

DOUGLAS MIXED-USE BUILDING

225 CENTER STREET
DOUGLAS, MI. 49406

ZONING

C-1, VILLAGE COMMERCIAL DISTRICT

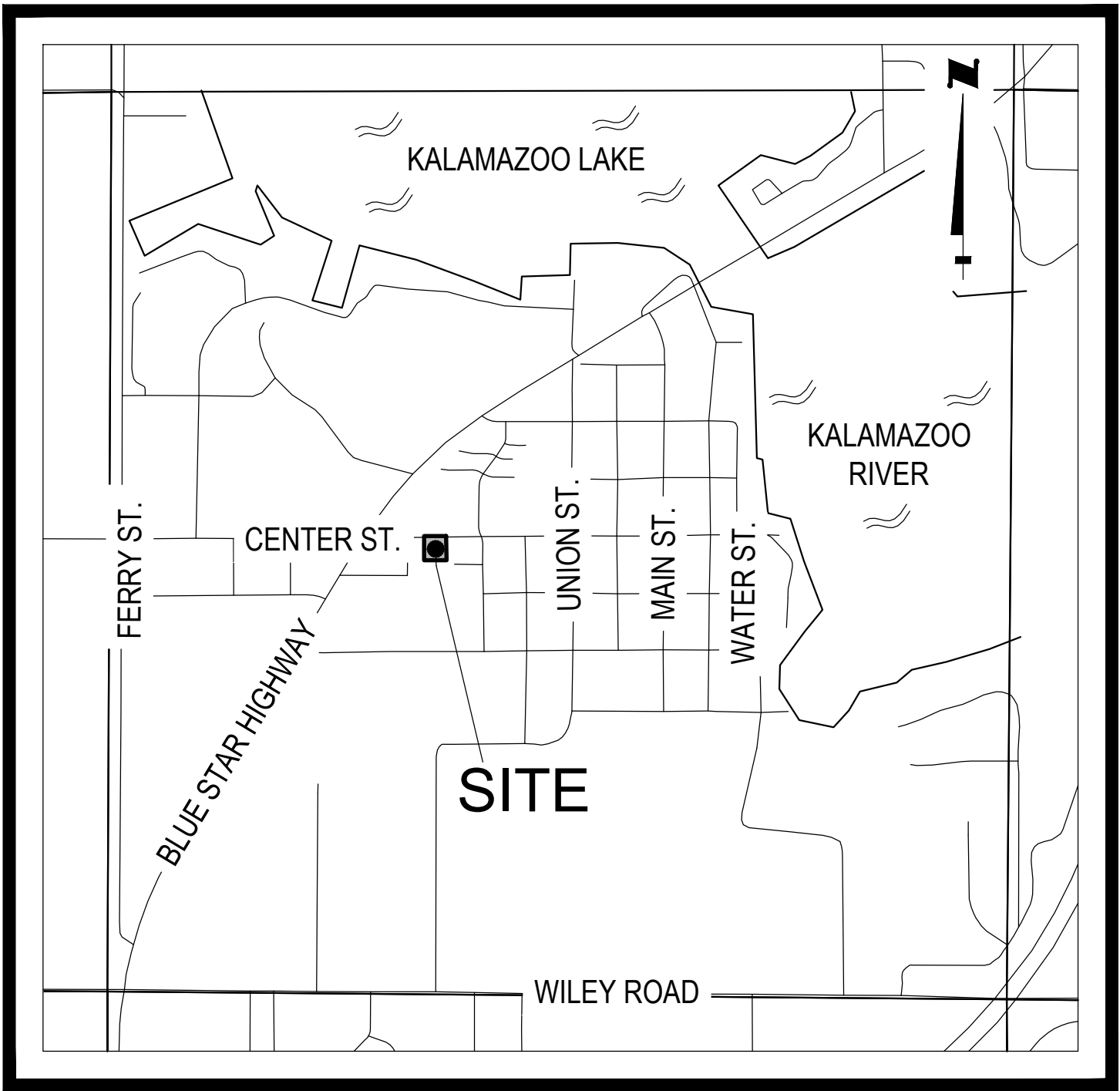
SETBACKS:	
FRONT YARD	0 FEET MIN.
SIDE YARD	5 FEET MIN. (*)
REAR YARD	5 FEET MIN. (**)
HEIGHT	28 FEET MAX.

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

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

DESCRIPTION

SEE EXISTING CONDITIONS SHEET V-101



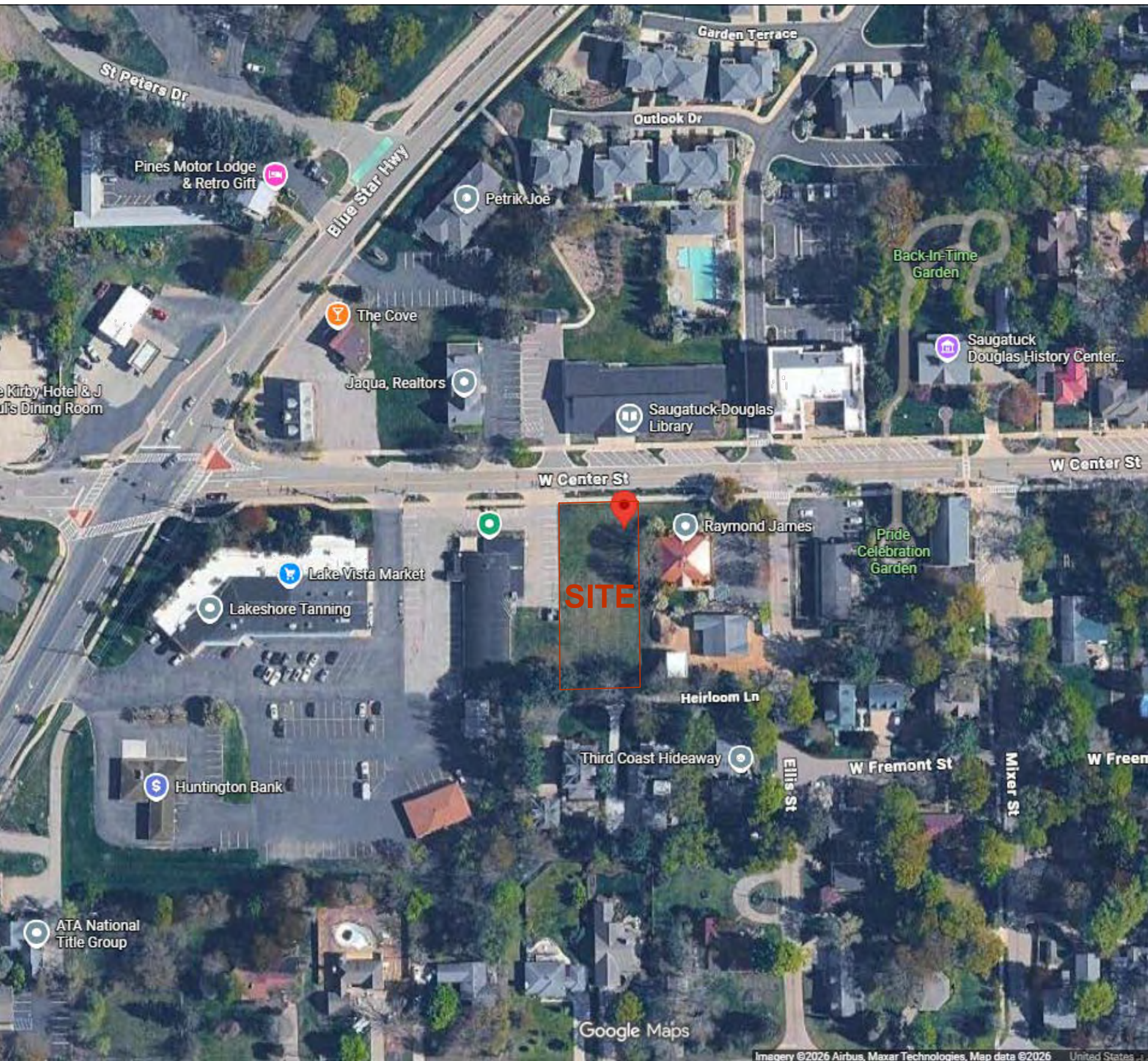
LOCATION MAP NOT TO SCALE

225 Center St.
Received: 7/2/2026
Returned for corrections: 7/17/2026 - 2107 - CTB
Received: 8/4/2026
Approved: 8/12/2026 - 2107 - CTB



