

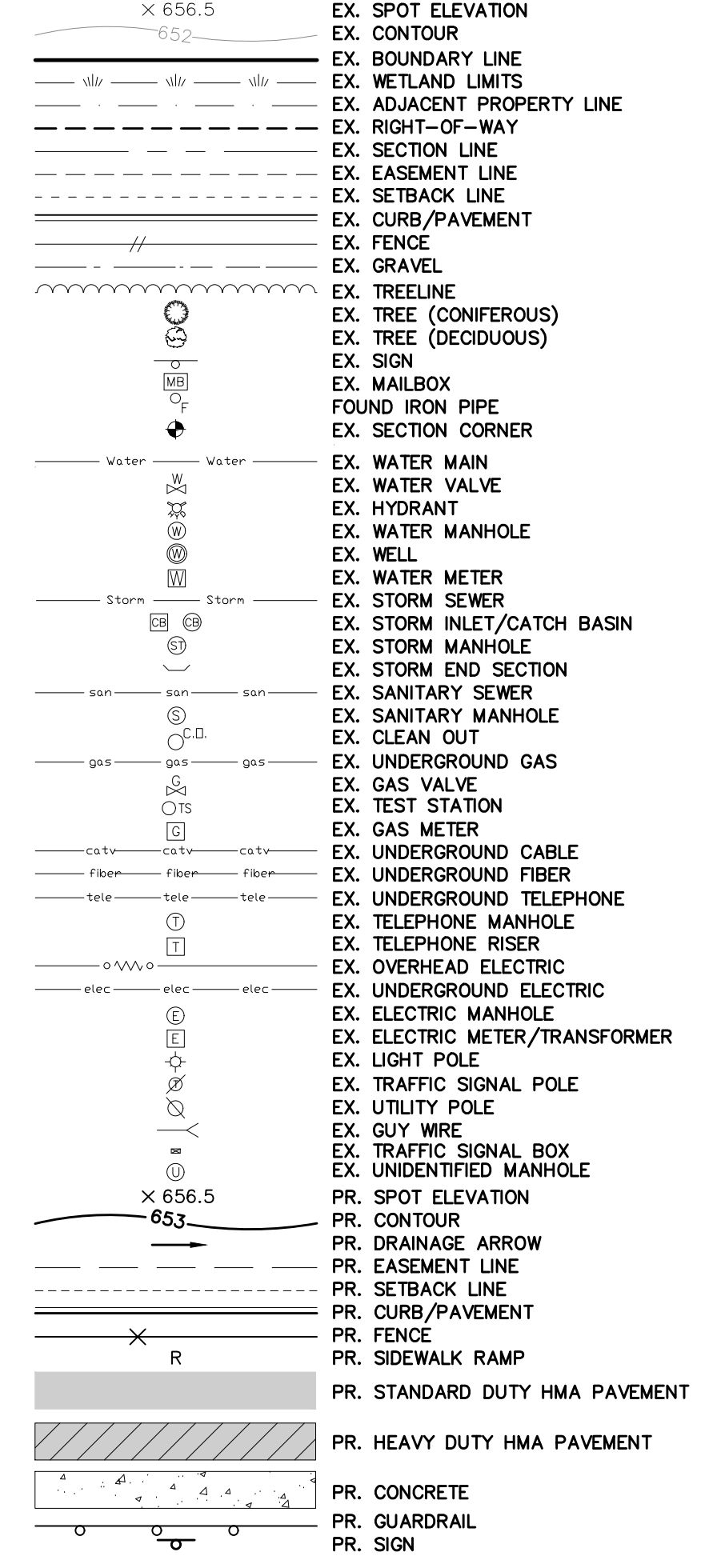
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

