

September 9, 2025

Ms. Tasha Smalley Zoning Administrator 09761 Blue Star Memorial Hwy South Haven, MI 49090

RE: Site Plan Review

04207 CR 689 & 71355 CR 338

South Haven Township, Van Buren County, Michigan

Dear Ms. Smalley:

Enclosed please find ten (10) copies of the Landscape Design Services Site Plan submittal packet for review and approval at the regularly scheduled Planning Commission meeting on October 1, 2025. Per your request, we did not include stormwater management calculations in the submittal packet, but they can be submitted at any time.

The review package includes the following items:

- 1. Cover Letter
- 2. Site Plan Set
- 3. Building Plans
- 4. Exterior Lighting Plan
- 5. Property Information
- 6. Site Plan Review Application
- 7. Copy of checks for application fee (\$100, \$500)
- 8. Proof of Ownership

Jonathan Delorg

Checks in the amount of \$100 & \$500 are included in the submittal packet for payment of the Site Plan Review application fee. Should you have any questions or require additional information, please don't hesitate to contact me at (616) 240-6922 or via email at jdepoy@nederveld.com.

Sincerely,

Jonathan DePoy Project Manager

Project Description

The property is located at 04207 CR 689 & 71355 CR 388.

Landscape Design Services is the largest full-service landscape company in West Michigan with offices currently located in Holland, Grand Haven, Muskegon, and Grand Rapids. The proposed site plan services the growing demand for landscaping needs in southwest Michigan.

Current Zoning

Current zoning of the subject property is Community Service Commercial (CSC) & Medium Density Residential District (MDR). Surrounding properties to the east and west are also zoned CSC. Property to the north and south are zoned MDR.

Stormwater Management

Stormwater will be collected and conveyed to a detention holding area along the north side of the building. The detention basin will be discharged to the roadside ditch along CR 388. Stormwater management calculations are included in the site plan submittal package.

Parking

General Office Building Parking Requirement:

One (1) parking space for each 400 square feet of gross floor area (GFA) plus one (1) parking space for each employee working during maximum employment hours.

Warehouse Parking Requirement:

One (1) space for each 2,000 square feet of GFA.

General Office Use = 1,860 SQFT

Warehouse Use = 7,705 SQFT

Number of employees during maximum employment hours = 15 employees

Parking Calculator:

General Office Use: 1,860 SQFT/400 plus 15 = 19.6 parking spaces

Warehouse Use: 3.8 parking spaces

Total required parking spaces = 23 parking spaces

TOTAL PARKING SPACES PROVIDED = 19 parking spaces

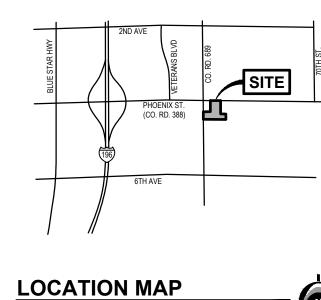
*Overflow parking is provided in the gravel yard area.

Project Schedule

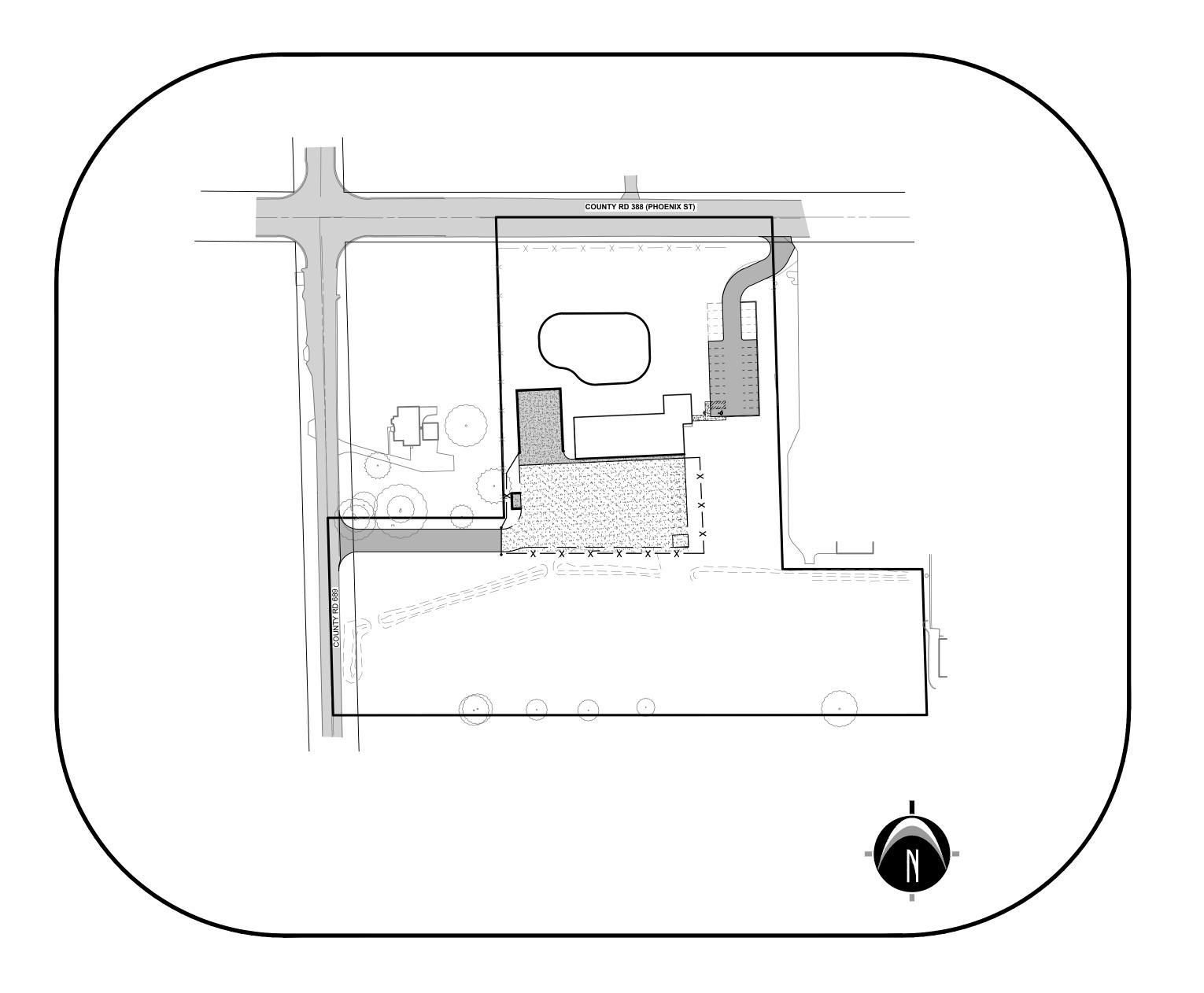
Demolition has been permitted and will begin in September 2025. Sitework will begin in October 2025 and complete with paving in Spring or Summer 2026.

LANDSCAPE DESIGN SERVICES SOUTH HAVEN

SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN



SITE PLAN



SHEET INDEX

Cover Sheet	C-100
Existing Site Conditions Plan	C-201
Site Layout Plan	C-205
S.E.S.C. & Grading Plan	C-300
Details and Specifications	C-500

TITLE DESCRIPTION

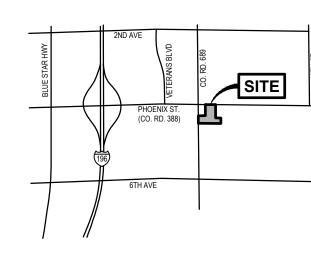
Land Situated in the State of Michigan, County of Van Buren, Township of South Haven:

Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan, thence West along the North line of said Section, 713.58 feet to the point of beginning; thence continuing West along said North Section line 365.27 feet; thence South 01 degrees 32 minutes 50 seconds East, 398.00 feet; thence West, 233.45 feet; thence South 01 degrees 32 minutes 50 seconds East, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section, 261.41 feet; thence North 89 degrees 58 minutes 36 seconds East, along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section, 785.92 feet; thence North 01 degrees 44 minutes 20 seconds West, along the West line of "Phoenix Business Complex Condominium", 193.06 feet; thence South 89 degrees 58 minutes 36 seconds West, 185.00 feet; thence North 01 degrees 44 minutes 20 seconds West, 466.17 feet to the point of beginning.

Together with an easement for ingress and egress described as: Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan; thence West along the North line of said Section, 620.72 feet to the point of beginning; thence South 47 degrees 35 minutes 08 seconds West, 122.38 feet; thence North 01 degrees 44 minutes 20 seconds West, 82.58 feet to the North Section line; thence East along the North Section line, 92.86 feet to the point of beginning

SURVEYOR'S NOTES

- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260212, Panel Number 38, Map Number 26159C0038C, with an Effective Date of 12-3-2009, shows this parcel to be located in Zone "X" Area of Minimal Flood Hazard (subject to map scale
- 2) 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 may be necessary.
- 3) 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.





PREPARED FOR:

Landscape Design Services Attention: Matthew Bakker

800.222.1868

HOLLAND 730 Chicago Dr. Holland, MI 49423 Phone: 616.393.0449

GRAND RAPIDS

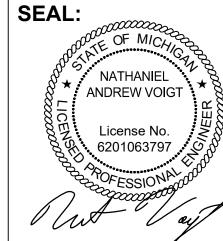
217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 Phone: 616.575.5190

> 3037 Miller Rd. Ann Arbor, MI 48103 Phone: 734.929.6963

7351 West Olive Road Holland, MI 49424 Phone: 616.886.2684

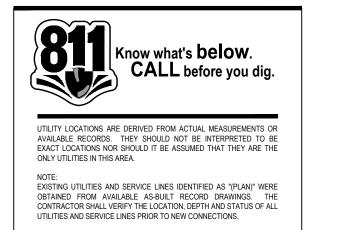
REVISIONS:

Title: TOWNSHIP SITE PLAN SUBMITTAL



PROJECT NO: 25200569

SHEET NO:



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR

EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(PLAN)" 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.

—Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Reality Capture — Forensic Services •

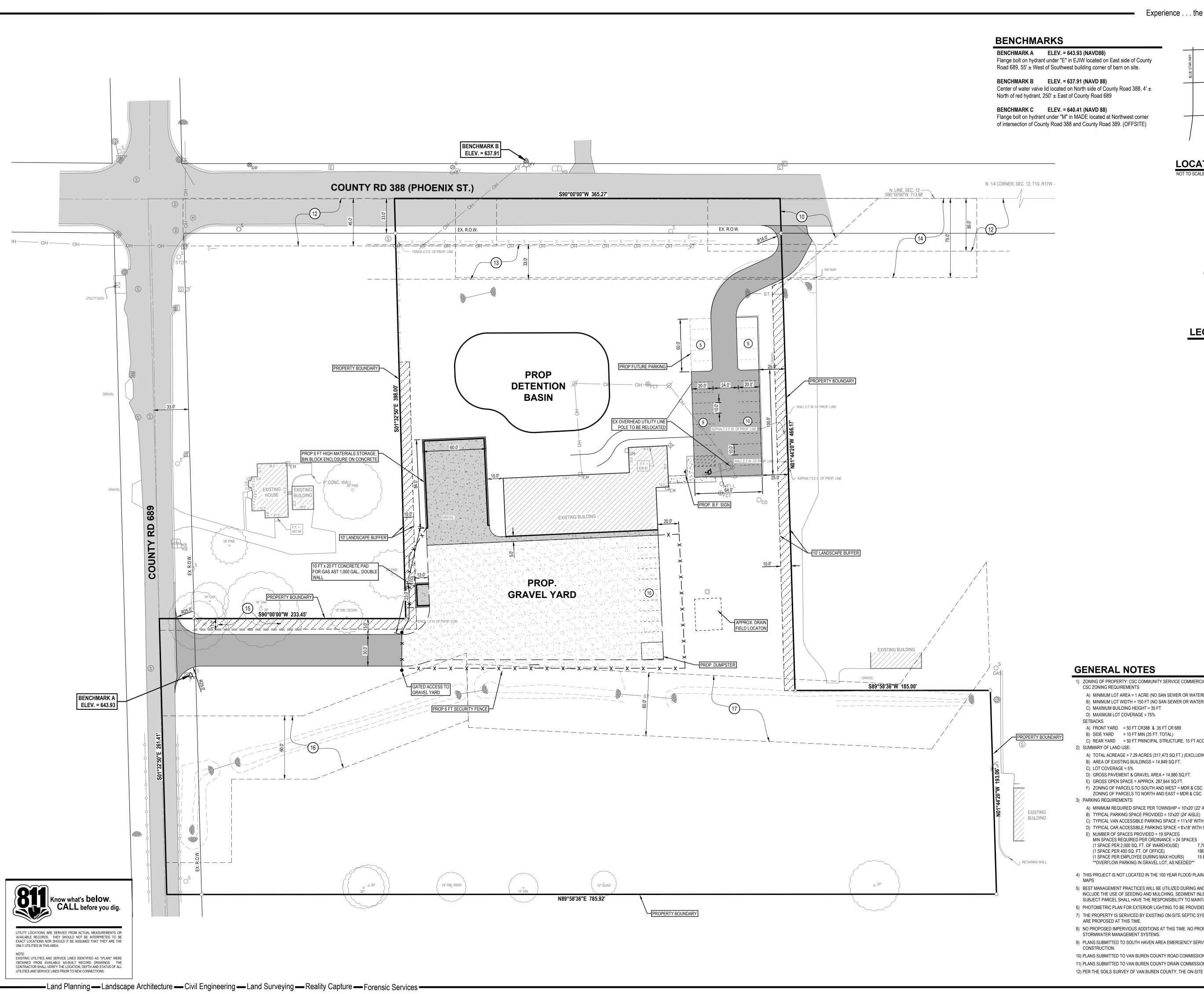
AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE

ONLY UTILITIES IN THIS AREA.

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SHEET NO:

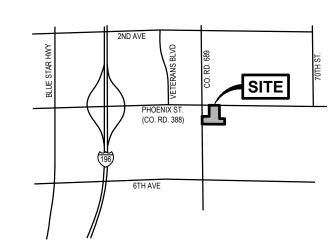
The easement described in this document is shown on this survey.



Flange bolt on hydrant under "E" in EJIW located on East side of County

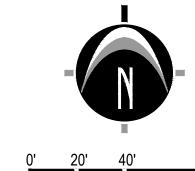
Center of water valve lid located on North side of County Road 388, 4' ±

Flange bolt on hydrant under "M" in MADE located at Northwest corner



LOCATION MAP





SCALE: 1" = 40'

LEGEND

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

Phone: 734.929.6963 PREPARED FOR:

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REVISIONS:

Title: OWNER REVIEW Drawn: JV Checked: NV Date:2025.08.15 Title: TOWNSHIP SITE PLAN SUBMITTAL Drawn: JV Checked: NV Date:2025.09.02 Title: TOWNSHIP SITE PLAN SUBMITTAL Drawn: JV Checked: NV Date:2025.09.11

1) ZONING OF PROPERTY: CSC COMMUNITY SERVICE COMMERCIAL & MDR MEDIUM DENSITY RESIDENTIAL

A) MINIMUM LOT AREA = 1 ACRE (NO SAN SEWER OR WATERMAIN)

B) MINIMUM LOT WIDTH = 150 FT (NO SAN SEWER OR WATERMAIN)

A) FRONT YARD = 50 FT CR388 & 35 FT CR 689 B) SIDE YARD = 10 FT MIN (25 FT. TOTAL)

C) REAR YARD = 50 FT PRINCIPAL STRUCTURE, 15 FT ACCESSORY BUILDING

A) TOTAL ACREAGE = 7.29 ACRES (317,473 SQ.FT.) (EXCLUDING R.O.W.)

B) AREA OF EXISTING BUILDINGS = 14,849 SQ.FT.

D) GROSS PAVEMENT & GRAVEL AREA = 14,980 SQ.FT. E) GROSS OPEN SPACE = APPROX. 287,644 SQ.FT.

F) ZONING OF PARCELS TO SOUTH AND WEST = MDR & CSC ZONING OF PARCELS TO NORTH AND EAST = MDR & CSC

A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 10'x20' (22' AISLE)

C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE

E) NUMBER OF SPACES PROVIDED = 19 SPACES

MIN SPACES REQUIRED PER ORDINANCE = 24 SPACES (1 SPACE PER 2,000 SQ. FT. OF WAREHOUSE) 7,705 SQ. FT. = 4 SPACES (1 SPACE PER 400 SQ. FT. OF OFFICE)

(1 SPACE PER EMPLOYEE DURING MAX HOURS) 15 EMPLOYEES = 15 SPACES **OVERFLOW PARKING IN GRAVEL LOT, AS NEEDED** 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE

5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL

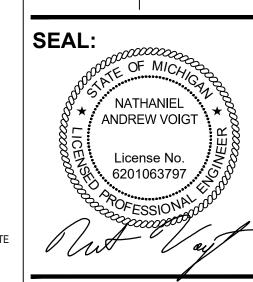
INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES. 6) PHOTOMETRIC PLAN FOR EXTERIOR LIGHTING TO BE PROVIDED AS NEEDED.

