

**To:** City of the Village of Douglas Planning Commission  
**Date:** January 3, 2025  
**From:** Sean Homyen, Planning & Zoning Administrator  
**RE:** **319 Ferry St – Proposed Multi-Family Development**



*The Village of Friendliness – Since 1870*

**Background.** The Planning Commission may recall that Mr. Max Nykerk, of Lakewood Construction, on behalf of property owner, AMK Holdings, LLC., originally submitted an application for Site Plan Review of a 6-unit townhome development in March of 2024 on a one-acre parcel located at 319 Ferry Street. The current zoning of the site is R-5, Multiple Family District, which allows multiple-family dwellings by right.



*Figure 1 – Architectural Elevation Rendering of Proposed 4-Unit Townhome Development at 319 Ferry Street*

**Proposed Development.** In response to the comments received by the Planning Commission, staff, and members of the public at the April 11, 2024, July 11, 2024, meetings, the applicant has further revised the site plan and narrative. The revised site plan now proposes the following:

- Four (4) attached townhome rental units.
- The four units are proposed within a single 2,929-square-foot building (down from 5,768-square-foot), comprised of the following unit types:
  - Four (4) 1,240- square-foot-units (down from 1,456-square-foot per unit)
  - Two (2) units with 3 bedrooms and 1.5 bathrooms

- Two (2) units with 2 bedrooms and 2.5 bathrooms
- The single building is proposed to face Ferry Street and Blue Star Highway
- Landscaping
- Lighting
- Stormwater management facilities
- Pedestrian pathway that connects to the Blue Star Highway nonmotorized pathway are also proposed
- Ingress only from Ferry Street and egress only onto Wiley Road, through the easements over the existing access drives that provides access to the Northern Lights and Isabel's parcels



Figure 2 - Revised Site Plan for 319 Ferry Street 4-Unit Townhome Development dated 12.10.2024



Figure 3 – 319 Ferry Street 4-Unit Townhome Development dated 6.12.2024

The purpose of this memorandum and attached compliance checklist for site plan requirements and the Multifamily Design Guidelines requirements is to provide an analysis of the revised site plan dated 12.10.2024 and the described changes for the proposed multifamily development, pursuant to Chapter 24, Site Plan Review, and other applicable sections of the City of the Village of Douglas Zoning Ordinance.

**Review.** When the project was presented to the Planning Commission at the April 11, 2024, meeting, it was on the agenda as a discussion item, and on July 11, 2024, for the Planning Commission to consider an approval. The items below are the areas that required additional attention at the time of the July 11, 2024 meeting. The revised plan was reviewed to determine how each would be addressed.



1. Environmental – Contamination: The site is in close proximity to the 200 Blue Star Highway property, which has known contaminants and a plume that migrates. The Planning & Zoning Administrator and Planning Commission have the authority to require environmental assessments to demonstrate that there is no evidence of the plume’s migration to the subject site.

**Update:** The applicant submitted a Phase 1 Environmental Assessment report conducted by Fishbeck, dated April 26, 2024. The assessment noted “no evidence of Recognized Environmental Conditions”, thus it has been determined by the City Engineer that no further assessments are needed at this time. This issue appears to be resolved.

2. Environmental – Wetlands: Known regulated wetlands are present on the parcel to the north that abuts the subject parcel. Because of this, staff required the applicant to provide a wetland delineation report to determine if wetlands are present on the subject site.

**Update:** The applicant has had a wetland delineation conducted by Peterson & Vandenberg Environmental on April 19, 2024, from which a 0.0017-acre wetland was discovered. The applicant has provided a map that identifies the location of this wetland and its boundaries, however, the wetland delineation report, in its entirety has not been submitted to the City. The applicant acknowledges, and the City Engineer recommends that a submittal to EGLE for a wetland delineation review is the best course of action to determine whether any of the wetlands on site are part of a larger regulated network of wetlands. The applicant narrative indicates that this is unlikely, however, a statement from EGLE will be needed for a final determination.

The City Engineer recommends in his report dated July 5, 2024, that the results of EGLE’s determination be obtained and reviewed before any final approvals are granted for the project.

**Recent Update:** The applicant has received a permit from EGLE that was issued on November 6, 2024. This issue appears to be resolved.

3. Access – Ferry Street: The easement agreement documents were to be reviewed to ensure that there is no language within any of the documents that would give a party the right to revoke access to the subject parcel through the access drive that connects to Wiley Road. This was a concern because of the City’s tentative future plans to close the Ferry Street/Blue Star Highway intersection and to route Ferry Street through the 200 Blue Star Highway property. The applicant should be able to provide some assurance that there is a perpetual and irrevocable easement through the parcels that provide access to Wiley Road.

**Update:** The revised submittal does not provide any indication of whether any language in the easement agreements exists that allows access from Wiley Road as “irrevocable”. This is important for the reasons stated above.

**Recent Update:** The revised easement exhibit indicates that the easement to Wiley Road is considered irrevocable. If Ferry Street is re-routed to Blue Star Highway, it is unlikely that

the existing ingress access from Blue Star Highway would be impacted, however, it is worth noting that it should not be ruled out as possibility, as a re-route is not even in the design stage.

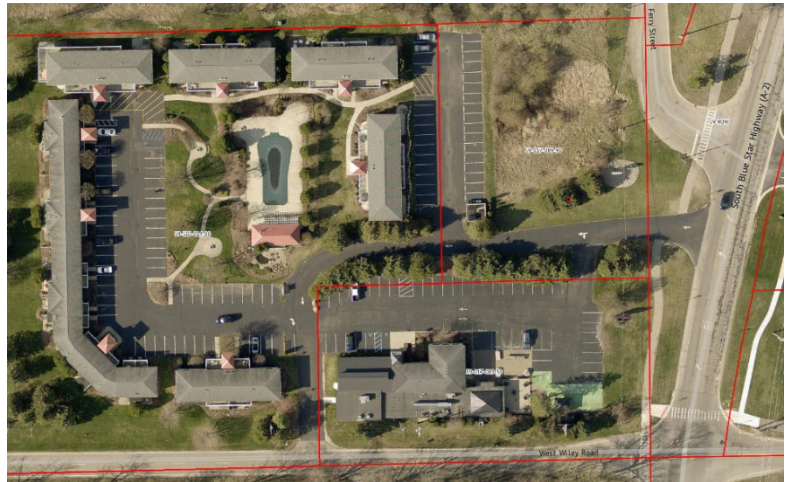


Figure 4 – Existing Layout of traffic flow

4. **Easements – Shared Parking:** At the April 11 meeting, the Planning Commission received written communication from representatives of Isabel's indicating that the applicant does not have the right to remove the parking spaces on the subject parcel, as they are part of a shared parking agreement, and were required as part an expansion that was approved for the Isabel's parcel. The applicant was made aware that the issue with the shared parking agreement was a private matter between property owners that must be resolved prior to the project being placed on a future Planning Commission agenda. At the July 11, 2024, meeting, the applicant was in the process of obtaining an easement with the owner of Isabel's. The owner reached out to the City and stated that they have not followed through with the easement agreement.

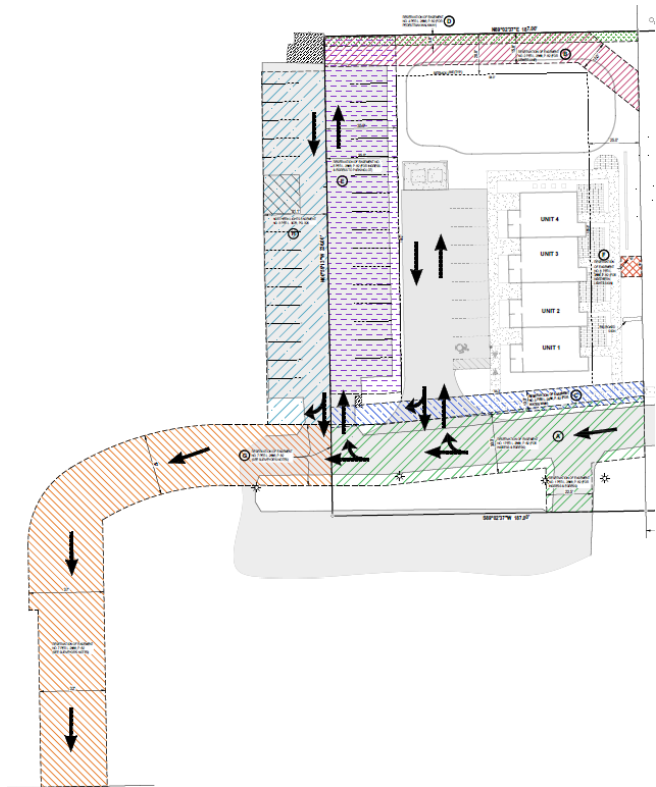


Figure 5 - New Site Configuration and New Parking Area

**Recent Update:** The revised plans no longer indicate the use of Isabel's parking area and instead show a newly created parking area shown in Figure 5.

5. Multifamily Design Guidelines (MFDG): The requirements within the multifamily guidelines must be demonstrated with all multifamily developments in the City. One of these requirements is the maximum building length not to exceed 120', which in the plan presented to the Planning Commission in April, exceeded.

**Update:** The site was reconfigured, to accommodate the parking issue also to comply with the multifamily design guidelines which places a maximum of 120' on anyone building length. The proposed building on the revised site plan is approximately 90' in width. This would seem to resolve this issue, however, there may be some other issues with meeting the MFDG, particularly related to landscaping and amenities for the future residents.

**Recent Update:** The building has been reconfigured once again, now facing Ferry Street and Blue Star Highway, with landscaping remaining the same width. The proposed amenities include:

1. Garden
2. Bench
3. Patio

The garden. The fill list of requirements is attached in the compliance checklist.

The revised design appears to [comply / not comply] with the list of MFDG requirements

### **Other items/Final Thoughts**

1. The project narrative provides an update, but still contains references and details related to the 6-unit building and the unit square footage breakdown for 6 units instead of 4.

**Recent Update:** This appears to be resolved.

2. Project narrative (Impact on existing infrastructure) "less likely to have school-aged children residing there". Aside from the fact that the project does not propose amenities that would attract families with children, it is unclear how the applicant is able to make this assertion. The City's desire to be a year-round place to live for all walks of life should be reflected in all new developments.
3. The developer has yet to obtain approval from the KLSWA and Saugatuck Fire Department. The developer will need to have this resolved prior to any permits issued if they were to receive approval. The KLSWA's engineer and Saugatuck Fire Department has reviewed the plans and has made recommendations for revisions and inclusion of additional information. The most recent plan set reflects the changes that have been made in response to these review comments, however, KLSWA's engineer, and Saugatuck Fire Department has not yet reviewed the revisions.



4. The City Engineer indicates that the stormwater management design must be submitted to the Allegan County Drain Commission for review. In the past, the Planning Commission has been reluctant to grant final approvals on site plans that have not had a preliminary review by the Drain Commission.

**Recent Update:** The applicant has received their preliminary approval of the SW design approval from the City Engineer and Allegan County Drain Commission.

The applicant has made progress in addressing several concerns raised by the Planning Commission and staff, The City Engineer's report, dated December 18, 2024, recommends approval, as does the Allegan County Drain Commission's report, dated November 14, 2024. The EGLE permit, reports from KLSWA, and the Saugatuck Fire Department also provided in the packet.

## **RECOMMENDATION**

Based on the findings outlined in this report, staff is recommending that the Planning Commission approve the site plan subject to the conditions provided below. A suggested motion is provided below:

## **SUGGESTED MOTION**

*I move to [approve / approve with conditions / deny / table] the request made by Max Nykerk of Lakewood Construction for site plan approval for the multi-family 4-unit townhome, based on the findings outlined in the staff report dated January 3, 2025, subject to the following conditions:*

1. The developer shall resolve all issues and obtain approval from the Saugatuck Fire Department and KLSWA prior to any permits issued.
2. The developer shall enter into a storm water drainage maintenance agreement with the City prior to any permits issued.
3. The developer shall obtain a Soil Erosion permit from the Allegan County Health Department.
4. The developer shall comply with all requirements and stipulations outlined by the City Engineer.
5. The applicant shall install all landscaping prior to the issuance of building occupancy or provide a performance guarantee to ensure quality completion of landscaping requirements.

Please feel free to reach out with any questions.

Site Plan Review Checklist (Article 24)

<b>Requirement</b>	<b>Met</b>	<b>Not Met</b>
Name, address, email, and phone number	X	
<b>Property Ownership</b>	X	
Proof of property ownership	X	
Information on options or Liens	N/A	
<b>Project Impact Statement</b>		
Written statement on the proposed project's impact on existing infrastructure (traffic, schools, utilities)	X	
Written statement on the proposed project's impact on natural environment	X	
Phase 1 and Phase 2 environmental review (if required)	X	
<b>Property Details</b>		
Dimensions and legal description	X	
North Arrow	X	
Certificate of survey if less than (1) acre and a land division	N/A	
<b>Project Description</b>		
Total number of structures, units, and bedrooms, offices	X	
Square footage (total and usable floor area)	X	
Carports/garages	N/A	
Employees by shift	N/A	
Recreational and open space details	X	
Type of recreation facilities provided	X	
<b>Natural and Man-Made Features</b>		
Woodlots, streams, drains, lakes/ponds	X	
Topography (at 2-foot intervals)	X	
Existing roads and structures (indicate what will be retained/removed)	X	
<b>Public and Private Access</b>		
Existing or proposed public right-of-way	X	
Private easements	X	
<b>Proposed Access and Parking</b>		
Streets, driveways, parking spaces, sidewalks	X	
Direction of travel	X	
Inside radii of all curves	X	
Width of streets, driveways, sidewalks	X	
Total number of parking spaces and dimensions of typical spaces	X	
General public pedestrian access (as approved by City Attorney)	X	
<b>Vicinity Sketch</b>		
Location of the site in relation to	X	

surrounding streets and land uses (within 300ft)		
<b>Utilities Location</b>		
Natural gas, cable, electric, phone		X
Fire hydrants	X	
Water supply, stormwater management, wastewater systems	X	
<b>Accessory Structures and Uses</b>		
Proposed location of all accessory structures (ex. Flagpoles, light poles, docks, sheds)	N/A	
Method of screening where applicable	N/A	
<b>Landscaping Plan</b>		
Locations of plantings and screening	X	
Proposed locations of common open spaces (if applicable)	X	
<b>Storage Facilities</b>		
Locations and specifications for any existing or proposed above or below ground storage facilities for chemicals, salts, flammable materials, or hazardous substances	N/A	
Locations and specifications for any existing or proposed containment structures or clear zones required by government authorities	N/A	
<b>Stormwater Management</b>		
Location of Exterior Drains	X	
Location of Dry Wells	N/A	
Location of Catch Basins	X	
Location of Retention and/or detention areas	X	
Location of Sumps and other facilities for stormwater or wastewater	N/A	
Location of point of discharge for all drains and pipes	X	
<b>Site Lighting</b>		
Location, type, style, and intensity of all proposed site lighting (including building, sign, or other site lighting)	X	
<b>Permit Statement</b>		
Statement identifying all other federal, state, and local permits required (if any)	X	
<b>Project Completion Schedule</b>		
Timeline for project completion	X	
<b>Tri-Community Plan Compliance</b>		
Evidence of compliance with the	X	



recommendations of the Tri-Community Plan		
<b>Additional Information:</b>		
Any other necessary information for the Planning Commission to determine conformity with the Ordinance		
Professional Seal	X	
Seal of the State of Michigan registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan	X	
<b>Grading Plan:</b>		
Grading plan per Section 16.20.5	X	
<b>Special Studies or Research (If Required by PC or ZA)</b>	X – Phase 1 Environmental Assessment provided and Wetland Delineation Report	

Multi Family Design Guidelines (MFDG)

Requirement	Met	Not Met
<b>Site Design</b>		
Developments shall comply with the City's tree preservation ordinance.	X	
Developments shall be oriented parallel to the public street, with setbacks from the street used to create landscaped open space	X	
Common outdoor spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities to meet the needs of the residents	X	
a. Site furnishings (benches, tables)	X	
b. Play areas (locate away from public streets)		
c. Gardens	X	
d. Patios or courtyards made of special paving, such as stone, brick or other unit pavers	X	
e. Covered structure (i.e. pergola, pool house, etc.)		
f. Water feature		
g. Significant viewshed (i.e. waterfront, hillsides, etc.)		
Parking areas shall be located in the development's interior and not along street frontages.	X	
Driveway openings along street frontages shall be limited to one per 150 lineal feet of street facing property.	X	
The number of trees required in the interior landscape area in parking lots shall be dependent upon the location of the parking lot in relation to the building and the public right-of-way (street):	X	
Where the parking lot is located between the building and the street, one tree for every four spaces shall be provided (1:4)	N/A	
Where the parking lot is located to the side of the building and partially abuts the street (max.	N/A	

50%), one tree for every six spaces shall be provided (1:6)		
Where the parking lot is behind the building and is not visible from the street, one tree for every eight spaces shall be provided (1:8)	X	
Parking lot lighting shall be placed to create adequate visibility at night and evenly distributed to increase Security	X	
Parking lot lighting shall be placed to create adequate visibility at night and evenly distributed to increase Security	X	
Parking areas shall be designed to:		
Control vehicle speeds with appropriate signage, changes in roadway texture, and other traffic calming devices, where necessary.	X	
Avoid blank walls with rows of garage doors that face the public street front.	X	
Use single-car garage doors, rather than double-car garage doors.	N/A	
Provide landscaping around garages, and tuck-under parking.	N/A	
Include an adjacent pedestrian entry path that connects to the public sidewalk along entry drives. Provide elements that define the main pedestrian entry, including lighting, textured paving, and accent plants	X	
A comprehensive system of pedestrian walkways shall link all site entrances, building entries, parking areas and common outdoor spaces with the public sidewalk	X	
Clearly defined pedestrian connections shall be provided:		
Between public sidewalks and building entrances when buildings are not located directly adjacent to the sidewalk.	X	
Pedestrian walkways shall be a minimum 5 feet of clear, unobstructed passage and the type and nature of all materials shall be consistent within a development.	X	
Walkways shall be accessible to	X	



disabled persons and in conformance with the Americans with Disabilities Act		
<b>Building Design</b>		
Primary building entries shall be clearly visible from the nearest public circulation walkway.	X	
Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes.	X	
Walls, shrubs and other visual obstructions Between the public realm and the building shall be limited to a maximum 3 ft height to allow easy surveillance.	X	
Horizontal facades longer than 30 feet shall be broken down into smaller units, reminiscent of the residential scale of the neighborhood. At least three of the following methods shall be included:	X	
a. roof forms such as gables and dormers		
b. changes in materials	X	
c. bays or projecting balconies		
d. recesses/offsets	X	
e. windows	X	
Buildings shall include articulation along the facades facing and visible from public right-of-way. Modulation elements shall have a minimum 2-foot projection or recession from the facade, and be a minimum of 6 feet in length.	X	
<b>Landscaping</b>		
Select trees and shrubs based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials or are considered invasive shall be avoided	X	
A minimum of 50% of the front yard shall be landscaped and planted.	X	
Sixty percent of plantings materials shall be a native species.	X	

# 319 Ferry St

CITY OF THE VILLAGE OF DOUGLAS



# PROJECT NARRATIVE

## PROJECT DESCRIPTION

The following narrative is pursuant to Article 24 SITE PLAN REVIEW of the City of The Village of Douglas Zoning Ordinance, adopted in 2009, as well as the Site Plan Review Application. The proposed project is located at 319 Ferry St in Douglas on an existing vacant site. The applicant, AMK Properties, is a Michigan-based real estate developer and property manager with decades of experience in the real estate industry. AMK's mission is to be a driving force for real estate growth in local communities through a variety of real estate investments. Quality of construction and attentive property management is the hallmark of AMK developments and they are excited to include 319 Ferry St into their Tri-Communities portfolio. Further information on AMK is provided.

Located at the corner of Ferry St and Blue Star Highway, near 130th Avenue, the project is adjacent to the existing Northern Lights Condominiums and Isabel's Market. The current zoning of the property is R-5 Multiple Family District. As defined within Article 8 of the Zoning Ordinance, the R-5 Multiple Family District is to "provide for residential development densities within the City with mostly multi-family dwellings as presented in the Tri-Community Comprehensive Plan. It is the intent of this District to protect and encourage the multiple family residential character of the property". The proposed development not only fulfills these requirements, but it also meets all dimensional standards for lot area, frontage, setbacks, floor area, and height for the R-5 zone district. Further details of the building are provided below.

This revised submittal represents site plan changes pursuant to discussions with the City of the Village of Douglas Planning Commission as well as Planning staff. The project is still significantly the same, in that it remains a multi-family residential development, but changes to the layout including a revision of the orientation of the building are shown within the included plan set. The following is a discussion of several details of the site plan resubmittal.

### Site Layout

The site layout has been revised to orient the building from east-west to north-south. This revision is intended to bring the project into compliance with the Site Design standards B. 1. of the City of Douglas Design Guidelines for Multi-Family Development. The building facade will now face Ferry Street with the traditional front door elevation and front porches facing the public Right-of-Way. Note that the sidewalk, which ultimately connects to the Blue Star Highway bike path, is also present at this front elevation. This condition further defines this building as a walkable and sensibly scaled building in relation to public spaces.

The rear of the units will now face toward a newly constructed parking lot with 9 parking spaces, accessed via a separate entrance to the proposed site. Note that the previously included garages within the units have been eliminated and therefore all parking will be accommodated by these 9 spaces. As noted on the site plan set, there are no garages or carports. The addition of this new entrance, and the accommodation of the required parking within the new design, has eliminated the need for any





previously contemplated easements with the neighboring business. As no parking will be eliminated from the existing parking lot, no further discussion with the neighboring business is necessary. Therefore the sheet depicting the proposed parking easement has been eliminated, however sheet C-901 depicting the current easements is included within the plan set.

The revised site plan is within compliance with IFC code with regard to dead-end apparatus road maximum length of 150'. This was a challenge with previous designs of this site, however this design provides a parking area of less than 150' in length, therefore remains in compliance with Sec 503.2.5 of the IFC code.

The site plan depicts common outdoor spaces as required within the City of Douglas Design Guidelines for Multi-Family Development. Common use benches have been provided as well as a play area designated at the north end of the site. The patios/courtyards located at the front of the units have been designed with pavers and meet the minimum 80sf of required private open space noted within C.5. of the City of Douglas Design Guidelines for Multi-Family Development.

### *Architecture*

The proposed building is a 4-unit multi-family building with a total of 2,929sf. Each unit within the building is a total of 1,240 of living space and there will be 2 2-bedroom, 2.5 bathrooms and 2 3-bedroom 1.5 bathroom units. The building height of the proposed structure is 28' to the highest point of the roof and 24'-3" to the midpoint of the highest roof. As noted on sheet C-205 this is in compliance with the R-5 standards. The architecture for the building remains the same as the revised design provided within the last Planning Commission submittal. Responding to the Planning Commission's comments from the preliminary meeting, the building now displays a more inviting residential façade which looks less like commercial use indicated during the meeting. This architectural revision also reduced the overall length of the building down to 90', which is less than the maximum length noted in Sec 803. A (2) of the Zoning Ordinance, which states that no multiple family building shall exceed 120 feet in length.



The location of the proposed project is less than 1 mile from the Village Commercial District, as defined in The City of the Village of Douglas Zoning Map. With the existing bike path along Blue Star Highway, a safe and interesting walk or bike ride to the Business District and beyond can be enjoyed by all residents of the proposed project. This bike path provides for not only a functional access to amenities, but an opportunity for recreation for the residents of the proposed project. As noted in the Tri-Community Master Plan, recreation opportunities are essential to the quality of life within Douglas. This bike path, which was placed as the "highest priority" amenity within the Master Plan, is easily accessible from the townhomes at 319 Ferry and provides the best opportunity for direct recreation or access to public recreation areas. As there are only 4 townhome units on the proposed site, and the site itself is quite small, the

reasoning for and opportunity of on-site recreation is not proposed.

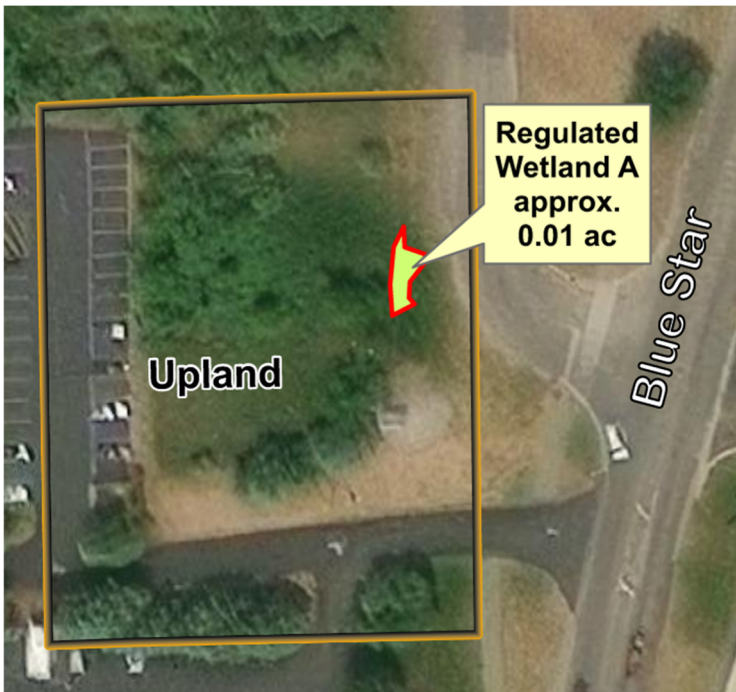
### *Environmental & Wetland*

Several questions during the preapplication meeting were centered around the presence of contamination at neighboring sites to this property. It was also noted within the engineer's review letter from Prein & Newhof dated March 11, 2024 that "documentation to show due care compliance as required under part 201 of PA 451 must be provided as this site is in close proximity to site that shows Baseline Environmental Assessments and storage tanks on the EGLE environmental mapper." In response, the applicant has engaged with Fishbeck Environmental Consultants to conduct a Phase I Environmental Site Assessment. This report was completed on April 26, 2024 and an abbreviated version of which is included within this submittal. As noted on the report, it was abbreviated from the original 1,500 pages, but includes the executive summary and the entire report can be made available upon request. As noted within the executive summary, the assessment "revealed no evidence of Recognized Environmental Conditions (RECs) in connection with this property."

When no RECs are discovered on a site, there is no call to proceed to a Phase II Environmental Site Assessment, then subsequently a Baseline Environmental Assessment, then finally a Due Care Plan, as noted within part 201 of PA 451. Fishbeck's report makes the statement that "no further assessment of the Subject Property is warranted at this time" and the applicant chooses to follow the recommendation of the environmental consultant.

With regard to any existing wetlands on the site,

which was another topic of discussion of the Planning Commission, the applicant has engaged a wetland expert from Peterson & Vandenberg Environmental, LLC. The consultant, Zach Vandenberg, conducted a wetland delineation on April 19, 2024 and delineated on 0.0017ac wetland. This was identified as an emergent wetland and is associated with a stormwater inlet on the east side of the property adjacent to Ferry St. A copy of the Wetland Delineation is provided within this submittal. The applicant has therefore submitted a Wetland Identification Program (WIP) review request to EGLE, which verified the delineated boundaries on this site. The Wetland Identification Report, dated July 15, 2024, is provided within this site plan submittal set. The report further stated that the wet-



land is indeed regulated and any disturbance of the wetland would require a permit under Part 303. As a small amount of soil removal, for the purposes of stormwater pipe installation, is necessary within the wetland, a permit is currently in process with EGLE. The EGLE wetland permit was obtained and a copy is provided within this submittal.

### **MASTER PLAN**

The Tri-Community Master Plan defines the goals and general directions for land use decisions for the City and Township of Saugatuck as well as the City of the Village of Douglas. While the proposed project is a by-right plan, not seeking a re-zone or Special Land Use, it is required within the Site Plan Review requirements that a project note its compliance with the recommendations of the Tri-Community Master Plan.

As noted above, the proposed project is currently located within the R-5 Multiple Family Zone District. Within

The City of The Village of Douglas Master Plan, however, the Future Land Use Map notes the property as Corridor Commercial. The Corridor Commercial future land use is described as accommodating large-scale retail, eating and drinking establishments, medical facilities, and other similar uses. Those uses are typically suited to be placed directly along Blue Star Highway, however the current project is located further away from Blue Star, its frontage on Ferry. Any use described above would not be visible from Blue Star and the business would suffer as a result. As this property has much more of a relationship to the existing Northern Lights Condominium project, whose Future Land Use within The Village of Douglas Master Plan is Compact Residential, the proposed multi-family use is more appropriate than a commercial use. It should be noted that all other uses with frontage on Ferry St have a Future Land Use designation of Compact Residential or Residential Mix. Furthermore, the Tri-Community Master Plan notes this property as Mixed Use Residential/Commercial, which seems to be a more appropriate designations for this site.

The proposed project is consistent with the Growth Management subsection, and the policies defined within, of the Tri-Community Master Plan. Specifically, this project is proposed in a manner which is orderly and consistent with adjacent developments. It further is serviced within the capacity of existing public services and facilities. The proposed project also fulfills the policy goal of encouraging new developments to be in compact increments adjacent to new development. Finally, the project is planned in accordance with several of the Ten Tenets of Smart Growth, as defined in the Tri Community Master Plan. Specifically, the tenets within the Master Plan of (1) Create a range of housing opportunities and choices, (2) Create Walkable Neighborhoods, and (10) Take advantage of compact development design, are fulfilled and supported by this proposed development.

To summarize, this project, while not necessarily located within a Future Land Use area consistent with the proposed use, is consistent with the spirit and goals of the Tri Community Master Plan. This project will provide residential dwelling options which are desired within the Master Plan and will fulfill the general design goals and policies within the Master Plan as well.

## **IMPACT ON EXISTING INFRASTRUCTURE**

The proposed project is anticipated to have minimal impact on the existing infrastructure and the natural environment. As the proposed development contains only 4 dwelling units, the proposed trip generation on the existing roads is expected to have minimal impact. It is furthermore expected that this project would not have any significant impact on area schools as this housing type is less likely to have school-aged children residing there and with only 4 units there would not be an impactful number anyway.

The subject site is provided with sanitary sewer and water service. It is the intent of this project to utilize both of these utilities and initial review indicates that both of these services are adequate to supply the site. The 8" sanitary sewer is located at the northern end of the site and connects to a 12" sanitary pipe within the Ferry St Right of Way. The 12" watermain is accessible at the eastern end of the site and there is also a fire hydrant located at the southern end of the site. Franchise utilities, including gas, electric, cable, and phone are all available to this site and all provide adequate supply of services for the proposed use.

The proposed use of this property is not anticipated to have an environmental impact on the existing site or on any of the neighboring sites. The building will utilize the existing parking lot, therefore minimizing the environmental impact of construction. With the exception of the construction of a stormwater detention basin, the natural environment will remain largely intact, with the buffer of existing trees and plant life adjacent to Ferry St to remain in place. Neighboring properties will enjoy the same quiet, peaceful, and clean environment that they have benefited from in the past. As this site has not been used previously, there is no reason to suspect any contamination or other sub-surface impurities on this site.

The stormwater detention basin, as shown on the included site plan set, has been designed to LGROW standards and is designed to accommodate all of the impervious surfaces for the proposed project. The stormwater management design will be engineered so as not to negatively impact any neighboring property. Designs have been

provided to the Allegan County Drain Commissioner for review and approval and this enclosed site plan set includes revisions based on ACDC review.

## **STATEMENT FROM THE APPLICANT IDENTIFYING ALL OTHER FEDERAL, STATE, AND LOCAL PERMITS, IF REQUIRED**

The project located at 319 Ferry St will not be required to obtain any Federal permits for the development or construction of the project. A State Department of Environment, Great Lakes, and Energy (EGLE) permit for wetland impact will be required, but as noted above is in progress and anticipated to be approved in November 2024. Local permitting will include City of The Village of Douglas engineering permit, Allegan County Drain Commissioner Permit for stormwater management, and Soil Erosion and Sedimentation Control permit through the Allegan County Road Commission. Copies of all permits, when acquired, can be provided to City of The Village of Douglas representatives upon request.

## **CONCLUSION**

The project located at 319 Ferry street has been designed to be compliant with the applicable sections of the Zoning Ordinance and consistent with the pertinent sections of the Tri-Community Comprehensive Plan. This project will preserve and enhance the existing community character of this area of the City and is compatible with all neighboring uses. This project promotes smart and efficient design to cause the minimal amount of impact on the environment and City infrastructure.

Finally, a review of the standards as required within the Ordinance. The following Site Plan Approval Standards are outlined within Section 24.03 of the Zoning Ordinance:

*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.*

The site plans will fully conform with the standards of the Allegan County Drain Commissioner. Plans will be submitted for Commissioner approval and documentation of such can be provided to the City.

*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.*

No new curb cuts, and therefore no new traffic control measures are proposed within this development. The construction of 4 residential units is expected to have a de minimus impact on traffic patterns and therefore no further traffic control measures or studies are requested.

*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.*

The site currently complies with the applicable fire safety and emergency vehicle access requirements and the proposed construction will not negatively impact such compliance. The addition of sidewalks, to access the bike path along Blue Star Highway, provides an isolated vehicular circulation system.

*4) Erosion: Site plans shall fully conform with the County Soil Erosion and Sedimentation Control Ordinance.*

A Soil Erosion and Sedimentation Control (SESC) permit will be obtained prior to construction of this project. A copy of this permit can be provided to the City. All proper soil erosion mitigation measures will be taken during the construction of this project.



*5) Public Health: Site plans shall fully conform with the requirements of the Michigan Department of Public Health and the Allegan County Health Department.*

The site will be in compliance with all Allegan County Health Department regulations, but note that the site is served by public water and sewer.

*6) Compliance: Site plans shall fully conform with all applicable state and federal statutes and City ordinances.*

The site plans fully conform with all state and federal statutes as well as City ordinances.

*7) Hazardous Substances Management: The applicant shall demonstrate that reasonable precautions will be taken to prevent hazardous substances from entering the environment including:*

- a) Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers, or wetlands.*
- b) Secondary containment for above ground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substances for the maximum anticipated period of time necessary for the recovery of any released substances.*
- c) General purpose floor drains shall only be allowed if they are approved by the Kalamazoo Lake Sewer and Water Authority for connection to a public sewer system, an on-site closed holding tank (not a septic system), or regulated through a State of Michigan groundwater discharge permit.*
- d) State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.*
- e) Underground storage tank installation, operation, maintenance, closure, and removal shall be in accordance with the requirements of the state Police Fire Marshall Division and the Michigan Department of Natural Resources.*

The site was previously vacant and is proposed for residential use. No hazardous substances are anticipated to be handled throughout this development.

*f) Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the Michigan Department of Agriculture.*

Not applicable.

*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.*

The design of this site has attempted to minimize any impact on the natural amenities where at all possible. Existing trees will be maintained where possible and the site makes use of the existing parking lot. Some vegetation will be disturbed due to the construction of the stormwater basin, however additional tree plantings will be included as well.

*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*

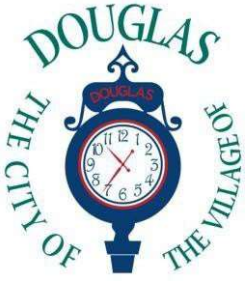
*and sound privacy for all dwelling units located therein or adjacent to the proposed site.*

The existing trash receptacle is enclosed with a masonry enclosure compliant with Section 19.06 5) which requires that outside storage areas be screened on all visible sides by vertical screening of no less than 6 feet in height. Note that the dumpster enclosure will be reduced in size, but will still provide screening. The exterior lighting will be compliant with the requirement noted above and a photometric plan, with cut sheets of the wall mount and recessed light, is provided within this submittal.

*10) Signs: Site plans shall fully comply with the City Sign Ordinance.*

Note that there is no changes proposed to the existing sign on the subject property.





# Site Plan Review Application

Application Fee \$300  
Additional Fees May Apply

*The Village of Friendliness—Since 1870*

## Property Information:

Address or Location: 319 Ferry Street

Parcel Number: 03-59-017-089-90 Property Size: 0.83 Acres (excluding ROW)

Zoning District – Current: R5 Proposed Zoning District (if applicable): n/a

Existing Use of Building/Property: Parking/vacant Special Use (if applicable): n/a

Type of Project (Residential or Commercial): Residential

Describe Proposed Project: Multi-family Residential Development - see attached narrative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


Estimated Project Cost: \_\_\_\_\_

## Site Plan Review Application Requirements

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

- |                                     |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--|
| Y                                   | N                        | N/A                      |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Completed Site Plan Review application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plot Plan                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Legal Description                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Narrative Description                  |

I Jack Brown hereby state that all the above statements and all the accompanying information are true and correct.

  
Signature of Owner/General Contractor

2/26/2024

Date

Email Address: jack@amkproperties.com

Phone: 734-323-3883

**FOR INTERNAL USE ONLY**

**CITY OF DOUGLAS ZONING REVIEW**

Approved  Conditional Approval  Denied  Permit Number \_\_\_\_\_

Rationale \_\_\_\_\_

Fee Paid  Plot Plan Submitted  Application Complete  Legal Description Included  Narrative Description Included   
MDEQ Permit Required  Allegan Health Dept. Permit Required

Plans sent to Saugatuck Township Fire Department on: \_\_\_\_\_ Approved on: \_\_\_\_\_

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

Submitted By: \_\_\_\_\_ To: \_\_\_\_\_ Date: \_\_\_\_\_  
City Staff (Initials) & Delivery Method KLSWA Representative

Submitted By: \_\_\_\_\_ To: \_\_\_\_\_ Date: \_\_\_\_\_  
City Staff (Initials) & Delivery Method MTS Representative

\_\_\_\_\_  
*Signature of Planning & Zoning Administrator* *Date*

**KALAMAZOO LAKE SEWER AND WATER AUTHORITY REVIEW**

Connection to Water / Wastewater System (Subject to appropriate connection and inspection fees)

Approved  Conditional Approval  Denied  Permit Number \_\_\_\_\_

Rationale \_\_\_\_\_

Street and Number \_\_\_\_\_

\_\_\_\_\_  
*Signature of KLSWA Administrator* *Date*

P012092021PZ



## ALTA COMMITMENT FOR TITLE INSURANCE

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*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- the Notice;
  - the Commitment to Issue Policy;
  - the Commitment Conditions;
  - Schedule A;
  - Schedule B, Part I—Requirements;
  - Schedule B, Part II—Exceptions; and
  - a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - comply with the Schedule B, Part I—Requirements;
  - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - acquire the Title or create the Mortgage covered by this Commitment.
- The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- The Company is not liable for the content of the Transaction Identification Data, if any.
- The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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**Transaction Identification Data, for which the Company assumes no liability as set forth in  
Commitment Condition 5.e.:**

Issuing Agent: Premier Lakeshore Title Agency, LLC  
Issuing Office: 102 Blue Star Hwy, Suite 120, Douglas, MI 49406  
Issuing Office's ALTA® Registry ID:  
Commitment Number: 4012-306561  
Issuing Office File Number: 4012-306561  
Property Address: 319 S. Ferry St., Douglas, MI 49406  
Revision Number:

**SCHEDULE A**

1. Commitment Date: March 07, 2023
2. Policy to be issued:
  - a. ALTA® Standard Owner's Policy  
Proposed Insured: AMK Holdings, LLC, a Michigan limited liability company  
Proposed Amount of Insurance: \$140,000.00  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
Ferry 319, LLC, a Michigan limited liability company
5. The Land is described as follows:  
  
See Schedule C attached hereto and made a part hereof

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## SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTE: If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

5. Submit a copy of the operating agreement and amendments, if any, of Ferry 319, LLC, a Michigan limited liability company. Further requirements may be made upon review of the operating agreement. If the operating agreement reveals a single member, further requirements and exceptions may be made upon review of a General Index Search of the single member.
6. Provide satisfactory evidence of the authority of the person or persons authorized to execute the Deed on behalf of Ferry 319, LLC, a Michigan limited liability company.
7. Warranty Deed from Ferry 319, LLC, a Michigan limited liability company to AMK Holdings, LLC, a Michigan limited liability company.
8. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
9. Submit current survey, mortgage report or affidavit regarding survey matters satisfactory to Premier Lakeshore Title Agency, LLC.
10. Pay unpaid taxes and assessments unless shown as paid.

2022 Summer Taxes in the amount of \$799.81 are PAID

2022 Winter Taxes in the amount of \$314.85 are PAID

Tax Parcel Identification:

Property Address: 319 S. Ferry St.

Tax Parcel No.: 03-59-017-089-90

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2022 State Equalized Value: \$19,100.00  
2022 Taxable Value: \$19,100.00  
Principal Residence Exemption, as of past December 31: 0%  
Special Assessments: None  
School District: Saugatuck  
The amounts shown as due do not include collection fees, penalties or interest.

11. If subject property is connected to public-owned utilities, we should be furnished a copy of the current bill(s) showing that all charges have been paid to date, or the Owner's Policy to be issued will include the following exception on Schedule B: "Unpaid public-owned utility charges".

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## SCHEDULE B, PART II—Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien, or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 257, page 555.
8. Terms and Conditions contained in Stipulated Settlement Agreement and Order to Dismiss with Prejudice as disclosed by instrument recorded in Liber 3076, page 320.
9. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
10. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
11. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
12. Lien for outstanding water or sewer charges, if any.

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13. Taxes and assessments which become due and payable after the Date of Commitment, including taxes or assessments which may be added to the tax rolls or tax bill after the date of Commitment as a result of the taxing authority disallowing or revising an allowance of a PRE.

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### SCHEDULE C

Commitment No.: 4012-306561

The land referred to in this Commitment, situated in the County of Allegan, City of Douglas, State of Michigan, is described as follows:

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North  $00^{\circ}59'13''$  West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South  $89^{\circ}02'37''$  West 187.00 feet parallel with the South line of said Section; thence North  $00^{\circ}59'13''$  West 236.00 feet; thence North  $89^{\circ}02'37''$  East 187.00 feet; thence South  $00^{\circ}59'13''$  East 236.00 feet along the East line of said Section to the point of beginning.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 231

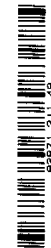
EXHIBIT B TO THE MASTER DEED OF

**NORTHERN LIGHTS CONDOMINIUM**

**CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN**

PAGE 311

LIBER 2871



DEVELOPER

NORTHERN LIGHTS  
DEVELOPMENT GROUP, LLC  
305 HOOVER BLVD., SUITE 400  
HOLLAND, MI 49423

SURVEYOR/DOCUMENTS

MITCHELL & MORSE LAND SURVEYING  
A DIVISION OF MITCHELL SURVEYS, INC.  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

SHEET INDEX

- 1.) TITLE & DESCRIPTION
- 2.) SURVEY PLAN & FUTURE DEVELOPMENT
- 3.) SITE & UTILITY PLAN
- 4.) UNITS 1 & 3 FIRST FLOOR PLAN
- 5.) UNITS 2 & 4 SECOND FLOOR PLAN
- 6.) UNITS 5 & 6 FLOOR PLANS
- 7.) UNITS 7, 8 & 9 FLOOR PLANS
- 8.) UNITS 10 THRU 13 FLOOR PLANS
- 9.) UNITS 14 THRU 19 FLOOR PLANS
- 10.) UNITS 20 & 37 FLOOR PLANS
- 11.) UNITS 21,23,25,27,29,31,33, & 35 FIRST FLOOR PLAN
- 11.A) UNITS 21 THRU 32 FIRST FLOOR PLAN
- 12.) UNITS 22,24,26,28,30,32,34 & 36 SECOND FLOOR PLAN
- 12.A) UNITS 22 THRU 32 SECOND FLOOR PLAN
- 13.) UNITS 1 THRU 4 AND 21 THRU 36 BUILDING SECTIONS
- 14.) UNITS 5, 7, 9, 10 THRU 13, & 14 THRU 20 BUILDING SECTIONS
- 15.) NORTHERN LIGHTS EASEMENTS
- 14.) BLUE COAST EASEMENTS

ARCHITECT

VON DER HEIDE ARCHITECTS, INC.  
P.O. BOX 337  
DOUGLAS, MICHIGAN 49406

LEGAL

MARPLE & ASSOCIATES PLC  
305 HOOVER BLVD., SUITE 400  
HOLLAND, MI 49423

ATTENTION COUNTY  
REGISTRAR OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER  
MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE  
WHEN A NUMBER HAS BEEN ASSIGNED TO THIS  
PROJECT, ITS NUMBER MUST BE PROPERLY SHOWN  
IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S  
CERTIFICATION ON SHEET 2.

PROPERTY DESCRIPTION:

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN.

DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, THENCE SOUTH 89° 02' 37" WEST  
ALONG THE SOUTH SECTION LINE, 300.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE  
CONTINUING ALONG THE SOUTH SECTION LINE ON A BEARING OF SOUTH 89° 02' 37" WEST, 300.00 FEET;  
THENCE NORTH 00° 59' 13" WEST, PARALLEL WITH THE EAST LINE OF SECTION 17, 400.00 FEET;  
THENCE NORTH 89° 02' 37" EAST, 413.00 FEET; THENCE SOUTH 00° 59' 13" EAST, 236.00 FEET; THENCE SOUTH 89°  
02' 37" WEST, 113.00 FEET; THENCE SOUTH 00° 59' 13" EAST, 164.00 FEET TO THE POINT OF BEGINNING OF  
THIS DESCRIPTION, CONTAINING 3.36 ACRES.



PROPOSED - MAY 18, 2005

**TITLE &  
DESCRIPTION**  
**NORTHERN LIGHTS  
CONDOMINIUM**  
PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090  
**SHEET 1**

NORTH



GRAPHIC SCALE  
FULL SCALE 1"=40'

**LEGEND**

○ CONCRETE MONUMENT

② COORDINATE POINT

— PROPERTY LINE

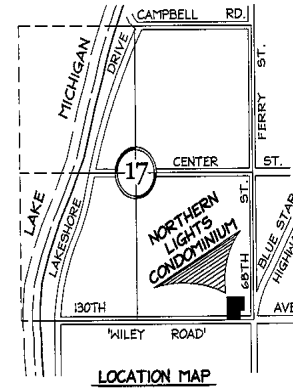
▨ FUTURE DEVELOPMENT

**NOTES**

- 1.) BEARINGS ARE REFERENCED TO S 89°02'37" W ON THE SOUTH SECTION LINE.
- 2.) COORDINATE ORIGIN IS ASSUMED.

**COORDINATES**

POINT	NORTHING	EASTING
1	10,000,000	10,000,000
2	9,994,992	9,700,041
3	9,989,985	9,400,083
4	10,389,925	9,393,193
5	10,396,819	9,806,136
6	10,160,854	9,810,201
7	10,158,968	9,697,217



FUTURE DEVELOPMENT  
1.01 ACRES

UN PLATTED

3.36 ACRES

SITE BENCH MARK

SE CORNER OF CONCRETE SLAB OF SWIMMING POOL. ELEVATION 655.46 U.S.G.S.

POINT OF BEGINNING

SE CORNER SECTION 17  
T 3 N, R 16 W  
SAUGATUCK TWP.

**SURVEYOR'S CERTIFICATE:**

I, EDWARD C. MORSE, REGISTERED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS NORTHERN LIGHTS CONDOMINIUM, ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 221, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

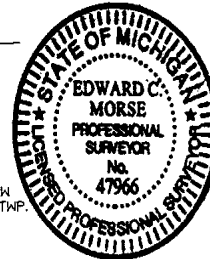
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF PUBLIC ACTS OF 1978.

*Edward C. Morse* MAY 18, 2005  
EDWARD C. MORSE  
PROFESSIONAL SURVEYOR  
STATE OF MICHIGAN  
REGISTRATION NO. 47966

MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090



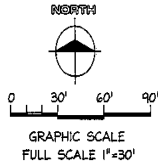
**SURVEY PLAN  
& FUTURE  
DEVELOPMENT  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

**SHEET 2**

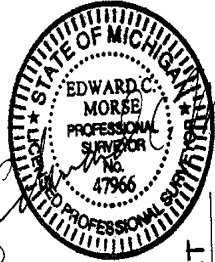
PROPOSED - MAY 18, 2005





COORDINATES		
POINT	NORTHING	EASTING
1	10,000.00	10,000.00
2	9,994.99	9,700.04
3	9,989.98	9,400.08
4	10,389.92	9,393.19
5	10,392.52	9,549.17
6	10,156.56	9,553.23
7	10,158.96	9,697.21
8	10,058.22	9,653.36
9	10,056.72	9,563.37
10	10,059.49	9,542.61

COORDINATES		
POINT	NORTHING	EASTING
11	10,110.50	9,482.01
12	10,322.34	9,447.65
13	10,364.84	9,448.62
14	10,366.35	9,538.60
15	10,366.68	9,558.60
16	10,368.18	9,648.59
17	10,368.51	9,668.58
18	10,370.02	9,758.57
19	10,309.03	9,759.59
20	10,219.04	9,761.09



**LEGEND**

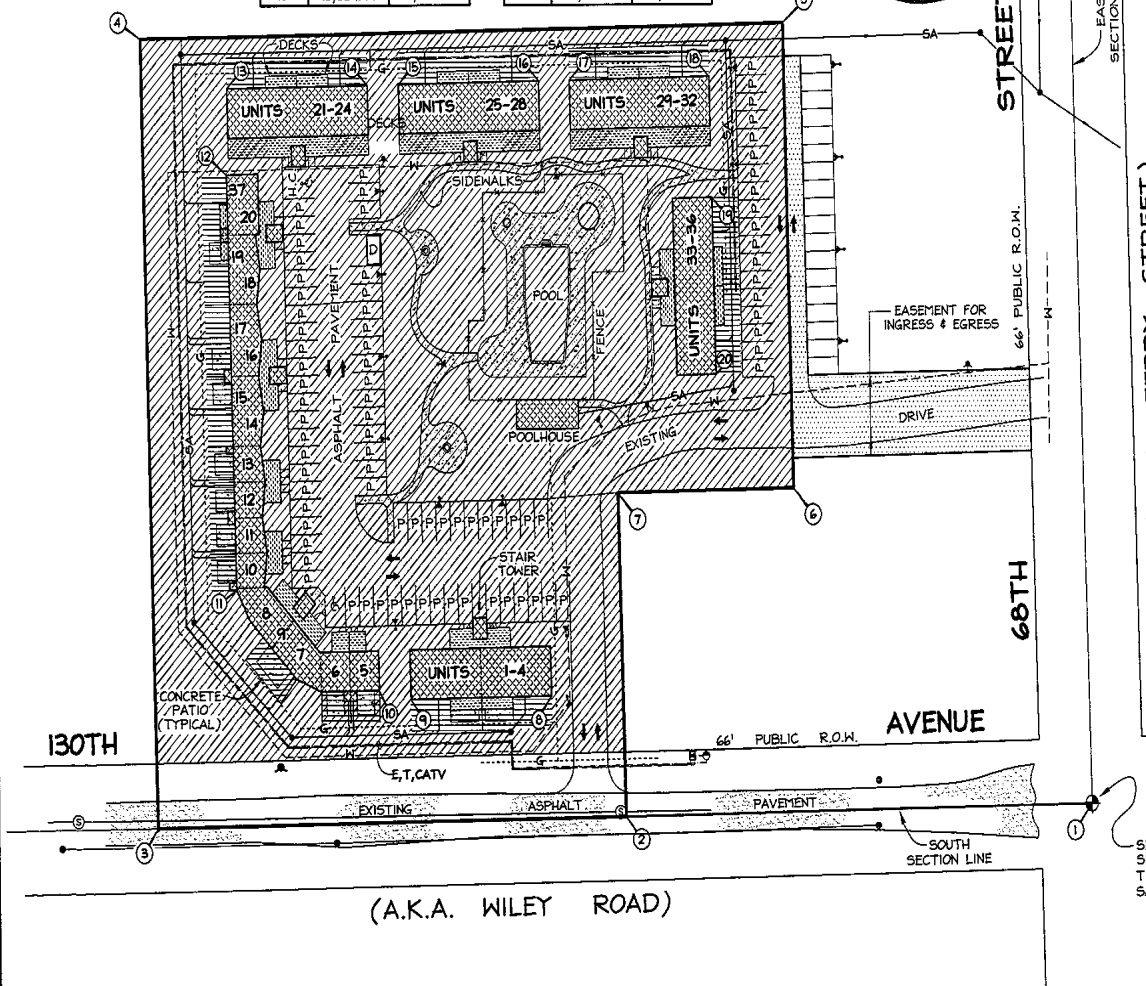
- ① COORDINATE POINT
- PROPERTY LINE
- [Hatched Box] GENERAL COMMON ELEMENT
- [Horizontal Lines Box] LIMITED COMMON ELEMENT
- [Cross-hatched Box] BUILDINGS
- [Dotted Box] DECKS (LIMITED COMMON ELEMENT)
- P PARKING
- [Dashed Box] DUMPSTER ENCLOSURE
- [T-shaped Symbol] LIGHT POLE
- [Fire Hydrant Symbol] FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊖ POWER POLE
- B TELEPHONE PEDESTAL
- W ----- WATER
- SA ----- SANITARY SEWER
- ST ----- STORM SEWER
- G ----- NATURAL GAS
- E ----- ELECTRIC
- T ----- TELEPHONE
- CA ----- CABLE TV

UTILITY / SERVICE	SOURCE
WATER	.....K W S A *
SANITARY SEWER	.....K W S A *
STORM SEWER	.....PRIVATE
NATURAL GAS	.....AQUILA
ELECTRIC	.....CONSUMERS
TELEPHONE	.....SBC
CABLE TV	.....COMCAST

\* KALAMAZOO WATER & SEWER AUTHORITY TO PROVIDE SERVICES TO THE CONDOMINIUM. ON SITE LINES WILL BE PRIVATE.

