

DOUGLAS MIXED-USE BUILDING

47 CENTER STREET
DOUGLAS, MI. 49406

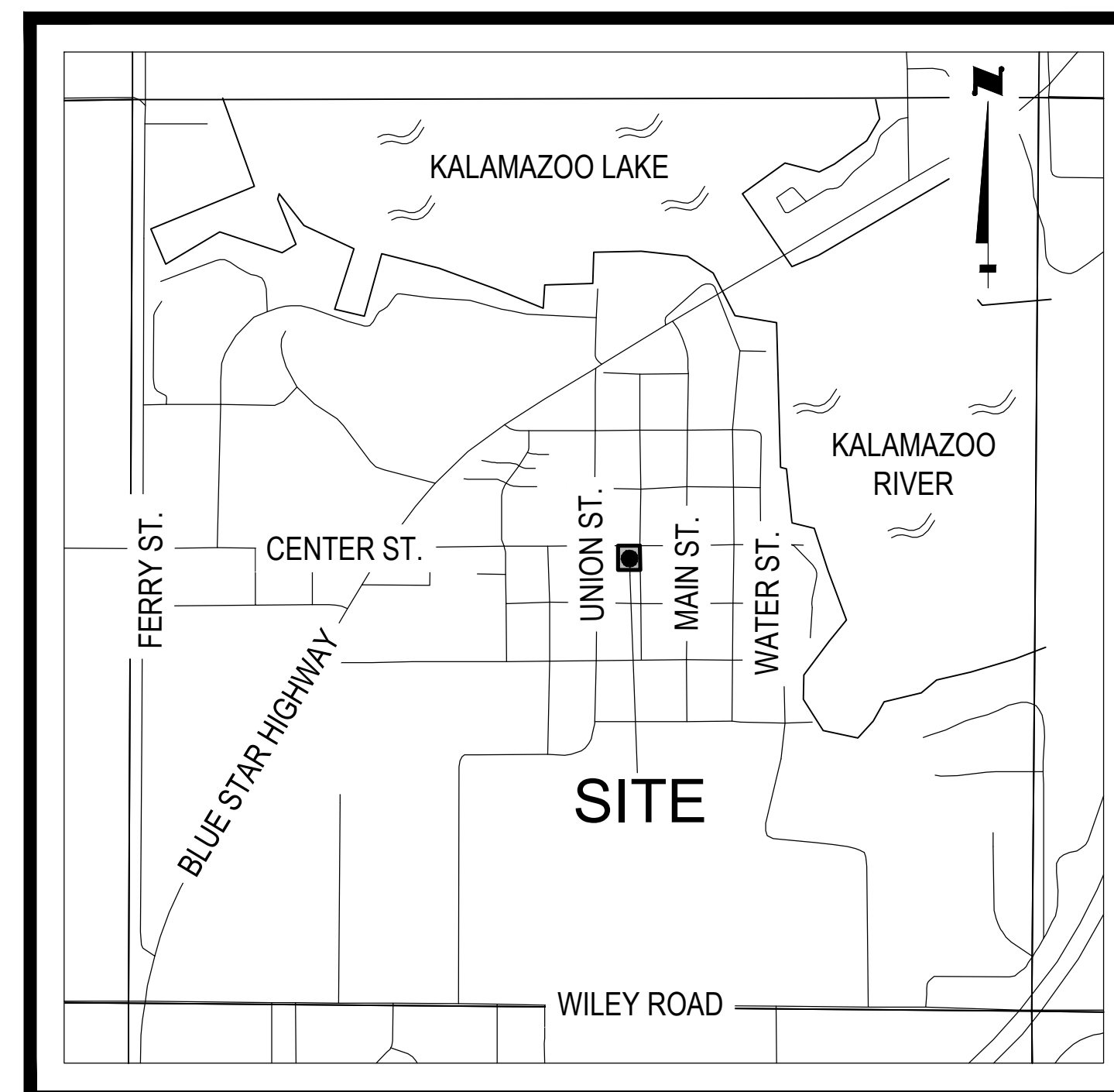
ZONING

C-1, VILLAGE COMMERCIAL DISTRICT

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

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

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



LOCATION MAP NOT TO SCALE

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SHEET L-101	LANDSCAPE PLANTING PLAN

DESCRIPTION

SEE EXISTING CONDITIONS SHEET V-101



NEIGHBORHOOD MAP NOT TO SCALE

HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-9938 F 616-392-2116

The Surveyor's / Engineer's liability for any errors or omissions in this plan is limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or gross misconduct. Warranties or representations shall amount to no greater than the service fee.

THORNAPPLE FLATS LLC

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

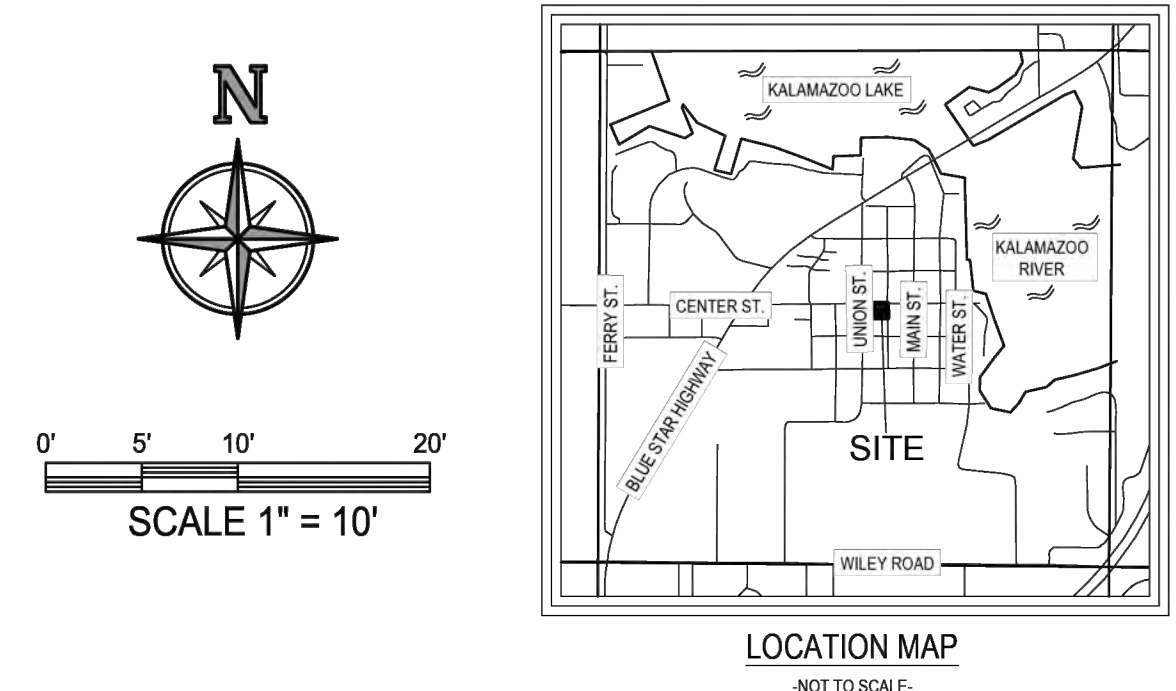
47 CENTER STREET
DOUGLAS, MI 49406

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

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

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.

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



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

PARCEL DESCRIPTION

PER WARRANTY DEED RECORDED IN DOCUMENT #2025014420, ALLEGAN COUNTY RECORDS, MICHIGAN.
LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF ALLEGAN, CITY OF DOUGLAS.
THE NORTH 99 FEET OF THE EAST 1/2 OF LOT 2 AND THE NORTH 99 FEET OF LOT 3, DUDLEYVILLE PLAT, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLEWORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF VISIBLE ABOVE GROUND OBSERVATIONS AND PLANS AS THE RESULT OF A MISS DIG TICKET. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.
NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
BEARINGS ARE BASED ON A LOCAL COORDINATE SYSTEM, AND THE CENTERLINE OF CENTER STREET HAVING A BEARING OF NORTH 89°36'40" EAST.
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
SOURCE BENCHMARK - NATIONAL GEODETIC SURVEY (NGS)
DESIGNATION: 03923
PID: D03992
ELEVATION = 608.68' (NAVD 88)
SOURCE OF FLOOD INFORMATION: <http://trac.tema.gov>
SOURCE OF ADJOINING PARCEL DATA: <https://gis.allegancounty.org/portal/>
DATE OF FIELD SURVEY: FEBRUARY 27, 2026.

FLOOD NOTE

PER THE FLOOD INSURANCE RATE MAP
CITY OF THE VILLAGE OF DOUGLAS,
ALLEGAN COUNTY, MICHIGAN
MAP NUMBER: 26050C0164G
EFFECTIVE DATE: JUNE 21, 2023
THE SUBJECT PARCEL LIES IN:
ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

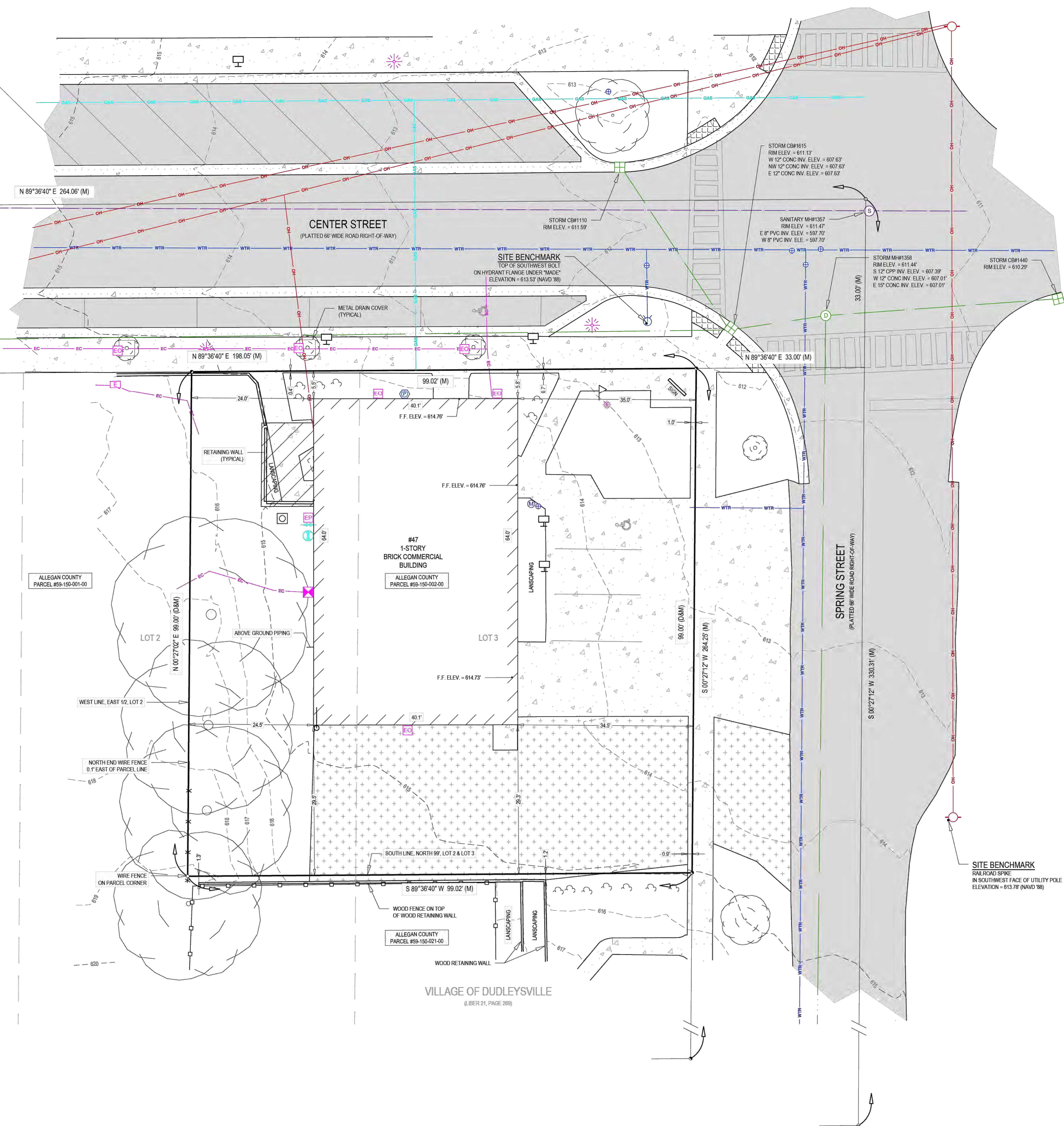
I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS OF LAND DESCRIBED AND DELINEATED HEREON, THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME, THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE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