7) THE PROPERTY IS SERVICED BY EXISTING ON-SITE SEPTIC SYSTEM AND WATER WELL. NO PROPOSED ALTERATIONS TO THESE

8) NO PROPOSED IMPERVIOUS ADDITIONS AT THIS TIME. NO PROPOSED CHANGES TO THE EXISTING DRAINAGE OR SITE STORMWATER MANAGEMENT SYSTEMS.

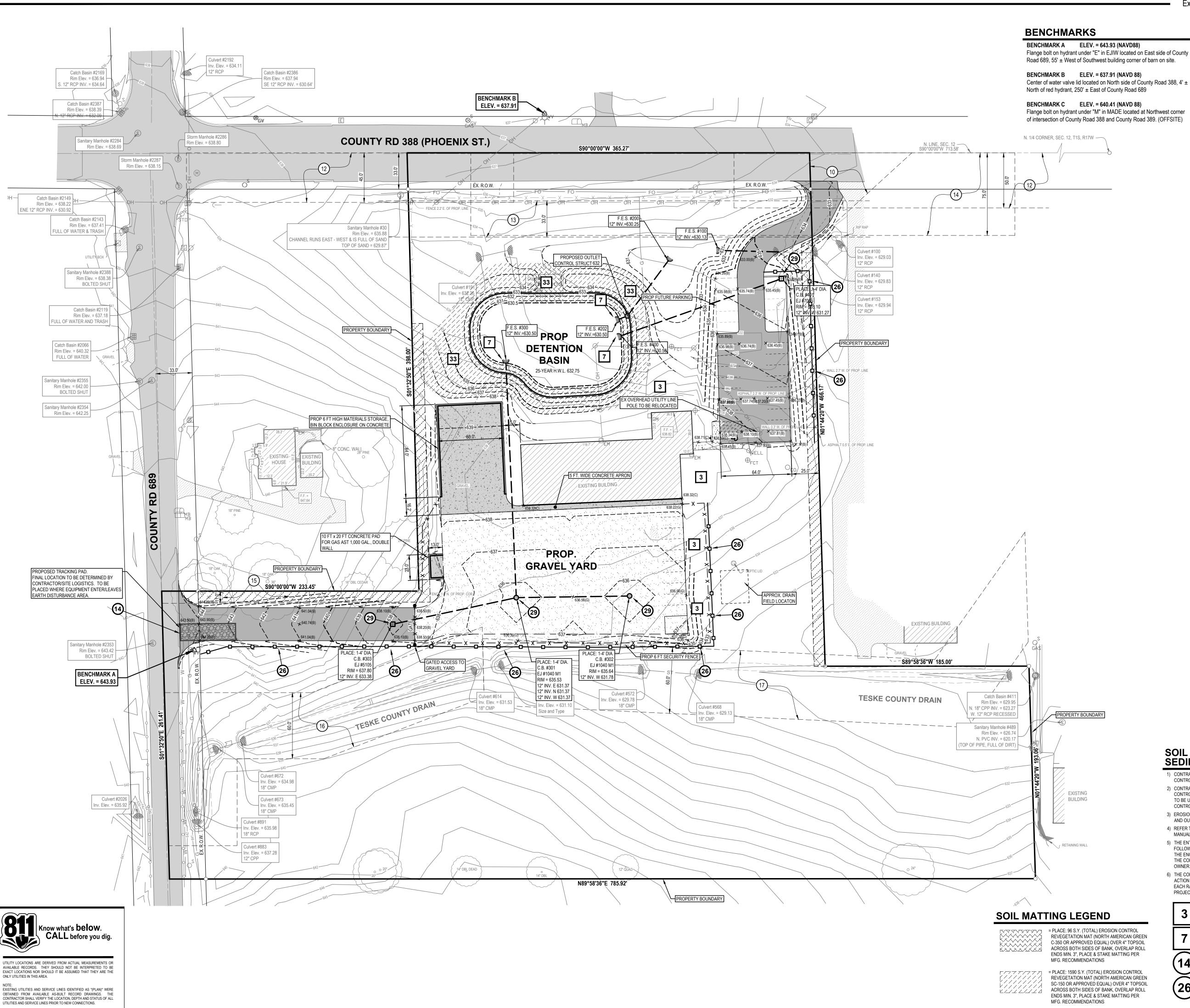
9) PLANS SUBMITTED TO SOUTH HAVEN AREA EMERGENCY SERVICES FOR REVIEW. APPROVAL REQUIRED PRIOR TO

10) PLANS SUBMITTED TO VAN BUREN COUNTY ROAD COMMISSION FOR REVIEW. APPROVAL REQUIRED PRIOR TO CONSTRUCTION 11) PLANS SUBMITTED TO VAN BUREN COUNTY DRAIN COMMISSION FOR REVIEW. APPROVAL REQUIRED PRIOR TO CONSTRUCTION. 12) PER THE SOILS SURVEY OF VAN BUREN COUNTY, THE ON-SITE SOILS ARE LOAM OR SANDY LOAM.



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(CO. RD. 388)

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Phone: 616.886.2684

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Plan

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SEAL:

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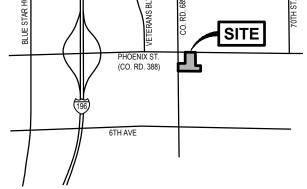
Title: TOWNSHIP SITE PLAN SUBMITTAL

PREPARED FOR:

REVISIONS:

Title: OWNER REVIEW





LOCATION MAP



SCALE: 1" = 40'

LEGEND

EX. GRADE CONTOUR PROP. GRADE CONTOUR PROP. GRADE ELEV. PROP. GRADE ELEV. (BLACKTOP) PROP. GRADE ELEV. (CONCRETE) PROP. GRADE ELEV. PROP. GRADE ELEV. **≯**778.00(EOM) (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

FLOW DIRECTION

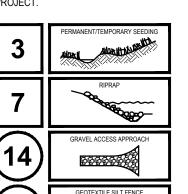
PROP. LIMITS OF GRADING

EMERGENCY OVERFLOW

STORMWATER FLOW ROUTE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK. 2) 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. 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS
- AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING. 4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL
- MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE





REFER TO MDOT STANDARD PLAN R-96-D

SHEET NO:

PROJECT NO:

NATHANIEL

ANDREW VOIGT

License No. 6201063797

25200569

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SEAL: NATHANIEL ANDREW VOIGT License No. 6201063797

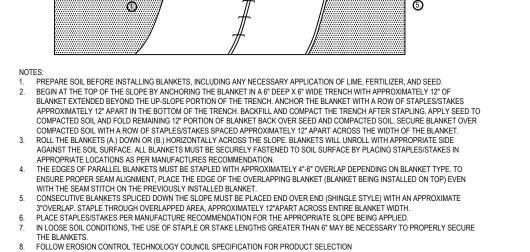
PROJECT NO: 25200569

PREMODELED EXPANSION/ISOLATION -STRIP WITH REMOVABLE TOP CAP — 4" CONCRETE PAVEMENT (STANDARD DUTY, 4,000 psi) 6" CONCRETE PAVEMENT (HEAVY 1" TOOLED CONTROL JOINT DUTY, 4,000 psi) -COMPACTED SAND BASE NOTE: — COMPACTED SUBGRADE 1. LIGHT BROOM FINISH 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS

3. PANEL SIZE SHALL NOT EXCEED 8 FEET 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE 5. AIR ENTRAINMENT - 7% ± 1%

7. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR FINAL CONCRETE PAVING DETAILS

CONCRETE PAVEMENT DETAIL

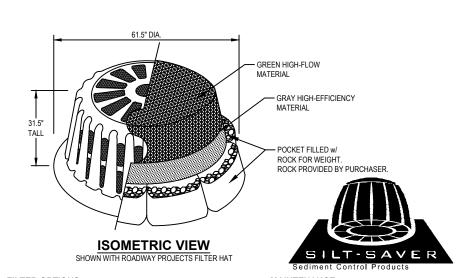


EROSION CONTROL BLANKET DETAIL

3" MDOT BIT. PAVING (TWO COURSES) 8" MDOT CLASS 21AA GRAVEL BASE 12" MDOT CLASS II SAND SUBBASE

1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION 2. HMA MIXTURE TO BE TIER I OR TIER II 3. BINDER GRADE TO BE PG 58-28

STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL



FILTER OPTIONS
FILTER HAT IS AVAILABLE IN THREE OPTIONS: 1) ALL HIGH-FLOW MATERIAL 2) ALL HIGH-EFFICIENCY MATERIAL 3) HIGH-FLOW MATERIAL ON TOP HALF OF HAT, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

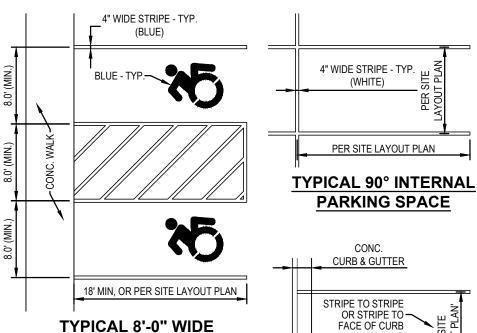
SILT-SAVER

CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A ABRASIONS, AND PROPER INSTALLATION. REPLACE OR

ROUND FRAME & FILTER ASSEMBLY

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER HAT MATERIAL. EVERY FILTER HAT COMES IN ONE PIECE FOR PROFESSIONAL'S SPECIFICATIONS. WWW.SILTSAVER.COM

L TEMPORARY EROSION, SEDIMENTATION, & POLLUTION



ADA VAN PARKING SPACE APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH

PARKING SPACE MARKING DETAILS

FACE OF CURB 4" WIDE STRIPE - TYP. 出 (WHITE) PER SITE LAYOUT PLAN TO F/WALK OR FACE OF CURB **PERIMETER** MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

PARKING SPACE

 -Filter bag achieves +80% gross removal efficiency per ASTM D7351. FLEXSTORM INLET FILTER LITE DETAIL

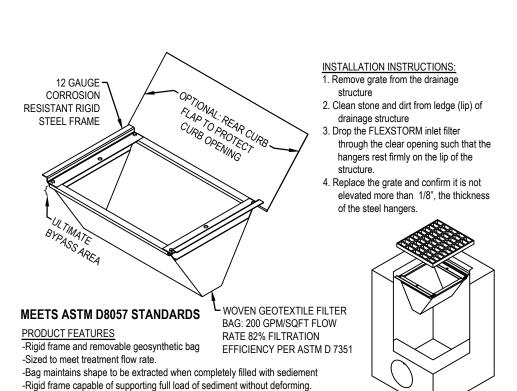
-Does not interfere or elevate grate by more than 1/8"

-Bypass flow exceeds design flow of drainage location

- 2"x2" NO. 2 HARDWOOD STAKE 30" WOOD LATH, — ¾" THICK -HEAVY DUTY STAPLES, MIN. 5 PER LATH FILTER FABRIC ANCHORED BETWEEN LATH AND STAKE ANCHOR TRENCH SHEET FLOW UNDISTURBED AREA **SECTION VIEW** UNDISTURBED AREA 2"x2" HARDWOOD STAKES DRIVEN 12" INTO GROUND FABRIC ANCHORED BY WOOD LATH STAPLED TO STAKES EXTRA STRENGTH — SYNTHETIC FILTER **FABRIC** 6"x6" ANCHOR TRENCH

SILT FENCE DETAIL

PLAN VIEW



CONSTRUCTION NOTES

STORM SEWER I. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2' SUMP

2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLCPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M-252 AND M-294, ASTM F-2306. F-2648. D-3212. F-477. F-2487. D-3350 AND F-1417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-76-III UNLESS OTHERWISE NOTED

TEMPORARY CRUSHED

ROCK TRACKING PAD

- MIN. 8" CRUSHED AGGREGATE

OVER GEOTEXTILE FABRIC

6" UNDERDRAIN SHALL BE PERFORATED 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-478 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.

1. ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY

WATERMAIN AND SANITARY SEWER

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF

THE TOWNSHIP. WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING 2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.

RESULTING FROM NON-CONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL

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 VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM

HE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR. 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 TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER. 6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOD WHERE NEEDED AND SHALL BE RESEEDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.

ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. 10. 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 DISCOVERE . 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 FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL 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.

THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS. ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS

- GRADE OVER

MDOT CLASS II SAND BED & BACKFILL

MIN. = PIPE O.D. PLUS 12" MAX. = PIPE O.D. PLUS 30"

1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL

2 WHEN STORM SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED

STORM SEWER TRENCH

AND BACKFILL DETAIL

STORM SEWER

UNDERCUT

SEE PAVEMENT -

SPECIFICATIONS

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 TOWNSHIP. 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 TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF 17. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER. 18. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE

PERMITTED. 19. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER. 20. 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 TOWNSHIP, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE 22. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS

REQUIRED DURING THE WORK DAY.

ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER. 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. COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS 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 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.

NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING

OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE

9. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION,

SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE 32. ALL CONCRETE PAVEMENT OR CURB EDGES AT HOT MIX ASPHALT JOINTS SHALL BE IMMEDIATELY SEALED AFTER PAVING WITH A SUITABLE RUBBERIZED ASPHALT SEALANT PER MDOT STANDARD CONSTRUCTION

SPECIFICATIONS SECTION 502 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

PROJEC	Γ INFORMATION

PROJECT PERSONNEL

OWNER: LANDSCAPE DESIGN

DENNIS RECKLEY
SLUITER VANDEN BOSCH & ASSOCIATES

76 EAST 8TH STREET SUITE 300 HOLLAND MI 49423 PHONE: 616-494-7410

STRUCTURAL XXXXX ENGINEER

ORGANIZATION (YEAR)

CONTRACTOR CL CONSTRUCTION

39 VETERANS DR, HOLLAND, MI, 49423 PHONE:(616) 335-3074

BUILDING MICHIGAN TOWNSHIP SERVICES INSPECTOR 111 GRAND STREET,

DR 111 GRAND STREET, ALLEGAN, MI, 49010 PHONE: 269-673-3239

PLUMBING FIXTURE REVIEW

`	,	,
NUMBER OF PLUMBING FIXTURES	TABLE 403.1	OCCUPANCY = 28 PEOPLE 50/50 OCCUPANCY SPLIT = 14 MEN, 14 WOMEN
MALE W.C.	1 / 25	REQUIRED = 1 W.C. PROVIDED = 1 W.C.
MALE LAV'S	1 / 40	REQUIRED = 1 LAV PROVIDED = 1 LAV

MICHIGAN PLUMBING CODE (2021)

WOMEN W.C. 1 / 25 REQUIRED = 1 W.C. PROVIDED = 1 W.C. WOMEN LAV. 1 / 40 REQUIRED = 1 LAV. PROVIDED = 1 LAV.

WATER COOLER 1/1000 REQUIRED = 1 WATER COOLER PROVIDED = 1 WATER COOLER

SERVICE SINK REQUIRED = 1 SERVICE SINK PROVIDED = 1 SERVICE SINK

GENERAL NOTES

ANY CONFLICTS FOUND IN THE PLANS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION. CONFLICTS RESOLVED BY THE CONTRACTOR ARE NOT THE RESPONSIBILTY OF THE ARCHITECT

CODE REVIEW

ORGANIZATION (YEAR)

EGRESS WIDTH

,		` '
USE GROUP	311.2	B,S-1
CONSTRUCTION TYPE	503	5B
ALLOWABLE HEIGHT	503	1 STORY , 40'-0" ACTUAL HT. = 23'-6"
ALLOWABLE AREA	503	9,000 SQFT - NOT SPRINKLED
OPEN AREA INCREASE		9000SQFT x .75 = 6750SQFT 6750 SQFT+ 9000SQFT = 15750 SQFT - NOT SPRINKLED
ACTUAL BUILDING AREA		9,700 SQFT

MICHIGAN BUILDING CODE (2015)

AREA OF RENOVATION 3,680 SQFT FIRE WALLS NOT APPLICABLE FIRE BARRIERS 707 NOT APPLICABLE FIRE PARTITIONS 708 NOT APPLICABLE FIRE PROTECTION 903 NOT REQUIRED FOR S 906 PROTABLE FIRE FIRE EXTINGUISHERS EXTINGUISHERS REQUIRED

FIRE ALARMS
907
PROTABLE FIRE
EXTINGUISHERS REQUIR

OCCPANCY LOAD
1004.1.2

USE AREA FACTOR CODE OCCPANCY
WAREHOUSE 7705 SQFT 500 GROSS 15 PEOPLE
BUSINESS AREA 1860 SQFT 150 GROSS 12 PEOPLE

BUSINESS AREA 1860 SQFT 150 GROSS 12 PEOPLE

MECHANICAL ROOM 82 SQFT 300 GROSS 1 PERSON

TOTAL OCCPANCY = 28 PEOPLE

1005.1

28 PEOPLE / .2 = 5.6"

NUMBER OF EXITS 1006.1 2 EXITS MINIMUM, 4 NEW PROVIDED, 1 EXISTING

DOORS 1010 SWING - DOORS SHALL SWING IN

WITH FIRE PROTECTION

DIRECTION OF EGRESS.
WIDTH = 32" CLEAR MINIMUM
HEIGHT = 6'-8" MINIMUM

DOOR THRESHOLD 1010.1.7 THRESHOLD SHALL NOT EXCEED 1/2"
AND SHALL BE BEVELED WITH A
SLOPE NOT GREATER THAN ONE

DOOR HARDWARE 1010.1.9 HARDWARE TO BE LATCH OR LEVER TYPE

STAIR REQUIEMENTS 1011.2 STAIR WIDTH = 44" MIN.

