



MEMORANDUM

DATE: SEPTEMBER 8, 2026

TO: HOLLAND CHARTER TOWNSHIP
ATTN: COMMUNITY DEVELOPMENT DEPARTMENT
353 NORTH 120TH AVENUE
HOLLAND, MI 49424

FROM: BRUCE A. CALLEN, PE

SUBJECT: APPLICATION - FINAL PLANNED UNIT DEVELOPMENT
CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
PPN:70-16-09-200-037
HOLLAND CHARTER TOWNSHIP, OTTAWA COUNTY, MI

On behalf of Capstone Communities, applicant for the above subject project, we hereby submit this plan narrative related to proposed improvements to the property at 3717 Beeline Road in Holland Charter Township, Ottawa County, Michigan. This narrative is intended to supplement the Final P.U.D. Plan, dated September 8, 2026, and the supporting documents provided in the submittal package.

The applicant seeks site plan approval for improvements to the 28.48 acre (27.63 acre net) property located on the west side of Beeline Road, and north of existing road right-of-way that aligns with Greenly Street.

The Cottages at Holland, Michigan is a cottage neighborhood that emphasizes classic American architecture and a pedestrian-friendly design in order to foster a true sense of community.

The community is comprised of cottages, townhomes, and Manor House-inspired walk-ups based on the style and scale of pre-war American neighborhoods. The traditional American style appeals to potential residents of all ages and backgrounds.

All amenities and services offered create an effort-free lifestyle for the residents. The clubhouse and pool area are thoughtfully designed to bring residents together for relaxation and socializing, while the open greenspaces, ponds, and walking paths provide a sense of peace and opportunities for activity.

civil engineers

108 East Savidge St.
Spring Lake MI 49456
616.414.5280
callenengineering.com

The homes have deep front porches that encourage sitting, private rear yards, and multiple sides with windows to the surrounding landscape. The units are equipped with smart home features, and the cottage and carriage units are designed with vaulted ceilings.

The Cottages at Holland, MI will be the perfect home for all who appreciate community-inspired design and the relaxing cottage lifestyle, and is in line to be the next great Holland neighborhood.

The property is currently located within the R-3 (High Density Residential) zoning district and is bordered by R-3 (High Density Residential) zoned properties to the west; R-2 (Moderate Density) to the north; R-2A (Medium Density Residential) to the north; Planned Unit Development to the north; and AG (Agricultural) to the south, west, and east. Most of the property is comprised of abandoned blueberry field, with one existing single-family residence fronting Beeline Road. The Baerman (Baarman) Drain crosses Beeline Road at the intersection with the Greenly Street right-of-way at the southeast corner of the site. The county drain is located within a flood hazard zone. A wetland delineation was previously completed, and is subject to updating upon start of the growing season. The project includes the construction of two hundred sixty-five (265) apartment units located within eighty-eight (87) buildings.

Related improvements include garage buildings, a new clubhouse building with pool facilities, maintenance building, trash enclosure facilities, driveway connections to Beeline Road and to proposed Greenly, new one-way and two-way internal drives and parking facilities, sidewalk and pedestrian pathway facilities, public utility extensions (watermain, sanitary sewer), site lighting, site signage, community mailbox (located at the clubhouse), landscaping and screening, storm water drainage facilities, franchise utilities (gas/electric/communications), and all related improvements.

Public infrastructure improvements include;

- Greenly Street corridor improvements, linking the Greenly Street cul-de-sac to a point east of Beeline Road, and improvements to the Greenly Street/ Beeline Road intersection. New 3-lane public street shall extend from the existing cul-de-sac in Greenly Street easterly toward Beeline Road, tapering to two lanes prior the Beeline Road intersection, and aligning with the existing street section east of Beeline Road.

The Greenly Street extension preliminary plan is currently in review with the Ottawa County Road Commission

- Bareman Drain box culvert extensions – to accommodate the Greenly/Beeline intersection improvements
- Public Sanitary Sewer in Greenly Street, extending easterly from existing sanitary sewer to Beeline Road – for future connection
- Public Watermain – with connections to existing watermain at the Greenly Street cul-de-sac, the Authentix residential community, and Greenly Street – east of the Beeline intersection. New 12-inch watermain will extend along Beeline Road from the northerly property limits southerly to Beeline Road.

Three (3) full-service driveways are proposed; two (2) onto Greenly Street, and one (1) onto Beeline Road. The westerly driveway onto Greenly Street shall provide two lanes of egress. The easterly driveway onto Greenly Street is located such that the center turn lane does not conflict with the required Greenly Street taper length – required to convert Greenly Street as the through-street at typical county road speeds. The site circulation plan was revised using a representative fire truck template, similar to the township's 42-ft truck and overhang.

With regard to the circulation patterns and safety controls being considered for the 3-way intersection and the offset 4-way intersection near the west end of the Beeline Road entry drive, we illustrate pavement arrows to indicate traffic flow, improved crosswalk markings, and stop signs to clearly indicate the prioritization of traffic flow at those intersections.

Six hundred fifteen (615) parking spaces are proposed, including 272 garage spaces, and 343 surface parking spaces. Zoning requires 663 parking spaces, based on two parking spaces per residential unit, and one guest parking space per two residential units. Standard parking spaces measure 18' x 9'. Interior drive widths measure 24-feet (two-way) and 18 feet (one-way). Driveway widths at hydrant locations shall accommodate the required 26-ft width requirement. Driveway entrances onto public street measure 30 feet wide to ensure safe and effective emergency vehicle and delivery truck turning movements. All drives and parking areas shall be paved with hot-mix-asphalt surface or concrete pavement. Bicycle parking is provided within the garage stalls.

One (1) covered, accessible dumpster enclosure is located at the north end of the site. Capstone has been successful operating all cottage communities via valet trash service to (1) accessible dumpster enclosure/compactor. Valet trash service occurs every five (5) days.

Recreational Amenities will include a Clubhouse providing office space for on-site property management, a fully furnished exercise room with modern equipment, a conference room and resort style pool.

Site storm water runoff shall be captured via storm sewer and directed to onsite wet detention ponds at the northeast and southeast corners of the site, with controlled-rate discharge to the Baerman (Baarman) Drain. Pretreatment is achieved via sediment forebays and/or vegetated filter strips. We acknowledge the requirement for Ottawa County Water Resources Commission review and approval, and seek conditional approval in that regard.

The development shall be served by new public watermain and sanitary sewer. We propose to connect to existing watermain in existing watermain easement in the Authentix development to the north, and to new, proposed 12-inch watermain in Beeline Road at two locations. New 12-inch watermain shall be extended northerly in Beeline Road, providing two additional connections points, ensuring adequate water quality and flows. Existing sanitary sewer exists adjacent to our west property line and provides convenient connection points to serve our development. We understand the township's downstream sanitary lift station was recently upgraded to accommodate the anticipated flows. Utility easements will be provided with the engineered construction drawings required for EGLE permitting.

Development signs shall be located at the entrances to the facility, meeting the requirements of the zoning ordinance, and subject to sign permitting.

Barrier-free sidewalk is provided internally to allow pedestrian access to community amenities.

Site lighting shall consist of pole- and wall-mounted fixtures, directed downward, away from neighboring properties, and to not interfere with motorist vision. A photometric plan is included in the submittal packages.

Landscaping and screening shall meet the intent of the zoning ordinance.

With regard to the impact on the community:

We anticipate there will be a nominal increase in emergency calls for service as is consistent with any residential development.

We do not anticipate negative effects on the natural environment. The storm water system shall be designed per county standards, and runoff will be released pre-treated and metered to mitigate quality and quantity concerns.

We understand the sanitary sewer system was recently upgraded to accommodate this service area. Proposed watermain improvements will improve water quality and add redundancy to the township water system.

We do not anticipate negative effects on automobile and truck circulation patterns. The proposed driveways and parking lots are sized to accommodate the intended vehicle uses, including first responders, and related turning movements. An exhibit illustrating turning movements for emergency vehicles is included in the submittal package.

We do not anticipate negative effects on the local traffic volume. This is a residential development that will be served by new Greenly Street improvements with direct access to US-31. We are coordinating with Ottawa County Road Commission and township staff on required improvements to Greenly Street.

We believe all elements of the site plan are harmonious and efficiently organized in relation to zoning, topography, the size and type of the lot, the character of adjoining properties and the type and size of buildings. All site amenities meet the required setbacks and are illustrated on the plan drawings. Upon completion of construction activities, all surfaces shall be promptly and properly restored.

With regard to the request for Planned Unit Development approval, we believe the development is consistent with the Holland Charter Township Comprehensive Plan.

We believe the proposed planned unit development demonstrates the following elements, which, when considered individually or wholly, could not be attained through a project designed under conventional zoning:

- ❖ Variety of housing types - including a mix of studio lofts, carriage and cottage units, flats, townhouses, and multi-plex units.
- ❖ Significant public street and utility improvements for the betterment of the community-at-large – improving traffic flow to US-31, and improving water quality and flows for those communities along the Greenly Street, Beeline Road, and Quincy Road corridors.
- ❖ Pedestrian/transit-oriented design with parking facilities (including garage access and surface parking) at the rear of the units, and the building fronts facing internal lawn areas with pedestrian facilities.
- ❖ Expansive landscaping beyond the site plan requirements of this ordinance, providing ample width between building faces and view extensive view corridors throughout the development
- ❖ Provision of open space – provided via expansive lawn areas within the interior of the project, and community amenities, including a community building and pool facilities.
- ❖ Effective transition between higher and lower density uses – by providing a mixture of single-family and multi-family dwellings of varying story heights.

On behalf of Capstone Communities., we respectfully request preliminary planned unit development approval for parcel 70-16-09-200-037, 3717 Beeline Road, Holland Charter Township, Ottawa County, Michigan.

August 28, 2026

Holland Charter Township Planning Commission
353 North 120th Avenue
Holland, Michigan 49424



RE: The Cottages at Holland
3717 Beeline Road, Holland, MI 49428
PUD Floor Area and Storage Deviations

Dear Chair and Members of the Planning Commission:

On behalf of the applicant, Nequette Architecture & Design respectfully requests approval of two departures from the Holland Charter Township Zoning Ordinance as part of the Planned Unit Development (PUD) review for The Cottages at Holland, a proposed 265-unit residential community at 3717 Beeline Road.

The proposed development includes a diverse mix of eleven residential unit types, ranging from studio, one- and two-bedroom flats to cottages and townhomes with private garages. The requested departures support this variety of housing types and allow the development to provide a broader range of housing choices while maintaining the overall quality, character, and amenities of the proposed community.

1. Minimum Floor Area Deviation

The project has been designed generally utilizing the R-3 multi-family minimum floor area standards contained in Table 4.3B of the Holland Charter Township Zoning Ordinance. Under those standards, nearly all proposed unit types meet or substantially exceed the required minimum floor areas.