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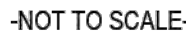
SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
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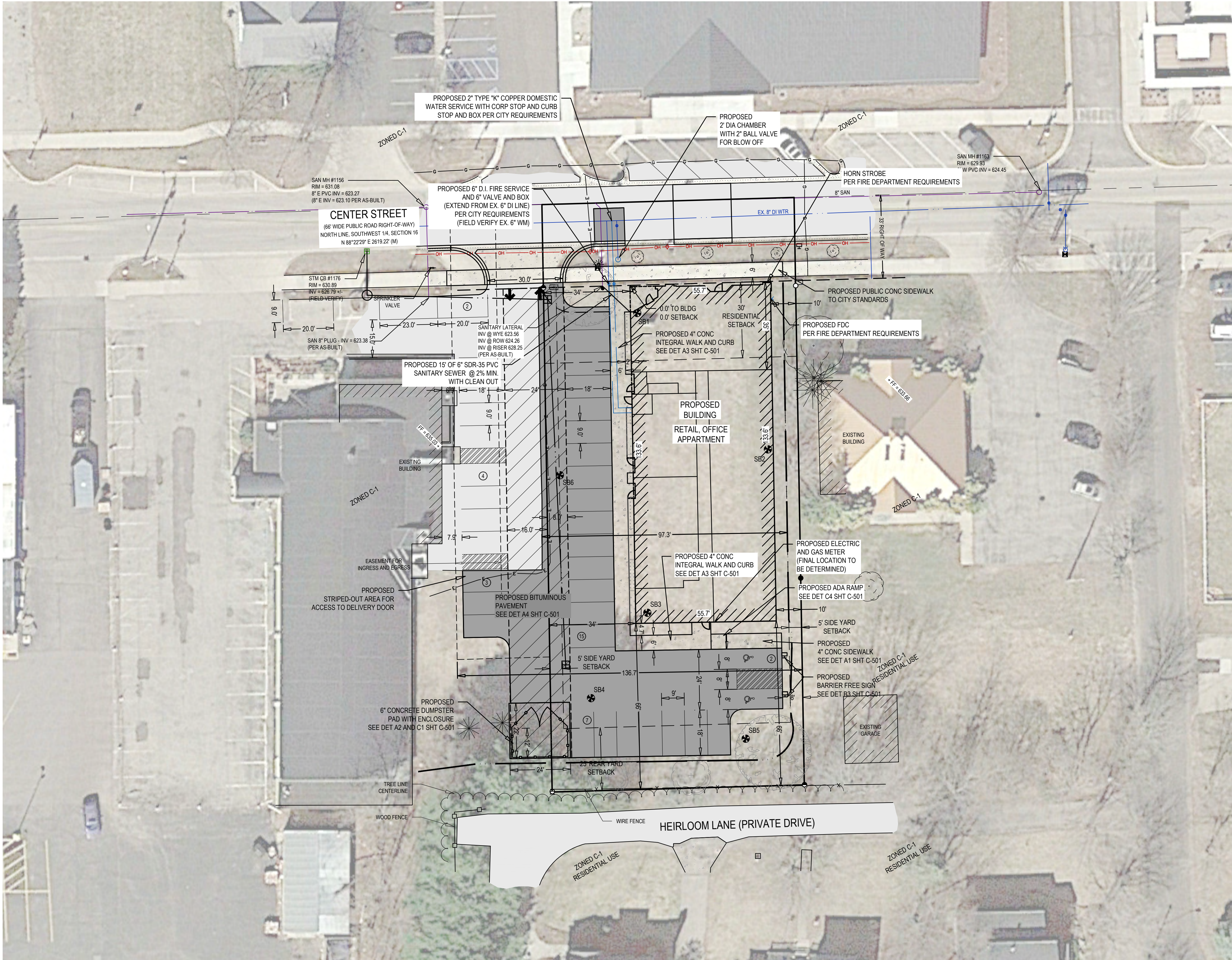
NEIGHBORHOOD MAP
SCALE 1" = 150'

Issued for:		No.	Date
Description	TOPOGRAPHIC AND BOUNDARY SURVEY	A	05/13/2026
	HEI REVIEW	B	06/30/2026
	SITE PLAN SUBMITTAL	C	07/01/2026
	REV. PER REVIEW COMMENTS	D	07/20/2026
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION			

Project Manager		BRUCE ZEINSTRÄ, LLA	
Vertical Datum	NAVD88	Horz. Datum	LOCAL
Drawn by			
MARK BROOKHOUSE			
Checked by	.	Date	.
Survey	.	.	.
Civil	.	.	.
Struc.	.	.	.
L. A.	.	.	.
HEI Project Number			
26-04-022			
Sheet Title			
COVER SHEET			
Sheet No.			
G-100			



Project Manager BRUCE ZEINSTR, LLA		
Vertical Datum NAVD88	Horz. Datum LOCAL	
Drawn by MARK BROOKHOUSE		
Checked by Survey	JCD	Date 05/13/2026
Civil	.	.
Struc.	.	.
L. A.	.	.
HEI Project Number 26-04-022		
Sheet Title EXISTING CONDITIONS		
Sheet No. V-101		



- LAYOUT & UTILITY NOTES:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 - COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 - CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE KAL LAKE SEWER AND WATER AUTHORITY STANDARDS & SPECIFICATIONS.
 - ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE KAL LAKE SEWER AND WATER AUTHORITY STANDARDS & SPECIFICATIONS.
 - ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE CITY OF THE VILLAGE OF DOUGLAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH CITY OF THE VILLAGE OF DOUGLAS.
 - SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 - ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE.
 - SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 - THE DRIVEWAY SHALL BE INSTALLED WITH ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE 80,000-POUND IMPOSED LOAD OF THE FIRE DEPARTMENT'S HEAVIEST APPARATUS AND BE INSTALLED TO PROVIDE EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF BUILDING CONSTRUCTION.
 - THE EMERGENCY ACCESS SHALL BE INSTALLED, MAINTAINED, AND NAVIGABLE FOR EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF VERTICAL BUILDING CONSTRUCTION.
 - MINIMUM CLEAR HEIGHT SHALL BE 13'-6" ACROSS THE 20-FT DRIVEWAY WIDTH.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

TOTAL PARCEL AREA 19,998 SQ FT 100%
(EXCLUDING PUBLIC RIGHT-OF-WAY)

BUILDING AREA
- FIRST FLOOR 7,420 SQ FT 37.1%
- CANOPY/OVERHANG 584 SQ FT 2.9%
BUILDING TOTAL 8,004 SQ FT 40.0%

PARKING REQUIRED:
MULTIPLE DWELLING
1 SPACE PER DWELLING UNIT LESS THAN 900 SQ FT
(13 UNITS LESS THAN 900 SQ FT X 1)
PLUS 1 SPACE PER THREE DWELLING UNITS
(13 UNITS / 3) 13 PARKING SPACES
5 PARKING SPACES

RETAIL
1 SPACE PER 300 SQ FT USABLE FLOOR AREA
(1755 SQ FT / 300) 6 PARKING SPACES

OFFICE
1 SPACE PER 200 SQ FT USABLE FLOOR AREA
(1796 SQ FT / 200) 9 PARKING SPACES

TOTAL PARKING REQUIRED: 33 PARKING SPACES

TOTAL PARKING PROVIDED:
(INCLUDING 2 BARRIER FREE) 24 PARKING SPACES

BORING B1
0.0' - 0.3' 4" TOPSOIL - FINE SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 2.5' FILL - FINE TO MEDIUM SILTY SAND - BROWN - MOIST - LOOSE (SM)
2.5' - 9.5' FINE TO MEDIUM SAND - BROWN - MOIST TO WET - LOOSE TO MEDIUM DENSE (SP)
9.5' - 18.5' LEAN CLAY - GRAY - STIFF (CL)
18.5' - 20.0' SANDY LEAN CLAY - FREQUENT SAND LAYERS AND SEAMS - BROWN - WET - VERY STIFF (CL)
GROUNDWATER
3.0' - DURING BORING
5.8' - AT END OF BORING

BORING B2
0.0' - 0.7' 8" TOPSOIL - FINE TO MEDIUM SILTY SAND - FREQUENT ROOTS - OCCASIONAL CONCRETE FRAGMENTS - DARK BROWN - MOIST - (SM)
0.7' - 8.0' FINE TO MEDIUM SAND WITH SILT - OCCASIONAL CLAY SEAMS - BROWN - MOIST TO WET - LOOSE TO MEDIUM DENSE (SP-SM)
8.0' - 13.5' FINE TO MEDIUM SILTY SAND - FREQUENT CLAY SEAMS - BROWN - WET - LOOSE (SM)
13.5' - 17.0' SILTY CLAY - BROWN - VERY STIFF (CLML)
17.0' - 20.0' LEAN CLAY - GRAY - STIFF (CL)
GROUNDWATER
4.6' - AT END OF BORING

BORING B3
0.0' - 0.2' 2" TOPSOIL - FINE TO MEDIUM SILTY SAND - DARK BROWN - MOIST - (SM)
0.2' - 5.5' FINE TO MEDIUM SAND - BROWN - MOIST - VERY LOOSE TO MEDIUM DENSE (SP)
5.5' - 13.5' FINE TO MEDIUM SAND WITH SILT - BROWN - MOIST TO WET - MEDIUM - MEDIUM DENSE TO LOOSE (SP-SM)
13.5' - 16.5' FINE TO MEDIUM SAND - FREQUENT SILT SEAMS - BROWN - WET - MEDIUM DENSE (SP)
16.5' - 20.0' LEAN CLAY - GRAY - STIFF (CL)
GROUNDWATER
6.0' - DURING BORING
6.4' - AT END OF BORING