1011.5 RISER = 4" MIN. 7" MAX. TREAD = 11" MIN.

EXIT SIGNS 1013 REQUIRED AT ALL EXIT DOORS

EXIT ACCESS LEGTH 1017 TRAVEL DISTANCE WITHOUT FIRE PROTECTION IS 200'-0"

ACCESSIBLE ROUTE

1104

ACCESSIBLE ROUTES SHALL BE PROVIDED FROM SITE ARRIVAL POINTS TO BUILDING ENTRY, TO EACH ACCESSIBLE PORTION OF BUILDING, TO EACH ACCESSIBLE LEVEL,

COINCIDE WITH GENERAL CIRCULATION PATH

ACCESSIBLE ENTRANCES 1105 AT LEAST 60% SHALL COMPLY WITH ACCESSIBLE ROUTE PROVISION

Sheet List T1 TITLE SHEET A1 DEMO PLAN A2 FOUNDATION PLAN A3 FLOOR PLAN A4 EXTERIOR ELEVATIONS A5 INTERIOR ELEVATIONS A6 BUILDING SECTIONS A7 WALL SECTIONS A8 DETAILS A9 REFECTED CEILING PLAN A10 SCHEDULES S1 STRUCTURAL PLAN

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KLEY ARCHI

B -- RECK

START PROJECT

REVIEW

REVISION

SCAPE DESIGN - SH

DRAWN BY
Q.M.H.

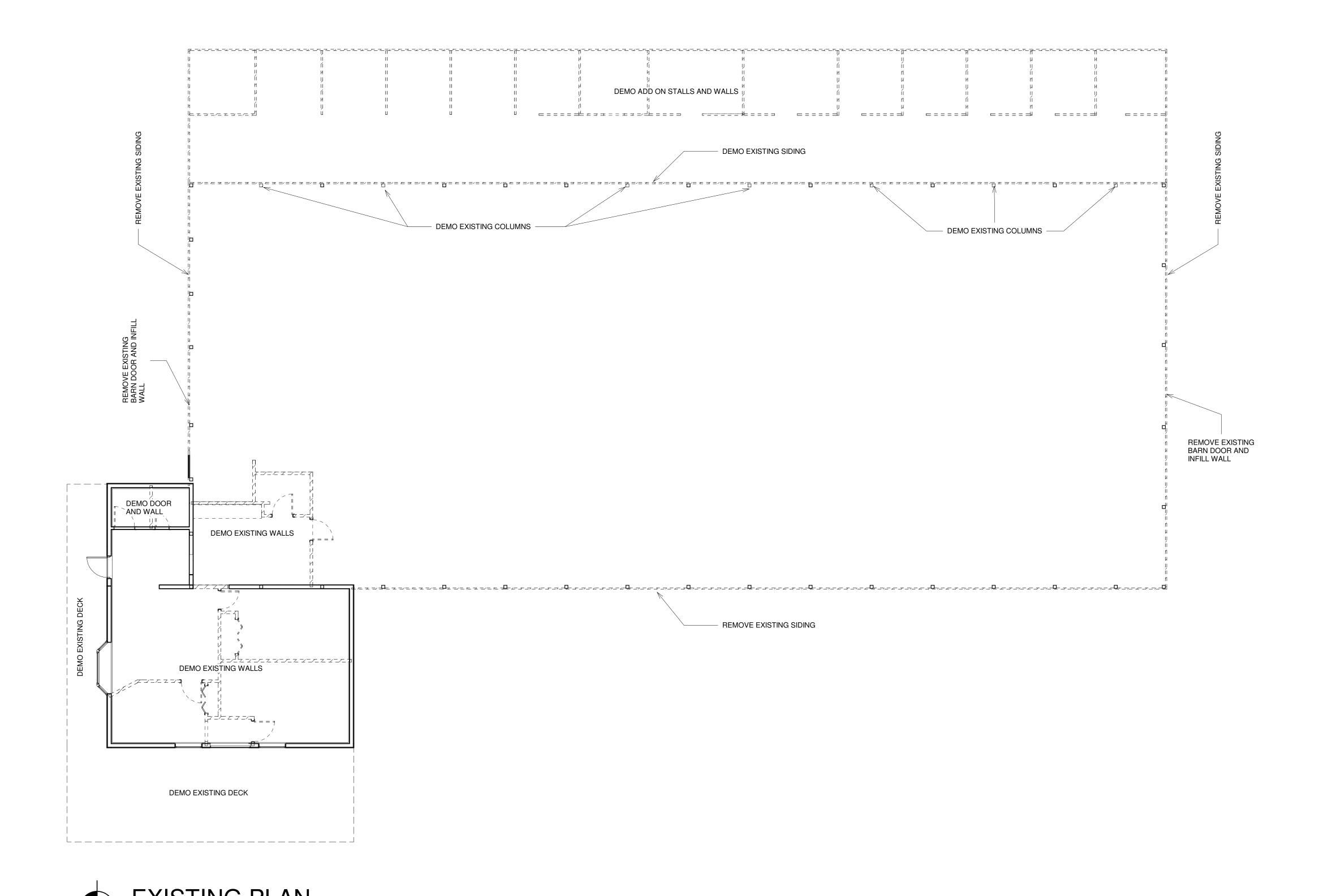
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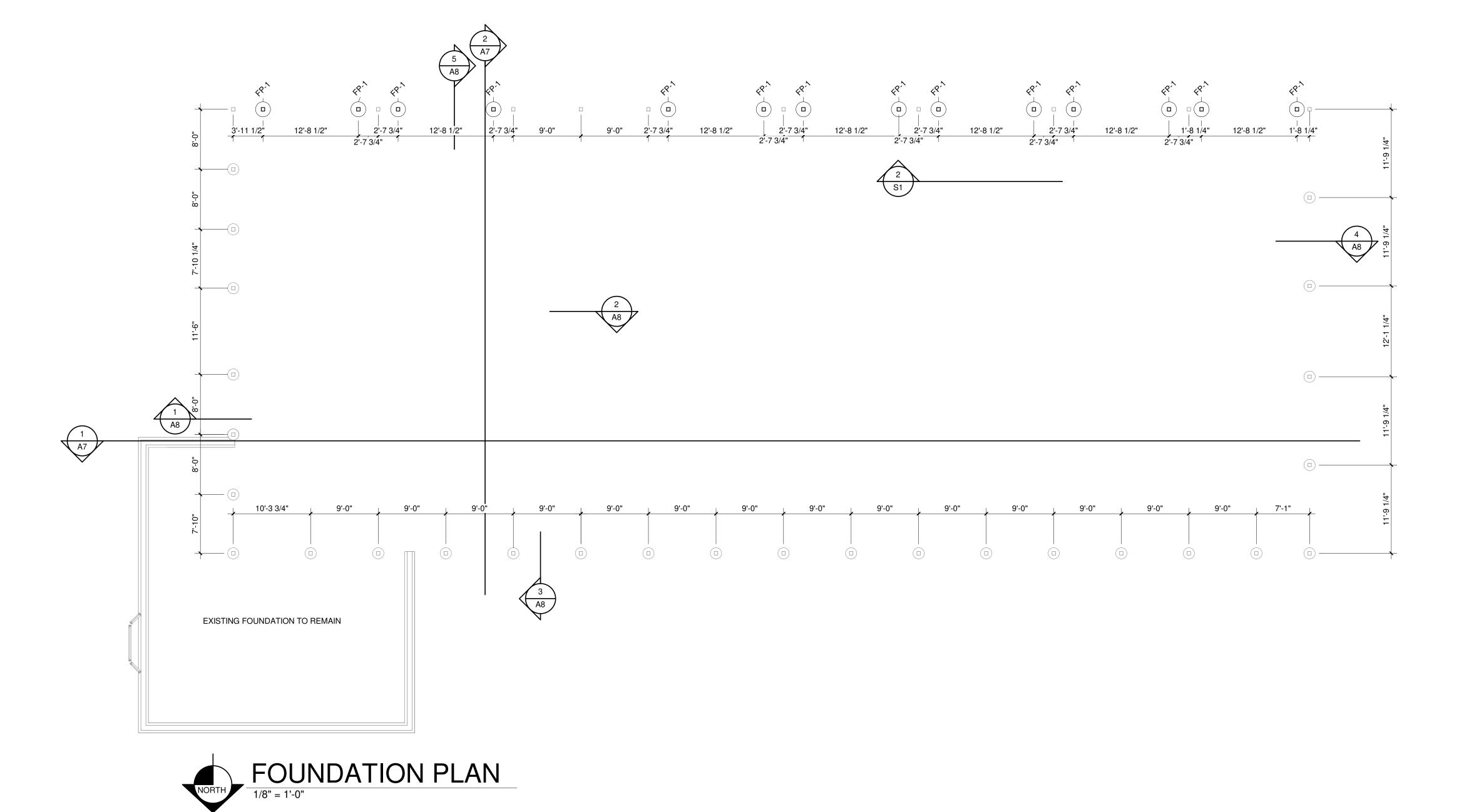
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ANDSCAPE DESIGN
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COLUMN FOOTINGS								
		FOOTING SIZ	ZE	REINFORCING EACH				
MARK	WIDTH	LENGTH	THICKNESS	WAY	ELEV. T.O. FTG.			
FP-1	2'-0"	2'-0"	3'-6"		96'-0"			

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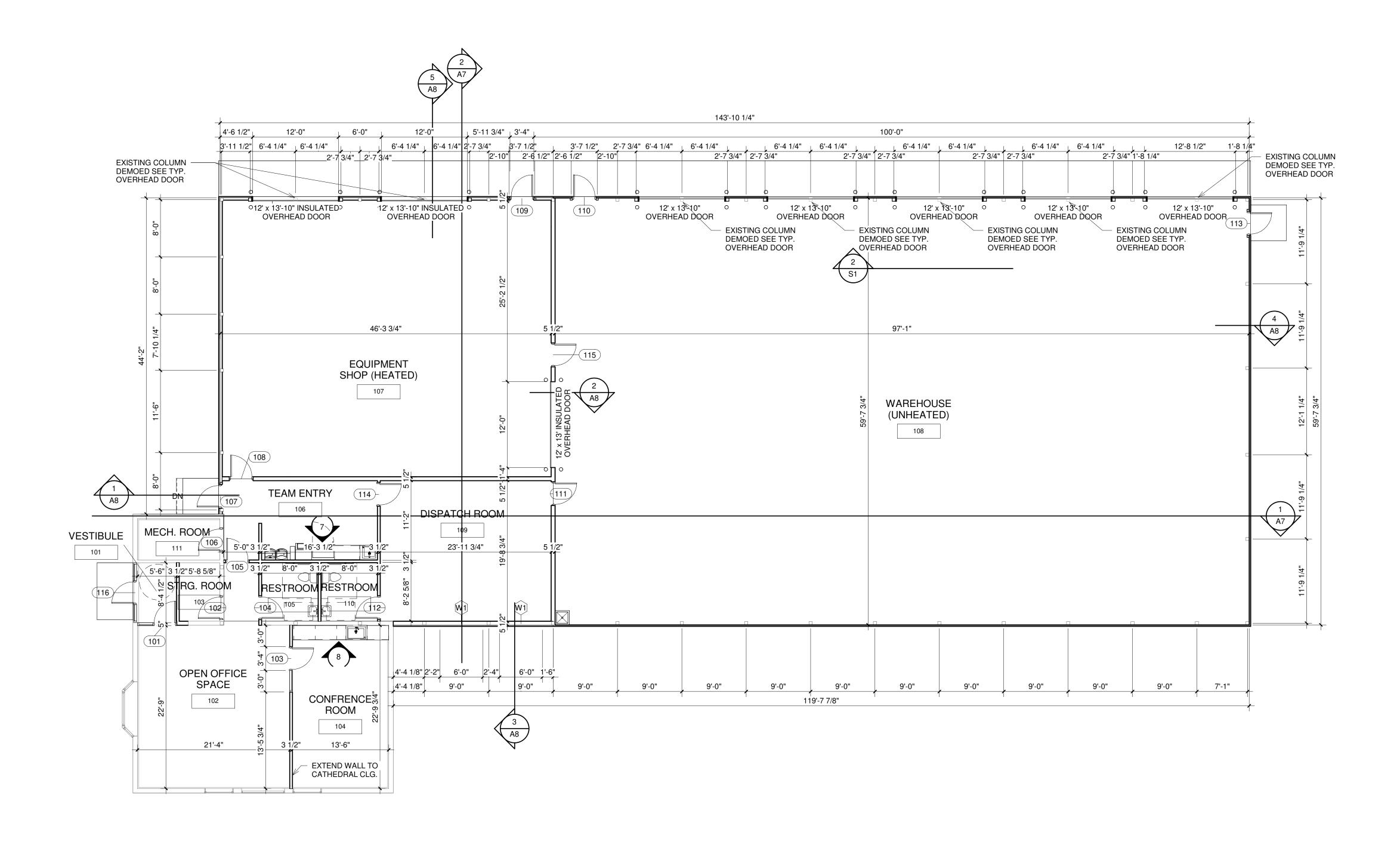


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GENERAL NOTES

DOOR OPENING FORCE SHALL NOT EXCEED 5lb PULL
 DOOR THRESHOLD NO TO EXCEED 1/2" HIGH WITH

1:2 SLOPE BEVEL EDGE.3. DOOR LATCHSETS TO BE LEVER OR PANIC TYPE

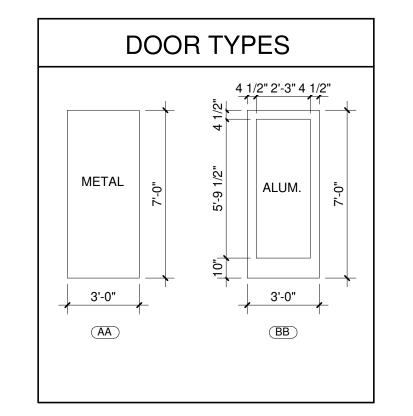
THAT CONFORM TO MICHIGAN BUILDING CODE 1010

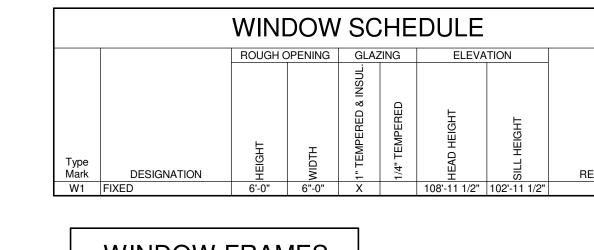
STRUCTURAL NOTES

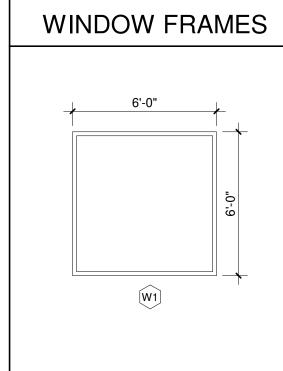
1. THE STRUCTURAL SYSTEM FOR THIS BUILDING IS PRE-ENGINEERED STEEL. ACTUAL DESIGN IS THE RESPONSIBILITY OF THE BUILDING SYSTEM MANUFACTURER. SEALED DRAWING AND SUPPORT DATA WILL BE SUPPLIED BY THE BUILDING SYSTEM MANUFACTURER