The limited exception is the 1-Bedroom Carriage unit:

Unit Type	Units	Proposed Area	R-3 Multifamily Minimum	Difference
1-Bedroom Carriage	22	576 SF	640 SF	-64 SF / 10%

The 22 Carriage units represent approximately 8% of the total 265-unit development. This unit type is intentionally designed as the entry-level housing option within the community, providing an opportunity for residents who desire the character, amenities, and lifestyle offered by the development but may not need a larger residence or wish to incur the corresponding higher monthly rent.

The 576-square-foot plan remains a fully functional one-bedroom residence and provides the same level of architectural quality and access to community amenities as the larger units within the development. The reduced floor area is therefore not being proposed simply to increase density, but as part of the broader range of housing choices intentionally incorporated into the PUD.

The Township has also discussed whether certain detached or duplex cottage and townhome products should be classified as one- or two-family dwellings rather than multifamily dwellings. If those standards are determined to apply, the applicant additionally requests the necessary floor area departure for the 1-

Bedroom Carriage and 1-Bedroom Cottage S units. The 1-Bedroom Cottage S provides 676 square feet and otherwise exceeds the 640-square-foot R-3 multifamily standard.

Approval of these departures allows the project to maintain the proposed diversity of unit types and price points while preserving the overall design, density, architectural character, and quality of the PUD.

2. Residential Storage Deviation

The applicant also requests a departure from the minimum residential storage requirements.

The proposed units include dedicated interior storage areas ranging from approximately 28 to 130 square feet per unit, exclusive of garage space. In addition to this interior storage, the development provides an extensive system of enclosed, lockable garages distributed throughout the community.

The development includes:

- 265 total residential units
- 272 enclosed garage spaces
- 118 attached garage spaces serving 112 units
- 154 detached rentable garage spaces available to the remaining 153 units
- Detached garage sizes ranging from approximately 288 to 336 square feet
- 350 additional surface parking spaces, for a total of 622 parking spaces throughout the development

As a result, the development contains sufficient garage inventory for every residential unit to have access to at least one enclosed garage space, including more detached garage spaces than units without attached garages.

The detached garages are offered separately for rent so residents may choose the level of storage and enclosed parking appropriate to their individual needs. This operational structure does not result from a shortage of storage capacity; rather, the project physically provides substantial enclosed storage capacity throughout the development in addition to the storage already incorporated within each residence.

The Township's storage provisions recognize that required residential storage does not necessarily have to occur within the dwelling itself and may be provided in a separate accessory building. The proposed garage system is consistent with that intent by providing secure, enclosed, conveniently located space distributed throughout the development.

Accordingly, the applicant requests approval of a storage departure recognizing the combination of in-unit storage and the extensive attached and detached garage system as an appropriate alternative to strict application of the minimum storage area requirement to each individual dwelling unit.

Conclusion

The requested departures are limited in scope and are integral to the overall housing diversity and design of The Cottages at Holland. The floor area departure allows the community to offer a smaller, entry-level one-bedroom option, while the storage departure recognizes a project-wide system that provides

substantial secure storage capacity through both interior storage and a high number of enclosed garages. Dependent upon the individual renter's needs and desire to supplement provided in-house storage, additional optional on-site storage is available to all units, meeting the minimum storage requirement required by the zoning ordinance.

We believe these departures are consistent with the flexibility contemplated by the PUD process and contribute to a more varied, functional, and desirable residential community without adversely affecting surrounding properties or the overall quality of the development.

We respectfully request the Planning Commission's favorable consideration of these departures as part of the PUD approval for The Cottages at Holland.

Sincerely,

Nick Hester, AIA
Principal Architect
Nequette Architecture & Design

7-141-0000
20.00.00.00



CAPSTONE COTTAGES AT HOLLAND, MICHIGAN

09/03/26 SITE DIAGRAM SCALE 1"=100'



CAPSTONE COTTAGES AT HOLLAND

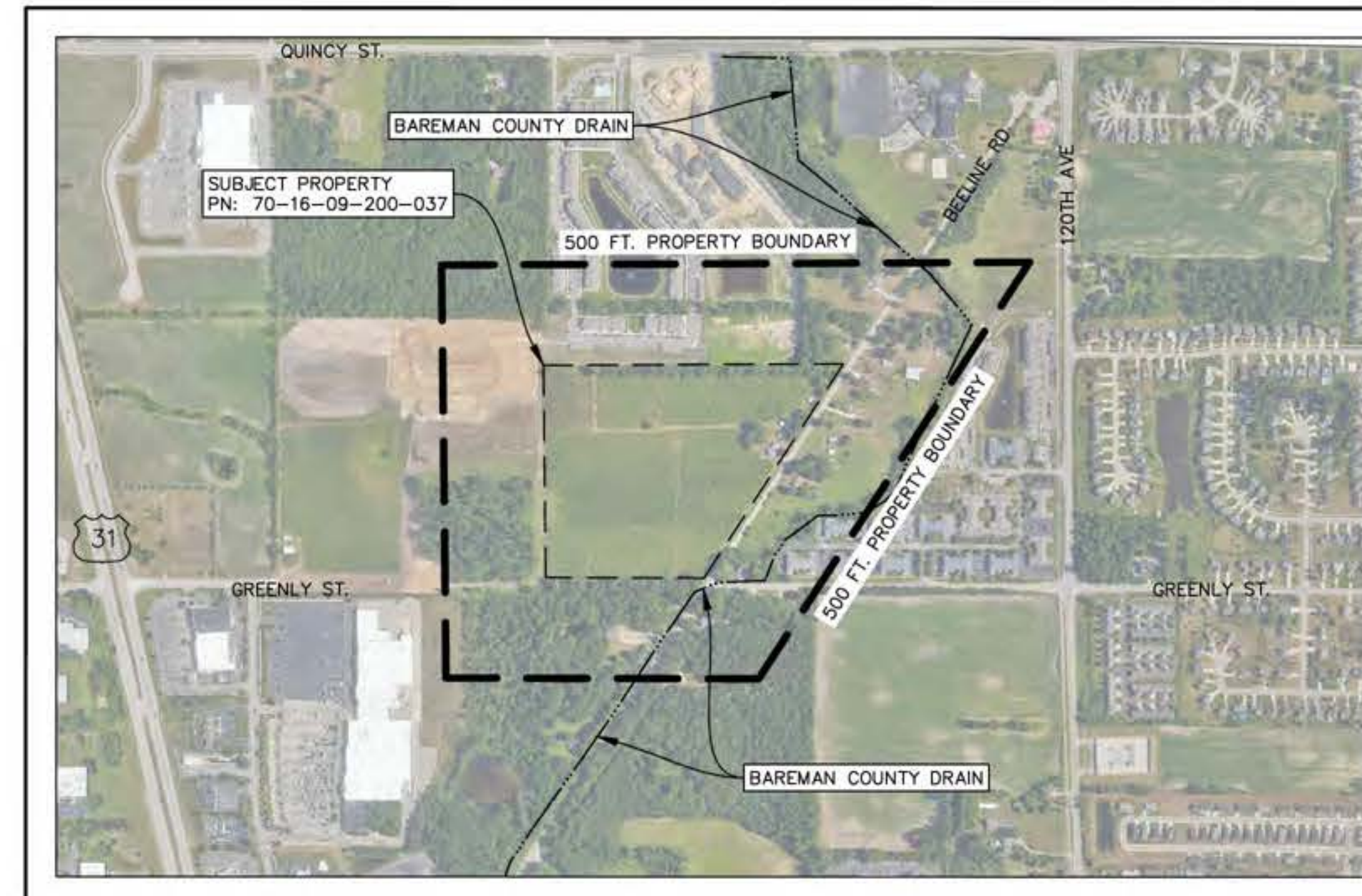
A NEW MULTI-FAMILY DEVELOPMENT

3717 BEELINE ROAD

HOLLAND CHARTER TOWNSHIP, MICHIGAN 49428

INDEX OF SHEETS

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ALTA	ALTA / NSPS LAND TITLE SURVEY
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C1.0	OVERALL SITE PLAN
C1.1 - 1.5	OVERALL SITE PLAN
C1.6	FIRETRUCK TURNING TEMPLATE
C1.7 - C1.8	GREENLY ST. PLAN & PROFILE
C1.9	BEELINE RD. PLAN & PROFILE
C1.10	DRIVEWAY PLAN
C2.0 - C2.5	GRADING, DRAINAGE, AND SESC PLAN
C3.0 - C3.7	DRIVE PLAN & PROFILE
C3.8	SANITARY SEWER PLAN
C3.9 - C3.15	SANITARY PLAN & PROFILE
C3.16	WATERMAIN PLAN
C3.17 - C3.28	WATERMAIN PLAN & PROFILE
C4.0 - C4.1	X-SECTIONS, NOTES, AND DETAILS
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PE001-002	PHOTOMETRIC PLAN



Parking Type	TOTAL
Carriage Garage Spaces	44
Manor Garage Spaces	94
Cottage/Townhouse Attached Garage Spaces	118
Stand-Alone Garage Spaces	16
Sub-Total Garage Spaces	272
Surface Parking Spaces	350
Total Parking Spaces Provided	622
Total Parking Spaces Required @ 2.50 PER RESIDENTIAL UNIT	663



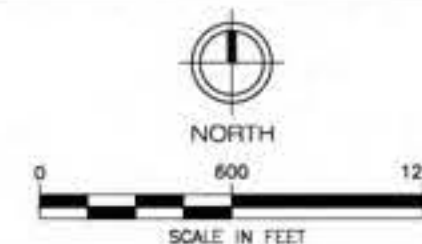
Know what's below.
Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

NEIGHBORHOOD MAP



PROJECT LOCATION

SECTION 9, T5N, R15W,
HOLLAND CHARTER TOWNSHIP,
OTTAWA COUNTY, MICHIGAN

OWNER

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, ALABAMA
PHONE: [REDACTED]