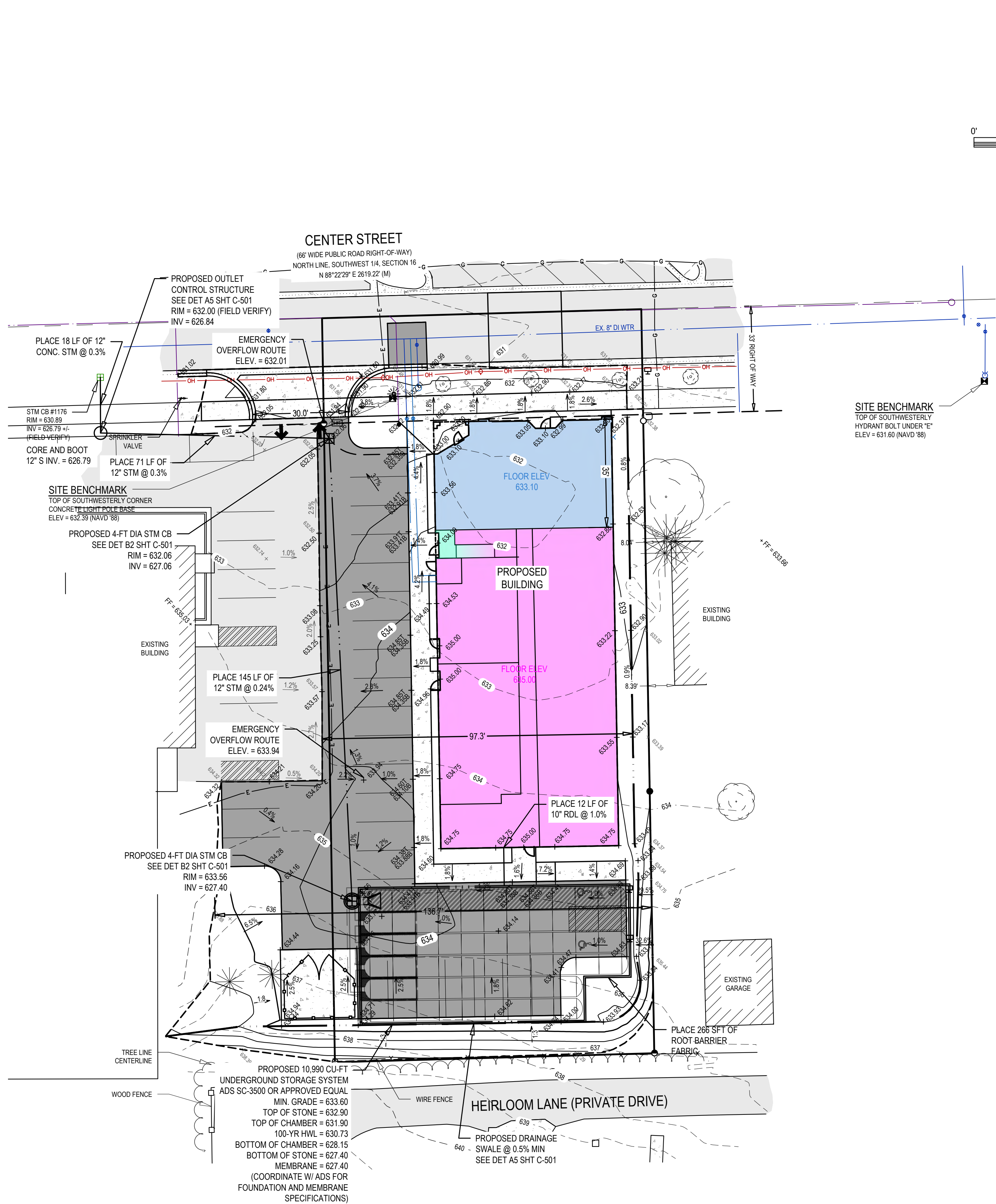
BORING B4
0.0' - 0.3' 3" TOPSOIL - FINE TO MEDIUM SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 11.0' FINE TO MEDIUM SAND - BROWN - MOIST TO WET - VERY LOOSE TO MEDIUM DENSE (SP)
11.0' - 12.5' CLAYEY SILT - BROWN - VERY STIFF (MLCL)
12.5' - 15.5' LEAN CLAY - FREQUENT SILT LAYERS AND SEAMS - GRAY - STIFF TO VERY STIFF (CL)
15.5' - 16.0' FINE TO MEDIUM SAND WITH SILT - OCCASIONAL SILT LAYERS - BROWN - WET - (SP-SM)
GROUNDWATER
6.0' - DURING BORING
6.1' - AT END OF BORING

BORING B5
0.0' - 0.3' 3" TOPSOIL - FINE SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 13.0' FINE TO MEDIUM SAND - CLAY LAYER FROM 9.5 TO 10 FEET - BROWN - MOIST TO WET - VERY LOOSE TO MEDIUM DENSE (SP)
13.0' - 16.0' FINE TO MEDIUM SAND - FREQUENT CLAY LAYERS AND SEAMS - BROWN - WET - VERY LOOSE TO MEDIUM DENSE (SP)
GROUNDWATER
7.5' - DURING BORING
SEE BORING NOTES

BORING B6
0.0' - 0.3' 3" TOPSOIL - FINE TO MEDIUM SILTY SAND - FREQUENT ROOTS - DARK BROWN - MOIST - (SM)
0.3' - 2.0' FINE SAND - FREQUENT ROOTS - BROWN - MOIST - VERY LOOSE (SP)
2.0' - 4.0' FINE TO MEDIUM SAND - BROWN - MOIST - LOOSE (SP)
4.0' - 8.0' FINE TO MEDIUM SAND WITH SILT - BROWN - MOIST - MEDIUM DENSE TO LOOSE (SP)
8.0' - 10.0' FINE TO MEDIUM SAND WITH SILT - OCCASIONAL CLAY LAYERS - BROWN - WET - VERY LOOSE (SP-SM)
GROUNDWATER
4.0' - DURING BORING
4.9' - AT END OF BORING

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Project Manager BRUCE ZEINSTR, LLA	
Vertical Datum NAVD88	Horz. Datum LOCAL
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 26-04-022	
Sheet Title SITE LAYOUT PLAN	
Sheet No. C-101	



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

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

PROPOSED CONSTRUCTION SCHEDULE

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

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

HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

The Surveyor's / Engineer's liability for any errors or omissions in this drawing shall be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or misrepresentation shall not amount to greater than the service fee.

DOUGLAS FLATS LLC

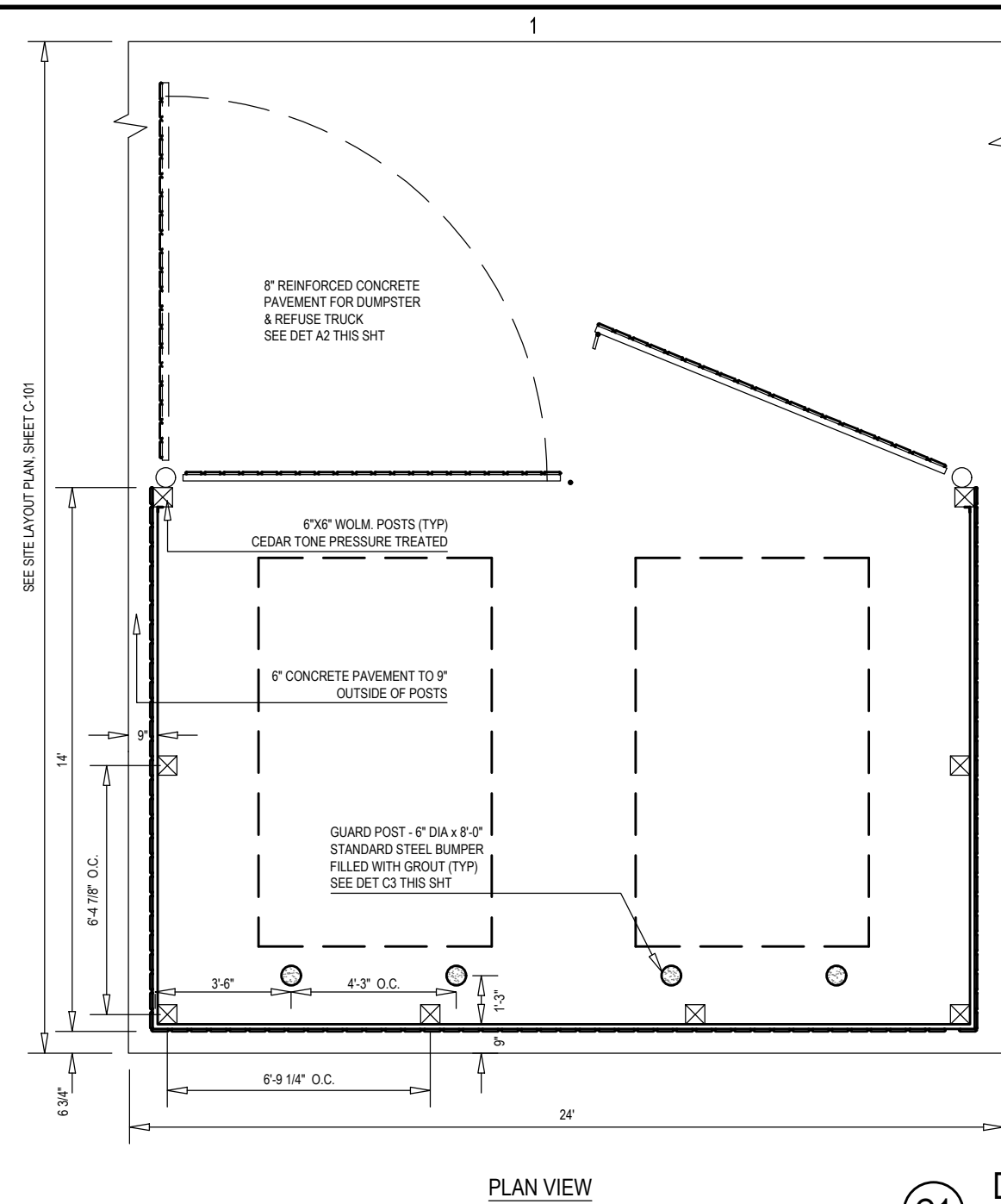
ATTN: MR. UFUK TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