	ROOM FINISH SCHEDULE											
		FL	OOR FINI	SH	BASE	WALL	FINISH	CEILING	G FINISH			
NUMBER	ROOM NAME	POLISHED CONCRETE	CARPET	SEALED CONCRETE	VINYL	LINER PANEL	GYP. BD PAINTED	1 1/2" TECTUM	INER PANEL	GYP. BD.	CEILING HT.	REMARKS
101	VESTIBULE	X		- 0,	X	_	X			X	10'-0"	
102	OPEN OFFICE SPACE	Х	Х		Х		Х	Х				
103	STRG. ROOM	Х			Х		Х			Х	10'-0"	
104	CONFRENCE ROOM	Х	Х		Х		Х	Х				
105	RESTROOM	X			Х		Х			Х	10'-0"	
106	TEAM ENTRY	Х			Х		Х			Х	10'-0"	
107	EQUIPMENT SHOP (HEATED)			Х		X			X		15'-0"	
108	WAREHOUSE (UNHEATED)			Х		Х			Х		15'-0"	
109	DISPATCH ROOM			Х	Х		Х			Х	15'-0"	
110	RESTROOM			Х	Х		Х			Х	10'-0"	
111	MECH. ROOM			Х			Х			Х	10'-0"	

	DOOR & FRAME SCHEDULE																
		SIZE			DOO	R			FRAME		L	ITE		HARV	VARE		
NO.	WIDTH	HEIGHT	THK.	ТҮРЕ	MAT'L.	CORE	FINISH	ТУРЕ	MAT'L.	FINISH	LTE	1" TEMPERED & INSULATED	1/4" -TEMPERED	AUTO-CLOSING	LOCKSET HARDWARE	RATING	NOTES
101	3'-0"	7'-0"	1 3/4"	BB	ALUM		_	03	ALUM	_		X	<u> </u>		X	_	
102	3'-0"	7'-0"	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	НМ	PAINT							
103	3'-0"	7'-0"	1 3/4"	BB	ALUM			04	ALUM			Х					
104	3'-0"	7'-0"	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	НМ	PAINT	Χ				Х		
105	3'-0"	7'-0"	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	НМ	PAINT					Х		
106	3'-0"	7'-0"	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT							
-		7'-0"	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT					X		
			1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT							
			1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	НМ	PAINT					Х		
			1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT					Х		
		-	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT							
		-	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT					X		
			1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT					Х		
		-	1 3/4"	AA	H'W MTL.	SOLID	PAINT	01	HM	PAINT							
		-	1 3/4"	AA BB	H'W MTL. ALUM	SOLID	PAINT PAINT	01 02	HM ALUM	PAINT		X					







DOOR FRAMES							
3'-4" 2" 3'-0" 2"	"2-7	5'-6" 2" 2'-0" 2" 3'-0" 2"	6'-6" 2" 3'-0" 2" 3'-0" 2" 				
01	(02)	03	04				

DOOR REMARKS

- 1. DOOR OPENING FORCE SHALL NOT EXCEED 5lb PULL.
- 2. DOOR THRESHOLD NOT TO EXCEED 1/2" HIGH WITH 1:2 SLOPE BEVEL EDGE.
- 3. DOOR LATCHSET TO BE LEVER TYPE THAT CONFORM WITH MICHIGAN BUILDING CODE 1010

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- RESTROOM 117

ANDSCAPE DESIGN - SH

TEAM ENTRY 106

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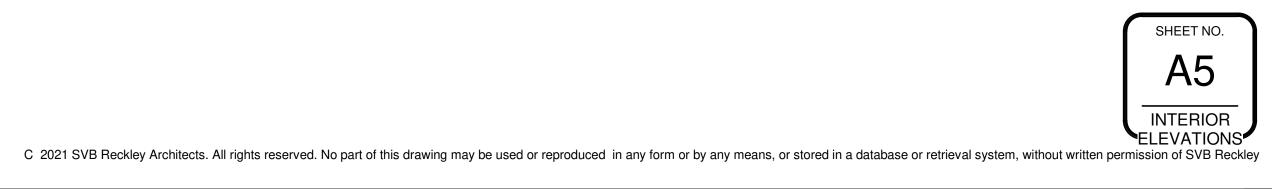
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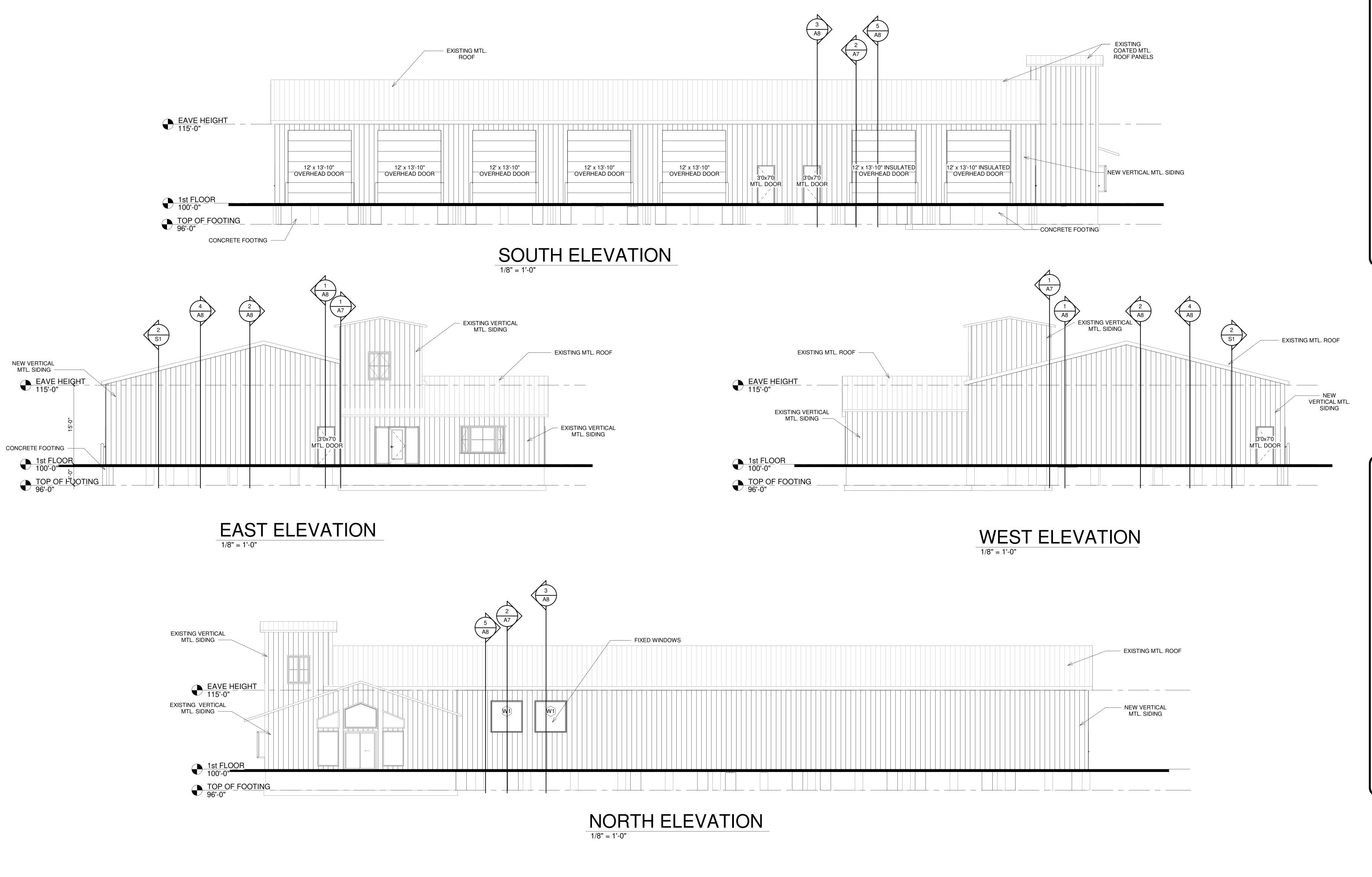
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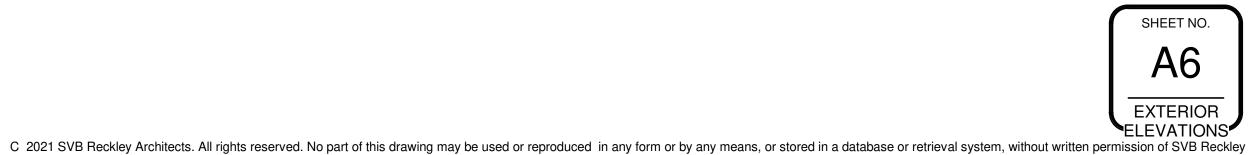
BITH STREET SUITE 300

76 EAST 8TH STREET SUITE 300

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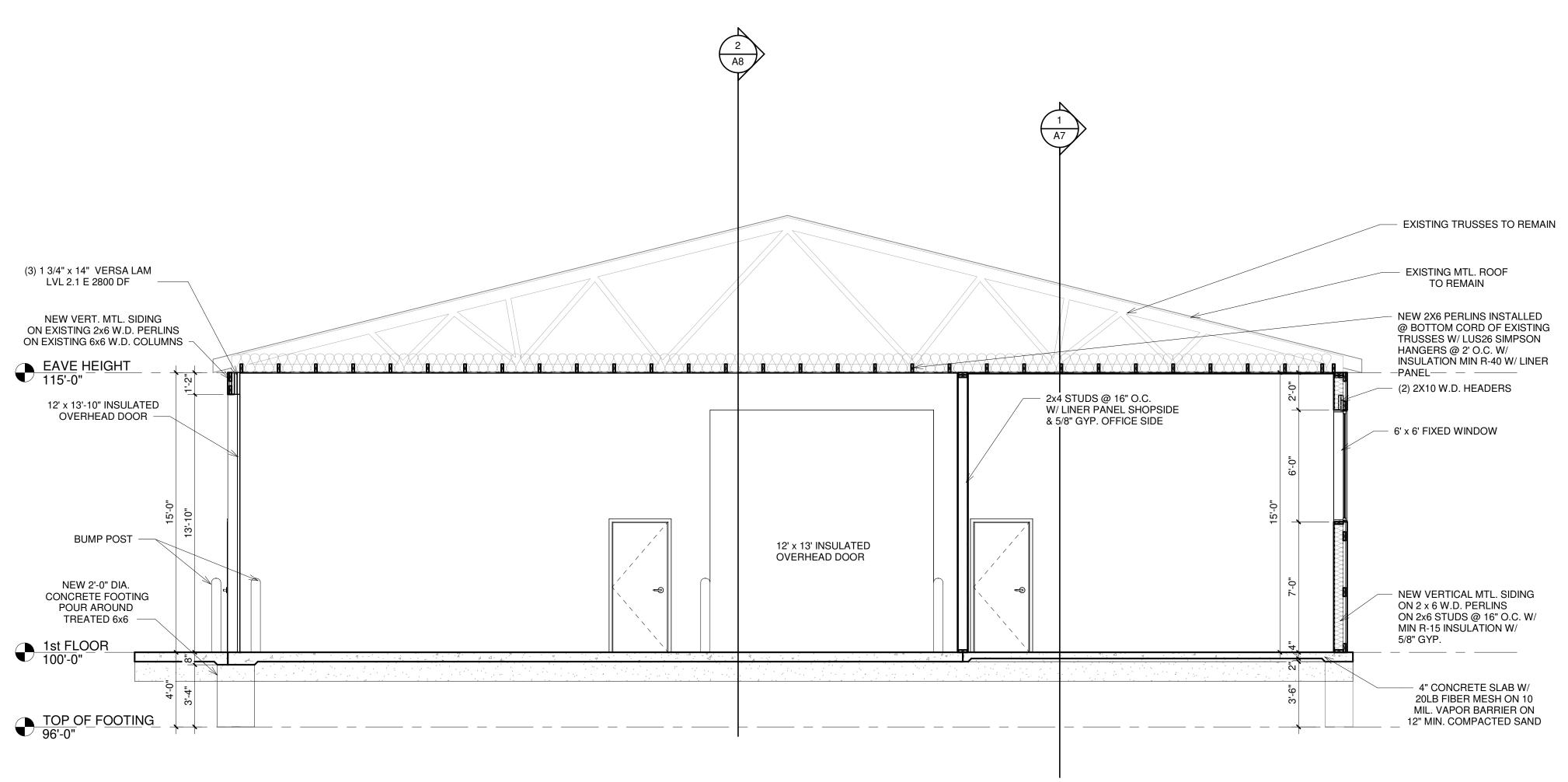
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BUILDING SECTION

1/8" = 1'-0"



BUILDING SECTION

1/4" = 1'-0"

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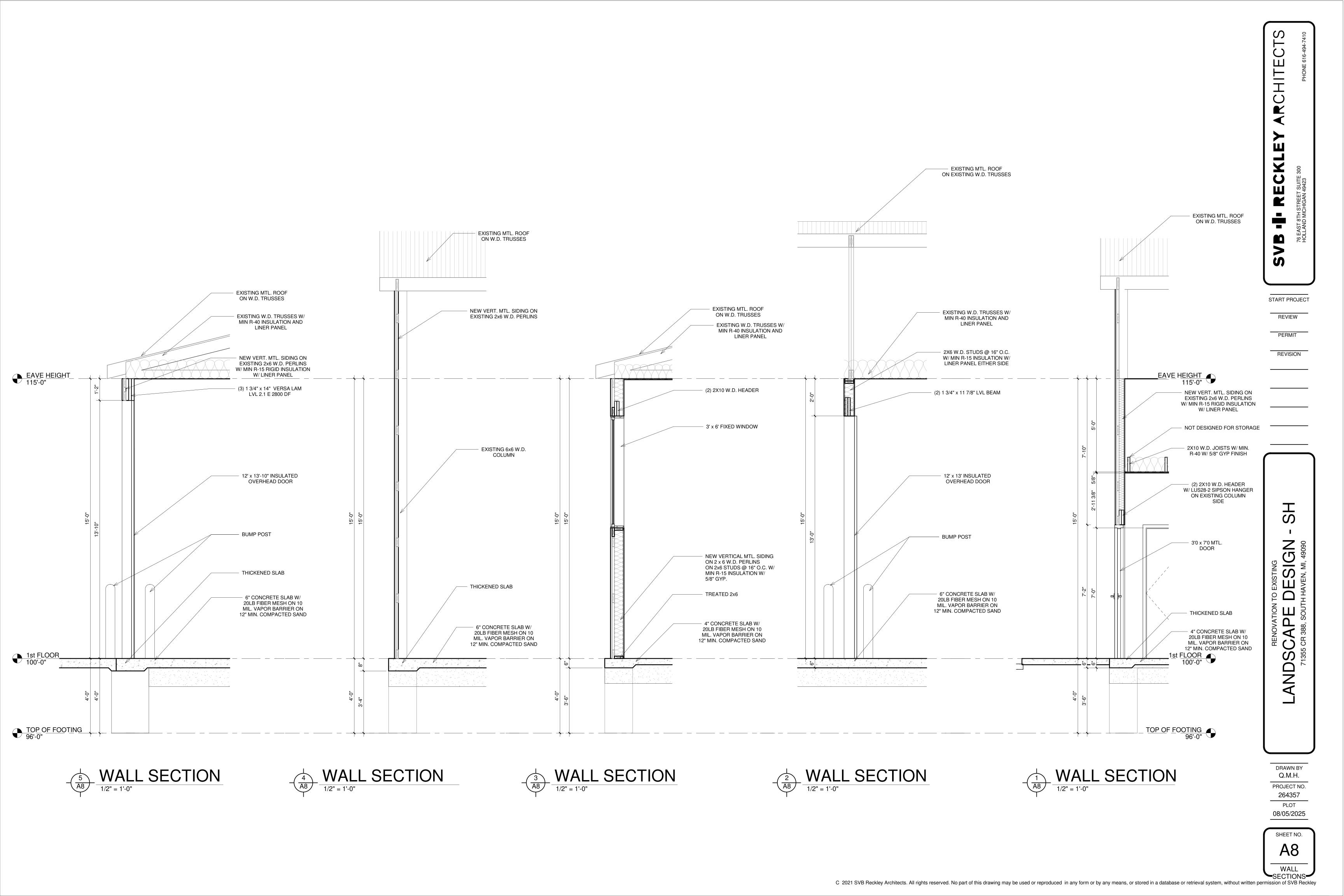
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GENERAL NOTES