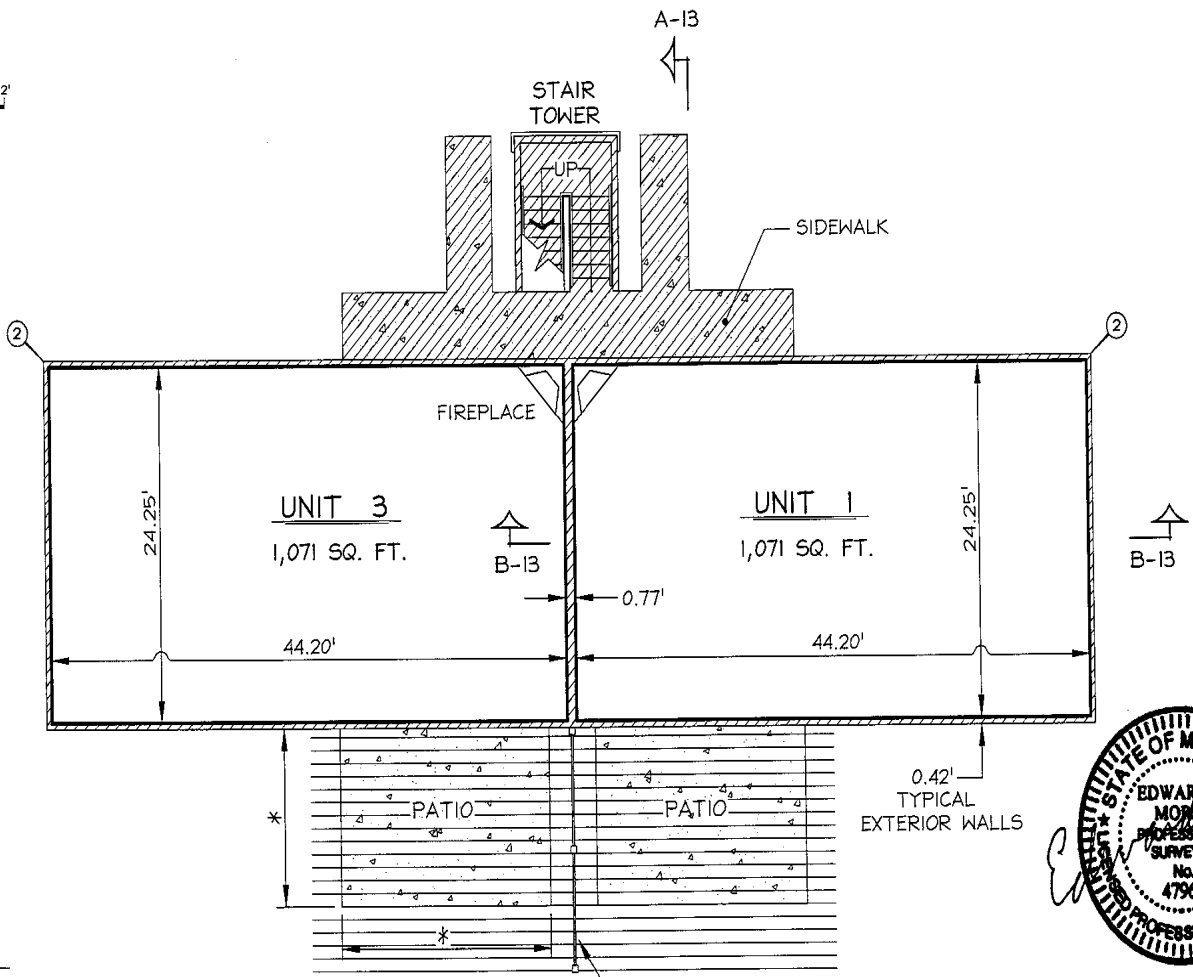
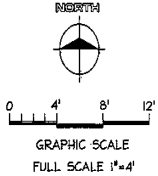
**SITE & UTILITY PLAN**  
**NORTHERN LIGHTS CONDOMINIUM**  
 PREPARED BY  
 MITCHELL & MORSE LAND SURVEYING  
 404 BROADWAY  
 SOUTH HAVEN, MICHIGAN 49090  
**SHEET 3**

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 2871 313 51



PROPOSED - MAY 18, 2005



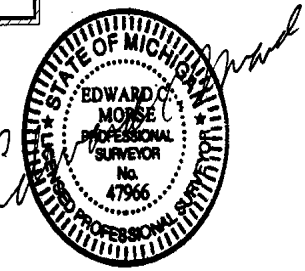


**LEGEND**

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▨ LIMITED COMMON ELEMENT
- \* TO BE DETERMINED

**FIRST FLOOR PLAN**

PROPOSED - MAY 18, 2005

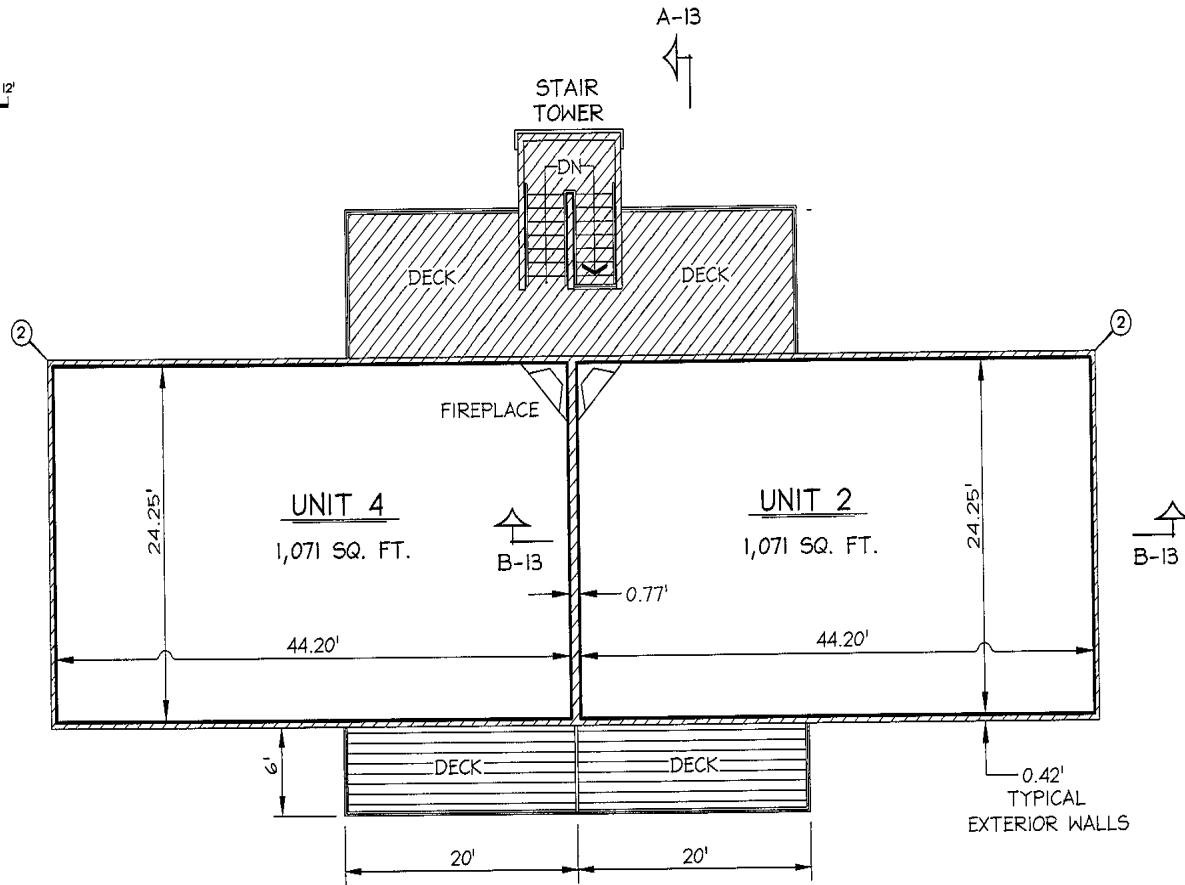
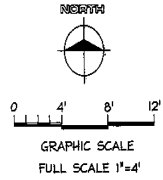


**UNITS 1 & 3  
FIRST FLOOR PLAN  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

**SHEET 4**

LIBER 2871 PAGE 314

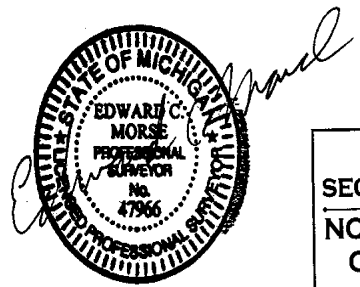


**LEGEND**

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▤ LIMITED COMMON ELEMENT

**SECOND FLOOR PLAN**

A-13



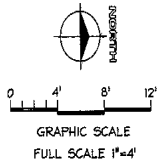
PROPOSED - MAY 18, 2005

**UNITS 2 & 4  
SECOND FLOOR PLAN  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

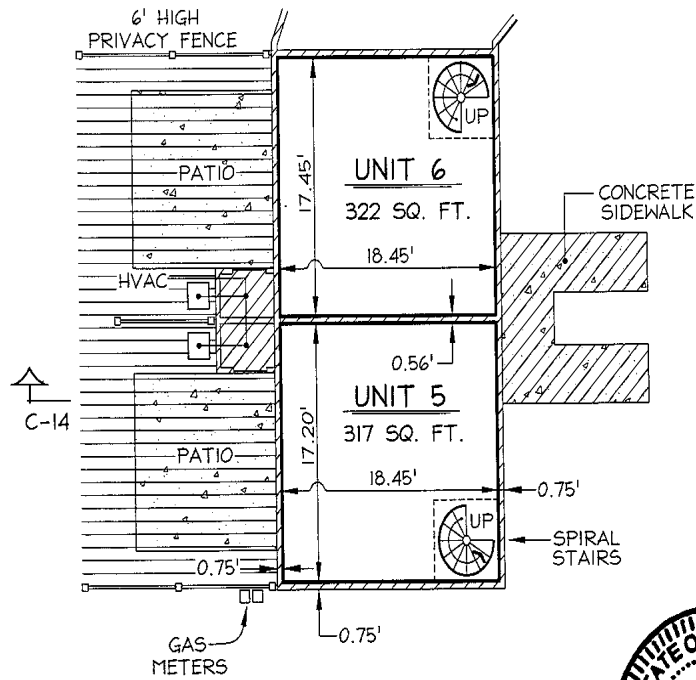
**SHEET 5**



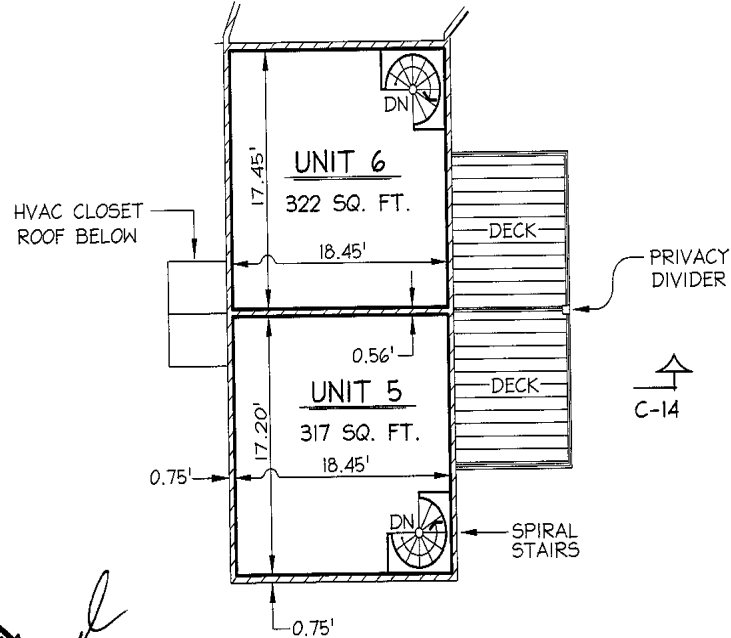
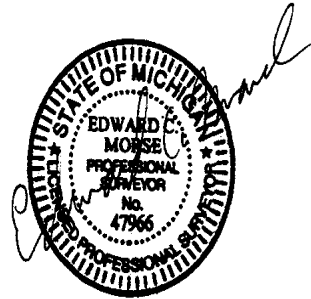


**LEGEND**

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT



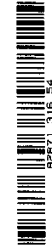
FIRST FLOOR PLAN

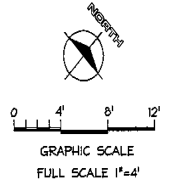


SECOND FLOOR PLAN

**UNITS 5 & 6  
FLOOR PLANS**  
**NORTHERN LIGHTS  
CONDOMINIUM**  
 PREPARED BY  
 MITCHELL & MORSE LAND SURVEYING  
 404 BROADWAY  
 SOUTH HAVEN, MICHIGAN 49090  
**SHEET 6**

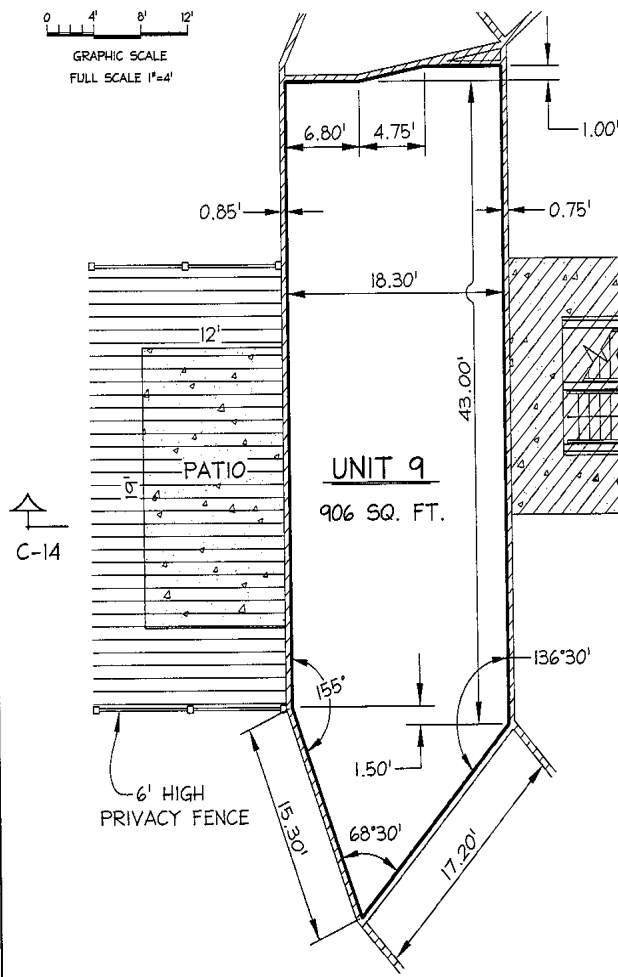
PROPOSED - MAY 18, 2005



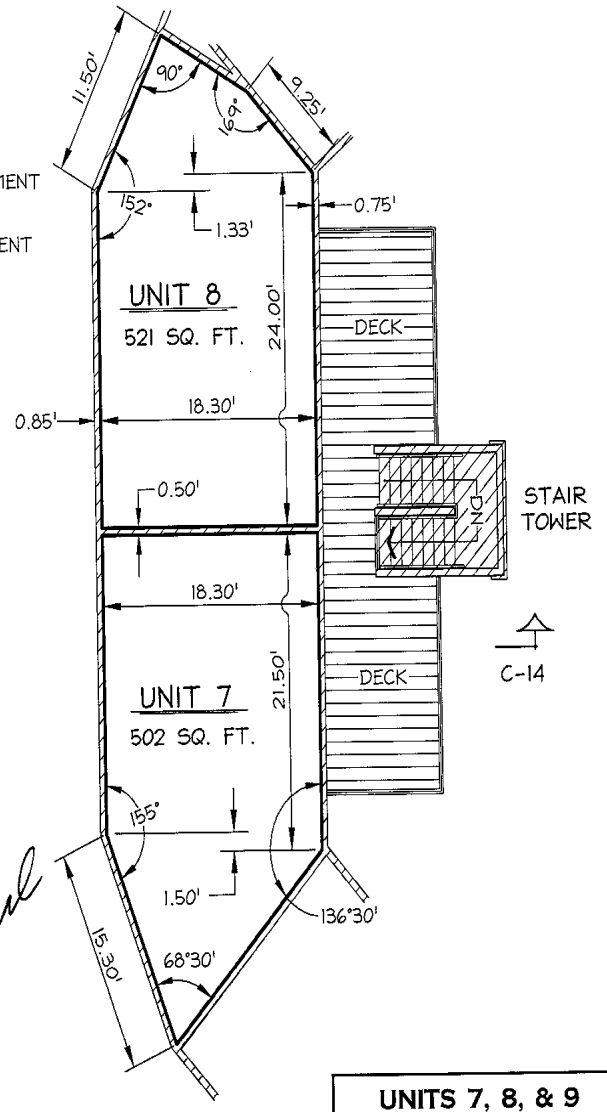


**LEGEND**

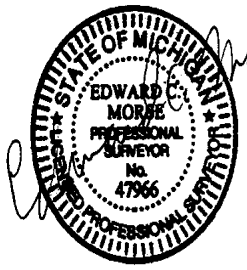
- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT



FIRST FLOOR PLAN



SECOND FLOOR PLAN



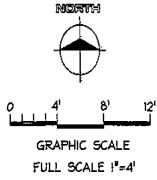
**UNITS 7, 8, & 9  
FLOOR PLANS  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

**SHEET 7**

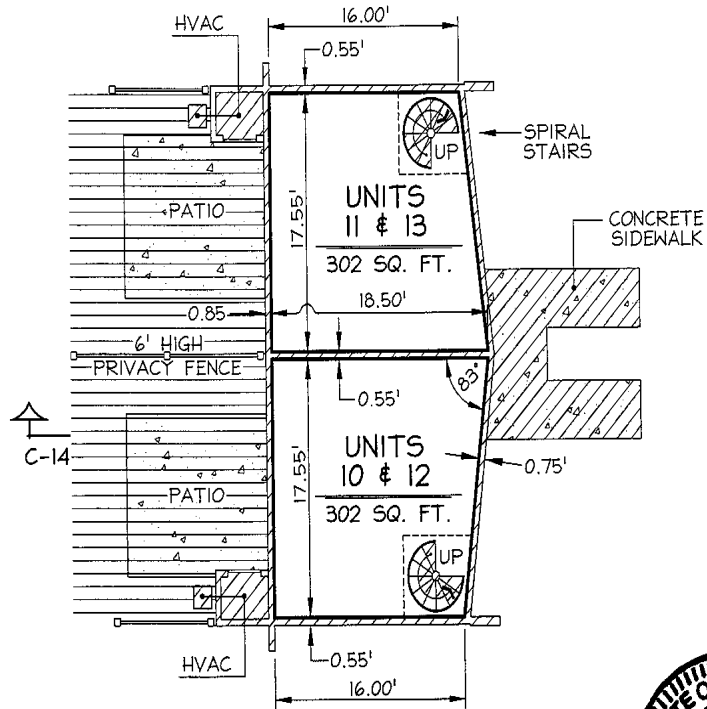
PROPOSED - MAY 18, 2005

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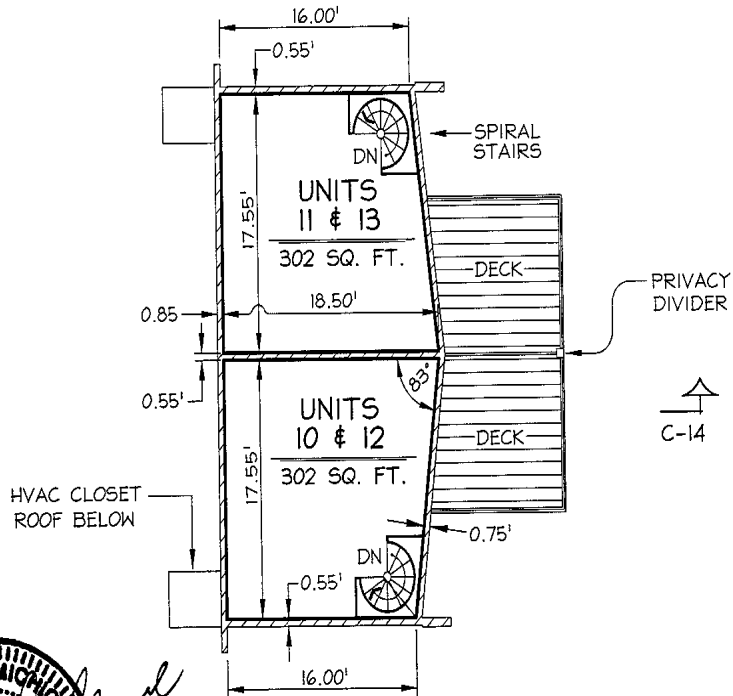


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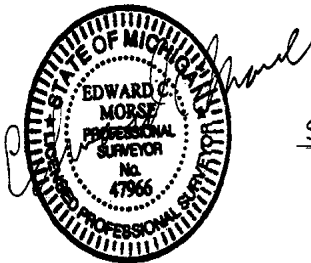
- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

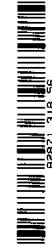


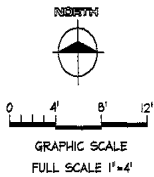
PROPOSED - MAY 18, 2005

**UNITS 10 THRU 13  
FLOOR PLANS  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

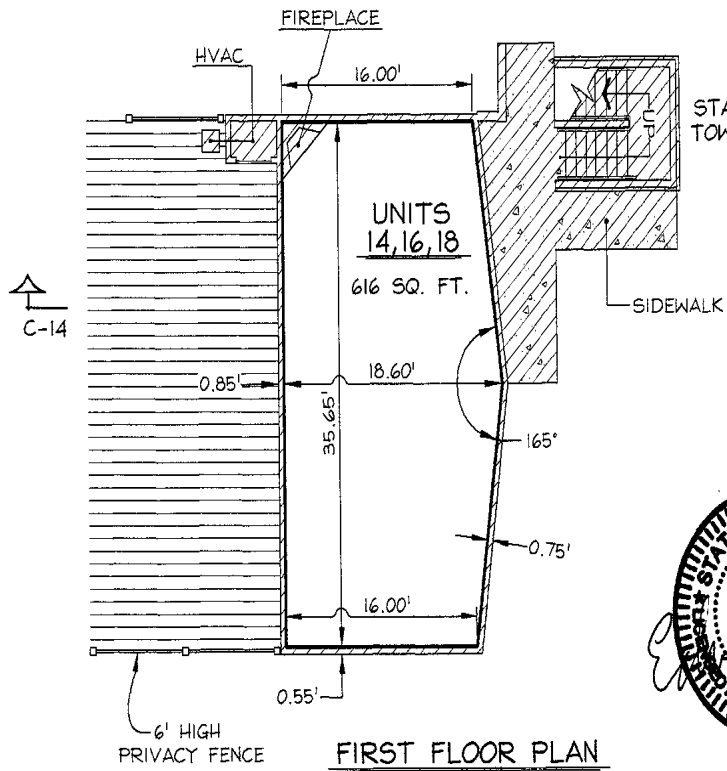
**SHEET 8**



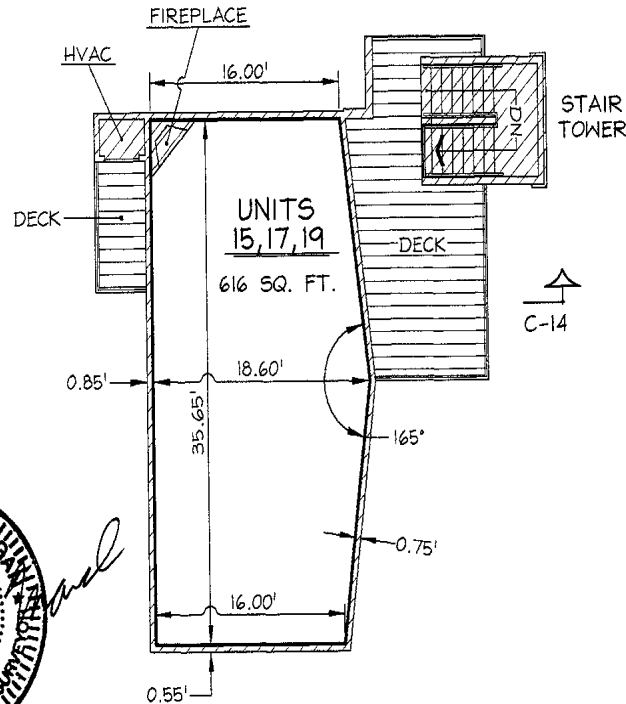


**LEGEND**

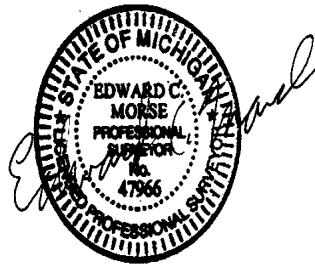
- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**NOTE:**

UNITS 14, 15, 18 & 19 ARE AS SHOWN.  
UNITS 16 & 17 ARE A MIRROR IMAGE.

**PROPOSED - MAY 18, 2005**

**UNITS 14 THRU 19  
FLOOR PLANS  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090



**SHEET 9**

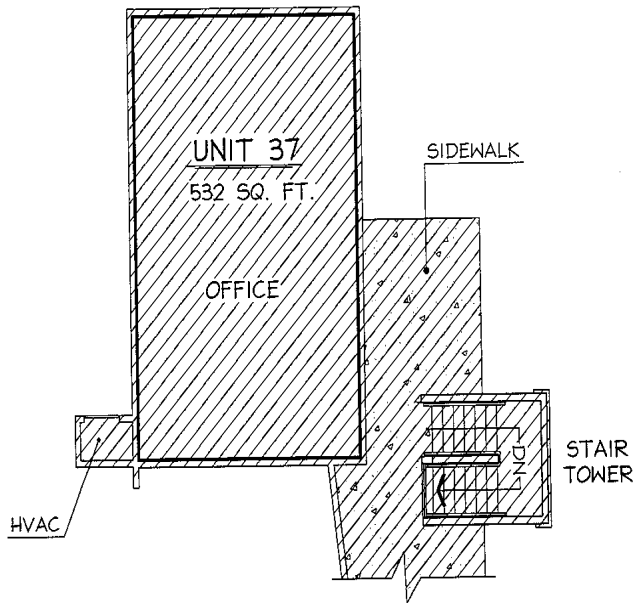




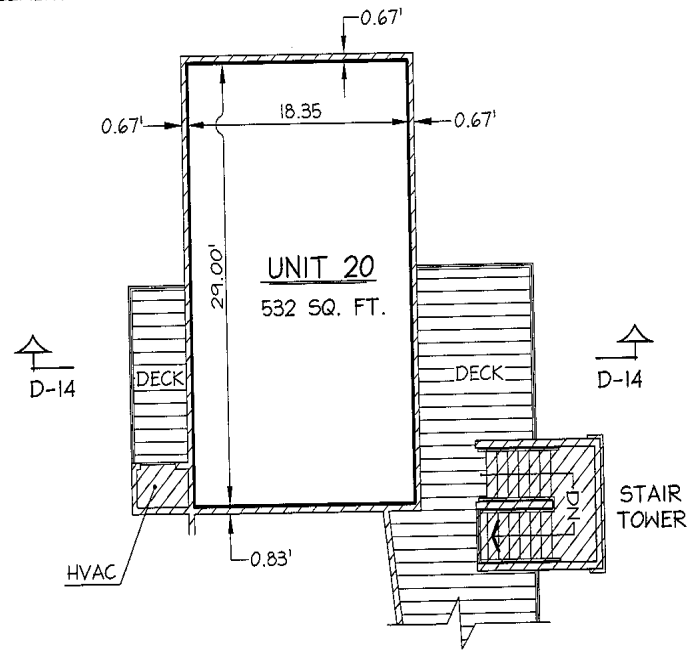
GRAPHIC SCALE  
FULL SCALE 1"=4'

LEGEND

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



FIRST FLOOR PLAN

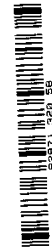


SECOND FLOOR PLAN

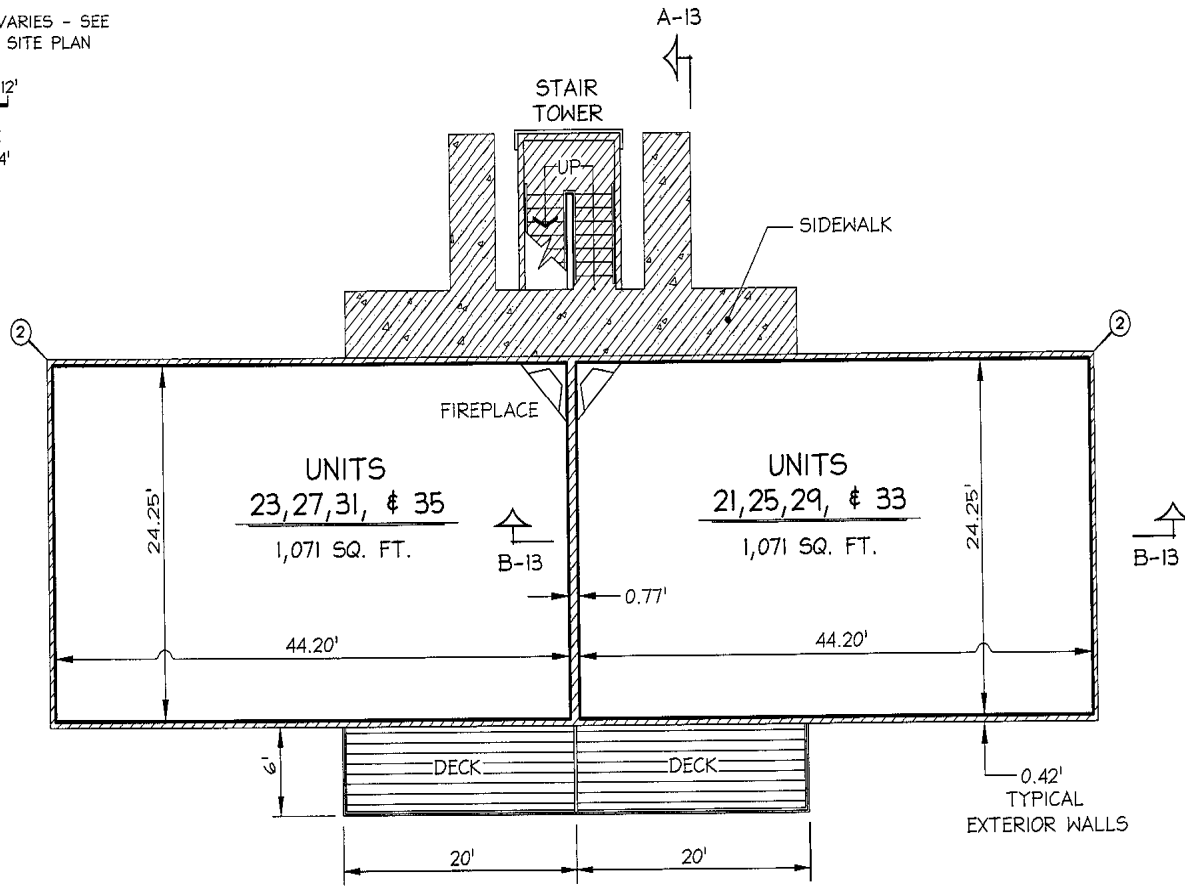
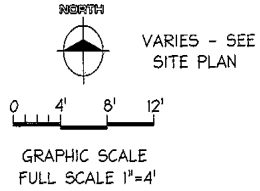


PROPOSED - MAY 18, 2005

**UNITS 20 & 37  
FLOOR PLANS**  
**NORTHERN LIGHTS  
CONDOMINIUM**  
PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090  
**SHEET 10**





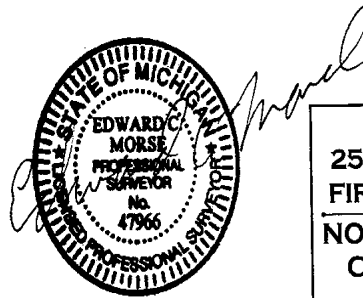


**LEGEND**

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▨ LIMITED COMMON ELEMENT

**FIRST FLOOR PLAN**

A-13



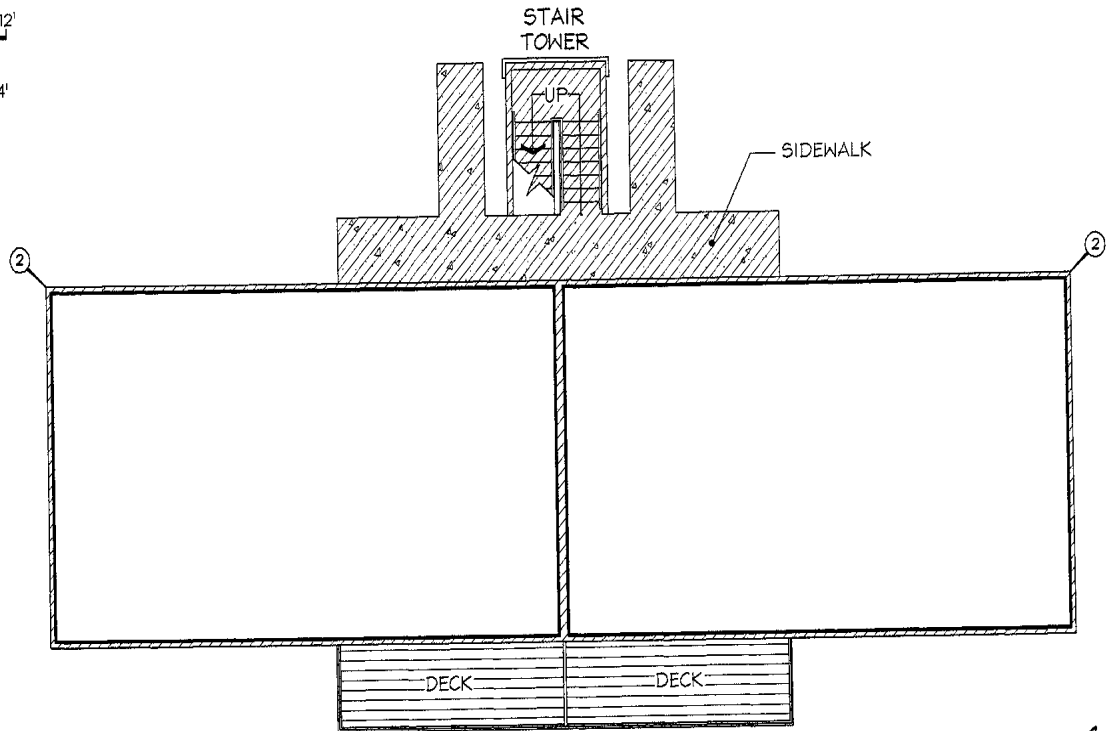
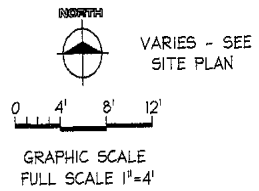
PROPOSED - MAY 18, 2005

**UNITS 21, 23  
25, 27, 29, 31, 33 & 35  
FIRST FLOOR PLAN  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

**SHEET 11**

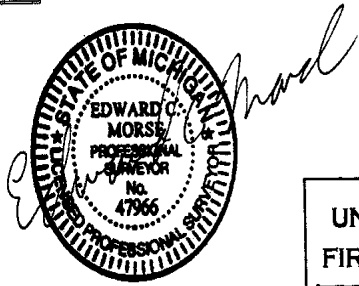




**LEGEND**

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

UNITS  
21 THRU 32  
FIRST FLOOR PLAN



**UNITS 21 THRU 32  
FIRST FLOOR PLAN**

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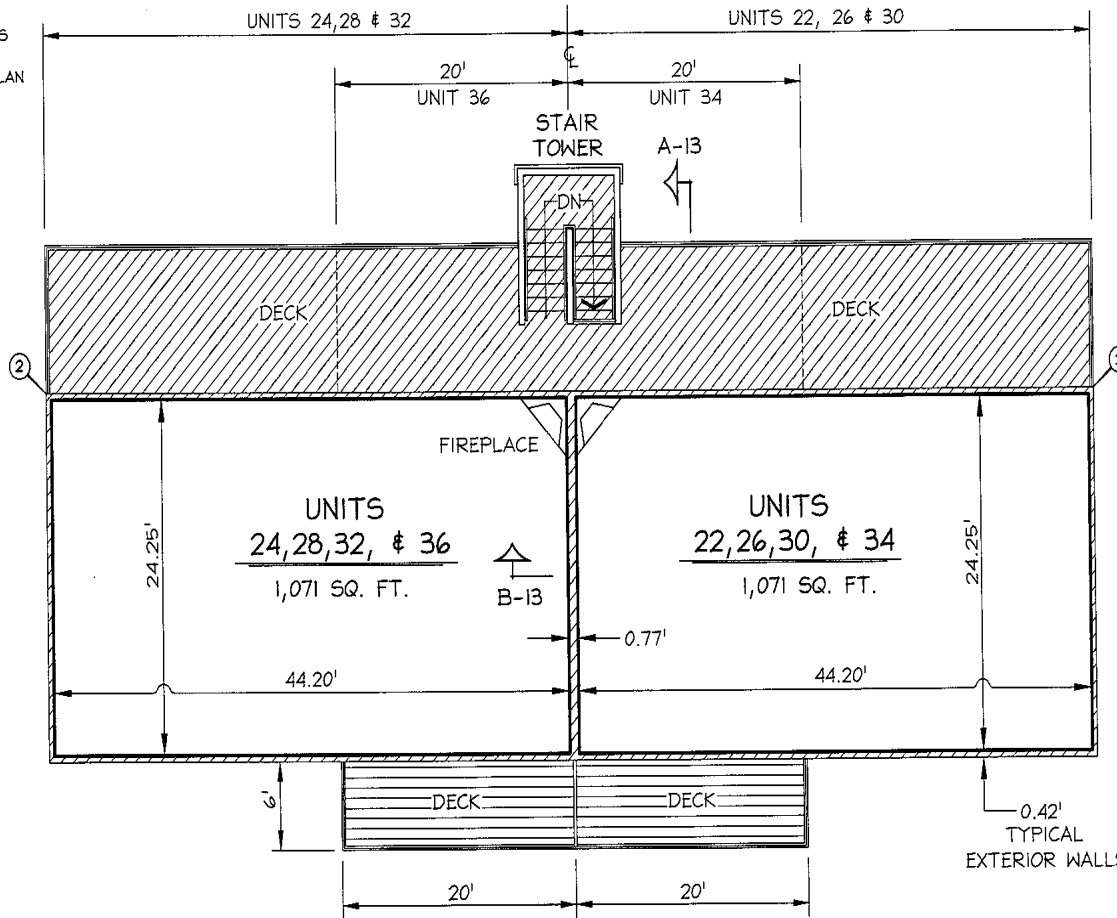
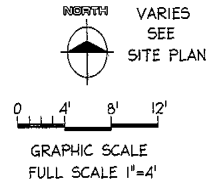
**NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

**SHEET 11.A**

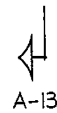
PROPOSED - MAY 18, 2005

LIBER 2871 PAGE 322

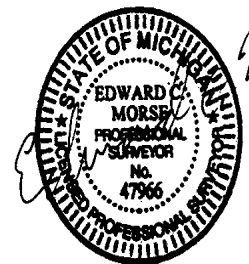


**LEGEND**

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▨ LIMITED COMMON ELEMENT



**SECOND FLOOR PLAN**



PROPOSED - MAY 18, 2005

**UNITS 22, 24  
26, 28, 30, 32, 34 & 36  
SECOND FLOOR PLAN  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

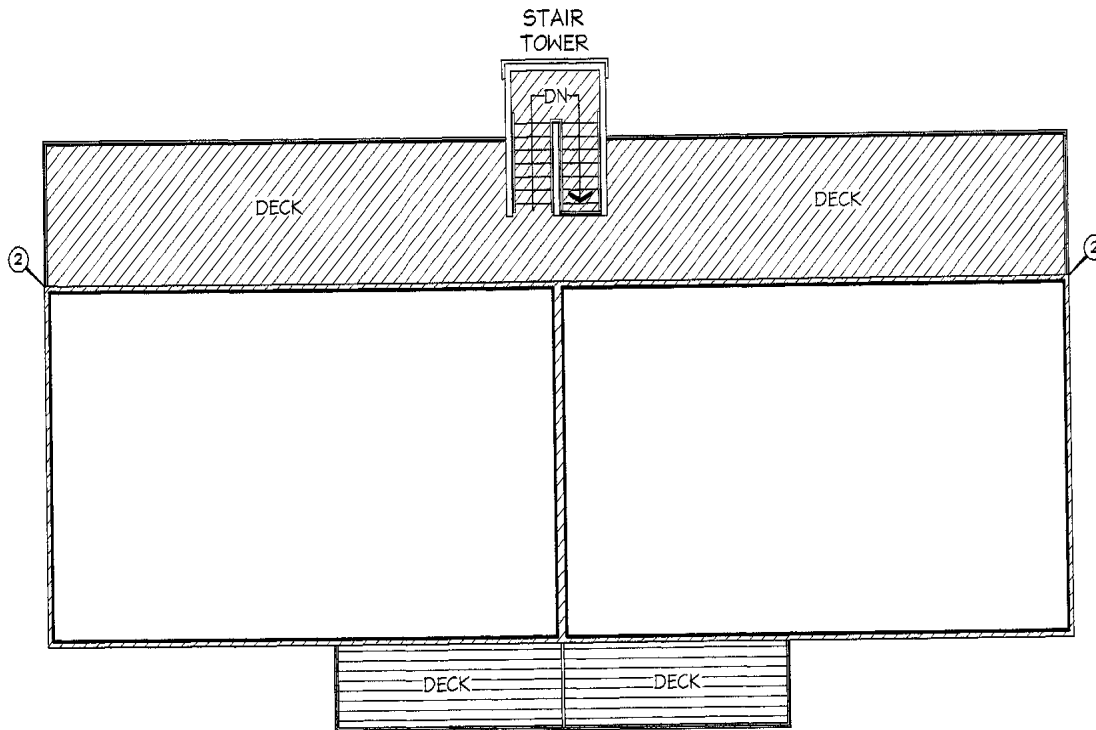
**SHEET 12**



NORTH VARIES  
SEE  
SITE PLAN



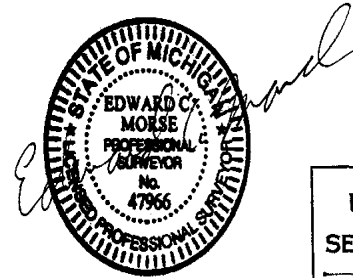
GRAPHIC SCALE  
FULL SCALE 1"=4'



LEGEND

- ② COORDINATE POINT
- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▨ LIMITED COMMON ELEMENT

UNITS  
21 THRU 32  
SECOND FLOOR PLAN



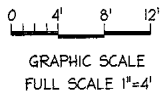
UNITS 21 THRU 32  
SECOND FLOOR PLAN  
NORTHERN LIGHTS  
CONDOMINIUM

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

SHEET 12.A

PROPOSED - MAY 18, 2005





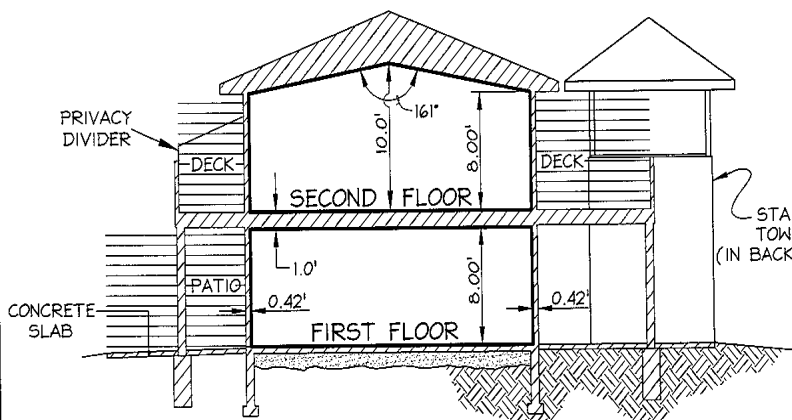
- LEGEND**
- LIMITS OF OWNERSHIP
  - GENERAL COMMON ELEMENT
  - LIMITED COMMON ELEMENT

**NOTES:**

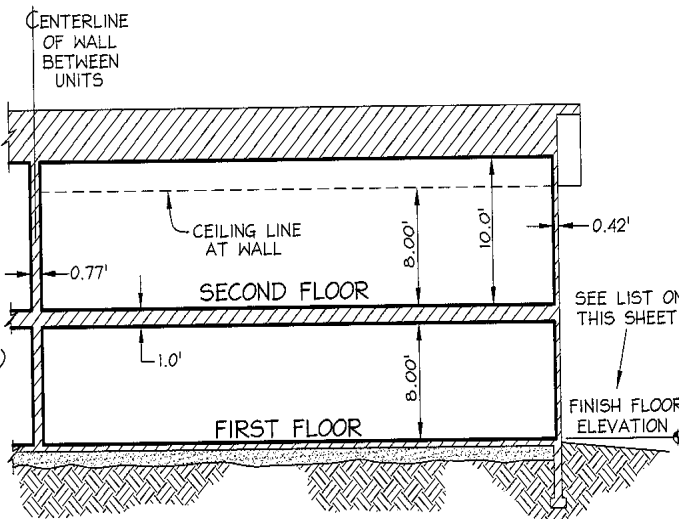
- 1.) ALL OWNERSHIP LINES ARE 90° TO EACH OTHER UNLESS OTHERWISE SHOWN OR NOTED.
- 2.) ALL DIMENSIONS ARE IN FEET AND DECIMALS.
- 3.) OWNERSHIP AREA HEIGHTS AND WIDTHS ARE MEASURED FROM CONCRETE SLAB OR WOOD SUBFLOOR TO FACE OF DRYWALL CEILING OR BETWEEN DRYWALL FACES.

**ELEVATIONS**

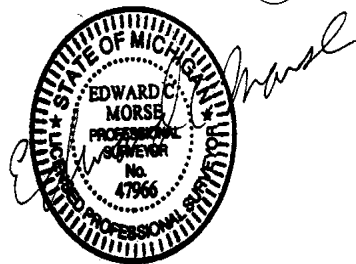
UNITS	ELEVATION
1 - 4	654.20
21 - 24	654.20
25 - 28	654.20
29 - 32	654.20
33 - 36	654.20



**A** BUILDING SECTION  
13



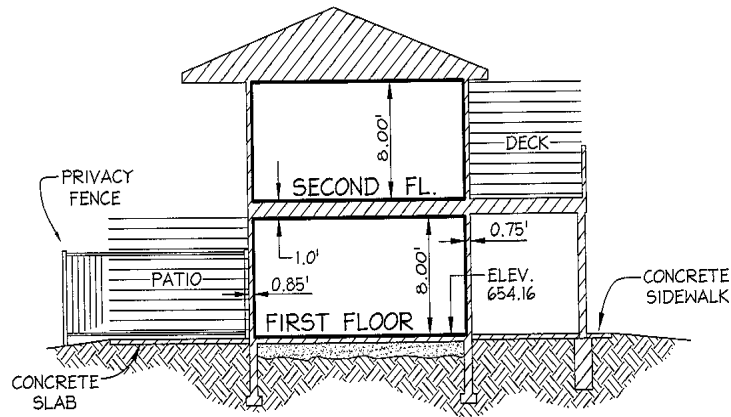
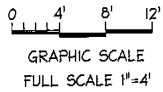
**B** BUILDING SECTION  
13



PROPOSED - MAY 18, 2005

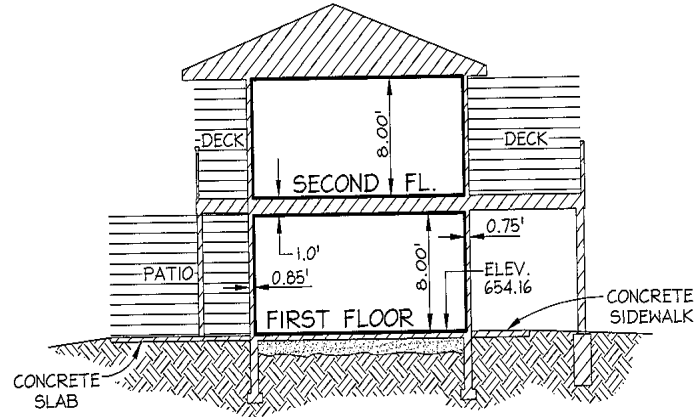
UNITS 1 THRU 4  
AND 21 THRU 36  
BUILDING SECTIONS  
**NORTHERN LIGHTS  
CONDOMINIUM**  
PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090  
**SHEET 13**





**C** BUILDING SECTION  
14

UNITS 5, 7, 9, & 10 THRU 13



**D** BUILDING SECTION  
14

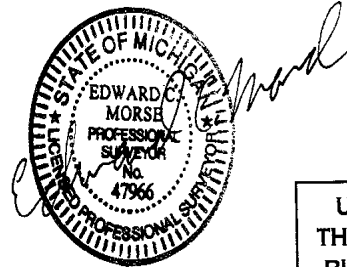
UNITS 14 THRU 20

**LEGEND**

- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▨ LIMITED COMMON ELEMENT

**NOTES:**

- 1.) ALL OWNERSHIP LINES ARE 90° TO EACH OTHER UNLESS OTHERWISE SHOWN OR NOTED.
- 2.) ALL DIMENSIONS ARE IN FEET AND DECIMALS.
- 3.) OWNERSHIP AREA HEIGHTS AND WIDTHS ARE MEASURED FROM CONCRETE SLAB OR WOOD SUBFLOOR TO FACE OF DRYWALL CEILING OR BETWEEN DRYWALL FACES.
- 4.) UNITS 5, 6 AND 10 THRU 13 ARE MULT-LEVEL UNITS HAVING OWNERSHIP ON THE FIRST AND SECOND FLOORS.



**UNITS 5, 7, 9, & 10  
THRU 13 & 14 THRU 20  
BUILDING SECTIONS**

**NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090

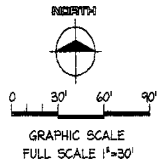
**SHEET 14**

**PROPOSED - MAY 18, 2005**



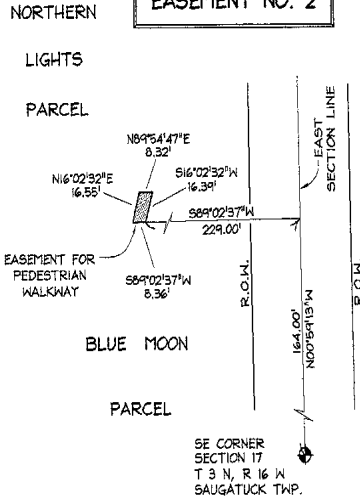


Easement granting access to western side of parking lot to subject parcel.

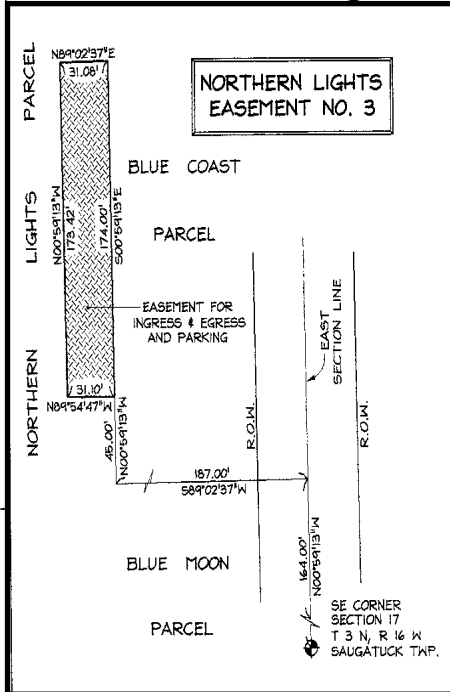


Easement granting egress to subject parcel.