225 CENTER STREET
DOUGLAS, MI 49406

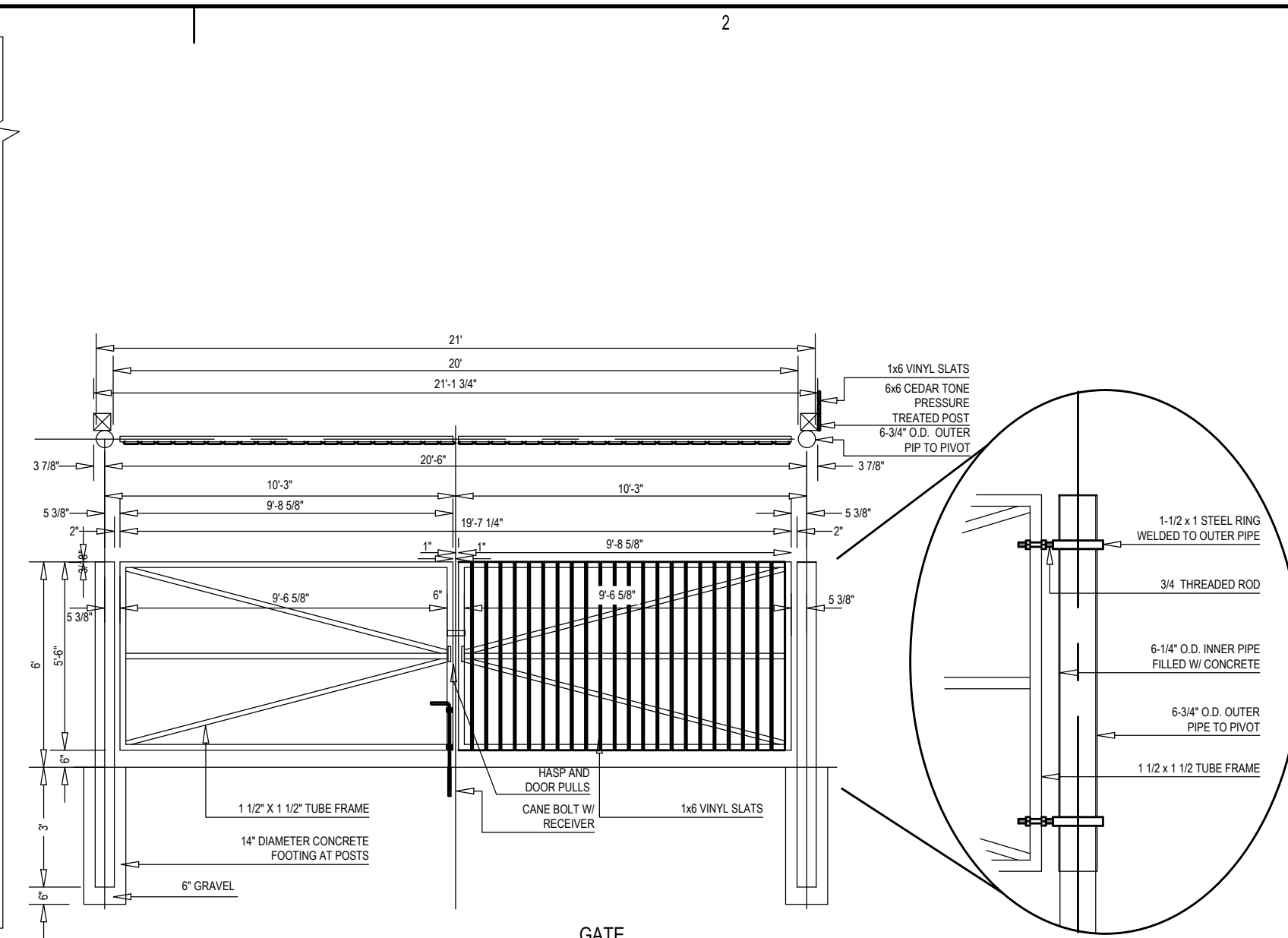
PT. OF THE SW 1/4 SEC. 16, T3N, R18W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI.

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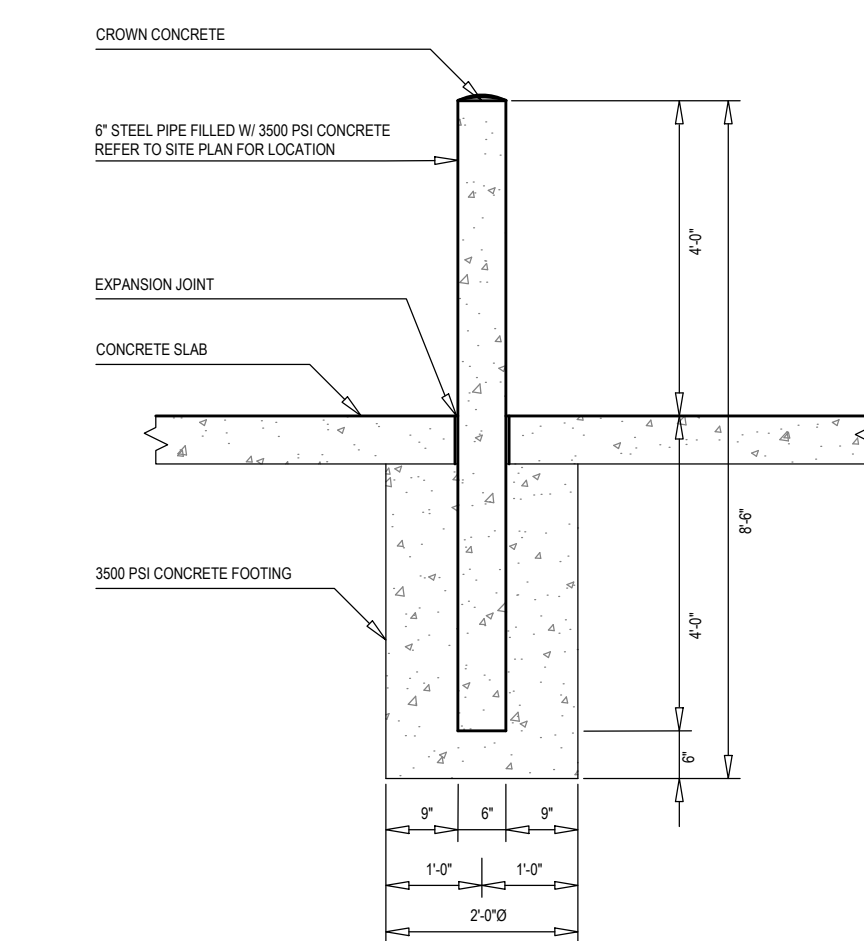
Project Manager BRUCE ZEINSTRAL, LLA	
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Checked by Survey	Date .
Civil	.
Struc.	.
L. A.	.
HEI Project Number 26-04-022	
Sheet Title GRADING DRAINAGE & SESC PLAN	
Sheet No. C-201	