- 1. THE CONTRACTOR SHALL RETAIN A REGISTERED SOILS ENGINEER TO CONFIRM THAT THE SOILS AT THE SITE ARE CAPABLE OF THE DESIGN SOIL BEARING PRESSURE. THIS WILL REQUIRE AT LEAST TWO (2) SOIL BORINGS, DRILLED TO A MINIMUM DEPTH OF 15 FEET, (ONE TO AT LEAST 30'). AND A REPORT BY THE SOILS ENGINEER
- 2. FILL MATERIAL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF CONCRETE. THERE SHALL BE A MINIMUM OF 12" OF CLEAN SAND UNDER ALL SLABS ON GRADE.
- 3. ELEVATIONS GIVEN ON THE FOUNDATION PLAN ARE TO THE TOP OF THE FOOTINGS.
- 4. PROVIDE SOLID MASONRY OR FILL CORES OF BLOCK UNDER ALL BEAMS AND LINTEL BEARING POINTS DOWN TO CONCRETE WALL OR FOOTING BELOW
- 5. NO CHASES, RISERS, CONDUIT, OR TOOTHING OF MASONRY SHALL OCCUR IN MASONRY WALLS WITHIN 18" OF CENTERLINE OF BEAM BEARING
- 6. COORDINATE PLACEMENT OF ANCHOR BOLTS WITH FOUNDATION REINFORCING, ALL ANCHOR BOLTS WILL BE FURNISHED BY THE STEEL FABRICATOR AND INSTALLED BY THE FOUNDATION CONTRACTOR USING TEMPLATES AND SETTING DRAWINGS. NO TILTED OR MISPLACED BOLTS WILL BE ACCEPTED NOTIFY ARCHITECT/ENGINEER FOR APPROVAL OF ANY CORRECTIVE ACTION. TOLERANCES FOR THE INSTALLATION OF THE ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH AISC 'CODE OF STANDARD PRACTICE' GUIDELINES.
- 7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DRAWINGS. PRIOR TO IMPLEMENTATION, ANY DISCREPANCIES BETWEEN THE SPECIFICATIONS AND THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION.
- 8. IN THE EVENT THAT CERTAIN DETAILS OF CONSTRUCTION ARE NOT INDICATED OR NOTED IN THE DRAWINGS, DETAILS FOR SIMILAR CONDITIONS THAT ARE INDICATED OR NOTED SHALL BE UTILIZED, SUBJECT TO THE ARCHITECT/ENGINEER'S APPROVAL.
- 9. OPENINGS AND PENETRATIONS THROUGH STRUCTURAL ELEMENTS. AND ITEMS EMBEDDED IN STRUCTURAL ELEMENTS THAT ARE NOT INDICATED IN THE STRUCTURAL DRAWINGS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION, ERECTION AND/OR
- 10. MATERIAL OR EQUIPMENT SHALL NOT BE PLACED ON UNFINISHED FLOORS OR ROOFS IN EXCESS OF 20 PSF NOR ON FINISHED FLOORS OR ROOFS IN EXCESS OF THE DESIGN LIVE LOADS WHICH ARE INDICATED IN THE STRUCTURAL DRAWINGS. IMPACT LOADING SHALL BE AVOIDED.
- 11. THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURE AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OR THE CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STRUCTURAL ENGINEER OF ANY CONDITIONS WHICH MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.
- 12. ALL EXISTING CONDITIONS AND ALL RELATED DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED PRIOR TO FABRICATED, ERECTION AND/OR CONSTRUCTION. ANY CONDITION THAT DIFFERS FROM THAT INDICATED IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECTS FOR REVIEW PRIOR TO FABRICATION, ERECTION AND/OR CONSTRUCTION.

CONCRETE NOTES

- 1. ALL CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI 117, 211, 301, 302, 315, 318, AND 347 REQUIREMENTS, AND AS STATED ON CONTRACT DOCUMENTS
- 2. PROVIDE SUBMITTALS FOR PRODUCT DATE, DESIGN MIXES, STEEL REINFORCEMENT, SHOP DRAWINGS, MATERIAL TEST REPORTS, AND MATERIAL CERTIFICATIONS.
- 3. ALL EXPOSED EXTERIOR CONCRETE RETAINING AND FOUNDATION WALL SHALL BE CONSIDERED TO HAVE AN ARCHITECTURALLY EXPOSED CLASS 'A' FINISH IN ACCORDANCE WITH ACI 347. FINISH CONCRETE WALL AS DIRECTED BY ARCHITECT.
- 4. TESTING OF CONCRETE SHALL BE DONE FOR EACH 100 CU. YD. OR FRACTION THEREOF, AND SHALL INCLUDE BUT IS NOT LIMITED TO SLUMP, AIR CONTENT, CONCRETE TEMPERATURE.
- UNIT WEIGHT, AND COMPRESSIVE STRENGTH. ALL TESTING SHALL FOLLOW ASTM STANDARDS. 5. ADMIXTURE SHALL CONTAIN NO MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY
- MASS OR CEMENTITIOUS MATERIAL. DO NOT USE ADMIXTURES CONTAINING CALCIUM CHLORIDE. A. WATER REDUCING ADMIXTURE: ASTM C494, TYPE A B HIGH-BANGE WATER REDUCING ADMIXTURE ASTM C494 TYPE F C. WATER REDUCING AND ACCELERATING ADMIXTURE: ASTM C494, TYPE E

D. WATER REDUCING AND RETARDING ADMIXTURE: ASTM C494, TYPE D

E. AIR-ENTRAINING ADMIXTURE: ASTM C260 6. REPAIR AND PATCH DEFECTIVE AREAS AS DIRECTED BY ARCHITECT.

RECOMMENDED BY THE SUPPLIER

- 7. FILL MATERIAL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF CONCRETE. THERE SHALL BE A MINIMUM OF 12" OF CLEAN SAND UNDER ALL SLABS ON GRADE.
- 8. UNLESS OTHERWISE NOTED, A 10 MIL VAPOR BARRIER SHALL BE PLACED UNDER ALL SLABS ON GRADE AFTER UNDER FLOOR WORK AND COMPACTION IS COMPLETE. SEAL ALL LAPS
- 9. CONCRETE SLABS ON EARTH SHALL BE REINFORCED WITH MONOFILAMENT POLYPROPYLENE OR NYLON FIBERS AS DISTRIBUTED BY FIBERMESH, NYCON, OR FORTA CORP. FIBERS SHALL BE PLACED IN THE CONCRETE AT THE BATCH PLANT IN THE AMOUNT AND IN THE METHOD
- 10. ALL SLABS ON GRADE SHALL HAVE CONTRACTION OR CONSTRUCTION JOINTS AT A MAXIMUM SPACING OF 30 TIMES THE SLAB THICKNESS EACH WAY, EXCEPT AS NOTED ON THE DRAWINGS. MAINTAIN AS ASPECT BATIO OF NOT MORE THAN 1.5.
- 11. PROVIDE DIAGONAL REINFORCING (ACROSS EACH CORNER) OF OPENINGS IN FOUNDATION WALLS AND SLABS AS FOLLOWS: 1-#4 X 44" FOR EACH 4" OF CONCRETE THICKNESS.
- 12. LAB CONTINUOUS WALL REINFORCING 44" DIAMETERS UNLESS NOTED. PROVIDE CORNER BARS FOR HORIZONTAL REINFORCING. PROVIDE DOWELS FROM FOOTING EQUAL IN SIZE AND NUMBER TO VERTICAL WALL OR PIER REINFORCING.
- 13. COVER FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI-318
- 14. ALL EXPOSED EDGES OF CONCRETE PIERS, BEAMS, AND WALL SHALL BE CHAMFERED 3/4" X 45
- 15. PROVIDE BEAM POCKETS IN FOUNDATION WALLS WHERE NEEDED. FILL POCKETS WITH CONCRETE AFTER BEAMS ARE SET.
- 16. GRADE BEAMS AND WALLS THAT RETAIN EARTH ON BOTH SIDES SHALL BE BACKFILLED ON BOTH SIDES SIMULTANEOUSLY.
- 17. DO NOT BACKFILL EARTH RETAINING WALLS UNTIL CONCRETE HAS REACHED IT (28 DAY) STRENGTH, AND ALL BRACING ELEMENTS ARE IN PLACE (LOWER AND UPPER FLOORS)
- 18. COORDINATE PLACEMENT OF ANCHOR BOLTS WITH FOUNDATION REINFORCING. ALL ANCHOR BOLTS WILL BE FURNISHED BY THE STEEL FABRICATOR AND INSTALLED BY THE FOUNDATION CONTRACTOR USING TEMPLATES AND SETTING DETAILS. NO TILTED OR MISPLACED BOLTS WILL BE ACCEPTED. NOTIFY ARCHITECT/ENGINEER FOR APPROVAL OR ANY CORRECTIVE ACTION. TOLERANCES FOR THE INSTALLATION OF THE ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH AISC 'CODE OF STANDARD PRACTICE' GUIDELINES.

STEEL NOTES

- 1. STEEL JOISTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH SJI SPECIFICATIONS AND STANDARDS. PROVIDE BRIDGING AND BEARING IN ACCORDANCE WITH SJI, INCLUDING BRIDGING FOR A NET 15 PSF UPLIFT
- 2. STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH MIN. 1.5 MIL DRY FILM THICKNESS OF A RUST INHIBITING PRIMER CONTAINING A MINIMUM OF 55% SOLIDS BY VOLUME.
- 3. ERECTOR IS TO PROVIDE TEMPORARY BRACING SUFFICIENT TO HOLD FRAME IN POSITION UNTIL ALL CONSTRUCTION NECESSARY FOR BUILDING STABILITY IS COMPLETE.
- 4. CAMBER BEAMS UPWARD THE DESIGNATED AMOUNT INDICATED ON THE STRUCTURAL DRAWINGS. BEAMS WITHOUT A SPECIFIED CAMBER SHALL BE ORIENTED SUCH THAT ANY INCIDENTAL CAMBER IS UPWARD. TOLERANCE FROM NOTED CAMBER SHALL BE +0 TO -1/2"
- 5. BOLTED CONNECTIONS NOT SPECIFIED TO BE SLIP CRITICAL SHALL BE TIGHTENED SNUG TIGHT (ALL METAL SURFACES IN CONTACT.)
- 6. COORDINATE PLACEMENT OF ANCHOR BOLTS WITH FOUNDATION REINFORCING, ALL ANCHOR BOLTS WILL BE FURNISHED BY THE STEEL FABRICATOR AND INSTALLED BY THE FOUNDATION CONTRACTOR USING TEMPLATES AND SETTING DRAWINGS, NO TILTED OR MISPLACED BOLTS WILL BE ACCEPTED. NOTIFY ARCHITECT/ENGINEER OR APPROVAL OF ANY CORRECTIVE ACTIONS. TOLERANCES FOR THE INSTALLATION OF THE ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH AISC ' CODE OF STANDARD PRACTICE' GUIDELINES.

CONCRETE MIX GUIDELINES

FOOTINGS AND FOUNDATIONS

3500 psi (min.) 4 inch +or- 1 inch Large Aggregate

SLABS ON GRADE - INTERIOR

4000 psi (min.) water/cement ratio 0.45 (this must be held - note 3) 3 inch +or- 1 inch

1 1/2 lb/yd

Large Aggregate Fibrous reinforcing

Large Aggregate

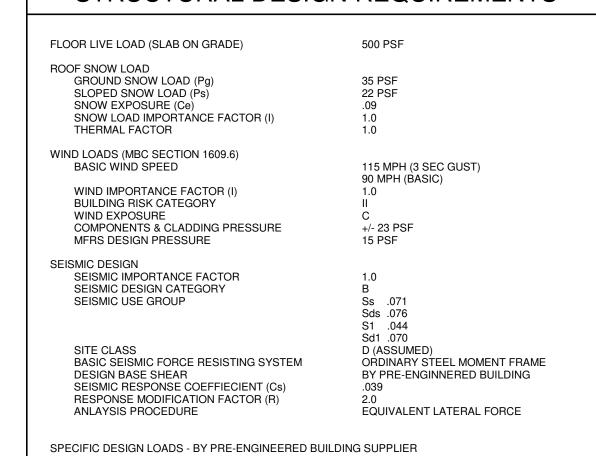
EXTERIOR CONCRETE 4000 psi Cementitious material 564 lbs/vd (min) 3 inch +or- 1 inch

- 6% +or- 1% IN FOOTINGS AND FOUNDATION CONCRETE 25% FLYASH OR 30% GROUND BLAST FURNACE SLAG IS ACCEPTABLE. A MINIMUM OF 30% GROUND BLAST FURNACE SLAG IS RECOMMENDED FOR INTERIOR SLABS.
- 2. AGGREGATES SHALL BE CLEAN UNIFORMLY GRADED FROM COARSE TO FINE.

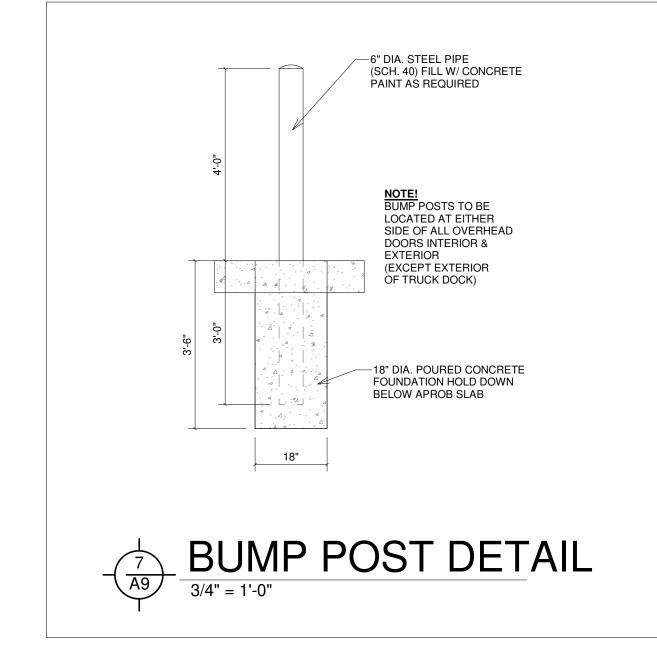
1 inch (crushed limestone)

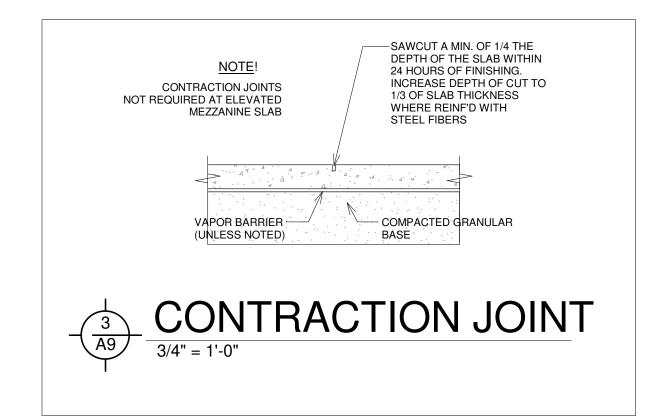
- 3. WATER REDUCING ADMIXTURES MAY BE USED TO MAINTAIN WATER/CEMENT RATIO AND WORKABILITY - NOTE THAT THIS MAY AFFECT FINISHING PROCEDURES
- 4. COORDINATE ADMIXTURES AND CURING MEASURES TO BE COMPATIBLE WITH FLOORING

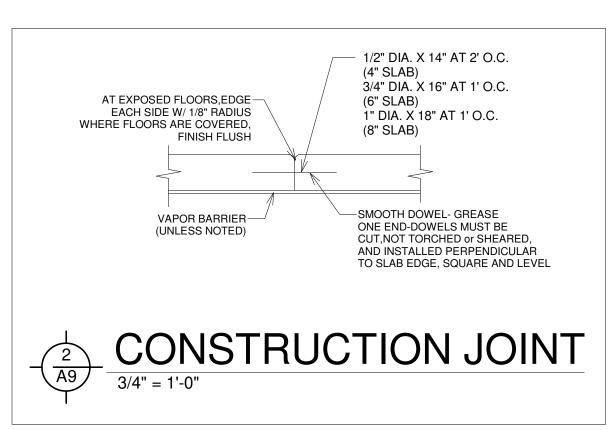
STRUCTURAL DESIGN REQUIREMENTS

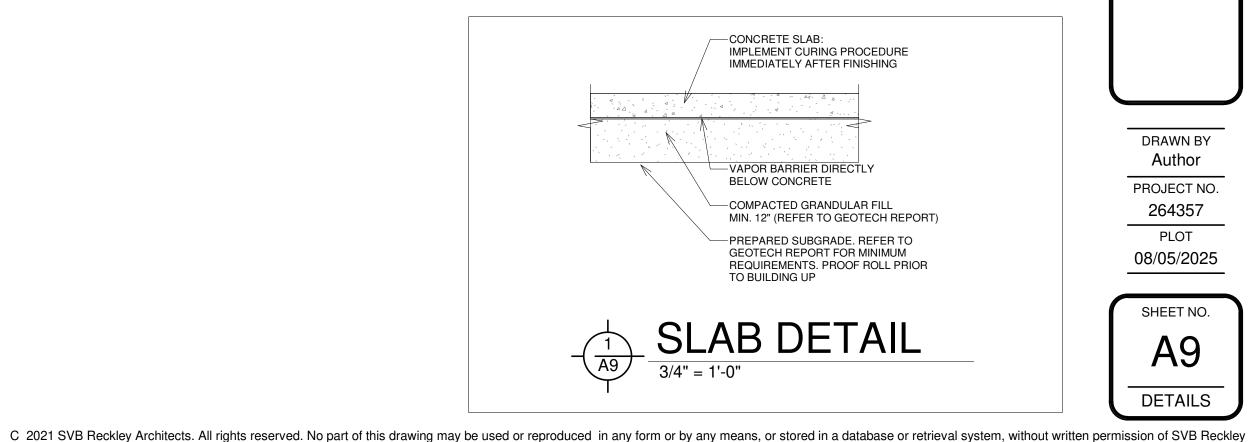


ENGINEERING DATA DESIGN SOIL BEARING PRESSURE 3,000 PSF CONCRETE FOUNDATIONS AND GRADE WALLS f'c = 3,500 PSIGRADE SLABS f'c = 4.000 PSIEXTEIOR CONCRETE (6% AIR) f'c = 4.000 PSIFy = 60,000 PSI REINFORCING STEEL STEEL Fv = 50,000 PSIW SHAPES STRUCTURAL BOLTS ASTM A325 ASTM F1554, GRADE 36 ANCHOR RODS WELDING ELECTRODE PIPE SHAPES Fy = 42,000 PSIDESIGN CODES GENERAL BUILDING CODE MICHIGAN BUILDING CODE 2015 CONCRETE ACI 318 AISC 360