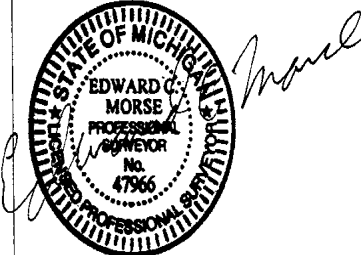
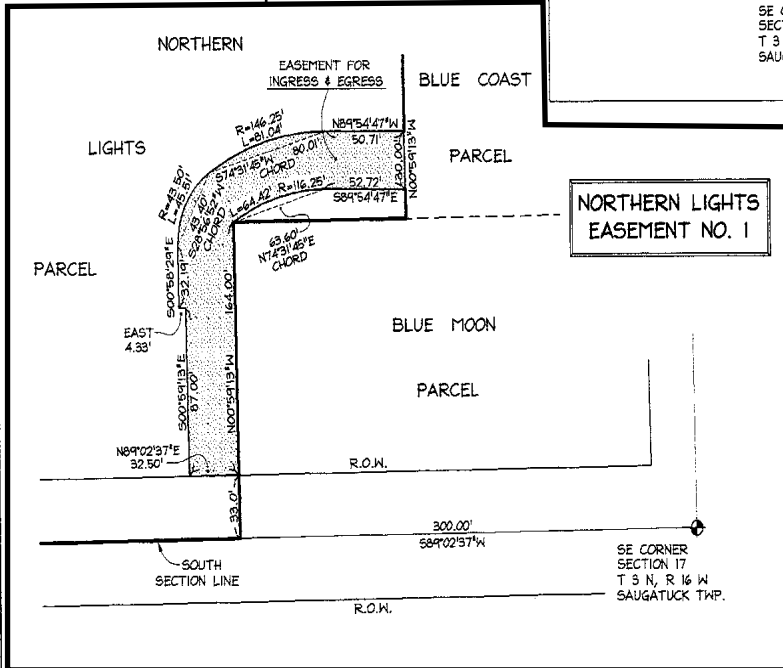
NORTHERN LIGHTS EASEMENT NO. 2



NORTHERN LIGHTS EASEMENT NO. 3



NORTHERN LIGHTS EASEMENT NO. 1



NORTHERN LIGHTS EASEMENTS  
NORTHERN LIGHTS CONDOMINIUM

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090  
**SHEET 15.**

PROPOSED - MAY 18, 2005

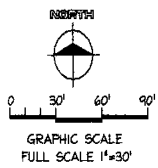
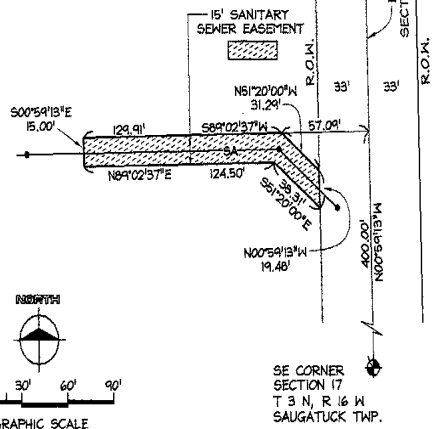
PAGE 327

LIBER 2871

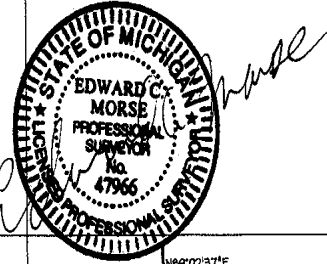
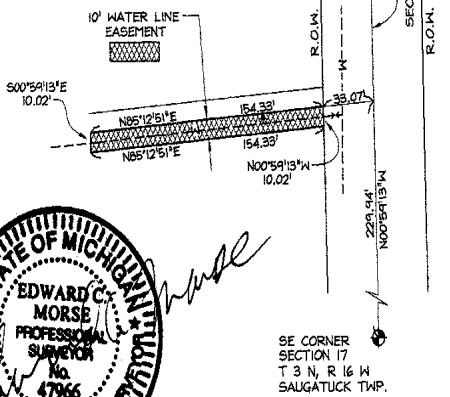


1 10771 207 1 1 10771 207 1

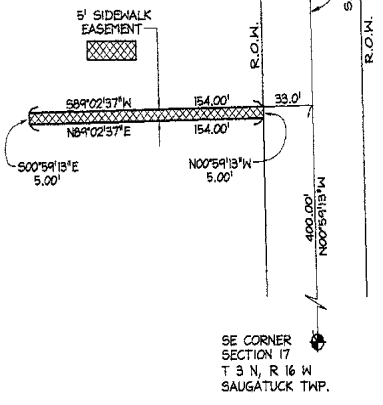
**BLUE COAST EASEMENT NO. 2**



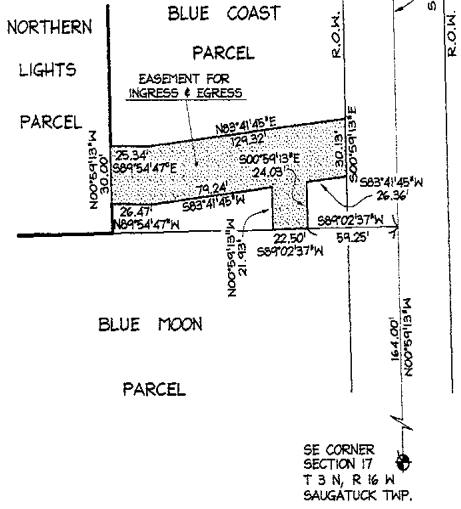
**BLUE COAST EASEMENT NO. 3**



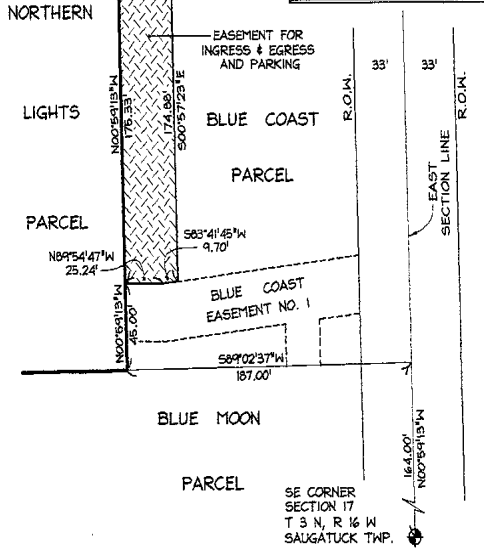
**BLUE COAST EASEMENT NO. 4**



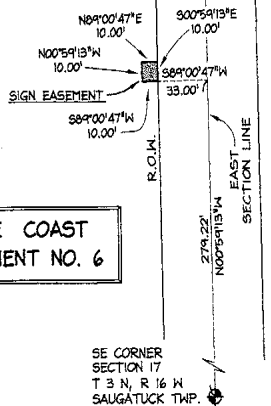
**BLUE COAST EASEMENT NO. 1**



**BLUE COAST EASEMENT NO. 5**



**BLUE COAST EASEMENT NO. 6**



**BLUE COAST EASEMENTS  
NORTHERN LIGHTS  
CONDOMINIUM**

PREPARED BY  
MITCHELL & MORSE LAND SURVEYING  
404 BROADWAY  
SOUTH HAVEN, MICHIGAN 49090  
**SHEET 16.**

**PROPOSED - MAY 18, 2005**



34  
4-  
9

STATE OF MICHIGAN  
ALLEGAN COUNTY  
RECORDED  
1 AUG 2005 8:24:45 AM  
JOYCE A. WATTS  
REGISTER OF DEEDS

**RESERVATION OF EASEMENTS AND MAINTENANCE AGREEMENT**

This Easement and Maintenance Agreement, made July \_\_, 2005, is a reservation of certain easements lying across property owned by Northern Lights Development Group, LLC, hereinafter referred to as Parcel A for the ingress, egress of vehicular traffic, utility services, signage and walkways for the benefit of Northern Lights Condominium currently being and located at 320 Blue Star Highway, Douglas, Michigan 49406. The Grantor, Northern Lights Development Group, LLC reserves unto itself, and to its successors, heirs and assigns, as an appurtenance to the land described below, designated as the "Northern Lights Parcel," the right to use the described easements for the purposes that they were created.

**PARCEL A - SERIVENT ESTATE LEGAL DESCRIPTION**

Legal Description:

Part of the Southeast 1/4 of Section 17, Town 3 North, Range 16 West, Village of Douglas, Allegan County, Michigan being described as: Commencing at the Southeast corner of said Section; Thence North 00 deg 59' 13" West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; Thence South 89 deg 02' 37" West 187.00 feet parallel with the South line of said Section; Thence North 00 deg 59' 13" West 236.00 feet; Thence North 89 deg 02' 37" East 187.00 feet; Thence South 00 deg 59' 13" East 236.00 feet along the East line of said Section to the point of beginning.

**NORTHERN LIGHTS PARCEL - DOMINENT ESTATE LEGAL DESCRIPTION:**

Situated in the Southeast Quarter of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan

Described as Commencing at the Southeast Corner of Section 17, Thence South 89 deg 02' 37" West along the South Section Line, 300.00 Feet to the Point of Beginning of this Description, Thence Continuing along the South Section Line an a bearing of South 89 deg 02' 37" West, 300.00 Feet; Thence North 00 deg 59' 13" West, parallel with the East Line of Section 17, 400.00 Feet; Thence North 89 deg 02' 37" East, 413.00 Feet; Thence South 00 deg 59' 13" East, 236.00 Feet; Thence South 89 deg 02' 37" West, 113.00 Feet; Thence South 00 deg 59' 13" East, 164.00 Feet to the Point of Beginning of This Description, Containing 3.36 Acres.

**A. Easement Reservations**

STATE OF MICHIGAN  
ALLEGAN COUNTY  
RECEIVED  
29 JUL 2005 2:45:12 PM  
JOYCE A. WATTS  
REGISTER OF DEEDS

RECD JUL 29 2005

Marple & Associates, 305 Hoover Blvd Ste 400, HO 49423



The following easements are reserved and continued maintenance and repair as described below:

**NORTHERN LIGHTS RESERVATION OF EASEMENTS**

1. Northern Lights Development Group, LLC reserves and grants to Northern Lights Development Group, LLC for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the private driveway located on Parcel A for access for ingress and egress to the Northern Lights Parcel. Such easement is as legally described as the Reserved Easement No. 1 described below and made part of this Reservation of Easements. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

**Legal Description:**

**RESERVED EASEMENT NO. 1**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE NORTH 00° 59' 13" WEST ON THE EAST SECTION LINE 164.00 FEET; THENCE SOUTH 89° 02' 37" WEST 59.25 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 02' 37" WEST 22.50 FEET; THENCE NORTH 00° 59' 13" WEST 21.93 FEET; THENCE SOUTH 83° 41' 45" WEST 79.24 FEET; THENCE NORTH 89° 54' 47" WEST 26.47 FEET; THENCE NORTH 00° 59' 13" WEST 30.00 FEET; THENCE SOUTH 89° 54' 47" EAST 25.34 FEET; THENCE NORTH 83° 41' 45" EAST 129.32 FEET TO THE WEST LINE OF 68<sup>TH</sup> STREET (A.K.A. FERRY STREET); THENCE SOUTH 00° 59' 13" EAST ON SAME, 30.13 FEET; THENCE SOUTH 83° 41' 45" WEST 26.36 FEET; THENCE SOUTH 00° 59' 13" EAST 24.03 FEET TO THE PLACE OF BEGINNING.

2. Northern Lights Development Group, LLC reserves and grants to Northern Lights Development Group, LLC for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway an irrevocable easement, right and license to utilize the right to construct, alter, repair and maintain a sewer line across Parcel A as constructed and is as legally described as the Reservation of Easement No. 2 described below. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all times will repair and replace any damage to the Grantor's property from such rights of entry.

**Legal Description:**

**RESERVATION OF EASEMENT NO. 2**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE NORTH 00° 49' 13" WEST ON THE EAST SECTION LINE 400.00 FEET; THENCE SOUTH 89° 02' 37" WEST 57.09 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 51° 20' 00" EAST 31.29 FEET TO THE WEST LINE OF 68<sup>TH</sup> STREET (A.K.A. FERRY STREET); THENCE SOUTH 00° 59' 13" EAST ON SAME, 19.48 FEET; THENCE NORTH 51° 20' 00" WEST 38.31 FEET; THENCE SOUTH 89° 02' 37" WEST



124.50 FEET; THENCE NORTH 00° 59' 13" WEST 15.00 FEET; THENCE NORTH 89° 02' 37" EAST 129.91 FEET TO THE PLACE OF BEGINNING.

3. Northern Lights Development Group, LLC reserves and grants to Northern Lights Development Group, LLC for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway an irrevocable easement, right and license to utilize the right to construct, alter, repair and maintain a water main line across Parcel A as constructed and is as legally described as the Reservation of Easement No. 3 described below and made part of this Cross Easement. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all times will repair and replace any damage to the Grantor's property from such rights of entry.

**Legal Description:**

**RESERVATION OF EASEMENT NO. 3**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE NORTH 00° 59' 13" WEST ON THE EAST SECTION LINE 229.94 FEET; THENCE SOUTH 85° 12' 51" WEST 33.07 FEET TO THE WEST LINE OF 68<sup>TH</sup> STREET (A.K.A. FERRY STREET) AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00° 59' 13" EAST ON SAID WEST LINE 10.02 FEET; THENCE SOUTH 85° 12' 51" WEST 154.33 FEET; THENCE NORTH 00° 59' 13" WEST 10.02 FEET; THENCE NORTH 85° 12' 51" EAST 154.33 FEET TO THE PLACE OF BEGINNING.

4. Northern Lights Development Group, LLC reserves and grants to Northern Lights Development Group, LLC for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the right to construct, alter, repair and maintain a pedestrian walkway to be constructed on the northern property line of Parcel A for a maximum width of five (5) feet and is as legally described as the Reservation of Easement No. 4, described below and made part of this Cross Easement. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all times will repair and replace any damage to the Grantor's property from such rights of entry.

**Legal Description:**

**RESERVATION OF EASEMENT NO. 4**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE NORTH 00° 59' 13" WEST ON THE EAST SECTION LINE 400.00 FEET; THENCE SOUTH 89° 02' 37" WEST 33.00 FEET TO THE WEST LINE OF 68<sup>TH</sup> STREET (A.K.A. FERRY STREET) AND THE PLACE OF BEGINNING OF THIS DESCRIPTION;



THENCE SOUTH 00° 59' 13" EAST ON SAID WEST LINE 5.00 FEET; THENCE SOUTH 89° 02' 37" WEST 154.00 FEET; THENCE NORTH 00° 59' 13" WEST 5.00 FEET; THENCE NORTH 89° 02' 37" EAST 154.00 FEET TO THE PLACE OF BEGINNING.

- 5. Northern Lights Development Group, LLC reserves and grants to Northern Lights Development Group, LLC for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize, the ingress and egress to the newly constructed parking lot lying on the land located the eastern property line of the Northern Lights Parcel and the westerly property line of Parcel A. Such easement shall be as described below as the Reservation of Easement No. 5 for ingress and egress to the required parking for the Northern Lights Parcel. The Parties shall assume all costs of construction and further maintenance of such ingress and egress to the newly constructed parking lot as provided for under the Parties' agreements. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

**Legal Description:**

**RESERVATION OF EASEMENT NO. 5**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE NORTH 00° 59' 13" WEST ON THE EAST SECTION LINE 164.00 FEET; THENCE SOUTH 89° 02' 37" WEST 187.00 FEET; THENCE NORTH 00° 59' 13" WEST 45.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00° 59' 13" WEST 175.33 FEET; THENCE NORTH 89° 02' 37" EAST 35.00 FEET; THENCE SOUTH 00° 57' 23" EAST 174.88 FEET; THENCE SOUTH 83° 41' 45" WEST 9.70 FEET; THENCE NORTH 89° 54' 47" WEST 25.24 FEET TO THE PLACE OF BEGINNING.

- 6. Northern Lights Development Group, LLC reserves and grants to Northern Lights Development Group, LLC for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the right to continued use or newly constructed, altered, repair and maintain the existing Northern Lights Sign off Blue Star Highway as well as a sufficient area surrounding the sign for proper maintenance and appearance as is legally described as the Reservation of Easement No. 6, described below and made part of this Reservation of Easements. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all times will repair and replace any damage to the Grantor's property from such rights of entry.

Further, should a new sign be required by the City of the Village of Douglas, Northern Lights Development Group, LLC agrees to share in the cost of relocation, construction, and continued maintenance and repair of a new sign to be located at a mutually agreeable location on Parcel A or within the right-of-way of Ferry Street as approved by the City of the Village of Douglas. Such use shall be governed as follows:



1. The sign would be constructed with a six foot width by twelve foot height atop a stone faced monument base that is four feet tall. The sign's area shall be split in equal thirds with Northern Lights Development Group reserving the top one third of the sign and any future owners or their successors in interest of Parcel A shall have the lower two thirds of the sign for their exclusive use.
2. The sign would be constructed in conjunction with any new owner of Parcel A with the cost of such sign to be split in thirds with the Northern Lights Parcel paying one-third of the total cost and Parcel A owners or their successors in interest two-thirds of the total cost.
3. The new signs location shall be mutually agreed by the respective parties upon Parcel A or other suitable location within the Blue Star Highway corridor.
4. Any future cost of the sign including utilities, maintenance, and other costs shall be paid by the respective parties according to the total square footage of use except each respective party shall bore the full cost of the replacement and/or repair of the sign face for each respective use.
5. Should the size of the sign as described in Paragraph One above not be approved by the City of the Village of Douglas, then each respective parties' total surface shall be enlarged or reduced according to the approval by the City.
6. Should the owners of the Northern Lights parcel wish to construct the sign and Parcel A remains vacant, then the owners of the Northern Lights parcel may do so and place a lien on Parcel A for their actual costs of construction according to the above paragraphs.
7. The owners of the Northern Lights Parcel may dictate as to the location of the utilities that shall provide proper use and maintenance of the sign including electrical service and water.
8. The Parties agree to share in the cost of landscaping around the sign according to the respective percentages detailed above.

**Legal Description:**

**RESERVATION OF EASEMENT NO. 6**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE NORTH 00° 59' 13" WEST ON THE EAST SECTION LINE 279.22 FEET; THENCE SOUTH 89° 00' 47" WEST 33.00 FEET TO THE WEST LINE OF 68<sup>TH</sup> STREET (A.K.A. FERRY STREET) AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 00' 47" WEST 10.00 FEET; THENCE NORTH 00° 59' 13" WEST 10.00 FEET; THENCE NORTH 89° 00' 47" EAST 10.00 FEET TO THE WEST LINE OF 68<sup>TH</sup> STREET; THENCE SOUTH 00° 59' 13" EAST ON SAME, 10.00 FEET TO THE PLACE OF BEGINNING.

7. Northern Lights Development Group, LLC grants to the owners of Parcel A, for its benefit and that of its successors and assigns and for the tenants or owners





of any residential or commercial development or to be constructed on Parcel A, an irrevocable easement, right and license to utilize the private driveway access for ingress and egress to the Parcel A from the Wiley Road access. Such easement is as legally described as the Northern Lights Reservation of Easement No. 7 described below. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

**Legal Description:**

**RESERVATION OF EASEMENT NO. 7**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWN 3 NORTH, RANGE 16 WEST; THENCE SOUTH 89° 02' 37" WEST ON THE SOUTH SECTION LINE 300.00 FEET; THENCE NORTH 00° 59' 13" WEST 33.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 02' 37" WEST 32.50 FEET; THENCE NORTH 00° 59' 13" WEST 87.00 FEET; THENCE WEST 4.33 FEET; THENCE NORTH 00° 58' 29" WEST 321.19 FEET; THENCE 45.51 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 43.50 FEET AND A CHORD THAT BEARS NORTH 28° 56' 52" EAST 43.40 FEET; THENCE 81.04 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 146.25 FEET AND A CHORD THAT BEARS NORTH 74° 31' 45" EAST 80.01 FEET; THENCE SOUTH 89° 54' 47" EAST 50.71 FEET; THENCE SOUTH 00° 59' 13" EAST 30.00 FEET; THENCE NORTH 89° 54' 47" WEST 52.72 FEET; THENCE 64.42 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 116.25 FEET AND A CHORD THAT BEARS SOUTH 74° 31' 45" WEST 63.60 FEET; THENCE SOUTH 00° 59' 13" EAST 164.00 FEET TO THE PLACE OF BEGINNING.

The irrevocable rights and interests granted and conveyed in this Agreement shall allow each owner, its successors and assigns and the tenants or owners of any units located on or to be constructed on each owner's land to use all ingress and egress to their respective properties.

**Reservation of Easements for Utilities and Roads**

1. The Parties have jointly granted certain easements ingress and egress as described above. The parties understand and agree that these water and sewer lines and pipes and all of the facilities located or to be constructed within the area subject to the easements, as well as all other utilities situated throughout the project, are for the benefit of the owners of Parcel B currently being developed as Condominiums called Northern Lights and for their successors and assigns, and the tenants or owners of all of the residential units now located or to be constructed on the Parcel B, but this shared usage to be limited, however, to usage which is determined by engineering analysis to be within the capacity of the existing facilities. The owners of Parcel A may tap into the existing utilities and utilize any excess capacity over and above that required by the Northern Lights Condominiums. The parties agree that any expenses of maintenance, repair or replacement of the sewer and water lines and pipes and other utilities now located or to be constructed in their respective properties shall be shared among the parties on a prorated basis determined by the actual usage of each owner or co-owner.



2. For the purposes of vehicular and construction access and ingress and egress to and from Blue Star Highway, the public right-of-way servicing and adjacent to the properties of each party, a certain joint roadway easement benefiting the properties of each party was created as described above. The parties understand and agree that the roadways located or to be constructed within the joint roadway easement area are to be mutually enjoyed and shared by each party, its successors and assigns, and the tenants of all of the units now located or to be constructed on the properties of each owner as described above. The parties agree that any expenses of maintenance, repair, resurfacing, resealing or patching of the roadways now located or to be constructed on their respective properties shall be shared among the parties on a prorated basis described and as set forth in Section C below.

### C. Maintenance of Facilities

1. Each party to this Agreement shall be responsible for the maintenance of its roadways located or to be constructed on the property owned by it, provided, however, that each Party shall contribute on a pro rata basis to the costs and expenses of repair, maintenance and operation incurred by the owner of the other land and facilities in return for the easements, rights and licenses granted under this Agreement. The amount of each owner's contributed share shall be determined each year, and shall be paid on an annual basis by each owner due and payable on September 1 of each calendar year. Each owner shall first determine the total annual estimated expenses of maintenance of its facilities, which shall include operating and maintenance expenses, insurance expenses, management costs and taxes directly attributable to roadway surfaces, sidewalks and walkways located on each respective property. The total combined annual estimated costs and expenses for all properties and facilities shall then be set forth in an annual budget and allocated among the parties as follows:

a. The amount to be paid by each owner shall be initially determined on the date of this Agreement and subsequently on December 31st of each year, based on the estimate of the succeeding calendar year's total operating and maintenance expenses, insurance expenses, administrative and management costs and taxes directly attributable to roadways, sidewalks and walkways located or to be located on the properties, computed on a prorated basis for the purposes of this Agreement. Parcel A shall be responsible for forty (40%) percent of the cost of such maintenance and repair and Parcel B shall be responsible for sixty (60%) percent of such costs.

b. Until all construction is fully completed, the number of units taken into account for purposes of this calculation shall be the number of units constructed and occupied at the time such costs or expenses were incurred. Therefore, it is understood that as further construction is completed, the total number of units and the proportion of expenses borne by each party as it relates to the shared facilities shall change. Further the actual use of the unit shall be taken into consideration when computing the prorated share of use.

2. Certain administrative, management, maintenance and leasing activities benefiting all lands and improvements or benefiting property in addition to the property where activities are being conducted may be conducted from time to time on the land or within the facilities located on that land. Similarly, certain or all of the employees working at or on behalf of any one owner's property may also perform services benefiting one or both of the properties. Therefore, the owners of each property shall share all of the expenses of operation of (a) the facilities shared for common activities, and (b) the employees providing services to both properties in the same proportion and in the same manner as for sharing expenses set forth in above. The expenses to be shared shall include, but



shall not be limited to, hourly or salary wages, workers compensation insurance, social security taxes, other employee benefits, utilities, routine office expenses, insurance, advertising and marketing, and equipment, vehicles and supplies used in the maintenance and management of the properties.

3. The Northern Lights Condominium shall maintain and operate the utilities that have been extended to the Northern Lights parcel from Blue Star Highway and running through Parcel A. Northern Lights Development and its successors shall retain the right at any time to enter such property to repair, maintain, construct and rehabilitate the drains, sewers and water lines leading to it from Blue Star Highway. Any damage done to the surface of the real property shall be reasonably repaired.

#### D. Miscellaneous

1. The parties expressly understand and agree, for themselves, their successors and assigns, and on behalf of all tenants, guests of tenants, agents, employees and business invitees, that no party to this Agreement shall have any liability to any other party or any other person or party for any damage or injury located on any land other than the one owned by the respective party as a consequence of entering into this Agreement or any of the actions taken in performance of this Agreement. Each party will hold the other owners harmless from any and all liabilities or costs incurred in connection with the easements and the facilities subject to this Agreement, such as utility pipes or lines.

2. In absence of a written agreement between the parties, usage of the shared facilities and of the easements, rights, licenses that are established under this Agreement shall be in accordance with such reasonable usage as is normal and customary for development projects of the type now owned or to be constructed and operated by the parties. This means that any type of shared use of the parking areas or other improvements shall be based on actual use, duration, frequency of use and other factors.

3. Any dispute, controversy or claim arising out of or in connection with or relating to this Agreement or any breach or alleged breach of this Agreement shall, upon the request of one of the parties, be submitted to and settled by arbitration as follows: Each party shall select a person not related or affiliated to the selecting party and the selection shall be made within 30 days after the request for arbitration by either party. The two arbitrators so selected shall choose a third independent arbitrator and then render a decision within 30 days after the selection. The costs of the arbitrators and the arbitrators' fees, if any, shall be shared equally by the parties to the arbitration; provided, however, that the arbitrators in their sole discretion may allocate costs and fees to one of the parties to the arbitration if they believe that one of the parties unreasonably caused a dispute, controversy or claim to be submitted to arbitration. Each party shall be responsible for experts and attorneys engaged by the party on its behalf. A decision of two of the three arbitrators shall be determinative. Any decision rendered by arbitrators shall be final and conclusive on the parties and a judgment on the decision may be entered in a circuit court for the State of Michigan.

4. With respect to the property owned by it, each party agrees to indemnify and hold the other harmless from all claims of every kind, of every person, including without limitation, employees of the indemnifying party, contractors, tenants of the indemnifying party and subtenants or concessionaires of any tenants, employees, guests and business invitees of any tenants, subtenants or concessionaires, which claims arise



from or out of the construction, use, occupancy or possession of the property owned by the indemnifying party.

5. The easements and rights created by this Agreement shall be deemed to run with the land, and shall be for the benefit of and inure to the parties, their successors and assigns, their agents, employees, business invitees, tenants and guests of tenants, and shall burden their respective parcels, perpetually.

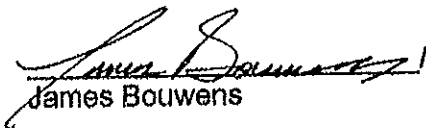
6. Each of the parties, for themselves, their successors and assigns, agrees to maintain all facilities to be mutually enjoyed on the land belonging to each party in first class condition, and to perform such maintenance, repair and upkeep, including the maintenance of high quality exterior appearance, landscaping and interior furnishings and decoration, as is in keeping with a first class residential project.

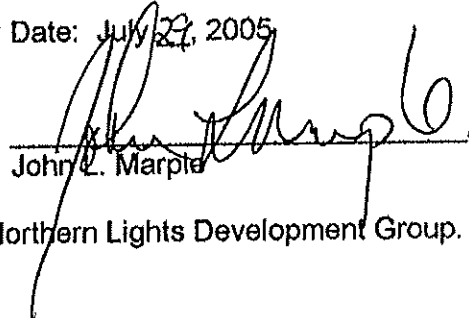
7. This Reservation of Easement Agreement may be amended at any time in writing signed by the parties or their successors to this Agreement.

In witness, the parties have executed this Reservation of Easements and Maintenance Agreement on the day and year first written above.

Date: July 29, 2005

Date: July 29, 2005

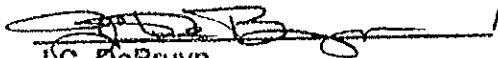
  
James Bouwens

  
John L. Marple

Authorized Representatives and Members of Northern Lights Development Group.

State of Michigan )  
County of Allegan )

Sworn to before me this <sup>21</sup> day of July, 2005 by James Bouwens and John L. Marple

  
J.G. DeBruyn  
Notary Public  
County of Van Buren  
State of Michigan

My Commission Expires on: March 9, 2006

Acting in the County of Allegan

Prepared By:  
John L. Marple  
Marple & Associates  
305 Hoover Blvd.  
suite 400  
Holland, MI 49423  
(616) 494-0500

1930  
Register

### RIGHT OF WAY

Know all men by these presents that Edna E. Eckhardt of the County of Allegan and State of Michigan, for and in her own right, do hereby convey and warrant unto the party of the second part, its successors and assigns, forever, the easement and right to erect and maintain an electric line, consisting of wood poles, wires and distributing appliances for the purpose of transmitting and distributing electricity, on, over, and across the following described parcel of land in the Township of Spring Lake County of Allegan and State of Michigan, to-wit: the North-west quarter (1/4) of the North-east quarter (1/4) of Township 22 North, Range 2 East, Section 16, West 1/2 of that parcel in the North-east corner thereof now or formerly owned by the Village of Douglas

The route to be taken by said line of wood poles and wires across said land being more specifically described as follows: Lines to be set in an easterly and westerly direction on over and across said above described land on a road as now located and staked.

With full right and authority to the party of the second part, its successors or assigns, and its and their agents, servants and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing and maintaining such wood poles and other supports, with all necessary braces, guys, anchors and transformers, and stringing thereon and supporting and suspending therefrom lines of wire or other conductors, for the transmission of electrical energy, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines. It is expressly understood that no buildings or other structures will be placed under such wires without the written consent of said second party.

Said party of the second part hereby waives all claims for damages to crops or buildings and other structures which may be caused by the erection and maintenance of said lines of wire and wires and other conductors on the land of the first part this 10th day of October 1930.

Witness my hand and seal of the said County of Allegan, Michigan, this 10th day of October 1930.

Edna E. Eckhardt

Notary Public, Allegan County, Michigan.

STATE OF MICHIGAN, County of Allegan. On this 10th day of October 1930 before me, a Notary Public, personally appeared Edna E. Eckhardt known to me to be the same person named in and who executed the foregoing instrument, and severally acknowledged the execution of the same to be her free act and deed.

My commission expires 20th day of 1931.

Notary Public, Allegan County, Michigan.

RIGHT OF WAY. Received for Record this 18th day of November 1930 at 10 o'clock A. M. Spring Lake Register.

### RIGHT OF WAY

Know all men by these presents that Edna E. Eckhardt of the County of Allegan and State of Michigan, for and in her own right, do hereby convey and warrant unto the party of the second part, its successors and assigns, forever, the easement and right to erect and maintain an electric line, consisting of wood poles, wires and distributing appliances for the purpose of transmitting and distributing electricity, on, over, and across the following described parcel of land in the Township of Spring Lake County of Allegan and State of Michigan, to-wit: the North-west quarter (1/4) of the North-east quarter (1/4) of Township 22 North, Range 2 East, Section 16, West 1/2 of that parcel in the North-east corner thereof now or formerly owned by the Village of Douglas

The route to be taken by said line of wood poles and wires across said land being more specifically described as follows: Lines to be set in an easterly and westerly direction on over and across said above described land on a road as now located and staked.

With full right and authority to the party of the second part, its successors or assigns, and its and their agents, servants and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing and maintaining such wood poles and other supports, with all necessary braces, guys, anchors and transformers, and stringing thereon and supporting and suspending therefrom lines of wire or other conductors, for the transmission of electrical energy, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines. It is expressly understood that no buildings or other structures will be placed under such wires without the written consent of said second party.

Said party of the second part hereby waives all claims for damages to crops or buildings and other structures which may be caused by the erection and maintenance of said lines of wire and wires and other conductors on the land of the first part this 10th day of October 1930.

Witness my hand and seal of the said County of Allegan, Michigan, this 10th day of October 1930.

Edna E. Eckhardt

Notary Public, Allegan County, Michigan.

STATE OF MICHIGAN, County of Allegan. On this 10th day of October 1930 before me, a Notary Public, personally appeared Edna E. Eckhardt known to me to be the same person named in and who executed the foregoing instrument, and severally acknowledged the execution of the same to be her free act and deed.

My commission expires 20th day of 1931.

Notary Public, Allegan County, Michigan.

257-555

44

Form No. 104, 3-11

RIGHT OF WAY LIST 377 Parcel No. 2.

W. C. Grains, also known as William C. Graine, a single man; Louise C. Van Syckel, also known as Louise Van Syckel and Norma Aliber

first part 188, in consideration of One Dollar (\$ 1.00 ) to them paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, second party, receipt of which is hereby acknowledged, Convey and Warrant to the second party, its successors and assigns, forever, the easement and right to erect, lay and maintain lines consisting of ~~wires~~, poles, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the following described parcel of land, including all public highways upon or adjacent to said parcel of land, which parcel is situate in the Township of Saugatuck County of Allegan and State of Michigan, to-wit:

The East one-half (1/2) of the Southeast one-quarter (1/4) of Section seventeen (17) Township three (3) North, Range sixteen (16) West excepting the North six (6) rods of the East twelve (12) rods thereof ~~also~~ excepting a parcel of land described as beginning at a point six (6) rods South of the Northeast corner of said land, thence South sixty (60) feet to a point, thence West ten (10) rods to a point, thence North sixty (60) feet to a point, thence East ten (10) rods to place of beginning.

The route to be taken by said lines of ~~wires~~, poles, wires, cables and conduits across, over and under said land being more specifically described as follows:

Second party may locate said route North of and not more than fifty (50) feet from the centerline of the highway on the South side of said above described land; also conveying the right to erect and maintain lines of poles and wires leading laterally from said route to the centerline of said highway.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such cables, conduits and ~~wires~~, poles and other supports, with all necessary braces, guys, anchors, manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and/or communication, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

Second party to pay first party for any damage to crops in erecting and maintaining said lines of poles and wires.

WITNESS the hand, s. and seal, s. of the part 188, of the first part, this Sept 1 day of Sept, 1944.

Signed, Sealed and Delivered in Presence of

Arthur L. Slenher  
Arthur L. Slenher

J. T. Norton  
J. T. Norton

W. C. Graine (L. S.)  
W. C. Graine

Louise C. Van Syckel (S.)  
Louise C. Van Syckel

Norma Aliber (L. S.)  
Norma Aliber

FEB 17 1945 REC'D FOR RECORDS J. H. ...

FEB 17 1945  
REC'D FOR RECORD 977  
Notarially witnessed

second party, its successors and assigns. Forever, the easement and right to erect, lay and maintain lines consisting of ~~wood~~ poles, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the following described parcel..... of land, including all public highways upon or adjacent to said parcel..... of land, which parcel..... is..... situate in the..... Township..... of..... Saugatuck..... County of..... Allegan..... and State of Michigan, to-wit:  
The East one-half (1/2) of the Southeast one-quarter (1/4) of Section seventeen (17) Township three (3) North, Range sixteen (16) West excepting the North six (6) rods of the East twelve (12) rods thereof also excepting a parcel of land described as beginning at a point six (6) rods South of the Northeast corner of said land, thence South sixty (60) feet to a point, thence West ten (10) rods to a point, thence North sixty (60) feet to a point, thence East ten (10) rods to place of beginning.

The route to be taken by said lines of ~~wood~~ poles, wires, cables and conduits across, over and under said land being more specifically described as follows:  
Second party may locate said route North of and not more than fifty (50) feet from the centerline of the highway on the South side of said above described land; also conveying the right to erect and maintain lines of poles and wires leading laterally from said route to the centerline of said highway.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such cables, conduits and ~~wood~~ poles and other supports, with all necessary braces, guys, anchors, manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and/or communication, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

Second party to pay first party for any damage to crops in erecting and maintaining said lines of poles and wires.

WITNESS the hand, S. and seal S. of the part~~ies~~ of the first part, this Sept 1 day of Sept, 1944.

Signed, Sealed and Delivered in Presence of

Arthur L. Slenker }  
Arthur L. Slenker }  
J. T. Horton }  
J. T. Horton }  
W. J. Crain (L. S.)  
W. J. Crain }  
Louise C. Van Syckel (L. S.)  
Louise C. Van Syckel }  
Norma Aliber (L. S.)  
Norma Aliber }

STATE OF MICHIGAN, } ss.  
County of Allegan }  
On this 1 Oct day of Sept, 1944, before me,  
a Notary Public of Allegan County, Michigan, acting in Allegan County,  
personally appeared W. J. Crain, Louise C. Van Syckel  
Norma Aliber  
to me known to be the same person named in and who executed the foregoing instruments, and  
severally acknowledged the execution of the same to be their free act and deed.  
John T. Horton  
John T. Horton  
Notary Public, Allegan Co., Mich.  
My commission expires Oct 14-44





RIGHT OF WAY GRANT

THIS INSTRUMENT made Sept 20, 1962

between Joseph Migas

(hereinafter called "Grantor") whose address is

Douglas, MI 49406

and MICHIGAN GAS UTILITIES COMPANY, a Michigan Corporation whose registered office is 899 South Telegraph Road, Monroe, Michigan (hereinafter called "Grantee", its successors and assigns.)

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to him in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, does by these presents grant and convey, with covenants of general warranty, unto the Grantee, its successors and assigns, FOREVER, the easement and right of way to lay, construct and maintain a gas pipe line, with the usual connections and accessories, for the purpose of gathering, transporting or transmitting gas in, through and across the following described parcel of land, which parcel is situated in the Village of Douglas, County of Allegan and State of Michigan, to-wit:

That part of the W 1/2 of the E 1/2 of the SE 1/4 of Sec. 17, lying N. of a line contg. at the SW cor. Felker's Lakeshore Sub., th. S. 89°40'E. to W. line of the E 1/2 of the E 1/2 of the SE 1/4. Also E. 1/4 of the SE 1/4 except com. in the NE cor. thereof, th. S. 159', th. W. 165', th. N. 60' th. W. 231', th. N. 59', to N. line of E 1/2 of the SE 1/4, th. E. 396' to P.O.S. Also except com. E. 1/4 post sec. 17, th. S. on E. line of sd. Sec. 309' to P.O.S., th. S. 225', th. W. 193', th. N. 225', th. E. 193' to P.O.S.

Said easement and right of way shall be a strip 15' feet in width across said parcel of land. The approximate route of the gas pipe line constructed within the easement and right of way is more specifically described as follows:

The easement shall extend 7.5' on either side of the gas main as installed on the above described parcel.

Noted  
2:46 pm '62  
J. Migas  
MIGAS & COMPANY  
ATTORNEYS AT LAW  
DOUGLAS, MICHIGAN

With full right and authority to the Grantee, its successors and assigns, and its agents and employees, to enter at all times upon said described parcel of land for the purpose of constructing, repairing, removing, replacing and maintaining said gas pipe line, connections and accessories, in said easement and right of way; provided, however, in case it shall ever be necessary for the Grantee, its successors and assigns, and its agents and employees, to enter the said easement for the purpose

Liber No. \_\_\_\_\_

Page No. \_\_\_\_\_



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

BLUE COAST PROPERTIES, LLC  
A Michigan Limited Liability Company,

Plaintiff/Counter-Defendant,

Case No. 05-38525-NZ

vs.

NORTHERN LIGHTS DEVELOPMENT  
GROUP LLC,  
A Michigan Limited Liability Company,

Defendant/Counter-Plaintiff.

Hon. George R. Corsiglia

557/16

✓ Amelia M. Preston (P52736)  
SHERLUND, FABER & VAN METER, PLLC  
Attorneys for Plaintiff  
80 Ottawa Avenue, Suite 301  
Grand Rapids, MI 49503-2217  
(616) 774-3020

John L. Marple (P54860)  
MARPLE & ASSOCIATES, PLC  
Attorneys for Defendant  
305 Hoover Blvd - Suite 400  
Holland, MI 49423  
(616) 494-0500

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

James W. Bouwens (P38279)  
Attorney for Defendant  
Bouwens Construction  
11379 E. Lakewood Blvd  
Holland, MI 49422  
(616) 392-5500

ALLEGAN COUNTY  
REC'D JAN - 5 2007



RECORDED  
January 08, 2007 08:31:05 AM  
Liber 3076 Page 320-335 AGR  
FEE: \$59.00



Liber 3076 Page 320 #2006014693

STIPULATED SETTLEMENT AGREEMENT  
AND ORDER TO DISMISS WITH PREJUDICE

Now Comes Plaintiff and Defendant, by and through their respective counsels of record,  
and hereby stipulate and agree that:

1. *Parcel Identification.* At the time entering into this Stipulated Settlement Agreement,  
there are three designated parcels pertaining to this Stipulated Settlement Agreement.

They are identified as the Northern Lights Parcel, Blue Moon Parcel and Parcel C-1 and legally described as follows:

Northern Lights Parcel:

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 3 North, Range 16 West, Village of Douglas, Allegan County, Michigan, being described as: commencing at the southeast corner of said section, thence South 89 degrees 02 minutes 39 seconds West 300.00 feet along the South line of said section to the point of beginning of the parcel of land herein described; then South 89 degrees 02 minutes 39 seconds West 300.00 feet; thence North 00 degrees 59 minutes 13 seconds West 400.00 feet; thence North 89 degrees 02 minutes 39 seconds East 413.00 feet; thence South 00 degrees 59 minutes 13 seconds East 236 feet parallel with the East line of said section; thence South 89 degrees 02 minutes 39 seconds West 113.00 feet; thence South 00 degrees 59 minutes 13 seconds East 164.00 feet to the point of beginning.

Blue Moon Parcel:

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 3 North, Range 16 West, Village of Douglas, Allegan County, Michigan, being described as: Beginning at the Southeast corner of Section 17 and proceeding thence South 89 degrees 02 minutes 37 seconds West 300.00 feet along the South line of said section; thence North 00 degrees 59 minutes 13 seconds West 164.00 feet; thence North 89 degrees 02 minutes 37 seconds East 300.00 feet; thence South 00 degrees 59 minutes 13 seconds East 164.00 feet along the East line of said section to the point of beginning.

Parcel C-1:

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 3 North, Range 16 West, Village of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North 00 degrees 59 minutes 13 seconds West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South 89 degrees 02 minutes 37 seconds West 187.00 feet parallel with the South line of said Section; thence North 00 degrees 59 minutes 13 seconds East 236.00 feet; thence North 89 degrees 02 minutes 37 seconds East 187.00 feet; thence South 00 degrees 59 minutes 13 seconds

East 236.00 feet along the East line of said Section to the point of beginning.

Any additional lot divisions or reconfigurations shall not materially alter for any parcel the benefits set forth in this Stipulated Settlement Agreement.

### GRANT OF EASEMENTS

2. *Northern Lights Easement No. 1. Grant of Easement for Ingress and Egress From Wiley Road.* Northern Lights grants to Blue Coast, for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on Blue Coast's Blue Moon Parcel located at 310 Blue Star Highway and Parcel C-1, an irrevocable easement, right and license to utilize the private driveway access for ingress, egress to their respective parcels. Further, the grant allows the owners of the Blue Moon Parcel access for service and delivery vehicles in connection with the walkway access located on the western property line of the Blue Moon Parcel. Such easement is as legally described as the Northern Lights Easement No. 1 described below. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

#### *Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence south 89° 02' 37" west on the south section line 300.00 feet; thence north 00° 59' 13" west 33.00 feet to the place of beginning of this description; thence south 89° 02' 37" west 32.50 feet; thence north 00° 59' 13" west 87.00 feet; thence west 4.33 feet; thence north 00° 58' 29" west 321.19 feet; thence 45.51 feet along a curve to the right with a radius of 43.50 feet and a chord that bears north 28° 56' 52" east 43.40 feet; thence 81.04 feet along a curve to the right with a radius of 146.25 feet and a

chord that bears north 74° 31' 45" east 80.01 feet; thence south 89° 54' 47" east 50.71 feet; thence south 00° 59' 13" east 30.00 feet; thence north 89° 54' 47" west 52.72 feet; thence 64.42 feet along a curve to the left with a radius of 116.25 feet and a chord that bears south 74° 31' 45" west 63.60 feet; thence south 00° 59' 13" east 164.00 feet to the place of beginning.

3. *Northern Lights Easement No. 2 (walkway from parking lot to Blue Moon Parking Lot).*

Northern Lights grants to Blue Coast, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Blue Moon Parcel, an irrevocable easement, right and license to utilize, the pedestrian walkway newly constructed on the southern property line of the Northern Lights Parcel. Such easement shall be described as the Northern Lights Easement No. 2. Blue Coast shall assume all costs of construction and further maintenance of such walkway.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 59' 13" west on the east section line 164.00 feet; thence south 89° 02' 37" west 229.00 feet to the place of beginning of this description; thence south 89° 02' 37" west 8.36 feet; thence north 16° 02' 32" east 16.55 feet; thence north 89° 54' 47" east 8.32 feet; thence south 16° 02' 32" west 16.39 feet to the place of beginning.

4. *Northern Lights Easement No. 3 (ingress/egress to parking lot).* Northern Lights grants to Blue Coast, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Blue Moon Parcel, an irrevocable easement, right and license to utilize, the ingress and egress to the newly constructed parking lot lying of the land located the eastern property line of the Northern Lights Parcel and the westerly property line of Parcel C-1. Such easement shall be attached and described below as the Northern Lights Easement No. 3 for

Easement granting use of western side of parking lot to subject parcel.

ingress and egress to the required parking for the Blue Moon Parcel and Parcel C-1. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 59' 13" west on the east section line 164.00 feet; thence south 89° 02' 37" west 187.00 feet; thence north 00° 59' 13" west 45.00 feet to the place of beginning of this description; thence north 89° 54' 47" west 31.10 feet; thence north 00° 59' 13" west 173.42 feet; thence north 89° 02' 37" east 31.08 feet; thence south 00° 59' 13" east 174.00 feet to the place of beginning.

5. *Northern Lights Easement No. 5 (Blue Moon Parking Lot Overage).* Northern Lights grants to Blue Coast, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Blue Moon Parcel, an irrevocable easement, unrestricted right and license to the encroachment existing at the time of this stipulation and order where the paved parking lot in use by the Blue Moon Parcel is encroaching on the parcel owned by Northern Lights. The encroachment is approximately 18 inches commencing from the southeast corner of the Northern Lights Parcel to the northwest corner of the Blue Moon Parcel. Such easement shall be described as the Northern Lights Easement No. 4. for egress, ingress, parking, service and delivery and recorded promptly with the appropriate governmental units upon receipt of the legal description. Blue Coast Properties shall pay all professional and recording fees for the property recording of this easement.
  
6. *Northern Lights Easement No. 5 (narrow walkway from Blue Moon patio area to Northern Lights private drive).* Northern Lights grants to Blue Coast, for its benefit and

that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Blue Moon Parcel, an irrevocable easement, unrestricted right and license to utilize, the sidewalk width pedestrian walkway on the western property line contiguous to the private drive constructed off Wiley Road of the Northern Lights Parcel for ingress, egress, emergency exit, service and delivery to the Blue Moon Parcel. Said easement shall cover the width of the existing, recently constructed pedestrian walkway commencing approximately 39 feet from Wiley Road and ending approximately 44 feet from Wiley Road and extending on the Northern Lights Parcel from the end of the westerly line of the Blue Moon Parcel to the private drive constructed off Wiley Road on the Northern Lights Parcel. Such easement shall be described as the Northern Lights Easement No. 5. and recorded promptly with the appropriate governmental units upon receipt of the legal description. Blue Coast shall assume all costs of construction and further maintenance of such walkway. Blue Coast shall be responsible for all professional and recording fees associated with the recording of this easement.

7. *Northern Lights Easement No. 6 (driveway width walkway from Blue Moon patio area to Northern Lights private drive)*. Northern Lights grants to Blue Coast, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Blue Moon Parcel, an irrevocable easement, unrestricted right and license to utilize, the driveway width walkway on the western property line contiguous to the private drive constructed off Wiley Road of the Northern Lights Parcel for ingress, egress, emergency exit, service and delivery to the Blue Moon Parcel. Said easement shall cover the width of the existing, recently constructed driveway width



walkway commencing approximately 51 feet from Wiley Road and ending approximately 58 feet from Wiley Road and extending on the Northern Lights Parcel from the end of the westerly line Blue Moon Parcel to the private drive constructed off Wiley Road on the Northern Lights Parcel. Such easement shall be described as the Northern Lights Easement No. 6. and recorded promptly with the appropriate governmental units upon receipt of the legal description. Blue Coast shall assume all costs of construction and further maintenance of such walkway. Blue Coast shall be responsible for all professional and recording fees associated with the recording of this easement.

8. *Blue Coast Easement No. 1 (private driveway from Blue Star Highway to Northern Lights Parcel).* Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the private driveway located on Parcel C-1 for access for ingress and egress to the Northern Lights Parcel. Such easement is as legally described as the Blue Coast's Easement No. 1 described below. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 59' 13" west on the east section line 164.00 feet; thence south 89° 02' 37" west 59.25 feet to the place of beginning of this description; thence south 89° 02' 37" west 22.50 feet; thence north 00° 59' 13" west 21.93 feet; thence south 83° 41' 45" west 79.24 feet; thence north 89° 54' 47" west 26.47 feet; thence north 00° 59' 13" west 30.00 feet; thence south 89° 54' 47" east 25.34 feet; thence north 83° 41' 45"

east 129.32 feet to the west line of 68<sup>th</sup> street (a.k.a. ferry street); thence south 00° 59' 13" east on same, 30.13 feet; thence south 83° 41' 45" west 26.36 feet; thence south 00° 59' 13" east 24.03 feet to the place of beginning.

9. *Blue Coast Easement No. 2 (utility easement across Parcel C-1).* Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the right to construct, alter, repair and maintain a sewer line across the property of the Grantor as constructed and is as legally described as the Blue Coast's Easement No. 2 described below and made part of this Cross Easement. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all times will repair and replace any damage to the Grantor's property from such rights of entry.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 49' 13" west on the east section line 400.00 feet; thence south 89° 02' 37" west 57.09 feet to the place of beginning of this description; thence south 51° 20' 00" east 31.29 feet to the west line of 68<sup>th</sup> street (a.k.a. ferry street); thence south 00° 59' 13" east on same, 19.48 feet; thence north 51° 20' 00" west 38.31 feet; thence south 89° 02' 37" west 124.50 feet; thence north 00° 59' 13" west 15.00 feet; thence north 89° 02' 37" east 129.91 feet to the place of beginning.

10. *Blue Coast Easement No. 3 (water easement across Parcel C-1).* Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be

constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the right to construct, alter, repair and maintain a water main line across the property of the Grantor as constructed and is as legally described as the Blue Coast's Easement No. 3 described below. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Northern Lights at all times will repair and replace any damage to the Blue Coast's property from such rights of entry.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north  $00^{\circ} 59' 13''$  west on the east section line 229.94 feet; thence south  $85^{\circ} 12' 51''$  west 33.07 feet to the west line of 68<sup>th</sup> street (a.k.a. ferry street) and the place of beginning of this description; thence south  $00^{\circ} 59' 13''$  east on said west line 10.02 feet; thence south  $85^{\circ} 12' 51''$  west 154.33 feet; thence north  $00^{\circ} 59' 13''$  west 10.02 feet; thence north  $85^{\circ} 12' 51''$  east 154.33 feet to the place of beginning.

11. *Blue Coast Easement No. 4 (future pedestrian walkway).* Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns and for the tenants or owners of any residential or commercial development now existing on or to be constructed on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the right to construct, alter, repair and maintain a pedestrian walkway to be constructed on the northern property line of the Grantor for a maximum width of five (5) feet and is as legally described as the Blue Coast's Easement No. 4, described below. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all

times will repair and replace any damage to the Grantor's property from such rights of entry.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 59' 13" west on the east section line 400.00 feet; thence south 89° 02' 37" west 33.00 feet to the west line of 68<sup>th</sup> street (a.k.a. ferry street) and the place of beginning of this description; thence south 00° 59' 13" east on said west line 5.00 feet; thence south 89° 02' 37" west 154.00 feet; thence north 00° 59' 13" west 5.00 feet; thence north 89° 02' 37" east 154.00 feet to the place of beginning.

12. *Blue Coast Easement No. 5 (ingress/egress to parking lot).* Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Northern Lights Parcel, an irrevocable easement, right and license to utilize, the ingress and egress to the newly constructed parking lot lying of the land located the eastern property line of the Northern Lights Parcel and the westerly property line of Parcel C-1. Such easement shall be as described below as the Blue Coast Easement No. 5 for ingress and egress to the required parking for the Northern Lights Parcel. The Parties shall assume all costs of construction and further maintenance of such ingress and egress to the newly constructed parking lot as provided for under the Parties' agreements. Such utilization must at all times be pursuant to rules and regulations established by written agreement of the parties.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 59' 13" west on the east section line 164.00 feet; thence south 89° 02' 37" west 187.00 feet; thence north 00° 59' 13" west 45.00 feet to the place of beginning of this description; thence north 00° 59' 13" west 175.33 feet; thence north 89° 02' 37" east 35.00 feet; thence south 00° 57' 23" east 174.88 feet; thence south 83° 41' 45" west 9.70 feet; thence north 89° 54' 47" west 25.24 feet to the place of beginning.

13. *Blue Coast Easement No. 6 (sign usage)*. Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the existing Northern Lights sign off Blue Star Highway as well as a sufficient area surrounding the sign for proper maintenance and appearance. Such easement is together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use of any other right granted in this instrument, on the conditions that the Grantee at all times will repair and replace any damage to the Grantor's property from such rights of entry. Further, should a new sign be required on Parcel C-1 which would necessitate the removal of the existing Northern Lights sign in order to comply with zoning ordinances in force at the time, Blue Coast grants to Northern Lights, for its benefit and that of its successors and assigns, and for the tenants or owners of any commercial or residential units located on the Northern Lights Parcel located at 320 Blue Star Highway, an irrevocable easement, right and license to utilize the new sign as well as a sufficient area surrounding the sign for proper maintenance and appearance. Northern Lights Development Group shall, at their election, have up to one third of the lower portion of the sign. Any cost of the sign including utilities, maintenance, and other costs shall be paid by the respective parties according to the total square footage of use except each respective party shall bore the full cost of the replacement and/or repair of the sign face for each respective use. Any future sign cost shall be split in proportion to the amount of sign space Northern Lights elects to obtain in the future sign. Any future sign

shall be constructed in a manner that is compatible and consistent with the new development of the parcel. The developer of the parcel shall have final approval of such design working in conjunction with Northern Lights or its successors or assigns.

*Legal Description of Easement:*

Commencing at the southeast corner of section 17, town 3 north, range 16 west; thence north 00° 59' 13" west on the east section line 279.22 feet; thence south 89° 00' 47" west 33.00 feet to the west line of 68<sup>th</sup> street (a.k.a. ferry street) and the place of beginning of this description; thence south 89° 00' 47" west 10.00 feet; thence north 00° 59' 13" west 10.00 feet; thence north 89° 00' 47" east 10.00 feet to the west line of 68<sup>th</sup> street; thence south 00° 59' 13" east on same, 10.00 feet to the place of beginning.