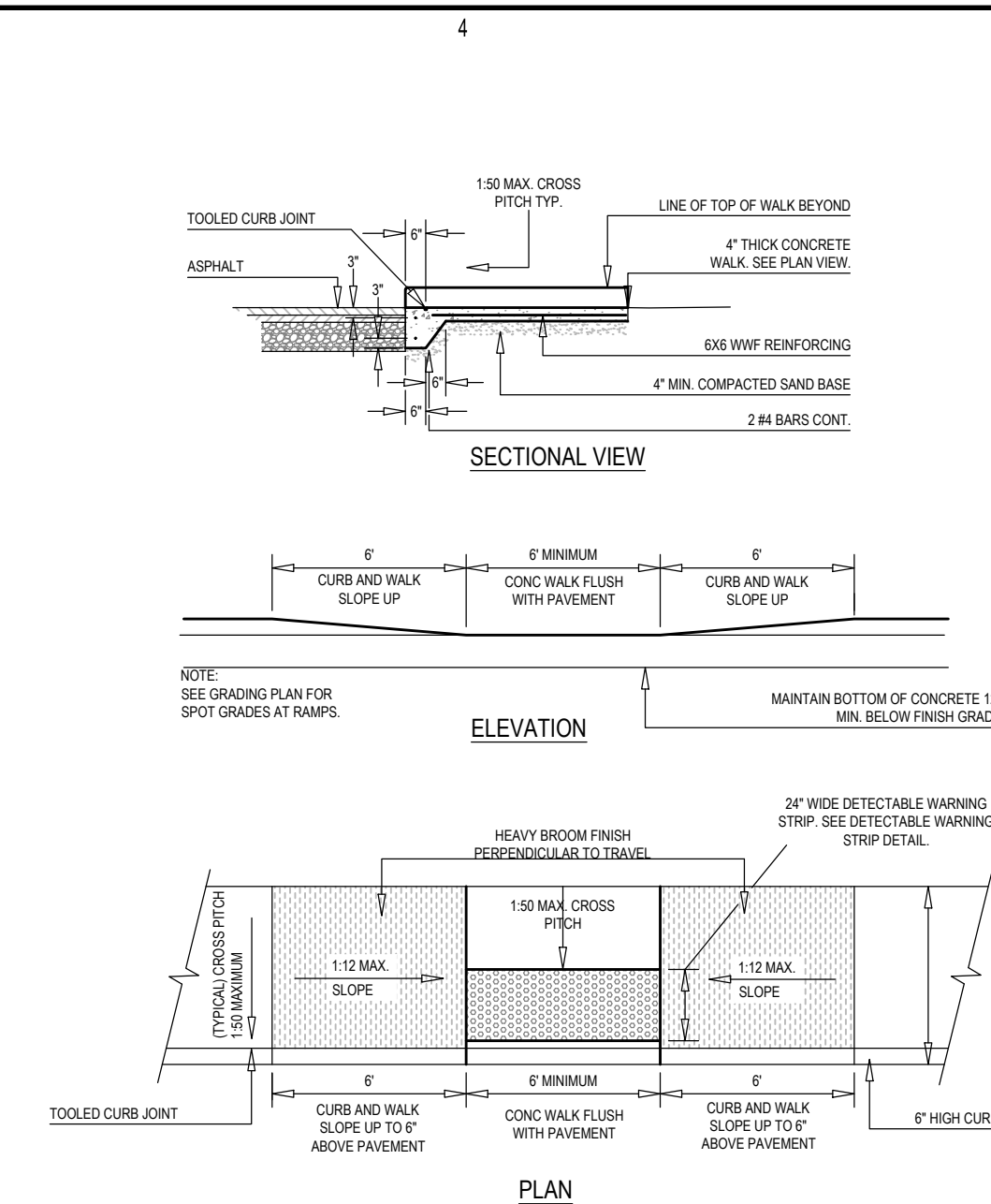
(C1) DUMPSTER ENCLOSURE



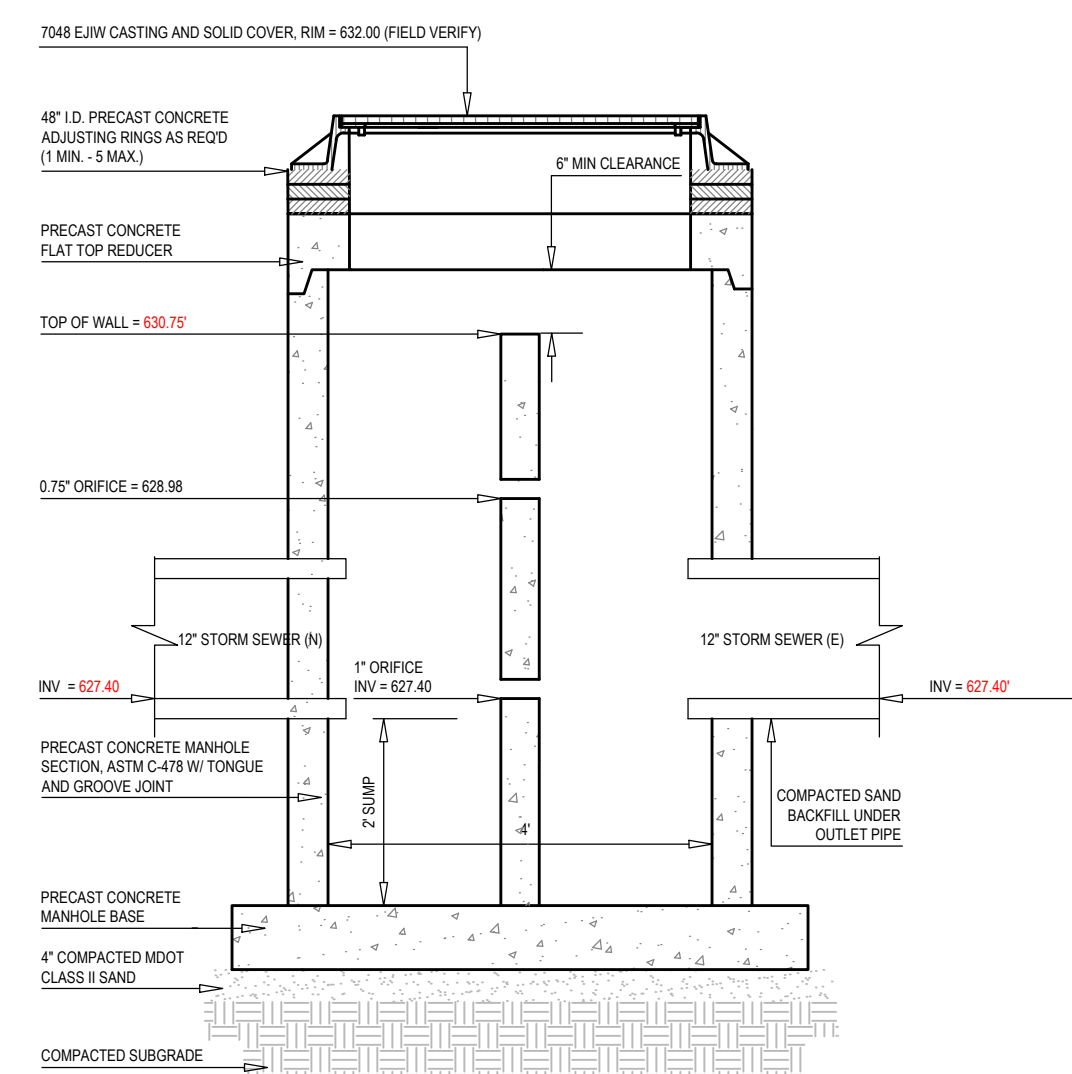
GATE



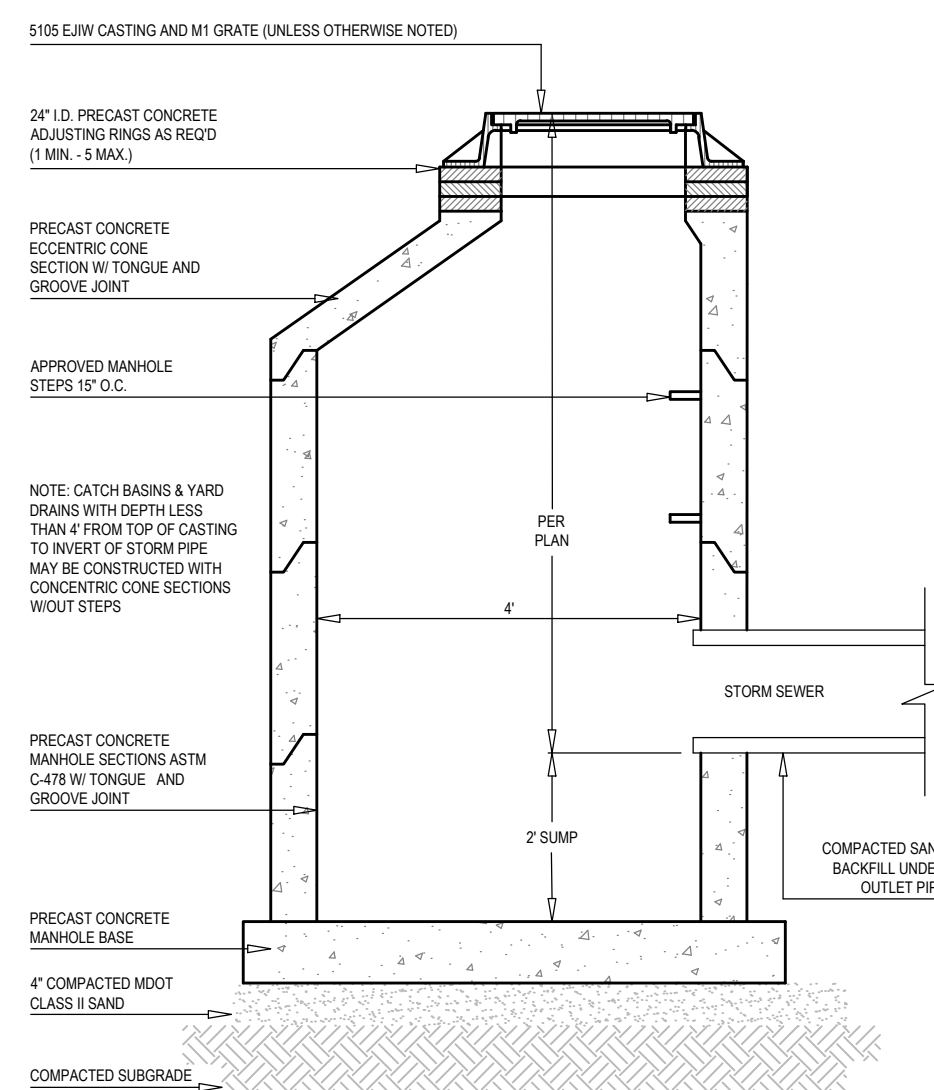
C3 6" DIAMETER BOLLARD DETAIL