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

MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



- LEGEND**
- SECTION CORNER
 - SET 1/2" DIA. STEEL BAR W/ CAP #45504
 - SET CHISELED MARK
 - FOUND CHISELED MARK
 - PK NAIL (PER HEI RECORDS)
 - T-IRON (PER HEI RECORDS)
 - DESIGNATED HANDICAPPED PARKING SIGN
 - YARD LAMP
 - LIGHT POLE
 - STORM MANHOLE
 - SANITARY MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER SPIGOT
 - WATER METER
 - UTILITY POLE
 - STORM CATCH BASIN
 - AIR CONDITIONER
 - GAS METER
 - GAS VALVE
 - ELECTRIC PANEL
 - ELECTRIC OUTLET
 - ELECTRIC HANDHOLE
 - ELECTRIC METER
 - FLAG POLE
 - METAL POLE
 - SHRUB
 - DECIDUOUS TREE
- PARCEL BOUNDARY LINE
— PLATTED LOT LINE
— OVERHEAD UTILITY LINE
— UNDERGROUND STORM SEWER
— UNDERGROUND SANITARY LINE
— UNDERGROUND ELECTRIC LINE
— UNDERGROUND WATER LINE
— UNDERGROUND GAS LINE
— WIRE FENCE
— WOOD FENCE
— MINOR CONTOUR
— MAJOR CONTOUR
— ASPHALT SURFACE
— CONCRETE SURFACE
— GRAVEL SURFACE
— A.D.A. RAMP
— REMON - REMONUMENTATION
— L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE
— NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988
— F.F. - FINISHED FLOOR
— INV. - INVERT
— ELEV. - ELEVATION
— CONC. - CONCRETE
— CPP - CORRUGATED PLASTIC PIPE
— PVC - POLY VINYL CHLORIDE
— (M) - MEASURED DIMENSION
— (D) - DEEDED DIMENSION



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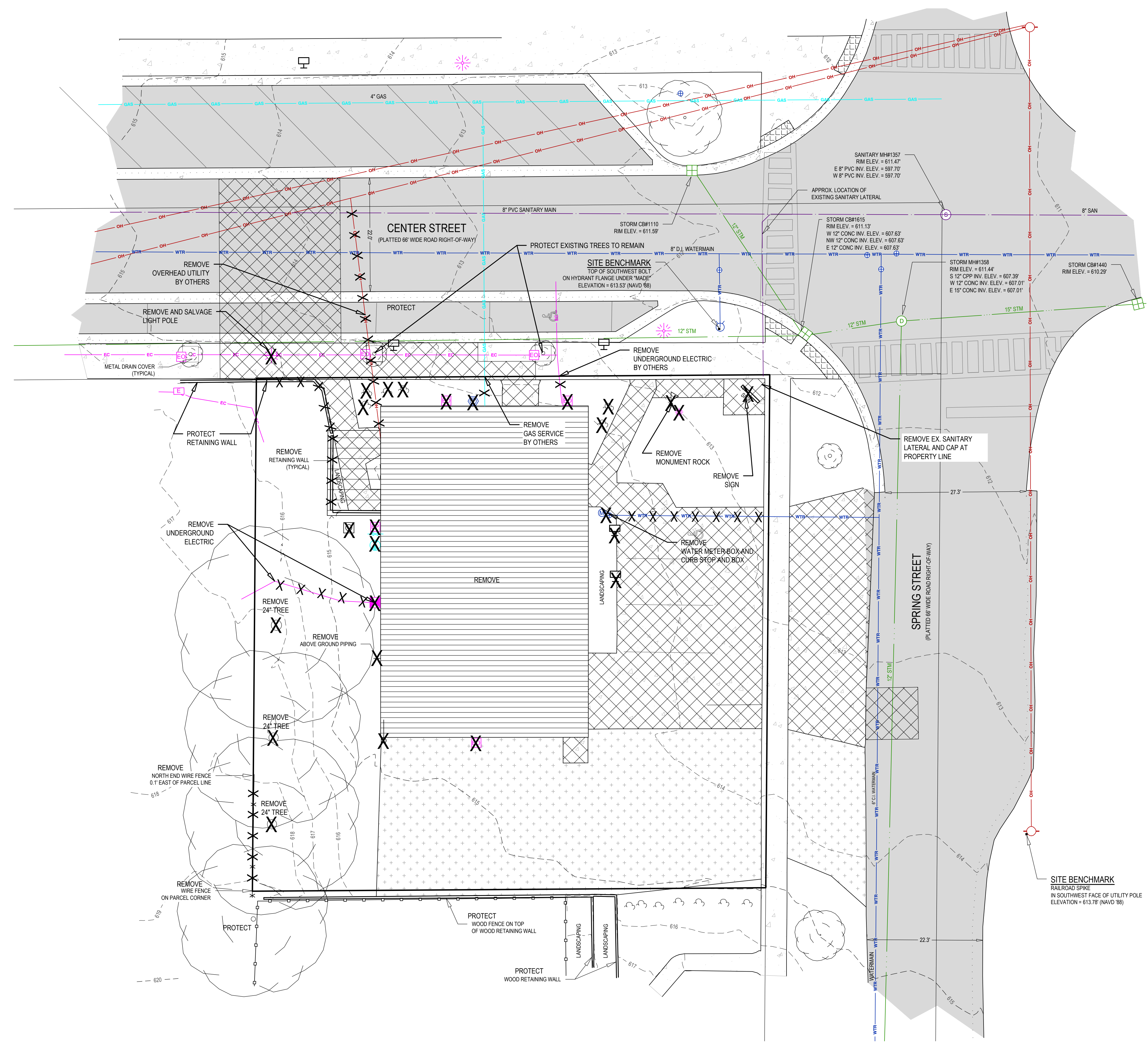
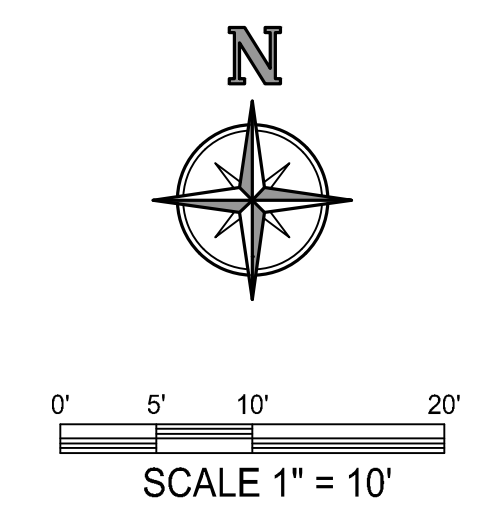
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CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

Issued for:

No.	Date	Description
A	04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.

Project Manager		RYAN T. YSSELOYKE PE	
Vertical Datum	NAVD 88	Horiz. Datum	HEI-96
Drawn by		JOHN M. RANKIN	
Checked by	Survey	JCD	Date 04/07/2026
Civil	Struc.		
L. A.			
HEI Project Number		26-03-018	
Sheet Title		EXISTING CONDITIONS	
Sheet No.		V-101	



DEMO LEGEND

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

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

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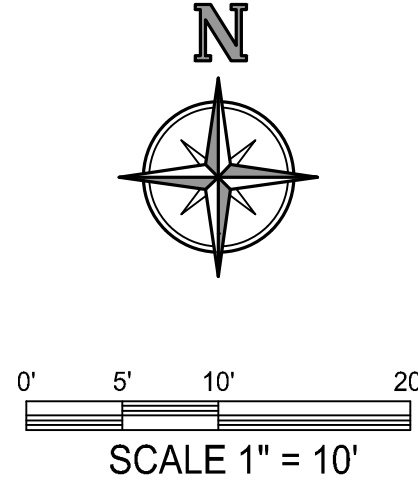
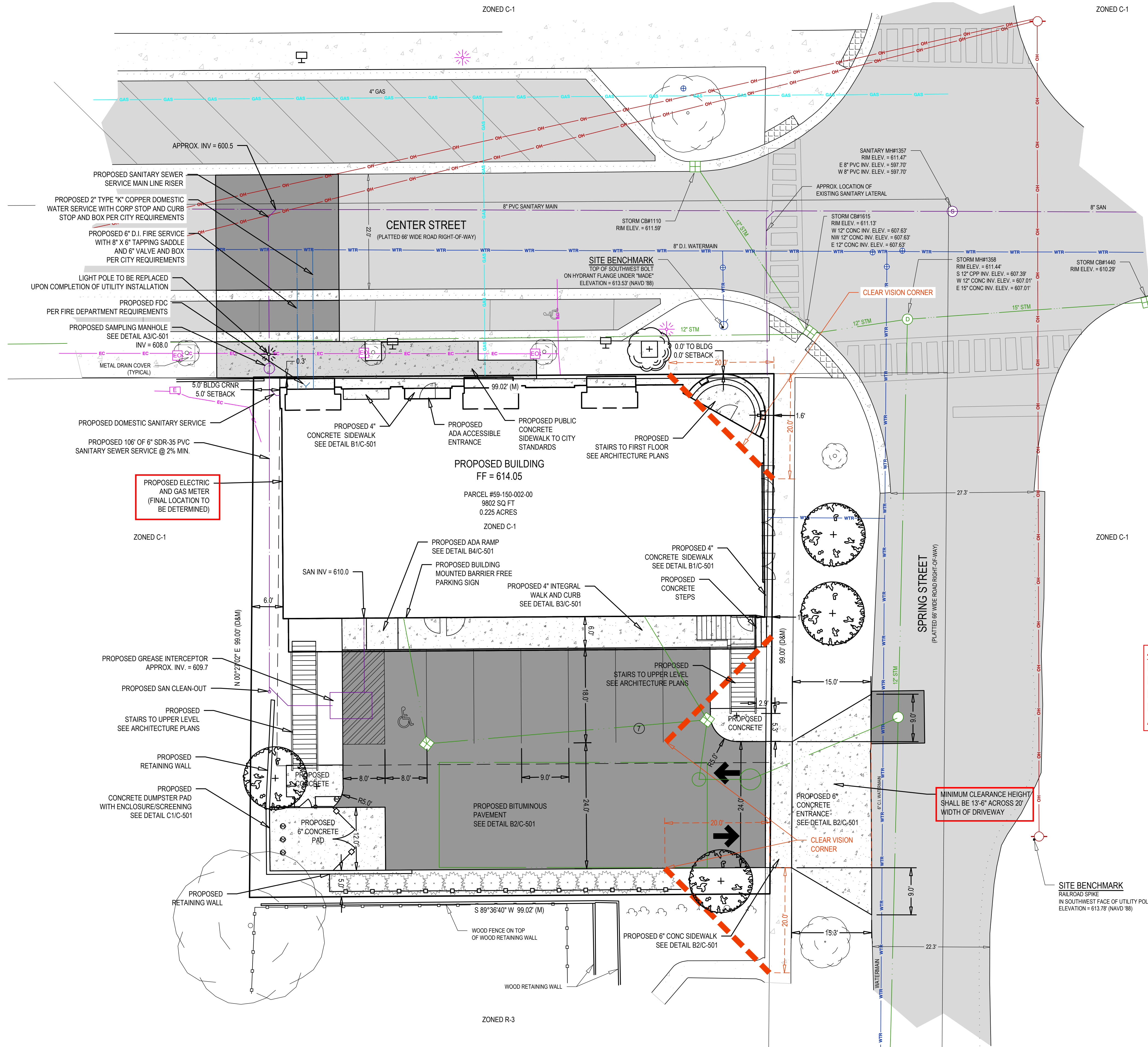
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Project Manager BRUCE ZEINTRA, LLA	
Vertical Datum NAVD '88	Horz. Datum HEI-96
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 26-03-018	
Sheet Title CIVIL DEMOLITION	