**GENERAL PROVISIONS**

14. *Shared Costs.* Each party to this Agreement shall be responsible for the maintenance of its roadways, sidewalks and walkways located or to be constructed on the property owned by it, provided, however, that each Party shall contribute on a pro rata basis to the costs and expenses of repair, maintenance, improvements and operation incurred by the owner of the other land and facilities in return for the easements, rights and licenses granted under this Agreement. The amount to be paid by each owner shall be determined as of December 31st of each year, based on the estimate of the succeeding calendar year's total operating, maintenance, repair and improvement expenses, insurance expenses, administrative and management costs and taxes directly attributable to roadways, drives, sidewalks and walkways located or to be located on the properties, computed on a prorated basis for the purposes of this Agreement. Each respective parcel of land shall pay 1/3 of the cost of the additional maintenance, improvement and repair costs for the ingress and egress to the sites.

15. *Maintenance of Utility Connections.* Northern Lights and its successors shall maintain and operate the utilities that have been extended to the Northern Lights parcel from Blue Star Highway and running through Parcel C-1. Northern Lights and its successors shall retain the right at any time to enter such property to repair, maintain, construct and rehabilitate the drains, sewers and water lines leading to it from Blue Star Highway. Any damage done to the surface of the real property shall be reasonably repaired.
16. *Right to Access and Use Utility Connections.* The owners of parcel C-1, currently being Blue Coast Properties LLC, or their successors and assigns shall have the unrestricted right to tap in and utilize the water and sewer services, drains, sewers, and water lines running over parcel C-1 free of any and all tap in fees, costs or other expenses payable to Northern Lights. It is expressly represented by Defendant that taps for connection and use of the lines by Blue Coast Properties, LLC or their successors and assigns are already installed. Cost of utility service after installation shall be prorated according to the respective use and need of repair or maintenance.
17. *Repair to Parcel C-1.* Northern Lights shall clean, remove trash/debris, regrade and fill, and reseed Parcel C-1.
18. *Mutual Accommodation.* The Parties agree to mutually accommodate the use of each respective parcel and not to interfere in a manner that hinders, obstructs, or restricts the legal and proper use and enjoyment of the respective parcels.
19. *Escrow Disbursement.* The funds held in escrow at LandAmerica Transnation, Douglas, Michigan, from the July 2005 closing between the parties pertaining to Parcel C-1 shall be disbursed as follows: 50% to Plaintiff and 50% to Defendant.

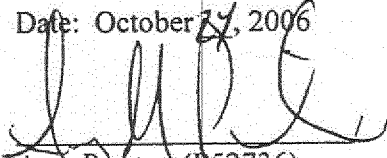
20. *Indemnification.* The parties agree to indemnify and hold the other party harmless from any and all claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any use by that Party of the other's property including use of, or around the Easements, by themselves, their agents, employees, representatives, and contractors.
21. *Reasonable Usage.* In absence of a written agreement between the parties, usage of the shared facilities and of the easements, rights, licenses that are established under this Agreement shall be in accordance with such reasonable usage as is normal and customary for development projects of the type now owned or to be constructed and operated by the parties. This means that any type of shared use of the parking areas or other improvements shall be based on actual use, duration, frequency of use and other factors.
22. *Arbitration.* Any dispute, controversy or claim arising out of or in connection with or relating to this Agreement or any breach or alleged breach of this Agreement shall, upon the request of one of the parties, be submitted to and settled by arbitration as follows: Each party shall select a person not related or affiliated to the selecting party and the selection shall be made within 30 days after the request for arbitration by either party. The two arbitrators so selected shall choose a third independent arbitrator and then render a decision within 30 days after the selection. The costs of the arbitrators and the arbitrators' fees, if any, shall be shared equally by the parties to the arbitration; provided, however, that the arbitrators in their sole discretion may allocate costs and fees to one of the parties to the arbitration if they believe that one of the parties unreasonably caused a dispute, controversy or claim to be submitted to arbitration. Each party shall be responsible for experts and attorneys engaged by the party on its behalf. A decision of two of the three



arbitrators shall be determinative. Any decision rendered by arbitrators shall be final and conclusive on the parties and a judgment on the decision may be entered in a circuit court for the State of Michigan.

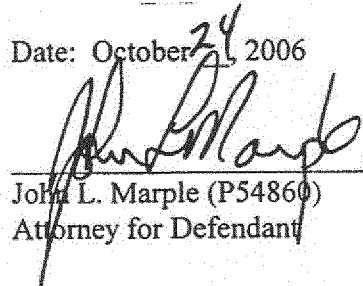
23. *Continuing Easements.* The easements and rights created by this Agreement shall be deemed to run with the land, and shall be for the benefit of and inure to the parties, their successors and assigns, their agents, employees, business invitees, tenants and guests of tenants, and shall burden their respective parcels, perpetually.
24. *Dismissal of Claims.* The claims of the Plaintiff and Defendant arising out of the transactions and/or factual occurrences set forth in this Complaint or in the Complaint and Counterclaim in Allegan County Circuit Court Case Number Case No. 05-38525-NZ between the parties are dismissed with prejudice and without cost to either party.

Date: October 27, 2006



Amy Preston (P52736)  
Attorney for Plaintiff

Date: October 31, 2006



John L. Marple (P54860)  
Attorney for Defendant

ORDER


At a session of said Court held in the courthouse, in the City of Allegan, County of Allegan, State of Michigan, on

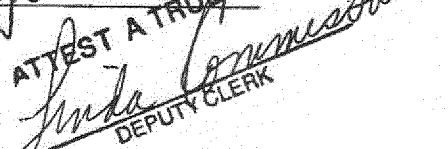
October 24, 2006

PRESENT: Honorable George R. Corsiglia  
Circuit Court Judge

The parties, having executed the foregoing Stipulated Settlement Agreement, and the

Court being otherwise fully advised in the premises, IT IS SO ORDERED. *The last pending claim is resolved and this case is closed pursuant to MCR 2.602(A)(3)*

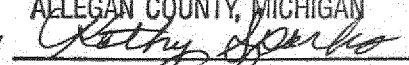
  
George R. Corsiglia  
Circuit Court Judge

*ATTEST A TRUE COPY*  
  
Linda Ann Messaris  
DEPUTY CLERK

Examined, Countersigned and Entered:

Attest: A True Copy

Clerk/Deputy Clerk

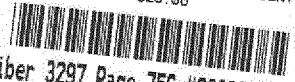
I HEREBY CERTIFY THIS TO BE A TRUE  
AND CORRECT COPY OF THIS DOCUMENT  
NOW ON FILE IN THIS OFFICE THIS  
5th day January 2007  
JOYCE A. WATTS, CLERK CIRCUIT COURT  
ALLEGAN COUNTY, MICHIGAN  
BY   
DEPUTY CLERK

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



RECORDED

February 19, 2009 11:22:03 AM  
Liber 3297 Page 756-759 CONSENT  
FEE: \$23.00



Liber 3297 Page 756 #2009002983

**CONSENT JUDGMENT**

(Please see the attached Consent Judgment.)

15  
4  
4

02-19-09 11:24:43 AM

Andrew M. ... CD



**DRIESENGA &  
ASSOCIATES, INC.**

**Engineering · Surveying · Testing**

12330 James Street, Suite H80  
Holland, Michigan 49424  
Ph. (616) 396-0255 • Fax (616) 396-0100  
[www.driesenga.com](http://www.driesenga.com)

February 19, 2024

*via electronic mail*

Mr. Max Nykerk  
LAKEWOOD CONSTRUCTION  
11253 James Street  
Holland, Michigan 49424

**Re: Geotechnical Report  
319 Ferry Street Development  
319 Ferry Street, Holland, Michigan  
Driesenga & Associates, Inc. Project No. 2410037.3A**

Dear Mr. Nykerk:

Driesenga & Associates, Inc. is pleased to submit the attached report of subsurface exploration performed for the above-referenced project. The report presents the exploration procedures, subsurface conditions encountered, and our recommendations for development of the site with respect to proposed earthwork, foundation construction, and pavement design. As the project nears construction you can contact Jake Stocking at 616-396-0255 in our local office to provide a quote for construction materials testing and survey needs.

Proper execution of our recommendations will affect the design, construction and performance of the structure and related facilities, and the potential associated risks involved. Therefore, the issues and recommendations presented in this report should be discussed with the project team, including Driesenga & Associates, Inc. This will increase the likelihood that the issues are understood and our recommendations are applied in a manner consistent with the project budget, tolerance of risk, and expectations for performance and maintenance.

We appreciate the opportunity to be of service to you. If you have any questions concerning this report, or if we can be of further service as design and construction progresses, please contact our office.

Sincerely,  
**DRIESENGA & ASSOCIATES, INC.**

Michael Stork  
Senior Project Geologist

Musana Nabil  
Senior Project Engineer

Randy Pail, P.E.  
Director of Geotechnical Engineering

**GEOTECHNICAL REPORT**

**SITE:**

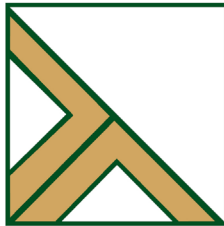
**319 FERRY STREET DEVELOPMENT  
319 FERRY STREET  
DOUGLAS, MICHIGAN**

**FEBRUARY 19, 2024  
PROJECT NO. 2410037.3A**

**PREPARED FOR:**

**LAKWOOD CONSTRUCTION  
11253 JAMES STREET  
HOLLAND, MICHIGAN 49424**

Prepared by:



**DRIESENKA &  
ASSOCIATES, INC.**

**Engineering · Surveying · Testing**



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### APPENDICES

APPENDIX A	Figure 1 – Site Location
	Figure 2 – Boring Locations
APPENDIX B	Soil Boring Logs
APPENDIX C	Field and Laboratory Procedures
	Local Agency Programs HMA Selection Guidelines (2017)



## 1.0 INTRODUCTION

### 1.1 LOCATION

This report presents the results of the geotechnical investigation completed for the proposed building development. The site is located at 319 Ferry Street in Douglas, Michigan as shown on Figure 1 – Site Location (Appendix A). The property is situated on the west side of Ferry Street in an area of primarily residential and commercial development.

### 1.2 PURPOSE

The purpose of this investigation was to determine the subsurface profile, the engineering characteristics of the subsurface soils, and to provide recommendations in regard to the proposed design and construction based on our interpretation of the test results. This report was prepared in general accordance with our proposal dated January 18, 2024, as authorized by Mr. Max Nykerk of Lakewood Construction on January 19, 2024 and received by Driesenga & Associates, Inc. on June 23, 20221.

### 1.3 SCOPE

The field exploration to estimate engineering characteristics of the site soils included performing a site reconnaissance, advancing the soil borings, performing standard penetration tests, and recovering split-spoon samples. Soil boring locations were determined in the field by measuring from existing site features. Existing ground surface elevations were not provided and obtaining them was beyond the scope of this investigation.

Four (4) soil borings, designated SB-1 to SB-4, were advanced in the vicinity of the proposed building on February 12, 2024, at the approximate locations shown on Figure 2 - Boring Locations (Appendix A). The soil borings were advanced with hollow-stem augers to depths ranging from



fifteen (15) to twenty (20) feet below the ground surface. During drilling, soil samples were collected from split-spoon sampling via standard penetration testing (ASTM method D 1586) at intervals of 2.5 feet to a depth of 10 feet, and intervals of 5 feet from a depth of 10 feet to the end of each boring. The soil boring logs are contained in Appendix B. A double ring infiltrometer testing following SEMCOG LID Manual for Michigan, Appendix E (Modified) was attempted at the design depth of 4-feet below grade at location I-1. Due to the presence of groundwater at an elevation above 4-feet, the test procedure could not be followed, and the test was deferred. The field and laboratory procedures are described in Appendix C.

#### 1.4 DESIGN INFORMATION

It is understood the proposed building is to be a two-story wood framed structure supported on poured concrete foundations. The new construction will also include limited pavement areas surrounding the building.

Structural load information was not available as of the time of this report, but should be provided to Driesenga & Associates, Inc. for review in light of the recommendations contained herein as soon as available. For calculation purposes, maximum loads of 3,000 pounds per lineal foot of wall and 40 kips per column were assumed. Understanding that the new construction will not include any basement areas, exterior footing depths are assumed to be a minimum of 3.5 feet below the final ground surface elevation.

We have assumed maximum tolerable settlements of 1 inch total and ½ inch differential. We do not anticipate any significant cuts or fills will be required to establish design site grades. Any significant deviation from these assumptions should be brought to the attention of Driesenga & Associates, Inc. as soon as possible.





## 2.0 SITE CONDITIONS

### 2.1 GENERAL

The stratification of the soils, as shown on the soil boring logs in Appendix B, represents the soil conditions at the actual soil boring locations. Variations may occur away from or between the soil borings. Stratigraphic lines shown on the soil boring logs represent the approximate boundary between the soil types, but the transition may be gradual. They are not intended to show exact depths of change from one soil type to another. In addition, changes in soil type may occur between the sample intervals that are consequently not observed by the driller.

The soil boring logs in Appendix B include the drilling method, materials encountered, penetration resistances, and pertinent field observations made during the drilling operations along with the results of the laboratory testing.

### 2.2 SURFACE CONDITIONS

The subject property is an undeveloped commercial parcel covered with unmaintained low- to moderate-height vegetation. The property is relatively flat with the exception of a slightly depressed area at the southeast corner, where evidence shows water frequently ponds within this area. The property is surrounded by maintained lawn, asphalt parking, and driveway areas associated with residential and commercial uses.

### 2.3 DESCRIPTION OF SUBSURFACE SOILS

Soils encountered at the site generally consist of 2 to 3 inches of topsoil underlain by 2 to 4.5 feet of sand fill with variable amounts of organic material intermixed. The fill soils are underlain by loose to medium dense sand/silty sand to a depth of 12 feet below grade. Clayey silt or silty clay



was encountered underlying the upper sand and extended to a depth of at least 20 feet. At boring locations SB-1 and SB-4, a 12-to 18-inch layer of peat was encountered below the fill soils.

Hand Penetrometer tests were performed on representative portions of cohesive soil samples to obtain an indication of the unconfined compressive of the material. As indicated on the soil boring logs, the estimated unconfined compressive strength ranged from 1.0 to 1.5 tons per square foot (tsf).

The estimated group symbol, according to the USCS, is shown in the USCS column just before the textural description of the various strata on the soil boring logs in Appendix B.

#### 2.4 GROUNDWATER OBSERVATIONS

Groundwater was initially encountered at depths ranging from 3.5 to 4 feet below the existing ground surface. Upon completion of the borings, groundwater was measured at a depth of 7 feet. Hydrostatic groundwater levels and the elevations and volumes of groundwater should be expected to fluctuate throughout the year, based on variations in precipitation, evaporation, run-off, and other factors. The groundwater levels indicated by the soil borings and presented in this section represent conditions at the time the readings were taken. The actual groundwater levels at the time of construction may vary.

Groundwater measurements were collected during drilling and attempted shortly after completion of the drilling operations. After drilling and collection of groundwater readings, the boreholes were backfilled with auger cuttings and the surface was repaired approximating previous conditions. Since the boreholes were backfilled shortly after drilling, long-term groundwater level information is not available from the soil borings. To obtain long-term groundwater levels, groundwater observation wells would be required.



## 2.5 SEISMIC SITE CLASS

The proposed building's seismic class was determined for use in the structural design of the proposed project. Soils information was obtained from the soil borings completed on-site, as well as information obtained from the "Soil Survey of Allegan County" by the United States Department of Agriculture, the "Quaternary Geology of Michigan" completed by W.R. Farrand, the USGS Topographic Quadrangle and the Hydrogeologic Atlas of Michigan. It is assumed that the proposed structure falls under Building Class II according to the 2015 Michigan Building Code (MBC) Table 1604.5. Based on this information it is our determination that seismic site class D be used according to the ASCE 7 – Table 20.3-1 for structural calculations.

## 2.6 LIMITATIONS

Soil and groundwater conditions have been observed and interpreted at the soil boring locations only. This information has been used as the basis for our analyses and the recommendations that follow. Although we have allowed for minor variations in subsurface conditions in the development of our recommendations, conditions can vary away from and between soil boring locations. Should this become evident during construction, we should be contacted to review our recommendations. This geotechnical evaluation and report were prepared for geotechnical purposes only. We did not perform environmental related borings or analytical tests.



### 3.0 RECOMMENDATIONS

#### 3.1 SITE PREPARATION

To increase the likelihood that the recommended allowable soil bearing capacities are achieved and tolerable settlements are not exceeded, the recommendations contained herein should be followed. Within the building footprint and any areas to receive fill, all existing building material, topsoil, **old fill, organic-containing material (peat)**, frozen soil and other unsuitable material should be removed. The clearing should extend a minimum of 5 feet beyond the limits of proposed building and pavement areas and areas to receive structural fill. The peat layer encountered in the vicinity of soil borings SB-1 and SB-4 must be removed before construction. The exact horizontal and vertical extent of the peat is not known and should be field verified to ensure its complete removal. We recommend a test pit evaluation be performed to better delineate the areas of peat. We recommend including a contingency in the project budget to account for the unknown amount of organic material.

It is strongly recommended that the building pad and pavement subgrade areas be evaluated by Driesenga & Associates, Inc. after the area has been cleared and stripped. This evaluation may be performed by proofrolling with a loaded tandem axle dump truck or another method selected by the geotechnical engineer. To identify any areas of soft subgrade soil. Where soft subgrade soils are encountered, remedial actions as recommended by the geotechnical engineer will be required.

Existing fill was encountered in the soil borings and extended about 2 to 4.5 feet below the existing ground surface. Without documentation of the placement of the fill, we consider it to be “uncontrolled fill.” If documentation of the existing fill is available, we would be pleased to review it to determine its suitability of slab, pavement, and/or structural fill support.

Deeper and/or looser uncontrolled fill may be encountered at the site, particularly adjacent to existing or former structures, or in the vicinity of existing utilities. The existing fill *may* be suitable



for support of slabs, pavements, and/or structural fill after additional evaluation and special preparation **and only where it is not underlain by buried topsoil or other organic, deleterious or otherwise unsuitable soils and the owner accepts the risks in doing so.** Some of the soil samples in the existing fill contained organic material. Existing fill with excessive organics (over 4%), voids or debris should be removed and replaced with structural fill. Test pits should be performed to identify unsuitable fill. The test pits could be performed prior to construction. However, suitability of the existing fill will need to be determined on a case-by-case basis during construction. The remaining fill, after removing unsuitable fill, is anticipated to be suitable to support floor slabs, pavements and structural fill, provided an increased risk of unsatisfactory performance is acceptable. We believe the risk of unsatisfactory performance such as cracking and settlement associated with the construction of slabs-on-grade and pavements on or above the existing fill is relatively low after preparation.

Ultimately, if the risk of poor slab and/or pavement performance is not acceptable, complete removal of the existing fill and replacement with structural fill should be performed. Based on the soil borings, the existing fill could extend 4.5 feet or more below the existing ground surface. If performed, the removal of the existing fill should extend a minimum of 10 feet beyond the edges of the proposed building, or laterally on a two vertical to one horizontal slope from the bottom outside edge of the foundation, whichever is greater. This action should reduce the amount and depth of undercutting during foundation construction since the unsuitable fill and any unsuitable soils directly beneath fill would be removed. For this case, the test pit evaluation would not be necessary. However, a test pit evaluation could be performed to provide a better estimate of the nature, depth and extent of the existing fill.

In all general fill areas, the exposed soil surface should be scarified to a depth of 12 inches and recompacted to a minimum of 95% of Modified Proctor maximum dry density (MDD) per ASTM D 1557 method, or 98% of MDD as determined by the Michigan Cone Method. **In any areas of backfill below the groundwater elevations, the use of a clean (less than 7% passing the No. 200 sieve), 1-inch to 3-inch open-graded crushed aggregate is recommended.** Sand soils were



encountered at or near the final subgrade level in some of the soil borings in the proposed building area. Within the proposed building area the native sand should be proof-compacted by at least six (6) passes of a 10-ton vibratory roller.

The contractor should remove standing water from the subgrade and prevent surface water from reaching the footing excavations and the prepared subgrade. In addition, construction traffic should use haul roads and should not haphazardly traffic the site. Subgrade soils that become disturbed should be removed and replaced with structural fill or crushed aggregate. Under wet weather conditions, the subgrade may be protected by placing crushed aggregate on the exposed subgrade.

It is recommended that any fill materials be placed in or near horizontal maximum 8-inch-thick loose lifts and compacted to a minimum of 95% of Modified Proctor MDD, or 98% of Michigan Cone MDD. If a vibratory roller is used for compaction, the loose lift thickness may be increased to 12 inches. Soils used for structural fill should consist of clean sand meeting SW or SP classification in accordance with USCS criteria.

### 3.2 FOUNDATIONS

Considering the subsurface conditions on this site, the assumed proposed construction and the recommended site preparation activities, it is acceptable for the proposed building to be supported on conventional spread footings. Footings bearing on newly placed structural fill placed over suitable native soils or directly on the native sand may be designed for a maximum net allowable soil bearing pressure of 2,500 psf. The allowable bearing pressure may be increased by one-third for seismic or wind loads. **The footings should not be placed on the existing fill material, nor the organic laden soils.**

At some locations, the native sand soils may be in relatively loose condition and not suitable for support of foundations at the recommended design soil bearing pressure. In addition, these soils



may become loosened below the bottom of footing level from the excavation activities or from construction traffic, especially if allowed to dry out. Therefore, the excavated footing bearing surfaces should be compacted to a minimum of 95% of Modified Proctor MDD, or 98% of MDD as determined by the Michigan Cone Method, just prior to concrete placement. A hand-operated plate compactor may be used for loose or disturbed soil that is less than 6 inches in thickness. For deeper compaction, we recommend using a hoe-pac mounted on a backhoe. Water may need to be added to achieve the desired compaction for the allowable bearing capacity.

If it is not possible to improve the sands by densification, the unsuitable soils may need to be removed and the foundations placed on suitable native soils encountered at lower levels. Alternatively, the undercut may be backfilled with crushed aggregate to the bottom of footing level. In addition, wet or easily disturbed foundation bearing soils could be encountered at some locations. **If wet soils are encountered, we recommend a layer of crushed aggregate be placed on the subgrade. The thickness of this layer will depend on the conditions encountered at the time of construction.** In areas where undercutting is required, the undercut should extend laterally on a two vertical to one horizontal slope from the edge of the footing.

All perimeter footings and footings in unheated areas should bear at least 42 inches below finished grade for protection from frost action. To reduce the likelihood of frost heave, trench footings should be formed vertically and should not be allowed to widen near the top. If interior footings are to bear on compacted fill, the fill should be placed in accordance with the recommendations of Section 3.1. Interior foundations can be constructed on suitable natural soils or on structural fill overlying suitable natural subgrade just below the floor slab. However, the footings and proposed bearing soils should be protected from freezing during construction if work is conducted in the cold winter months. Due to the sands encountered at the site, construction of trench footings is probably not feasible. Therefore, we anticipate footing excavations will need to be sloped back and the foundations formed. The placement of footing concrete should be done as soon as footing excavations have been completed and approved to reduce the potential for disturbance or freezing of the footing subgrade.



Prior to concrete placement, the bearing surface should be free of loose soil and standing water. The contractor should avoid stockpiling excavated materials immediately adjacent to the excavation walls. It is recommended that stockpiled materials be kept back from the excavation a minimum distance equal to half the excavation depth to prevent surcharging the excavation walls.

Total and differential settlement of foundations properly designed and constructed based on our recommendations are not expected to exceed 1 inch and ½ inch, respectively.

### 3.3 FLOORS

The soil below the floor slab should be prepared in accordance with the recommendations in Section 3.1. A noncohesive soils mat such as MDOT Class II sand should be provided directly below the floor slabs. The mat should be a minimum of 8 inches in thickness and compacted to a minimum of 95% of Modified Proctor MDD.

We recommend providing vapor barriers below floor slabs that will receive an impermeable floor finish/seal. Even if these floor coverings are not planned, the vapor barrier can reduce the transmission of moisture vapor from the ground into the building. However, the placement of a vapor barrier affects construction of the floor slab, concrete curing, and the rate of moisture loss as the concrete dries. These factors could affect the performance of the slab. The manufacturer of the vapor barrier should be consulted in regard to the depth of the barrier below the slab.

The floor slab should be suitably reinforced and proper joints should be provided at the junctions of the slab and foundation system so that a small amount of independent movement can occur without causing damage. A minimum of 6 inches of structural fill should be provided between the bottom of the slab and the top of the shallow spread footing below. Otherwise, other arrangements should be made to allow for potential relative settlements, such as grade beams, thickened slabs with appropriate reinforcing steel or other appropriate details. A modulus of subgrade reaction of 200 pci should be used in the design of slabs-on-grade.





### 3.4 PAVEMENTS

Specific traffic information was not available in developing these pavement recommendations. For design purposes, we have assumed that passenger vehicles and light trucks will traffic all light/medium duty pavement areas. Heavy duty pavement areas will include entrances, service drives and bus parking areas, and will be trafficked by semi-tractor trailers, buses, refuse trucks, and fire engines. The following Design Inputs were used in our evaluation.

- Estimated Native Subgrade CBR = 2.0 to 4.0 percent
- Design Subgrade Resilient Modulus (MR) = 3,000 to 5,000 psi
- Reliability = 85% flexible
- Standard Deviation = 0.49 flexible
- Initial Serviceability Index = 4.2
- Terminal Serviceability Index = 2.0
- New HMA Layer Coefficient = 0.42
- New Aggregate Base Layer Coefficient = 0.14

The pavement subgrade should be prepared as described in Section 3.1. Above the subgrade, the sand subbase should be constructed using a minimum of 12 inches of Michigan Department of Transportation (MDOT) Class II Fine Aggregate fill (MDOT Division 3, Section 301 “2012 Standard Specifications for Construction”, April 1, 2011) compacted to a minimum of 95% of the material’s MDD as determined by Modified Proctor.

The aggregate base for pavement areas should follow MDOT Dense-Graded Aggregate Base Course Materials – Division 3, Section 302 and Division 9, Section 902, using a 22A (Grading Requirements per MDOT Table 902-1) Dense-Graded Aggregate material with a minimum compacted thickness of 8 inches. This gravel base may be placed in one (1) lift and should be compacted to a minimum of 95% of the material’s MDD as determined by Modified Proctor.



Light/medium duty bituminous pavement should consist of a 1.5 inch base course and a 1.5 inch surface course for a total thickness of 3.0 inches. Heavy duty bituminous pavement should consist of a 2.5 inch base course and a 1.5 inch surface course for a total thickness of 4.0 inches. The HMA material and binder should be selected in accordance with the Local Agency Programs Hot Mix Asphalt Selection Guidelines Revised November 1, 2017 and FHWA Approved December 26, 2017. Compaction of asphalt courses should range between 92% and 96% of the Theoretical Maximum Density (TMD).

Construction traffic should be minimized on the new pavement. If excessive construction traffic is anticipated on the pavement structure, the initial asphalt lift thickness could be increased and placement of the final lift could be delayed until the majority of the construction activities have been completed. This action will allow repair of localized failure, if any does occur, as well as reduce load damage on the pavement system.

A bond coat of emulsion should be used between the base course and wearing course when more than 48 hours have elapsed between placement of the courses, or the surface of the base course has been contaminated by soil or dust. Performance grade asphalt cement should be used in the production of all bituminous mixtures. Reclaimed Asphalt Pavement (RAP) should not be used in the surface course.

After the pavement is complete, we recommend instituting a regular maintenance program that includes sealing of cracks and patching of distressed areas. This should reduce the effect of water infiltration and associated frost action.

In areas where the durability of Portland cement concrete (PCC) is desired over bituminous pavement (i.e., loading areas, dumpster pads) a rigid pavement is recommended. Concrete pavement should be constructed on a base layer of at least 6 inches of Michigan Department of Transportation (MDOT) Class II sand subbase (Division 9, Section 902, Grading Requirements per Table 902-3). The concrete slab should consist of a minimum of 6 inches of 4,000 psi, air entrained



concrete (MDOT Division 6, Section 601 – PCC Pavement and Division 9, Section 901 – Cement and Lime); however, actual design of the slab including reinforcement type and spacing should be performed by the Project Structural Engineer.

These recommendations assume typical conditions during the June through September construction season. Any substitution of materials or deviation from these stated assumptions should be reviewed to assess potential impact on the recommended design.

### 3.5 GROUNDWATER CONTROL

Given that groundwater was encountered at 3.5 to 4 feet below existing grade and assuming footings will be placed at least 42 inches below existing grade, dewatering will likely be necessary during footing excavation. An extensive gravity drainage system, well points, or other dewatering procedures may be required depending on the volume of groundwater encountered.

Perimeter foundation drains should be installed along the foundations. In addition, all roof drains should be diverted to downspouts which carry water away from foundations and supporting walls. Where granular engineered fill is placed within the native clay soils, adequate drainage of the granular material should be provided so as to avoid creating an area for water to collect.

### 3.6 TEMPORARY EXCAVATION STABILITY

If excavations are anticipated for the proposed structure and/or utilities, shoring and bracing or flattening (laying back) of the slopes may be required to obtain a safe working environment. Excavations should be sloped or shored in accordance with local, state and federal regulations, including OSHA (CFR Part 1926) excavation trench safety standards. We recommend that all excavated soils be placed away from the edges of the excavation at a distance equaling or exceeding the depth of the excavation. In addition, surface runoff water should be diverted away from the crest of the excavated slopes to prevent erosion and sloughing.



Localized areas of soft or unsuitable soils not detected by our borings or in unexplored areas may be encountered once construction begins. Vertical cuts in these soils may be unstable and may present a significant hazard because they can fail without warning. Therefore, temporary construction slopes greater than 5 feet high should not be steeper than one horizontal to one vertical (1H: 1V) and excavated material should not be placed within 10 feet of the crest of any excavated slope.

Unbraced excavations may experience some minor localized instability (i.e., sloughing). To reduce potential sloughing, excavated slopes should be covered with plastic for protection from rainfall and moisture changes. It should be emphasized that continuous observations by personnel from our office are important during trenching or excavation operations at the site.



#### **4.0 GENERAL COMMENTS**

If significant changes are made in the plans and specifications, the location of the proposed structure, or the loading conditions outlined in Section 1.4 are exceeded, a consultation should be arranged to review such changes with respect to the prevailing soil conditions. It may then be necessary to submit supplementary recommendations. If deviations from the noted subsurface conditions are encountered during construction, they should also be brought to the attention of Driesenga & Associates, Inc.

Driesenga & Associates, Inc. should be afforded the opportunity to review the project design drawings and specifications to verify the factors affecting subgrade and foundation performance comply with our recommendations.

It is recommended that the services of Driesenga & Associates, Inc. be engaged to observe excavation for the footings and to test and evaluate the soils in the footing excavations prior to placement of foundations in order to determine that the soils have the required bearing capacities. Monitoring and testing should also be performed to verify that suitable materials are used for controlled fills and that they are properly placed and compacted.

This report and any future reports or addenda performed for this site should be supplied to potential bidders prior to them submitting their proposals. We also recommend the construction contract include provisions for dealing with differing conditions. Contingency funds should be reserved for potential problems during earthwork and foundation construction.

This report was for geotechnical purposes only. We did not sample for environmental purposes or perform any analytical testing. However, the contractor should be prepared to handle environmental conditions encountered at this site that may affect the excavation, removal, or disposal of soil; dewatering of excavations; and health and safety of workers. Any Environmental



Assessment reports prepared for this property should be made available for review by bidders and the successful contractor.

This report has been prepared solely for the use of the client for the project specifically described in this report. This report cannot be relied upon by other parties not involved in this project, unless written permission is granted by Driesenga & Associates, Inc. If this report or any of its contents are utilized by parties other than our original client and the project team members, Driesenga & Associates, Inc. can not be held responsible for the suitability of the field exploration, scope of services, or recommendations made for the new project. Driesenga & Associates, Inc. also is not responsible for the interpretation of our soil boring logs and the recommendations provided herein by other parties.

Driesenga & Associates, Inc. will evaluate this report for other parties and developments at this site, provided our original Client agrees to release this information in writing. However, before this report can be relied upon by other parties, Driesenga & Associates, Inc. must review the proposed development since the new project will likely require additional field exploration, laboratory tests, analysis, and modifications to our recommendations to adequately address the needs of the new project.



# Phase I Environmental Site Assessment

## 319 South Ferry Street

### City of the Village of Douglas, Michigan

**Prepared For:**  
AMK Holdings, LLC  
Saline, Michigan

Project No. 240673  
April 26, 2024

\*City of the Village of Douglas Site Plan Submittal Note:

This report in its entirety is approximately 1,500 pages. For the sake of submittal brevity, only the Executive Summary is provided herein. A copy of the full Environmental Site Assessment can be produced upon request.



## **Phase I Environmental Site Assessment**

**319 South Ferry Street  
City of the Village of Douglas  
Allegan County, Michigan 49406**

**Parcel Number: 59-017-089-90**

**Prepared For:  
AMK Holdings, LLC  
Saline, MI**

**April 26, 2024  
Project No. 240673**



## 1.0 Executive Summary

Fishbeck has performed a Phase I Environmental Site Assessment (ESA) of the residential property located at 319 South Ferry Street, City of the Village of Douglas, Allegan County, Michigan (Subject Property). The Phase I ESA has been performed in accordance with the ASTM Standard Practice for Phase I ESAs (Standard E1527-21) and in conformance with the federal rule for All Appropriate Inquiry. For reference, Appendix 1 contains the ASTM Standard Practice E1527-21 Definitions. A Location Map and a Site Map for the Subject Property are included in Appendix 2.

Non-CERCLA issues that are not typically part of the ASTM standard scope of investigation (i.e., asbestos, lead paint, radon, mold, vapor intrusion, wetlands, emerging contaminants, and universal wastes) were not addressed as part of this Phase I ESA. The Phase I ESA was conducted for the redevelopment planning of the property. This report was prepared for the exclusive use of AMK Holdings, LLC (the User), which may rely on the report contents.

The Subject Property consists of one legal parcel occupying approximately 1.02 acres currently developed with an asphalt-covered parking lot and an asphalt-covered access road with no structures present. Development has consisted of agricultural fields prior to 1938 until the mid-1970's when vacant land was present. By the mid-1990's, the current access road located along the southern boundary is present and by the early 2000's the parking lot currently present along the western portion is present. Development since that time has remained as the southern access road and the western parking lot with the remaining portion being grass-covered land.

The Former Haworth Property located at 200 Blue Star Highway is identified as the Village of Douglas Contamination site that is a known source of petroleum and solvent-based VOC impacts to soil and groundwater. Data from groundwater sampling completed between 2003 and 2013 show a plume of VOC impacts migrating to the northwest with impacts to groundwater identified in multiple areas up to 0.6-mile northwest of the property. Hydrogeological studies completed for the 200 Blue Star Highway in connection with the identified groundwater contamination originating from the property calculated the groundwater flow in the area to be to the northwest, placing the Subject Property down-gradient from the 200 Blue Star Highway property.

No significant data gaps were encountered for the Phase I ESA.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described in the Limitations and Exceptions section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property.

No documentation regarding the specific nature of demolition activities associated with the Subject Property has been identified. As such, Fishbeck recommends that any historical utility features/structures potentially encountered in the future be properly abandoned.

No further assessment of the Subject Property is warranted at this time.

This Phase I ESA report will remain viable, if it was completed no more than 180 days prior to the date of acquisition or occupancy. The viability date is based on the earliest of the dates of the following five components:

1. Date of site reconnaissance: April 9, 2024 and April 16, 2024
2. Date of interviews: April 16, 2024 (User); April 11, 2024 (Owner)
3. Date of search for recorded environmental liens: April 8, 2024
4. Date of review of federal, state, and local government records: April 8, 2024
5. Date of Environmental Professional Declaration: April 26, 2024

**Report 180-day viability date: October 5, 2024**





**LAKEWOOD**  
CONSTRUCTION





319  
A

319  
B

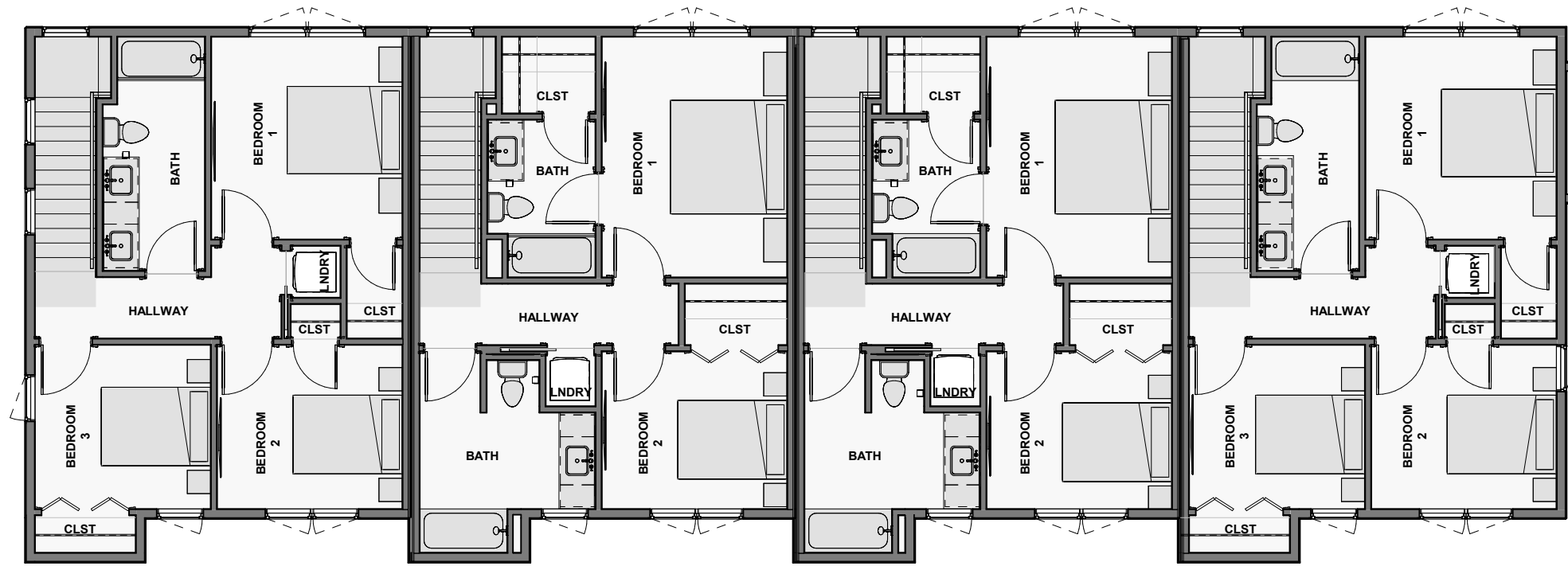
319  
C

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D



**LAKEWOOD**  
CONSTRUCTION





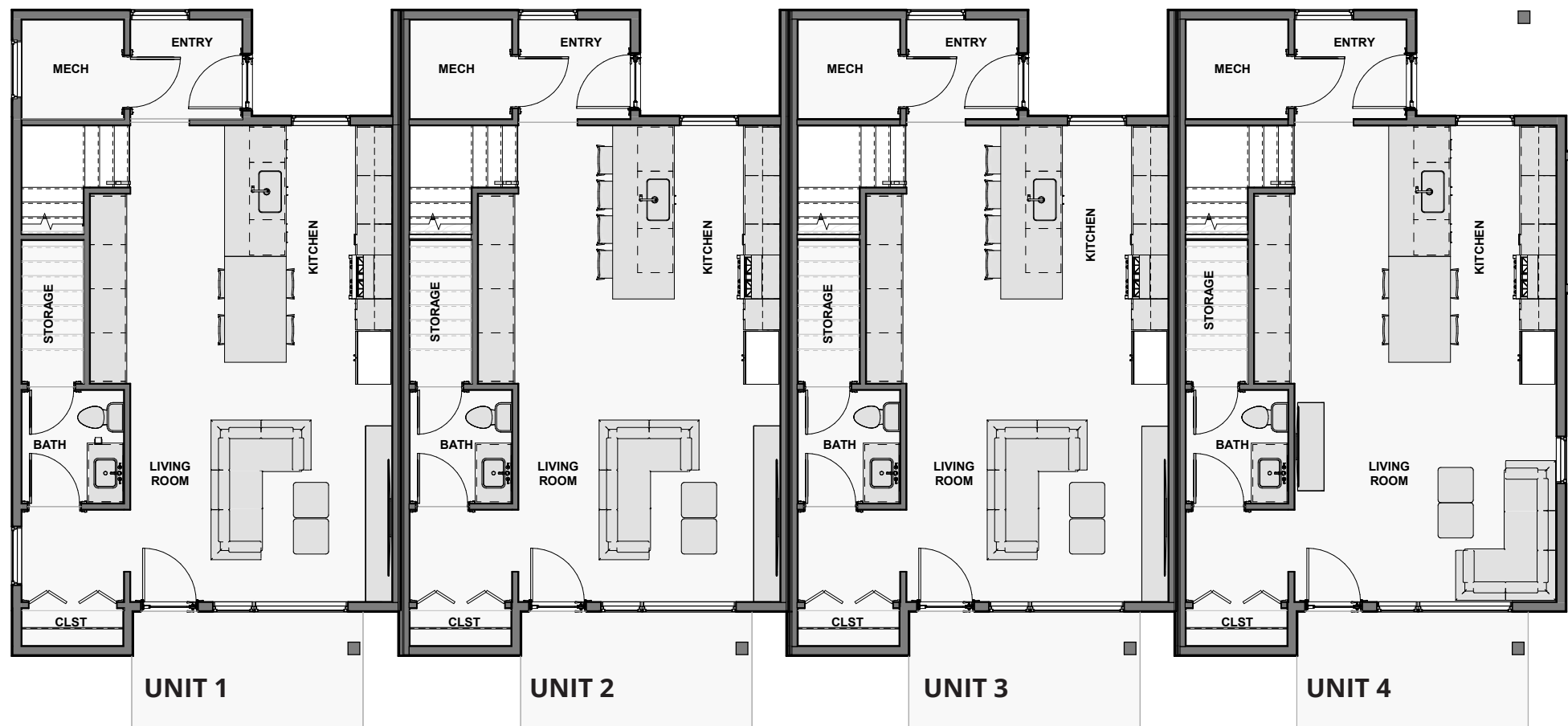
2 FLOOR 2 OVERALL PLAN  
ASB 2/21 1/8" = 1'-0"

**UNIT 1:**  
1,240 SF  
3 BEDROOMS  
1.5 BATHROOMS

**UNIT 2:**  
1,240 SF  
2 BEDROOMS  
2.5 BATHROOMS

**UNIT 3:**  
1,240 SF  
2 BEDROOMS  
2.5 BATHROOMS

**UNIT 4:**  
1,240 SF  
3 BEDROOMS  
1.5 BATHROOMS



1 FLOOR 1 OVERALL PLAN  
ASB 2/21 1/8" = 1'-0"

**319 FERRY ST - FLOOR PLANS**





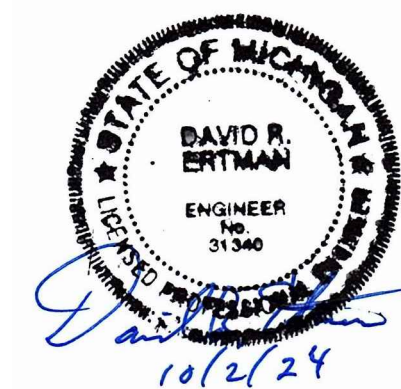
LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Watts
⊗	SA	12	WF6 LED 40K	6" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 4000K CCT, LEXTAR 2835 LED	LED	WF6 LED 40K.ies	13.5
▭	SB	4	WPX3 LED 40K Mvolt	WPX3 LED wallpack 9000lm-4000K color temperature 120-277V MT. 18" AFG	LED	WPX3 LED 40K Mvolt.ies	72.33
⊗	EXISTING	6	NOT AVAILABLE	EXISTING POST TOP LIGHTS TO REMAIN	LED	6130CLED-12L-40-T2-MDL008-C5A.IES	15

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N / A
FRONT SIDEWALK	+	2.2 fc	8.5 fc	0.3 fc	7.3:1
PARKING	+	4.1 fc	12.1 fc	0.5 fc	8.2:1

**NOTE:**

NEW LIGHTING IS FULL CUTOFF TYPE SO THAT LIGHT EMITTED FROM FIXTURES ARE BELOW THE HORIZONTAL PLANE. THIS IS TO MEET CITY EXTERIOR LIGHTING REQUIREMENTS.

**SITE ELECTRICAL  
PHOTOMETRIC PLAN**  
SCALE: 1" = 20'-0"



David Ertman Electrical Consultant  
"Prompt Service at a Reasonable Cost"  
David R. Ertman, PE  
Electrical Engineer  
4758 Hodden Creek Drive  
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cell: 616.240.3406  
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Holland, Michigan 49424  
phone 616.931.0845  
fax 616.931.3660  
inline.office@ds.net



**AMK Holdings**  
319 Ferry Street, Douglas, MI 49406  
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

No.	Description	Date
REVIEW		06/12/24
REVIEW		10/02/24
REVIEW		11/19/24

24034  
Author

SITE  
PHOTOMETRIC  
PLAN

Checker

**SE-1.0**



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY  
WATER RESOURCES DIVISION  
PERMIT

Issued To:

AMK Holdings, LLC  
6971 N Maple Road  
Saline, MI 48176

Permit No: WRP043157 v.1  
Submission No.: HQ4-VG5B-QWQMN  
Site Name: 03-319 Ferry Street-Douglas  
Issued: November 6, 2024  
Revised:  
Expires: November 6, 2029

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- Part 301, Inland Lakes and Streams
- Part 303, Wetlands Protection
- Part 315, Dam Safety
- Part 31, Water Resources Protection (Floodplain Regulatory Authority)
- Part 323, Shorelands Protection and Management
- Part 325, Great Lakes Submerged Lands
- Part 353, Sand Dunes Protection and Management

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan’s water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Excavate approximately 2 cubic yards of material from an area of wetland measuring approximately 10-foot long, 8.5-foot wide, and to a depth of 2-feet, and place a 12-inch diameter storm sewer with flared end section and 3 cubic yards of 8-inch to 12-inch diameter cobble in wetlands in an area measuring 7-foot long and 5-foot wide, to a depth of 2-feet to construct a stormwater outfall structure. All work shall be performed in accordance with the attached plans and permit conditions.

Property Location: Allegan County, Village of Douglas, Town/Range/Section 03N16W16,  
Property Tax No. 03-59-017-089-90

EGLE  
WRP043157 v1.0  
Approved  
Issued On:11/06/2024  
Expires On:11/06/2029

**Authority granted by this permit is subject to the following limitations:**

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the



proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.

- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. The property owner, contractor(s), and any agent involved in obtaining or exercising this permit, are held responsible to ensure the project is constructed in accordance with all drawings and specifications contained in this permit. The contractor is required to provide a copy of the permit to any and all subcontractors doing work authorized by this permit.
  2. The permittee and contractors will take steps to minimize the risk of spreading terrestrial and aquatic invasive species during this project and will take measures to prevent spread, where feasible, including:
    - a. Visually inspecting and removing any plants or mud from footwear (boots, hip-boots, and waders).
    - b. Visually inspecting and removing and properly disposing of any plants and mud from field equipment (nets, shovels, rakes, etc.) and vehicles.
    - c. Draining all water from vehicles and equipment, prior to leaving the site and before entering a new waterbody.




- d. Thoroughly drying equipment (5-7 days, if possible) between sites, when possible.
  - e. Disinfecting vehicles and equipment between sites (e.g. diluted bleach solution, heated pressure washer), when possible. Disinfection should be conducted away from surface waters, where the disinfecting solution will not enter any storm sewers and/or surface waters.
    - i. Typical diluted bleach solution treatment is ½ cup (4 fluid ounces) bleach to 5 gallons of water, applied by spraying or sponge so surface is thoroughly exposed to bleach solution for 10 minutes.
    - ii. Typical heated pressure wash is 140° water temperature, sprayed for 5-10 seconds.
    - iii. Thoroughly washing vehicles and boats between sites (e.g. drive-through car wash).
3. Prior to the start of construction, all adjacent non-work wetland areas shall be protected by properly trenched sedimentation barrier to prevent sediment from entering the wetland. Orange construction fencing may be installed as needed to prohibit construction personnel from entering or performing work in these areas. Sedimentation barrier shall be maintained daily throughout the construction process. Upon project completion, the accumulated materials shall be removed and disposed of at an upland site. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
  4. Prior to the initiation of any permitted construction activities, a sedimentation barrier shall be constructed immediately down gradient of the construction site. Sedimentation barriers shall be specifically designed to handle the sediment type, load, water depth, and flow conditions of each construction site throughout the anticipated time of construction and unstable site conditions. The sedimentation barrier shall be maintained in good working order throughout the duration of the project. Upon project completion, the accumulated materials shall be removed and disposed of at an upland (non-wetland, non-floodplain) site and stabilized with seed and mulch. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
  5. If the project, or any portion of the project, is stopped and lies incomplete for any length of time other than that encountered in a normal work week, every precaution shall be taken to protect the incomplete work from erosion, including the placement of temporary gravel bag riprap, temporary seed and mulch, or other acceptable temporary protection.
  6. A storm water discharge permit may be required under the Federal Clean Water Act for construction activities that disturb one or more acres of land and discharge to surface waters. For sites over five (5) acres, the permit coverage may be obtained by a Part 91 Soil Erosion and Sedimentation Control (SESC) permit, or coverage as an Authorized Public Agency (APA), and filing a "Notice of Coverage" form to the MDEQ's Water Resource Division. For sites with disturbance from one acre up to five acres, storm water coverage is automatic once the SESC permit is obtained or if the work is being conducted by an APA. These one to five acre sites are not required to apply for coverage, but are required to comply with storm water discharge permit requirements. Information on the storm water discharge permit is available from the Water Resource Division's Storm Water Permit Program at

<https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/permits-greater-than-5-acres>.

7. All dredge/excavated spoils including organic and inorganic soils, vegetation, and other material removed shall be placed on upland (non-wetland, non-floodplain or non-bottomland), prepared for stabilization, and stabilized with sod and/or seed and mulch in such a manner so as to prevent and ensure against erosion of any material into any waterbody, wetland, or floodplain
8. All fill/backfill material shall consist of clean inert material which will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion.
9. Discharges shall meet state water quality standards or the effluent from the outfall is otherwise in compliance with regulations issued under the NPDES Program (Part 31 of the NREPA). The discharge has been passed through storm water treatment devices (i.e., best management practices) to maximize the removal of sediments and other contaminants (e.g., oil, grit, trash, heavy metals, etc.) using the best available and practicable technologies that are necessary when considering the receiving waters and associated aquatic resources. The face of the outfall structure shall conform to the side slope of the bank.
10. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit <https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview> and select "Soil Erosion and Sedimentation Control Agencies".
11. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
12. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
13. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
14. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
15. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-

year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.

Issued By:   
Derek Haroldson  
Kalamazoo District Office  
Water Resources Division  
269-569-3609

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

\_\_\_\_\_  
Permittee Signature

\_\_\_\_\_  
Date

cc: Village of Douglas Clerk  
Allegan County Drain Commissioner  
Allegan CEA  
USACE  
Zach VandenBerg, Peterson & VandenBerg Environmental, LLC  
Frances Whalen, EGLE



## NOTICE OF AUTHORIZATION

**Permit Number: WRP043157 v. 1**  
**Site Name: 03-319 Ferry Street-Douglas**

**Date Issued: November 6, 2024**  
**Expiration Date: November 6, 2029**

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

Part 303, Wetlands Protection.

**Authorized activity:**

Excavate approximately 2 cubic yards of material from an area of wetland measuring approximately 10-foot long, 8.5-foot wide, and to a depth of 2-feet, and place a 12-inch diameter storm sewer with flared end section and 3 cubic yards of 8-inch to 12-inch diameter cobble in wetlands in an area measuring 7-foot long and 5-foot wide, to a depth of 2-feet to construct a storm water outfall structure. All work shall be performed in accordance with the attached plans and permit conditions.

**Property Location:** Allegan County, Village of Douglas, Town/Range/Section 03N16W16,  
Property Tax No. 03-59-017-089-90

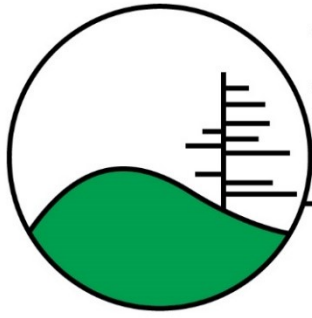
**Permittee:**  
AMK Holdings, LLC  
6971 N Maple Road  
Saline, MI 48176

Derek Haroldson  
Kalamazoo District Office  
Water Resources Division  
269-569-3609

*This notice must be displayed at the site of work.*  
*Laminating this notice or utilizing sheet protectors is recommended.*  
Please refer to the above permit number with any questions or concerns.

**EGLE**  
**WRP043157 v1.0**  
**Approved**  
**Issued On:11/06/2024**  
**Expires On:11/06/2029**





# Peterson & Vandenberg Environmental, LLC

Wetlands • Critical Dunes • Permit Assistance  
Threatened & Endangered Species • Wetland Mitigation

## WETLAND DELINEATION REPORT

**319 Ferry Street**  
City of Douglas, Allegan County, Michigan

May 9, 2024



# Wetland Delineation Report

**319 Ferry Street**

59-017-089-90

City of Douglas, Allegan County, Michigan

May 9, 2024

**Submitted to:**

Max Nykerk

**Lakewood Construction**

mnykerk@lakewoodinc.com

**Prepared by:**

Zach Vandenberg

**Peterson & Vandenberg Environmental, LLC**

PO Box 262

Spring Lake, MI 49456



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### Supplementary Documents

- A. USACE/EGLE Wetland Data Sheets
- B. Google Earth Aerial Photograph
- C. GIS Aerial with Topographic Contours
- D. EGLE Wetlands Map Viewer
- E. National Wetlands Inventory Mapper (NWI)
- F. NRCS Web Soil Survey
- G. Wetland Delineation Map
- H. Site Photographs

## 1. Introduction

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Pursuant to your request, a wetland delineation was conducted at 319 Ferry Street located in the City of Douglas, Allegan County, Michigan, on April 19, 2024. The intent of this report is to provide a brief description of the wetland areas identified within the property and their regulatory status.