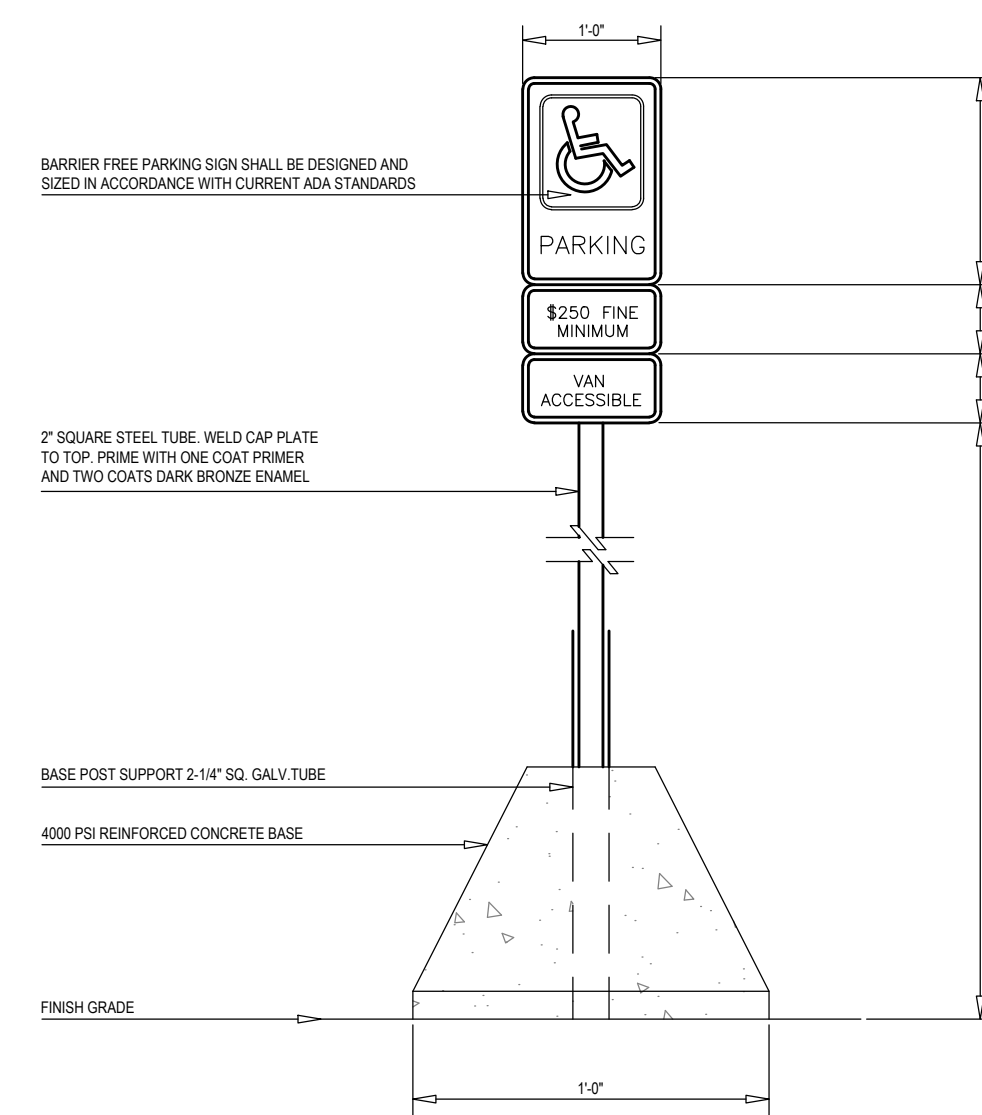
C4 TYPE F BARRIER FREE SIDEWALK RAMP



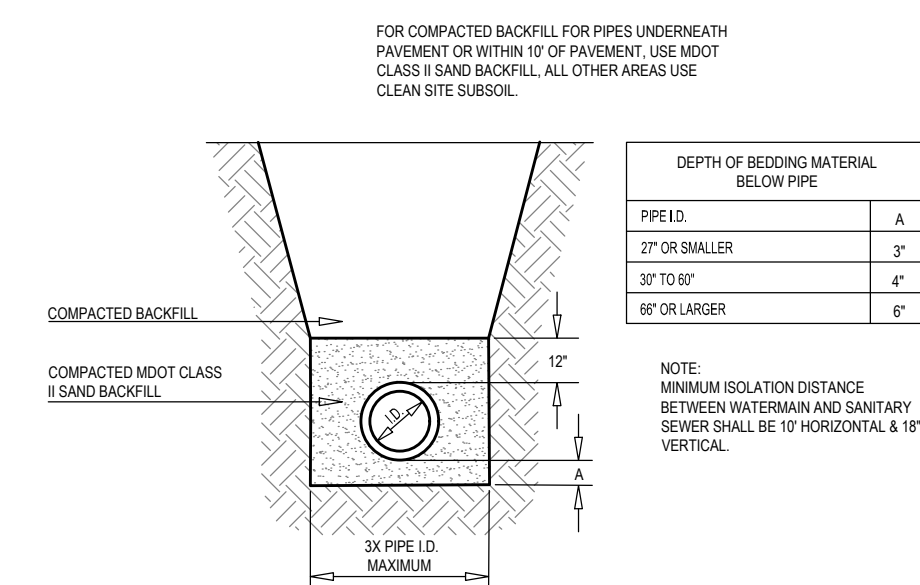
(B1) 4' DIA. MH (FLAT TOP) (W/ WEIR WALL)