Revisions

Water	Water	EX. WATER MAIN	EX. WATER VALVE	EX. HYDRANT	EX. WATER MANHOLE	EX. WELL	EX. WATER METER	EX. STORM SEWER	EX. STORM INLET/CATCH BASIN	EX. STORM MANHOLE	EX. STORM END SECTION	EX. SANITARY SEWER	EX. SANITARY MANHOLE	EX. CLEAN OUT	EX. UNDERGROUND GAS	EX. GAS VALVE	EX. TEST STATION	EX. GAS METER	EX. UNDERGROUND CABLE	EX. UNDERGROUND FIBER	EX. UNDERGROUND TELEPHONE	EX. TELEPHONE MANHOLE	EX. TELEPHONE RISER	EX. OVERHEAD ELECTRIC	EX. UNDERGROUND ELECTRIC	EX. ELECTRIC MANHOLE	EX. ELECTRIC METER/TRANSFORMER	EX. LIGHT POLE	EX. TRAFFIC SIGNAL POLE	EX. UTILITY POLE	EX. GUY WIRE	EX. TRAFFIC SIGNAL BOX	EX. UNIDENTIFIED MANHOLE	PR. SPOT ELEVATION	PR. CONTOUR	PR. DRAINAGE ARROW	PR. EASEMENT LINE	PR. SETBACK LINE	PR. CURB/PAVEMENT	PR. FENCE	PR. SIDEWALK RAMP	PR. STANDARD DUTY HMA PAVEMENT	PR. HEAVY DUTY HMA PAVEMENT	PR. CONCRETE	PR. GUARDRAIL	PR. SIGN
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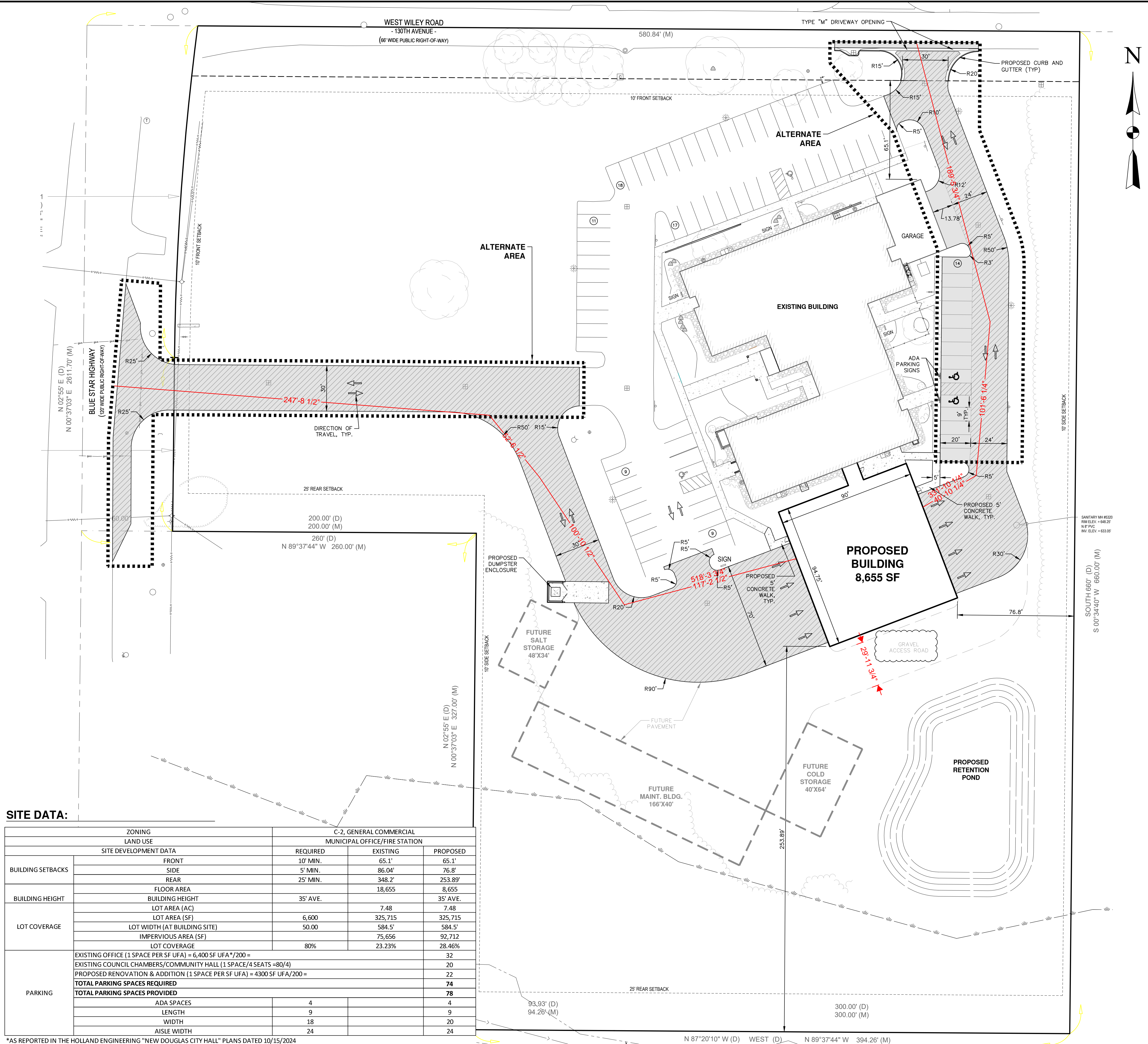
LEGEND