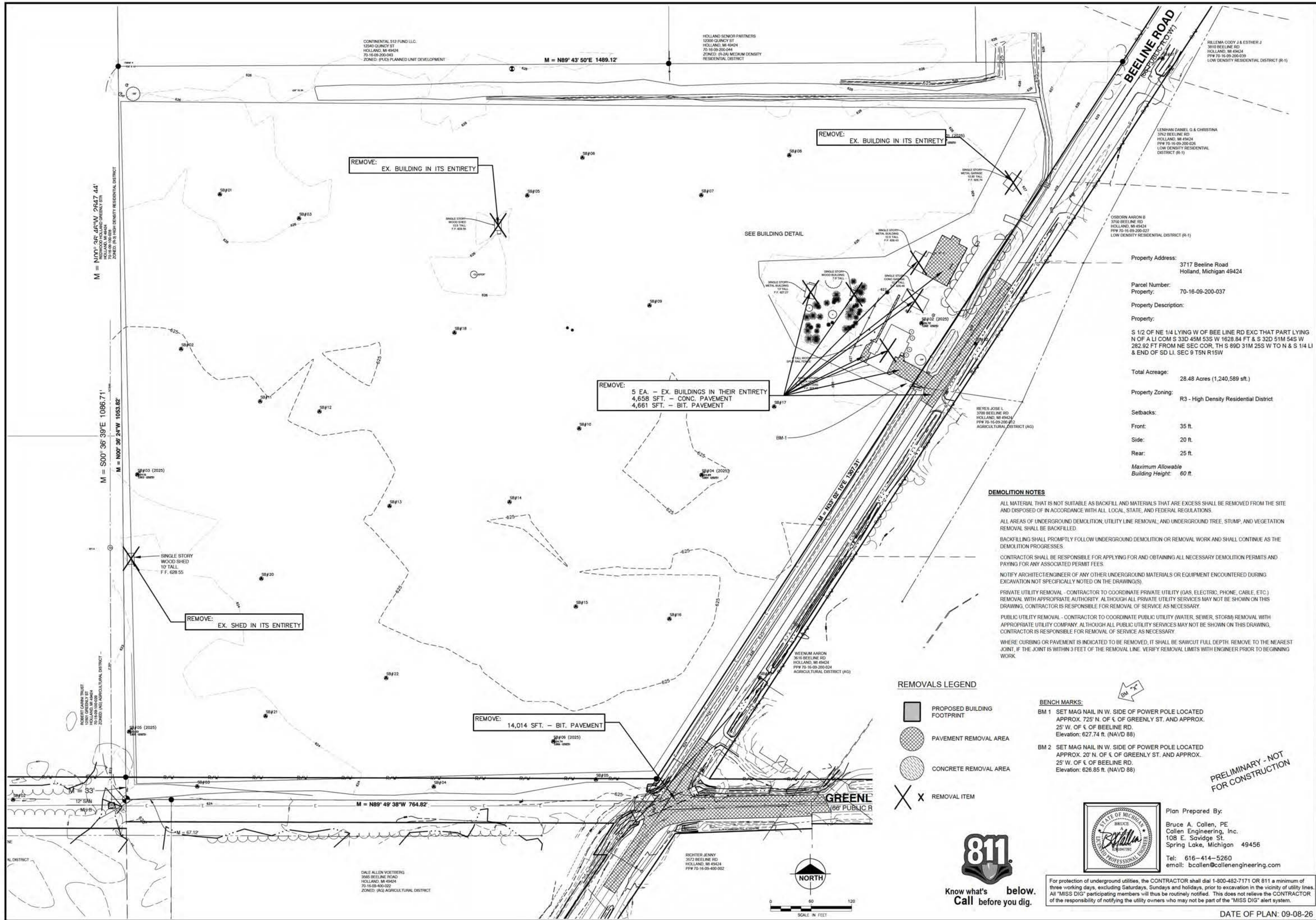


Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

DATE OF PLAN: 09-08-26

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUANCES	
REVISED PRELIM PUD REVIEW	06-09-26
DCRC PRELIM PLAN SUBMITTAL	07-29-26
DPS	08-28-26
FINAL PUD REVIEW	09-08-26
REVISIONS	
DESIGNED BY:	
 Callen Engineering, Inc. 108 East Savidge Street Spring Lake, MI 49456 T [REDACTED] www.callenengineering.com	
Drawn by	J.W.C.
Engineer	B.A.C. Check A.J.B.
Callen Engineering Project No.	
025 - CAPSTONE	
Sheet No.	
CS	



DEMOLITION NOTES

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWINGS(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBS OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

- REMOVALS LEGEND**
- PROPOSED BUILDING FOOTPRINT
 - PAVEMENT REMOVAL AREA
 - CONCRETE REMOVAL AREA
 - REMOVAL ITEM

BENCH MARKS:

BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)

BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com

callen
civil engineers

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	PRELIM PUD SUBMITTAL	B.A.C.	03-17-26
2	REVISED PRELIM PUD REVIEW	B.A.C.	06-09-26
3	DD'S	B.A.C.	08-28-26
4	FINAL PUD REVIEW	B.A.C.	09-08-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428

OTTAWA COUNTY, MICHIGAN

EXISTING CONDITIONS AND REMOVALS PLAN

DRAWN BY	DATE
J.W.C.	MAR '26

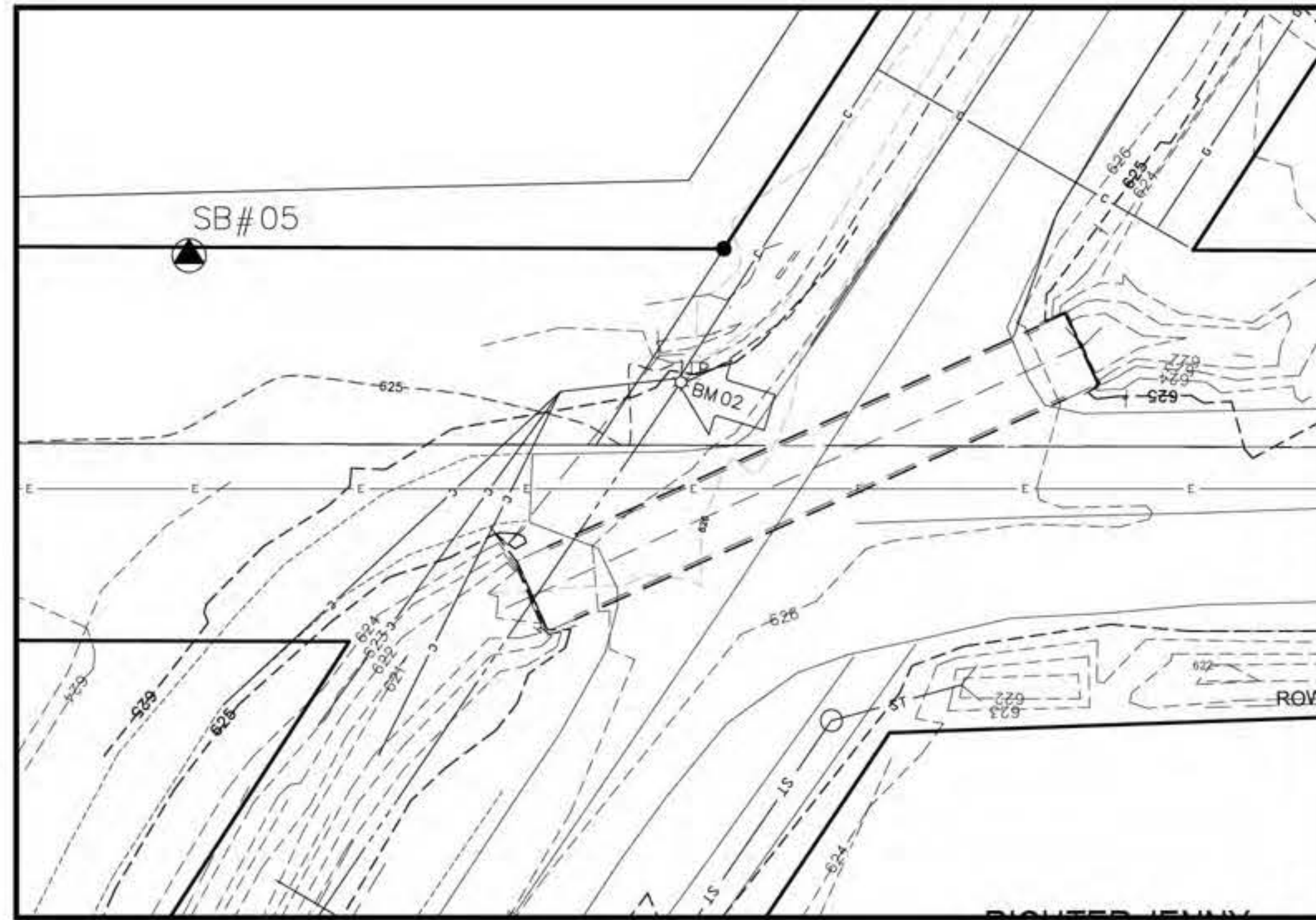
ENGINEER	DATE
B.A.C.	MAR '26

EDIT	DATE
J.W.C.	AUG '26

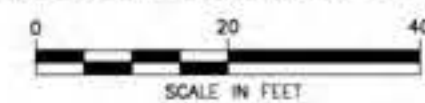
SCALE
DRAWING: 1" = 40' (PLOT SCALE)
AS NOTED: 1:1

PROJECT: 025 CAPSTONE COTTAGES

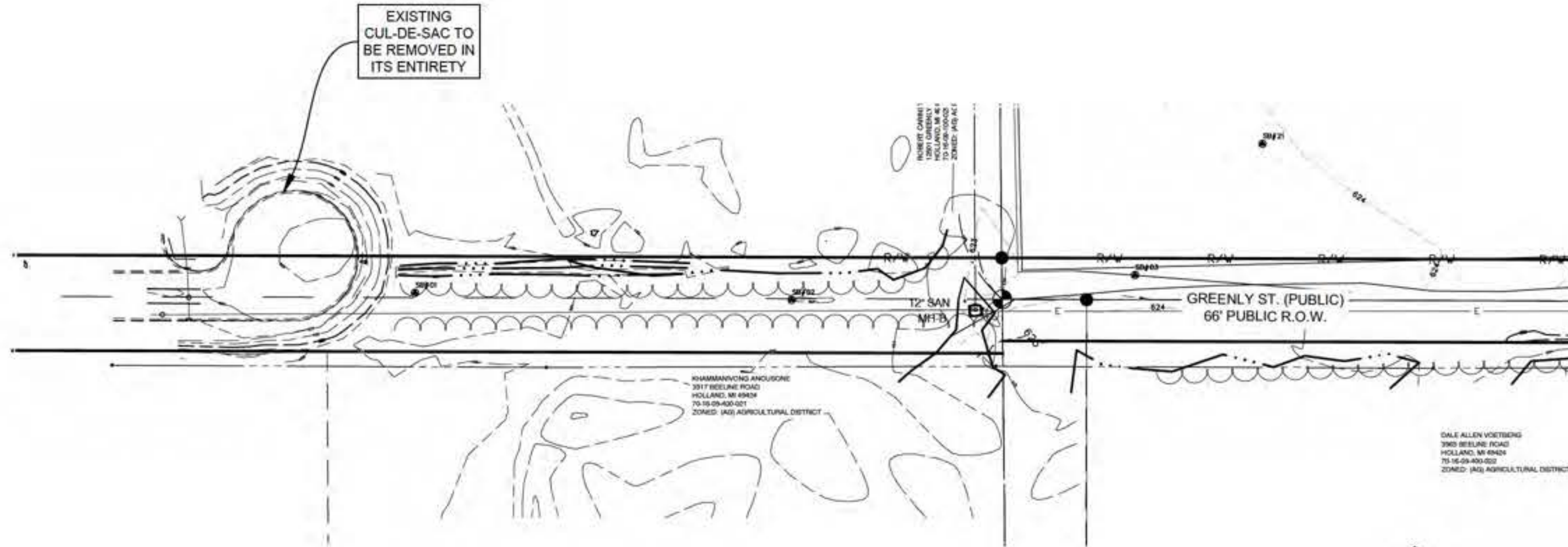
SHEET NO. **C0.1**



INTERSECTION EXPANDED VIEW



EXISTING
CUL-DE-SAC TO
BE REMOVED IN
ITS ENTIRETY



Property Address: 3717 Beeline Road
Holland, Michigan 49424

Parcel Number:
Property: 70-16-09-200-037

Property Description:
Property:
S 1/2 OF NE 1/4 LYING W OF BEE LINE RD EXC THAT PART LYING
N OF A LI COM S 33D 45M 53S W 1628.84 FT & S 32D 51M 54S W
282.92 FT FROM NE SEC COR, TH S 89D 31M 25S W TO N & S 1/4 LI
& END OF SD LI, SEC 9 T5N R15W

Total Acreage:
28.48 Acres (1,240,589 sq. ft.)