Sheet No. **CD-101**



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

47 Center St.
 Received: 4/22/2026
 Reviewed:
 Returned for corrections: 5/5/2026 - 2107 - CTB
 Received: 6/2/2026
 Approved: 6/2/2026 - 2107 - CTB

MINIMUM CLEARANCE HEIGHT SHALL BE 13'-6" ACROSS 20' WIDTH OF DRIVEWAY

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

PARKING:
 REQUIRED: SEE NARRATIVE
 PROVIDED: 7 SPACES (INCLUDING 1 BARRIER FREE SPACE)

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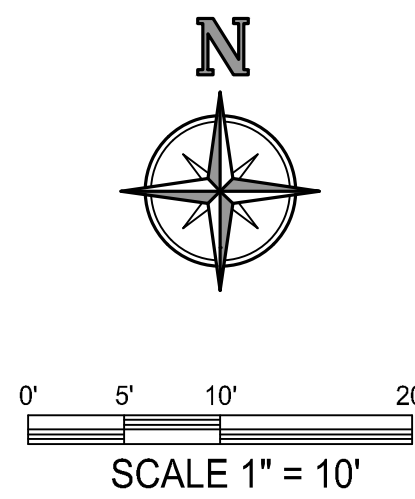
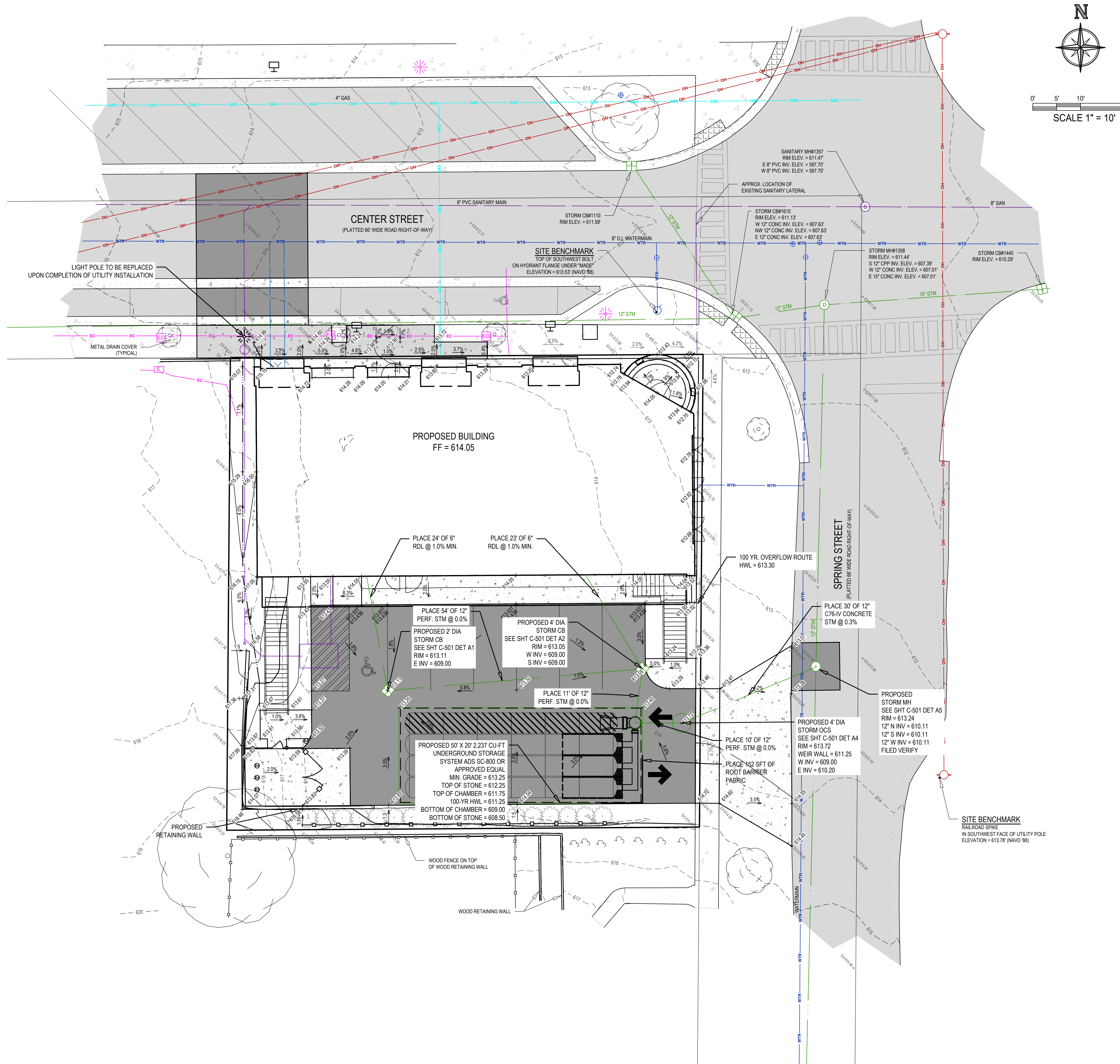
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C	ZBA SUBMITTAL	05/04/2026
D	REVIEW COMMENTS	05/06/2026
E	ADDRESS PC COMMENTS	05/27/2026

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



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

- STORM WATER INFILTRATION BASIN NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - THIS PROJECT RELIES ON THE INFILTRATION OF RUNOFF TO PROVIDE STORMWATER MANAGEMENT FOR THE SITE IMPROVEMENTS. THEREFORE, ALL APPROPRIATE MEASURES SHALL BE TAKEN TO MINIMIZE COMPACTION OF ONSITE SOILS IN THE AREA OF THE INFILTRATION BASIN AND/OR INFILTRATION TRENCHES.
 - CONTRACTOR SHALL CONSTRUCT SIDE SLOPES OF THE STORM WATER INFILTRATION BASIN UTILIZING A BOBCAT OR SMALL MECHANIZED EQUIPMENT IN AN EFFORT TO MAINTAIN THE INFILTRATION PROPERTIES OF THE SIDE SLOPES.
 - IF THE WATER TABLE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO VERIFY THAT THE WATER TABLE ELEVATION UTILIZED IN THE DESIGN MATCHES THE WATER TABLE ELEVATION WITNESSED DURING CONSTRUCTION.
 - ONSITE SOILS WITHIN THE LIMITS OF THE INFILTRATION BASIN WERE DETERMINED TO BE SAND. SHOULD CONTRACTOR ENCOUNTER OTHER SOILS WITHIN THE LIMITS OF THE STORM WATER INFILTRATION BASIN AND/OR INFILTRATION TRENCHES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT DESIGN CHANGES CAN BE MADE AS NECESSARY.
 - STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ALLEGAN COUNTY DRAIN COMMISSION'S MOST CURRENT STANDARDS AND REQUIREMENTS.
 - EXISTING ONSITE INFILTRATIVE SOILS SHALL BE LEFT IN PLACE WITHIN THE INFILTRATION BASIN AREA.
 - NO FILL OR ORGANIC MATERIAL SHALL BE PLACED WITHIN THE INFILTRATION BASIN, WITH THE EXCEPTION OF THE TOPSOIL AND SEED.
 - FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL REMOVE ANY SILT OR SEDIMENT THAT HAS ACCUMULATED IN THE STORM WATER INFILTRATION BASIN PRIOR TO FINAL RESTORATION.
 - THE STORM WATER MANAGEMENT BASIN WAS DESIGNED TO PROVIDE CAPACITY FOR 2,237 CUBIC FEET OF STORAGE AND 4,548 CUBIC FEET OF RETENTION VOLUME. CONTRACTOR SHALL CONSTRUCT BASIN PER THE DESIGN DRAWINGS TO ACHIEVE THIS STORAGE VOLUME.
 - STORM SEWER AND STORMWATER BASIN AS-BUILTS AND CERTIFICATION IS REQUIRED BY ALLEGAN COUNTY DRAIN COMMISSION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN CONSTRUCTION IS COMPLETED. PRIOR TO FINAL RESTORATION, TO PERFORM THE AS-BUILT SURVEY. CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DEFICIENCIES NOTED DURING AS-BUILT SURVEY.
 - AFTER FINAL RESTORATION AND PROJECT COMPLETION, PROPERTY OWNER SHALL COMPLETE MAINTENANCE AND CLEANING PER THE SIGNED MAINTENANCE AGREEMENT.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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

PROPOSED CONSTRUCTION SCHEDULE

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

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

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-9598 F 616-392-2116

The Surveyor's / Engineers liability for any errors or omissions but not limited to those arising out of the Surveyors / Engineers negligence, gross negligence, or malpractice. Warranties or representations shall amount to no greater than the service fee.

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

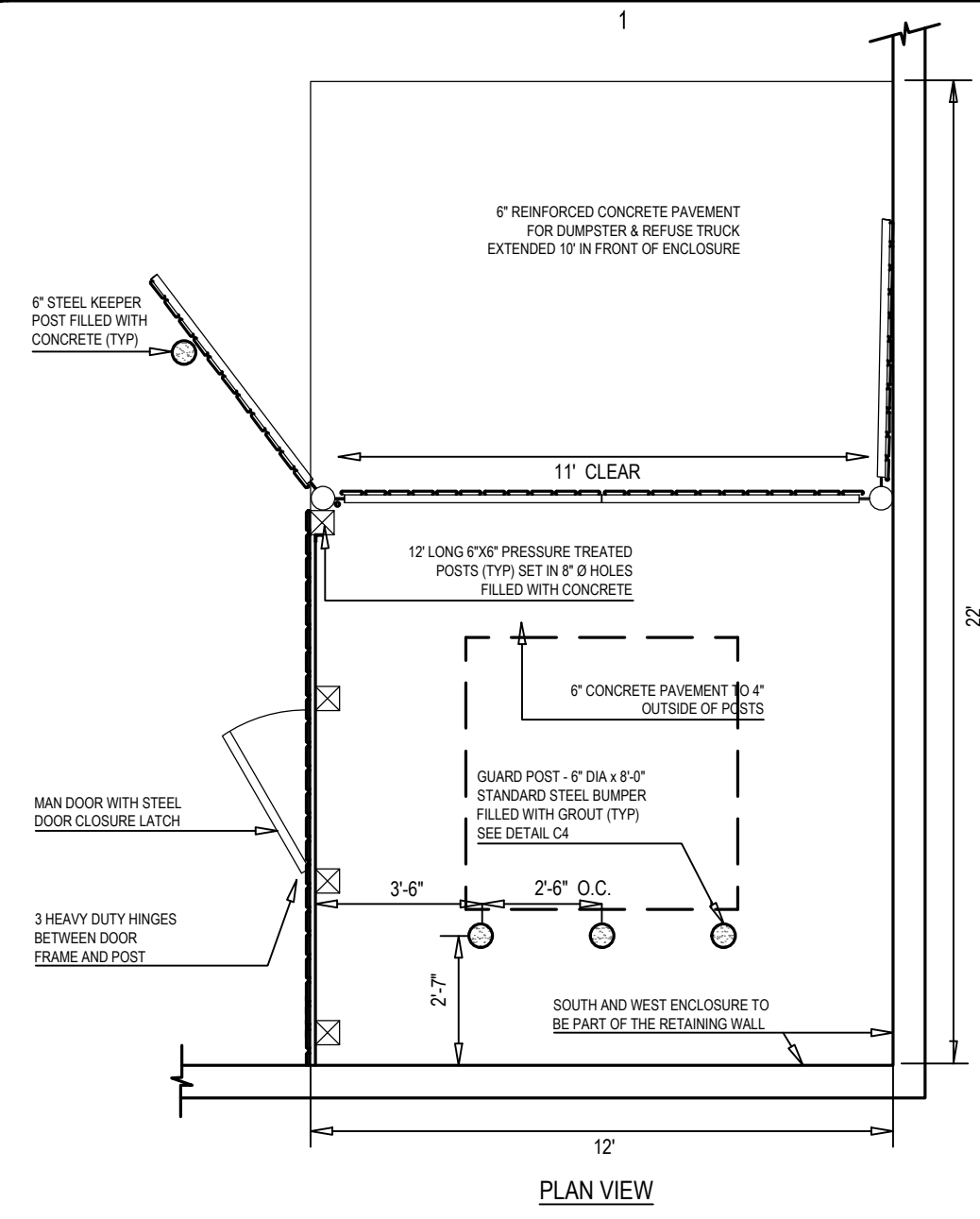
47 CENTER STREET
 DOUGLAS, MI 49406
 PT. OF THE SE 1/4 SEC. 16 T3N, R19W
 CITY OF DOUGLAS, ALLEGAN CO., MICHIGAN

