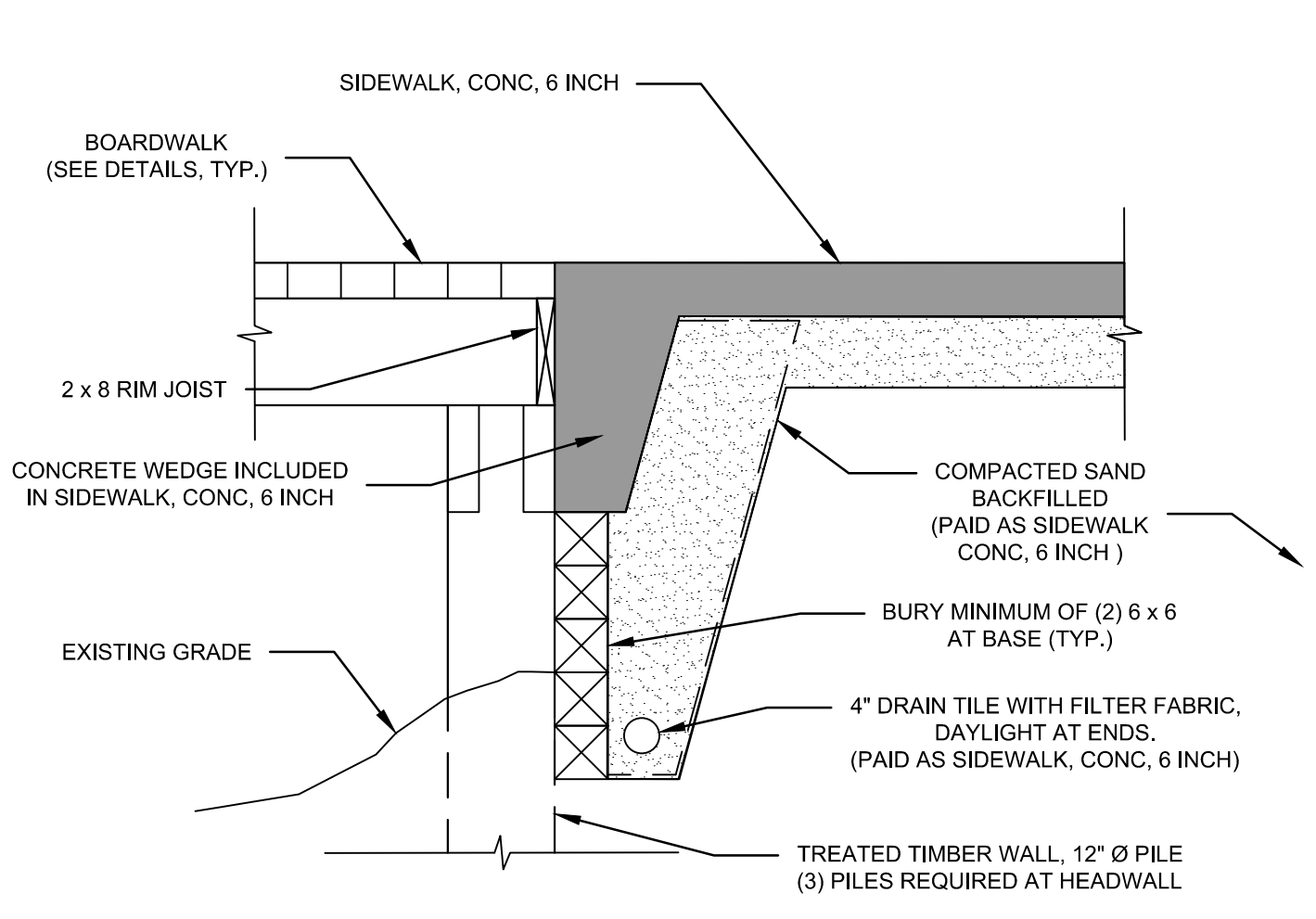
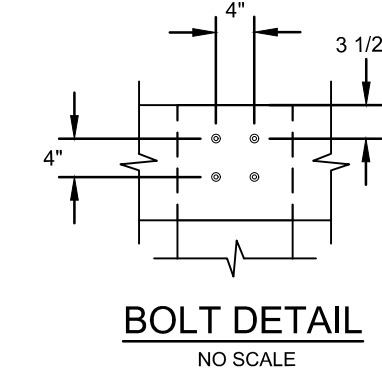
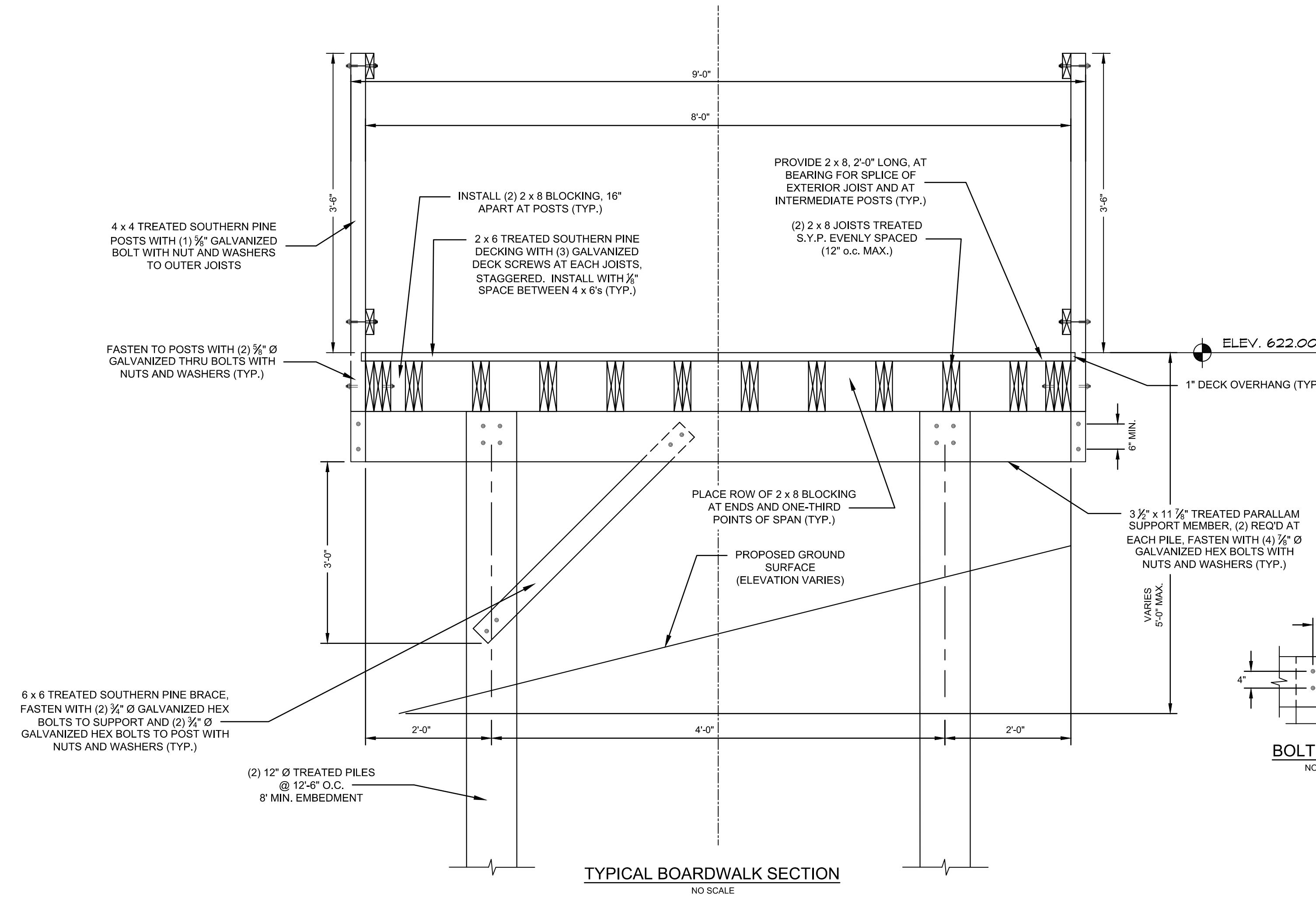
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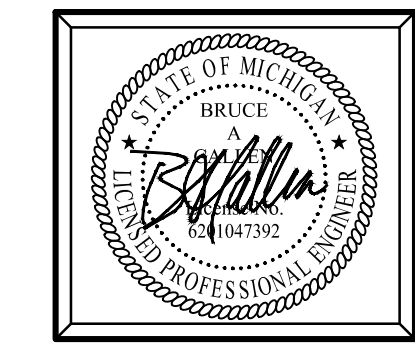
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PRELIMINARY - NOT FOR CONSTRUCTION