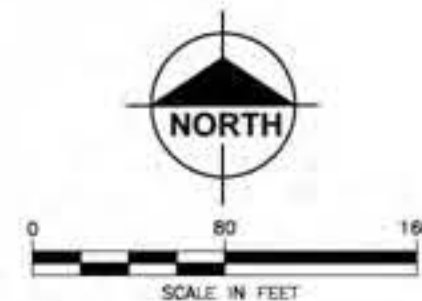
Property Zoning:
R3 - High Density Residential District

Setbacks:
Front: 35 ft.
Side: 20 ft.
Rear: 25 ft.

Maximum Allowable
Building Height: 60 ft.

EXISTING BOX CULVERT

SEE INTERSECTION EXPANDED
VIEW ON THIS SHEET



BENCH MARKS:

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FOR CONSTRUCTION



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Tel: 616-414-5260
email: bcollen@collenengineering.com

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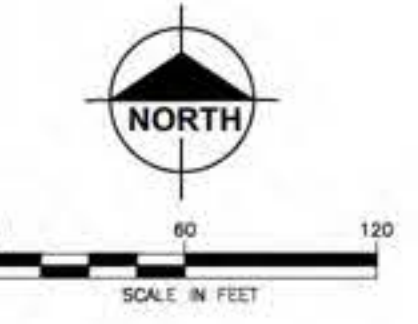
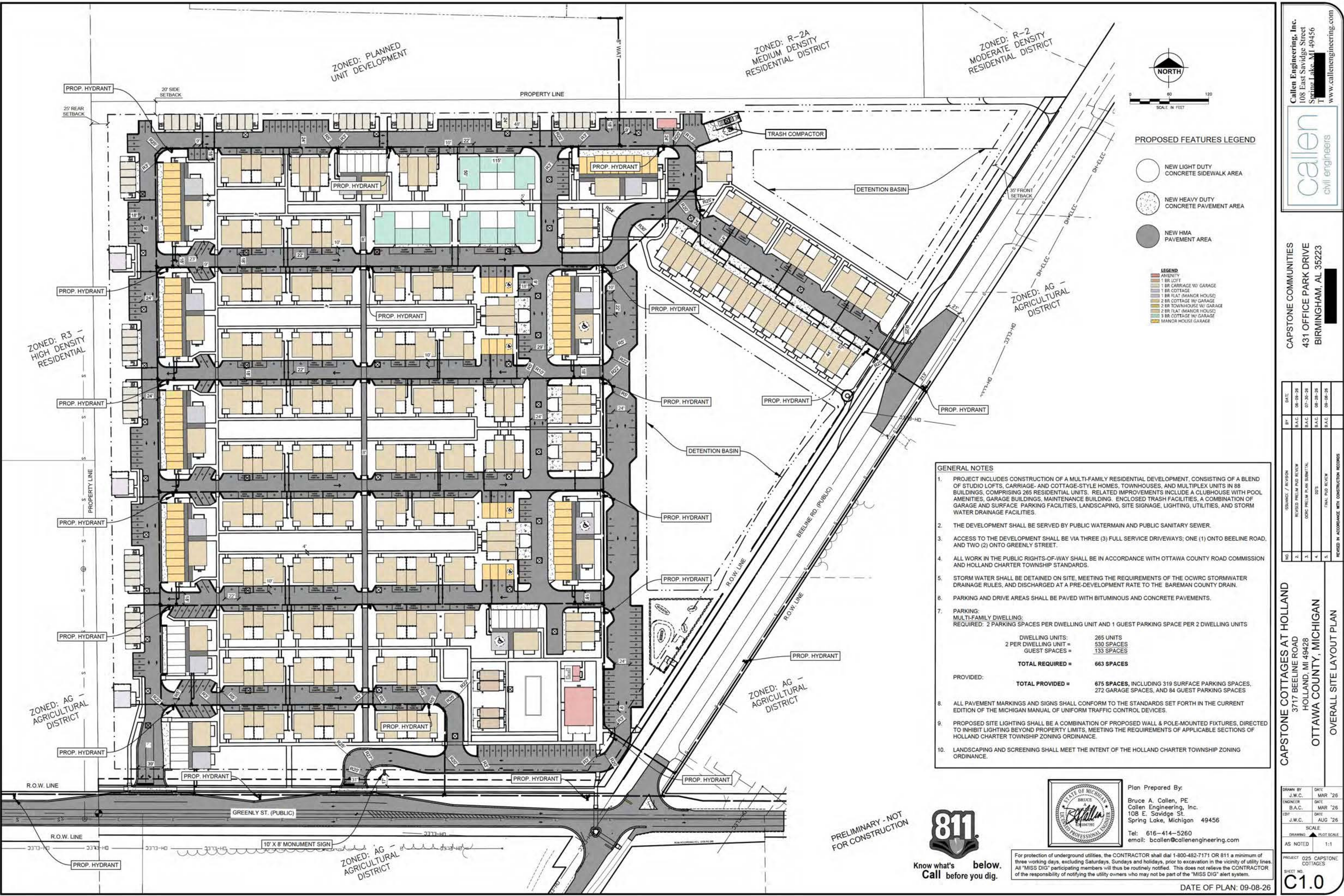


CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	CONC PRELIM PLAN SUBMITTAL	B.A.C.	07-30-26
2	DOTS	B.A.C.	08-28-26
3	FINAL PUD REVIEW	B.A.C.	09-08-26

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
R.O.W. EXISTING CONDITIONS

DRAWN BY L.B.C.	DATE JUL '26
ENGINEER B.A.C.	DATE JUL '26
EDIT J.W.C.	DATE AUG '26
SCALE DRAWING AS NOTED	PILOT SCALE 1:1
PROJECT 025 CAPSTONE COTTAGES	SHEET NO. C0.2



PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW HMA PAVEMENT AREA

LEGEND

- AMENITY
- 1 BR LOFT
- 1 BR CARRIAGE W/ GARAGE
- 1 BR COTTAGE
- 1 BR FLAT (MAJOR HOUSE)
- 2 BR COTTAGE W/ GARAGE
- 2 BR TOWNHOUSE W/ GARAGE
- 2 BR FLAT (MAJOR HOUSE)
- 3 BR COTTAGE W/ GARAGE
- MAJOR HOUSE GARAGE

GENERAL NOTES

- PROJECT INCLUDES CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, CONSISTING OF A BLEND OF STUDIO LOFTS, CARRIAGE- AND COTTAGE-STYLE HOMES, TOWNHOUSES, AND MULTIPLEX UNITS IN 88 BUILDINGS, COMPRISING 265 RESIDENTIAL UNITS. RELATED IMPROVEMENTS INCLUDE A CLUBHOUSE WITH POOL, AMENITIES, GARAGE BUILDINGS, MAINTENANCE BUILDING, ENCLOSED TRASH FACILITIES, A COMBINATION OF GARAGE AND SURFACE PARKING FACILITIES, LANDSCAPING, SITE SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.
- THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATERMAIN AND PUBLIC SANITARY SEWER.
- ACCESS TO THE DEVELOPMENT SHALL BE VIA THREE (3) FULL SERVICE DRIVEWAYS; ONE (1) ONTO BEELINE ROAD, AND TWO (2) ONTO GREENLY STREET.
- ALL WORK IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH OTTAWA COUNTY ROAD COMMISSION AND HOLLAND CHARTER TOWNSHIP STANDARDS.
- STORM WATER SHALL BE DETAINED ON SITE, MEETING THE REQUIREMENTS OF THE OCWRC STORMWATER DRAINAGE RULES, AND DISCHARGED AT A PRE-DEVELOPMENT RATE TO THE BAREMAN COUNTY DRAIN.
- PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
- PARKING:
MULTI-FAMILY DWELLING:
REQUIRED: 2 PARKING SPACES PER DWELLING UNIT AND 1 GUEST PARKING SPACE PER 2 DWELLING UNITS

DWELLING UNITS:	265 UNITS
2 PER DWELLING UNIT =	530 SPACES
GUEST SPACES =	133 SPACES
TOTAL REQUIRED =	663 SPACES

PROVIDED:

TOTAL PROVIDED =	675 SPACES, INCLUDING 319 SURFACE PARKING SPACES, 272 GARAGE SPACES, AND 84 GUEST PARKING SPACES
-------------------------	---
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF PROPOSED WALL & POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE.
- LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE.

PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com

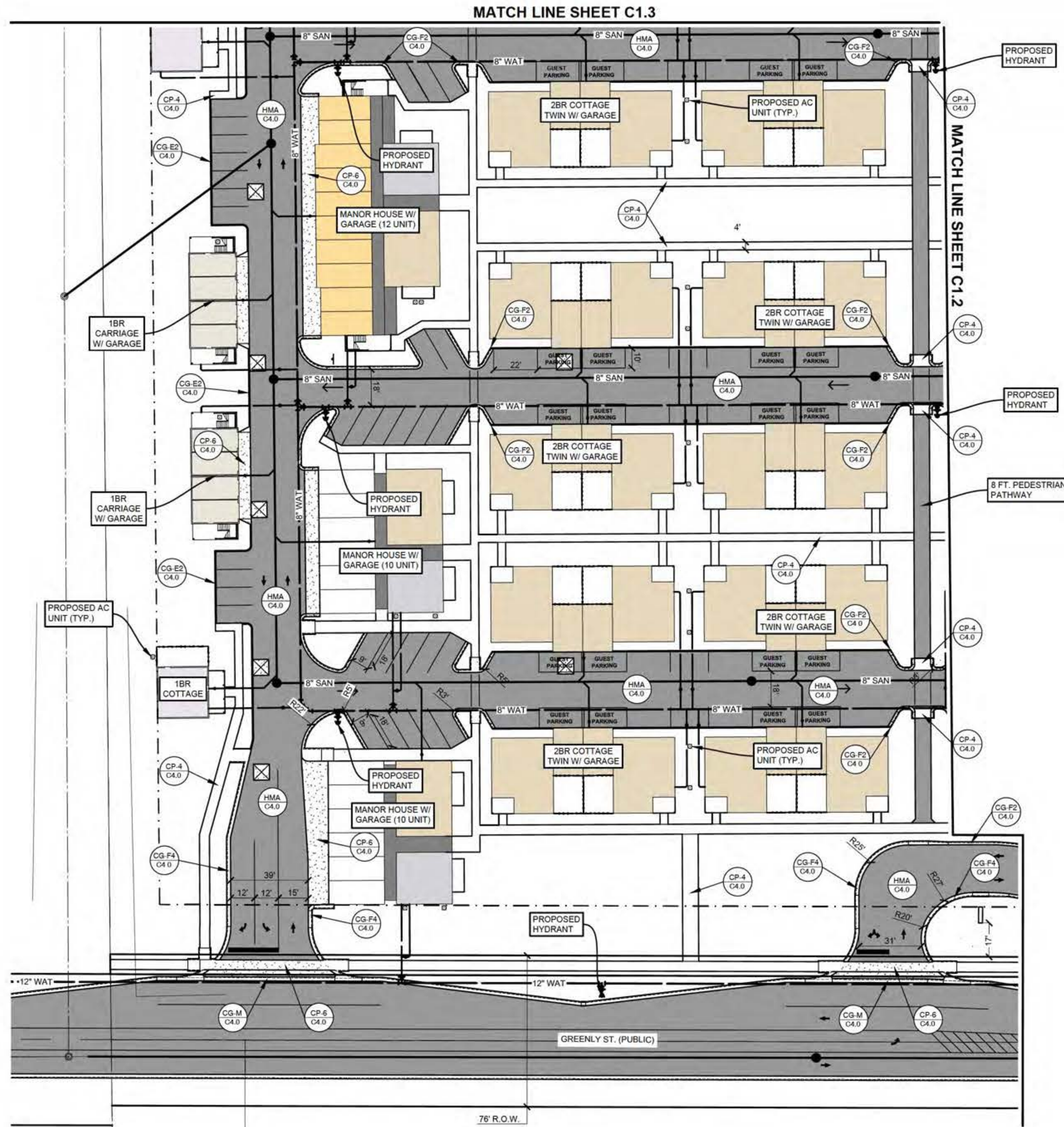


CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	REVISED PRELIM PLAN AND REVIEW	B.A.C.	08-09-26
2	ODC PRELIM PLAN SUBMITTAL	B.A.C.	07-30-26
3	DOT'S	B.A.C.	08-28-26
4	FINAL PUD REVIEW	B.A.C.	08-08-26

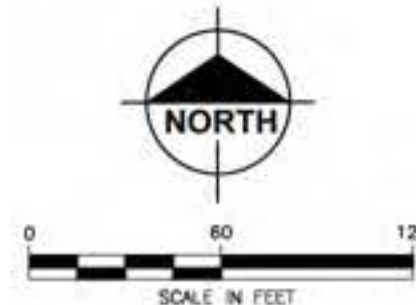
CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
OVERALL SITE LAYOUT PLAN

DRAWN BY	J.W.C.	DATE	MAR '26
ENGINEER	B.A.C.	DATE	MAR '26
EDIT	J.W.C.	DATE	AUG '26
SCALE	DRAWING	SCALE	PLOT SCALE
AS NOTED	1:1		
PROJECT	025 CAPSTONE COTTAGES		
SHEET NO.	C1.0		



- LEGEND**
- AMENITY
 - 1 BR LOFT
 - 1 BR CARRIAGE W/ GARAGE
 - 1 BR COTTAGE
 - 1 BR FLAT (MANOR HOUSE)
 - 2 BR COTTAGE W/ GARAGE
 - 2 BR TOWNHOUSE W/ GARAGE
 - 2 BR FLAT (MANOR HOUSE)
 - 3 BR COTTAGE W/ GARAGE
 - MANOR HOUSE GARAGE

- PROPOSED FEATURES LEGEND**
- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
 - NEW HEAVY DUTY CONCRETE PAVEMENT AREA
 - NEW HMA PAVEMENT AREA



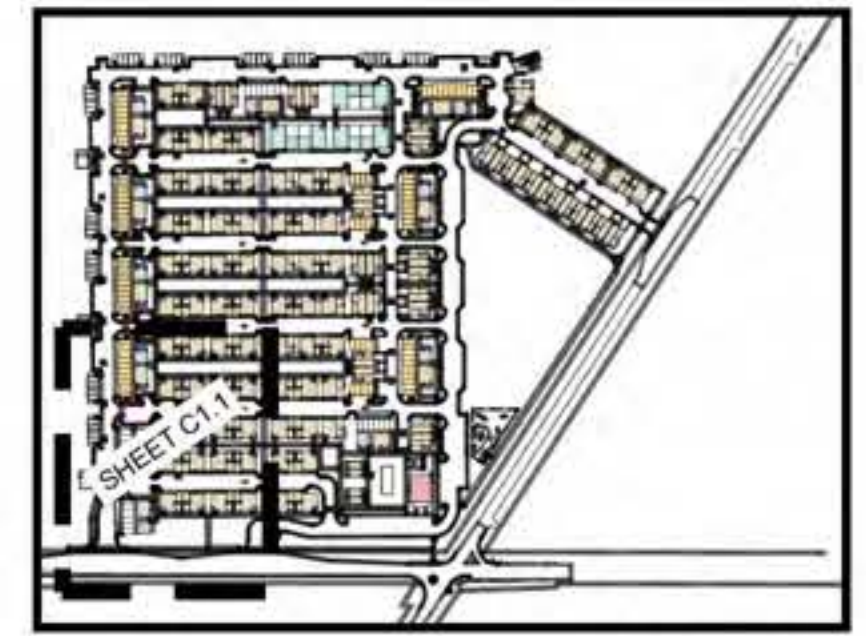
PRELIMINARY - NOT
FOR CONSTRUCTION



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Tel: 616-414-5260
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DATE OF PLAN: 09-08-26



KEY MAP

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

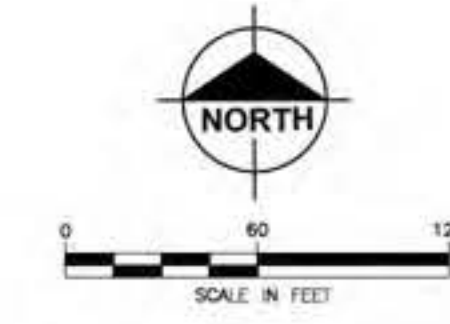
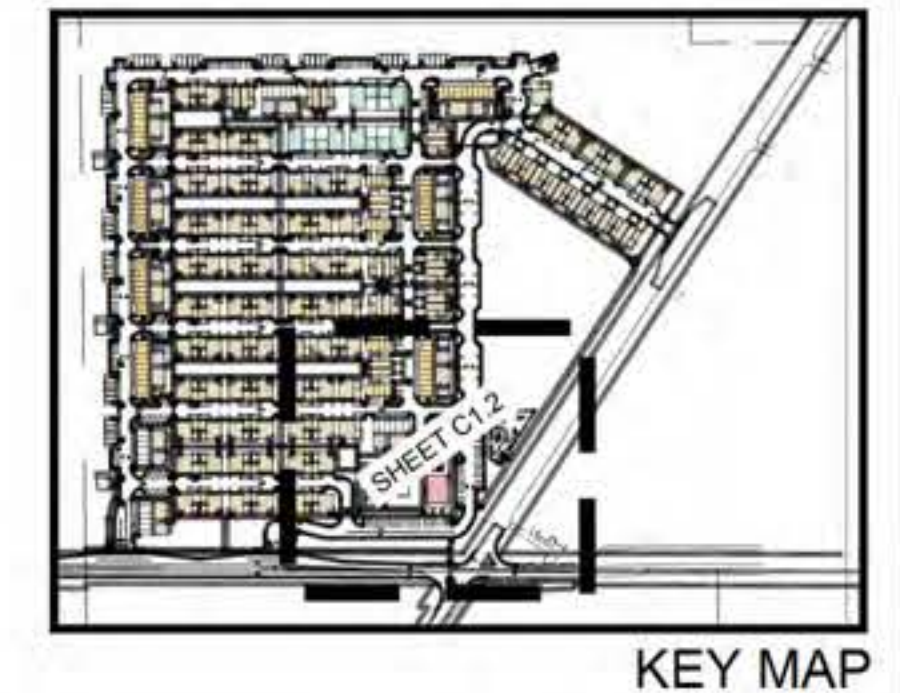
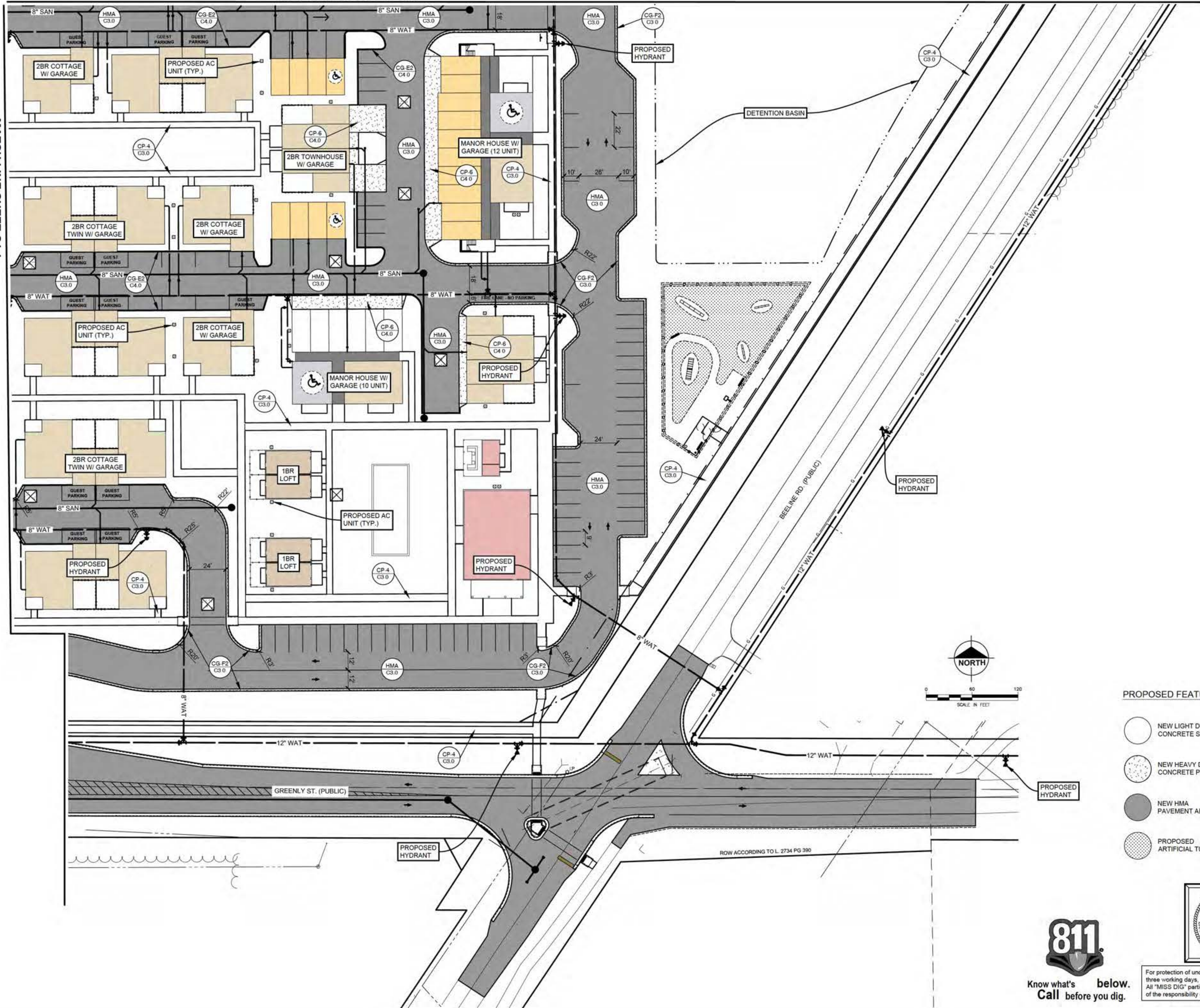
CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