Issued for:

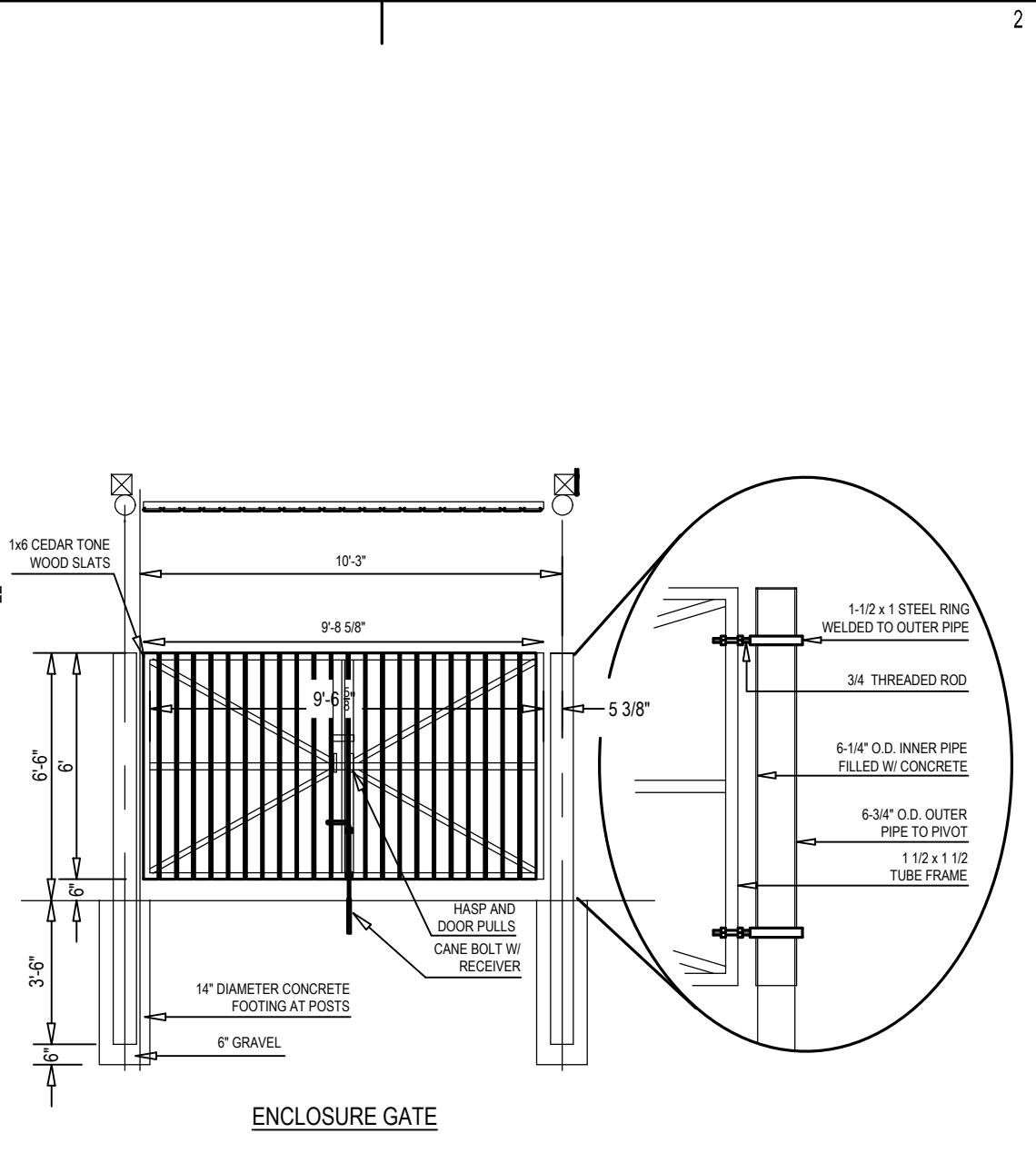
No.	Date	Description
A	04/07/2026	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	04/15/2026	SITE PLAN SUBMITTAL
C	05/04/2026	ZBA SUBMITTAL
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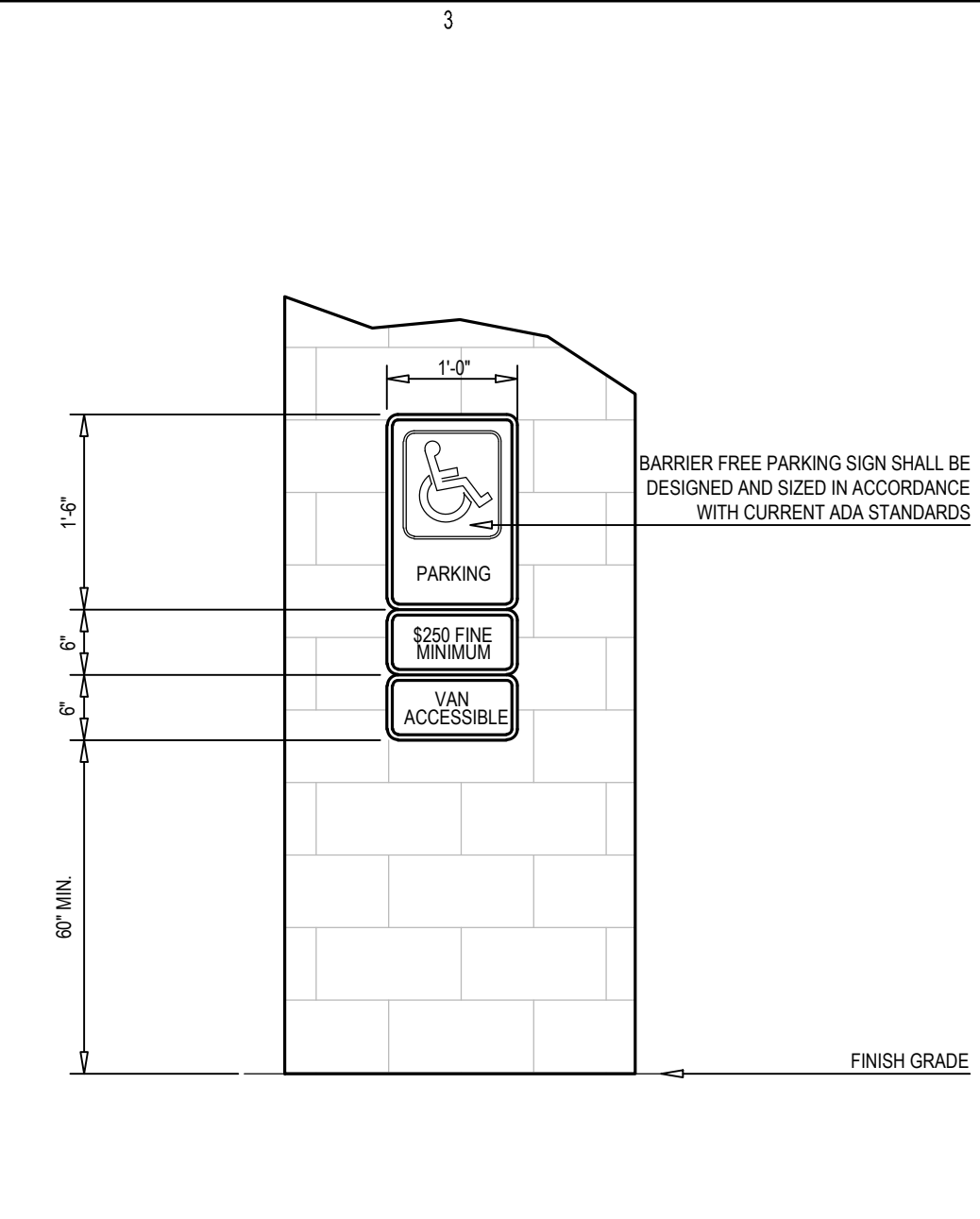
Project Manager
BRUCE ZEINTRA, LLA
 Vertical Datum Horiz. Datum
 NAVD 88 HEI-96
 Drawn by
MARK BROOKHOUSE
 Checked by Date
 Survey . .
 Civil . .
 Struc. . .
 L. A. . .
 HEI Project Number
26-03-018
 Sheet Title
GRADING DRAINAGE &
 Sheet No.
C-201