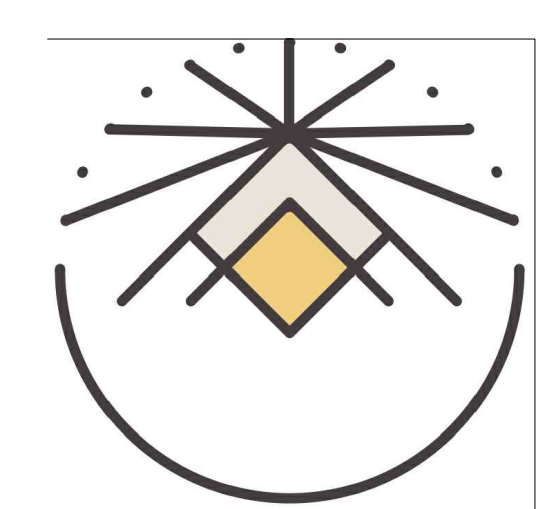


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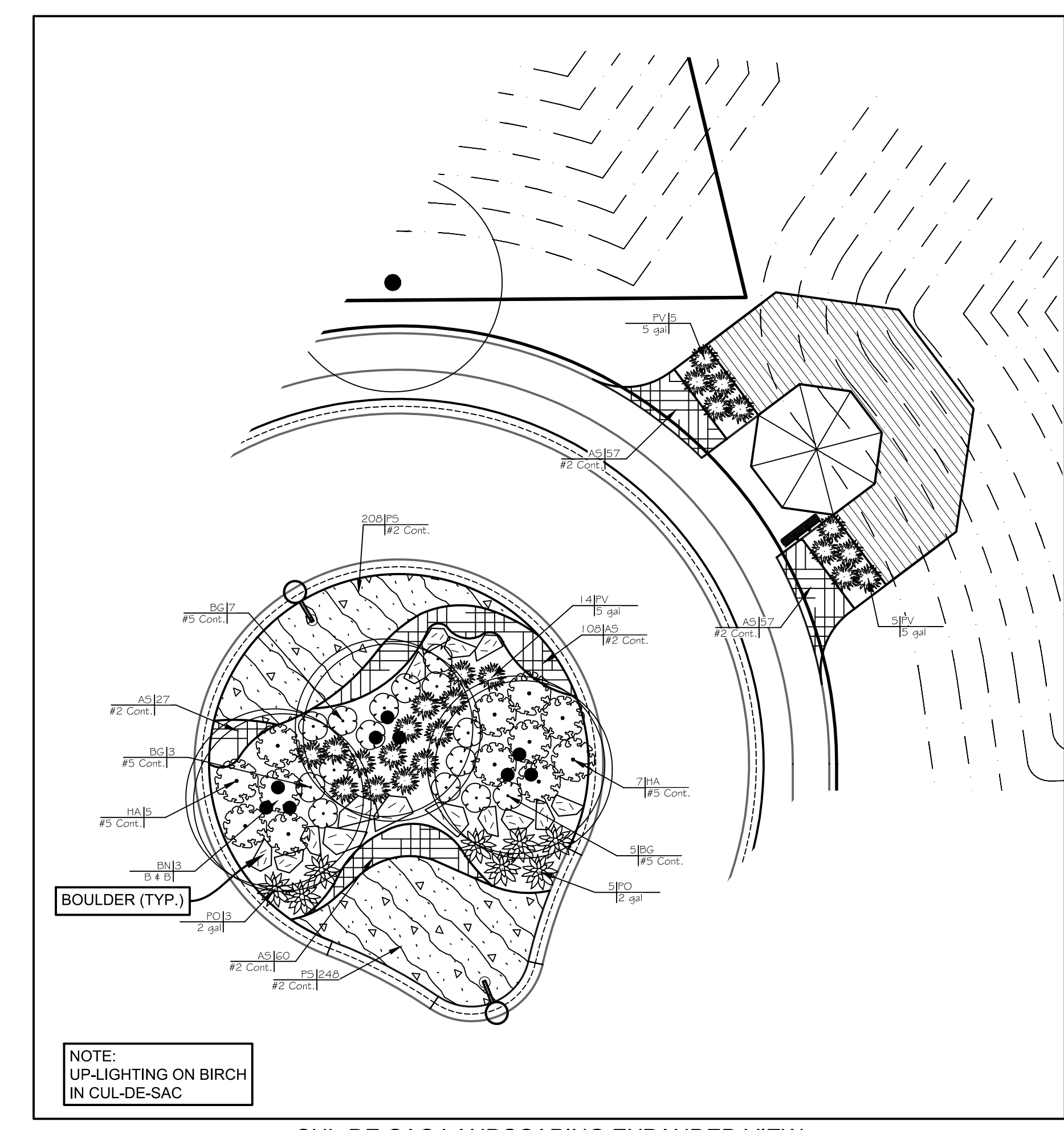
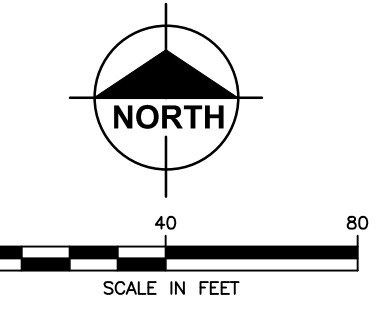