## 2. Methods

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### 2a. In-Office Review

A review of in-office information including aerial photographs (B), topographic contours (C), EGLE Wetland Map Viewer (D), National Wetlands Inventory Mapper (E), and the NRCS Web Soil Survey (F) was conducted. The online information depicts what may be present onsite. The results of this online information are not always accurate, but they provide additional information about the potential characteristics of the property. An onsite evaluation provides the most accurate information regarding the presence of wetlands on the site.

### 2b. Onsite Evaluation

The methods used to conduct the wetland delineation are consistent with our understanding of the procedures and general practices used by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). This wetland delineation was conducted in a manner consistent with the 1987 *Corps of Engineers Wetlands Delineation Manual* and 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*. The wetlands identification and delineation procedures outlined in these manuals require evaluation of site vegetation, soils, and hydrologic characteristics. Dominant wetland vegetation, hydric soil, and wetland hydric regime must all be present for an area to be classified as a wetland. Hydrophytic vegetation decisions are based on the wetland indicator status of the dominant species in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species, while species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

## 3. Results

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### 3a. In-Office Review

The in-office information indicated that wetlands were likely present within the property. The EGLE Wetlands Map Viewer indicated wetlands in the northwest portion of the property and wetland soils throughout the property. However, the National Wetlands Inventory mapper does not indicate any wetlands onsite.

The NRCS soil survey indicated poorly drained soils (Belleville Loamy Sand) over 73% of the property. This soil type was located throughout the majority of the property except for the southernmost portion. Soils with a 'poorly drained' drainage class are considered hydric soils and can indicate wetlands may be present on the property.



### 3b. Onsite Evaluation

The wetland delineation identified one small emergent wetland near a culvert adjacent to Ferry Street. This wetland area was flagged with pink flagging with a letter and sequential number. The wetland boundary was located with our sub-meter accurate Global Positioning System (GPS). The flagged wetland boundaries are depicted on the attached wetland delineation map (G).

#### Wetland A – Sample Point 1

Wetland A is small emergent wetland near a culvert adjacent to Ferry Street. Wetland A at sample point 1 consisted primarily of FACW vegetation including an unidentifiable new growth wetland sedge species (*Carex spp.*). Nondominant vegetation at the sample point included OBL to FACU vegetation including marsh St. John's wort (*Triadenum virginicum*), Canada thistle (*Cirsium arvense*), Kentucky blue grass (*Poa pratensis*), and catchweed (*Galium aparine*).

The soil pit in this location contained Munsell soil color 10YR 4/2 dark grayish brown sand with 5% 10YR 5/8 yellowish brown redox concentrations from 0-2 inches, 10YR 3/1 very dark gray mucky sand with 5% 7.5YR 4/4 brown redox concentrations from 2-6 inches, and 10YR 5/2 grayish brown clay with 15% 7.5YR 4/4 brown redox concentrations from 6-12 inches. This soil meets the 'sandy mucky mineral', 'sandy redox', 'loamy mucky mineral', and 'depleted matrix' hydric soil indicators. Saturation was observed at 0 inches and the water table was present at 8 inches, meeting the hydrologic regime requirement. The hydrologic regime requirement was also met through the 'FAC-neutral test' hydrology indicator. The wetland boundaries were identified with pink flagging labeled A1-10.

#### Upland A – Sample Point 2

The upland area adjacent to Wetland A at sample point 2 consisted primarily of FACU to FACW vegetation including catchweed (*Galium aparine*), Kentucky blue grass (*Poa pratensis*), and reed canary grass (*Phalaris arundinacea*). Nondominant vegetation at the sample point included UPL to FACW species such as Canada thistle (*Cirsium arvense*), wild chives (*Allium schoenoprasum*), ground ivy (*Glechoma hederacea*), purple crown vetch (*Securigera varia*), and an unidentifiable new growth sedge species (*Carex spp.*).

The soil pit in this location contained Munsell soil color 10YR 2/1 black sand from 0-4 inches, and 10YR 2/1 black sand with 3% 7.5YR 3/4 dark brown redox concentrations from 4-12 inches. This soil meets 'sandy redox' and 'dark surface' hydric soil indicators. Saturation was observed at 6 inches and the water table was present at 10 inches, meeting the hydrologic regime requirement. Although this location met the wetland requirements for hydric soils and hydrology, it failed to meet the requirement for hydrophytic vegetation, and would therefore not be considered a wetland.

#### Upland Area – Sample Point 3

The upland area throughout the northern and western portions of the property at sample point 3 consisted primarily of FACU vegetation including red fescue (*Festuca rubra*), catchweed (*Galium aparine*), and ground ivy (*Glechoma hederacea*). Nondominant vegetation at the sample point included FAC to FACU species such as greenbrier (*Smilax rotundifolia*), garlic mustard (*Alliaria petiolata*), wild chives (*Allium schoenoprasum*), yarrow (*Achillea millefolium*), and strawberry (*Fragaria virginiana*).

The soil pit in this location contained Munsell soil color 10YR 3/2 very dark grayish brown sand from 0-2 inches, 10YR 4/3 brown sand from 2-10 inches, and 10YR 4/3 brown sand mixed with 10YR 2/1 black sand with 10% 10YR 3/6 dark yellowish brown redox concentrations from 10-13 inches. This soil does not meet any hydric soil indicators. No saturation or water table was observed in the soil pit. No other hydrologic indicators were met in this location.

## **4. EGLE/Corps Regulatory Discussion**

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For EGLE to have regulatory authority over a wetland, the wetland must be contiguous (within 1000 feet) to a Great Lake, (within 500 feet) to a lake, pond (greater than one acre in size), and/or stream and/or the wetland complex must be greater than 5 acres in size. Wetland A does not appear to be regulated by EGLE because it is less than 5 acres in size and does not appear to be contiguous to any lake, pond, or stream. If impacts to this wetland are desired, we recommend that EGLE confirms their jurisdiction (or lack thereof) through a pre-application meeting or Wetland Identification Program (WIP) review.

EGLE also has regulatory authority over rivers, streams, lakes, ponds, and the designated floodway and 100-year floodplain of rivers and streams. EGLE defines a stream as a waterbody that has bed, banks and evidence of flow or continued occurrence of water. A permit is required from EGLE for any structure placement, enclosure, excavation or filling within a river, stream, lake, or pond.

The U.S. Army Corps of Engineers has regulatory authority over wetlands adjacent to designated navigable waterways. Adjacent wetlands include wetlands that (i) touch the navigable waterway, (ii) are inundated by flooding from a navigable waterway in a typical year, (iii) are separated from the navigable waterway only by a natural feature (e.g., berm, bank, or dune), or (iv) are separated from the navigable waterway only by an artificial structure which allows for a direct hydrologic surface connection between the wetlands and the waterway in a typical year. This may include a culverted road, flood or tide gate, pump, or similar artificial features. It does not appear that the Corps would take jurisdiction over the wetlands on this property.

Permits must be obtained from EGLE prior to conducting most filling, dredging, structure placement, draining activities, and/or maintaining a use of a regulated wetland. EGLE will require that the applicant prove that there are no prudent or feasible alternatives to impacting the wetland prior to issuing a permit for any wetland impacts. These agencies may consider another site as a potential alternative unless it is proven that this site is specific to the goals of the project. Wetland impacts over 1/10 of an acre may require some type of mitigation for the impact. Wetland impacts over 1/3 of an acre have very specific requirements for mitigation.

Plan and cross-section view drawings to an easily measurable engineer scale depicting all wetland impacts would need to be prepared for the EGLE application package. The details of all regulated activities need to be noted, including cubic yards of material to be placed, square feet of wetland to be impacted, and the size and placement of any equalization culverts or stormwater outlets. The EGLE application fee will vary from \$50 to \$2,000 depending on the proposed activities.

## 5. Conclusion

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Please be advised the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction on this property thereof rests with EGLE and in some cases the Corps. An agency's determination can vary due to numerous factors, such as the season of the year. The physical characteristics of the site can change with time depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these variables can affect the nature/extent of wetlands on the site.

This report does not address any local ordinances that may apply to this site.

Thank you for the opportunity to provide this wetland delineation. If you have any questions, or if you would like assistance applying for permits, please contact us at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Zach Vandenberg', written in a cursive style.

**Peterson and Vandenberg Environmental, LLC**  
Zach Vandenberg

Enclosures



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



PHILLIP D. ROOS  
DIRECTOR

July 15, 2024

VIA EMAIL AND U.S. MAIL

AMK Holdings LLC  
6971 North Maple Road  
Saline, Michigan 48176

Dear Sir or Madam:

**SUBJECT:** Wetland Identification Report  
MiEnviro Site Name: 03-319 Ferry Street-Douglas  
MiEnviro WIP Application Submission Number: HQ4-ATQY-C23CY

The Department of Environment, Great Lakes, and Energy's (EGLE) Water Resources Division (WRD) conducted a Level 3 Wetland Identification Program (WIP) review of an assessment area consisting of approximately one acre on property (03-59-017-089-90) located in Town 03N, Range 16W, Sections 16 and 17; Douglas (Figure 1) during June 18, 2024. The review was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4(1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your WIP application.

Staff from the WRD reviewed pertinent information such as historical aerial imagery, topographic mapping data, soils survey data, and surface hydrology data. The on-site investigation was conducted with your wetland consultant present and included a review of plants, hydrology, and soils.

Staff confirm the wetland boundary lines delineated by your consultant. The site map (Figure 2) of the WIP assessment area was created by combining information from your consultant and the WRD. The new map identifies areas containing regulated wetland and non-wetland (upland).

The wetland (i.e., Wetland A), within the assessment area is regulated by the WRD because of wetland size and/or contiguity to a pond, lake, or stream. For the area [approx. 0.01 acre total on site] identified as regulated wetland on the site map (Figure 2), please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.

- d) Drain surface water from a regulated wetland.

For those areas identified as non-wetland (upland) on the site map (Figure 2), the WRD lacks jurisdiction under Part 303 for activities occurring there.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other programs administered by EGLE. Any land use activities undertaken within the assessment area may be subject to regulation pursuant to the NREPA under Part 91, Soil Erosion and Sedimentation Control.

Please be aware that this Wetland Identification Report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the federal Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the WRD is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your assessment area is unlikely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request the WRD reassess the wetland boundaries and regulatory status of wetlands within any portion of the assessment area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification assessment area must be accompanied by supporting evidence with regard to wetland vegetation, soils, or hydrology that are different from, or in addition to, the information relied upon by WRD staff in preparing this report. The request should be submitted to:

Wetland Identification Program  
Department of Environment, Great Lakes, and Energy  
Water Resources Division  
P.O. Box 30458  
Lansing, Michigan 48909-7958

Please use the MiEnviro submission number assigned to this project site if submitting a permit application or otherwise corresponding with our office.

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

AMK Holdings LLC

Page 3

July 15, 2024

The findings contained in this report are binding on EGLE until July 15, 2027, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at GyekisK@Michigan.gov; 517-243-5002; or EGLE, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,

A handwritten signature in black ink that reads "Keto Gyekis". The signature is written in a cursive, flowing style.

Keto Gyekis  
Wetland Identification Program Coordinator  
Water Resources Division

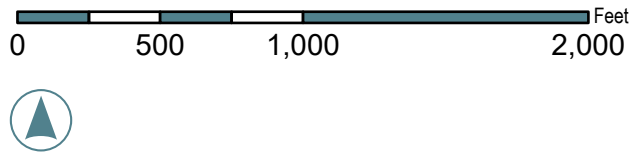
Enclosures

cc: Douglas Clerk  
Allegan County Soil Erosion Enforcement Agent (CEA)  
Allegan County Health Department  
Zach VandenBerg, Peterson and VandenBerg Environmental  
Derek Haroldson, EGLE



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

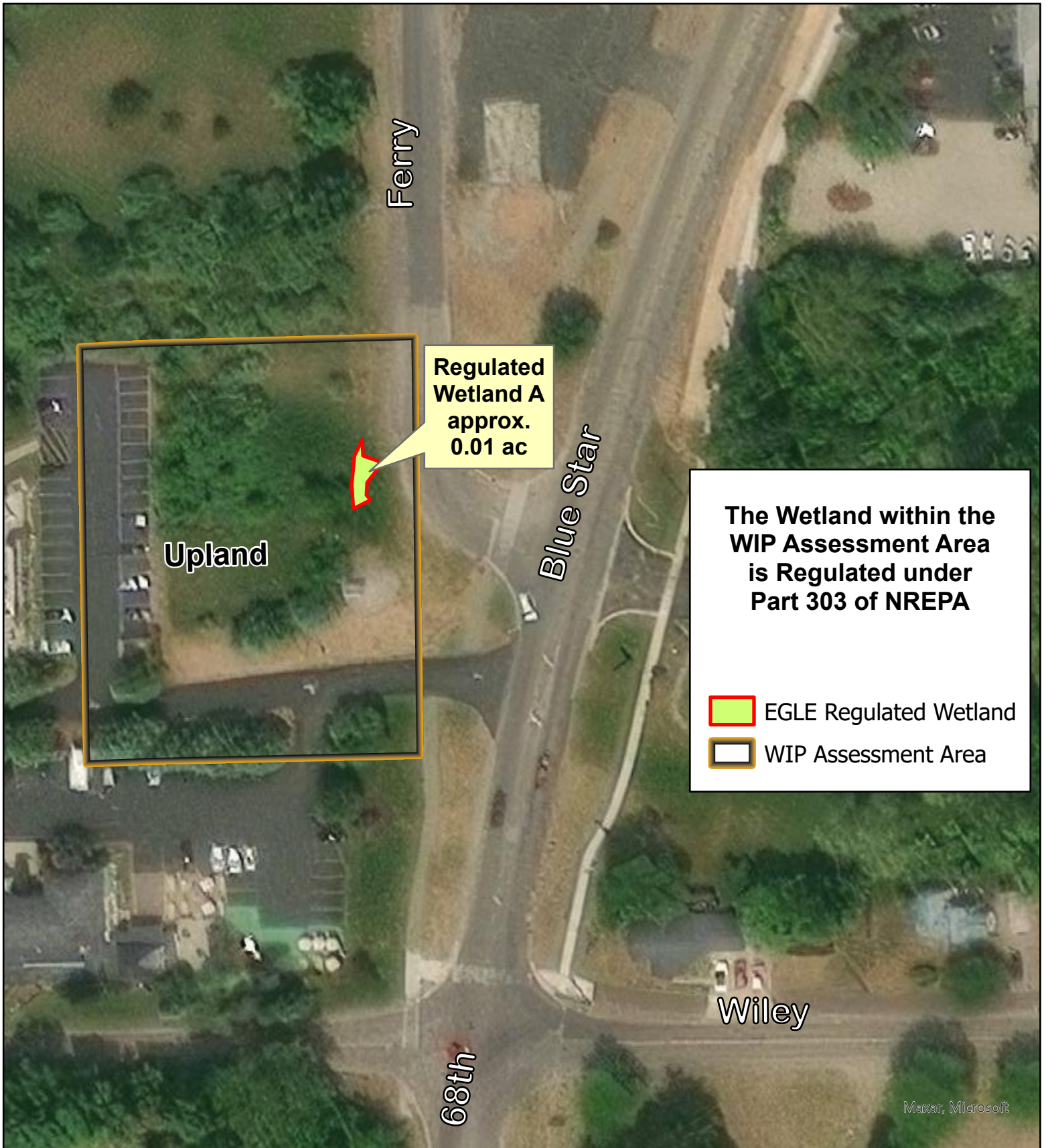
**Figure 1. | EGLE WIP Site Location**  
**319 Ferry Street**  
**Douglas**  
**Allegan County**  
**WIP - HQ4-ATQY-C23CY**



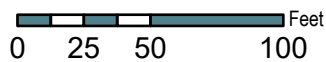
**EGLE**  
 MICHIGAN DEPARTMENT OF  
 ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: July, 2024  
 K. Gyekis,  
 Wetlands, Lakes,  
 and Streams Unit, EGLE WRD





**Figure 2. | EGLE WIP Site Detail**  
**319 Ferry Street**  
**Douglas**  
**Allegan County**  
**WIP - HQ4-ATQY-C23CY**



This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: July, 2024  
 K. Gyekis,  
 Wetlands, Lakes,  
 and Streams Unit, EGLE WRD





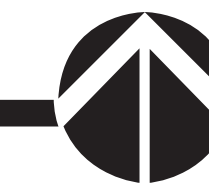
**LEGEND**

- ① PROPERTY BOUNDARY
- ② EXISTING RIGHT OF WAY
- ③ PROPOSED MULTI-FAMILY DWELLING
- ④ EXISTING TREES TO REMAIN
- ⑤ PROPOSED LANDSCAPING
- ⑥ PROPOSED STORM BASIN
- ⑦ PROPOSED TRASH & RECYCLING

**NOTES**

Site Location:	319 Ferry Street Douglas, MI 49406
Site Area (Excluding ROW)	= 0.83 ac.
Lot Coverage	= 8.0%
Area of Proposed Building	= 2,929 sq.ft.
Total Proposed Dwelling Units	= 4 units
Setbacks:	
Front	= 25 ft.
Side	= 20 ft.
Rear	= 35 ft.

November 20, 2024

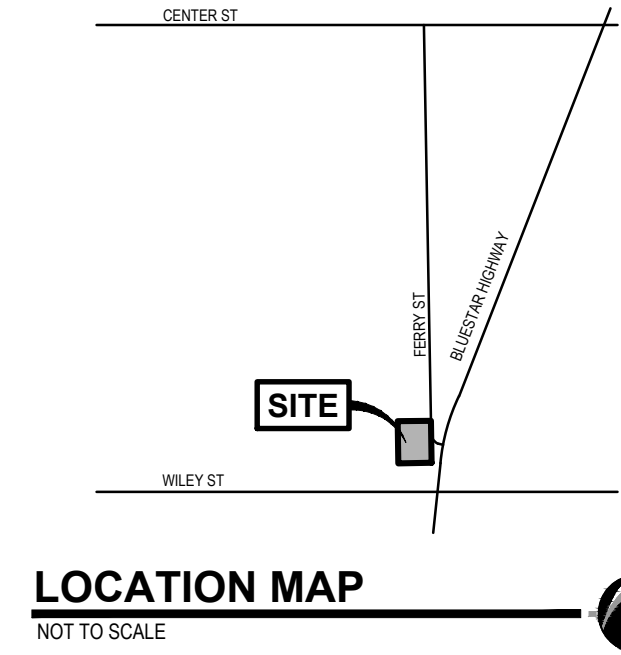


North 0' 10' 20' 40' Scale: 1"=20'



# 319 FERRY STREET

## THE CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



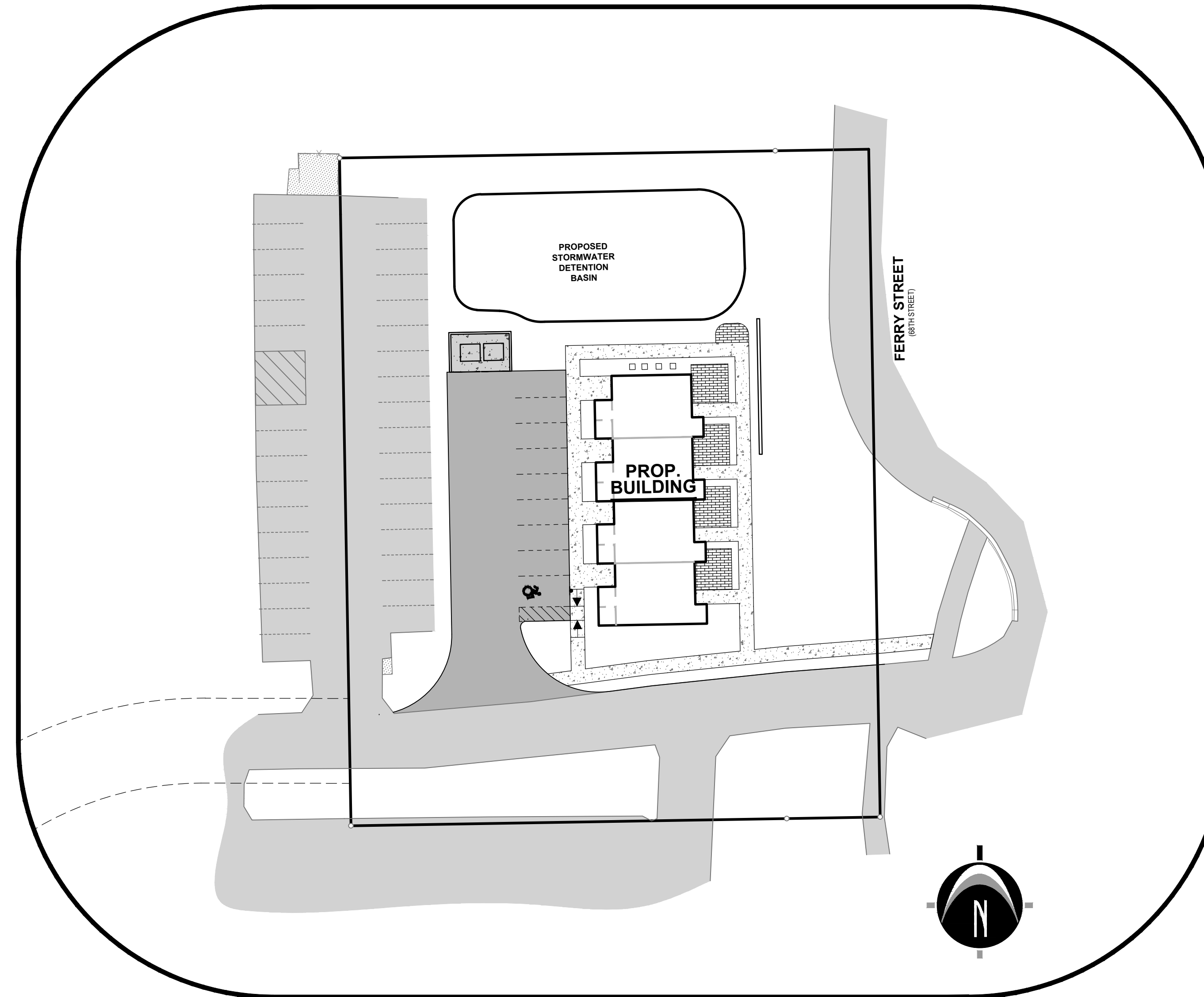
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**PREPARED FOR:**  
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Max Nykerk  
  
11253 James Street  
Holland, MI 49424  
Phone: 616.392.6923

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### SITE PLAN



**SHEET INDEX**

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Topographic Survey	C-201	Page 2
Demolition Plan	C-203	Page 3
Aerial Vicinity Map	C-204	Page 4
Site Layout Plan	C-205	Page 5
S.E.S.C. & Grading Plan	C-300	Page 6
Utility Plan	C-400	Page 7
Details and Specifications	C-500	Page 8
Easement Plan	C-901	Page 9
Landscape Plan	L-100	Page 10

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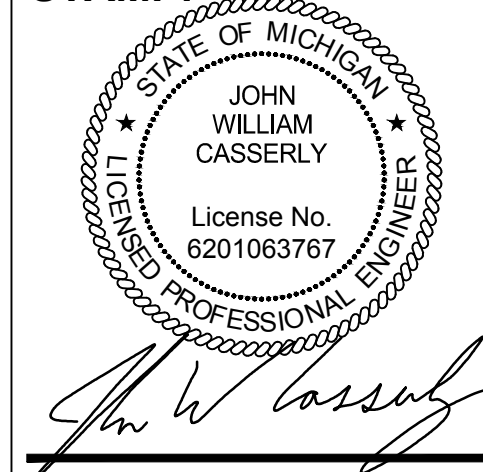
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**319 Ferry Street**  
**Cover Sheet**  
319 Ferry Street, Douglas, MI 49406  
PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**STAMP:**



**PROJECT NO:**  
23201630

**SHEET NO:**  
**C-100**

**811 Know what's below. CALL before you dig.**

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**319 Ferry Street**

**Topographic Survey**

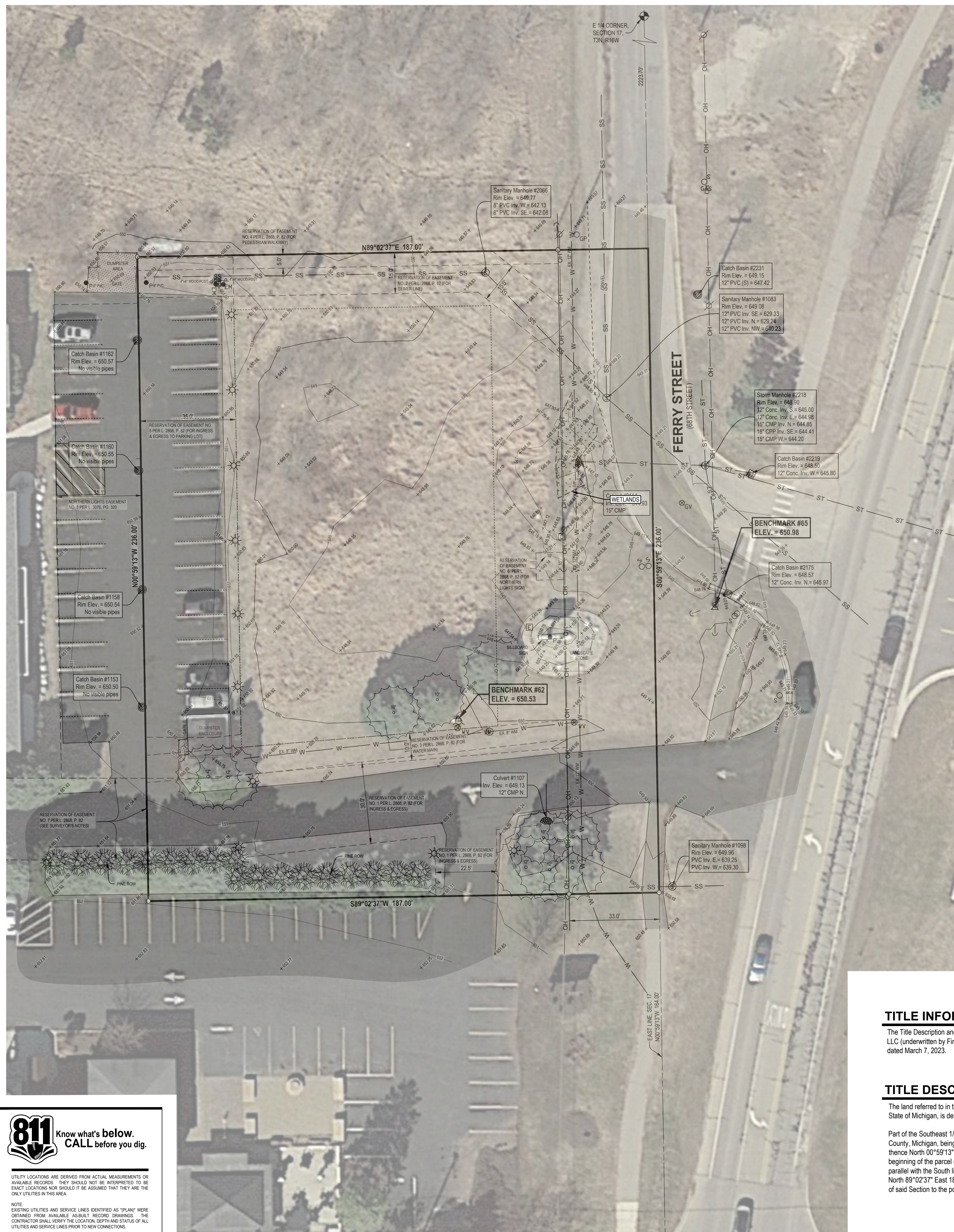
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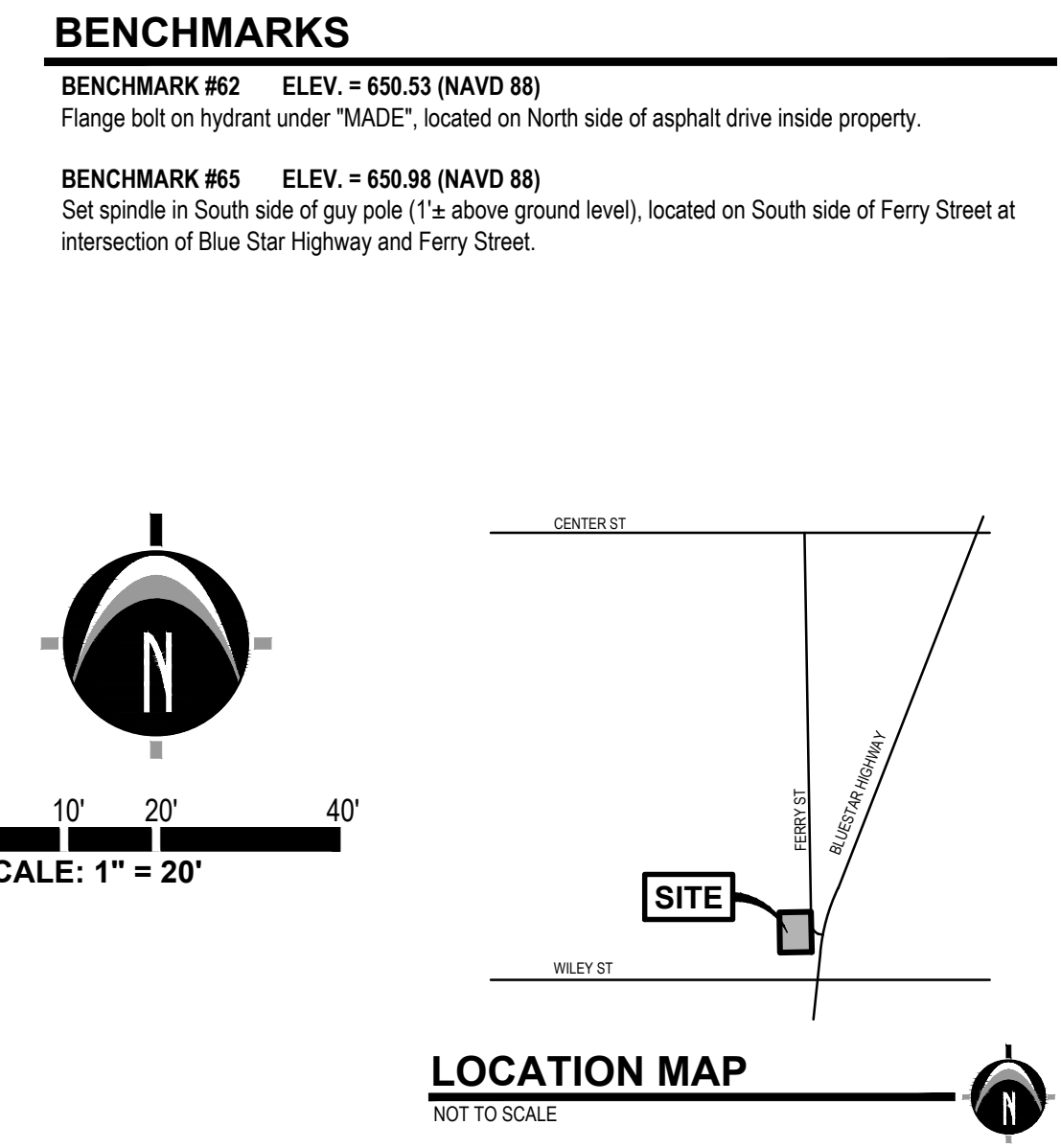
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**LEGEND**

	Catch Basin - Round		Light Pole
	Catch Basin - Square		Post
	Control Point Benchmark		Utility Pole
	Cable Riser		Sign
	Culvert		Sanitary Manhole
	Electric Meter		Storm Manhole
	Electric Riser		Water Manhole
	Deciduous Tree		Water Valve
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- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260549, Map Number 2605C0164G with an Effective Date of June 21, 2023, shows this parcel to be located in Zone "X" (subject to map scale uncertainty).
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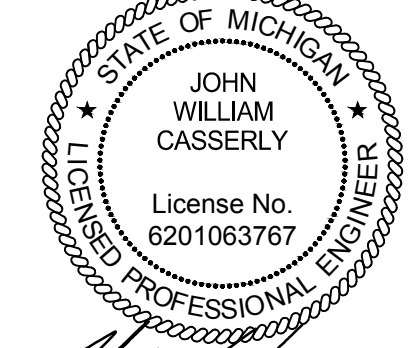
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**319 Ferry Street**

**Demolition Plan**

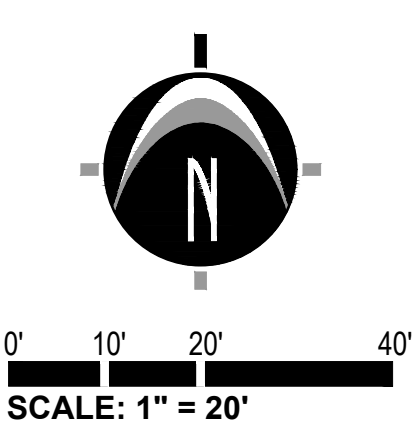
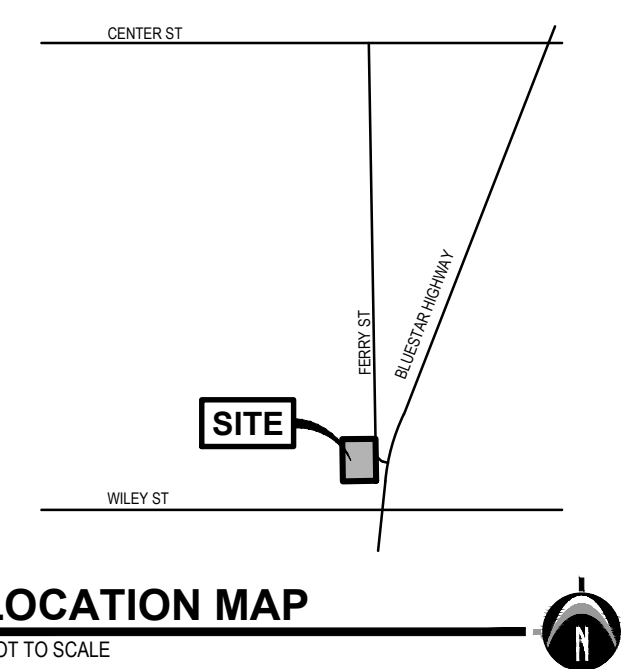
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**STAMP:**



*John W. Casserly*  
**PROJECT NO:**  
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**SHEET NO:**  
**C-203**

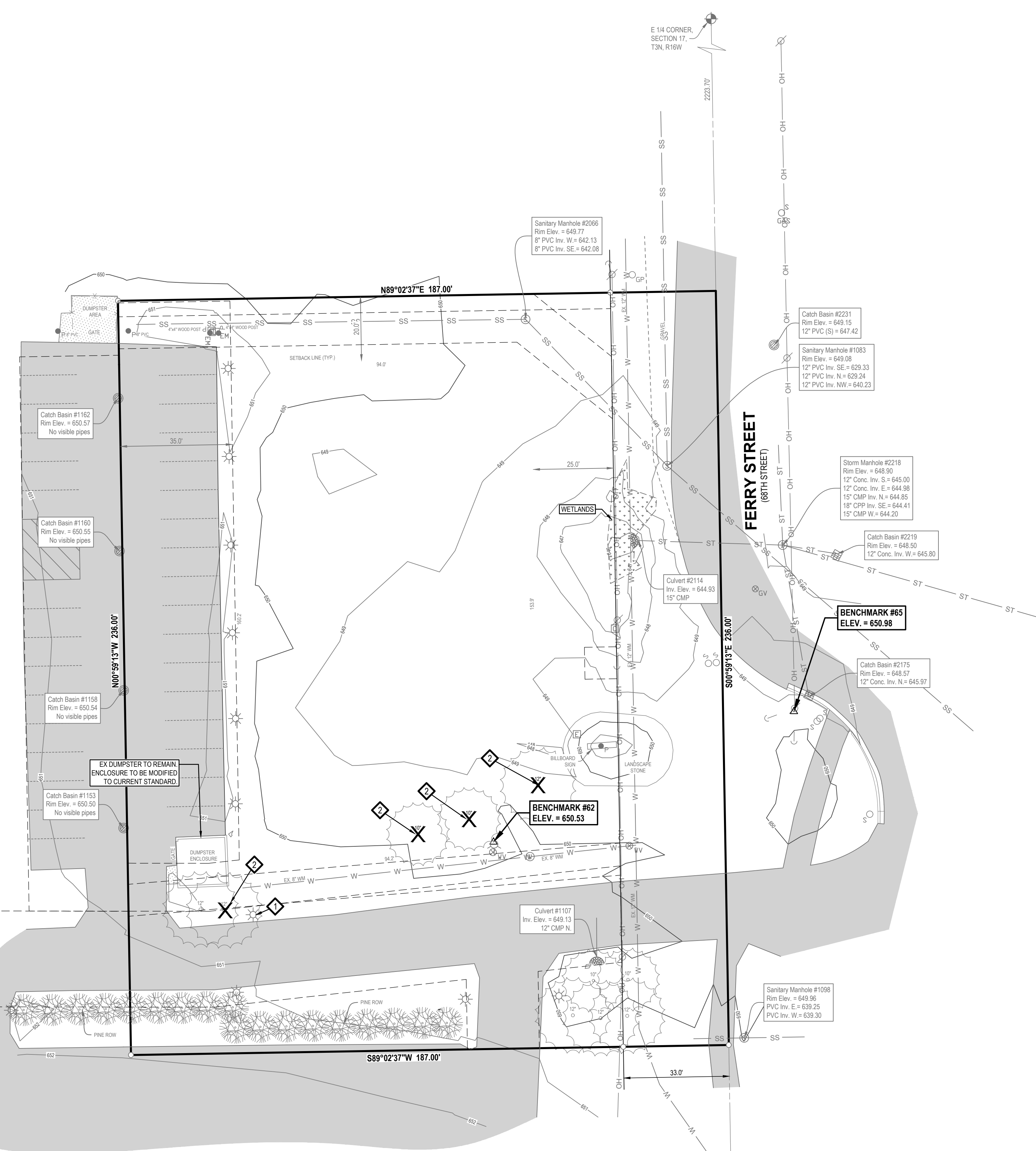


**REMOVAL / DEMOLITION NOTES**

- 1. REMOVE EXISTING LIGHT POLE
- 2. REMOVE EXISTING TREE
- 3. REMOVE EXISTING STORM SEWER

**REMOVAL / DEMOLITION NOTES**

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPIILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED 2/19/24.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



**LEGEND**

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	Control Point/ Benchmark		Utility Pole
	Cable Riser		Sign
	Culvert		Sanitary Manhole
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	Guy Pole		Zoning Setback Line
	Hydrant		Asphalt
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**BENCHMARKS**

- BENCHMARK #62** ELEV. = 650.53 (NAVD 88)  
 Flange bolt on hydrant under "MADE", located on North side of asphalt drive inside property.
- BENCHMARK #65** ELEV. = 650.98 (NAVD 88)  
 Set spindle in South side of guy pole (1'± above ground level), located on South side of Ferry Street at intersection of Blue Star Highway and Ferry Street.

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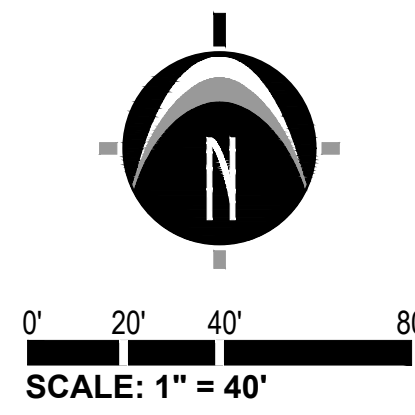
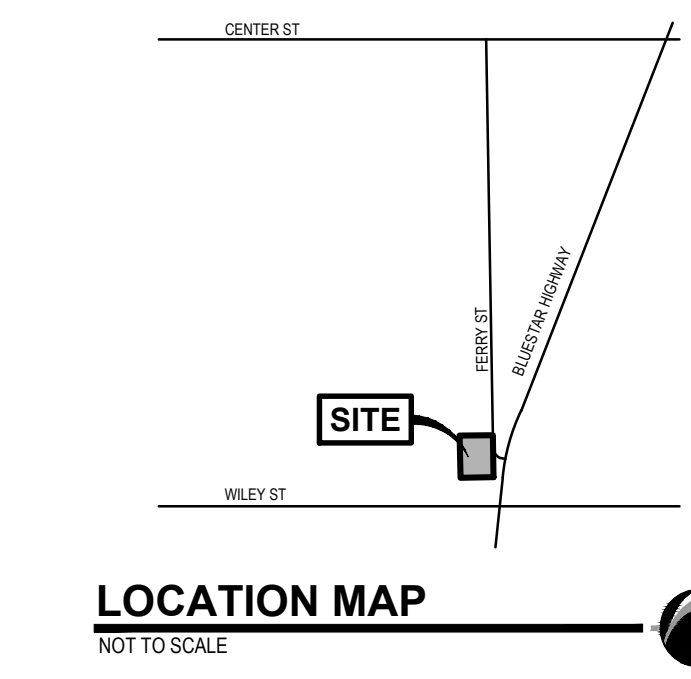
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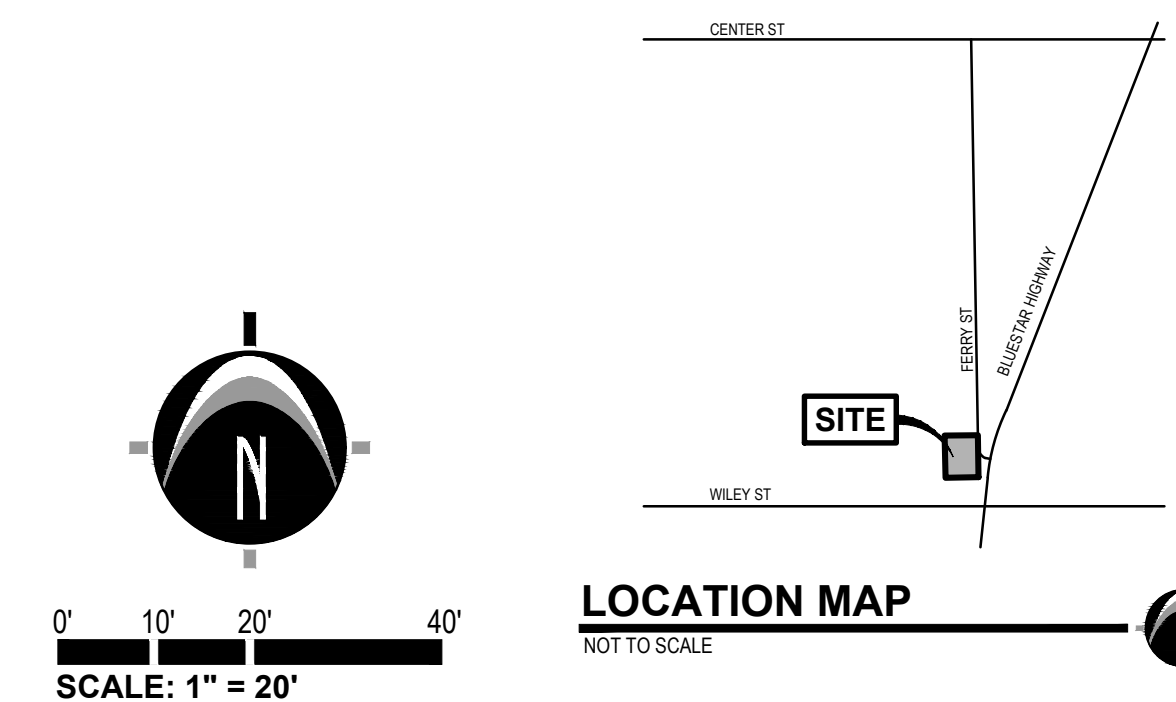
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Title: Site Plan Submittal	Checked: JC	Date: 2024.11.20
Drawn: MH	Checked: JC	Date: 2024.12.02
Title: ACCC Resubmittal	Checked: JC	Date: 2024.12.02
Drawn: MH	Checked: JC	Date: 2024.12.10



**LEGEND**

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

**GENERAL NOTES**

- ZONING OF PROPERTY: R-5 MULTIPLE FAMILY DISTRICT  
 R-5 ZONING REQUIREMENTS  
 A) MINIMUM LOT AREA = 20,000 SQ.FT.  
 B) MINIMUM LOT WIDTH = 100 FT.  
 C) MAXIMUM BUILDING HEIGHT = 28 FT OR 2 1/2 STORIES  
 D) MAXIMUM LOT COVERAGE = 35%  
 SETBACKS  
 A) FRONT YARD = 25 FT.  
 B) SIDE YARD = 20 FT.  
 C) REAR YARD = 35 FT.
- SUMMARY OF LAND USE:  
 A) TOTAL ACREAGE = 0.83 ACRES (36,344 SQ.FT.) (EXCLUDING R.O.W.)  
 B) AREA OF PROPOSED BUILDING = 2,929 SQ.FT.  
 C) BUILDING HEIGHT = APPROX. 28 FT.  
 D) LOT COVERAGE = 8%  
 E) GROSS PAVEMENT AREA = APPROX. 4,786 SQ.FT.  
 F) GROSS CONCRETE AREA = APPROX. 2,917 SQ.FT.  
 G) ZONING OF PARCELS TO NORTH AND WEST = R-5  
 ZONING OF PARCELS TO SOUTH AND EAST = C-1
- PARKING REQUIREMENTS:  
 A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x18' (24' AISLE)  
 B) TYPICAL PARKING SPACE PROVIDED = 9x18' (24' AISLE)  
 C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11x18' WITH 5' AISLE  
 D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8x18' WITH 5' AISLE  
 E) NUMBER OF SPACES REQUIRED (BASED ON CITY REQUIREMENTS)  
 TWO (2) SPACES PER DWELLING UNIT = 8 SPACES  
 ONE (1) SPACE PER EACH THREE (3) DWELLING UNITS = 1 SPACE  
 TOTAL REQUIRED PARKING SPACES = 9 SPACES  
 F) NUMBER OF SPACES PROVIDED = 9 SPACES
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 03-59-017-089-90. THE ADDRESS OF THE PROPERTY IS 319 FERRY STREET.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- NO GARAGES OR CARPORTS ARE PROPOSED AT THIS TIME.

**SUMMARY OF LAND USE TABLE**

Standard	Required	Provided	Notes
Minimum Lot Area	20,000 sq ft	36,344 sq ft	standard met
Minimum Lot Width	100 ft	236 ft	standard met
Maximum Building Height	28 ft or 2 1/2 stories	28 ft	standard met
Maximum Lot Coverage	35%	8%	standard met
Front Yard	25 ft	25 ft	standard met
Side Yard	20 ft	20 ft	standard met
Rear Yard	35 ft	35 ft	standard met
Parking	9	9	standard met
Units Per Acre	12 units / acre	4 / 0.83 ac = 4.8	standard met

**PERMIT & REVIEW AGENCIES**

Permit	Reviewing Agency
Engineering Permit	The City of the Village of Douglas Review Engineer
Soil Erosion and Sedimentation Control (SESC)	Allegan County Health Department
Stormwater Design	Allegan County Drain Commissioner

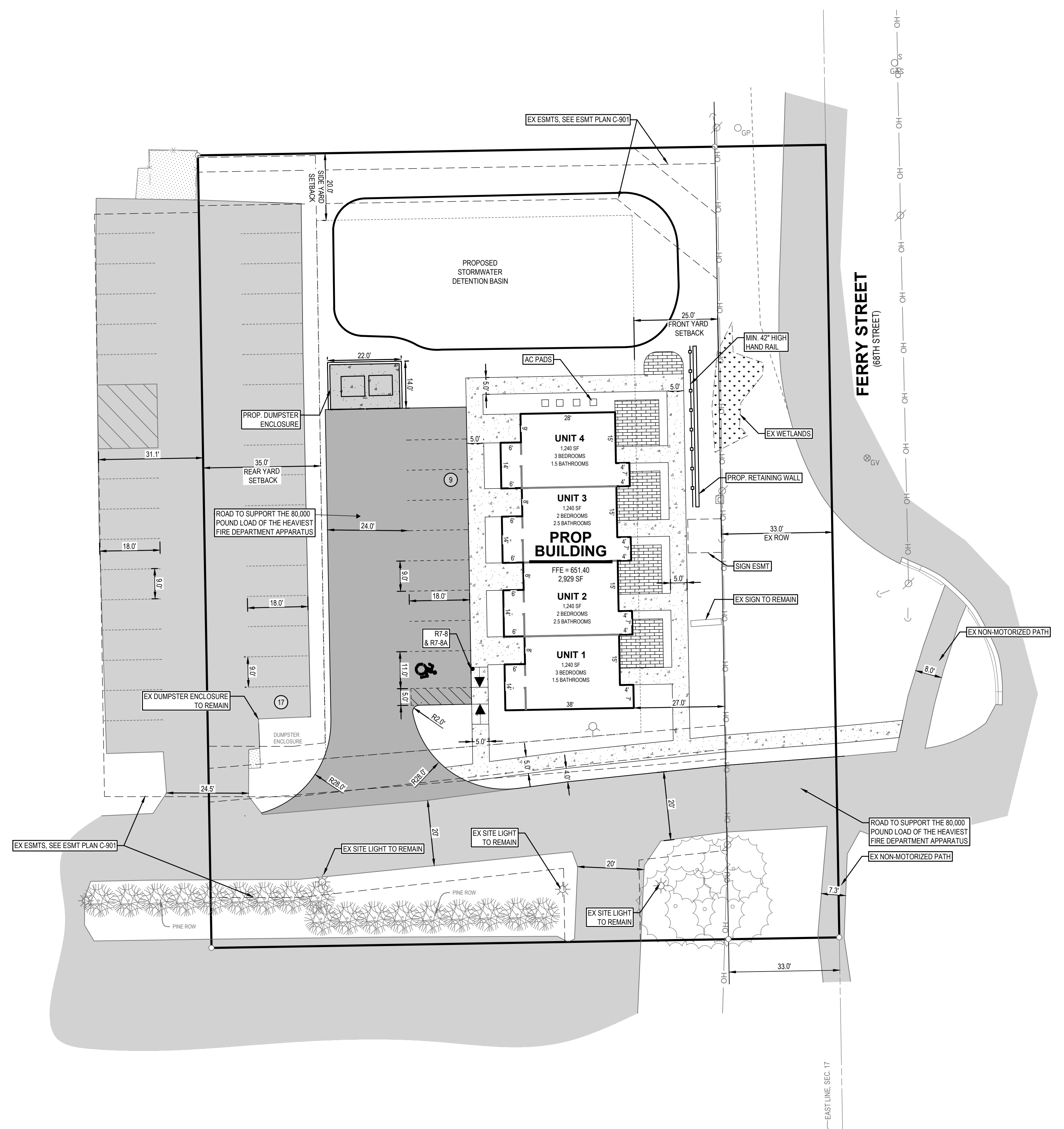
**319 Ferry Street**  
 Site Layout Plan  
 319 Ferry Street, Douglas, MI 49406  
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**STAMP:**



**PROJECT NO:**  
 23201630

**SHEET NO:**  
**C-205**



**PROJECT TIMELINE**

2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

**TITLE INFORMATION**

The Title Description and Schedule B items hereon are from Premier Lakeshore Title Agency, LLC (underwritten by First American Title Insurance Company), Commitment No. 4012-306561, dated March 7, 2023.