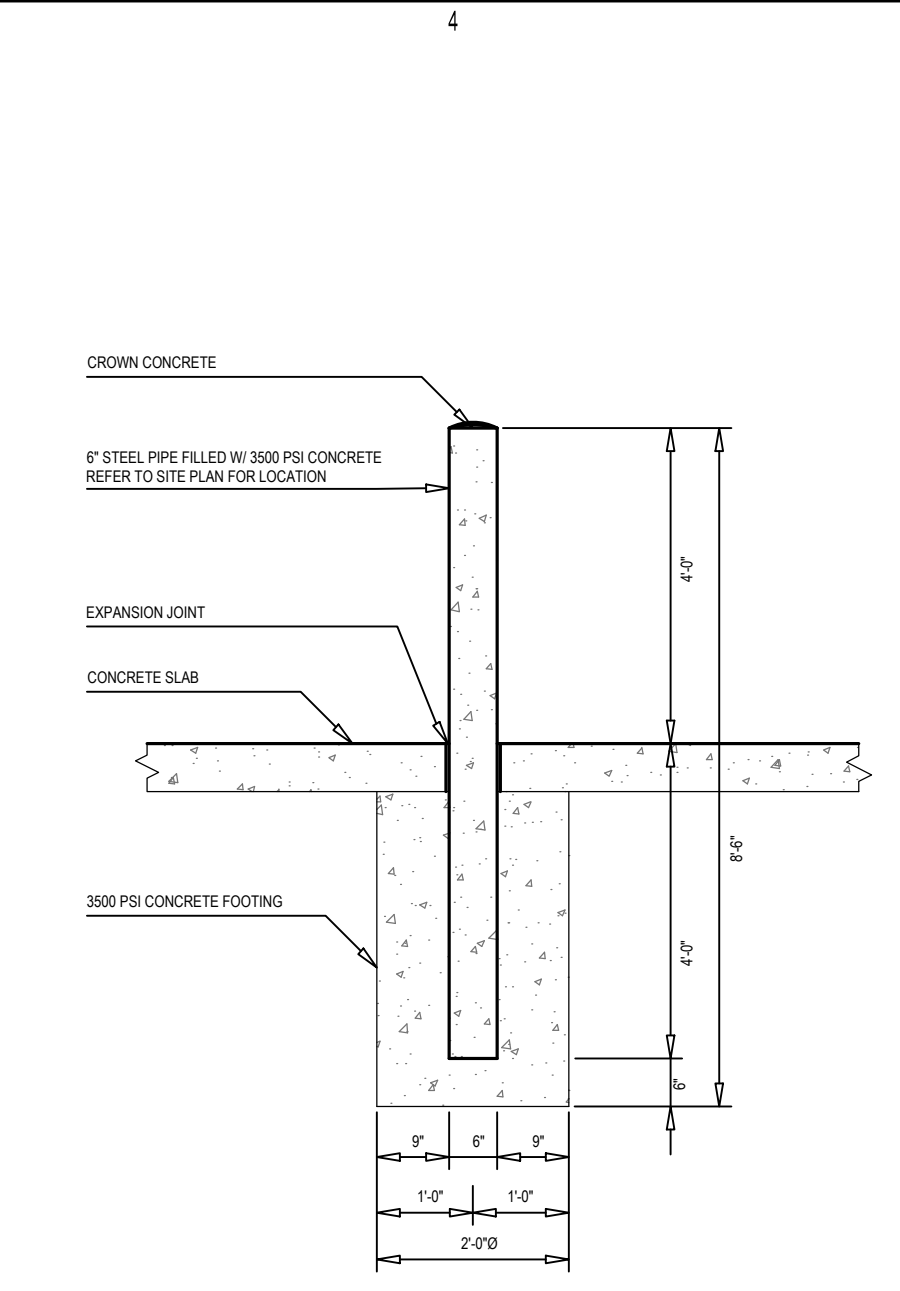
C1 DUMPSTER ENCLOSURE



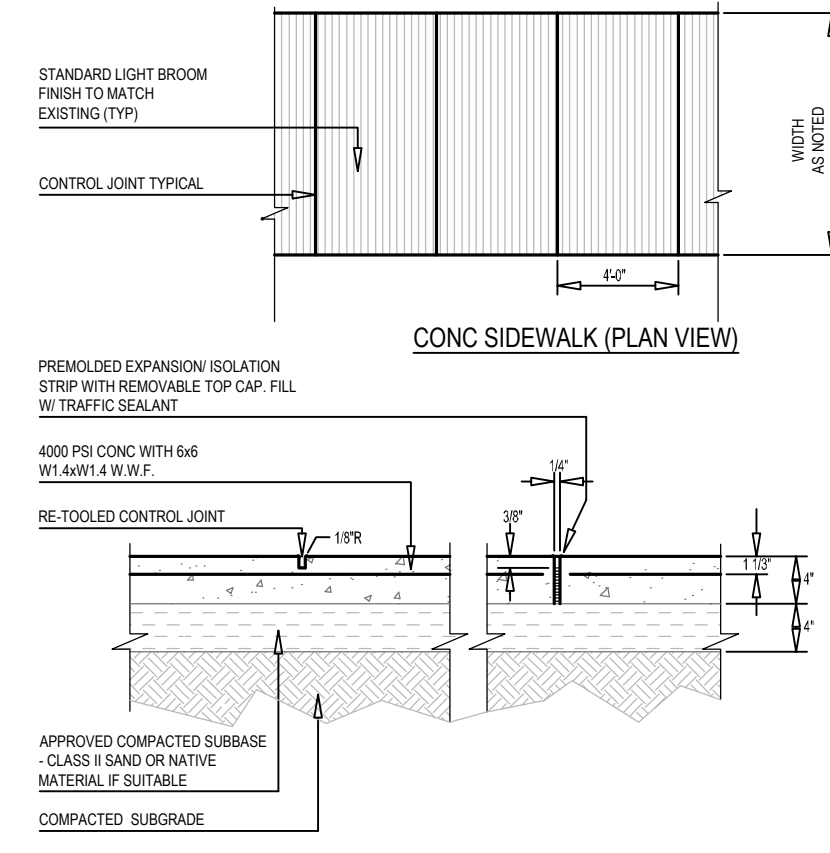
C2 BITUMINOUS PAVEMENT



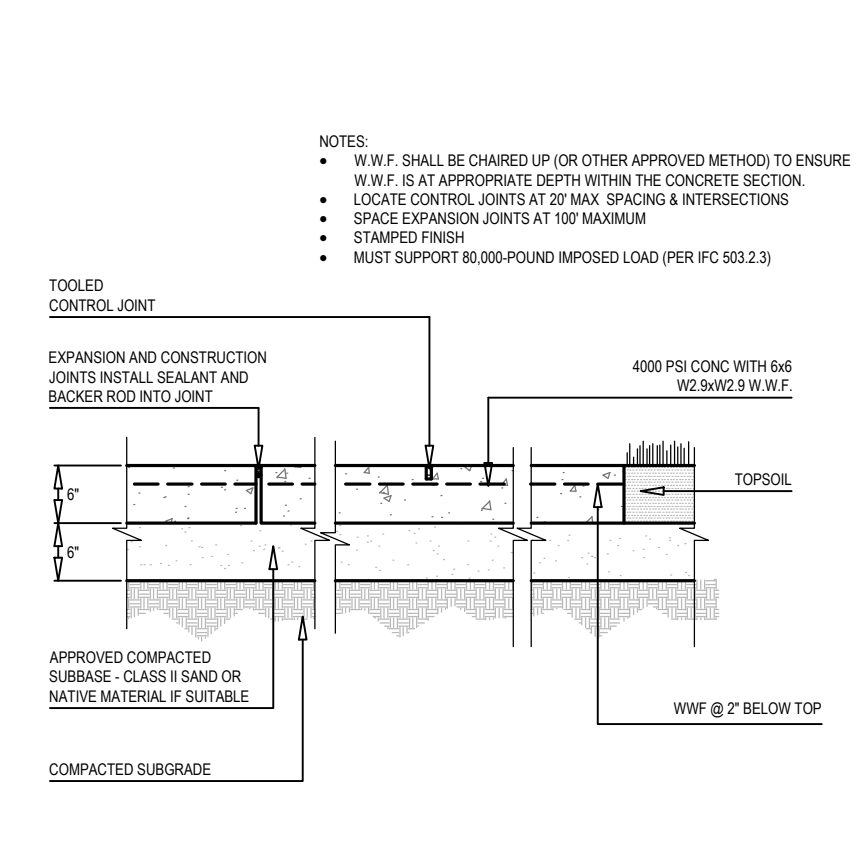
C3 BARRIER FREE PARKING SIGN - WALL MOUNT