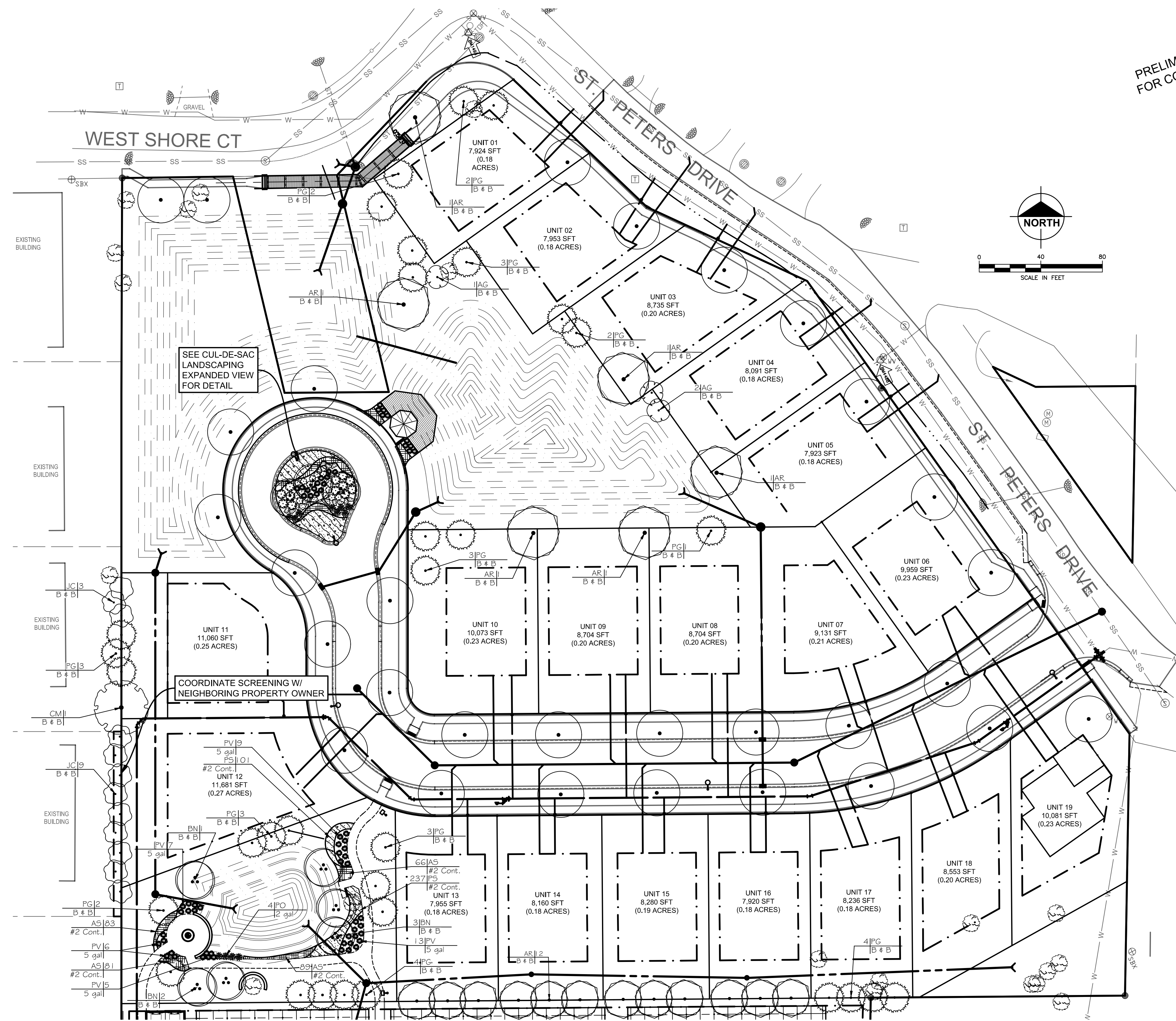
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NOTE:
 UP-LIGHTING ON BIRCH
 IN CUL-DE-SAC