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Part of the Southeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North 00°59'13" West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South 89°02'37" West 187.00 feet parallel with the South line of said Section; thence North 00°59'13" West 236.00 feet; thence North 89°02'37" East 187.00 feet; thence South 00°59'13" East 236.00 feet along the East line of said Section to the point of beginning.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.  
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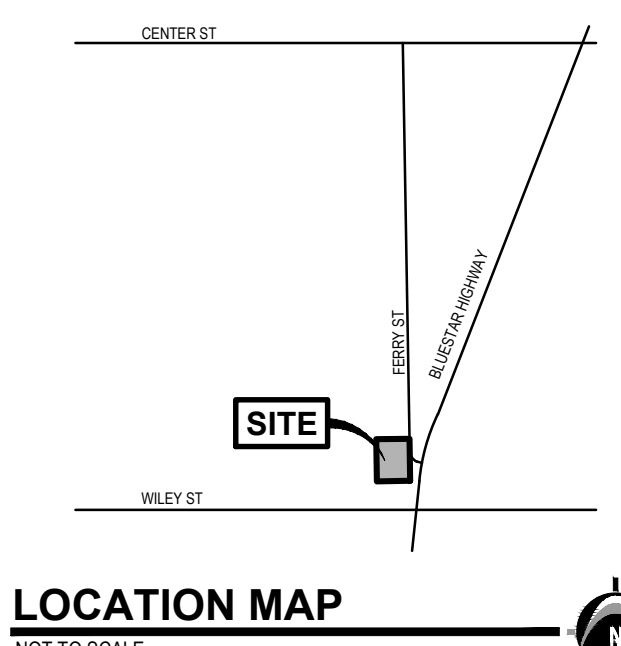
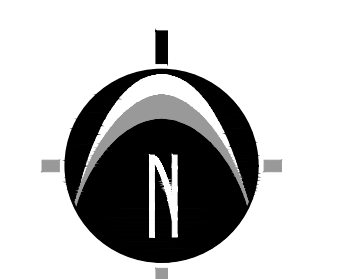
**PREPARED FOR:**  
 Lakewood Construction Inc.  
 Max Nykerk  
 11253 James Street  
 Holland, MI 49424  
 Phone: 616.392.6923

**REVISIONS:**

Title: Draft Update	Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Drawn: JMMH	Checked: JC	Date: 2024.03.28
Title: Site Plan Submittal	Drawn: MVMH	Checked: CH	Date: 2024.06.12
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.07.10
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.09.24
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.10.03
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**319 Ferry Street**  
**S.E.S.C. & Grading Plan**  
 319 Ferry Street, Douglas, MI 49406  
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**STAMP:**  
 STATE OF MICHIGAN  
 JOHN WILLIAM CASSERLY  
 License No. 6201063767  
 REGISTERED PROFESSIONAL ENGINEER  
 PROJECT NO:  
 23201630  
 SHEET NO:  
**C-300**



**LOCATION MAP**  
 NOT TO SCALE

**LEGEND**

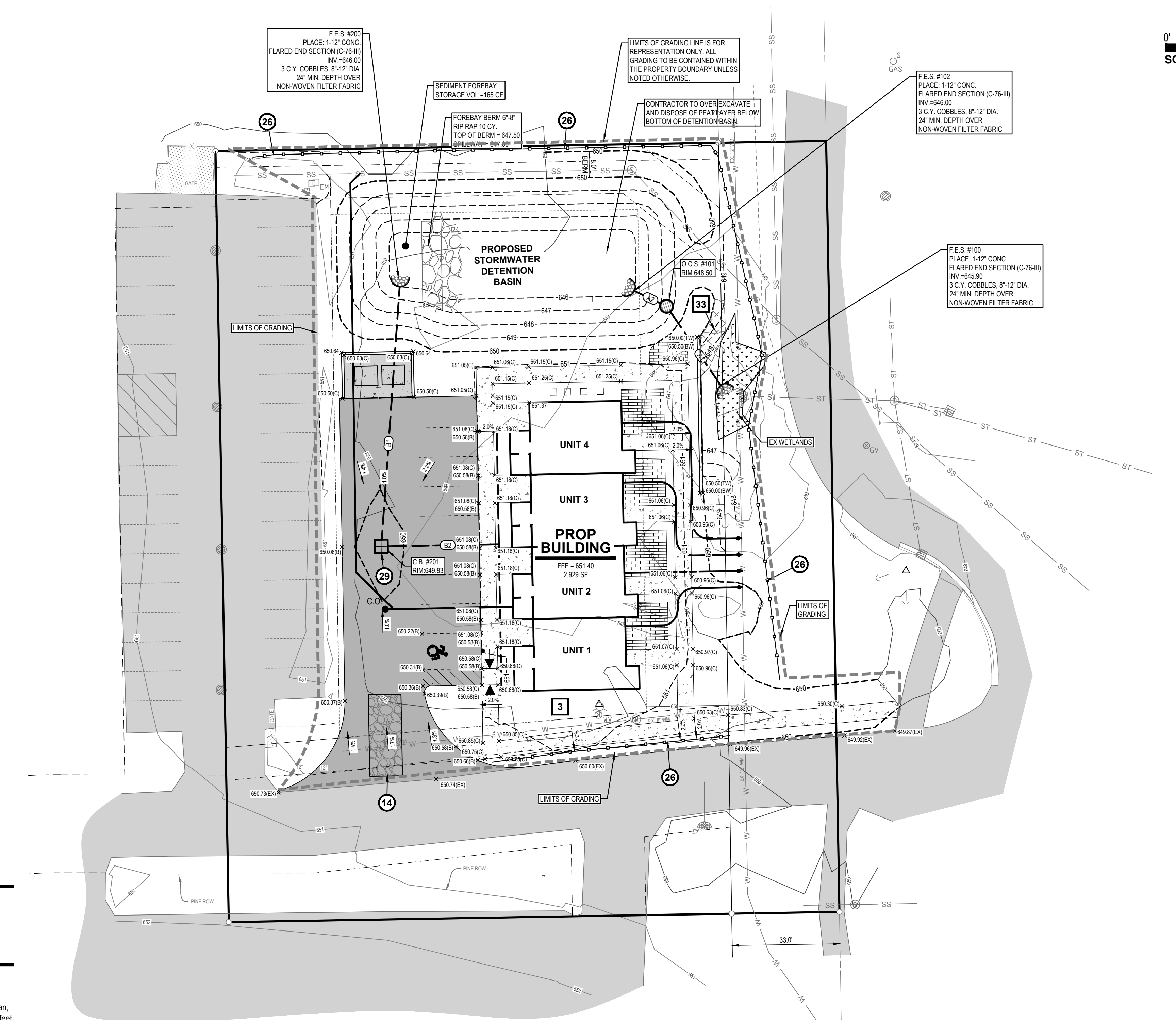
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- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- EMERGENCY OVERTFLOW STORMWATER FLOW ROUTE
- PROP. LIMITS OF GRADING
- SILT FENCE

**SITE DISTURBANCE**

0.60 ACRES OF SITE DISTURBANCE

**SOIL MATTING LEGEND**

PLACE 11 S.Y. (TOTAL EROSION CONTROL, REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL) OVER 4" TOPSOIL ON ALL SLOPES 1 AND 4 OR STEEPER; OVERLAP ROLL ENDS MIN. 3' PLACE & STAKE MATTING PER MFG. RECOMMENDATIONS



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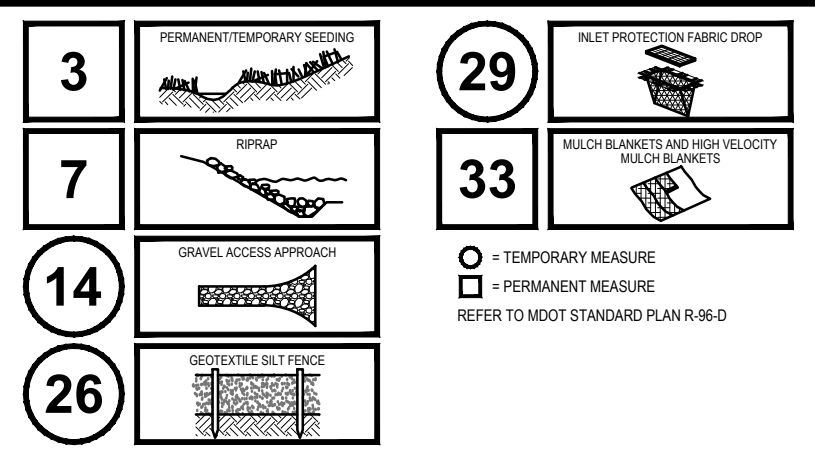
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**SOIL EROSION CONTROL SCHEDULE**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
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FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESS AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESS MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



**811 Know what's below. CALL before you dig.**

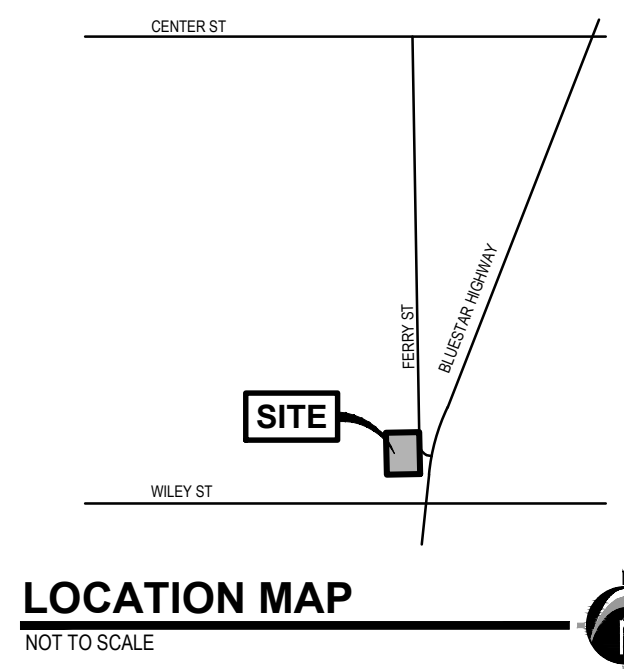
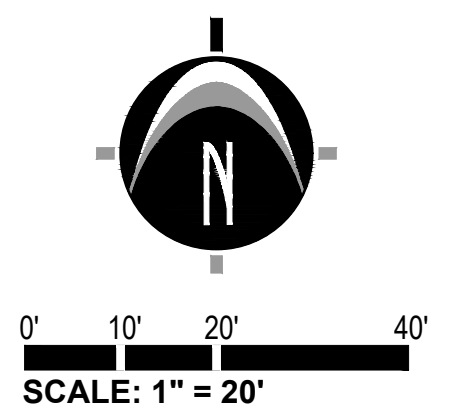
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**PREPARED FOR:**  
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 Max Nykerk  
 11253 James Street  
 Holland, MI 49424  
 Phone: 616.392.6923

**REVISIONS:**

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Title: Site Plan Resubmittal		
Drawn: MH	Checked: JC	Date: 2024.12.10



**STORM SEWER DRAINAGE STRUCTURES**

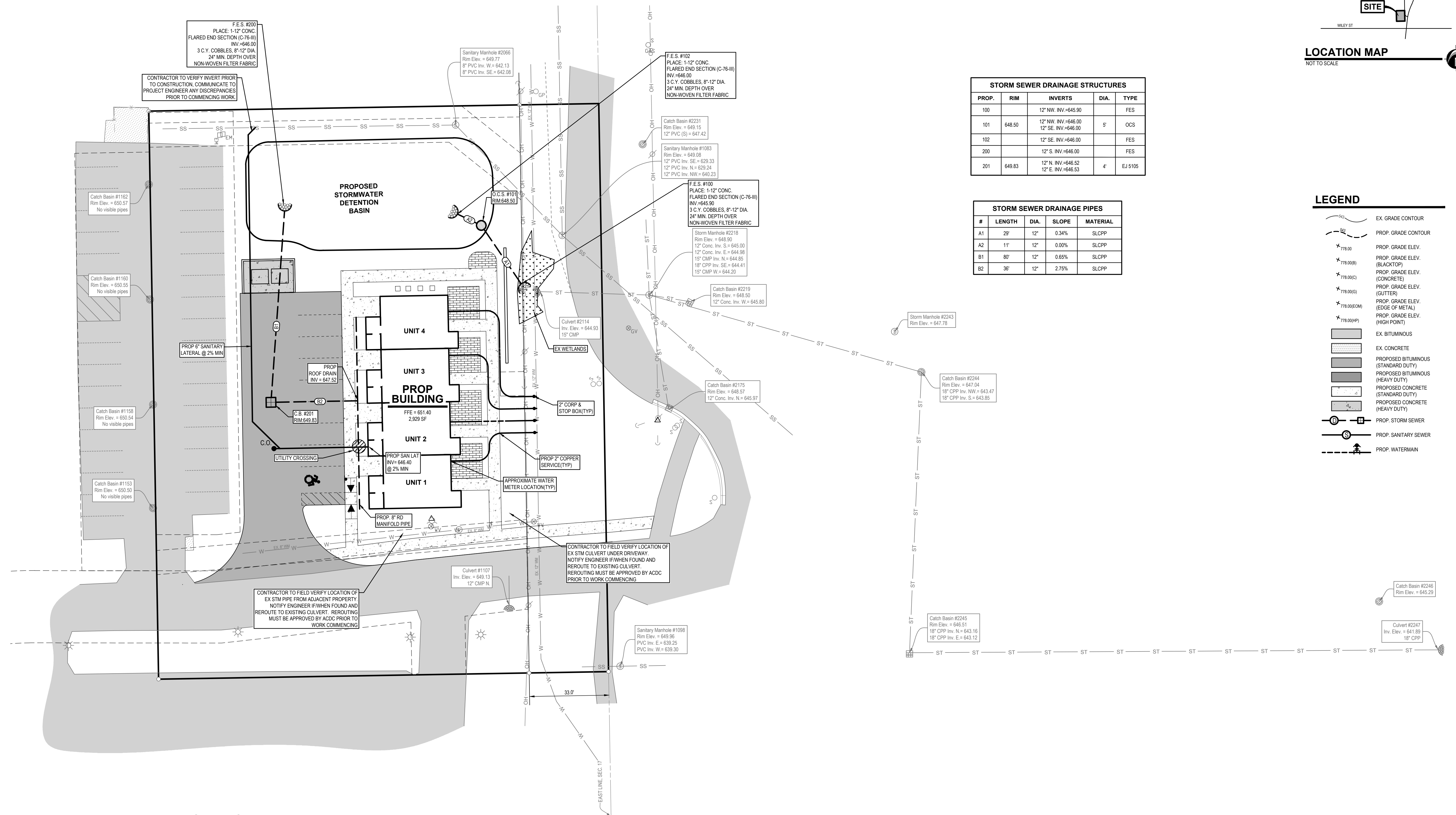
PROP.	RIM	INVERTS	DIA.	TYPE
100		12" NW INV.=645.90		FES
101	648.50	12" NW INV.=646.00 12" SE INV.=646.00	5'	OCS
102		12" SE INV.=646.00		FES
200		12" S INV.=646.00		FES
201	649.83	12" N INV.=646.52 12" E INV.=646.53	4'	EJ5105

**STORM SEWER DRAINAGE PIPES**

#	LENGTH	DIA.	SLOPE	MATERIAL
A1	29'	12"	0.34%	SLCPP
A2	11'	12"	0.00%	SLCPP
B1	80'	12"	0.65%	SLCPP
B2	36'	12"	2.75%	SLCPP

**LEGEND**

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- PROP. GRADE CONTOUR
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- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
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- PROPOSED BITUMINOUS (STANDARD DUTY)
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- PROPOSED CONCRETE (STANDARD DUTY)
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- PROP. SANITARY SEWER
- PROP. WATERMAIN



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**319 Ferry Street**  
**Utility Plan**  
 319 Ferry Street, Douglas, MI 49406  
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**STAMP:**

STATE OF MICHIGAN  
 JOHN WILLIAM CASSERLY  
 LICENSED PROFESSIONAL ENGINEER  
 License No. 6201063767

*John W. Casserly*

**PROJECT NO:**  
 23201630

**SHEET NO:**  
**C-400**



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**NEDERVELD**

www.nederveld.com  
800.222.1868

**GRAND RAPIDS**  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.5190

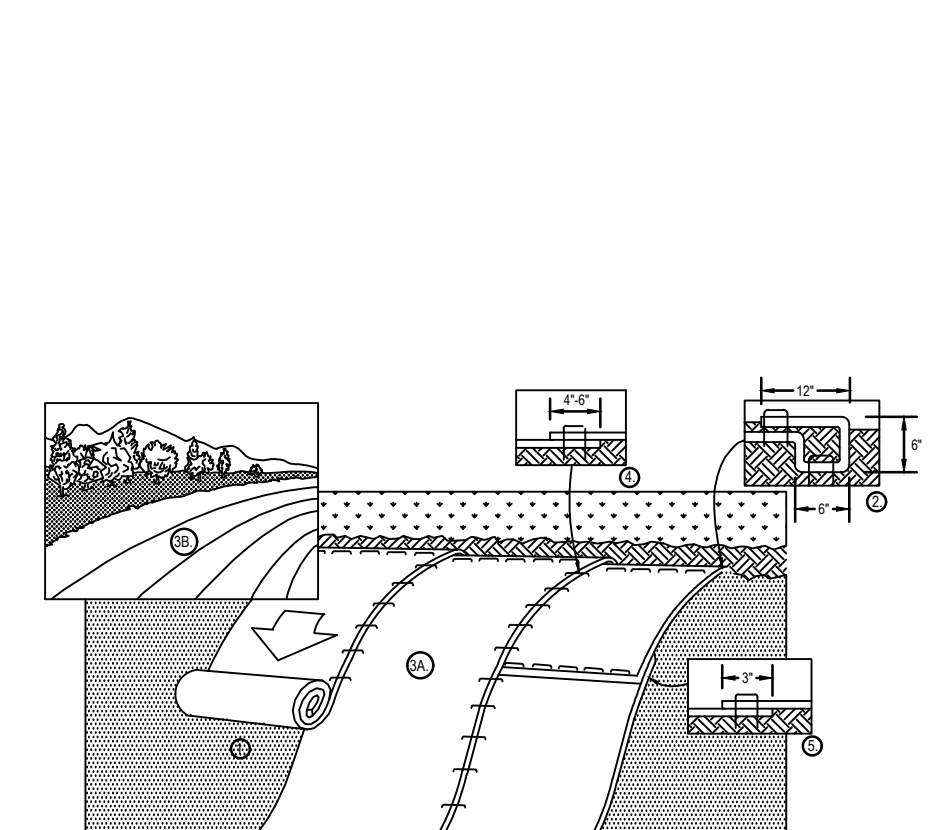
ANN ARBOR  
CHICAGO  
COLUMBUS  
HOLLAND  
INDIANAPOLIS

**PREPARED FOR:**  
Lakewood Construction Inc.  
Max Nykerk

11253 James Street  
Holland, MI 49424  
Phone: 616.392.9923

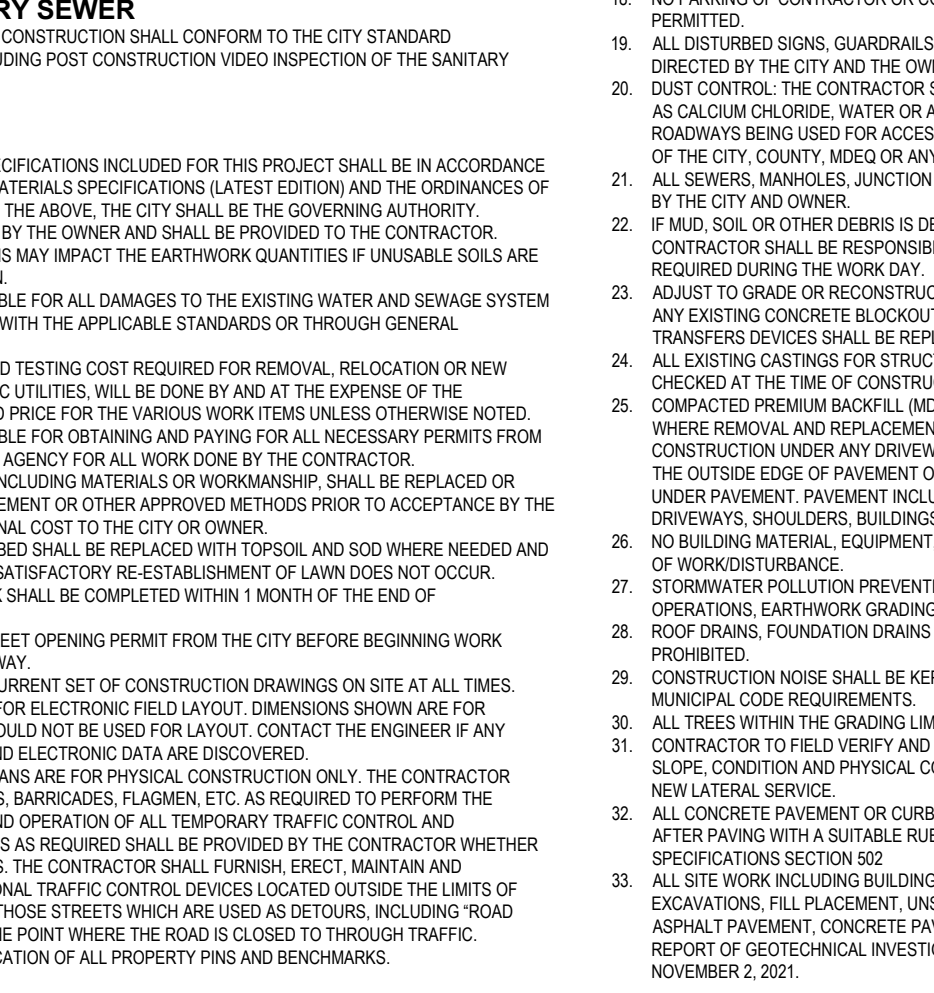
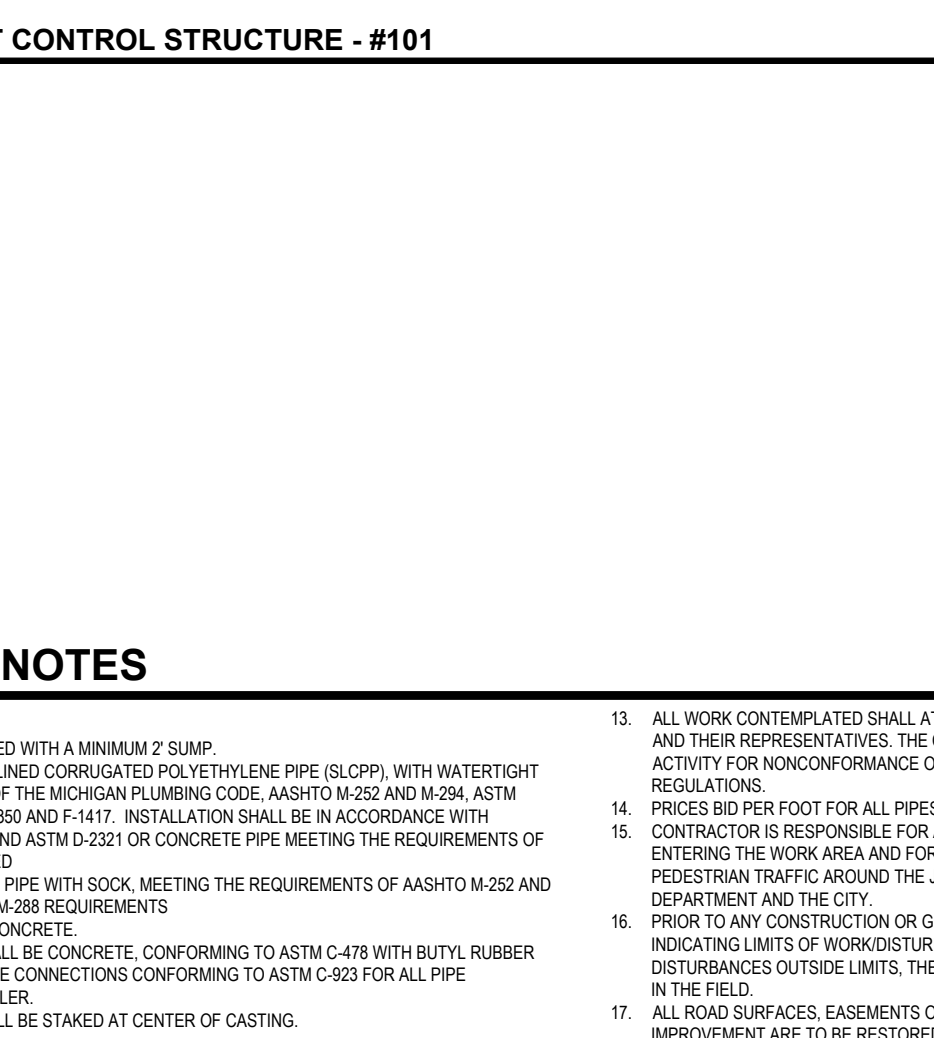
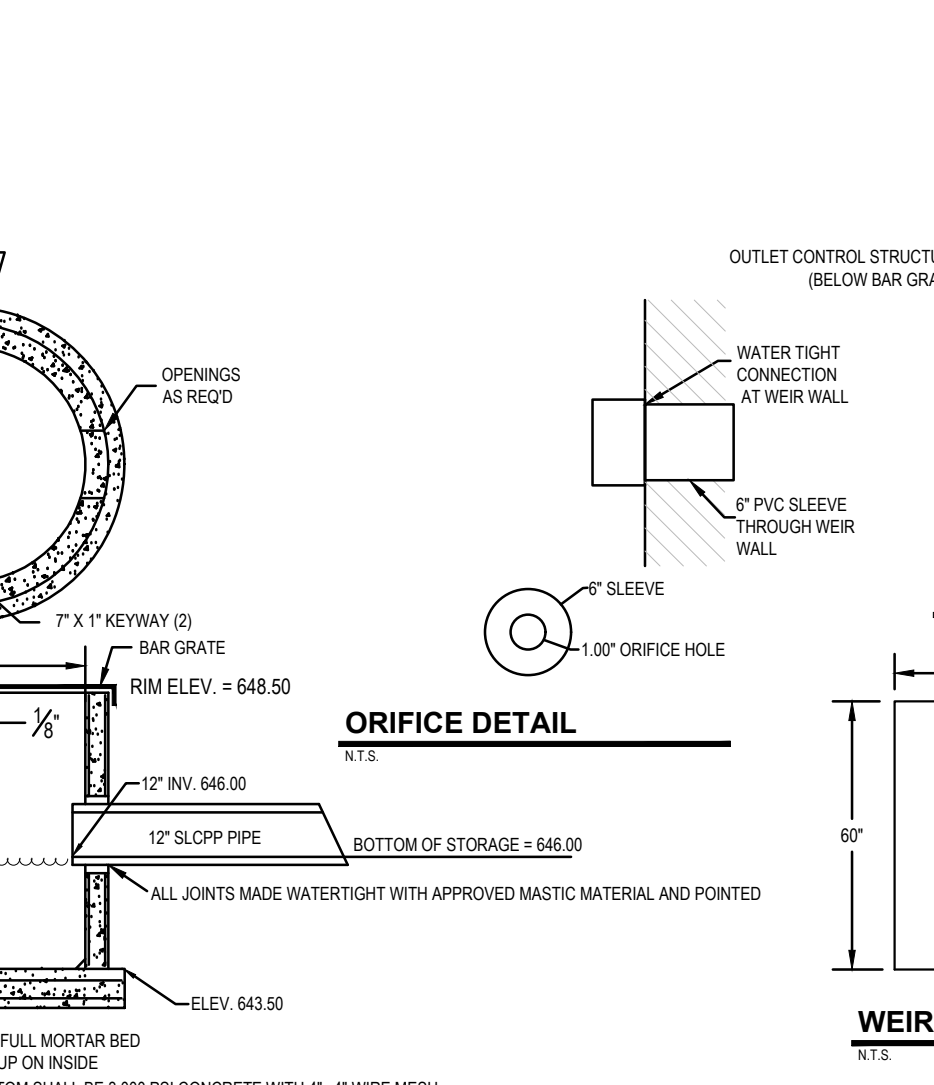
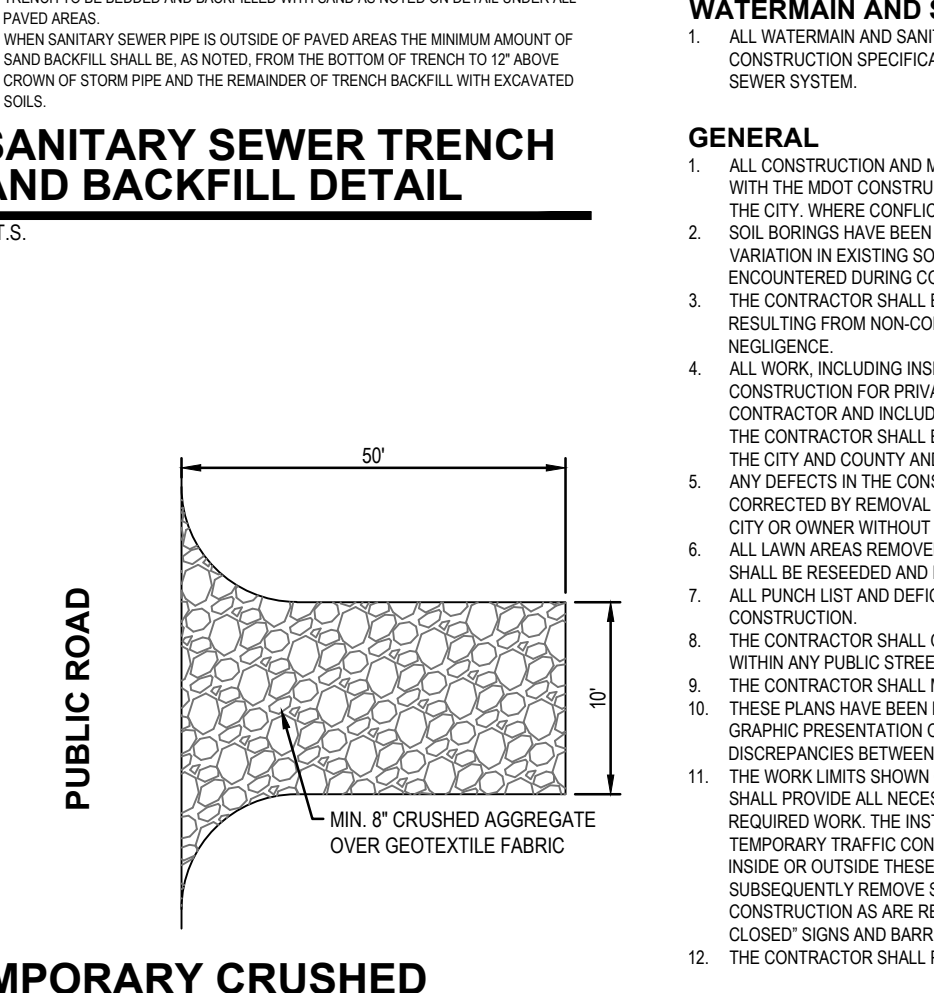
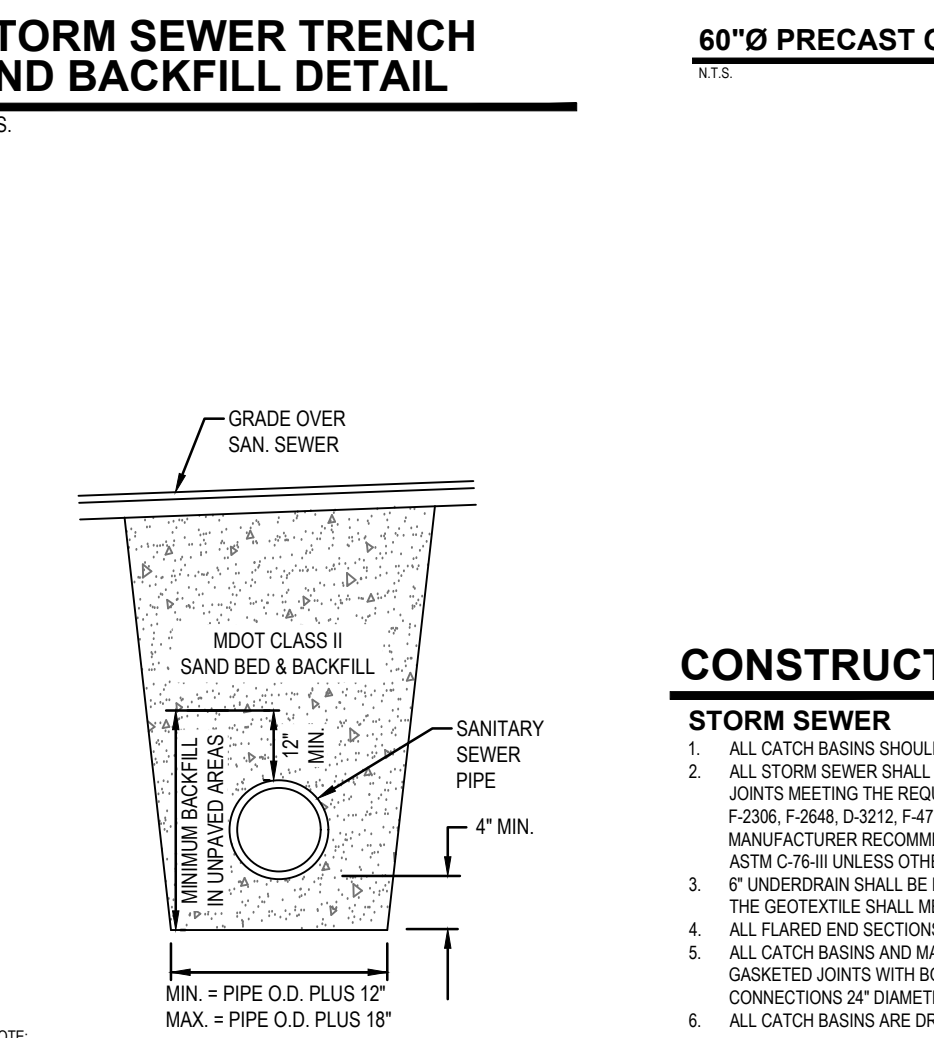
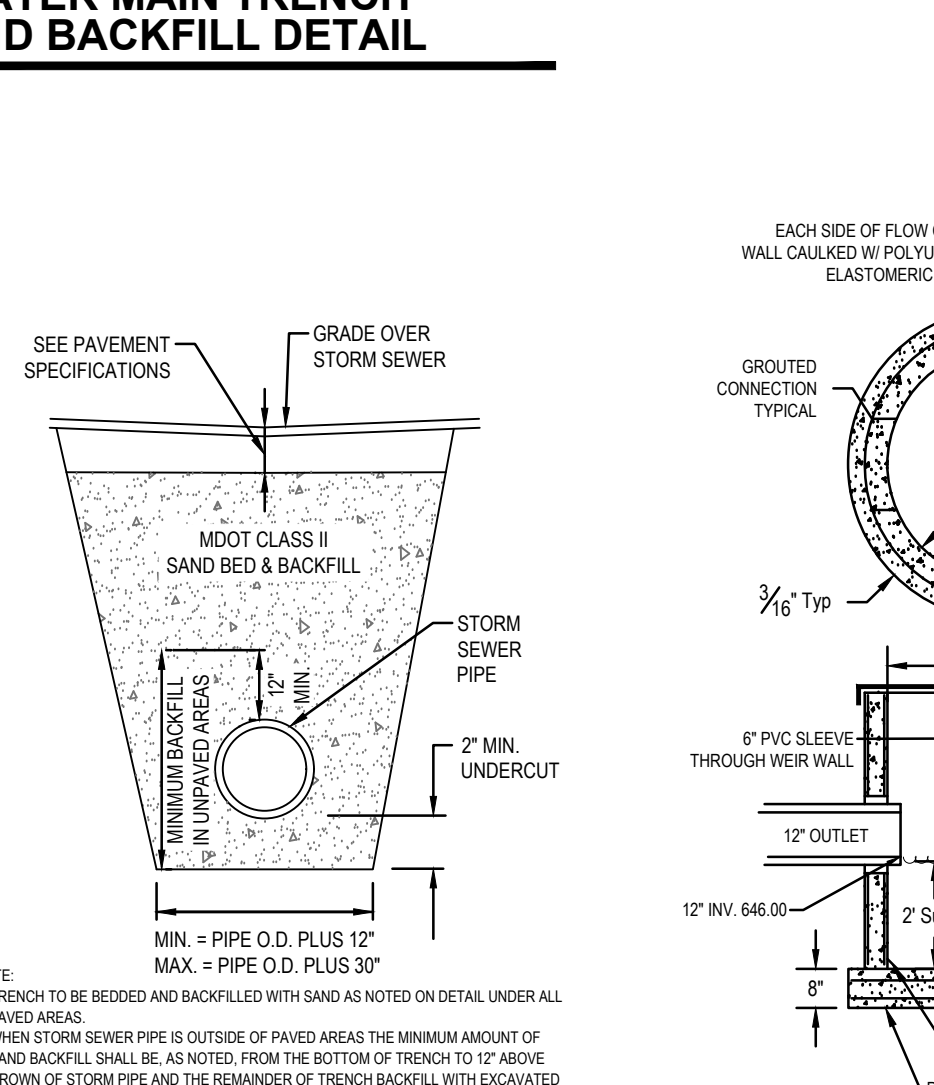
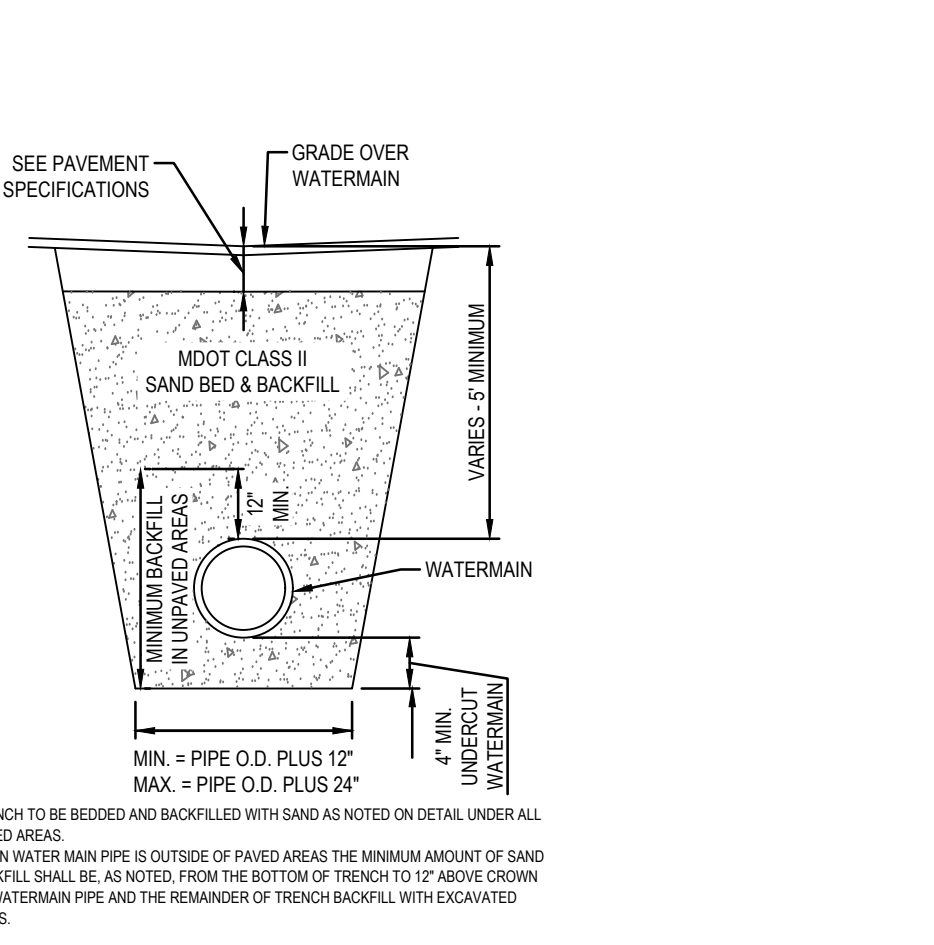
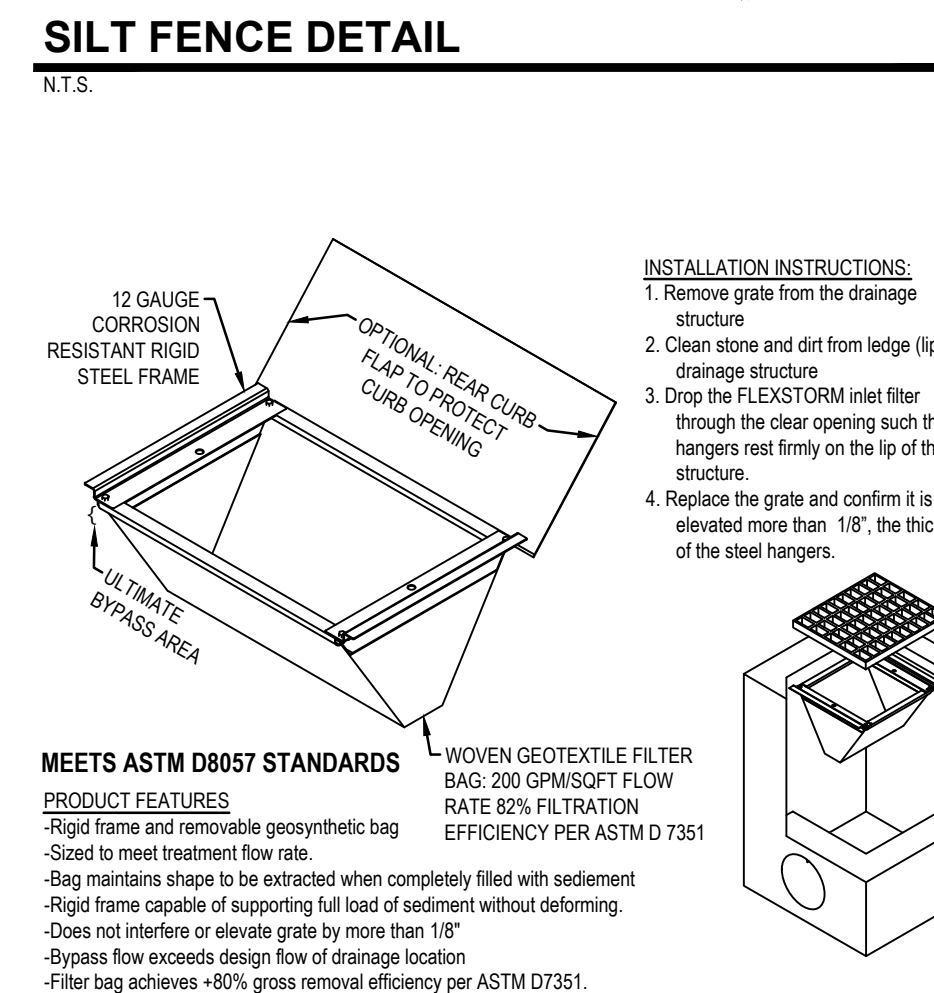
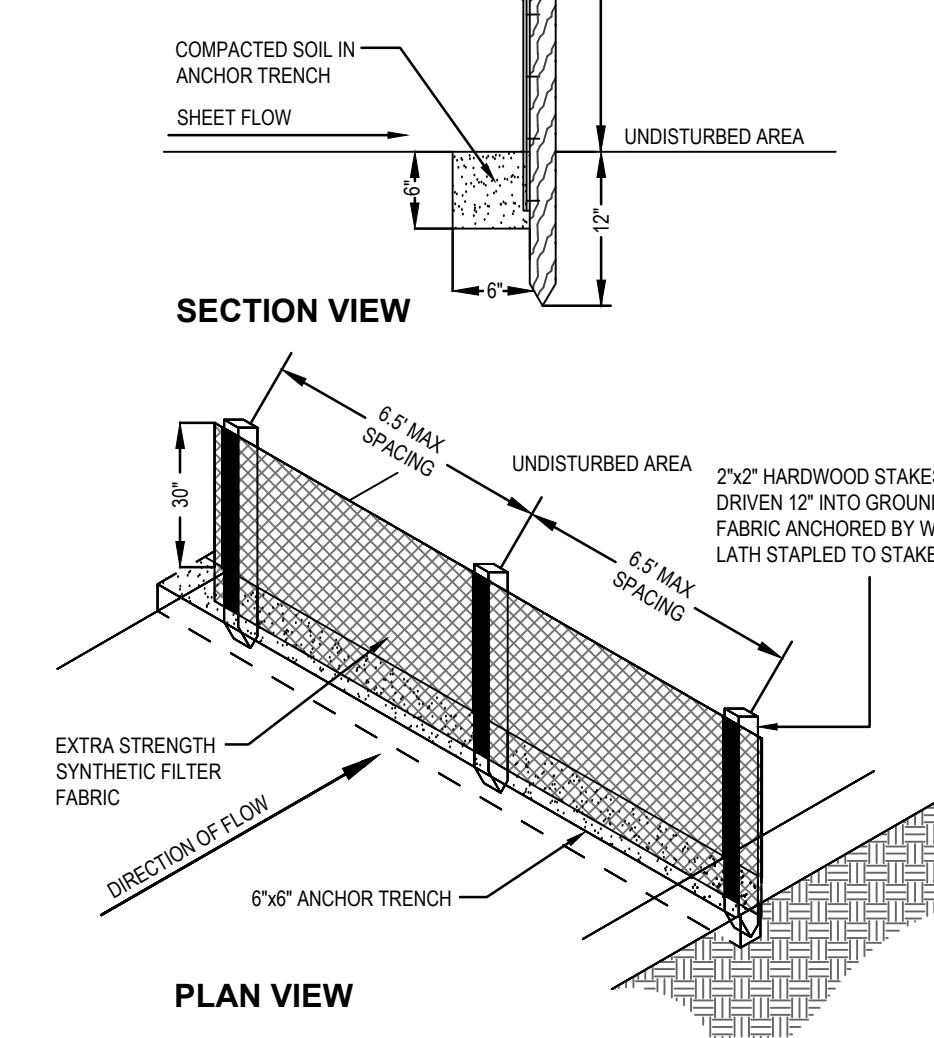
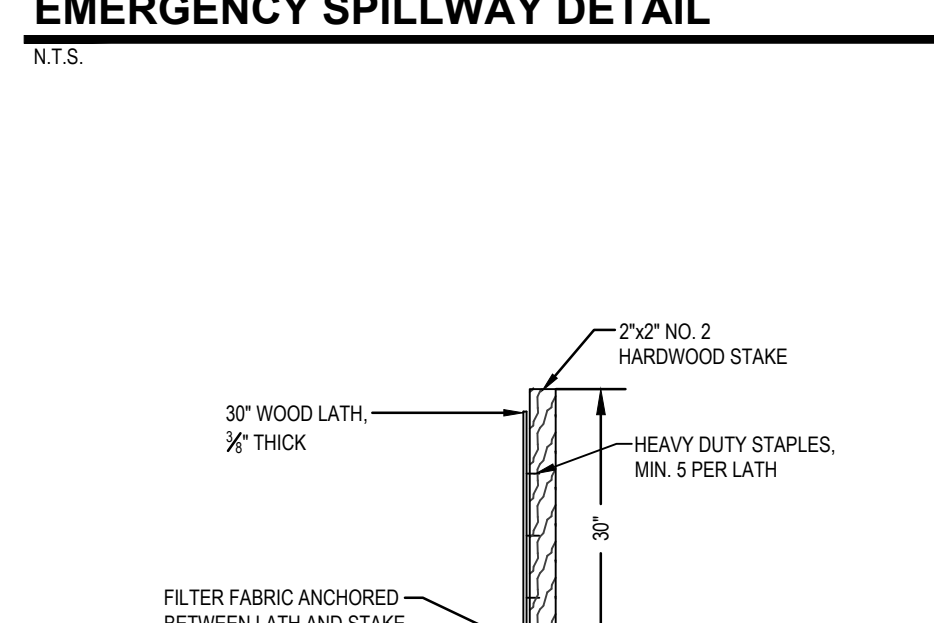
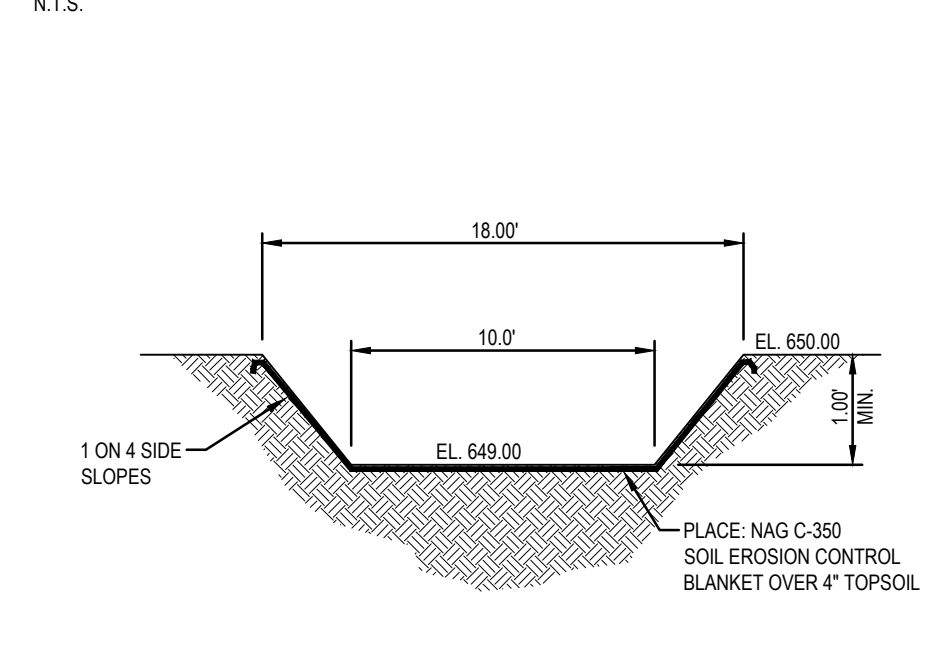
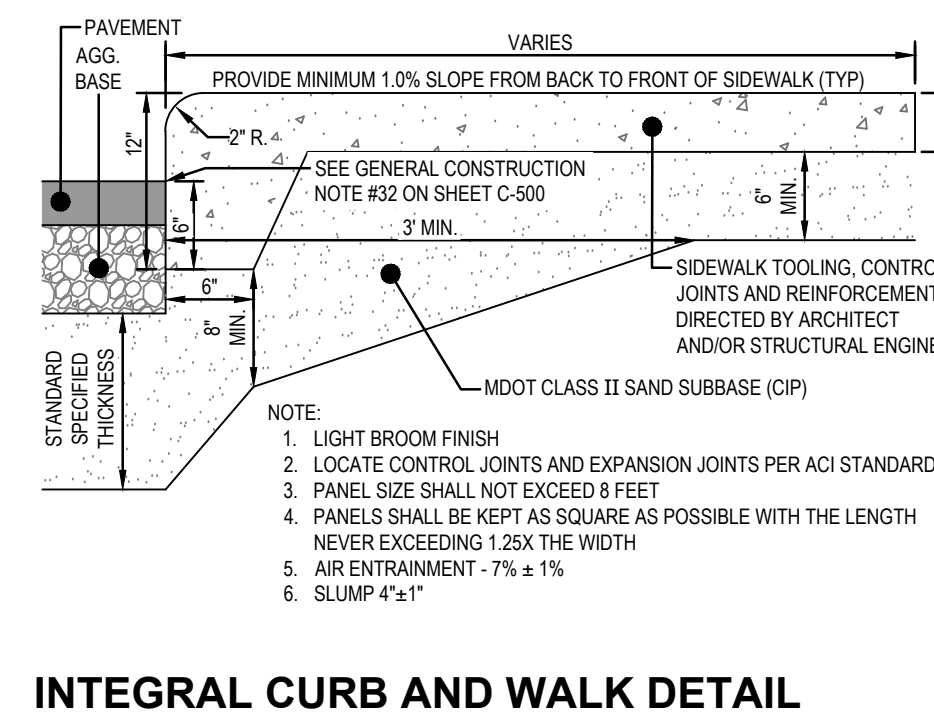
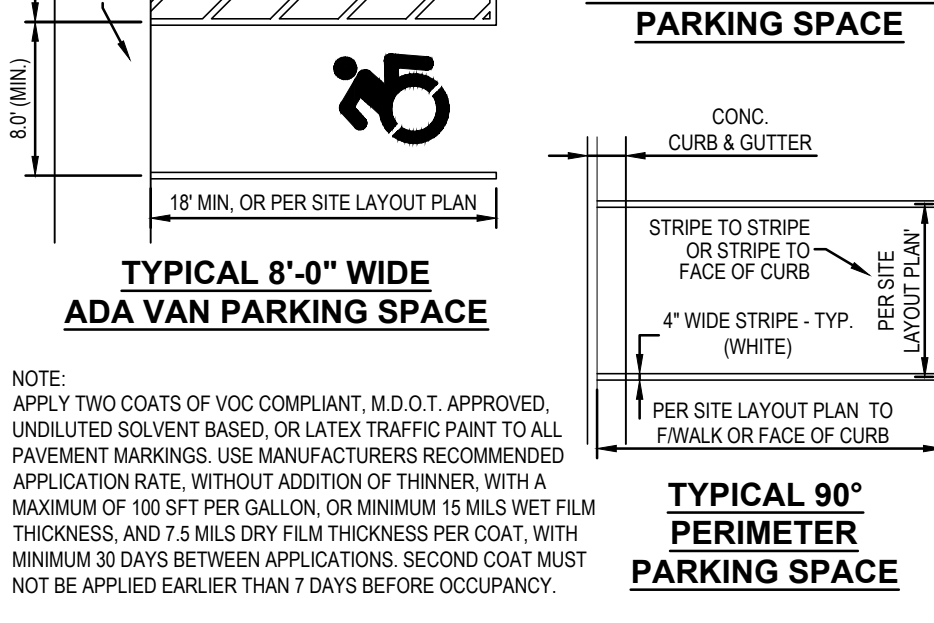
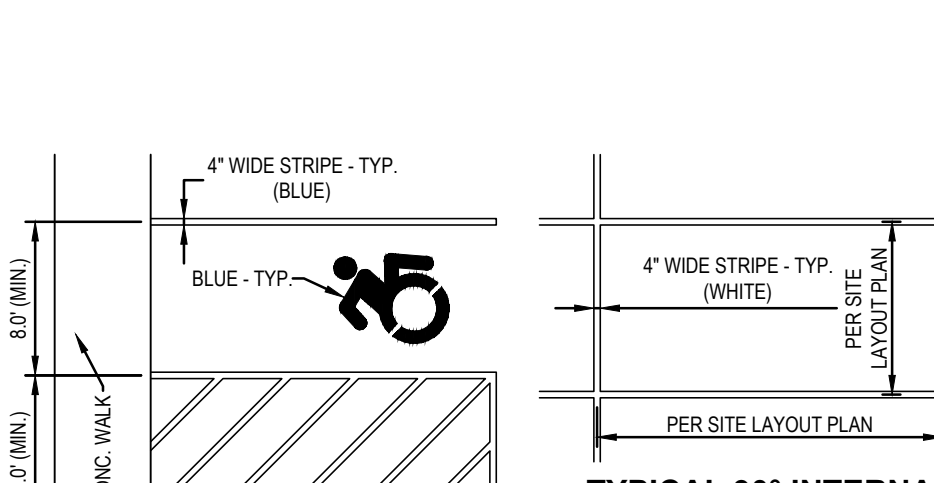
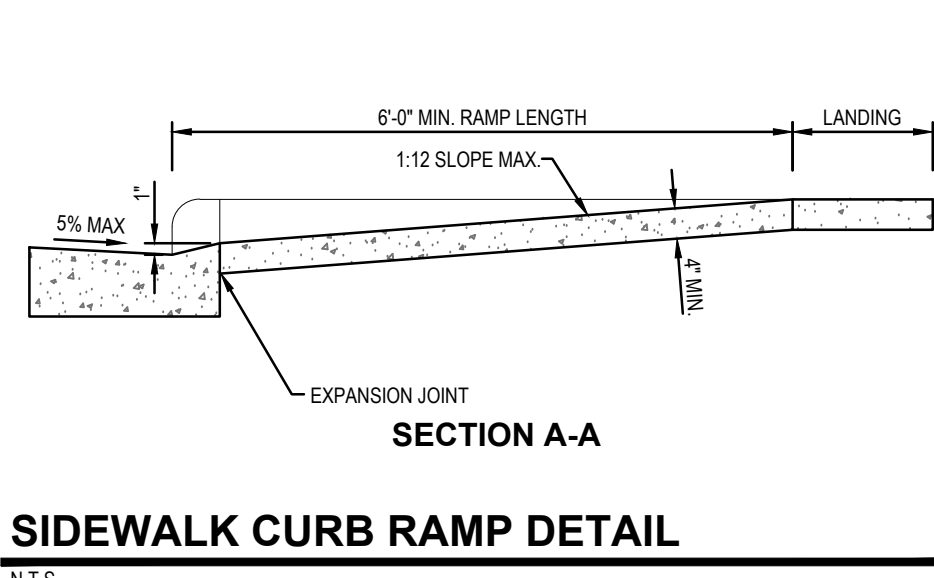
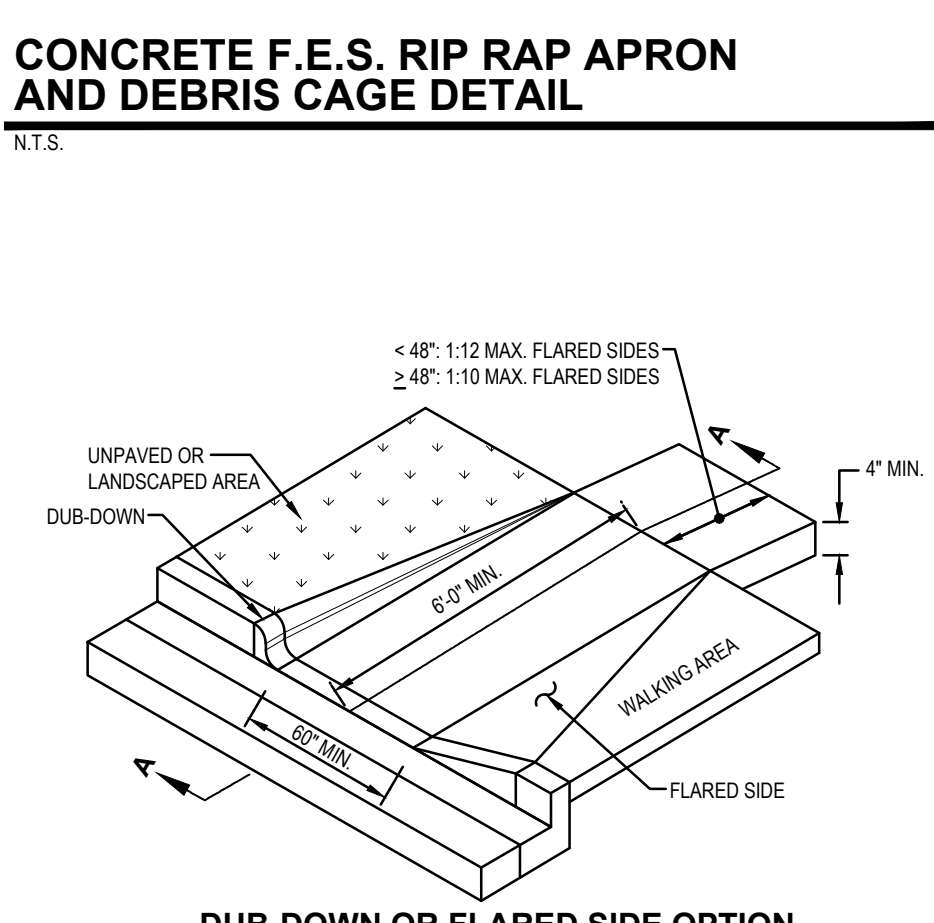
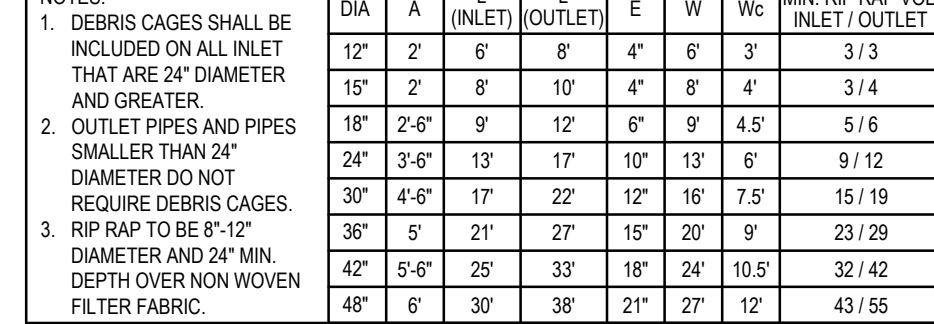
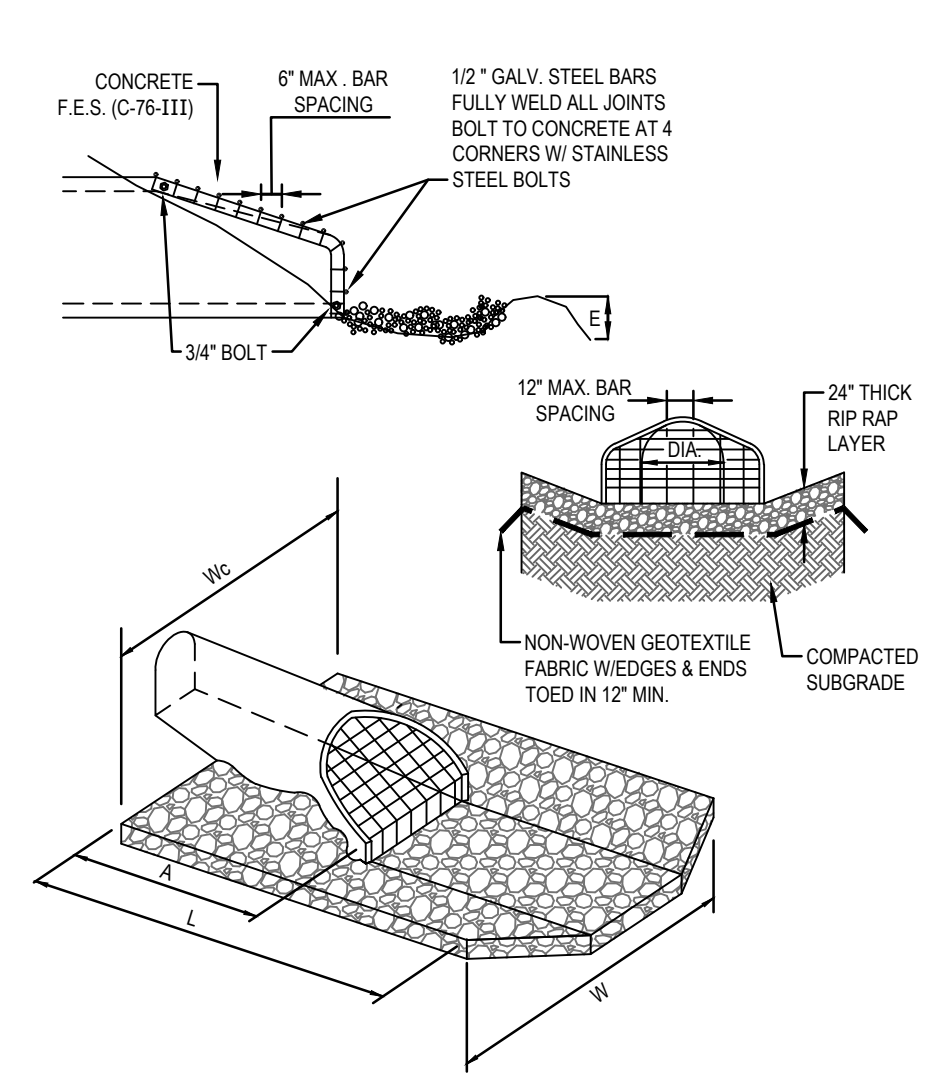
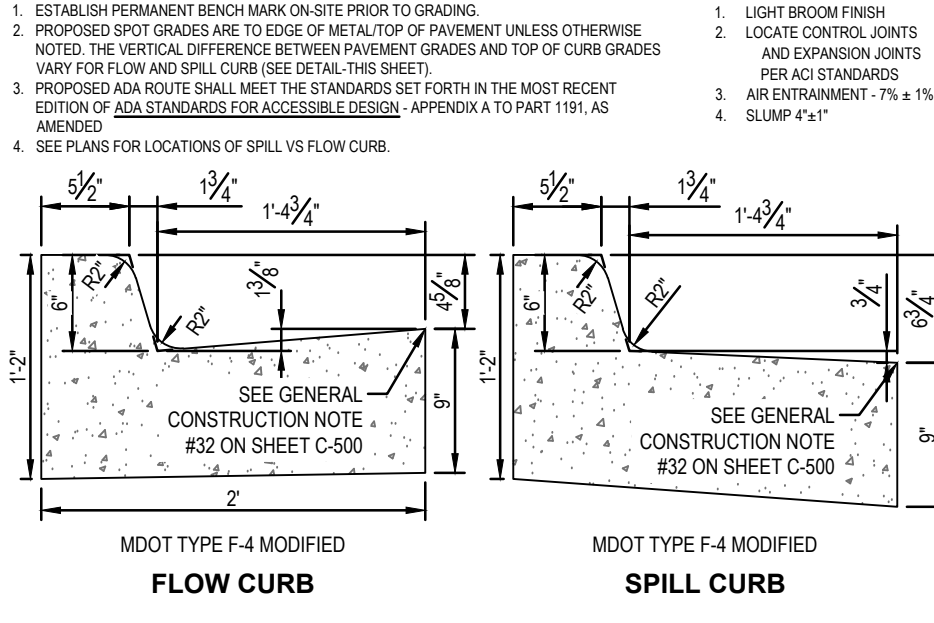
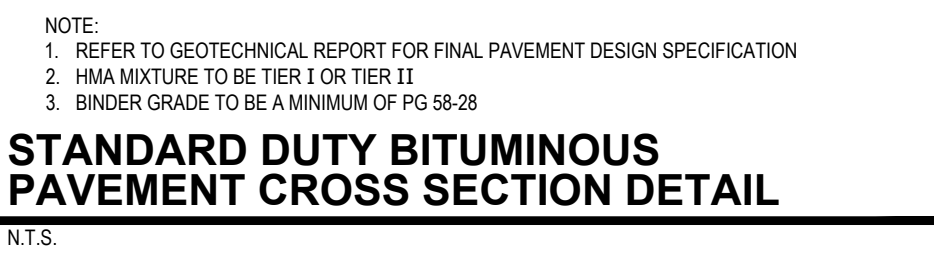
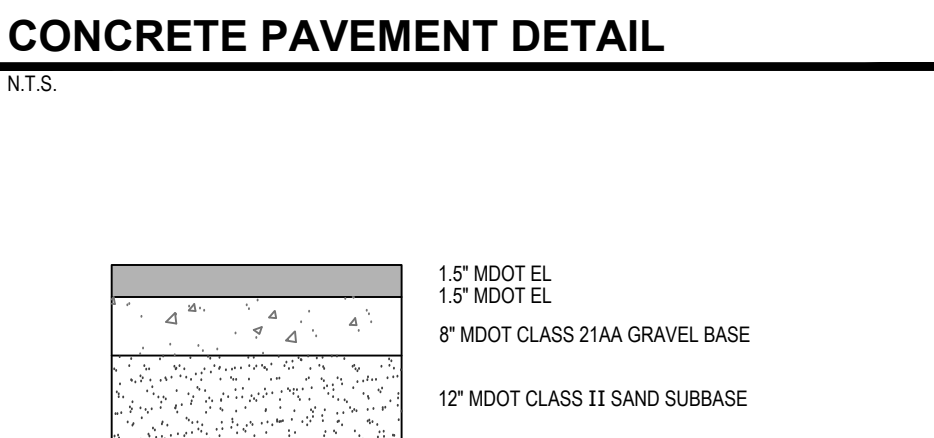
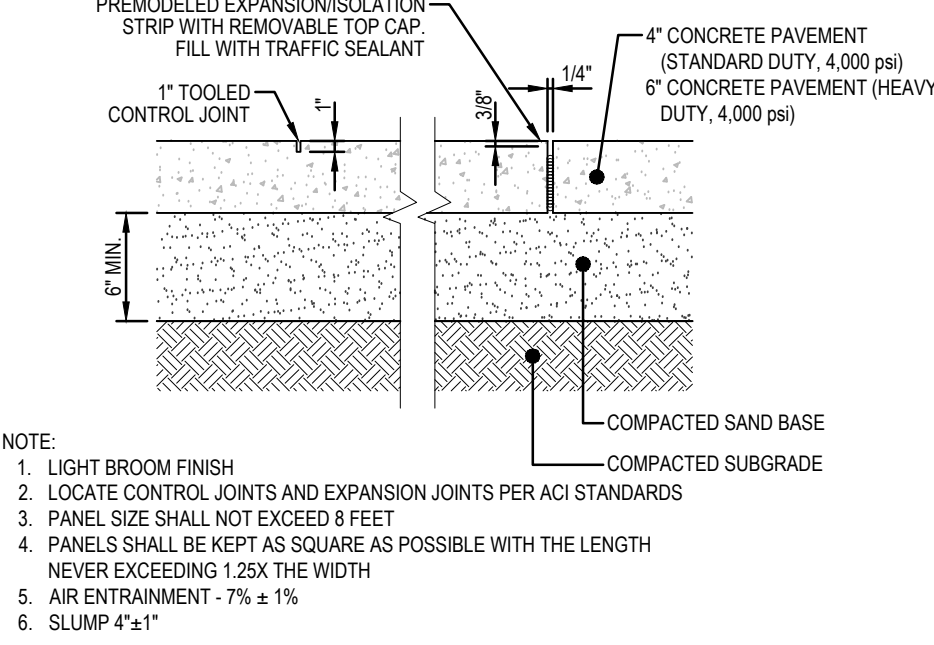
**REVISIONS:**