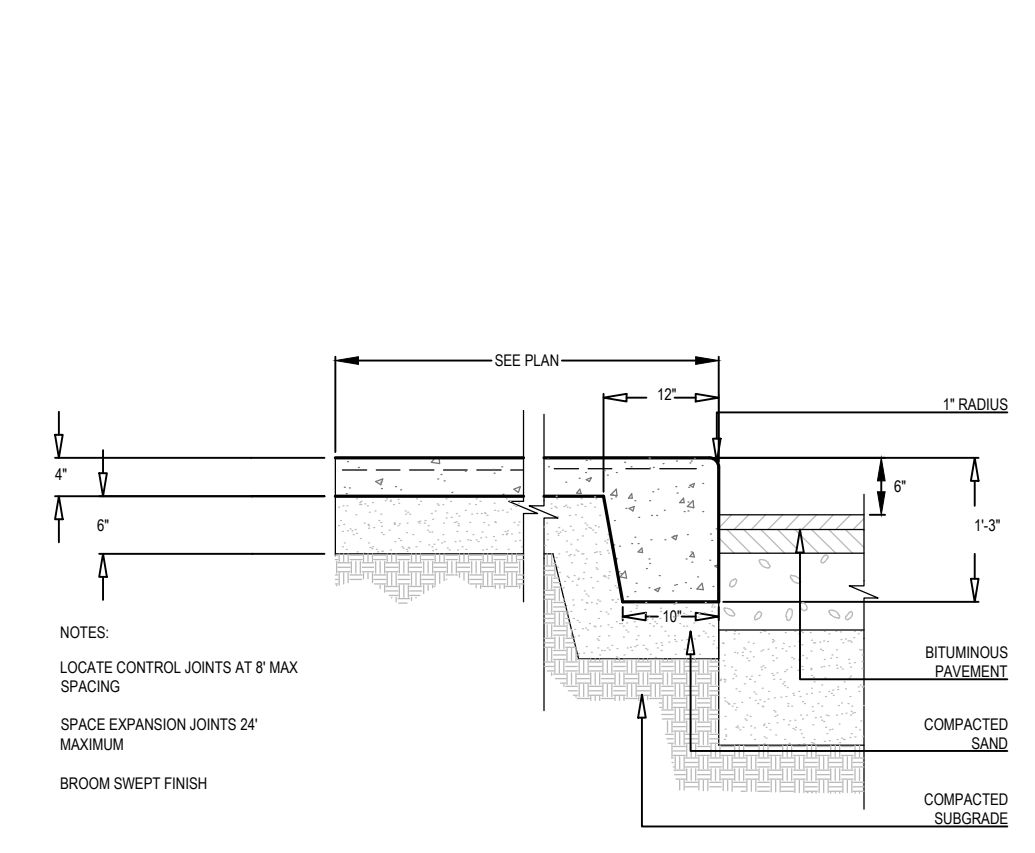
C4 6" DIAMETER BOLLARD DETAIL



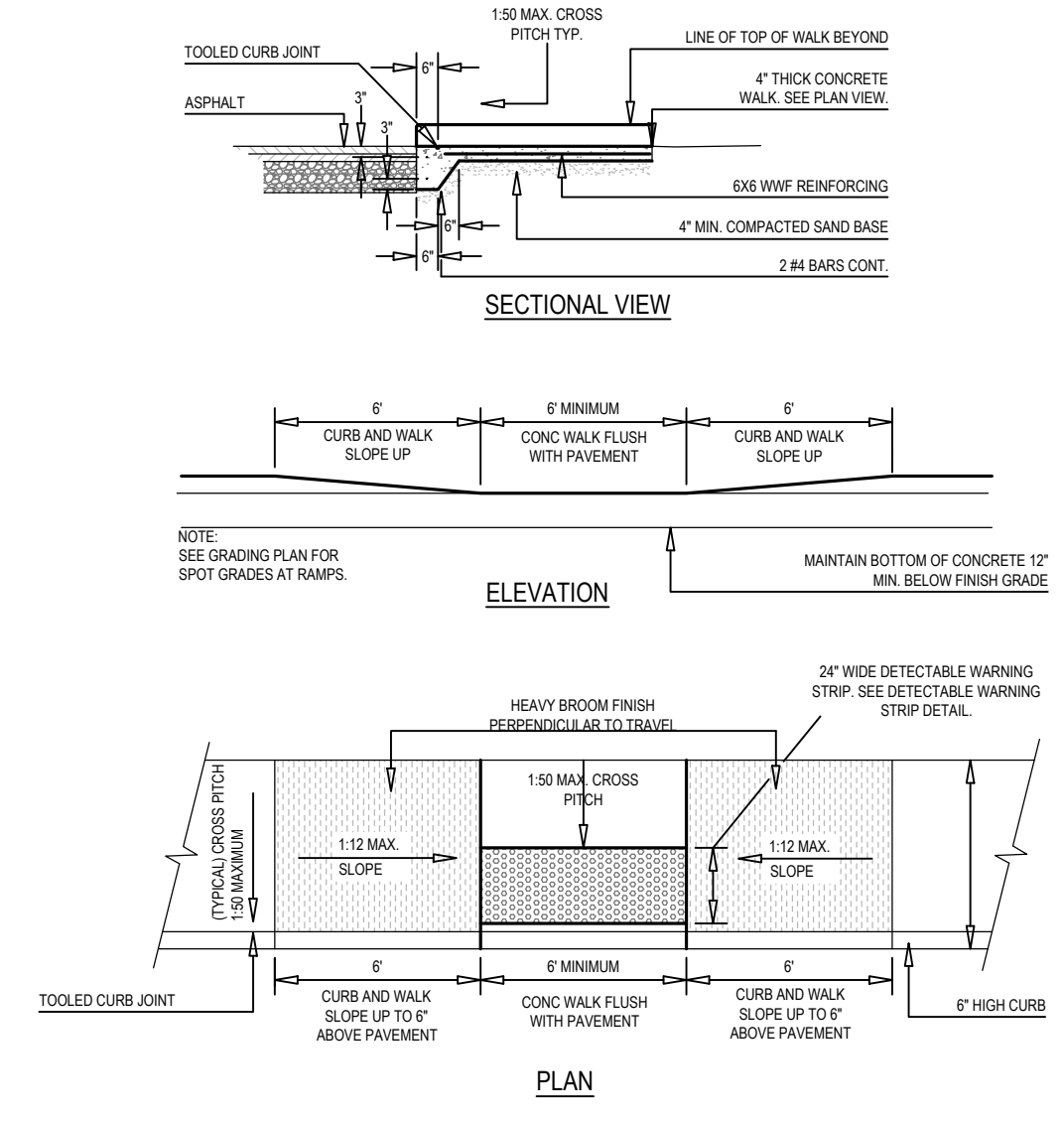
B1 4" CONCRETE PAVEMENT SIDEWALK



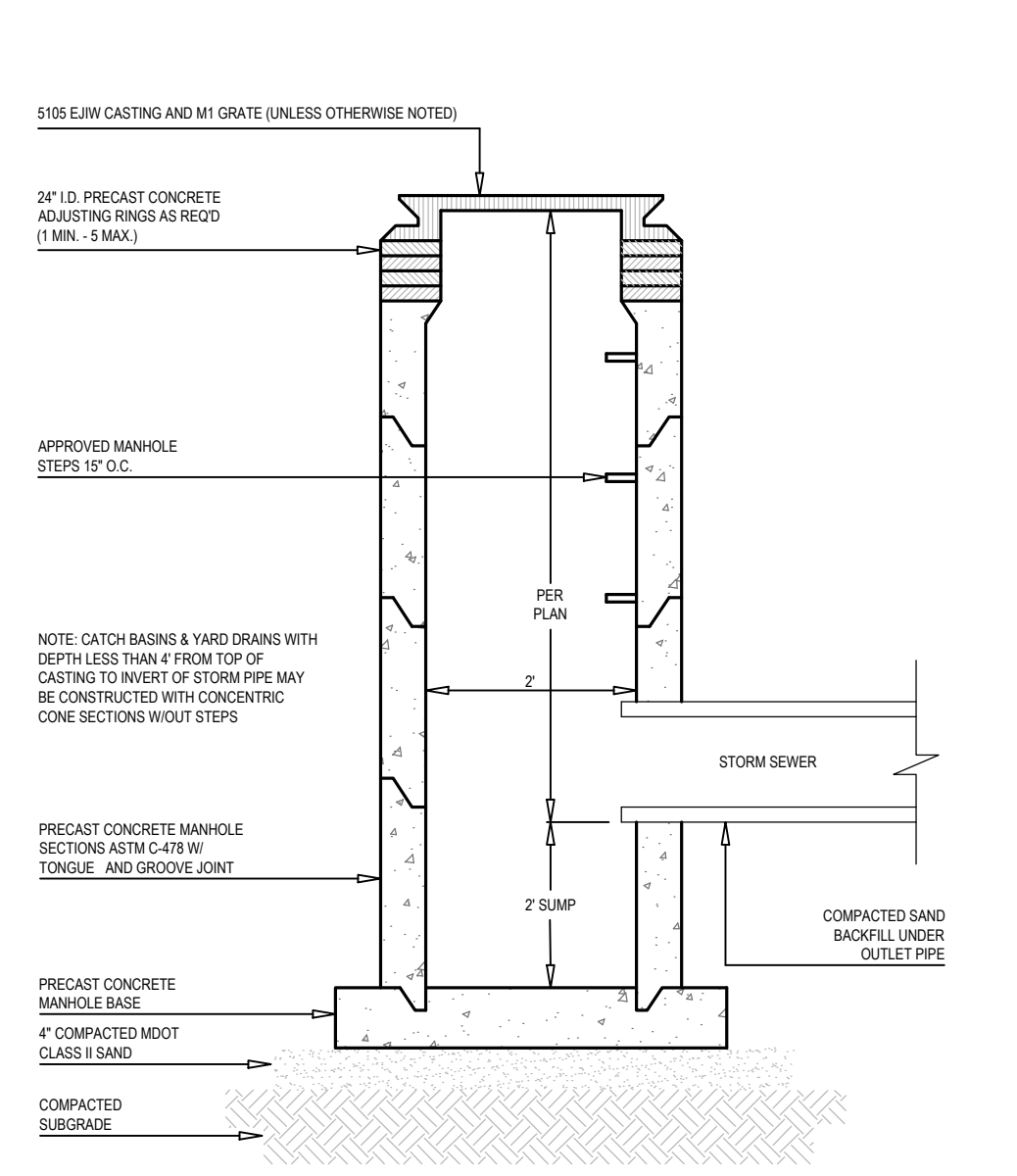
B2 6" CONCRETE PAVEMENT



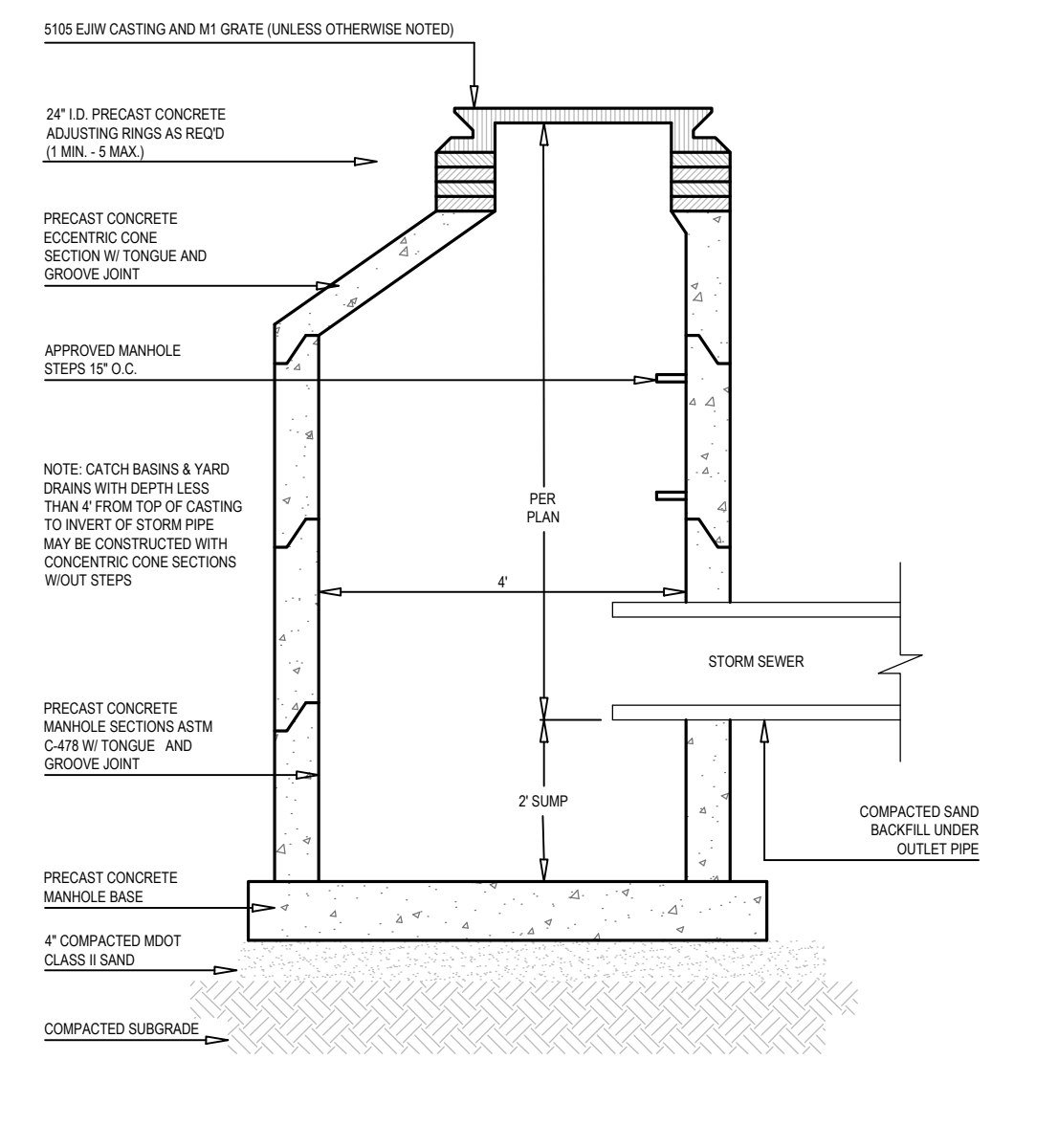
B3 4" INTEGRAL WALK AND CURB



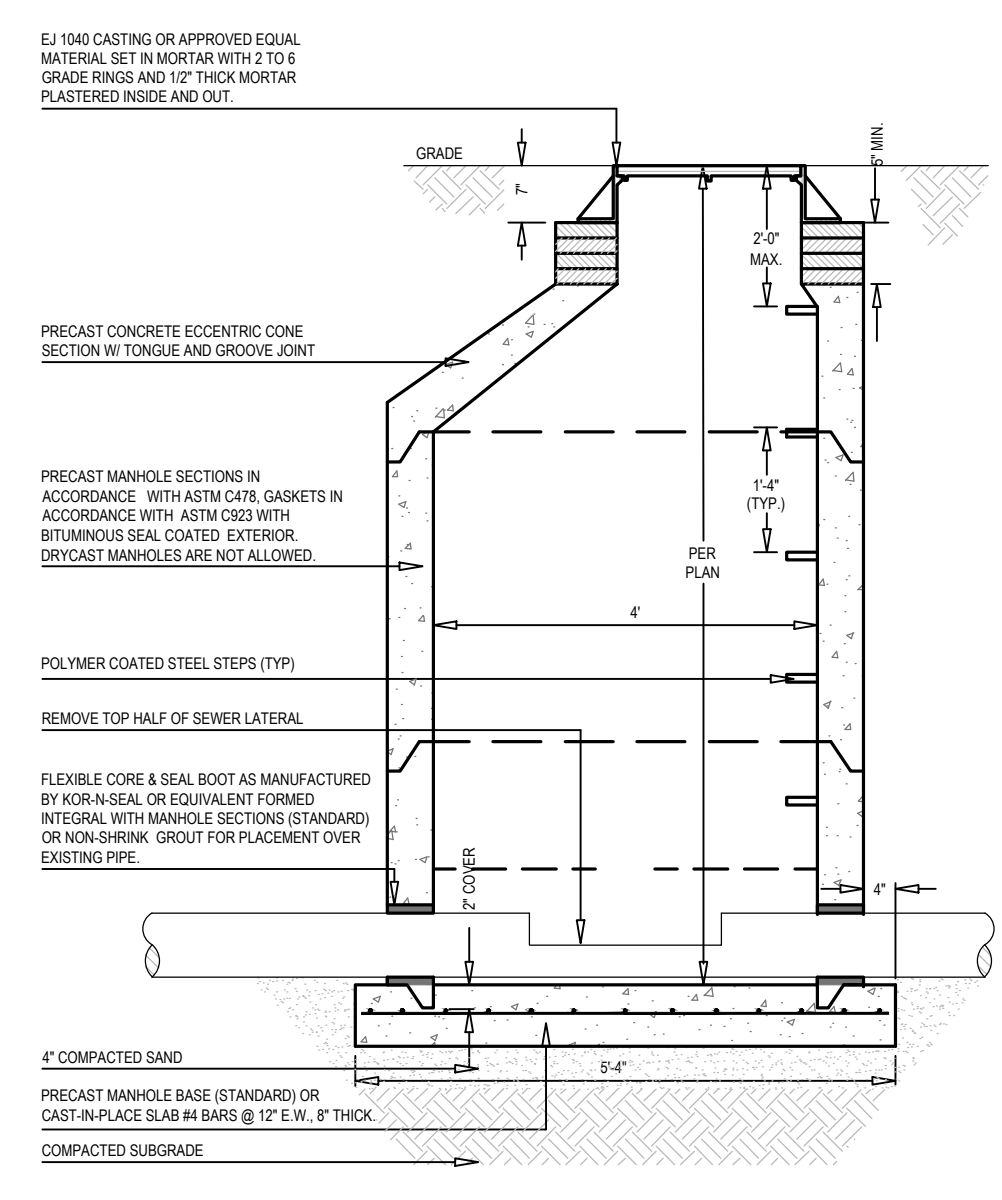
B4 TYPE F BARRIER FREE SIDEWALK RAMP



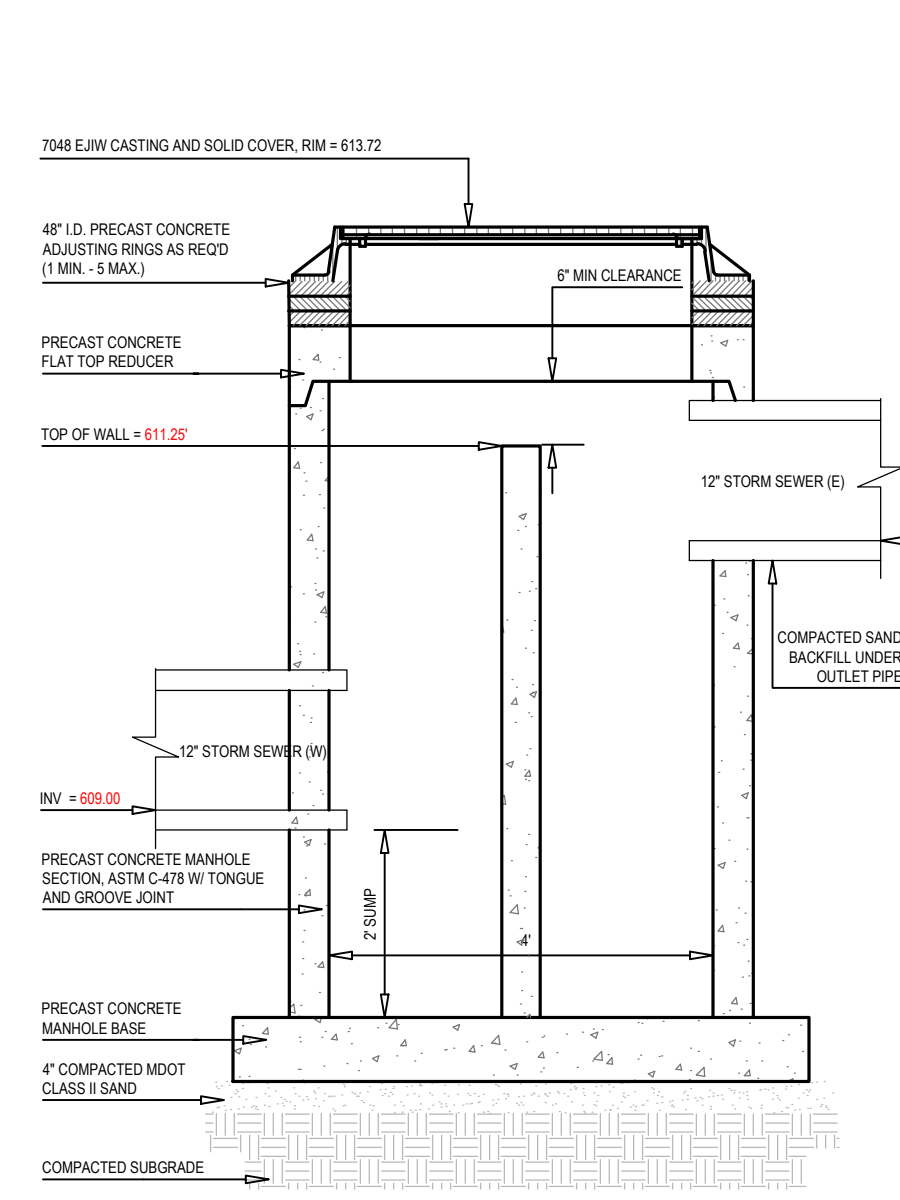
A1 2' DIA. CATCH BASIN



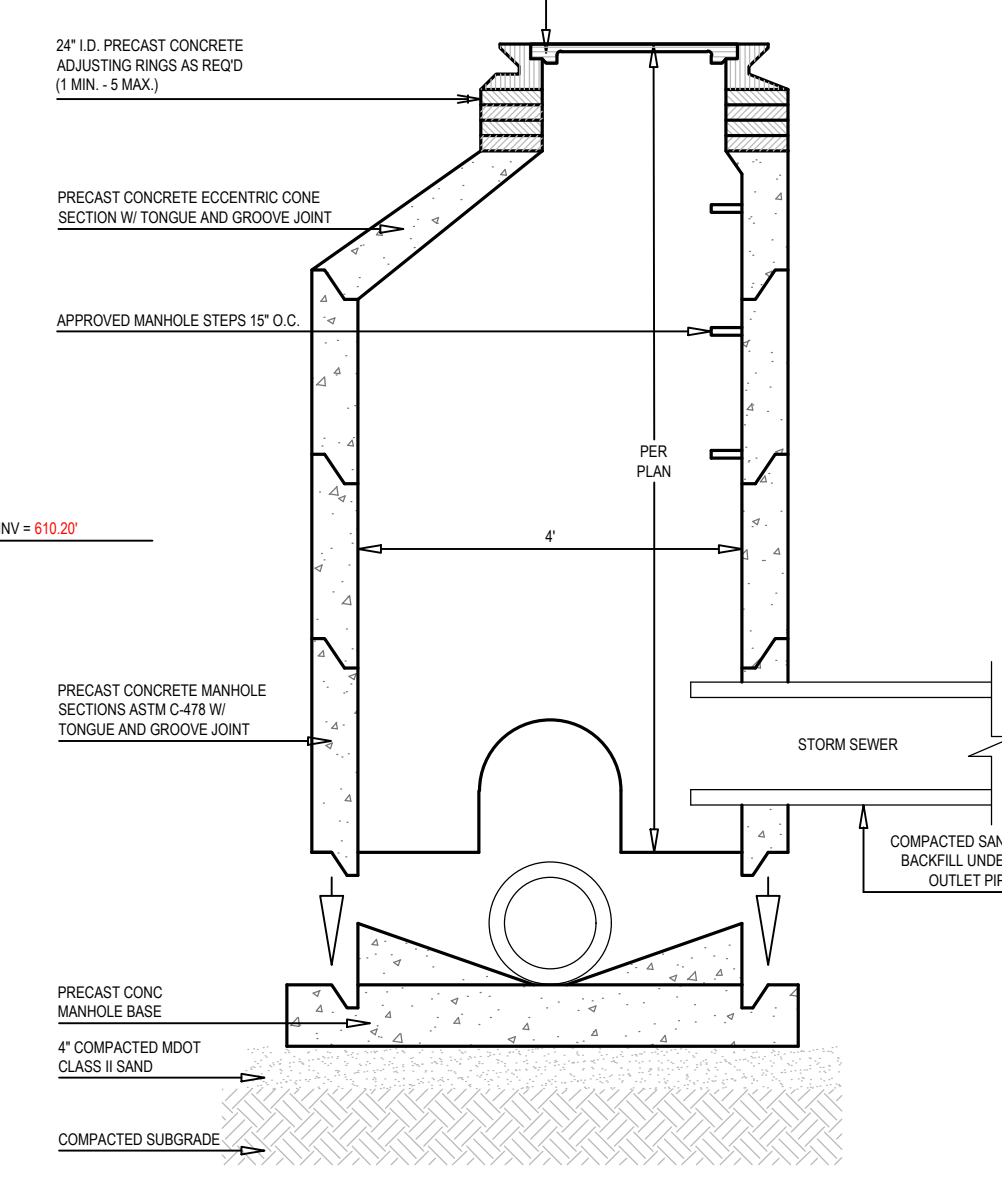
A2 4' DIA. CATCH BASIN



A3 SAMPLING MANHOLE



A4 4' DIA. MH (FLAT TOP) (W/ WEIR WALL)



A5 4' DIA. DOGHOUSE STORM MANHOLE