CUL-DE-SAC LANDSCAPING EXPANDED VIEW

LANDSCAPE NOTES

- ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI 280.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO ALLEGAN COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
- SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.
 SEED MIXES SHALL BE AS FOLLOWS:
 10% TALL FESCUE
 20% PERENNIAL RYE GRASS
 30% CREEPING RED FESCUE
 40% KENTUCKY BLUEGRASS
 @ 6 LBS PER 1000 SFT
 SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.
- PROPOSED TREES SHALL NOT BE REMOVED UNLESS THEY ARE DEAD OR DISEASED, PER THE REQUIREMENTS OF THE MASTER DEED.

STREET TREES

SPECIES PER CITY OF DOUGLAS APPROVED TREE LIST

LINE TYPE LEGEND

- W — W — W — EX. WATER UTILITY LINE
- G — G — G — EX. GAS UTILITY LINE
- ST — ST — ST — EX. STORM UTILITY LINE
- SS — SS — SS — EX. SANITARY UTILITY LINE
- OH — OH — OH — EX. OVERHEAD UTILITY LINE
- — — — — PROP. STORM SEWER
- — — — — PROP. SANITARY SEWER
- — — — — PROP. WATERMAIN

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AR	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2' Cal		10
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	3' Cal		5
	BN	Betula nigra 'Cully' / Heritage River Birch Multi-Trunk	B & B	2' Cal		4
	CM	Celtis x 'Magnifica' / Magnifica Common Hackberry	B & B	2' Cal		1
	JC	Juniperus chinensis 'Blue Point' / Blue Point Juniper	B & B	2' Cal		2
	PE	Picea glauca 'Densata' / Black Hills White Spruce	B & B		Min 6' Ht	32
	ST	Street Trees	B & B	2' Cal		30
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING		
	BG	Buxus x 'Green Gem' / Green Gem Boxwood	#5 Cont.			15
	HA	Hydrangea arborescens 'Abetna' / Incrediball® Hydrangea	#5 Cont.			12
	PV	Panicum virgatum 'Northwind' / Northwind Switch Grass	5 gal			64
	PO	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	2 gal			12
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	SPACING	
	AS	Allium senescens 'Blue Twister' / Blue Twister German Garlic	#2 Cont.		14" o.c.	620
	PS	Carex pensylvanica / Pennsylvania Sedge	#2 Cont.		16" o.c.	794

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LANDSCAPE PLAN

Job No: 021 KERR - CENTRE COLLECTIVE
 Issue: FINAL SITE CONDO PLAN SUBMITTAL
 Issue Date: JANUARY 8, 2024

DATE OF PLAN: 01-08-24

L1.0



ALLEGAN COUNTY DRAIN COMMISSIONER

DENISE MEDEMAR
Drain Commissioner

CAROLYNN PARNELL
Chief Deputy

January 10, 2024

Mr. Bruce Callen
Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456

RE: Centre Collective Site Condo and Multi-Use Commercial Construction – Plan Review
City of Douglas

Upon the recommendation of our reviewing engineer, the Allegan County Drain Commissioner (ACDC) hereby grants construction plan approval for the above referenced project as described in the documents submitted by your office dated August 10, 2023.

As a condition of approval, please reference the comments from our reviewing engineer, Ken Bosma, P.E., Prein & Newhof, Inc. in his letter dated August 14, 2023 (copy attached).

ACDC approval of the construction plans are granted with the understanding that the items outlined in number 6) Easement documents will need to be executed. ACDC's attorney will prepare the 433 and easement documents; your firm will prepare any needed exhibits and provide title work. 7) Construction records and certification from the engineer that the site was constructed per the approved drawings and all fees are to be paid including but not limited to the recording fees, 433 deposit, engineer and attorney fees before final approval by ACDC for the project. Lastly, an on-site inspection by ACDC staff at completion will be required to ensure the site drainage was built per our reviewing engineer's approval. A final approval letter from ACDC will follow the above-mentioned site inspection.

If you have any questions, please contact me at (269) 673-0440.

Sincerely,

Denise Medemar
Allegan County Drain Commissioner

BS/bs

CC: Ms. Jenny Pearson, City of Douglas
Ms. Tricia Anderson, W & W – City Planner
Ken Bosma P.E., Prein & Newhof