REVIEW

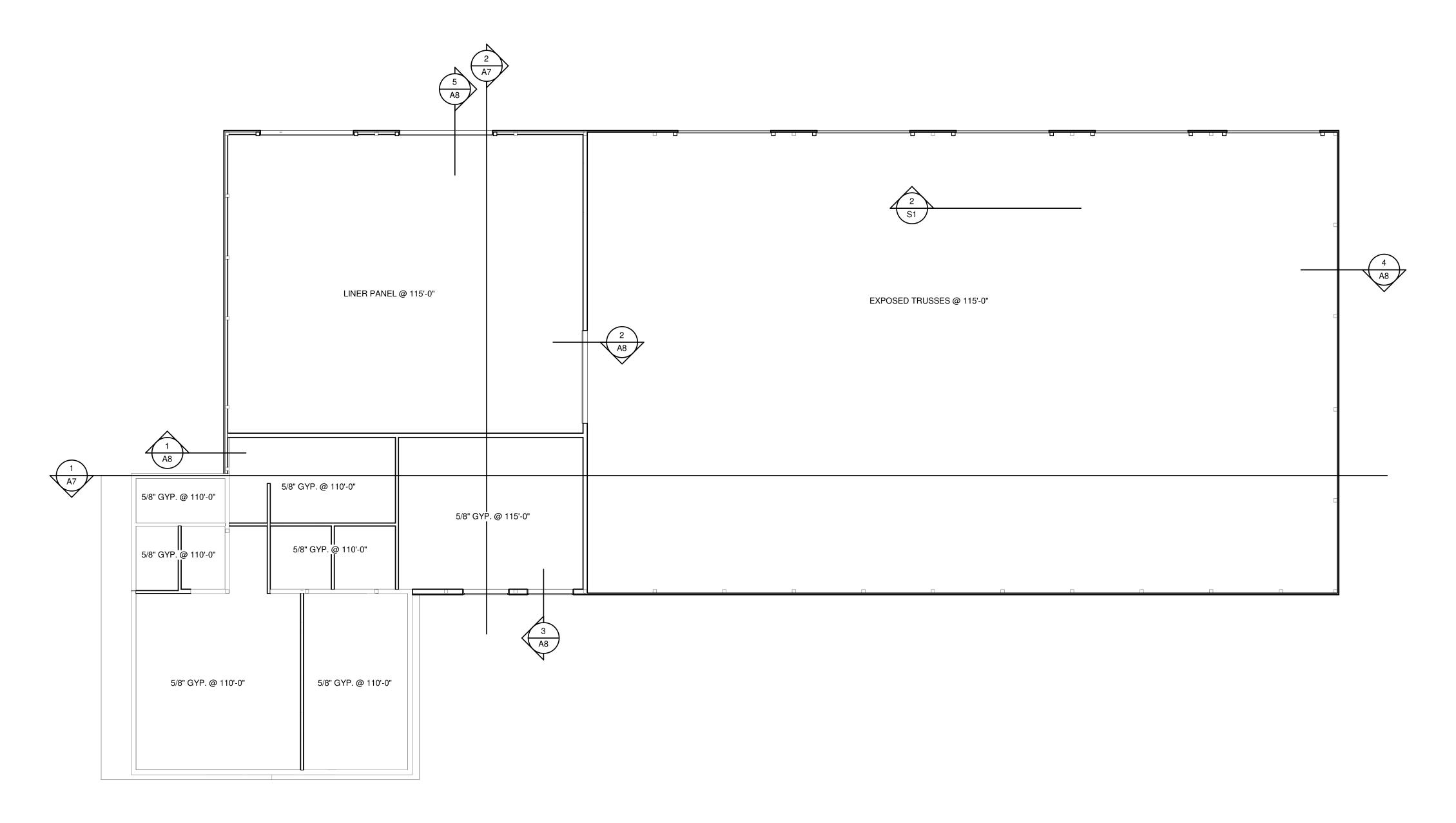
PERMIT

REVISION

_ N

DRAWN BY Author PROJECT NO. 264357 PLOT 08/05/2025





MAIN FLOOR CEILING
PLAN

1/8" = 1'-0"

REVIEW

PERMIT

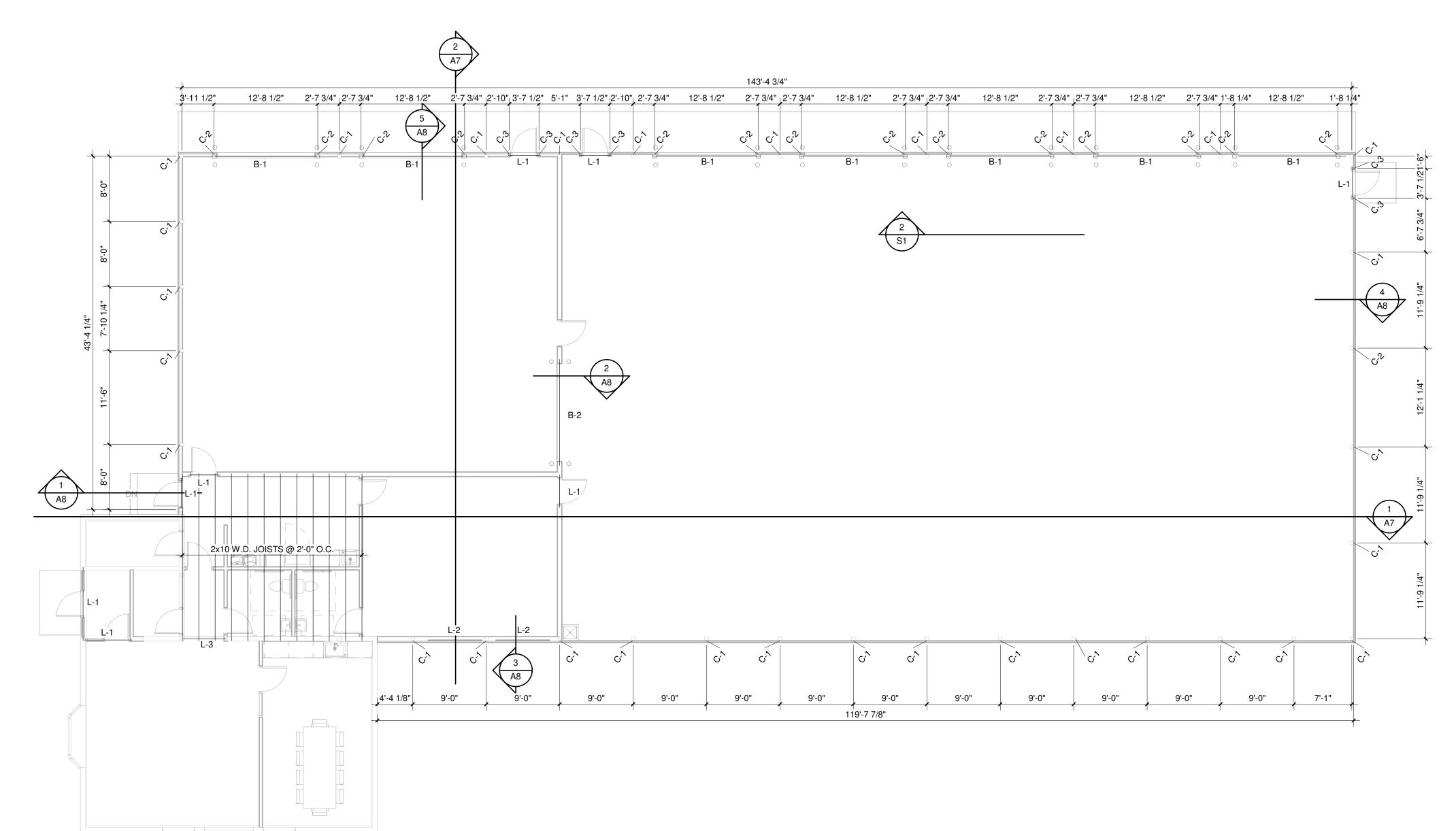
START PROJECT

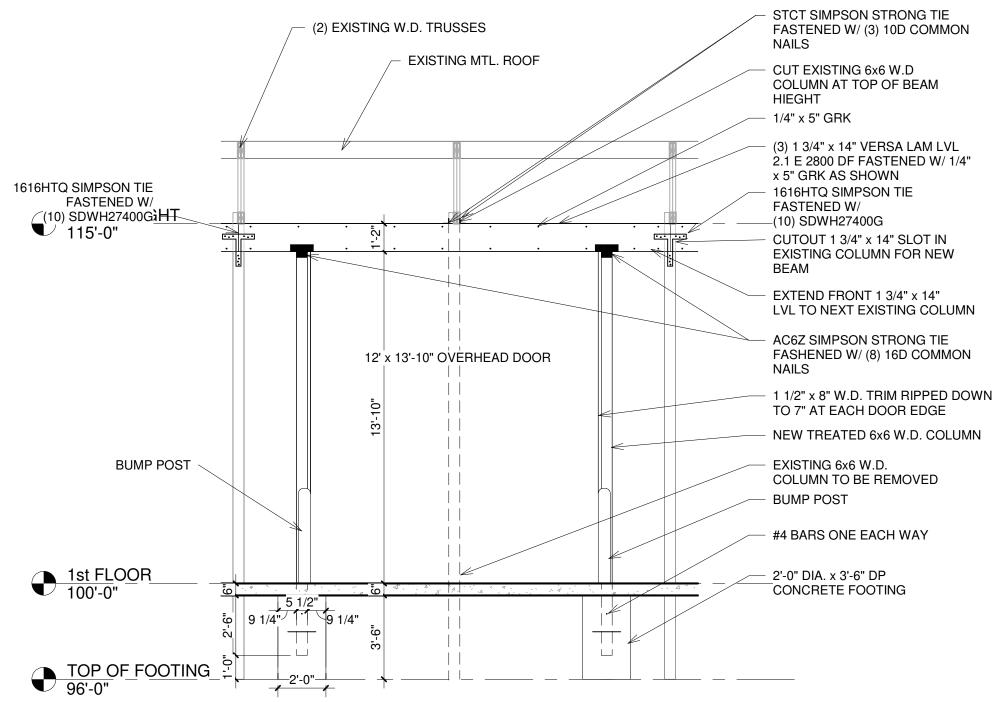
ANDSCAPE DESIGN
71355 CR 388, SOUTH HAVEN, MI, 49090

DRAWN BY PROJECT NO. 264357 PLOT

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08/05/2025





TYP. OVERHEAD DOOR

DETAIL

1/4" = 1'-0"



COLUMN SCHEDULE								
MAF	RK	COLUMN SIZE	PLATE SIZE	ELEV. T.O CONCRETE	ELEV. T.O. BE			
C-	1	EXISTING TO REMAIN	EXISTING	EXISTING	EXISTING			
C-2	C-2 TREATED 6x6 W.D.		N/A	97'-0"	115'-0"			
C-3		4x4 W.D.	SIMPSON ABU44Z 4x4	100'-0"	7'-2"			
	J	TAT W.D.	GIVII GGIVABGTTZ TAT	100 0				
		BEAM SCH		100 0				
MARK				NOTE				
		BEAM SCH	HEDULE ELEVATION BEAM					

NOTES
- - -

LANDSCAPE DESIGN
71355 CR 388, SOUTH HAVEN, MI, 4909

START PROJECT

REVIEW

PERMIT

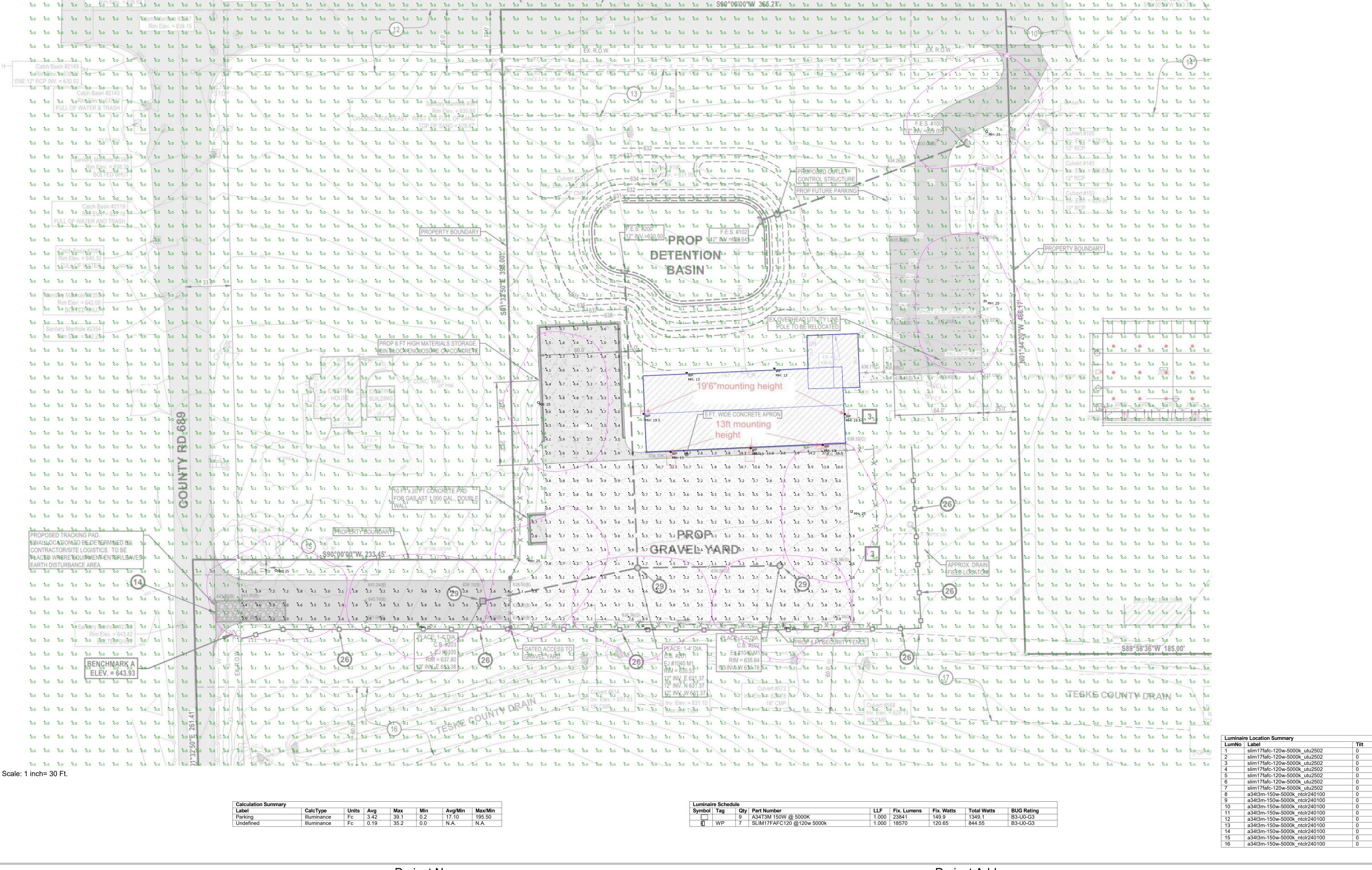
REVISION

DRAWN BY Q.M.H. PROJECT NO. 264357 PLOT 08/05/2025

SHEET NO.