SITE LAYOUT PLAN

DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	DATE MAR '26
EDIT J.W.C.	DATE AUG '26
SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
PROJECT 025 CAPSTONE COTTAGES	SHEET NO. C1.1

MATCH LINE SHEET C1.4

MATCH LINE SHEET C1.1



PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW HMA PAVEMENT AREA
- PROPOSED ARTIFICIAL TURF

- LEGEND
- 1 BR LOFT
 - 1 BR CARRIAGE W/ GARAGE
 - 1 BR COTTAGE
 - 1 BR FLAT (MANOR HOUSE)
 - 2 BR COTTAGE W/ GARAGE
 - 2 BR TOWNHOUSE W/ GARAGE
 - 2 BR FLAT (MANOR HOUSE)
 - 3 BR COTTAGE W/ GARAGE
 - MANOR HOUSE GARAGE

PRELIMINARY - NOT FOR CONSTRUCTION



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DATE OF PLAN: 09-08-26

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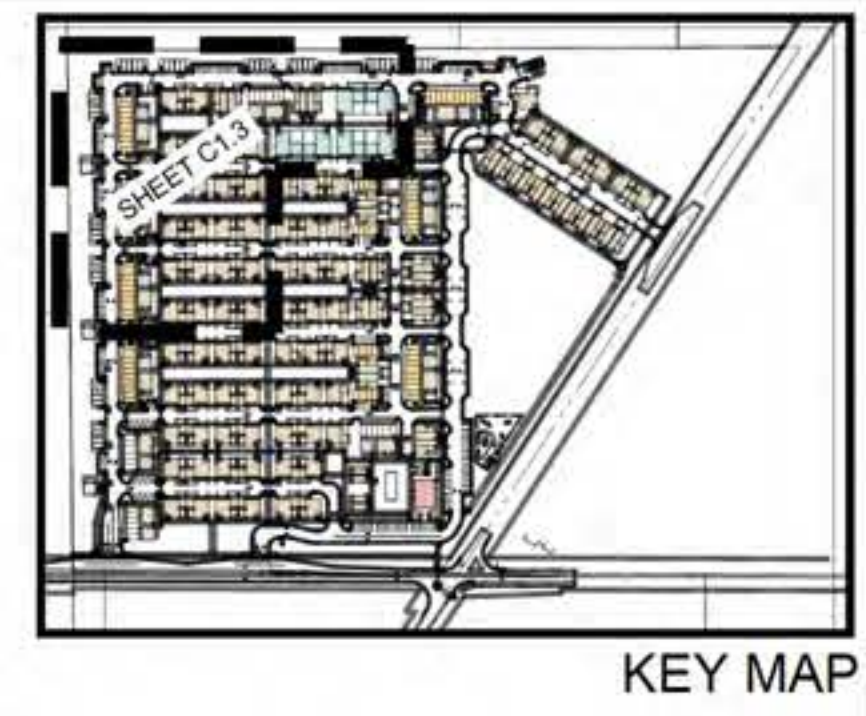
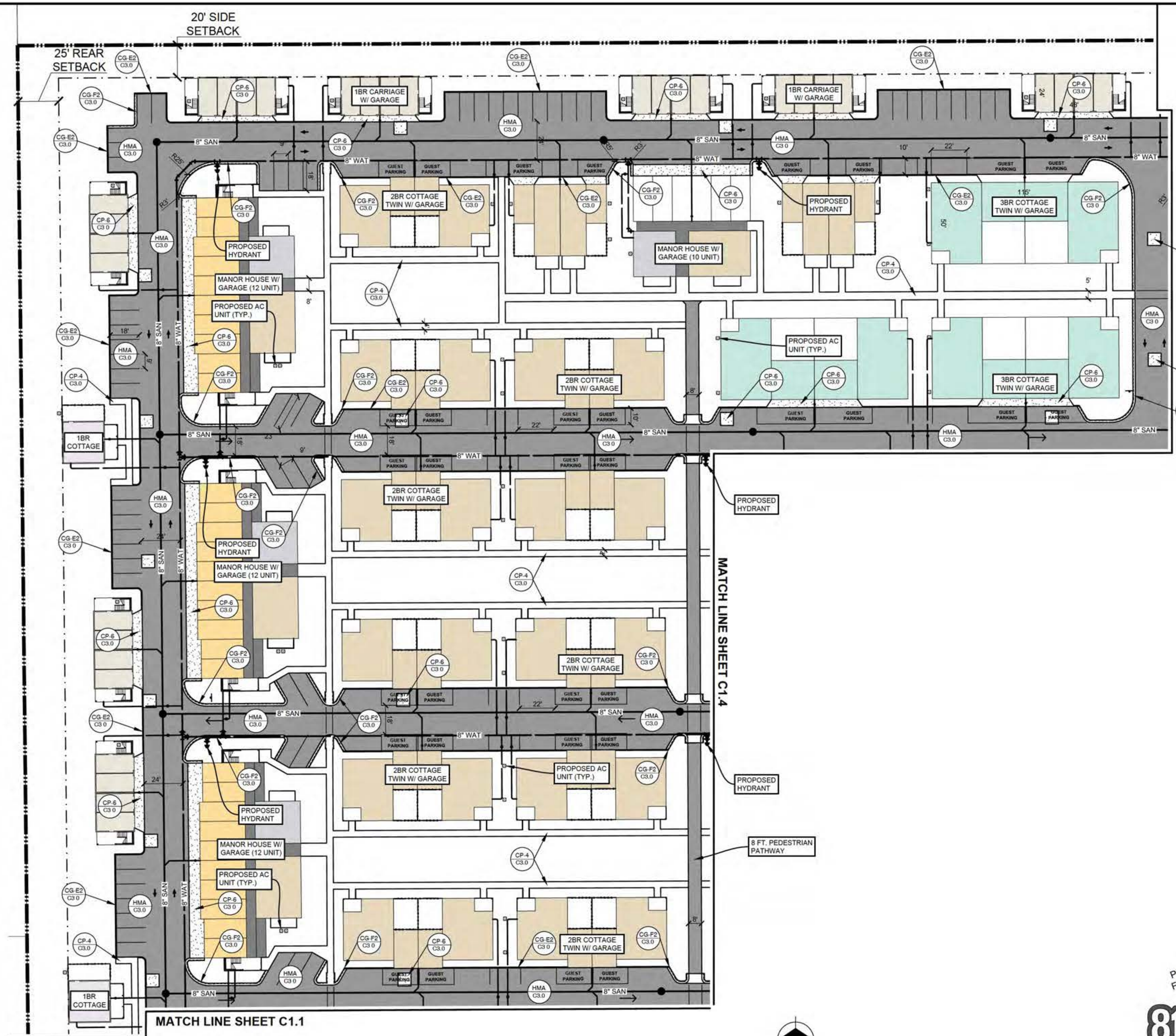


CAPSTONE COMMUNITIES
 431 OFFICE PARK DRIVE
 BIRMINGHAM, AL 35223

NO.	DATE	BY	REVISION / REVISION
1	08-26-26	B.A.C.	ISSUE
2	09-08-26	B.A.C.	FINAL PLOT REVIEW

CAPSTONE COTTAGES AT HOLLAND
 3717 BEE LINE ROAD
 HOLLAND, MI 49428
 OTTAWA COUNTY, MICHIGAN
 SITE LAYOUT PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
SCALE	PILOT SCALE
DRAWING	AS NOTED
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C1.2



- PROPOSED FEATURES LEGEND**
- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
 - NEW HMA PAVEMENT AREA
 - NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- LEGEND**
- AMENITY
 - 1 BR LOFT
 - 1 BR CARRIAGE W/ GARAGE
 - 1 BR COTTAGE
 - 1 BR FLAT (MANOR HOUSE)
 - 2 BR COTTAGE W/ GARAGE
 - 2 BR TOWNHOUSE W/ GARAGE
 - 2 BR FLAT (MANOR HOUSE)
 - 3 BR COTTAGE W/ GARAGE
 - MANOR HOUSE GARAGE

PRELIMINARY - NOT
FOR CONSTRUCTION



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DATE OF PLAN: 09-08-26

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CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	ISSUANCE / REVISION
1	09-26-26	B.A.C.	DATE
2	09-08-26	B.A.C.	DATE