Title: Draft Update	Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Drawn: JMMH	Checked: JC	Date: 2024.03.28
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Title: ACCC Submittal	Drawn: MH	Checked: JC	Date: 2024.11.03
Title: ACCC Submittal	Drawn: MH	Checked: JC	Date: 2024.11.01
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.11.20
Title: ACCC Resubmittal	Drawn: MH	Checked: JC	Date: 2024.12.02
Title: Site Plan Resubmittal	Drawn: MH	Checked: JC	Date: 2024.12.10



- NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. BEGAN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" DEEP X 12" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND LEAVE REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
  2. SOIL THE BLANKETS (ALSO ON OR) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAPLES IN APPROPRIATE LOCATIONS PER MANUFACTURER'S RECOMMENDATION.
  3. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT PLACE THE EDGE OF THE OVERLAPPING BLANKET BLANKET BEING INSTALLED ON TOP EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
  4. CONSTITUTE BLANKETS STAPLED DOWN THE SLOPE MUST BE PLACED AND OVERLAP (SHOULD STAPLE WITH AN APPROPRIATE PLACEMENT START THROUGH OVERLAP AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
  5. PLACE STAPLES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
  6. IN POOR SOIL CONDITIONS, THE USE OF STAPLE OR STAPLING LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
  7. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

DEBRIS CAGES SHALL BE INCLUDED ON ALL INLET THAT ARE 24" DIAMETER AND GREATER	DIA	A	L (INLET)	L (OUTLET)	E	W	Wc	MIN. RIP RAP VOL. INLET/OUTLET
1. DEBRIS CAGES SHALL BE INCLUDED ON ALL INLET THAT ARE 24" DIAMETER AND GREATER	12"	2'	6'	8'	4"	6"	3"	3/3
2. OUTLET PIPES AND PIPES SMALLER THAN 24" DIAMETER DO NOT REQUIRE DEBRIS CAGES.	15"	2'	8'	10'	4"	8"	4"	3/4
3. RIP RAP TO BE 6" X 12" DIAMETER AND 24" MIN. DEPTH OVER NON WOVEN FILTER FABRIC.	18"	2'-6"	9'	12'	6"	9"	4.5"	5/6
	24"	3'-6"	13'	17'	10"	13"	6"	9/12
	30"	4'-6"	17'	22'	12"	16"	7.5"	13/19
	36"	5'	21'	27'	15"	20"	9"	23/29
	42"	5'-6"	25'	33'	18"	24"	10.5"	32/42
	48"	6'	30'	38'	21"	27"	12"	43/55



**CONSTRUCTION NOTES**

- STORM SEWER**
1. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2" SUMP.
  2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M-252 AND M-294, ASTM F-2306, F-889, F-3212, F-417, F-545, D-3550 AND F-4417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2201 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-761 UNLESS OTHERWISE NOTED.
  3. UNDERGROUND SHALL BE REPERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF AASHTO M-252 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS.
  4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
  5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-475 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
  6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.
- WATERMAIN AND SANITARY SEWER**
1. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.
- GENERAL**
1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE MICHIGAN CONSTRUCTION CODE AND THE ORDINANCES OF THE CITY, WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
  2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE ESTIMATED QUANTITIES. UNDESIRABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATERMAIN AND SEWAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
  4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE WORKS. WORK ITEMS UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
  5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
  6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEEDDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
  7. ALL PUNCH LIST AND DEFECTS WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
  8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
  9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
  10. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES AS REQUIRED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
  12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY SIGNS AND BENCHMARKS.

13. ALL WORK CONTEMPLATED SHALL, AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVE THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
15. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
16. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OR ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
17. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
18. ALL EXISTING SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
19. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, MIAMI OR ANY OTHER GOVERNING AUTHORITY.
20. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
21. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED. TRANSFORMERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE CITY AND THE ENGINEER.
22. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED. TRANSFORMERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE CITY AND THE ENGINEER.
23. WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB, COMPACTION TESTS SHALL BE REQUIRED EVERY 5 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDER, BUILDINGS, ETC.
24. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
25. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
26. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
27. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
28. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LAYOUT TO CONFIRM ELEVATION, SLOPE, CONDITION AND WATER CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.
30. ALL CONCRETE PAVEMENT OR CURB EDGES AT HOT MIX ASPHALT JOINTS SHALL BE IMMEDIATELY SEALED AFTER FINISHING WITH A SUITABLE RUBBERIZED ASPHALT SEALANT PER MOST STANDARD CONSTRUCTION SPECIFICATIONS SECTION 502.
31. ALL SITE WORK INCLUDING BUILDING PAD AND SITE PREPARATION, FOUNDATIONS, FLOORS, RETAINING WALLS, EXCAVATIONS, FILL PLACEMENT, UNSUITABLE SOIL EXCAVATION AND BACKFILL, GROUNDWATER MANAGEMENT, ASPHALT PAVEMENT, CONCRETE PAVEMENT AND QUALITY CONTROL TESTING SHALL COMPLY WITH THE REPORT OF GEOTECHNICAL INVESTIGATION FOR PROJECT NAME PREPARED BY COMPANY NAME DATED NOVEMBER 2, 2021.

**319 Ferry Street**

**Details & Specifications**

319 Ferry Street, Douglas, MI 49406

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**STAMP:**

STATE OF MICHIGAN

JOHN WILLIAM CASSERLY

License No. 6201063767

PROFESSIONAL ENGINEER

**PROJECT NO:**  
23201630

**SHEET NO:**  
C-500



**PREPARED FOR:**  
 Lakewood Construction Inc.  
 Max Nykerk

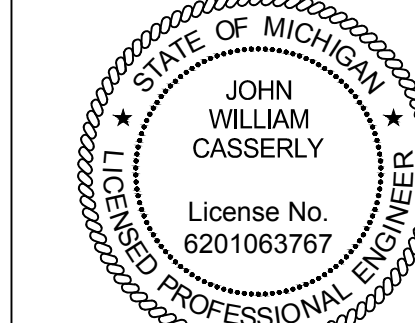
11253 James Street  
 Holland, MI 49424  
 Phone: 616.392.6923

**REVISIONS:**

Title: Draft Update	Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Drawn: JMMH	Checked: JC	Date: 2024.03.28
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**319 Ferry Street**  
**Proposed Drainage Map**  
 319 Ferry Street, Douglas, MI 49406  
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

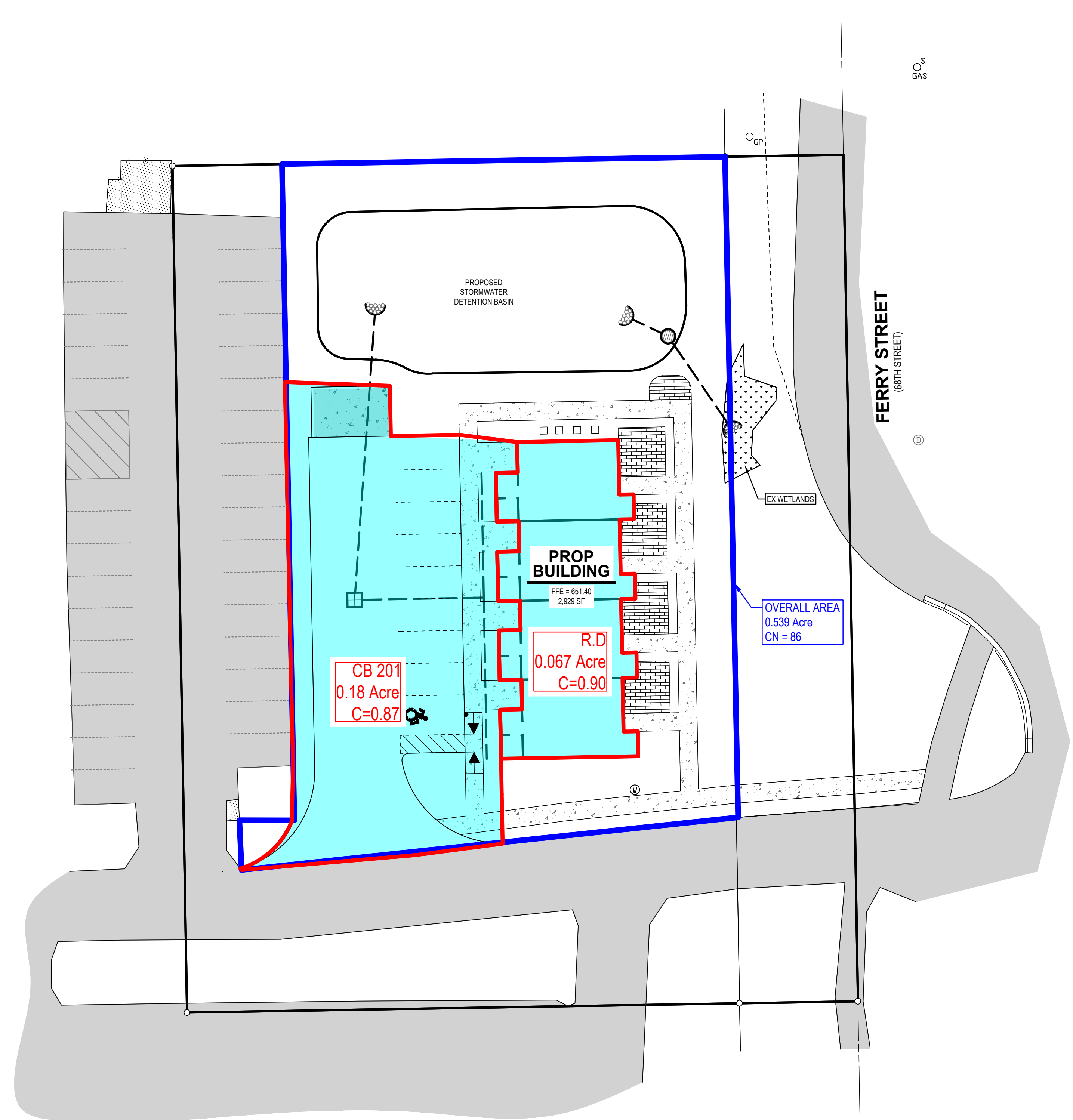
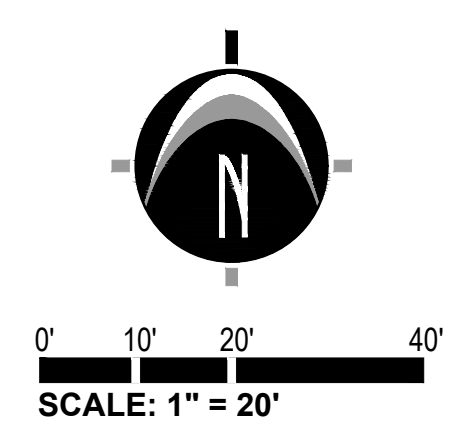
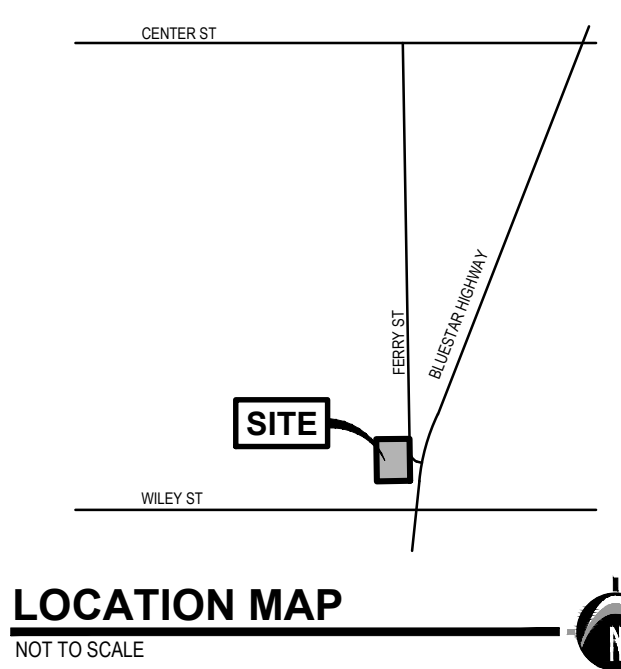
**STAMP:**



*John W. Casserly*

**PROJECT NO:**  
 23201630

**SHEET NO:**  
**C-900**



**LEGEND**

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (EDGE OF METAL)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SPILL CURB
- FLOW DIRECTION
- EMERGENCY OVERTFLOW STORMWATER FLOW ROUTE
- PROP. LIMITS OF GRADING
- SILT FENCE

**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



**PREPARED FOR:**  
 Lakewood Construction Inc.  
 Max Nykerk  
 11253 James Street  
 Holland, MI 49424  
 Phone: 616.392.6923

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**319 Ferry Street**  
**Easement Plan**  
 319 Ferry Street, Douglas, MI 49406  
 PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
 CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**STAMP:**

STATE OF MICHIGAN  
 JOHN WILLIAM CASSERLY  
 LICENSE NO. 6201063767  
 PROFESSIONAL ENGINEER

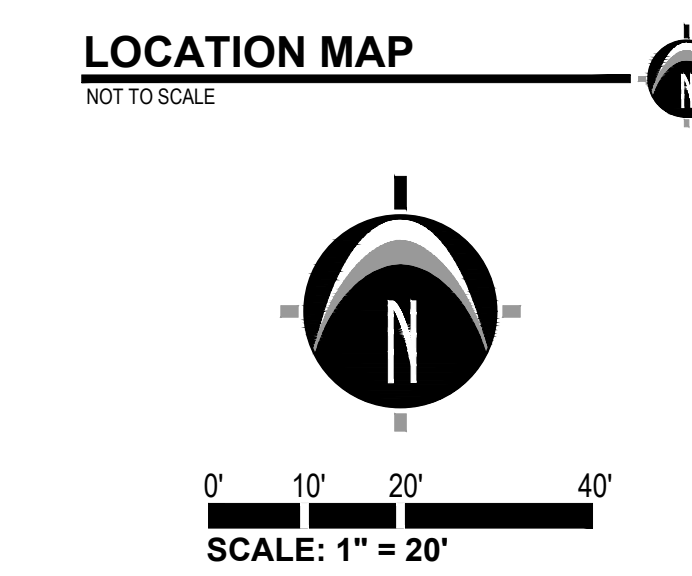
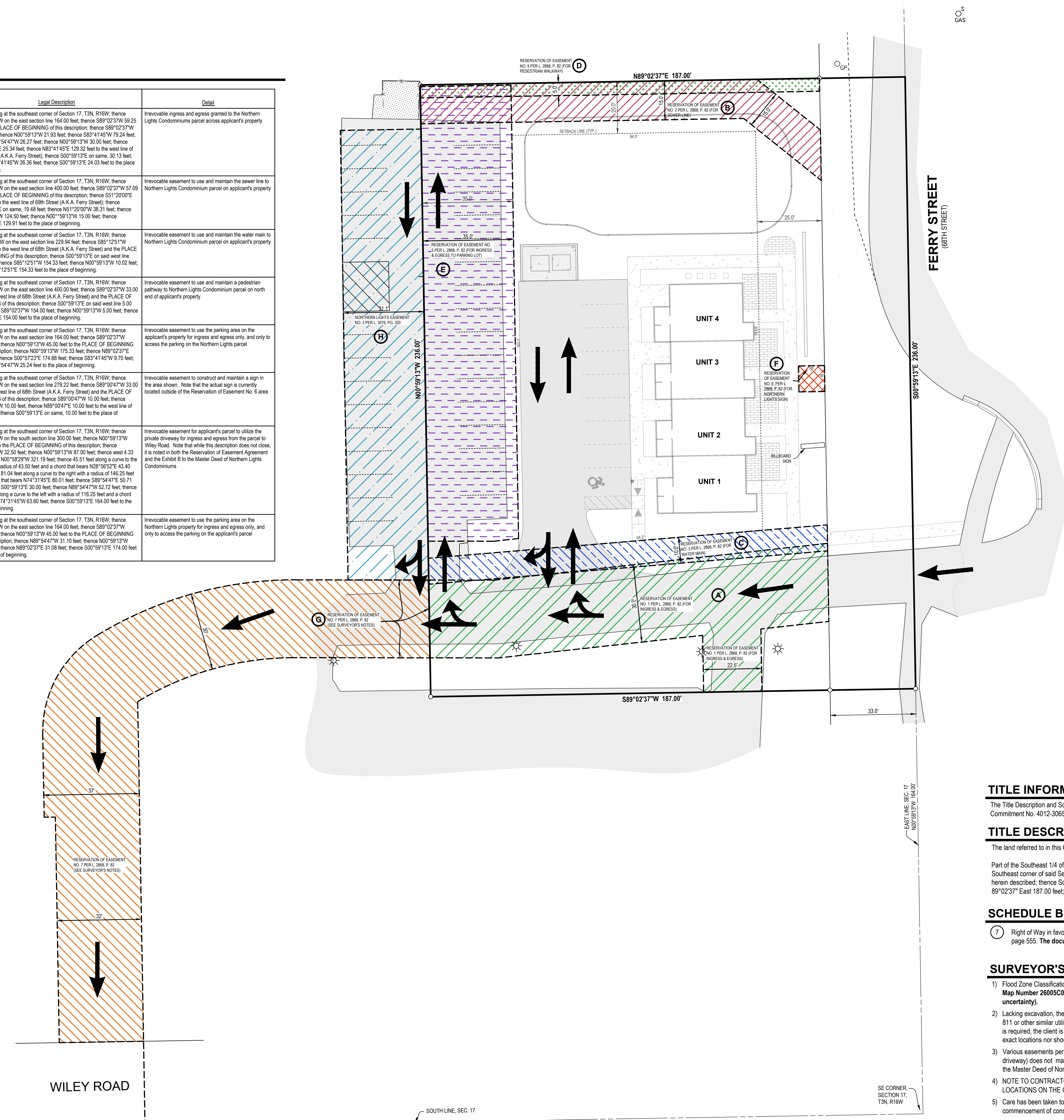
*John W. Casserly*

**PROJECT NO:**  
 23201630

**SHEET NO:**  
**C-901**

**EASEMENT DETAIL NOTES**

Easement Reference	Reference	Legal Description	Detail
A	Reservation of Easement No. 1 Per L. 2868, P. 82 (for ingress & egress)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 164.00 feet; thence S89°02'37"W 59.25 feet to the PLACE OF BEGINNING of this description; thence S89°02'37"W 22.50 feet; thence N00°59'13"W 21.93 feet; thence S83°41'45"W 79.24 feet; thence N89°54'47"W 26.27 feet; thence N00°59'13"W 30.00 feet; thence S89°54'47"E 25.34 feet; thence N83°41'45"E 129.32 feet to the west line of 68th Street (A.K.A. Ferry Street); thence S00°59'13"E on same, 30.13 feet; thence S83°41'45"W 26.36 feet; thence S00°59'13"E 24.03 feet to the place of beginning.	Irrevocable ingress and egress granted to the Northern Lights Condominium parcel across applicant's property
B	Reservation of Easement No. 2 Per L. 2868, P. 82 (for sewer line)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°49'13"W on the east section line 400.00 feet; thence S89°02'37"W 57.09 feet to the PLACE OF BEGINNING of this description; thence S91°20'00"E 31.29 feet to the west line of 68th Street (A.K.A. Ferry Street); thence S00°59'13"E on same, 19.48 feet; thence N51°20'00"W 38.31 feet; thence S89°02'37"W 124.55 feet; thence N00°59'13"W 15.00 feet; thence N89°02'37"E 129.91 feet to the place of beginning.	Irrevocable easement to use and maintain the sewer line to Northern Lights Condominium parcel on applicant's property
C	Reservation of Easement No. 3 Per L. 2868, P. 82 (for water main)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 229.94 feet; thence S85°12'51"W 33.07 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence S00°59'13"E on said west line 10.00 feet; thence S85°12'51"W 154.33 feet; thence N00°59'13"W 10.02 feet; thence N85°12'51"E 154.33 feet to the place of beginning.	Irrevocable easement to use and maintain the water main to Northern Lights Condominium parcel on applicant's property
D	Reservation of Easement No. 4 Per L. 2868, P. 82 (for pedestrian walkway)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 400.00 feet; thence S89°02'37"W 33.00 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence S00°59'13"E on said west line 5.00 feet; thence S89°02'37"W 154.00 feet; thence N00°59'13"W 5.00 feet; thence N89°02'37"E 154.00 feet to the place of beginning.	Irrevocable easement to use and maintain a pedestrian pathway to Northern Lights Condominium parcel on north end of applicant's property
E	Reservation of Easement No. 5 Per L. 2868, P. 82 (for ingress & egress to parking lot)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 164.00 feet; thence S89°02'37"W 187.00 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence N00°59'13"W 173.33 feet; thence N89°02'37"E 35.00 feet; thence S00°57'23"E 174.88 feet; thence S83°41'45"W 9.70 feet; thence N89°54'47"W 25.24 feet to the place of beginning.	Irrevocable easement to use the parking area on the applicant's property for ingress and egress only, and only to access the parking on the Northern Lights parcel
F	Reservation of Easement No. 6 Per L. 2868, P. 82 (for Northern Lights Sign)	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 279.22 feet; thence S89°00'47"W 33.00 feet to the west line of 68th Street (A.K.A. Ferry Street) and the PLACE OF BEGINNING of this description; thence S89°00'47"W 10.00 feet; thence N00°59'13"W 10.00 feet; thence N89°00'47"E 10.00 feet to the west line of 68th Street; thence S00°59'13"E on same, 10.00 feet to the place of beginning.	Irrevocable easement to construct and maintain a sign in the area shown. Note that the actual sign is currently located outside of the Reservation of Easement No. 6 area
G	Reservation of Easement No. 7 Per L. 2868, P. 82	Commencing at the southeast corner of Section 17, T3N, R16W; thence S89°02'37"W on the south section line 300.00 feet; thence N00°59'13"W 33.00 feet to the PLACE OF BEGINNING of this description; thence S89°02'37"W 32.50 feet; thence N00°59'13"W 87.00 feet; thence west 4.33 feet; thence N00°52'27"W 321.19 feet; thence 45.51 feet along a curve to the right with a radius of 43.50 feet and a chord that bears N28°58'52"E 43.40 feet; thence 81.04 feet along a curve to the right with a radius of 146.25 feet and a chord that bears N74°31'45"E 80.01 feet; thence S89°54'47"E 50.71 feet; thence S00°59'13"E 30.00 feet; thence N89°54'47"W 52.72 feet; thence 64.42 feet along a curve to the left with a radius of 116.25 feet and a chord that bears S74°31'45"W 63.00 feet; thence S00°59'13"E 164.00 feet to the place of beginning.	Irrevocable easement for applicant's parcel to utilize the private driveway for ingress and egress from the parcel to Wiley Road. Note that while this description does not close, it is noted in both the Reservation of Easement Agreement and the Exhibit B to the Master Deed of Northern Lights Condominiums
H	Northern Lights Easement No. 3 Per L. 3076, Pg. 32b	Commencing at the southeast corner of Section 17, T3N, R16W; thence N00°59'13"W on the east section line 164.00 feet; thence S89°02'37"W 187.00 feet; thence N00°59'13"W 45.00 feet to the PLACE OF BEGINNING of this description; thence N89°54'47"W 31.10 feet; thence N00°59'13"W 173.42 feet; thence N89°02'37"E 31.08 feet; thence S00°59'13"E 174.00 feet to the place of beginning.	Irrevocable easement to use the parking area on the Northern Lights property for ingress and egress only, and only to access the parking on the applicant's parcel



**TITLE INFORMATION**

The Title Description and Schedule B items hereon are from Premier Lakeshore Title Agency, LLC (underwritten by First American Title Insurance Company), Commitment No. 4012-306561, dated March 7, 2023.

**TITLE DESCRIPTION**

The land referred to in this Commitment, situated in the County of Allegan, City of Douglas, State of Michigan, is described as follows:

Part of the Southeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North 00°59'13" West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South 89°02'37" West 187.00 feet parallel with the South line of said Section; thence North 00°59'13" West 236.00 feet; thence North 89°02'37" East 187.00 feet; thence South 00°59'13" East 236.00 feet along the East line of said Section to the point of beginning.

**SCHEDULE B - SECTION II NOTES**

- 7 Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 257, page 555. The documents are illegible.

**SURVEYOR'S NOTES**

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260549, Map Number 2605C0164G with an Effective Date of June 21, 2023, shows this parcel to be located in Zone "X" (subject to map scale uncertainty).
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- Various easements per Liber 2868, Page 82 are shown hereon. However, Reservation of Easement No. 7 (an ingress and egress easement for private driveway) does not mathematically close by approximately 256 feet. Its depiction on this survey is based upon information obtained from the Exhibit B to the Master Deed of Northern Lights Condominium. Further research is recommended.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



**REVISIONS:**

Title: Draft Update	Drawn: GAN	Checked: JC	Date: 2024.02.14
Title: Site Plan Submittal	Drawn: JMMH	Checked: JC	Date: 2024.03.28
Title: ACCC Submittal	Drawn: MV/MH	Checked: CH	Date: 2024.06.12
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.07.10
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.09.24
Title: ACCC Submittal	Drawn: MH	Checked: JC	Date: 2024.10.03
Title: Site Plan Submittal	Drawn: MH	Checked: JC	Date: 2024.11.01
Title: ACCC Resubmittal	Drawn: MH	Checked: JC	Date: 2024.11.20
Title: Site Plan Resubmittal	Drawn: MH	Checked: JC	Date: 2024.12.02
Title: Site Plan Resubmittal	Drawn: MH	Checked: JC	Date: 2024.12.10

**LANDSCAPE NOTES**

**PLANTING NOTES:**

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

**TOPSOIL AND TURF NOTES:**

- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY. UNLESS DIRECTED IN WRITING TO DO OTHERWISE, FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- 5) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL, INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5. SALT SOI PARTS PER MIL. ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

**IRRIGATION NOTES:**

- 1) AN IN-GROUND IRRIGATION SYSTEM IS NOT REQUIRED PER LOCAL ZONING ORDINANCES. HOWEVER, IT IS RECOMMENDED THAT ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN SHALL BE PROVIDED REGULAR WATERING UNTIL ESTABLISHED AND AS NEEDED FOR PROPER MAINTENANCE OR SHALL BE PROVIDED A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATERING METHODS OR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM FITS INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

**LANDSCAPE CALCULATIONS**

**SITE LANDSCAPE, SEC. 21.05**

• 1 TREE PER 30 LF RIGHT-OF-WAY FRONTAGE	
FERRY ST FRONTAGE: 184 LF	
REQUIRED: 6 TREES	PROPOSED: 6 TREES

**PARKING LOT LANDSCAPE, SEC. 21.04**

• 1 CANOPY TREE & 50 SQ.FT. LANDSCAPE PER 8 SPACES.	
PARKING TOTAL: 16 SPACES	
REQUIRED: 2 TREES & 100 SQ.FT. LANDSCAPE	PROPOSED: 2 TREES & 100 SQ.FT. LANDSCAPE

**MULTI-FAMILY DESIGN GUIDELINES: LANDSCAPE DESIGN SEC. 13.A.5**

• 60% OF PLANTING MATERIALS SHALL BE NATIVE SPECIES	
PLANTING TOTAL: 143 PLANTS	
REQUIRED: 86 PLANTS (60%)	PROPOSED: 90 PLANTS (63%)

**TREE REMOVAL & REPLACEMENT**

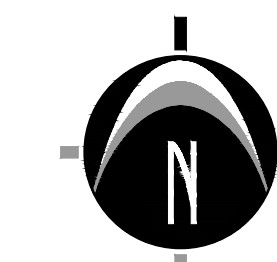
• 1 TREE PER EACH TREE REMOVED	
TOTAL TREES REMOVED: 4 TREES	
REQUIRED: 4 TREES	PROPOSED: 4 TREES

**LANDSCAPE SCHEDULE**

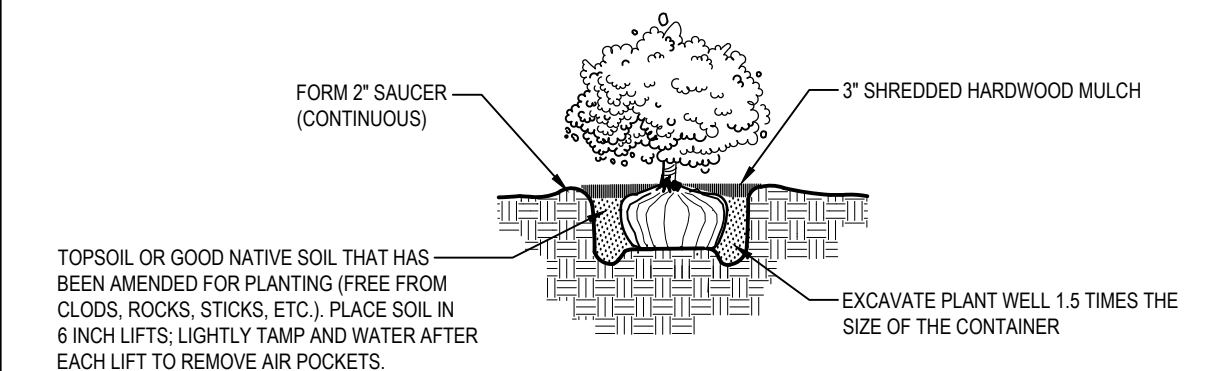
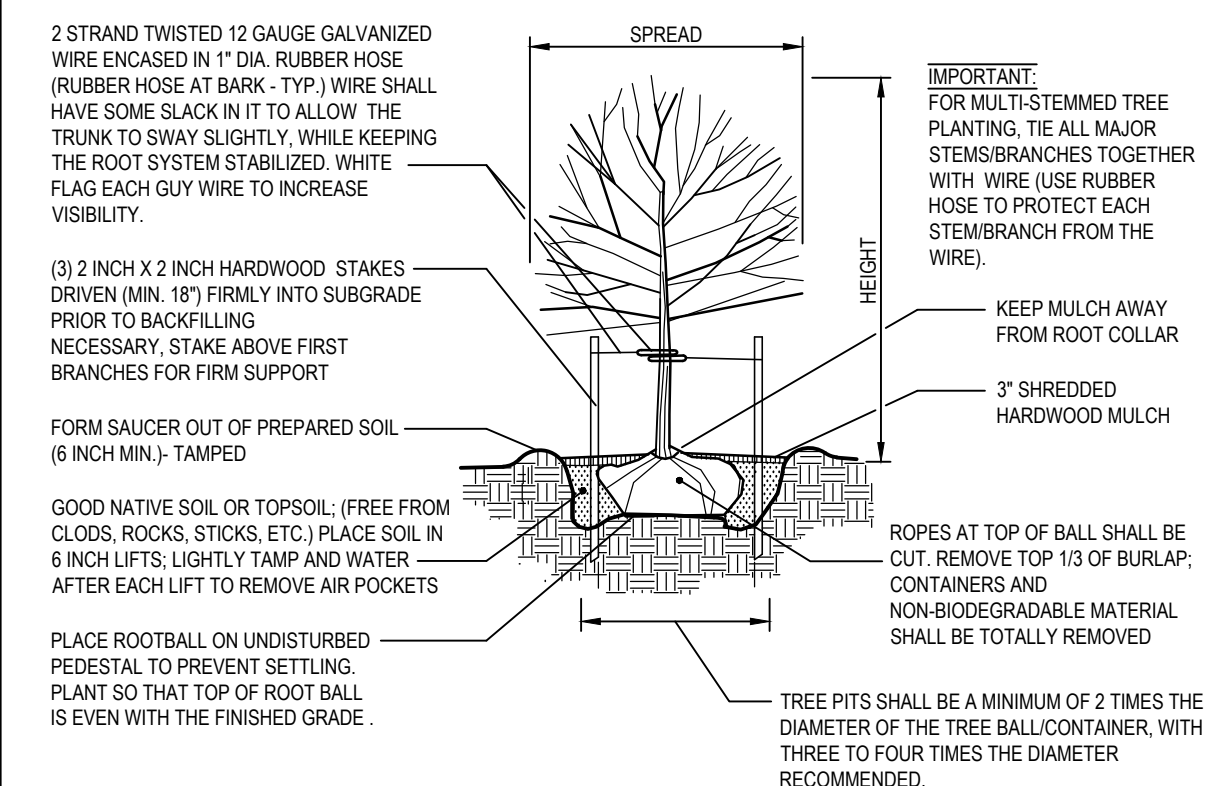
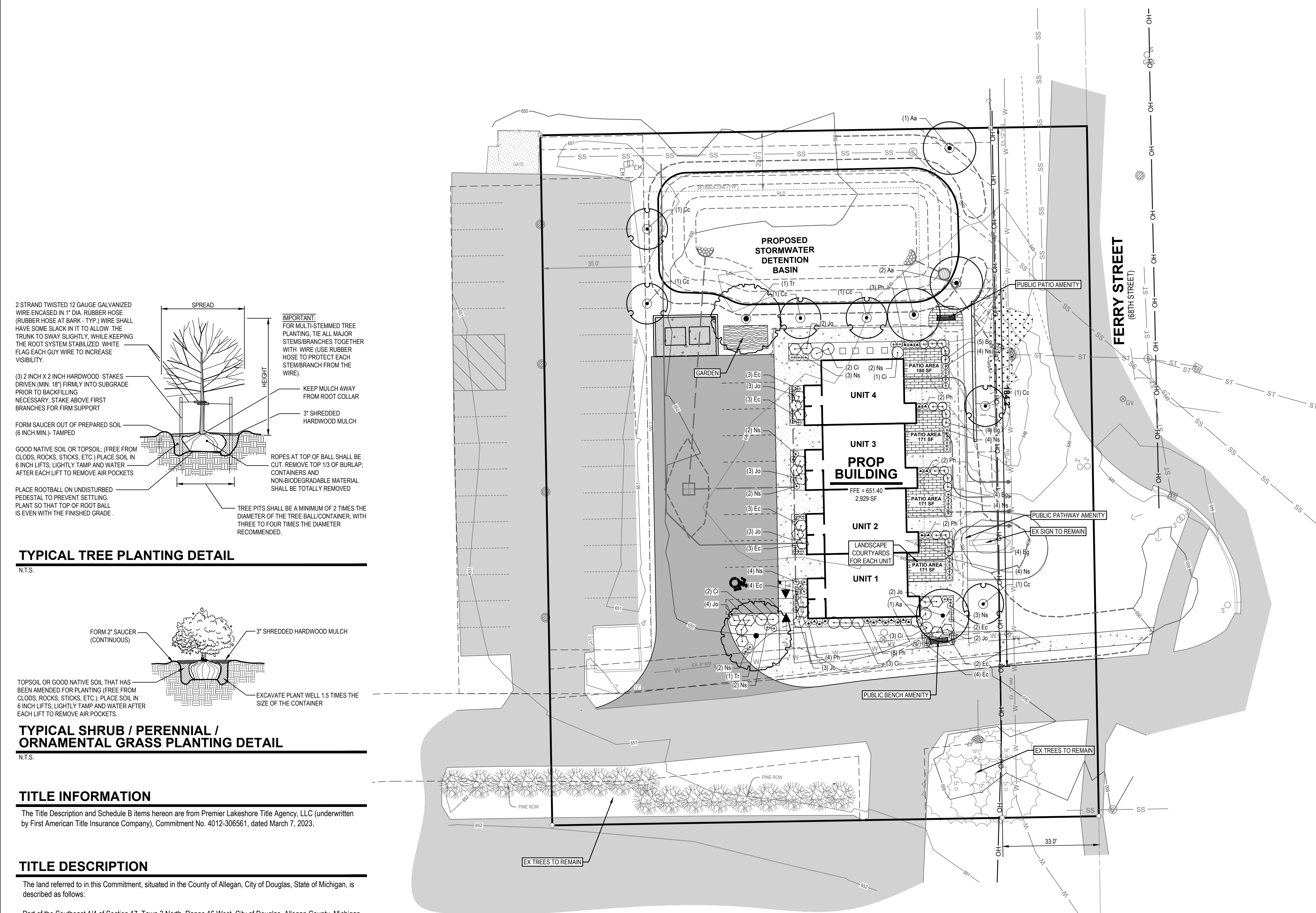
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>					
	Aa	Acer rubrum 'Armstrong' -Native	Armstrong Red Maple	3" cal. min.	4
	Cc	Cercis canadensis -Native	Eastern Redbud	2.5" cal. min.	6
	Tr	Tilia americana 'Redmond' -Native	Redmond American Linden	3" cal. min.	2
<b>SHRUBS</b>					
	Bg	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" min.	17
	Ci	Cornus sericea 'SMNCSBD' -Native	Arctic Fire® Yellow Dogwood	24" min.	11
	Jo	Juniperus virginiana 'Grey Owl' -Native	Grey Owl Eastern Redcedar	24" min.	22
<b>PERENNIALS</b>					
	Ec	Echinacea x 'Cheyenne Spirit' -Native	Cheyenne Spirit Coneflower	#1	24
	Ns	Nepeta x 'Six Hills Giant'	Six Hills Giant Catmint	#1	36
	Ph	Panicum virgatum 'Heavy Metal' -Native	Heavy Metal Switch Grass	#3	21

**LEGEND**

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)



0' 10' 20' 40'  
SCALE: 1" = 20'



**TITLE INFORMATION**

The Title Description and Schedule B items herein are from Premier Lakeshore Title Agency, LLC (underwritten by First American Title Insurance Company), Commitment No. 4012-306561, dated March 7, 2023.

**TITLE DESCRIPTION**

The land referred to in this Commitment, situated in the County of Allegan, City of Douglas, State of Michigan, is described as follows:

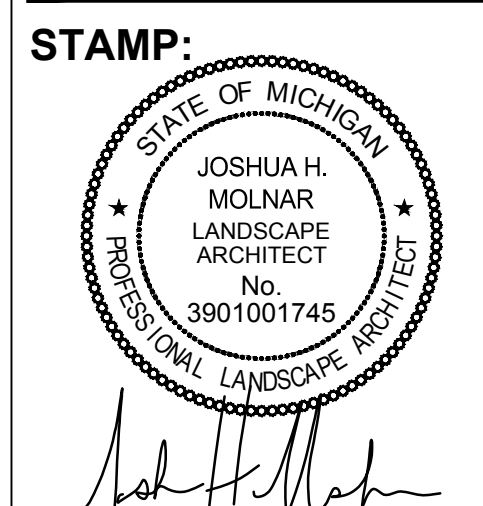
Part of the Southeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan, being described as: Commencing at the Southeast corner of said Section; thence North 00°59'13" West 164.00 feet along the East line of said Section to the point of beginning of the parcel of land herein described; thence South 89°02'37" West 187.00 feet parallel with the South line of said Section; thence North 00°59'13" West 236.00 feet; thence North 89°02'37" East 187.00 feet, thence South 00°59'13" East 236.00 feet along the East line of said Section to the point of beginning.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANY" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**319 Ferry Street**  
**Landscape Plan**  
319 Ferry Street, Douglas, MI 49406  
PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



**PROJECT NO:**  
23201630

**SHEET NO:**  
**L-100**



# SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



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

November 19<sup>th</sup>, 2024

Nederveld  
c/o John Casserly  
217 Grandville Ave, Suite 302  
Grand Rapids, MI 49503

Re: 319 Ferry St – Proposed Condominiums – Site Plan Review #1 for Nederveld Project #23201630, for Sheets C-100, C-201, C-203, C-204, C-205, C-300, C-400, C-500, C-901 and L-900 for submittals dated 2024.10.03.

Dear Mr. Casserly,

We are in receipt of the site plan for the 319 Ferry St – Proposed Condominiums received 10/23/2024. We reviewed the plans using the International Fire Code (IFC) 2015 edition. Please see the result of the fire department review listed **below**.