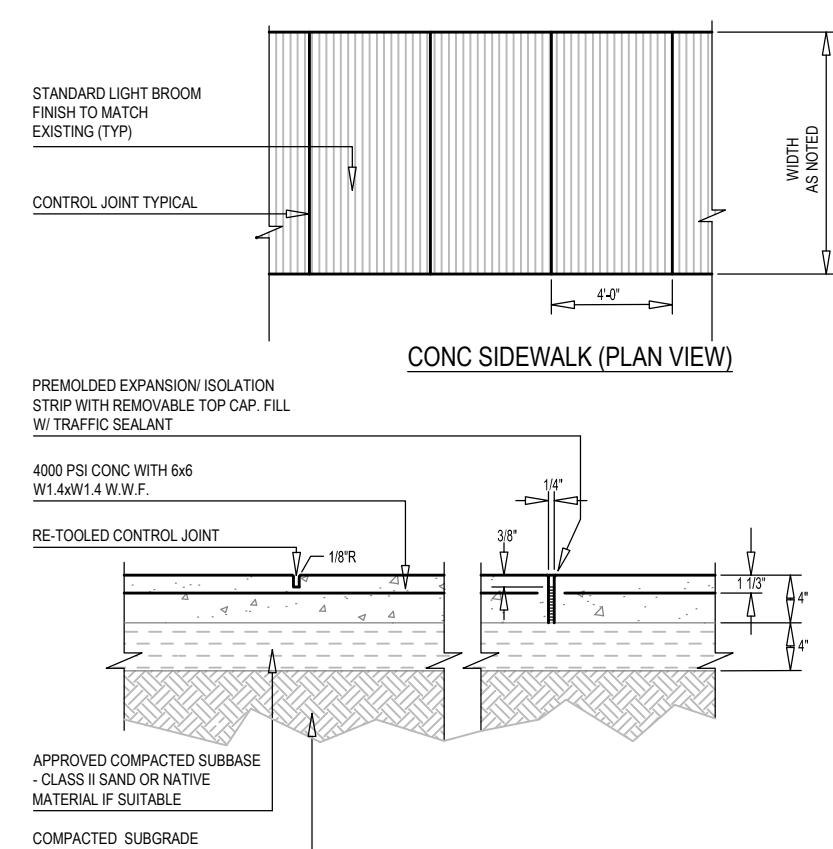
(B2) 4' DIA. CATCH BASIN



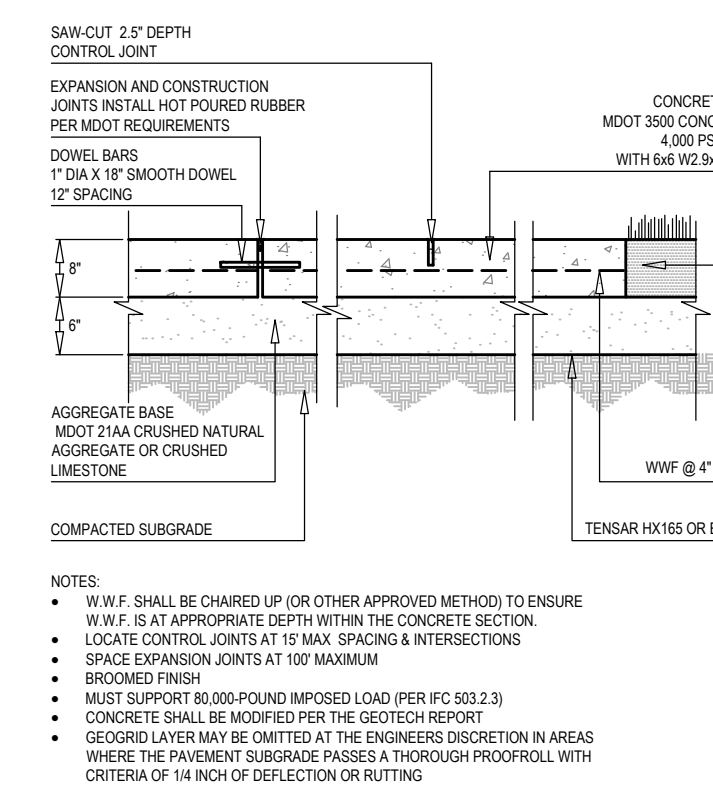
B3 BARRIER FREE PARKING SIGN



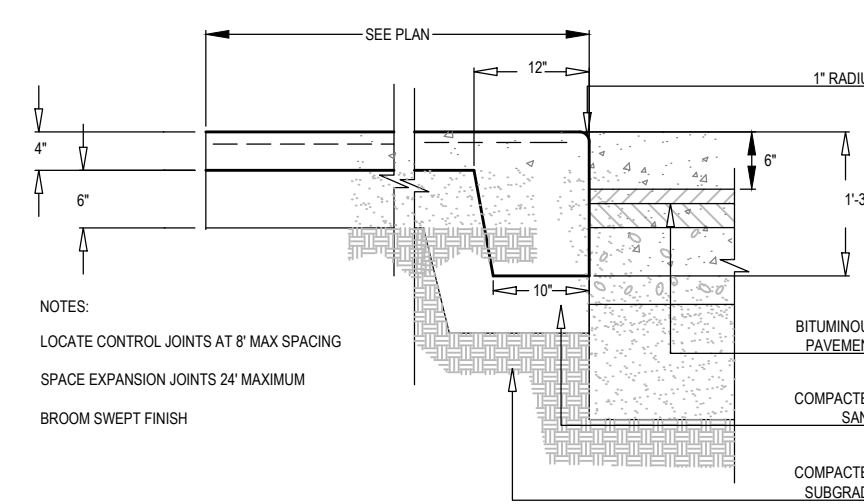
PIPE BEDDING



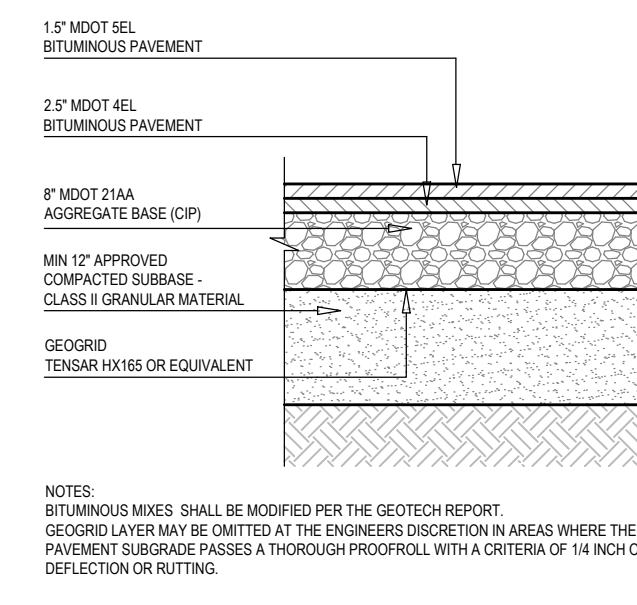
(A1) 4" CONCRETE PAVEMENT SIDEWALK



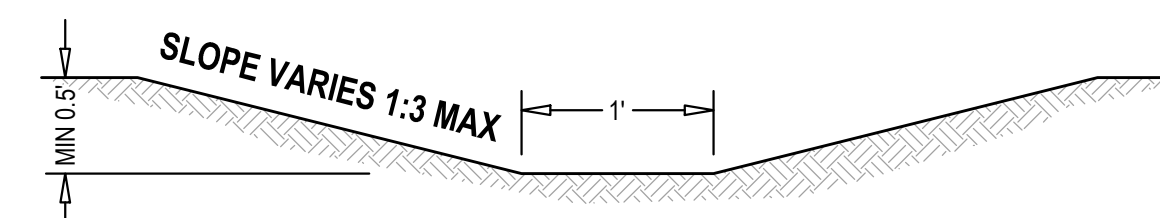
(A2) 8" CONCRETE PAVEMENT



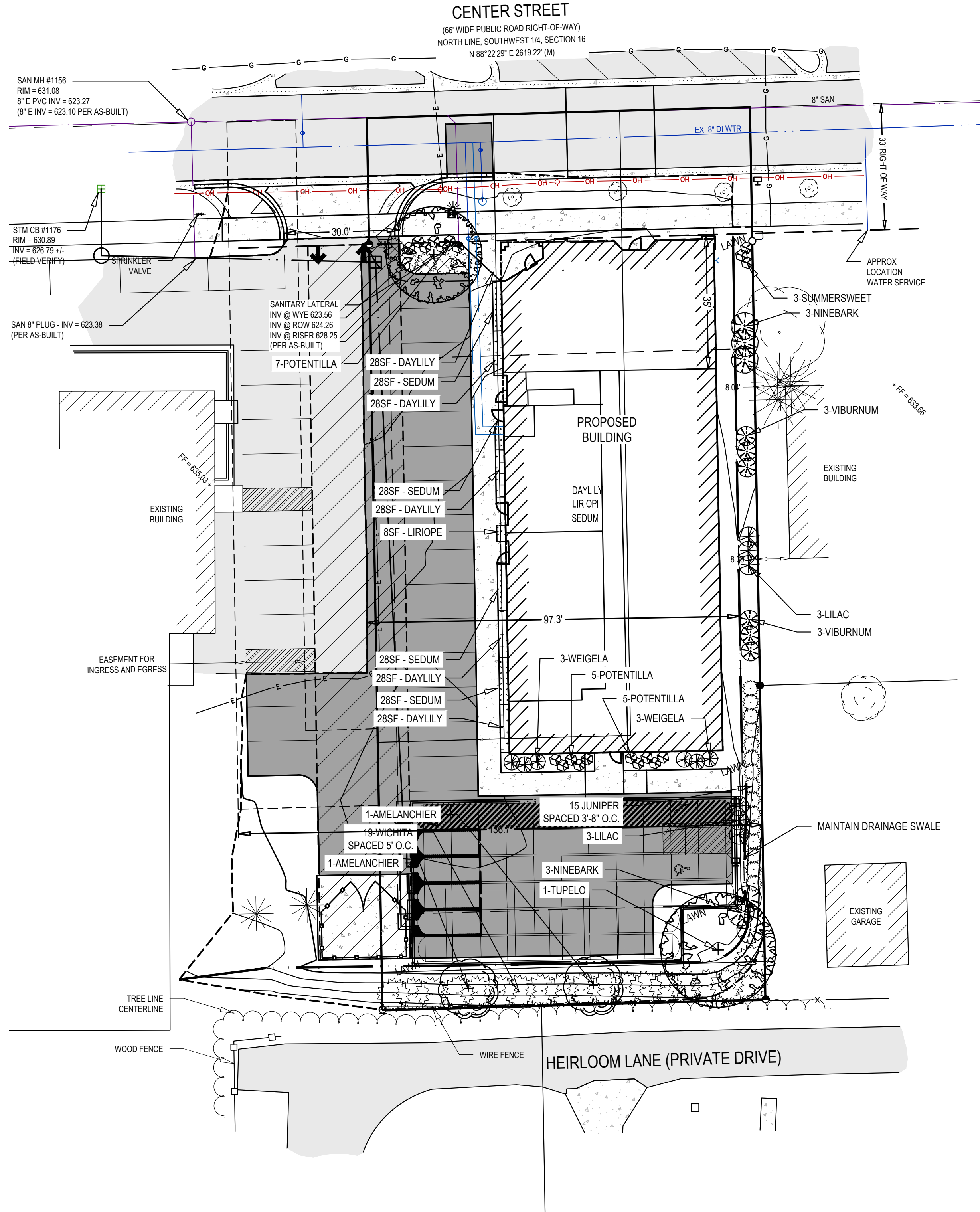
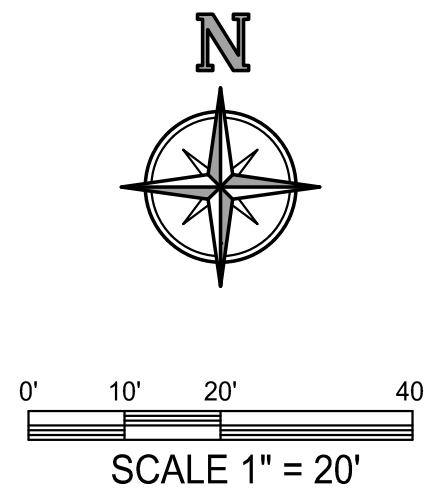
(A3) 4" INTEGRAL WALK AND CURB



A4 BITUMINOUS PAVEMENT



A5 DRAINAGE SWALE



PLANTING NOTES:

1. APPLICABLE LANDSCAPE REQUIREMENTS:
 - 1.1. SCREENING BETWEEN USES: 6' TALL SCREEN ALONG PROPERTY LINE TO REACH 80% OPACITY IN 3 YEARS.
 - 1.1.1. PROVIDED: 19 WICHITA JUNIPERS SPACED 5' APART ALONG SOUTH PROPERTY LINE AND 15 SPEARMINT JUNIPERS SPACED AT 3'-8" ALONG THE EAST PROPERTY LINE.
 - 1.2. PARKING LOT: 1 TREE PER 8 SPACES IN 50 SF SPACE. 14 SPACES / 8 = 1.75 = 2 TREES.
 - 1.2.1. PROVIDED: 2 CANOPY TREES
 - 1.3. SITE LANDSCAPING: 10% OF THE SITE AREA SHALL BE LANDSCAPED IN ADDITION TO BUFFER. SITE AREA: 19,998 SF x 10% = 1,999 SF.
 - 1.3.1. PROVIDED: 2,588 SF (12.9% - NOT INCLUDING RESIDENTIAL BUFFER AREA ALONG SOUTH AND EAST PROPERTY LINES)
 - 1.4. SITE LANDSCAPING: 1 TREE PER 30' OF FRONTAGE. CENTER STREET: 100' / 30 = 3 TREES;
 - 1.5. PROVIDED: 3 EXISTING TREES IN CENTER STREET ROW
2. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 2.5' AWAY FROM PAVEMENT.
3. ALL SHRUB BEDS SHALL BE COVERED WITH 4" MIN. OF SHREDDED HARDWOOD BARK.
4. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
5. CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
7. PLANTING SOIL, CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
6. FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EGS-PLUS SEED MIX, UNLESS OTHERWISE NOTED.
7. PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