REVISIONS IN ACCORDANCE WITH CONSTRUCTION RECORDS

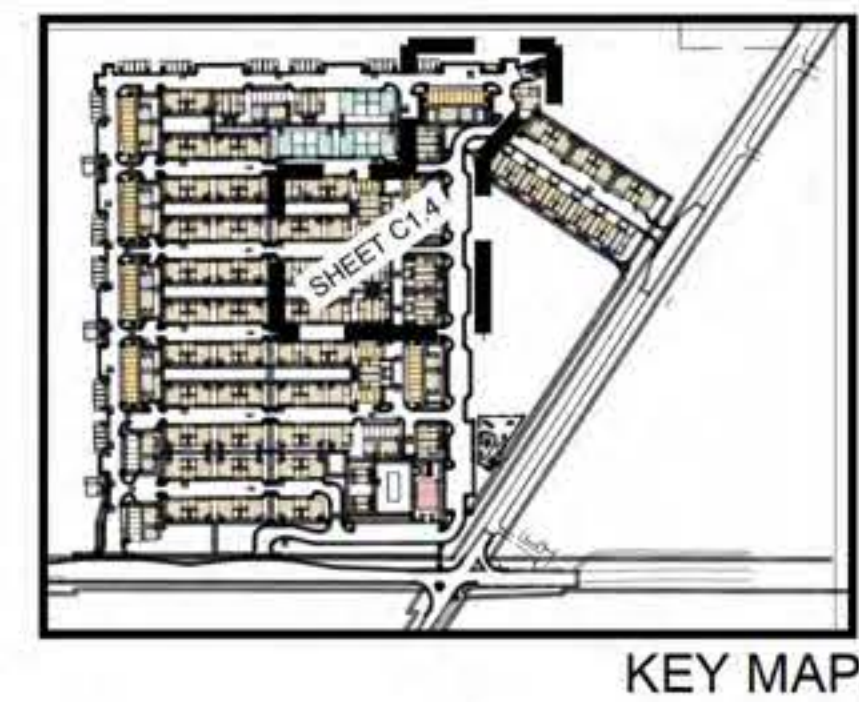
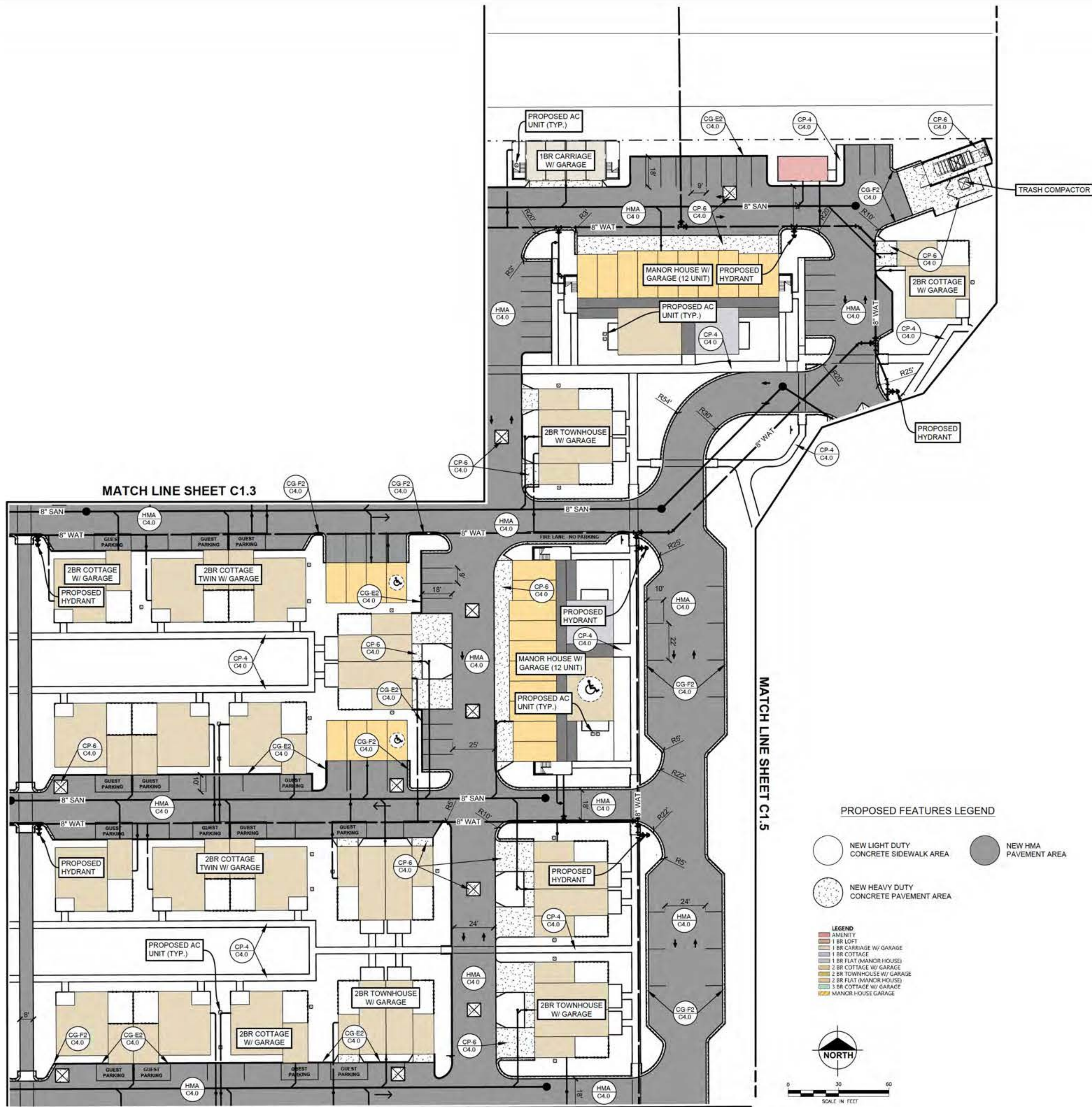
CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

SITE LAYOUT PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	
DATE	

SCALE
DRAWING: 1" = 40'
AS NOTED: 1" = 1'

PROJECT: 025 CAPSTONE COTTAGES
SHEET NO.: **C1.3**



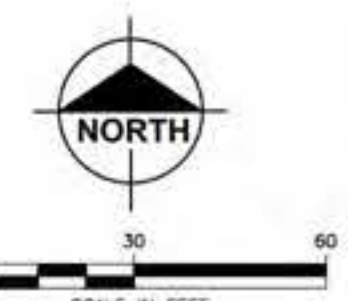
NO.	ISSUANCE / REVISION	DATE
1	BY: B.A.C. DATE: 09-08-26	
2	BY: B.A.C. DATE: 09-08-26	

DRAWN BY: J.W.C.	DATE: MAR '26
ENGINEER: B.A.C.	DATE: MAR '26
SCALE: AS NOTED	PILOT SCALE: 1:1
PROJECT: 025 CAPSTONE COTTAGES	
SHEET NO. C1.4	

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW HMA PAVEMENT AREA

- LEGEND
- AMENITY
 - 1 BR LOFT
 - 1 BR CARRIAGE W/ GARAGE
 - 1 BR COTTAGE
 - 1 BR FLAT (MANOR HOUSE)
 - 2 BR COTTAGE W/ GARAGE
 - 2 BR TOWNHOUSE W/ GARAGE
 - 2 BR FLAT (MANOR HOUSE)
 - 3 BR COTTAGE W/ GARAGE
 - MANOR HOUSE GARAGE



811

Know what's below.
Call before you dig.

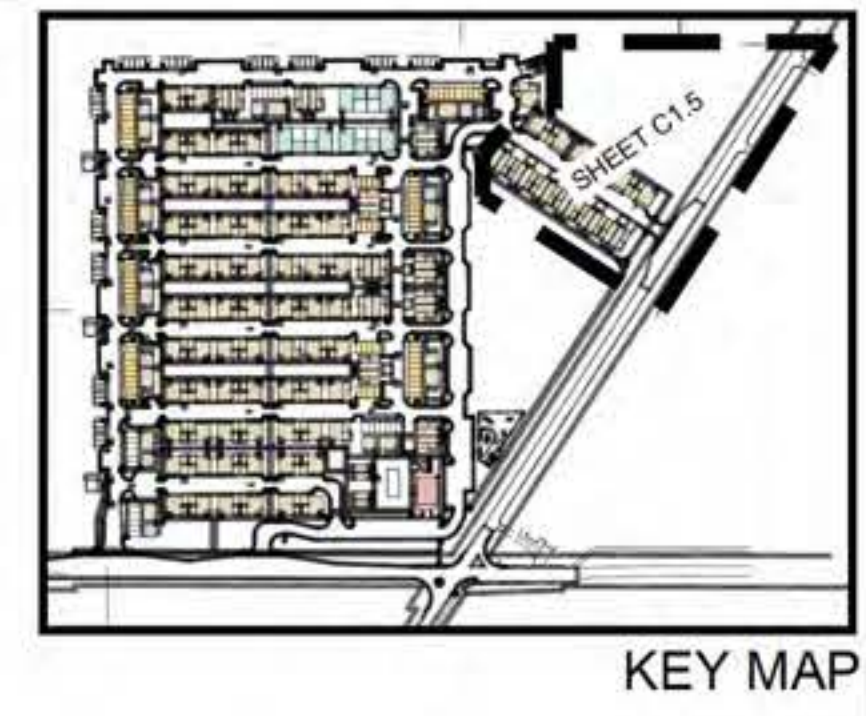
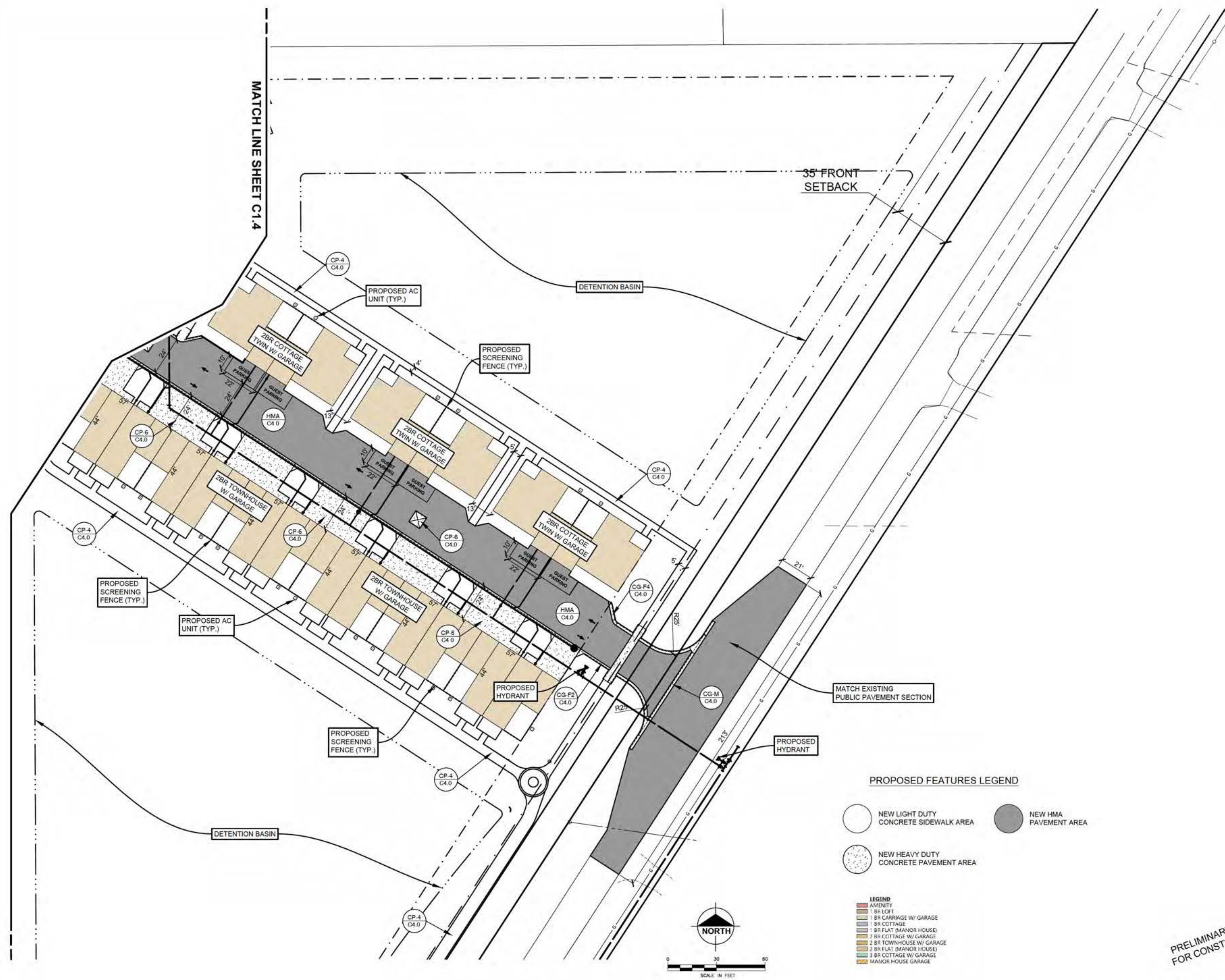
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DATE OF PLAN: 09-08-26