LAYOUT NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATION, AND GENERAL CONDITIONS OF THE JURISDICTION HAVING AUTHORITY.
- ALL DIMENSIONS ARE MEASURED TO THE PAINT LINE OR FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"
- ALL ACCESSIBLE PARKING, SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", CURRENT EDITION.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT.
- REFER TO THE ARCHITECTURAL PLANS FOR COORDINATING THE SCOPE OF WORK RELATING TO THE BUILDING ELEVATIONS, INTERIOR, AND APPEARANCES
- "NO PARKING" FIRE LANE SIGNS SHALL BE PROVIDED IN LOCATIONS DIRECTED BY THE SAUGATUCK TOWNSHIP FIRE DISTRICT.
- FOR THE GRAVEL ACCESS ROAD:
 - A MINIMUM CLEAR HEIGHT OF 13'-6" MUST BE MAINTAINED FOR THE ENTIRE WIDTH AND LENGTH OF THE ACCESS ROAD.
 - THE GRADE OF THE ACCESS ROAD SHALL BE LESS THAN 10%.
 - THE ANGLE OF APPROACH SHALL BE CORRECTED.
 - THE ACCESS ROAD MUST BE ABLE TO SUPPORT 80,000 LBS.

415 Wiley Rd. - Fire Department Garage
 Received: 6/4/2026
 Approved: 6/4/2026 - 2107 - CTB



SITE DATA:

ZONING		C-2, GENERAL COMMERCIAL		
LAND USE		MUNICIPAL OFFICE/FIRE STATION		
SITE DEVELOPMENT DATA		REQUIRED	EXISTING	PROPOSED
BUILDING SETBACKS	FRONT	10' MIN.	65.1'	65.1'
	SIDE	5' MIN.	86.04'	76.8'
	REAR	25' MIN.	348.2'	253.89'
BUILDING HEIGHT	FLOOR AREA		18,655	8,655
	BUILDING HEIGHT	35' AVE.		35' AVE.
LOT COVERAGE	LOT AREA (AC)		7.48	7.48
	LOT AREA (SF)	6,600	325,715	325,715
	LOT WIDTH (AT BUILDING SITE)	50.00	584.5'	584.5'
	IMPERVIOUS AREA (SF)		75,656	92,712
	LOT COVERAGE	80%	23.23%	
PARKING	EXISTING OFFICE (1 SPACE PER SF UFA) = 6,400 SF UFA / 200 =			32
	EXISTING COUNCIL CHAMBERS/COMMUNITY HALL (1 SPACE/4 SEATS = 80/4)			20
	PROPOSED RENOVATION & ADDITION (1 SPACE PER SF UFA) = 4300 SF UFA/200 =			22
	TOTAL PARKING SPACES REQUIRED			74
	TOTAL PARKING SPACES PROVIDED			78
	ADA SPACES	4		4
	LENGTH	9		9
WIDTH	18		20	
aisle WIDTH	24		24	

*AS REPORTED IN THE HOLLAND ENGINEERING "NEW DOUGLAS CITY HALL" PLANS DATED 10/15/2024



Project Number	Date
1051-26-14321	5/28/2026
Checked By	Drawn By
ARW	KW/WS
	N/A

Client:
BRIVAR CONSTRUCTION CO.

Project:
SAUGATUCK TWP. FIRE DISTRICT BUILDING ADDITION

Site Address	City	County	Community
415 WEST WILEY ROAD	CITY OF DOUGLAS, MI 49406	ALLEGAN	DOUGLAS
Township	Range	Section	
3N	16W	21	

Professional Name: ANDREW R. WALTERS, PE
 Date: 6/4/2026

Title:
SITEPLAN LAYOUT PLAN

Drawing Scale	Sheet Number
1" = 30'	04