- NOTES:
- W.W.F. SHALL BE CHARGED UP (OR OTHER APPROVED METHOD) TO ENSURE W.W.F. IS AT APPROPRIATE DEPTH WITHIN THE CONCRETE SECTION.
 - LOCATE CONTROL JOINTS AT 20' MAX. SPACING & INTERSECTIONS.
 - SPACE EXPANSION JOINTS AT 100' MAXIMUM.
 - STAMPED FINISH.
 - MUST SUPPORT 80,000 POUND IMPOSED LOAD (PER FC 903.3.3).

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

THORNAPPLE FLATS LLC

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 7437 RIVER STREET SE
 ADA, MICHIGAN 49301

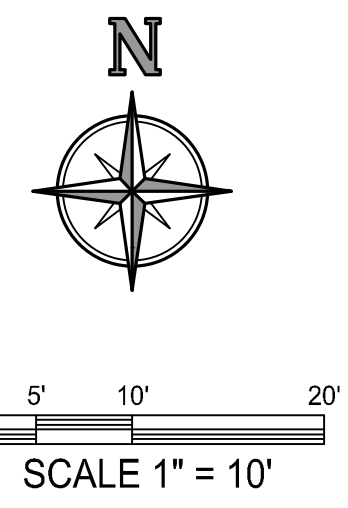
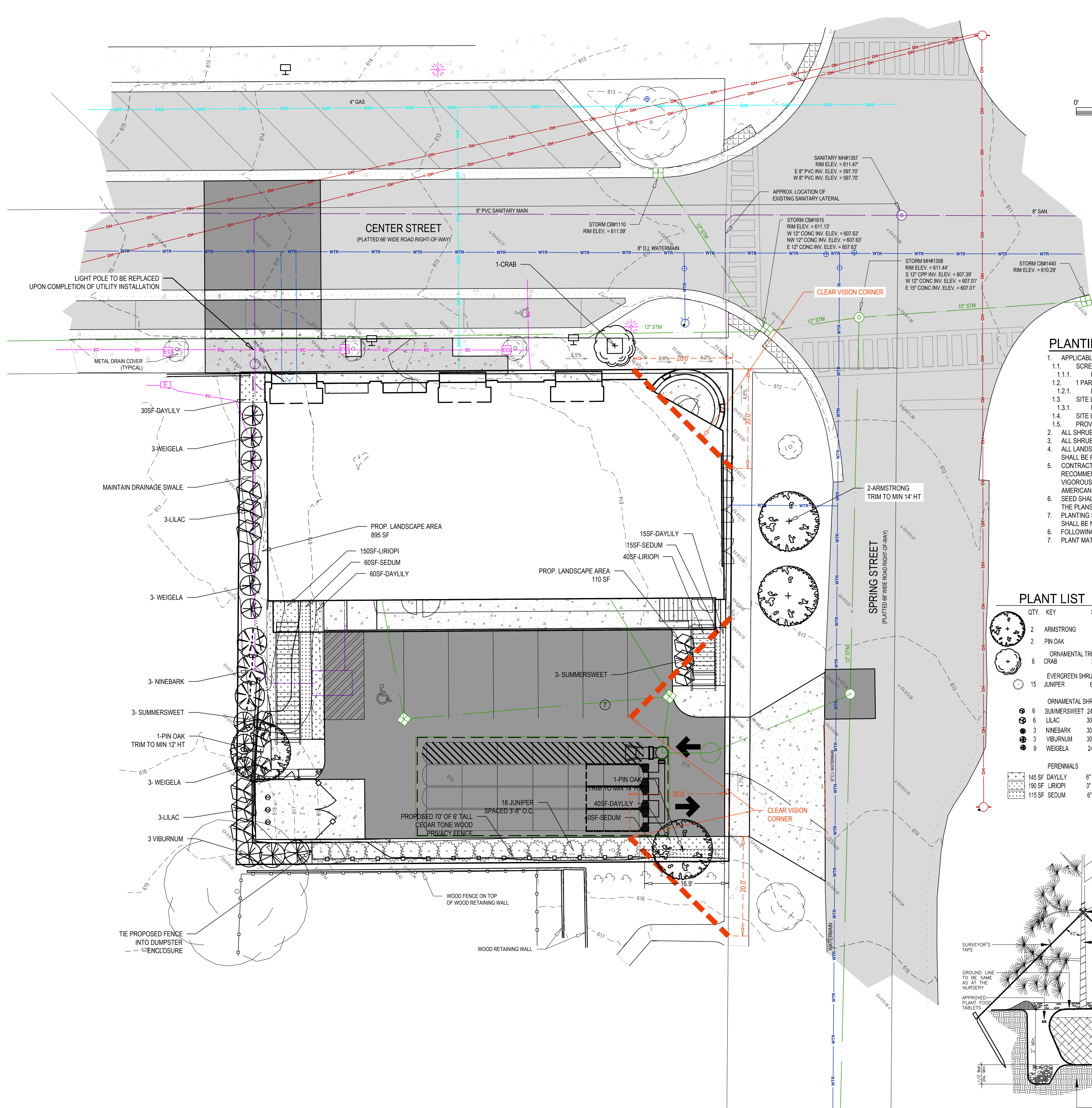
47 CENTER STREET
 DOUGLAS, MI 49406