STRUCTURAL
PLAN

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Chad Nienhuis chad@apluslightingllc.com (616) 446-5175

Project Name

Landscape Design - SH

Project Address LANDSCAPE DESIGN 71355 CR 388 SOUTH HAVEN, MI 49090



Z Tag (Qty)
19.5 WP (1)
19.5 WP (1)
13 WP (1)

WP (1

WP (1) WP (1)

WP (1)





Project:	Type:
LSDS	WP
Prepared By:	Date: 9-9-25

Driver Info		LED Info				
Type	Constant Current	Watts	120W			
120V	1.03A	Color	3000/4000/5000K			
208V	0.59A	Temp	3000, 1000, 3000.			
240V	0.51A	Color	82/85/83 CRI			
277V	0.47A	Accuracy				
Input Watts	122.19/116.92/120.65W	L70 Lifespan	100,000 Hours			
watts		Lumens	17,823/19,134/18,570 lm			
		Efficacy	145.86/163.65/153.92 lm/W			

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K (factory default 4000K)

Compliance

UL Listed:

Suitable for Wet Locations. Wall Mount Only.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: S-5V7YG0

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 750W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.03A, 208V: 0.59A, 240V: 0.51A, 277V: 0.47A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

6.04% at 120V, 8.21% at 277V

Power Factor:

99.8% at 120V,, 91.3% at 277V

Photocel

120-277V selectable photocell that can be turned on and off.

Surge Protection:

L/N: 6 kV, L/N-PE: 6 kV

Dim to Off:

Yes

Aux Power Supply:

Yes

Construction

IK Rating:

IK08 Protected against 5 joules of impact. Equivalent to the impact of a 3.75 lbs. (1.7kg) mass dropped from 11.8" (300mm) above the impacted surface.

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature:

Max Power Temp Rating: 122°F (50°C) Middle Power Temp Rating: 122°F (50°C) Low Power Temp Rating: 122°F (50°C)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Cut Off:

Full cutoff (0°)



Technical Specifications (continued)

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

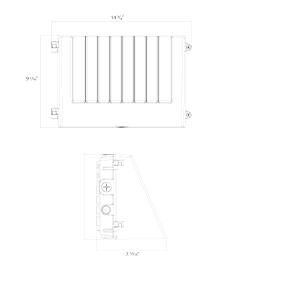
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Other

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

Selectable CCT

Full cutoff

Selectable on/off photocell

0-10V dimming, standard

Ordering Matrix

Family	Style	Wattage	Color Temp	Finish	Driver	Options
LIM17FA	FC	120				
	FC = Full cutoff	40 = 40W 60 = 60W 100 = 100W 120 = 120W 150 = 150W	Blank = 3000/4000/5000K Adjustable	Blank = Bronze	Blank = 120-277V	Blank = Selectable On/Off Photocell /MVS = Selectable On/Off Photocell w/Microwave Motion Sensor /LCB = Lightcloud Blue /LCBS = Lightcloud Blue w/PIR Sensor /LCBS/MVS = Lightcloud Blue w/MVS Sensor

PROPERTY INFORMATION

ADDRESS: 04207 CR 689 & 71355 CR 338

PARCEL NO.: 80-17-012-026-30 & 80-17-012-026-05

PROPERTY LEGAL DESCRIPTION

Land Situated in the State of Michigan, County of Van Buren, Township of South Haven:

Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan, thence West along the North line of said Section, 713.58 feet to the point of beginning; thence continuing West along said North Section line 365.27 feet; thence South 01 degrees 32 minutes 50 seconds East, 398.00 feet; thence West, 233.45 feet; thence South 01 degrees 32 minutes 50 seconds East, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section, 261.41 feet; thence North 89 degrees 58 minutes 36 seconds East, along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section, 785.92 feet; thence North 01 degrees 44 minutes 20 seconds West, along the West line of "Phoenix Business Complex Condominium", 193.06 feet; thence South 89 degrees 58 minutes 36 seconds West, 185.00 feet; thence North 01 degrees 44 minutes 20 seconds West, 466.17 feet to the point of beginning. Together with an easement for ingress and egress described as: Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan; thence West along the North line of said Section, 620.72 feet to the point of beginning; thence South 47 degrees 35 minutes 08 seconds West, 122.38 feet; thence North 01 degrees 44 minutes 20 seconds West, 82.58 feet to the North Section line; thence East along the North Section line, 92.86 feet to the point of beginning.

South Haven Charter Township 09761 Blue Star Hwy South Haven MI 49090

269-637-3305 shtwp.zoninga@gmail.com

Zoning Department 111 Grand St Allegan MI 49010 1-800-626-5964 mtsallegan@frontier.com

APPLICATION SITE PLAN REVIEW, SPECIAL USE PUD, SITE CONDO, OTHER

Property Owner

Name ₁₅₂	nd Farm LLC			
Address_7	7351 West Olive Rd	City	Holland, MI	Zip_49424
Telephon	e_616-886-2687	Emai	_mbakker@landsc	apeds.com
Represen	tative (if applicable) <u>Ne</u>	derveld, Inc.	Attn: Jon DePoy	-
	e 616-240-6922 Ferent from Owner)	Email_	jdepoy@nedervelo	d.com
Name_sal	me as owner			
Address_		City		Zip
Telephon	e	Email		
Property Address	: <u>04207 CR 689 & 71355 C</u>	CR 388		
Property Number	80-17- <u>012-026-30 & 80</u> -	-17-012-026-	05	- Printern
Current Zoning C	Classification and Use o	SC & MDR		
Commercial Use	y for which Review is I ; Industrial Use ; Special Use	_; Multi-fa	mily Use; To	emporary Use ;
				for Landscape Design Services.
	will be renovated. Propose , parking lot, and a propose			the include site plan set
Signature of Prop	erty Owner Albe	2	I	Date 9/2/2025
Signature of App	licant		I	Date 9/2/2025

(owner and applicant must sign)

Security features. Details on back.

a

LANDSCAPE DESIGN SERVICES, INC.

7351 WEST OLIVE ROAD HOLLAND, MI 49424 PHONE (616) 399-1734

FIRST NATIONAL BANK OF MICHIGAN KALAMAZOO, MI 49007

74-1423/724

DATE

9/2/2025

SHIP OF

AMOUNT

\$500.00

PAY TO THE ORDER OF: Five Hundred Dollars and 00 Cents

South Haven Charter Township 09761 Blue Star Memorial Hwy South Haven MI 49090



Ma

AUTHORIZED SIGNATURE

#O79658# #O72414239# #111079828#

LANDSCAPE DESIGN SERVICES, INC.
7351 WEST OLIVE ROAD
HOLLAND, MI 49424
PHONE (616) 399-1734

PAY TO THE ORDER OF:

South Haven Charter Township 09761 Blue Star Memorial Hwy

South Haven MI 49090

Five Hundred Dollars and 00 Cents

FIRST NATIONAL BANK OF MICHIGAN KALAMAZOO, MI 49007

74-1423/724

DATE

9/2/2025

AMOUNT

\$500.00

Security features. Details on back.

AUTHORIZED SIGNATURE

3 CD 6 E

"B 2 9 P 7 O " 119627175301 = # # 10 7 9 B 2 B II

79658

LANDSCAPE DESIGN SERVICES, INC.

Vendor ID	Name		Payment Number	Check Date	Document Number
SOUTHTWP	South Haven Charte	er Township	076590	9/10/2025	79746
Our Voucher Number	Date	Amoun	t Amount Paid	Discount	Net Amount Paid
PERMIT REVIEW 2025	9/9/2025	\$100.0	0 \$100.00	\$0.00	\$100.00



PAY TO THE LANDSCAPE DESIGN SERVICES, INC.

\$100.00

7351 WEST OLIVE ROAD HOLLAND, MI 49424 PHONE (616) 399-1734

KALAMAZOO, MI 49007 74-1423/724

\$100.00

FIRST NATIONAL BANK OF MICHIGAN

DATE

9/10/2025

\$0.00

SEE

AMOUNT \$100.00

\$100.00

79746

One Hundred Dollars and 00 Cents

neither the state nor any person holds a tax title or lien, and that all taxes levied for the five calendar years preceding the date of this instrument have been paid, except that if checked here this certificate does not covertaxes for the most recent year because the delinquent tax roll for the same is not yet available.

Van, Buren County Treasurel
05/20/25
Dated Initials

MICHIGAN REAL ESTATE TRANSFER TAX Van Buren County Tax Stamp #76562 05/20/2025 01:57:11 PM

Receipt# 25-5026 L: 1779 P: 4 20 State Tax: \$4875.00 County Tax: \$715.00

.00

L: 1779 P: 4 DWD 05/20/2025 01:57:11 PM Page: 1 of 2 Fee:\$ 35.0 LR-3460345 Register of Deeds - Van Buren County, MI

2/35

Warranty Deed - Statutory Form C.L. 1948, 565.151 M.S.A. 26571

KNOW ALL MEN BY THESE PRESENTS: That Kip R. Harden, whose street number and post office address is 66726 8th Avenue, South Haven, MI 49090, convey(s) and warrant(s) to 152nd Farm, LLC, a Michigan limited liability company, whose street number and post office address is 7351 West Olive Road, Holland, MI 49424 the following described premises:

For APN/Parcel ID(s): 80-17-012-026-05



Land Situated in the State of Michigan, County of Van Buren, Township of South Haven:

Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan, thence West along the North line of said Section, 713.58 feet to the point of beginning; thence continuing West along said North Section line 365.27 feet; thence South 01 degrees 32 minutes 50 seconds East, 398.00 feet; thence West, 233.45 feet; thence South 01 degrees 32 minutes 50 seconds East, along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section, 261.41 feet; thence North 89 degrees 58 minutes 36 seconds East, along the South line of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section, 785.92 feet; thence North 01 degrees 44 minutes 20 seconds West, along the West line of "Phoenix Business Complex Condominium", 193.06 feet; thence South 89 degrees 58 minutes 36 seconds West, 185.00 feet; thence North 01 degrees 44 minutes 20 seconds West, 466.17 feet to the point of beginning.

Together with an easement for ingress and egress described as: Commencing at the North 1/4 post of Section 12, Town 1 South, Range 17 West, South Haven Township, Van Buren County, Michigan; thence West along the North line of said Section, 620.72 feet to the point of beginning; thence South 47 degrees 35 minutes 08 seconds West, 122.38 feet; thence North 01 degrees 44 minutes 20 seconds West, 82.58 feet to the North Section line; thence East along the North Section line, 92.86 feet to the point of beginning

Commonly known as: 71355 CR 388, South Haven, MI 49090-7331

for the full consideration of Six Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars (\$649,900.00).

Subject to easements, reservations, restrictions and limitations of record, if any, and further subject to:

NONE

CT-Lowell UBC 2025 MAY 20 AM 10:20 (Attached to and becoming a part of Statutory Warranty Deed dated May 16, 2025 between Kip R. Harden, as Grantor and 152nd Farm, LLC, a Michigan limited liability company, as Grantee.)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 16, 2025

Signed and Sealed:

Kip R. Harden

State of Michigan County of Van Buren

I, Janet R. Lynch, a Notary Public of the County and the State first above written, do hereby certify that Kip R. Harden personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 16th day of May, 2025.

Name: Janet R. Lynch Notary Public - State of Michigan

Van Buren County

My Commission Expires: August 18, 2025

Acting in the County of Van Buren

Janet R Lynch Notary Public of Michigan Van Buren County Expires 08/18/2025 Acting in the County of

(Seal)

Drafted by: Kip R. Harden 66726 8th Avenue

South Haven, MI 49090

Mail After Recording To: Matthew W. Bakker 152nd Farm, LLC, a Michigan limited liability company 7351 West Olive Road Holland, MI 49424

Send Subsequent Tax Bills To: 152nd Farm, LLC, a Michigan limited liability company 7351 West Olive Road Holland, MI 49424

Recording Fee: \$30.00

Tax parcel no.: 80-17-012-026-05

Real Estate Transfer Tax: \$5,590.00

STORMWATER MANAGEMENT CALCULATIONS

for

Landscape Design Services South Haven

Nederveld Job # 25200569

September 2, 2025

Prepared By:



730 CHICAGO DRIVE HOLLAND, MI 49423 P. 616.393.0449

TABLE OF CONTENTS

Narrative Summary

LID Calculator

Storm Calculations

Flood Control Volume Primary Spillway Outlet Control Structure

Figures

Drainage Map

Storm Sewer Catchment Areas

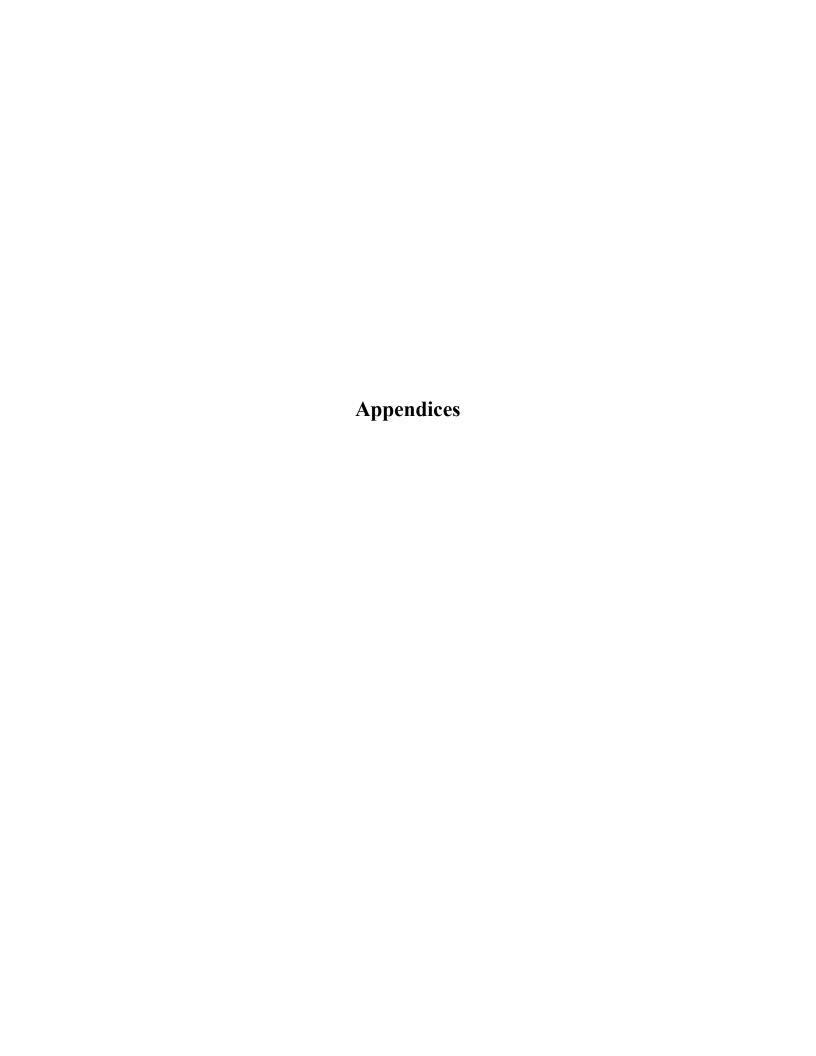
NARRATIVE SUMMARY

General Information

- Location: Lakeshore Design Services South Haven is located on the south side of CR 388 approximately 400 feet east of CR 689. The parcel is located at 71355 CR 388 and is located in the Northwest ¼ of Section 12, T1N, R17W, South Haven Township, Van Buren County, MI.
- Terrain: Elevations on the project vary from an existing high point of 642 located along west side of the site to an existing low point of 629 achieved in both the northeast and southeast corners of the site. The center of the site contains an east/west ridge. There is an east west drainage swale along the north side of the ridge that feeds into the CR 388 roadside ditch in the northeast corner of the property. The Teske County Drain is located along the south side of the ridge and exits the east side of the property where it goes under the adjoining storage units property to the east. The south side of the property (to the south of the Teske Drain) slopes up to the south. The existing conditions plan (Sheet C-201) depicts the topography of the site and surrounding area. The existing commercial building located centrally within the site will be repurposed to contain Landscape Design Services.
- Area: The overall property consists of approximately 7.3 acres, excluding R.O.W. The site contains a large commercial building located centrally. There is an outbuilding in the west portion of the site which is to be removed. The adjoining parcels to the north are agricultural and residential use. The parcels to the east are residential and commercial use. The adjoining parcels to the south are residential and agricultural use. The adjoining parcels to the west are residential use.
- *Soils*: Per the NCRS soil survey, soils on site consist of mostly of Loam or sandy loam. The soils on site are largely in hydrologic soil group C.
- Current Drainage: Stormwater runoff from the front half of the current building and everything north sheet flows to the north toward CR388 ROW via a culvert under the neighboring residential driveway to the northeast. The south half of the commercial building and everything to the south sheet flows to the Teske County Drain located centrally in the south portion. The ditch along CR 388 and the Teske County Drain merge approximately 300' east of the property limits where the drain continues to fall to the southeast.
- Proposed Drainage: Stormwater runoff from the proposed impervious surfaces will be collected via catchbasins and conveyed to the detention basin proposed in the north portion of the site. The detention basin was sized using the LID Green Calculator provided by the County. The basin was sized to contain the 25-year storm event. The detention basin will discharge to the swale along the north side of the property where it will make its way to the Teske Drain. This outlet is closer to the proposed detention basin. Additionally, the Teske Drain through the storage units to the east has been identified as under capacity and has caused flooding in the past.