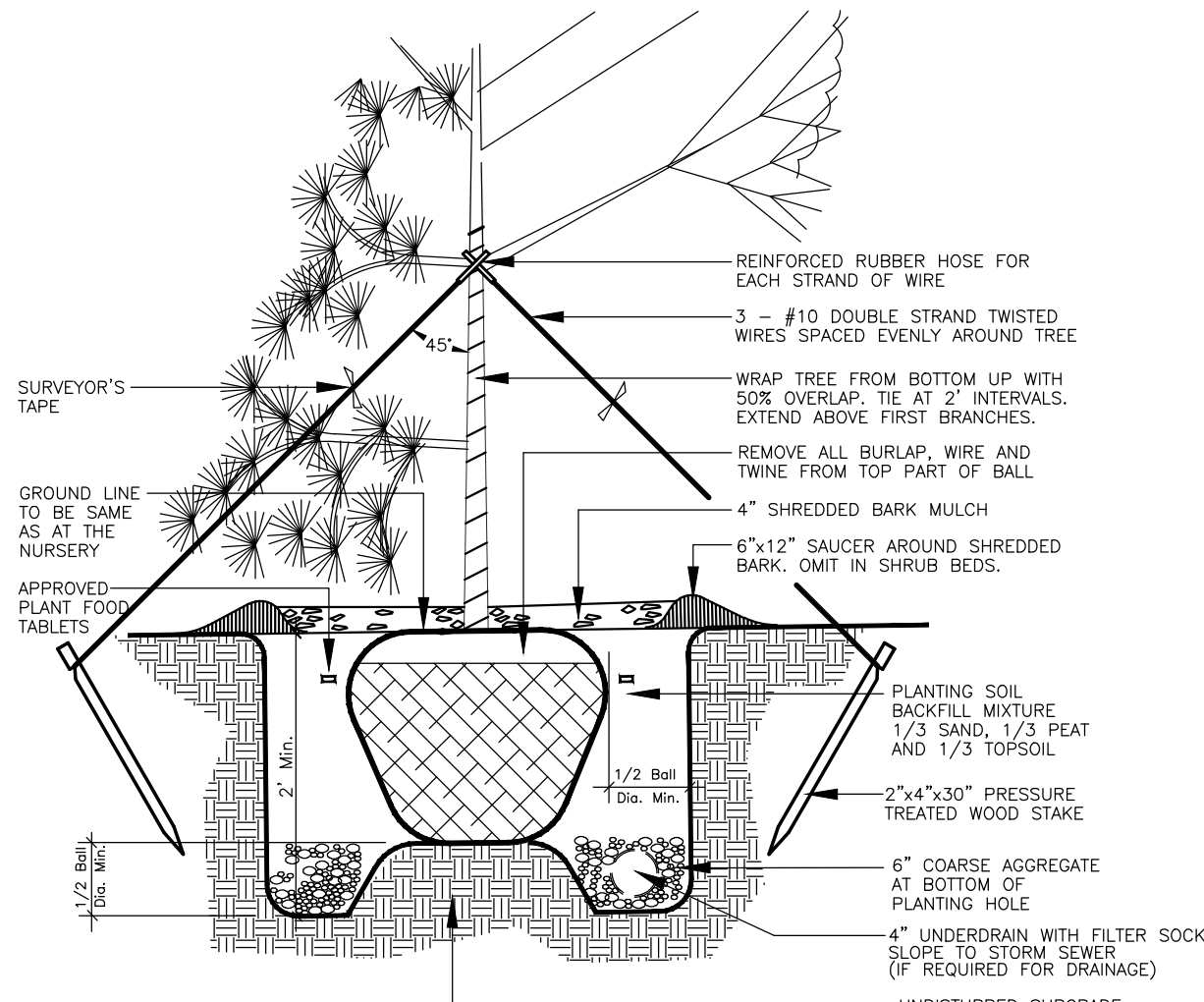
PLANT LIST

QTY.	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
1		2-1/2"BB	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	45Hx25'S; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
1		2-1/2"BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50Hx30'S; PYRAMIDAL; ORANGE; RED & GOLD FALL COLOR
ORNAMENTAL TREES					
2		2-1/2"BB	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	20Hx15'S; TREE FORM; EQUIVALENT TO 2.5' CALIPER IF MULTI-STEM
EVERGREEN SHRUBS					
15		6" B&B	SPEARMINT JUNIPER	JUNIPEROUS CHINENSIS 'SPEARMINT'	15Hx3-4'S; DENSE, UPRIGHT; SOFT BRIGHT GREEN NEEDLES
19		6" B&B	WICHITA BLUE JUNIPER	JUNIPEROUS SCOPULORUM 'WICHITA BLUE'	18Hx8'S; DENSE, BROAD PYRAMIDAL FORM; BRIGHT BLUE FOLIAGE
5		30" CONT.	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA	1Hx8'-8'S; GREEN FEATHERY LEAF TURNING BRONZE IN WINTER; HARDY; FULL/PART SUN
ORNAMENTAL SHRUBS					
3		24" CONT.	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	4Hx4'S; WHITE FLOWERS, JULY-AUGUST;
6		30" CONT.	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	6Hx5'S; BLUE FLOWERS; DARK GREEN FOLIAGE; FULL/PART SUN
6		30" CONT.	DIABLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO'	8Hx8'S; CREAMY-WHITE FLOWERS; PURPLISH FOLIAGE; SUN/SHADE
17		24" CONT.	ABBOTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	2Hx3'S; WHITE FLOWERS, EARLY SPRING-LATE FALL
6		24" CONT.	WINE & ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	4Hx4'S; ROSE-PINK FLOWERS, MAY-JUNE; BURGUNDY-PURPLE FOLIAGE
6		30" CONT.	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5Hx5'S; FRAGRANT, SPRING WHITE FLOWERS; FULL/PART SUN
PERENNIALS					
145 SF		6" POT	HAPPY RETURN DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	16" TALL; SPACE 16"; CANARY YELLOW FLOWER; RE-BLOOMING; FULL SUN-LIGHT SHADE
190 SF		3" POT	CREeping LILYTURF	LIRIOPI SPICATA	8"-12" TALL; SPACE 12"; LILY-LIKE TURF; DRAUGHT RESISTANT; FULL SUN-MOD SHADE
115 SF		6" POT	BLACK JACK SEDUM	SEDUM 'CARL'	14"-18" TALL; SPACE 16"; VIBRANT PINKISH-RED FLOWERS; FULL SUN-LIGHT SHADE

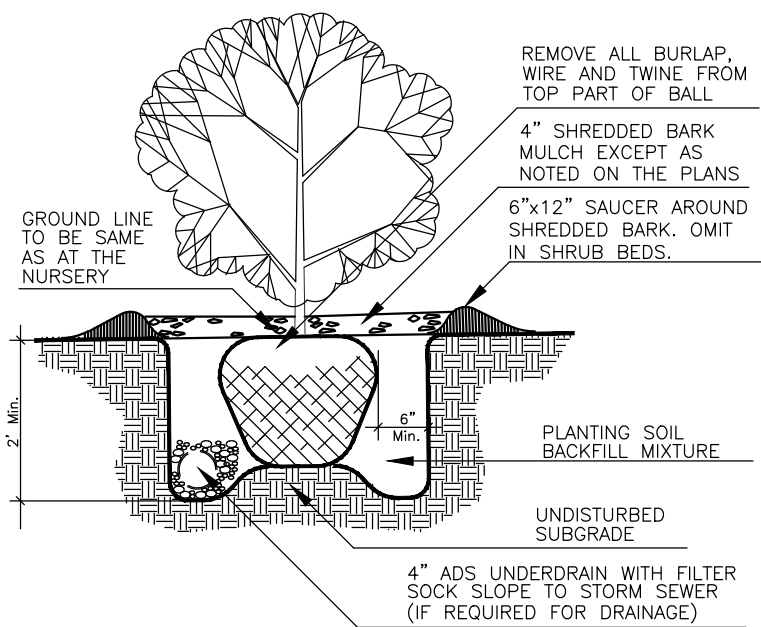
LAWN- EGS PLUS SEED MIX

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

SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PULVERIZED MULCH, FERTILIZER AND WATER. PLACE IN ALL DISTURBED AREAS NOT LABELED AS DETENTION BASIN SEED MIX



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Issued for:		No.	A			
Date	Description	No.	A			
05/13/2026	TOPOGRAPHIC AND BOUNDARY SURVEY	A	A			
06/02/2026	HEI REVIEW	B	A			
07/01/2026	SITE PLAN SUBMITTAL	C	A			
07/20/2026	REV PER REVIEW COMMENTS	D	A			

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager		BRUCE ZEINSTR, LLA	
Vertical Datum	Horz. Datum	NAVD88 LOCAL	
Drawn by		BRUCE ZEINSTR, LA	
Checked by	Date		
Survey			
Civil			
Struc.			
L. A.			
HEI Project Number		26-04-022	
Sheet Title		LANDSCAPE PLANTING PLAN	
Sheet No.		L-101	