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

No.	Description	Date
A	EXISTING CONDITIONS TOPOGRAPHIC MAP	04/07/2026
B	SITE PLAN SUBMITTAL	04/15/2026
C	ZBA SUBMITTAL	05/04/2026
D	REVIEW COMMENTS	05/06/2026
E	ADDRESSSED P.C. COMMENTS	05/07/2026

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



PLANTING NOTES:

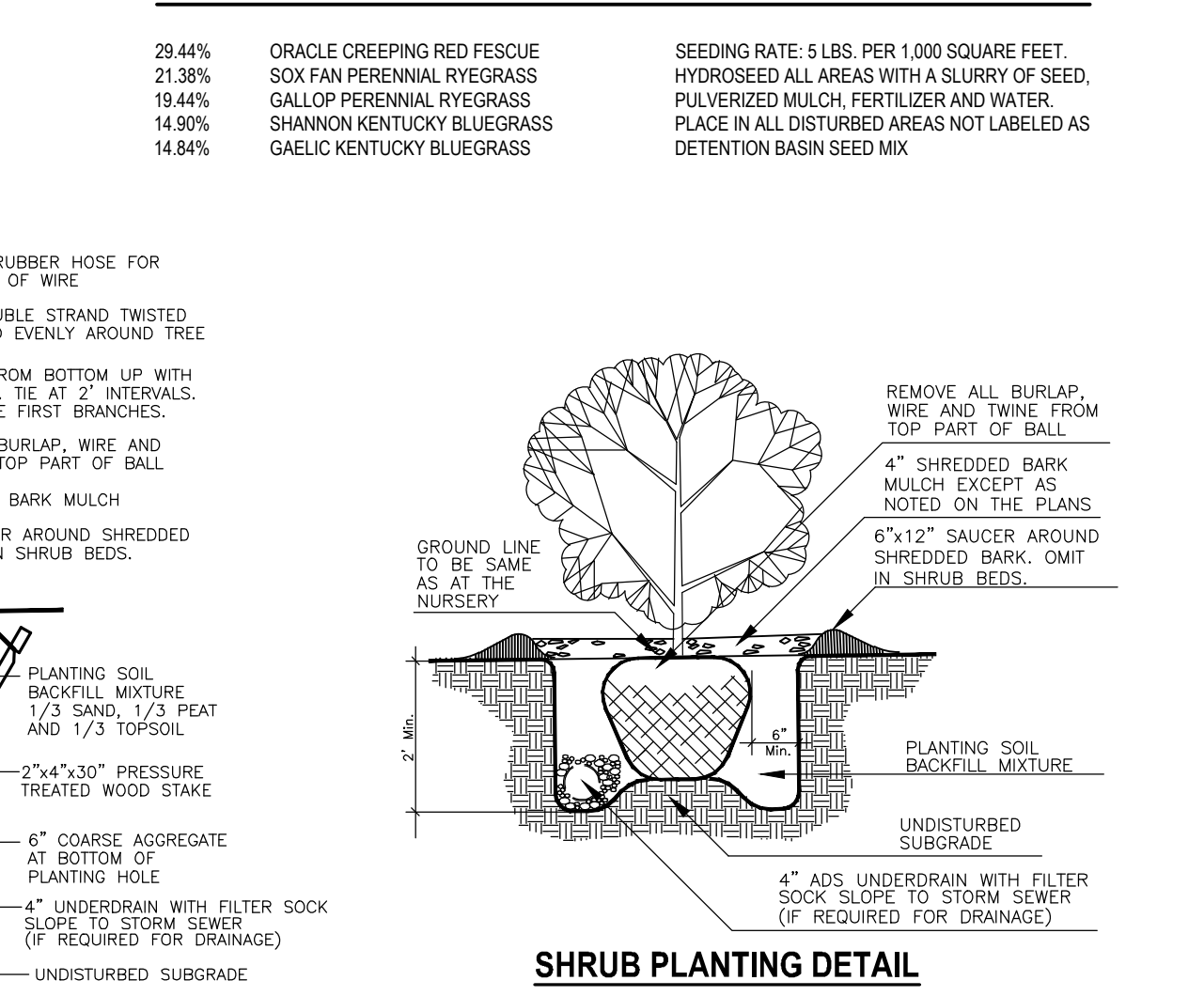
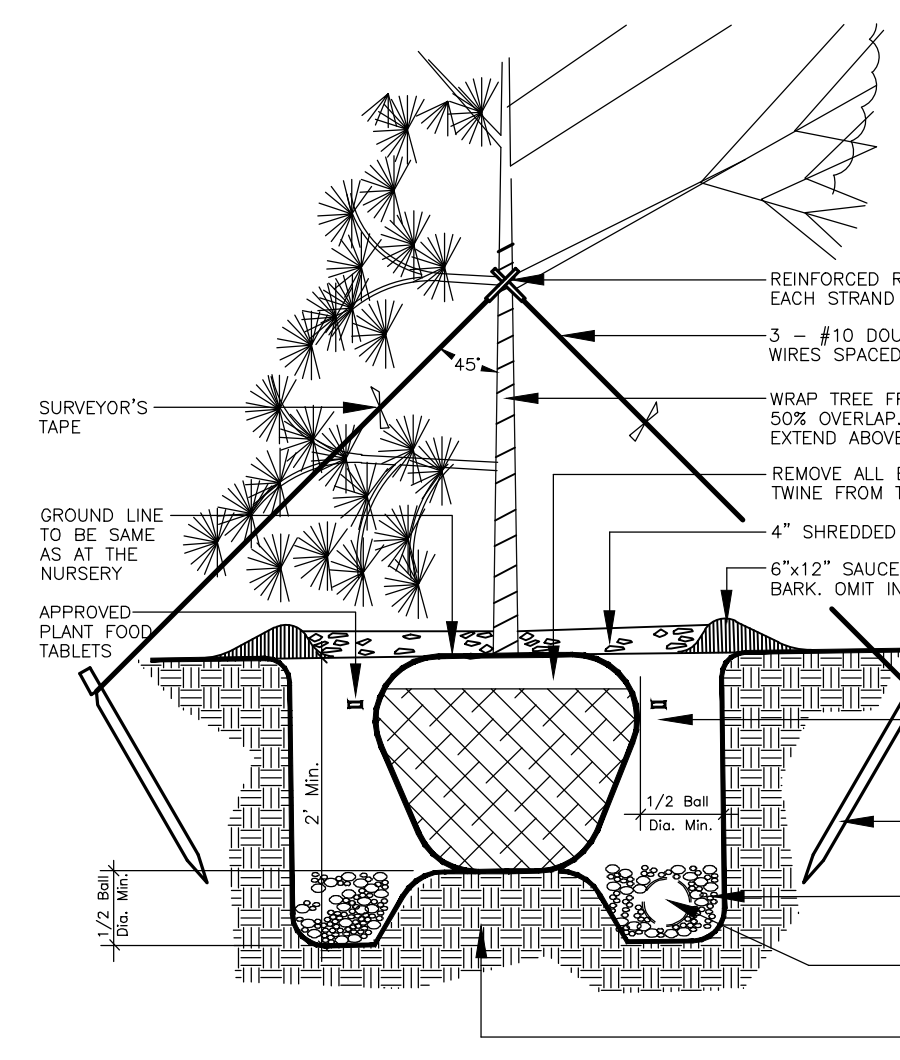
1. APPLICABLE LANDSCAPE REQUIREMENTS:
 - 1.1. SCREENING BETWEEN USES: 6' TALL SCREEN ALONG PROPERTY LINE TO REACH 80% OPACITY IN 3 YEARS.
 - 1.1.1. PROVIDED: 15 JUNIPERS SPACED 5' APART ALONG SOUTH PROPERTY LINE
 - 1.2. 1 PARKING LOT: 1 TREE PER 8 SPACES IN 50 SF SPACE
 - 1.2.1. PROVIDED: 1 ORNAMENTAL TREE
 - 1.3. SITE LANDSCAPING: 10% OF THE SITE AREA SHALL BE LANDSCAPED IN ADDITION TO BUFFER. SITE AREA: 9,802 SF X 10% = 980 SF
 - 1.3.1. PROVIDED: 855 + 112 = 1,005 SF (10.2%) (DOES NOT INCLUDE BUFFER AREA ALONG SOUTH PROPERTY LINE)
 - 1.4. SITE LANDSCAPING: 1 TREE PER 30' OF FRONTAGE. CENTER STREET: 99' / 30 = 3 TREES; SPRING STREET: 99' / 30 = 3 TREES
 - 1.5. PROVIDED: CENTER: 2 EXISTING TREES + 1 PROPOSED TREE; SPRING STREET: 1 EXISTING TREE + 2 PROPOSED TREES
2. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 2.5' AWAY FROM PAVEMENT.
3. ALL SHRUB BEDS SHALL BE COVERED WITH 4" MIN. OF SHREDDED HARDWOOD BARK.
4. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
5. CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
6. SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
7. PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
8. FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EGS-PLUS SEED MIX, UNLESS OTHERWISE NOTED.
9. PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

PLANT LIST

QTY.	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
2	ARMSTRONG	2-1/2"BB	ARMSTRONG FREEMAN'S MAPLE	ACER X FREEMANII 'ARMSTRONG'	50Hx15S; BRILLIANT RED FALL COLOR; NARROW, COLUMNAR
2	PIN OAK	2-1/2"BB	GREEN PILLAR PIN OAK	QUERCUS PALUSTRIS 'PINGREEN'	50Hx12S; COLUMNAR; GOOD FALL COLOR; NARROW, COLUMNAR
6	ORNAMENTAL TREES	2-1/2"BB	ADIRONDACK CRAB	MALUS 'ADIRONDACK'	16Hx10S; DISEASE RESISTANT; CHERRY-LIKE BLOSSOMS
15	EVERGREEN SHRUBS	6" B&B	SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	15Hx3-4S; DENSE, UPRIGHT; SOFT BRIGHT GREEN NEEDLES
6	ORNAMENTAL SHRUBS	24" CONT.	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	4Hx4S; WHITE FLOWERS, JULY-AUGUST.
6	LILAC	30" CONT.	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	6Hx5S; BLUE FLOWERS; DARK GREEN FOLIAGE; FULL-PART SUN
3	NINEBARK	30" CONT.	DIABLO NINEBARK	PHYSCARPUS OPULIFOLIUS 'MONLO'	8Hx8S; CREAMY-WHITE FLOWERS; PURPLISH FOLIAGE; SUN/SHADE
3	VIBURNUM	30" CONT.	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5Hx5S; FRAGRANT, SPRING WHITE FLOWERS; FULL-PART SUN
9	WEIGELA	24" CONT.	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	4Hx4S; ROSE-PINK FLOWERS, MAY-JUNE; BURGUNDY-PURPLE FOLIAGE
145	PERENNIALS	6" POT	HAPPY RETURN DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	16" TALL; SPACE 16"; CANARY YELLOW FLOWER; RE-BLOOMING; FULL SUN-LIGHT SHADE
190	LIRIOPI	3" POT	CREeping LILY TURF	LIRIOPI SPICATA	8"-12" TALL; SPACE 12"; LILY-LIKE TURF; DRAUGHT RESISTANT; FULL SUN-MOD SHADE
115	SEDUM	6" POT	BLACK JACK SEDUM	SEDUM 'CARL'	14"-18" TALL; SPACE 16"; VIBRANT PINKISH-RED FLOWERS; FULL SUN-LIGHT SHADE

LAWN- EGS PLUS SEED MIX

29.44%	ORACLE CREEPING RED FESCUE	SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
21.28%	SOX FAN PERENNIAL RYEGRASS	HYDROSEED ALL AREAS WITH A SLURRY OF SEED,
19.44%	GALLOP PERNIANIA RYEGRASS	PULVERIZED MILCH FERTILIZER AND WATER.
14.90%	SHANNON KENTUCKY BLUEGRASS	PLACE IN ALL DISTURBED AREAS NOT LABELED AS
14.84%	GAELIC KENTUCKY BLUEGRASS	DETENTION BASIN SEED MIX



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HEI-96

Drawn by
MARK BROOKHOUSE

Checked by
Survey

Civil

Struc.

L. A.

HEI Project Number
26-03-018

Sheet Title
LANDSCAPE PLANTING PLAN

Sheet No.
L-101