Detention Provisions

- *Stream Protection*: Stream protection will be achieved through extended detention based on the heavy soils on-site.
- Overland Flow: The emergency overflow from the detention basin was sized to convey the peak 10-year flow entering the basin. The emergency overflow will be earthen and reinforced with NAG C-350 soil erosion matting.



Green Calculator Low Impact Development Hydrologic Analysis Tool

Version 2.0

Notes:

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- 3) This spreadsheet is intended for all areas contributing to a single treatment train on the site. A site with multiple (parallel) treatment trains requires one spreadsheet for each treatment train.

1. Project Description

Name: Landscape Design Services

Number:

Date: 8/6/2025 Engineer: Nederveld, Inc. Michigan County: Van Buren

Local Unit: South Haven Township

Description:

Redevelopment credit? Yes

2. Time of Concentration

_	Worksheet	User Spec.	User Spec.
Existing and pre-development [hr]	0.41	0.25	0.25
Developed (w/ retention BMPs) [hr]	0.00	0.25	0.25

3. Area Summary

	Area [ac]	% Total	
Total site area contributing to treatment train	2.87		
Disturbed area	2.87	100%	
Protected area	0.00	0%	

4. Runoff from Disturbed and Minimally Disturbed Areas

4a. Existing

Land Use	HSG	Area	Units	SCS CN
Impervious (paved, roof, concrete, etc.)		18,410.00	sqft	98
Gravel	С	6,865.00	sqft	89
Open (lawns, parks, etc.) - good	С	99,734.00	sqft sqft sqft sqft sqft sqft sqft sqft	74
		2 87	acre	

4b. Pre-development = Existing

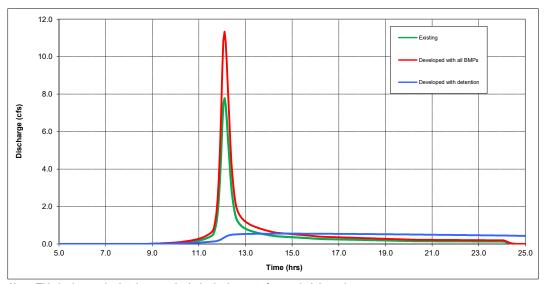
Land Use	HSG	Area	Units	SCS CN
Impervious (paved, roof, concrete, etc.)		18,410.00	sqft	98
Gravel	С	6,865.00	sqft	89
Open (lawns, parks, etc.) - good	С	99,734.00	sqft	74
			sqft	
			sqft	_
		2.87	acre	

4c. Developed

Land Use	HSG	Area	Units	SCS CN
Impervious (include pervious pavement and green roof)		70,839.00	sqft	98
Disturbed pervious area: Open space - fair	С	54,170.00	sqft sqft sqft sqft sqft sqft sqft sqft	79
		2.87	acre	

Directly connected in	npervious area [ac] pervious area [ac]	1.63 1.24			
Minimum required Wate	er Quality Volume	3,884.30	cft		
Stream Protection Volume					
2-year, 24-hour runoff volume for proposed devi 2-year, 24-hour runoff volume fo	r existing condition	16,034.83 8,390.47	cft cft cft		
Minimum required Stream P Structural BMP	Data Columns Required	7,644.36 Area of BMP, A [sqft]	Available Water Storage Volume, V [cft]	Average Design Infiltration Rate, i [in/hr]	Stream Protection Volume Credit [cft
					0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0
	Stream Protectio	n Volume cred	lit limit by tota	lume credit [cft] I site runoff [cft] tection Volume?	0.00 0.00 <u><i>NO</i></u>
	Percentage o	Average si Site area req Ex	ite CN for deve uiring extende xtended detent	met by retention eloped condition ed detention [ac] tion volume [cft] elease rate [cfs]	0% 90 2.87 7868.26 0.069
Detention Storage					
Design storm Developed peak discharge [cfs] Standard allowable discharge [cfs] - 0.13 cfs/ac Other allowable discharge [cfs]	25-year 11.34 0.37		late detention age volume		
Detention storage required? Desired peak discharge [cfs] Calculated peak discharge [cfs] Required detention volume	Yes 0.55 0.55 22,102.81	Detention sto	rage volume c	alculated.	
otes:					

Green Calculator 8. Hydrographs



Note: This hydrograph plot does not include the impact of extended detention.

Rainfall

Rainfall frequency 25-year Rainfall depth (inches) 4.45

Pre-develpment (=Existing) Conditions

 Pervious Curve Number
 75

 Average runoff [in]
 2.33

 Peak discharge [cfs]
 7.78

 Runoff volume [ac-ft]
 0.56

Existing Conditions

 Pervious Curve Number
 75

 Average runoff [in]
 2.33

 Peak discharge [cfs]
 7.78

 Runoff volume [ac-ft]
 0.56

Developed (with non-structural BMP credits)

 Pervious Curve Number
 79

 Average runoff [in]
 3.40

 Runoff volume [ac-ft]
 0.81

Developed with all BMPs

Volume stored [ac-ft] 0.00 Volume released [ac-ft] 0.81 Peak discharge [cfs] 11.34

Developed with all BMPs and Detention Storage Maximum volume detained [ac-ft] 0.51

Peak discharge [cfs] 0.55

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Green Calculator Low Impact Development Hydrologic Analysis Tool

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4a. Existing

Land Use	HSG	Area	Units	SCS CN
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Gravel	С	6,865.00	sqft	89
Open (lawns, parks, etc.) - good	С	99,734.00	sqft	74
			sqft	
		2.87	acre	

4b. Pre-development = Existing

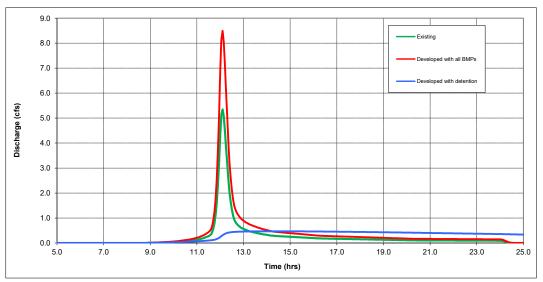
Land Use	HSG	Area	Units	SCS CN
Impervious (paved, roof, concrete, etc.)		18,410.00	sqft	98
Gravel	С	6,865.00	sqft	89
Open (lawns, parks, etc.) - good	С	99,734.00	sqft	74
			sqft	
			sqft	_
		2.87	acre	

4c. Developed

Land Use	HSG	Area	Units	SCS CN
Impervious (include pervious pavement and green roof)		70,839.00	sqft	98
Disturbed pervious area: Open space - fair	С	54,170.00	sqft sqft sqft sqft sqft sqft sqft sqft	79
		2.87	acre	

Directly connected in		1.63			
Directly connected disturbed Minimum required Wat			cft		
Care and Brataction Values	·				
Stream Protection Volume					
2-year, 24-hour runoff volume for proposed dev 2-year, 24-hour runoff volume fo		16,034.83 <u>8,390.47</u>	cft cft		
Z-year, 24-nour runon volume io Minimum required Stream F			cft		
Structural BMP	Data Columns Required	Area of BMP, A [sqft]	Available Water Storage Volume, V [cft]	Average Design Infiltration Rate, i [in/hr]	Stream Protection Volume Credit [cft
				lume credit [cft]	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0
J	Percentage o	Adequa f Stream Prote	te Stream Prot ction Volume I	tection Volume? met by retention	0.00 <u>NO</u> 0% 90
		Site area req	uiring extende tended detent	d detention [ac] tion volume [cft] elease rate [cfs]	2.87 7868.26 0.069
. Detention Storage					
Design storm Developed peak discharge [cfs] Standard allowable discharge [cfs] - 0.13 cfs/ac Other allowable discharge [cfs] Detention storage required?	25-year See comment 0.37		ate detention age volume		
Desired peak discharge [cfs] Calculated peak discharge [cfs] Required detention volume	0.55 0.00	Press button off	to calculate de	etention storage v	volume.
otes:					

Green Calculator 8. Hydrographs



Note: This hydrograph plot does not include the impact of extended detention.

Rainfall

Rainfall frequency 10-year Rainfall depth (inches) 3.52

Pre-develpment (=Existing) Conditions

 Pervious Curve Number
 75

 Average runoff [in]
 1.60

 Peak discharge [cfs]
 5.35

 Runoff volume [ac-ft]
 0.38

Existing Conditions

 Pervious Curve Number
 75

 Average runoff [in]
 1.60

 Peak discharge [cfs]
 5.35

 Runoff volume [ac-ft]
 0.38

Developed (with non-structural BMP credits)

Pervious Curve Number 79
Average runoff [in] 2.55
Runoff volume [ac-ft] 0.61

Developed with all BMPs

Volume stored [ac-ft] 0.00 Volume released [ac-ft] 0.61 Peak discharge [cfs] 8.50

Developed with all BMPs and Detention Storage

Maximum volume detained [ac-ft] 0.37
Peak discharge [cfs] 0.47

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Nederveld

Project: LDS South Haven

Project #: 25200569 Date: 9/2/2025

Detention Storage Calculations

Detention Basin Contour Areas and Volumes

Min. Elev.

Elev.	Area (s.f.)	Vol. (c.f.)	Vol. (ac-ft)	Cum. Vol.
630.50	8,293	0	0.00	0.00
631.00	9,011	4,325	0.10	0.10
632.00	10,522	9,757	0.22	0.32
633.00	12,133	11,318	0.26	0.58

Flood Control Elevation Interpolation

	Elev.	Vol. (ac-ft)	Area (s.f.)
	632.00	0.323	10,522
>	632.71	0.507	11,664
	633.00	0.583	12,133

0.507 ac-ft

(From LID Green Calculator)

Channel Protection Elevation Interpolation

	Elev.	Vol. (ac-ft)	Area (s.f.)
	631.00	0.099	9,011
>	631.36	0.181	9,560
	632.00	0.323	10,522

7,868 c.f. =

0.181 ac-ft

(From LID Green Calculator)

Emergency Overflow Spillway Design:

$$Q(10-yr) = 8.50 \text{ CFS}$$
 (From LID Green Calculator)

Weir Equation: $Q = 0.75 \text{CmH}^{2.5} + \text{CLH}^{1.5}$ Trapezoidal Broadcrested Weir

C (weir coef.) =	3.00	
H (height over wier) =	0.50	Ft.
m (weir side slope) =	3.00	1V:mH

Minimum Spilly	vay Dimensi	ons
Weir Base=	6.89 F	
Top width=	9.89 F	t.

13.00 Ft.

Spillway Design Dimensions Weir Base= Spillway Design Flow = 11.80 cfs Top width=

Nederveld Inc.

Project: LDS South Haven

Project #: 25200569 Date: 9/2/2025

Outlet Control Structure Orifice Calculation

Channel Protection Elevation

Orifice Equation: $Q = 5AH^{0.5}$ Extended Detention Elev. = 631.36

Min detention elev. = 630.50

Orifice Capacity (Row 1)

Elevation	630.50				
Head	0.86	ft.	diameter =	2.00	in
Flow, Q=	0.10	cfs	quantity =	1	
Total flow-	0.10	ofc			

Orifice Capacity (Row 2)

Elevation	631.36		
Head	0.00 ft.	diameter =	3.50 in
Flow, Q=	0.00 cfs	quantity =	1
Total flow=	0.00 cfs		

Design Flowflow =	0.10 cfs
Allowable Flow =	0.07 cfs

Flood Control Elevation

Orifice Equation: $Q = 5AH^{0.5}$ Flood Control Elev. = 632.71

Min detention elev. = 630.50

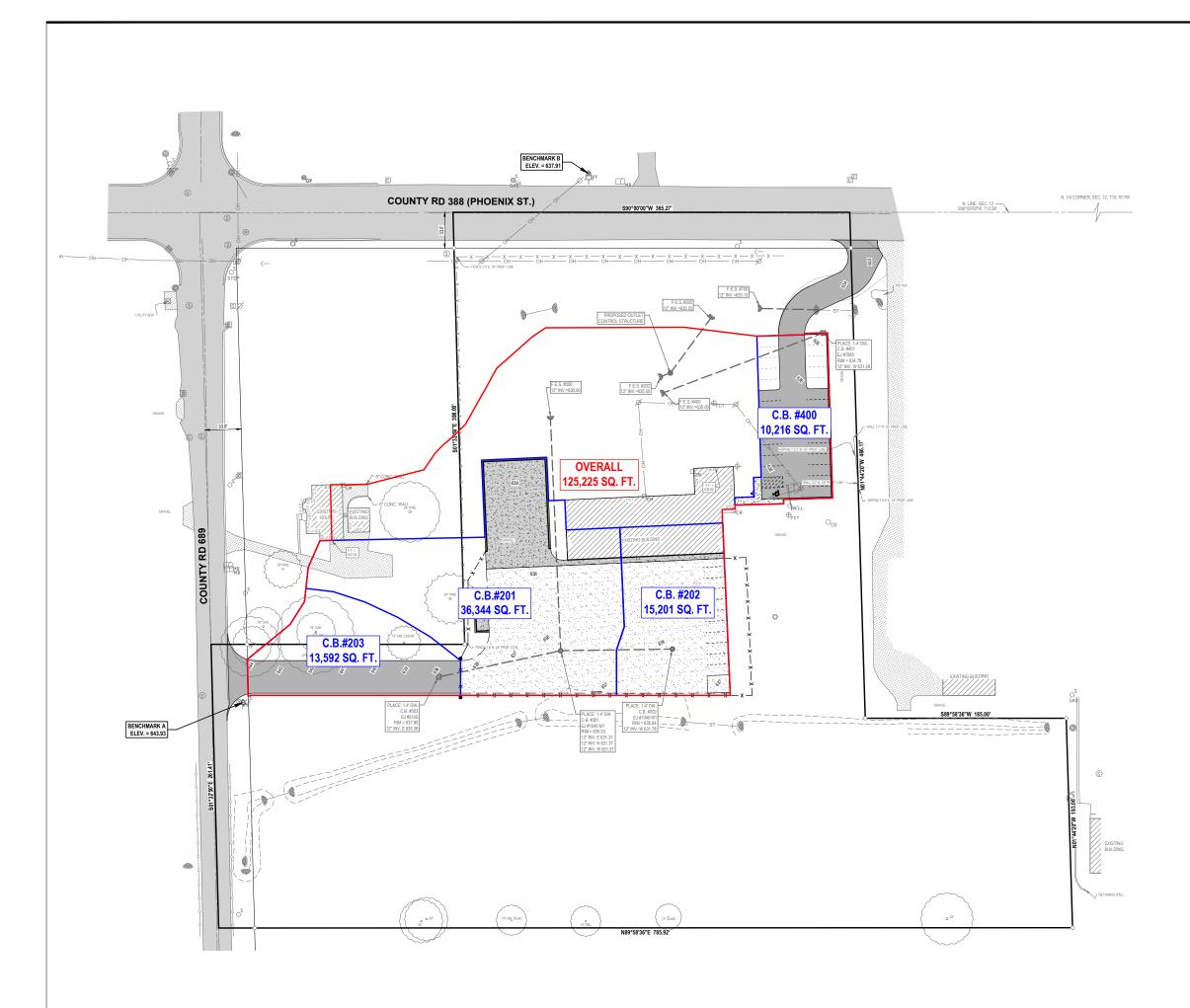
Orifice Capacity (Row 1)

Elevation	630.50			
Head	2.21	ft.	diameter =	2.00 in
Flow, Q=	0.16	cfs	quantity =	1
Total flow=	0.16	cfs		

Orifice Capacity (Row 2)

Elevation	631.36		
Head	1.35	ft. diameter =	3.50 in
Flow, Q=	0.39	cfs quantity =	1
Total flow=	0.39	cfs	

Design Flow =	0.55 cfs
Allowable Flow =	0.55 cfs





www.nederveld.com 800.222.1868

HOLLAND 730 Chicago Dr. Holland, MI 49423 Phone: 616.393.0449

GRAND RAPIDS

ANN ARBOR 3037 Miller Rd. Ann Arbor, MI 48103 Phone: 734.929.6963

PREPARED FOR:

Landscape Design Services Attention: Matthew Bakker

7351 West Olive Road Holland, MI 49424 Phone: 616.886.2684

REVISIONS:

20.00.10	Date:2025.0	Checked: NV	JV	Drawn:
	MITTAL	ISHIP SITE PLAN SI	TOWNSHIP	Title:
25.09.02	Date:2025.0	Checked: NV	JV	Drawn:
	Date:20	Checked: NV	JV	Drawn:

71355 CR 388

Drainage Area Map

PART OF THE NORTHWEST 1/4 OF SECTION 12, T1N, F SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICI

SEAL:

PROJECT NO:

SHEET NO:

C-601