1. Dead end driveways and access roads in excess of 150 feet in length shall be provided with an approved area for turning around with fire apparatus (IFC 503.2.5) **Not applicable, the proposed parking lot is +/- 117 feet in length.**
2. “No Parking Fire Lane” signage shall be installed at the dead end of the turnaround. (IFC 503.3) **Not applicable.**
3. No parking shall be allowed within the turnaround. The area must be clear and unobstructed for turnaround at all times. (IFC 503.4) **Not applicable.**
4. Fire apparatus access roads and driveways shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. (IFC 503.2.1) **Approved, clear width is indicated as 24 feet on Sheet C-205.**
5. Minimum clear height shall be 13’6” across the entire 20 feet width of driveway. (IFC 503.2.1) **Not approved, height clearance is not noted on the submittals.**
6. Road shall not exceed the 10% maximum grade. (IFC 503.2.7) **Approved, grade is shown as not exceeding 10% in submittals on sheet C-201.**
7. The driveway shall be installed with asphalt, concrete, or other approved driving surfaces capable of supporting the 80,000-pound imposed load of our heaviest apparatus and be installed to provide emergency access prior to commencement of building construction. (IFC 503.2.3) **Not approved, weight capacity is not noted on the submittals.**
8. The roads shall be maintained free of snow and ice to provide all weather driving capabilities. (IFC 503.2.3)
9. Fire department access roads shall be constructed and maintained for all construction sites. (IFC 3310.1) **Ensure the road and turnarounds are installed and navigable for emergency access prior to**



# SAUGATUCK TOWNSHIP FIRE DISTRICT

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## *commencement of vertical building construction.*

11. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (IFC 503.6) **No gate appears to be shown in the plans provided, however if it is installed in the future, a Knox Key switch is required for emergency access and activation.**
12. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (IFC 505.1) **Address signage must be posted prior to commencement of construction. Green reflective address signs are preferred.**
13. Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs. (IFC 505.2) **Please identify how the address will be changed to Blue Star Hwy or otherwise as the driveway is not accessible from Ferry St and could cause delays in emergency response.**
14. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1) **Not applicable, existing.**
15. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. (IFC 507.4) **Not applicable, existing.**
16. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-3 occupancy or sprinklered building. (IFC 507.5.1) **Approved, existing hydrant is within 400 feet of the proposed structure as measured by an approved route.**
17. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. (IFC 3312.1) **Approved, existing.**
18. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (D105 .1) **Not applicable.**
19. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (D105.2) **Not applicable per #18.**
20. Upon completion of construction, physical testing with apparatus will be required. If the apparatus is unable to navigate the completed road and driveway in a safe and efficient manner, modifications may be required.
21. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)





# SAUGATUCK TOWNSHIP FIRE DISTRICT

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***Please revise plans to include all the above information and documentation and submit for review. Once received, plans will be reviewed accordingly. Please let us know if you have any questions.***

Respectfully Yours,

*Chris Mantels*

Deputy Chief / Fire Inspector

Cc: Greg Janik – Fire Chief (via email)  
Sean Homyen – Zoning Administrator (via email)  
Dan Poll – Building Official (via email)  
Ken Bosma – City Engineer (via email)

## MEMORANDUM

**To:** Daryl VanDyke, KLSWA Manager  
**Date:** December 20, 2024  
**From:** Brandon Mieras, P.E.  
**RE:** **319 Ferry St. Sewer and Water Utility Review**

Nederveld has submitted a set of revised construction plans, dated December 10, 2024, for the proposed residential development located at 319 Ferry St., Douglas, Michigan, 49406. The purpose of this memorandum is to review the sanitary sewer, and water distribution systems in accordance with the Kalamazoo Lake Sewer and Water Authority (KLSWA) Construction Standards, Ten State Standards for water and sewer, and the Michigan Plumbing code.

**Background.** The site consists of a 1.01-acre parcel located on Ferry St., about 100' west of Blue Star Hwy. The site is currently vacant. The applicant is proposing to construct a new, 2,929 sf 4-unit multi-family building with new water services, and sanitary lateral.

**Review Process.** The plans for the sanitary sewer and water distribution utilities are reviewed to the requirements the KLSWA, Ten State Standards, and Michigan Plumbing Code. Preliminary review comments were submitted to the KLSWA on October 14, 2024.

**Sanitary Sewer Review.** The KLSWA Construction Standards, and the Michigan Plumbing Code contains the items required for review of the sanitary sewer system. EGLE's requirements are laid out in the Ten State Standards. The engineering review focused on the materials, pipe slopes, pipe bedding, capacities and connections.

- **Standards Engineering Review.** To recommend approval of the sanitary sewer, the sewer must meet the size, material, slope, and compaction specification requirements of the KLSWA and the Ten State Standards.
  1. A general note on Sheet C-500 reads that "All watermain and sanitary sewer construction shall conform to the city standard construction specifications, including post construction video inspection of the sanitary sewer system."
  2. The new 4-Unit building is shown to be served by a new 6" PVC sanitary sewer lateral with a 2% slope connected to the existing sanitary sewer that runs west to east near the north property line of the parcel. The type of PVC pipe is not specified, nor is the type of wye, and cannot be evaluated. Specify the type of PVC pipe and type of wye (saddle or 8"x6" wye fitting). Only one clean out is shown on the lateral and it is shown backwards. Turn that clean out so it is directed downstream. Provide three more cleanouts, one 5' from the building on a tee, one on the 2<sup>nd</sup> 45 deg. bend (directed

downstream), and one on a tee located near the mid-point of the lateral between the last 45 deg. bend and the connection to the main line sewer. Add details for the two types of clean outs required for this long lateral, with multiple deflections. Please revise the plans to show the required information so the review can be completed.

3. A pipe trench detail is provided that shows a sufficiently wide pipe trench, and the pipe bedded in MDOT CL-II granular trench fill. This is acceptable.
- **Sanitary Sewer Recommendation and Conclusion.** Provide the required information detailed in the comments above so the sanitary sewer review can be completed and approved. The plans cannot be recommended for approval at this time.

**Water Distribution System Review.** The KLSWA Construction Standards, and the Michigan Plumbing Code contains the items required for review of the water system. EGLE's requirements are laid out in the Ten State Standards. The engineering review focused on the pipe size, materials, bury depth, pipe bedding, capacities, valves, valve structures, and connections.

- **Standards Engineering Review.** To recommend approval of the water distribution system, the water utilities must meet the size, material, depth, compaction, installation and testing specification requirements of KLSWA, Ten State Standards, and the Michigan Plumbing Code.
  1. A general note on Sheet C-500 reads that "All watermain and sanitary sewer construction shall conform to the city standard construction specifications, including post construction video inspection of the sanitary sewer system."
  2. Each unit in the new 4-unit building is shown to be served by a new 2" copper water service connected to the existing water main on Ferry St. with a corp and stop box (typ). The water service material is called out as copper, but the type of copper is not specified or shown and cannot be evaluated. There is no box associated with a corporation stop, which is tapped directly into the water main, either directly or with a saddle. Add a curb stop and box on each water service near the sidewalk. Specify the type of corporation stop and curb stop. Please revise the plans and provide the required information so the review can be completed.
  3. A pipe trench detail is provided that shows a sufficiently wide pipe trench, and the pipe bedded in MDOT CL-II granular trench fill. This is acceptable.
- **Water Utility Recommendation and Conclusion.** Provide the required information detailed in the comments above so the water utility review can be completed and approved. The plans cannot be recommended for approval at this time.

Feel free to contact us if there are any questions.



November 27, 2024  
2240379

Mr. Sean Homyen, Zoning and Planning Administrator  
86 W. Center Street  
Douglas, MI 49406-0757

RE: 319 Ferry Street  
Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the *revised* drawings dated *November 18, 2024* and received *November 27, 2024* for the above referenced project. Our comments regarding the project are as follows: A previous review was completed on March 11, 2024 (noted in black); *a July 5, 2024 review (in blue italics); an October 15, 2024 reivev(in red); this review is in purple italics.*

1. The proposed development includes a single **2929** square foot building containing **4** townhouse units on about 0.8 acre site.
2. Please identify on C-205 the width of the existing pavement of the driveway. Is there a way to improving the driveway access onto Blue Star Highway? Can an easement be obtained from the parcel to the north and connect to Ferry Street? *The width of the driveway is shown as 20 feet wide. Revisions were made to the site, and no plans are made to revise the driveway access. No change on this submittal.*
3. The existing water main and sanitary sewer along the frontage of the parcel must be shown on the drawings. The City records indicate that the water main on this parcel is 8" diameter. *The revised drawings do not show water main size. Previous records show a 6 inch diameter watermain on the site. Water main sizes need to be shown on the drawings for the on-site and in Ferry Street. Information is provided on this submittal. (Please review sanitary manhole #1083 NW sizing.) The sizing at 1083 was not addressed on C-400. Reviewing the most recent submittal, it appears that a Reservation of Easement and Maintenance Agreement dated July 2005, allows access to the sewer. It should be noted for the City that the water line and sewer lines on this parcel (except along Ferry) are considered private and are not maintained by the City. This should also be reviewed by STFD as to fire protection off this private line.*
4. Is a fire line going to be needed into the building? Is so, please show. *No fire line is proposed; this will need to be verified by the fire district. No change on this submittal. A review was completed by STFD on November 19, 2024 requiring revisions.*

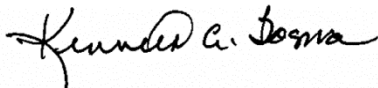
5. How will the building be metered? Per the City ordinance, each and every house or condominium unit shall have a single service connection. Record drawings show a master meter on the connection at Ferry Street; this needs to be reviewed with KLSWA. *The revised submittal still shows one service; this still needs to be addressed. We note that a meter pit is on the main line west of Ferry Street per record drawings. The revised submittal shows a 2" water service for each unit allowing for individual meters.*
6. More information must be provided on the existing storm sewer to verify where the storm sewer is flowing. The City has limited records on the storm sewer. On C-201 it appears that the proposed outlet (west) for this site is 0.65 feet lower than the 15" to the north. Where is the storm sewer under the driveway going as shown on C-201? Where is the existing 8" storm sewer under the driveway going? Please note that detention will need to be considered for any off-site if it goes to the pond. *Information was provided on the downstream storm sewer. This will need to be reviewed by ACDC as note in 7 below. No change on this submittal other than the applicant has noted in their narrative that this will be submitted to Allegan County Drain Commissioner for review and approval. A review was completed for ACDC on November 14, 2024; the recommendation was to withhold approval.*
7. Please note that the storm sewer must be reviewed by Allegan County Drain Commission as noted in the submittal. Water quality will need to be added to the design. *There is storm sewer from the south that will need to be reviewed as part of ACDC's review. (See C-203, two locations.) We note the previous submittal included an 8" storm sewer line from the south that has been eliminated in this submittal. The applicant should address why this was removed. A review was completed for ACDC on November 14, 2024; the recommendation was to withhold approval. The applicant's engineer noted that any storm sewer found would be connected. It was suggested that they contact the restaurant to verify if any storm sewer outlets from that site; this information has not yet been provided.*
8. Documentation to show due care compliance as required under part 201 of PA 451 must be provided as this site is within close proximity to site that shows Baseline Environmental Assessments and storage tanks on the EGLE environmental mapper website. *A Phase 1 Environmental Site Assessment dated April 26, 2024 was completed by Fishbeck. This assessment noted "no evidence of Recognized Environmental Conditions (RECs) in connection with the property... No further assessment of the Subject Property is warranted at this time." The applicant has indicated in the narrative that they do not plan on taking any more action related to this.*
9. There appears to be wetlands as identified on the State's wetland mapper website. Please supply how this will be addressed. *Per the submittal, the applicant is working with Peterson & Vandenberg Environmental on the wetland items. The applicant has submitted a Wetland Identification Program review request to EGLE. The City should obtain the results of this prior to any final approval. The applicant has noted in the narrative an area of wetlands has been determined. The applicant is in the process of obtaining a permit from EGLE for connecting a storm sewer to the wetlands. The new submittal provides a copy of the permit from EGLE.*

10. Is the proposed parking area (that is existing) already used by existing development?  
*This has been addressed in the submittal and easements shown on the drawings. This submittal revises the parking to include a separate parking area.*
11. Saugatuck Township Fire District shall provide comments regarding fire protection and fire access for this site.
12. This should be reviewed by KLSWA.
13. The developer is responsible for all review fees.
14. The developer is responsible for obtaining all permits required for this project.
15. *The parking spaces notes on C-205 do not match the narrative nor the number of spaces actually provided. This has been corrected on this submittal.*
16. *Patio areas and plantings are proposed over the existing water main and within the easement area. The City nor KLSWA should be responsible for replacement of these improvements if a repair or replacement is needed on the water main. (See L-100) This appears to be corrected with this revision.*

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

Sincerely,

**Prein&Newhof**



Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Tricia Anderson, W&W  
Ms. Rick Zoet, City of Douglas  
Mr. Daryl VanDyk, KLSWA  
Mr. Chris Mantels, STFD  
Mr. Steve Kent, City of Douglas PD  
Mr. Charles Hoyt, Nederveld  
Mr. Jack Brown, Developer



October 15, 2024  
2240379

Mr. Sean Homyen, Zoning and Planning Administrator  
86 W. Center Street  
Douglas, MI 49406-0757

RE: 319 Ferry Street  
Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the revised drawings dated **October 3, 2024** and received **October 11, 2024** for the above referenced project. Our comments regarding the project are as follows: A previous review was completed on March 11, 2024 (noted in black); *a July 5, 2024 review (in blue italics)*; **the comments corresponding to this review are in red.**

1. The proposed development includes a single **2929** square foot building containing **4** townhouse units on about 0.8 acre site.
2. Please identify on C-205 the width of the existing pavement of the driveway. Is there a way to improving the driveway access onto Blue Star Highway? Can an easement be obtained from the parcel to the north and connect to Ferry Street? *The width of the driveway is shown as 20 feet wide. Revisions were made to the site, and no plans are made to revise the driveway access.* **No change on this submittal.**
3. The existing water main and sanitary sewer along the frontage of the parcel must be shown on the drawings. The City records indicate that the water main on this parcel is 8" diameter. *The revised drawings do not show water main size. Previous records show a 6 inch diameter watermain on the site. Water main sizes need to be shown on the drawings for the on-site and in Ferry Street.* **Information is provided on this submittal. (Please review sanitary manhole #1083 NW sizing.)**
4. Is a fire line going to be needed into the building? Is so, please show. *No fire line is proposed; this will need to be verified by the fire district.* **No change on this submittal.**
5. How will the building be metered? Per the City ordinance, each and every house or condominium unit shall have a single service connection. Record drawings show a master meter on the connection at Ferry Street; this needs to be reviewed with KLSWA. *The revised submittal still shows one service; this still needs to be addressed. We note that a meter pit is on the main line west of Ferry Street per record drawings.* **The revised submittal shows a 2" water service for each unit allowing for individual meters.**

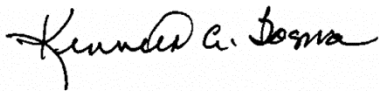
6. More information must be provided on the existing storm sewer to verify where the storm sewer is flowing. The City has limited records on the storm sewer. On C-201 it appears that the proposed outlet (west) for this site is 0.65 feet lower than the 15” to the north. Where is the storm sewer under the driveway going as shown on C-201? Where is the existing 8” storm sewer under the driveway going? Please note that detention will need to be considered for any off-site if it goes to the pond.  
*Information was provided on the downstream storm sewer. This will need to be reviewed by ACDC as note in 7 below. No change on this submittal other than the applicant has noted in their narrative that this will be submitted to Allegan County Drain Commissioner for review and approval.*
7. Please note that the storm sewer must be reviewed by Allegan County Drain Commission as noted in the submittal. Water quality will need to be added to the design. *There is storm sewer from the south that will need to be reviewed as part of ACDC’s review. (See C-203, two locations.) We note the previous submittal included an 8” storm sewer line from the south that has been eliminated in this submittal. The applicant should address why this was removed.*
8. Documentation to show due care compliance as required under part 201 of PA 451 must be provided as this site is within close proximity to site that shows Baseline Environmental Assessments and storage tanks on the EGLE environmental mapper website. *A Phase I Environmental Site Assessment dated April 26, 2024 was completed by Fishbeck. This assessment noted “no evidence of Recognized Environmental Conditions (RECs) in connection with the property... No further assessment of the Subject Property is warranted at this time.” The applicant has indicated in the narrative that they do not plan on taking any more action related to this.*
9. There appears to be wetlands as identified on the State’s wetland mapper website. Please supply how this will be addressed. *Per the submittal, the applicant is working with Peterson & Vandenberg Environmental on the wetland items. The applicant has submitted a Wetland Identification Program review request to EGLE. The City should obtain the results of this prior to any final approval. The applicant has noted in the narrative an area of wetlands has been determined. The applicant is in the process of obtaining a permit from EGLE for connecting a storm sewer to the wetlands.*
10. Is the proposed parking area (that is existing) already used by existing development?  
*This has been addressed in the submittal and easements shown on the drawings. This submittal revises the parking to include a separate parking area.*
11. Saugatuck Township Fire District shall provide comments regarding fire protection and fire access for this site.
12. This should be reviewed by KLSWA.
13. The developer is responsible for all review fees.
14. The developer is responsible for obtaining all permits required for this project.

15. *The parking spaces notes on C-205 do not match the narrative nor the number of spaces actually provided. This has been corrected on this submittal.*
16. *Patio areas and plantings are proposed over the existing water main and within the easement area. The City nor KLSWA should be responsible for replacement of these improvements if a repair or replacement is needed on the water main. (See L-100) This appears to be corrected with this revision.*

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

Sincerely,

**Prein&Newhof**



Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Tricia Anderson, W&W  
Ms. Rick Zoet, City of Douglas  
Mr. Daryl VanDyk, KLSWA  
Mr. Chris Mantels, STFD  
Mr. Steve Kent, City of Douglas PD  
Mr. Charles Hoyt, Nederveld  
Mr. Jack Brown, Developer



December 18, 2024  
2240928

Mr. John Casserly  
Nederveld  
217 Grandville Ave, Suit 302  
Grand Rapids, MI 49503

RE: 319 Ferry Street Drainage Review  
City of Douglas – Section 17

Dear John:

Our office has reviewed the *revised* construction drawings dated *December 17, 2024*, and calculations dated *December 13, 2024* as submitted to our office *December 17, 2024* via email. The following are our comments as it relates to the above noted submittals. *Our review comments of November 14, 2024 are in black; this review's comments are in blue italics.*

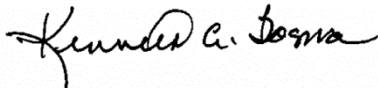
1. The project includes a new 4 unit residential building and parking area on about 0.8 acres. The site is within the Amity Lane Drain Drainage District.
2. The following items are noted regarding the calculations:
  - a. LGROW spreadsheets were provided. Additional calculations were provided. The LGROW spreadsheet needs to have the pond with a curve number of 100. *Ok.*
  - b. Soil boring information was provided. Based on the soil boring at the pond area, there is a peat layer at the bottom of the drain that could impact water table levels. Will this layer be removed? *There was a note for the contractor to remove the peat layer.*
  - c. An alternative approach certification is required when not using infiltration. *This was provided.*
3. The following items are noted regarding the construction drawings:
  - a. Will the forebay have a spillway? How will you keep erosion from occurring on the edges? *This was revised, but no detail of the spillway was provided; please add this to the drawing.*
  - b. The culvert at the existing driveway needs to have the north end located; please review. *Notes were provided to verify at time of construction.*
4. The developer shall verify with the City if a maintenance agreement is required. It is recommended for this type of system.

5. The developer is responsible for obtaining all permits and approvals needed for this project.
6. Signed and sealed copies of the final drawings and calculations need to be submitted to ACDC's office if has not already been submitted.
7. The review fee of \$500 and the administrative fee is \$50 administrative fee. In addition, all review fees above these amounts will need to be paid in accordance with ACDC's standards.
8. After this project is constructed, the required documentation per ACDC's standards will need to be submitted before final approval is given for the project. This will include engineer's certificate, and record drawings.

In summary we recommend that construction plan approval be *granted*. Final approval will need to have the items outlined in numbers 7 and 8 above. We recommend that City of Douglas withhold occupancy permits until the documents requested are received and final approval from ACDC's office is submitted.

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

Sincerely,  
**Prein&Newhof**



Kenneth A. Bosma, P.E.

KAB/kab

cc: Ms. Denise Medemar, ACDC  
Mr. Brent Scholten, ACDC  
Mr. Sean Homyen, City of Douglas

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

November 14, 2024  
2240928

Mr. John Casserly  
Nederveld  
217 Grandville Ave, Suit 302  
Grand Rapids, MI 49503

RE: 319 Ferry Street Drainage Review  
City of Douglas – Section 17

Dear John:

Our office has reviewed the construction drawings dated November 1, 2024 and calculations dated October 30, 2024 as submitted to our office November 13, 2024 via email. The following are our comments as it relates to the above noted submittals.

1. The project includes a new 4 unit residential building and parking area on about 0.8 acres. The site is within the Amity Lane Drain Drainage District.
2. The following items are noted regarding the calculations:
  - a. LGROW spreadsheets were provided. Additional calculations were provided. The LGROW spreadsheet needs to have the pond with a curve number of 100.
  - b. Soil boring information was provided. Based on the soil boring at the pond area, there is a peat layer at the bottom of the drain that could impact water table levels. Will this layer be removed?
  - c. An alternative approach certification is required when not using infiltration.
3. The following items are noted regarding the construction drawings:
  - a. Will the forebay have a spillway? How will you keep erosion from occurring on the edges?
  - b. The culvert at the existing driveway needs to have the north end located; please review.
4. The developer shall verify with the City if a maintenance agreement is required. It is recommended for this type of system.
5. The developer is responsible for obtaining all permits and approvals needed for this project.
6. Signed and sealed copies of the final drawings and calculations need to be submitted to ACDC's office if has not already been submitted.



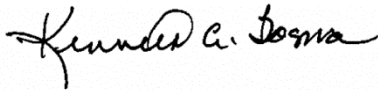
Mr. John Casserly  
November 14, 2024  
Page 2

7. The review fee of \$500 and the administrative fee is \$50 administrative fee. In addition, all review fees above these amounts will need to be paid in accordance with ACDC's standards.
8. After this project is constructed, the required documentation per ACDC's standards will need to be submitted before final approval is given for the project. This will include engineer's certificate, and record drawings.

In summary we recommend that construction plan approval be withheld until the above items (2a, 2b, 2c, 3a, and 3b) are completed to ACDC's satisfaction. Final approval will need to have the items outlined in numbers 7 and 8 above. We recommend that Fillmore Township withhold occupancy permits until the documents requested are received and final approval from ACDC's office is submitted.

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

Sincerely,  
**Prein&Newhof**



Kenneth A. Bosma, P.E.

KAB/kab

cc: Ms. Denise Medemar, ACDC  
Mr. Brent Scholten, ACDC  
Mr. Sean Homyen, City of Douglas

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



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY  
WATER RESOURCES DIVISION  
PERMIT

Issued To:

AMK Holdings, LLC  
6971 N Maple Road  
Saline, MI 48176

Permit No: WRP043157 v.1  
Submission No.: HQ4-VG5B-QWQMN  
Site Name: 03-319 Ferry Street-Douglas  
Issued: November 6, 2024  
Revised:  
Expires: November 6, 2029

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- Part 301, Inland Lakes and Streams
- Part 303, Wetlands Protection
- Part 315, Dam Safety
- Part 31, Water Resources Protection (Floodplain Regulatory Authority)
- Part 323, Shorelands Protection and Management
- Part 325, Great Lakes Submerged Lands
- Part 353, Sand Dunes Protection and Management

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan’s water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Excavate approximately 2 cubic yards of material from an area of wetland measuring approximately 10-foot long, 8.5-foot wide, and to a depth of 2-feet, and place a 12-inch diameter storm sewer with flared end section and 3 cubic yards of 8-inch to 12-inch diameter cobble in wetlands in an area measuring 7-foot long and 5-foot wide, to a depth of 2-feet to construct a stormwater outfall structure. All work shall be performed in accordance with the attached plans and permit conditions.

Property Location: Allegan County, Village of Douglas, Town/Range/Section 03N16W16,  
Property Tax No. 03-59-017-089-90

EGLE  
WRP043157 v1.0  
Approved  
Issued On:11/06/2024  
Expires On:11/06/2029

**Authority granted by this permit is subject to the following limitations:**

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the



proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.


- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. The property owner, contractor(s), and any agent involved in obtaining or exercising this permit, are held responsible to ensure the project is constructed in accordance with all drawings and specifications contained in this permit. The contractor is required to provide a copy of the permit to any and all subcontractors doing work authorized by this permit.
  2. The permittee and contractors will take steps to minimize the risk of spreading terrestrial and aquatic invasive species during this project and will take measures to prevent spread, where feasible, including:
    - a. Visually inspecting and removing any plants or mud from footwear (boots, hip-boots, and waders).
    - b. Visually inspecting and removing and properly disposing of any plants and mud from field equipment (nets, shovels, rakes, etc.) and vehicles.
    - c. Draining all water from vehicles and equipment, prior to leaving the site and before entering a new waterbody.

- d. Thoroughly drying equipment (5-7 days, if possible) between sites, when possible.
  - e. Disinfecting vehicles and equipment between sites (e.g. diluted bleach solution, heated pressure washer), when possible. Disinfection should be conducted away from surface waters, where the disinfecting solution will not enter any storm sewers and/or surface waters.
    - i. Typical diluted bleach solution treatment is ½ cup (4 fluid ounces) bleach to 5 gallons of water, applied by spraying or sponge so surface is thoroughly exposed to bleach solution for 10 minutes.
    - ii. Typical heated pressure wash is 140° water temperature, sprayed for 5-10 seconds.
    - iii. Thoroughly washing vehicles and boats between sites (e.g. drive-through car wash).
3. Prior to the start of construction, all adjacent non-work wetland areas shall be protected by properly trenched sedimentation barrier to prevent sediment from entering the wetland. Orange construction fencing may be installed as needed to prohibit construction personnel from entering or performing work in these areas. Sedimentation barrier shall be maintained daily throughout the construction process. Upon project completion, the accumulated materials shall be removed and disposed of at an upland site. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
  4. Prior to the initiation of any permitted construction activities, a sedimentation barrier shall be constructed immediately down gradient of the construction site. Sedimentation barriers shall be specifically designed to handle the sediment type, load, water depth, and flow conditions of each construction site throughout the anticipated time of construction and unstable site conditions. The sedimentation barrier shall be maintained in good working order throughout the duration of the project. Upon project completion, the accumulated materials shall be removed and disposed of at an upland (non-wetland, non-floodplain) site and stabilized with seed and mulch. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
  5. If the project, or any portion of the project, is stopped and lies incomplete for any length of time other than that encountered in a normal work week, every precaution shall be taken to protect the incomplete work from erosion, including the placement of temporary gravel bag riprap, temporary seed and mulch, or other acceptable temporary protection.
  6. A storm water discharge permit may be required under the Federal Clean Water Act for construction activities that disturb one or more acres of land and discharge to surface waters. For sites over five (5) acres, the permit coverage may be obtained by a Part 91 Soil Erosion and Sedimentation Control (SESC) permit, or coverage as an Authorized Public Agency (APA), and filing a "Notice of Coverage" form to the MDEQ's Water Resource Division. For sites with disturbance from one acre up to five acres, storm water coverage is automatic once the SESC permit is obtained or if the work is being conducted by an APA. These one to five acre sites are not required to apply for coverage, but are required to comply with storm water discharge permit requirements. Information on the storm water discharge permit is available from the Water Resource Division's Storm Water Permit Program at

<https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/permits-greater-than-5-acres>.

7. All dredge/excavated spoils including organic and inorganic soils, vegetation, and other material removed shall be placed on upland (non-wetland, non-floodplain or non-bottomland), prepared for stabilization, and stabilized with sod and/or seed and mulch in such a manner so as to prevent and ensure against erosion of any material into any waterbody, wetland, or floodplain
8. All fill/backfill material shall consist of clean inert material which will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion.
9. Discharges shall meet state water quality standards or the effluent from the outfall is otherwise in compliance with regulations issued under the NPDES Program (Part 31 of the NREPA). The discharge has been passed through storm water treatment devices (i.e., best management practices) to maximize the removal of sediments and other contaminants (e.g., oil, grit, trash, heavy metals, etc.) using the best available and practicable technologies that are necessary when considering the receiving waters and associated aquatic resources. The face of the outfall structure shall conform to the side slope of the bank.
10. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit <https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview> and select "Soil Erosion and Sedimentation Control Agencies".
11. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
12. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
13. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
14. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
15. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-

year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.

Issued By:   
Derek Haroldson  
Kalamazoo District Office  
Water Resources Division  
269-569-3609

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

\_\_\_\_\_  
Permittee Signature

\_\_\_\_\_  
Date

cc: Village of Douglas Clerk  
Allegan County Drain Commissioner  
Allegan CEA  
USACE  
Zach VandenBerg, Peterson & VandenBerg Environmental, LLC  
Frances Whalen, EGLE





## NOTICE OF AUTHORIZATION

**Permit Number: WRP043157 v. 1**  
**Site Name: 03-319 Ferry Street-Douglas**

**Date Issued: November 6, 2024**  
**Expiration Date: November 6, 2029**

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

Part 303, Wetlands Protection.

**Authorized activity:**

Excavate approximately 2 cubic yards of material from an area of wetland measuring approximately 10-foot long, 8.5-foot wide, and to a depth of 2-feet, and place a 12-inch diameter storm sewer with flared end section and 3 cubic yards of 8-inch to 12-inch diameter cobble in wetlands in an area measuring 7-foot long and 5-foot wide, to a depth of 2-feet to construct a storm water outfall structure. All work shall be performed in accordance with the attached plans and permit conditions.

**Property Location:** Allegan County, Village of Douglas, Town/Range/Section 03N16W16,  
Property Tax No. 03-59-017-089-90

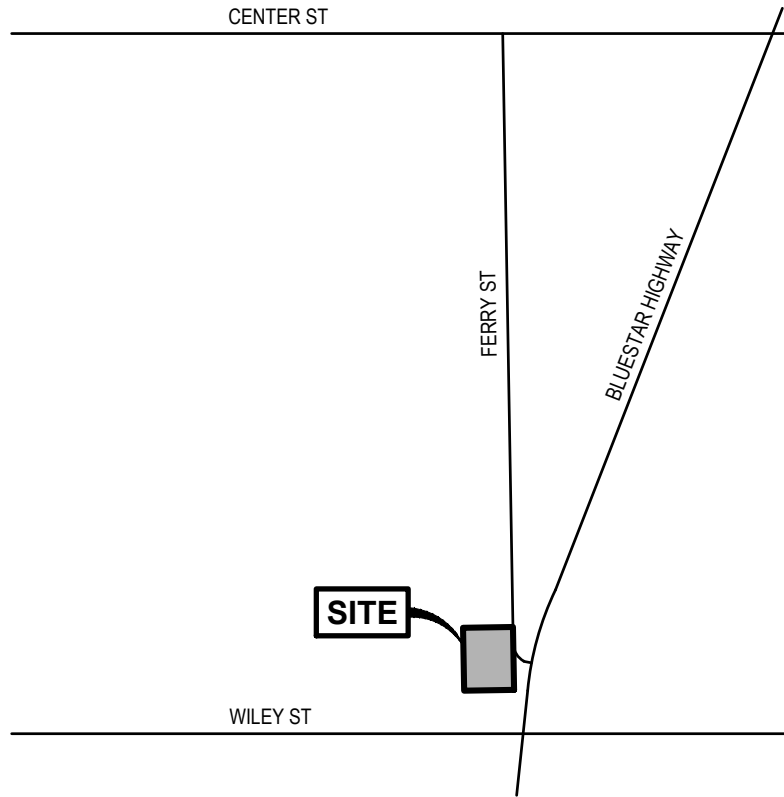
**Permittee:**  
AMK Holdings, LLC  
6971 N Maple Road  
Saline, MI 48176

Derek Haroldson  
Kalamazoo District Office  
Water Resources Division  
269-569-3609

*This notice must be displayed at the site of work.*  
*Laminating this notice or utilizing sheet protectors is recommended.*  
Please refer to the above permit number with any questions or concerns.

**EGLE**  
**WRP043157 v1.0**  
**Approved**  
**Issued On:11/06/2024**  
**Expires On:11/06/2029**

**SITE LOCATION MAP:**



**KALAMAZOO DISTRICT OFFICE:**

7953 Adobe Road  
Kalamazoo, MI 49009-5025

Head north on Adobe Rd toward W D Ave  
226 ft  
Turn right onto W D Ave

0.3 mi  
Take the ramp on the left for US-131 North  
and head toward Gd Rapids

11.0 mi  
At Exit 55, head right on the ramp for M-222  
toward Martin

0.2 mi  
Turn left onto M-222 / 116th Ave toward  
Airport / Fairgrounds / RACEWAY

10.1 mi  
Turn left to stay on M-222 / N Cedar St

322 ft  
Turn right onto M-89 / M-40 / Cutler St

6.4 mi  
Keep left to stay on M-89 / M 89

14.0 mi  
Turn right onto 68th St / County Hwy-2 /  
County Hwy-A2

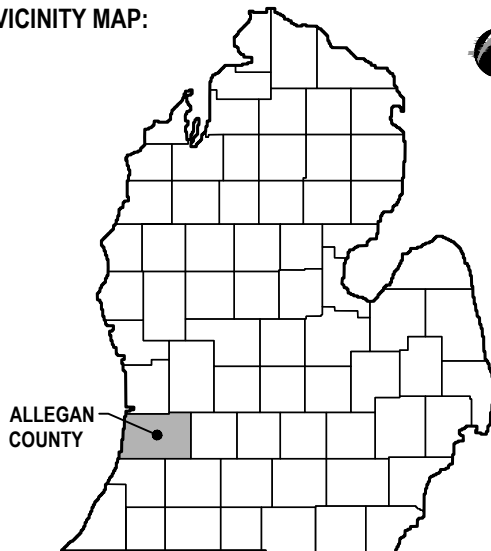
3.0 mi  
Turn left onto 68th St

0.2 mi  
Keep straight to get onto Chase Rd

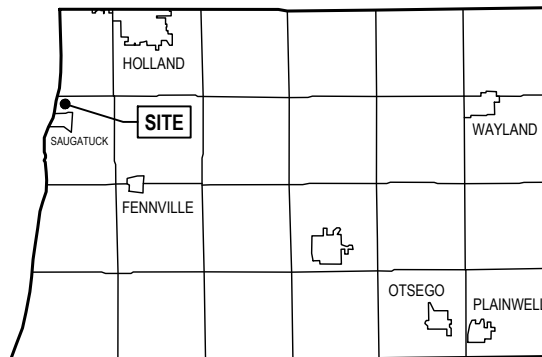
0.3 mi  
Road name changes to Ferry St

0.3 mi  
Arrive at Ferry St

**VICINITY MAP:**



**ALLEGAN COUNTY MAP:**



**SHEET INDEX**

- 1 SITE LOCATION MAP
- 2 WETLAND IMPACT DATA TABLE
- 3 EXISTING CONDITIONS MAP
- 4 SITE LAYOUT PLAN
- 5 DETAILED GRADING PLAN
- 6 PROFILES A-A & B-B

Permit Application Sketches For:

PROJECT: **319 FERRY STREET**

319 Ferry Street, Douglas, MI 49406

APPLICANT: **LAKEWOOD CONSTRUCTION INC.**

**SITE LOCATION MAP**

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MI

DRAWN BY: WDS/IGAN DATE: 2024.10.02

PRJ NO: 23201630

CHECKED BY:

**1 OF 6**



Holland  
347 Hoover Blvd.  
Holland, MI 49423  
Ann Arbor, Chicago, Columbus  
Grand Rapids, Indianapolis

**EGLE**  
**WRP043157 v1.0**  
Approved

Issued On: 11/06/2024  
Expires On: 11/06/2029

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GN 10/22/2024 15:08

# WETLAND IMPACT SUMMARY - EGLE APP SECTION 10A & 12

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WETLAND - TEMPORARY UTILITY IMPACT (OPEN TRENCH)							AREA	
LOCATION	TYPE:	APPROX. MAX LENGTH (FEET)	APPROX. MAX WIDTH (FEET)	APPROX. MAX DEPTH (FEET)	APPROX. AVE DEPTH (FEET)	VOLUME (CUBIC YARDS)	SQUARE FEET	ACRES
AREA 'W-1'	DETAILED AREA NO.1	10.0	8.0	1.1	0.5	2	85	0.002
<b>TOTALS</b>						<b>2</b>	<b>85</b>	<b>0.002</b>

319 FERRY STREET

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WETLAND IMPACT DATA TABLE

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PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MI

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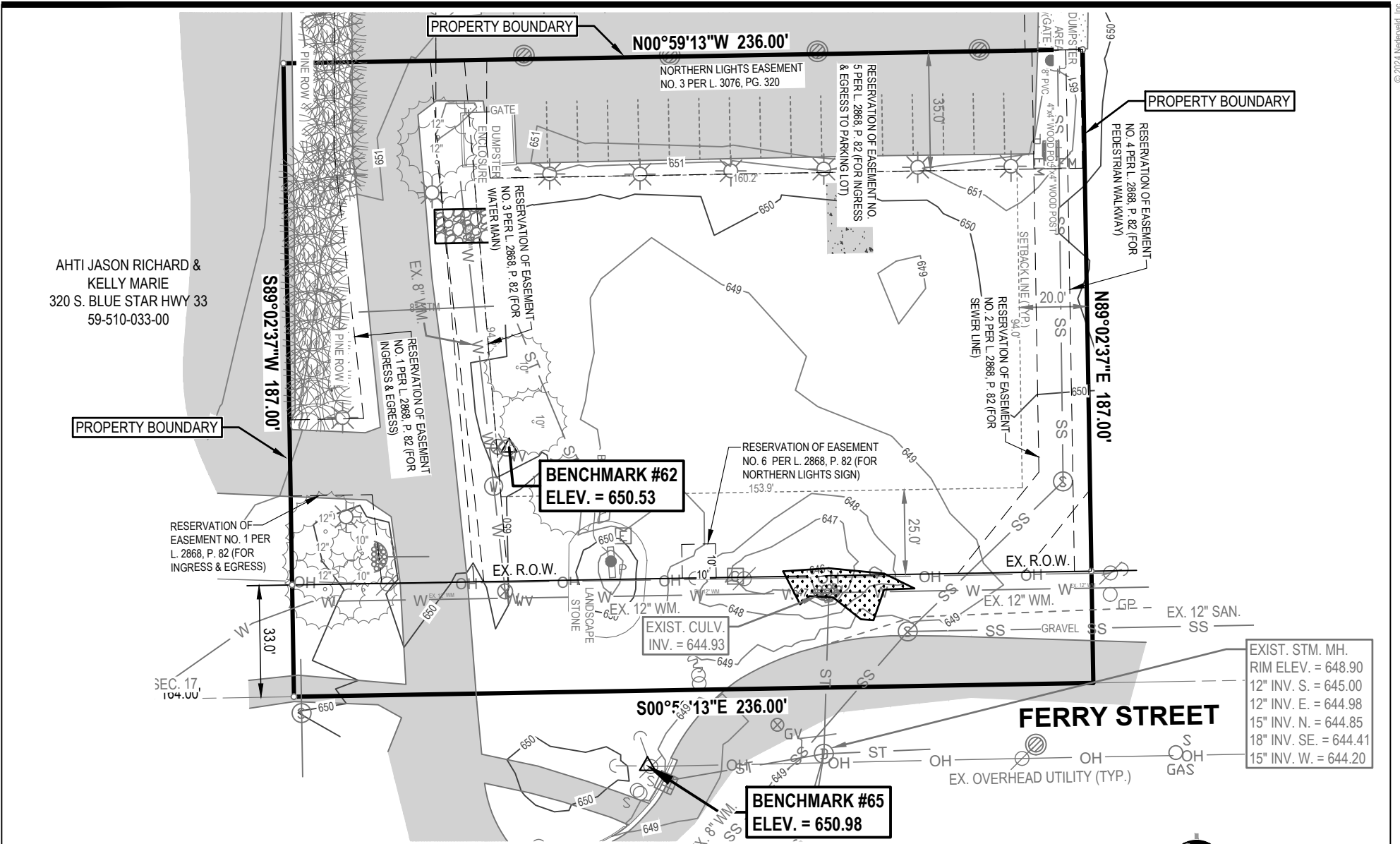
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23201630-EGLE1.dwg GN 10/22/2024 15:08

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 Expires On: 11/06/2029



**BENCHMARK #62**  
ELEV. = 650.53

**BENCHMARK #65**  
ELEV. = 650.98

EXIST. STM. MH.
RIM ELEV. = 648.90
12" INV. S. = 645.00
12" INV. E. = 644.98
15" INV. N. = 644.85
18" INV. SE. = 644.41
15" INV. W. = 644.20

- LEGEND**
- EXISTING CONTOURS
  - EXISTING WETLANDS

**SCALE: 1" = 40'**

**319 FERRY STREET**

**EXISTING CONDITIONS MAP**

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MI

DRAWN BY: WDS/GAN DATE: 2024.10.02 PRJ NO: 23201630

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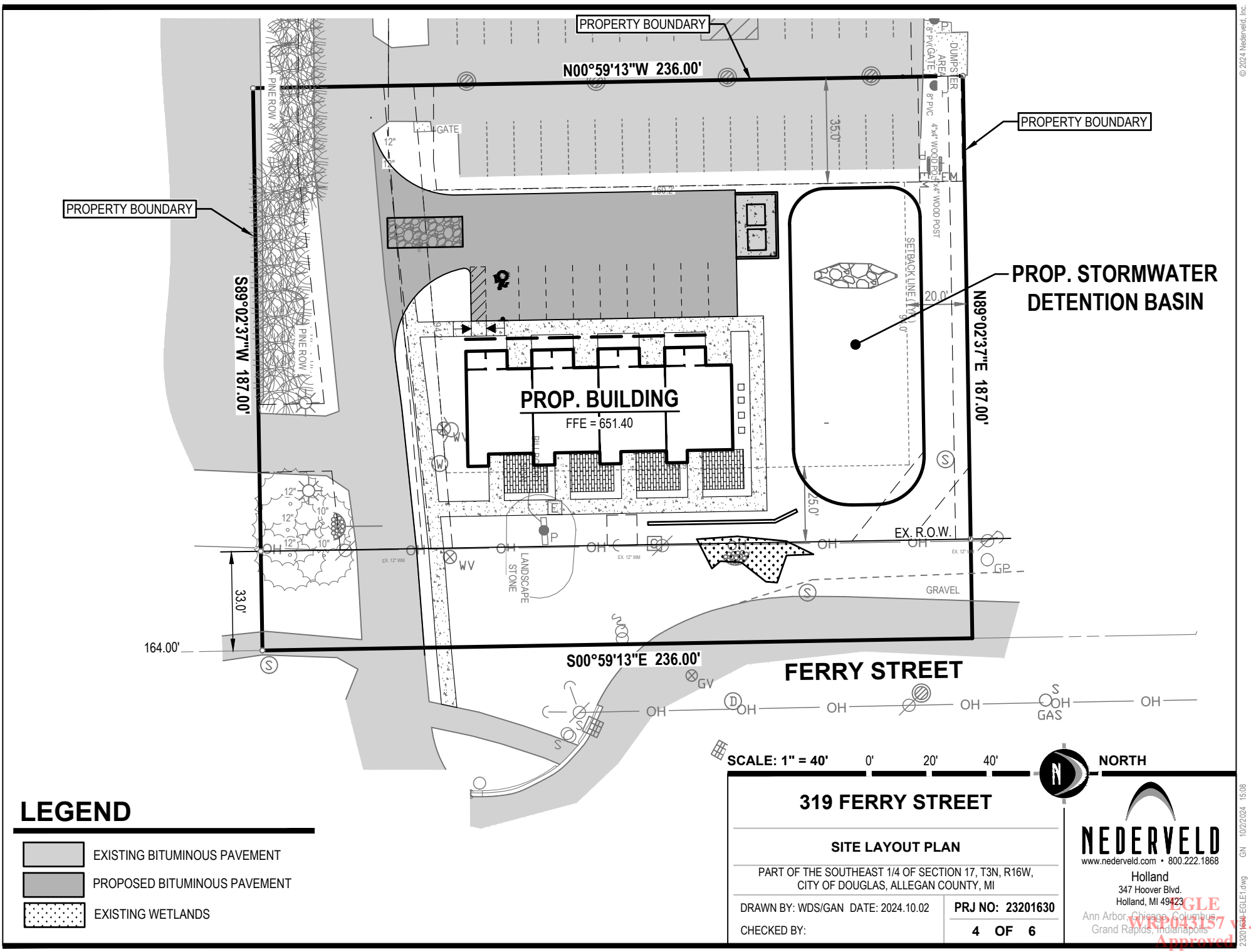
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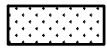
**NORTH**

Issued On: 11/06/2024  
Expires On: 11/06/2029





### LEGEND

-  EXISTING BITUMINOUS PAVEMENT
-  PROPOSED BITUMINOUS PAVEMENT
-  EXISTING WETLANDS

SCALE: 1" = 40'



NORTH

### 319 FERRY STREET

#### SITE LAYOUT PLAN

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MI

DRAWN BY: WDS/GAN DATE: 2024.10.02

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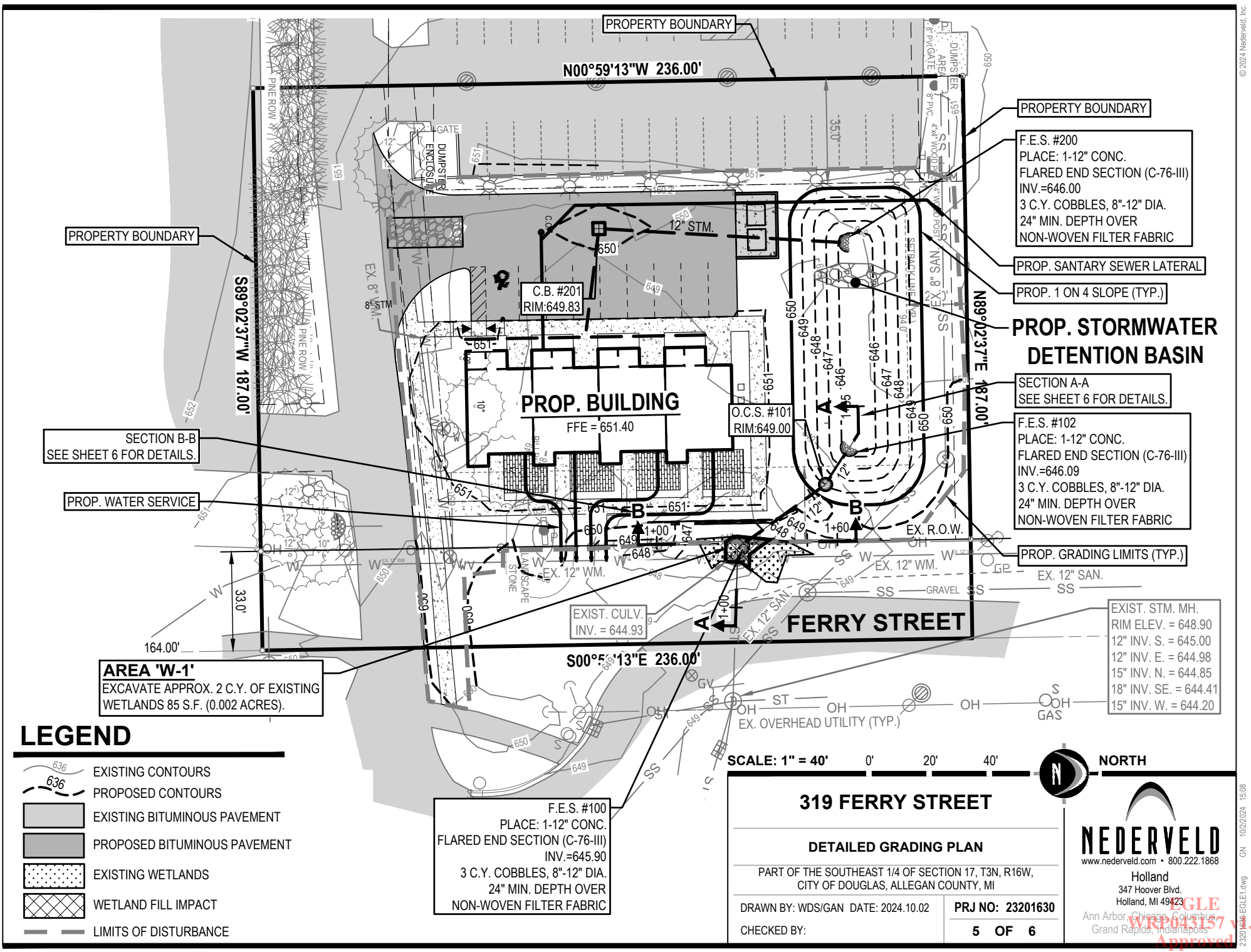
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F.E.S. #200  
PLACE: 1-12" CONC.  
FLARED END SECTION (C-76-III)  
INV.=646.00  
3 C.Y. COBBLES, 8"-12" DIA.  
24" MIN. DEPTH OVER  
NON-WOVEN FILTER FABRIC

PROP. SANITARY SEWER LATERAL  
PROP. 1 ON 4 SLOPE (TYP.)

**PROP. STORMWATER  
DETENTION BASIN**

SECTION A-A  
SEE SHEET 6 FOR DETAILS.

F.E.S. #102  
PLACE: 1-12" CONC.  
FLARED END SECTION (C-76-III)  
INV.=646.09  
3 C.Y. COBBLES, 8"-12" DIA.  
24" MIN. DEPTH OVER  
NON-WOVEN FILTER FABRIC

PROP. GRADING LIMITS (TYP.)

EXIST. STM. MH.  
RIM ELEV. = 648.90  
12" INV. S. = 645.00  
12" INV. E. = 644.98  
15" INV. N. = 644.85  
18" INV. SE. = 644.41  
15" INV. W. = 644.20

**AREA 'W-1'**  
EXCAVATE APPROX. 2 C.Y. OF EXISTING  
WETLANDS 85 S.F. (0.002 ACRES).

**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING WETLANDS
- WETLAND FILL IMPACT
- LIMITS OF DISTURBANCE

F.E.S. #100  
PLACE: 1-12" CONC.  
FLARED END SECTION (C-76-III)  
INV.=645.90  
3 C.Y. COBBLES, 8"-12" DIA.  
24" MIN. DEPTH OVER  
NON-WOVEN FILTER FABRIC

SCALE: 1" = 40'



**319 FERRY STREET**

**DETAILED GRADING PLAN**

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MI

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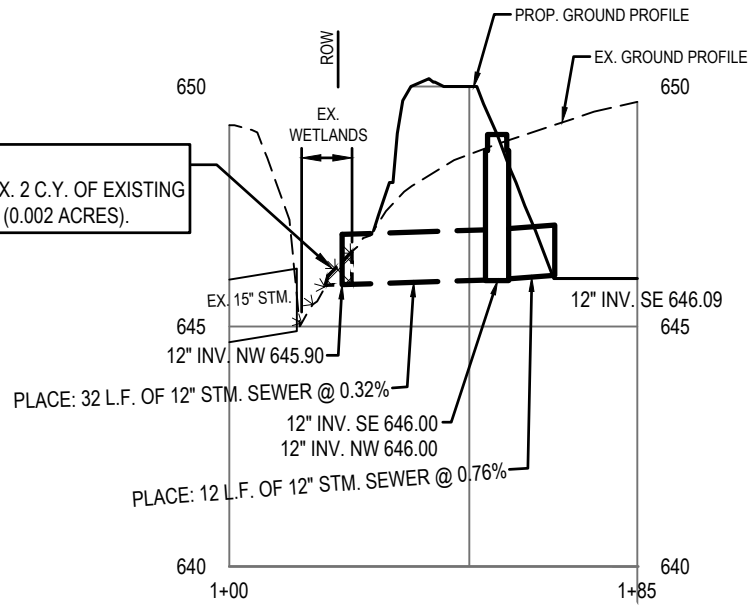
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**AREA 'W-1'**  
EXCAVATE APPROX. 2 C.Y. OF EXISTING  
WETLANDS 85 S.F. (0.002 ACRES).

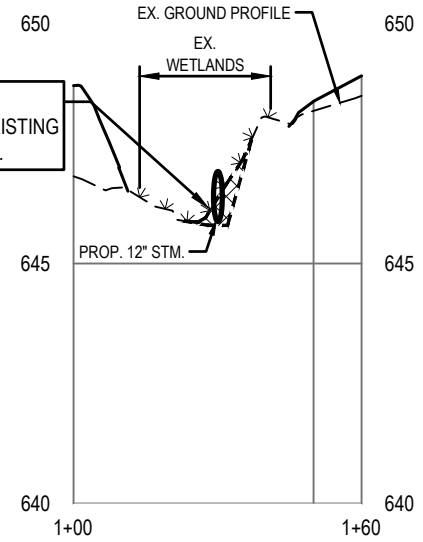


### PROFILE A-A

SCALE: HORZ. 1" = 40'  
VERT. 1" = 4'

SEE SHEET 5 FOR REFERENCE

**AREA 'W-1'**  
EXCAVATE APPROX. 2 C.Y. OF EXISTING  
WETLANDS 85 S.F. (0.002 ACRES).



### PROFILE B-B

SCALE: HORZ. 1" = 40'  
VERT. 1" = 4'

SEE SHEET 5 FOR REFERENCE

### LEGEND

 WETLAND FILL IMPACT

**319 FERRY STREET**

**PROFILES A-A & B-B**

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T3N, R16W,  
CITY OF DOUGLAS, ALLEGAN COUNTY, MI

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