- PROPOSED FEATURES LEGEND**
- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
 - NEW HMA PAVEMENT AREA
 - NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- LEGEND**
- 1 BR LOFT
 - 1 BR CARRIAGE W/ GARAGE
 - 1 BR COTTAGE
 - 1 BR FLAT (MANOR HOUSE)
 - 2 BR COTTAGE W/ GARAGE
 - 2 BR TOWNHOUSE W/ GARAGE
 - 2 BR FLAT (MANOR HOUSE)
 - 3 BR COTTAGE W/ GARAGE
 - MANOR HOUSE GARAGE

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DATE OF PLAN: 09-08-26

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www.callenengineering.com

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CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	DATE
1	ISSUANCE	09-08-26
2	FINAL AND REVIEW	09-08-26

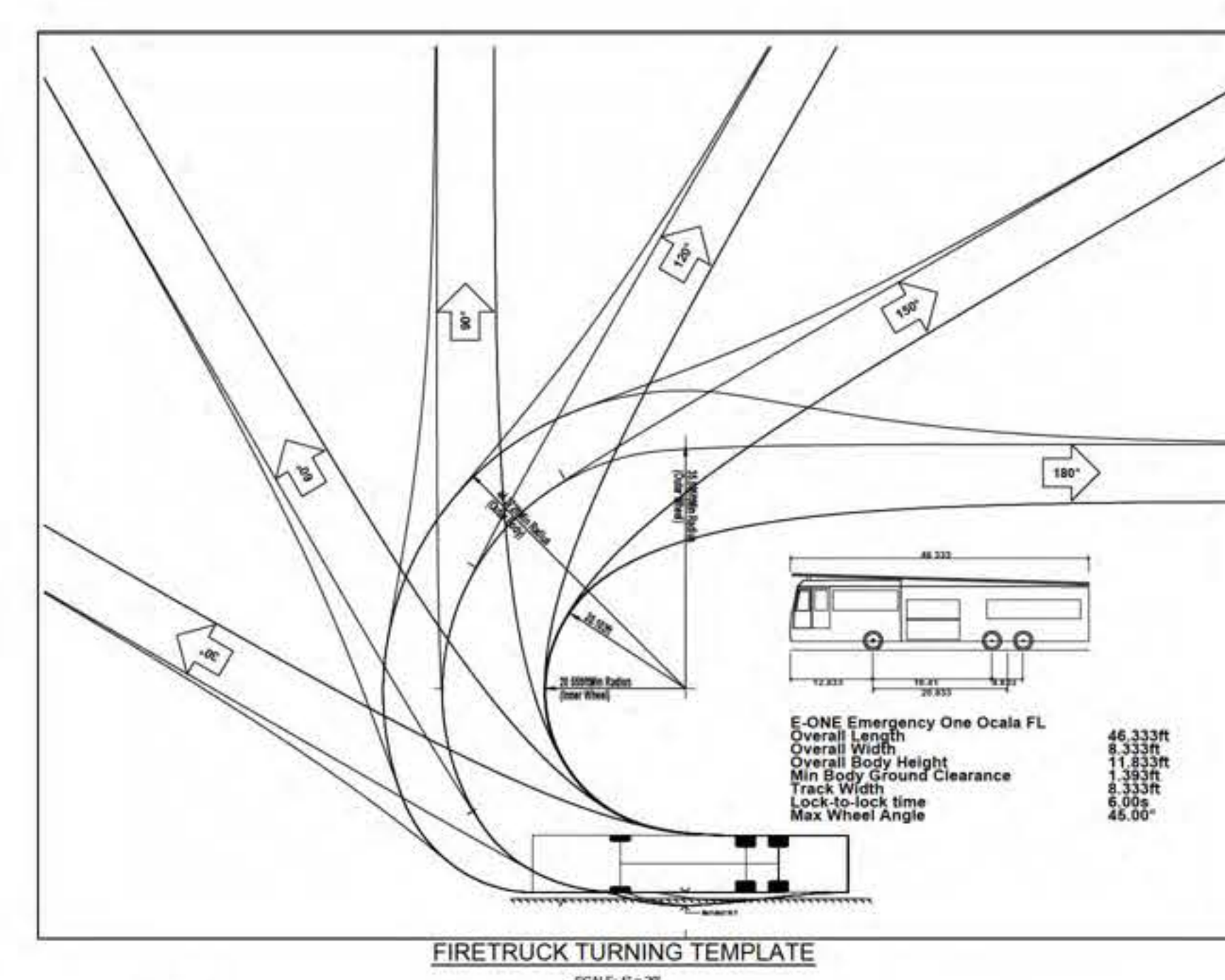
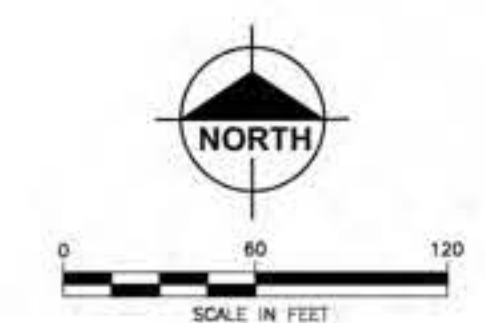
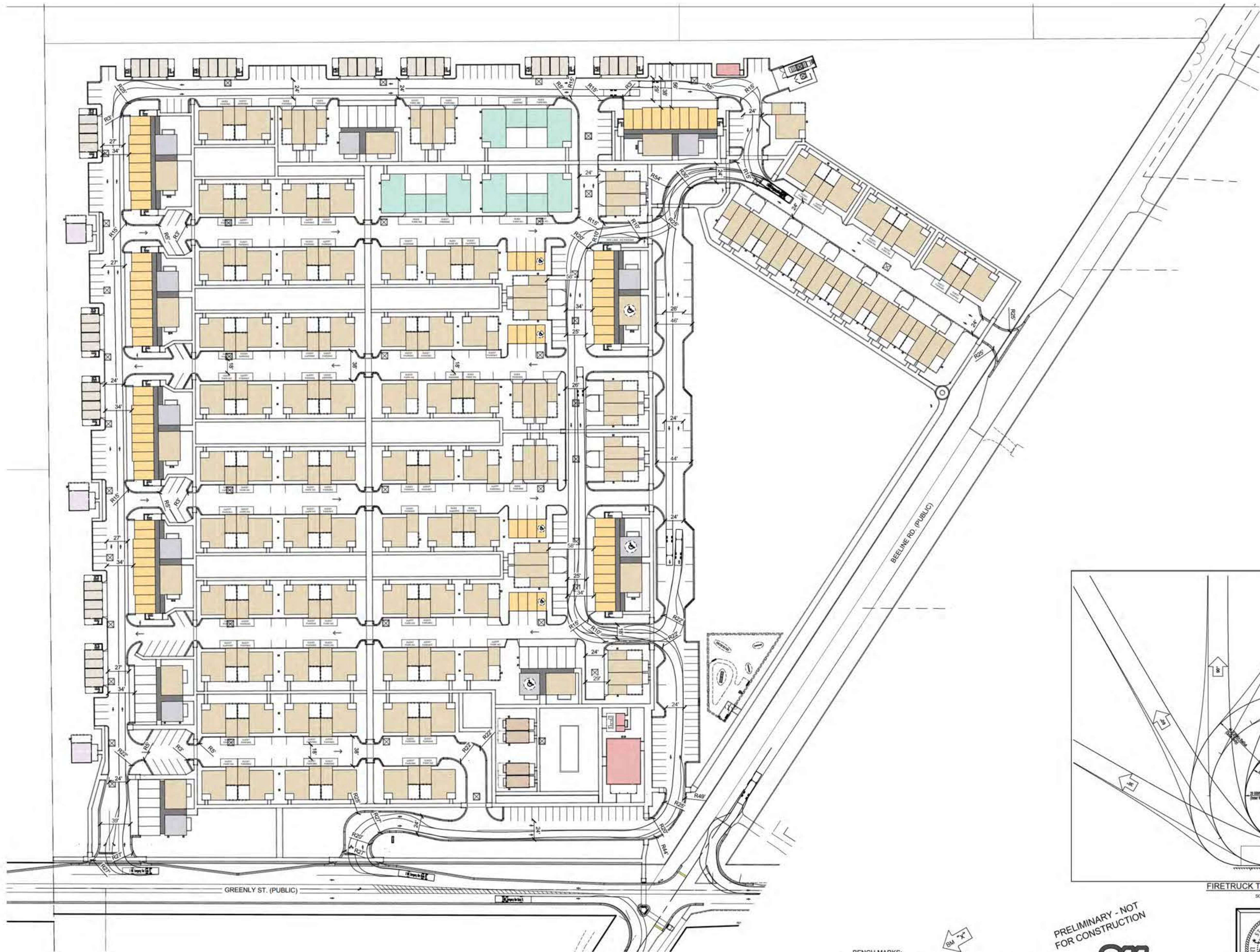
CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

SITE LAYOUT PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE

SCALE
DRAWING: AS NOTED
PLOT SCALE: 1:1

PROJECT: 025 CAPSTONE COTTAGES
SHEET NO. **C1.5**



- BENCH MARKS:**
- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEE LINE RD. Elevation: 627.74 ft. (NAVD 88)
 - BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEE LINE RD. Elevation: 626.85 ft. (NAVD 88)

PRELIMINARY - NOT FOR CONSTRUCTION

811

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Call before you dig.

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DATE OF PLAN: 09-08-26

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CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	PRELIM PUD SUBMITTAL	B.A.C.	03-17-26
2	REVISED PRELIM PUD REVIEW	B.A.C.	06-08-26
3	DD'S	B.A.C.	08-28-26
4	FINAL PUD REVIEW	B.A.C.	09-08-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
FIRETRUCK TURNING TEMPLATE

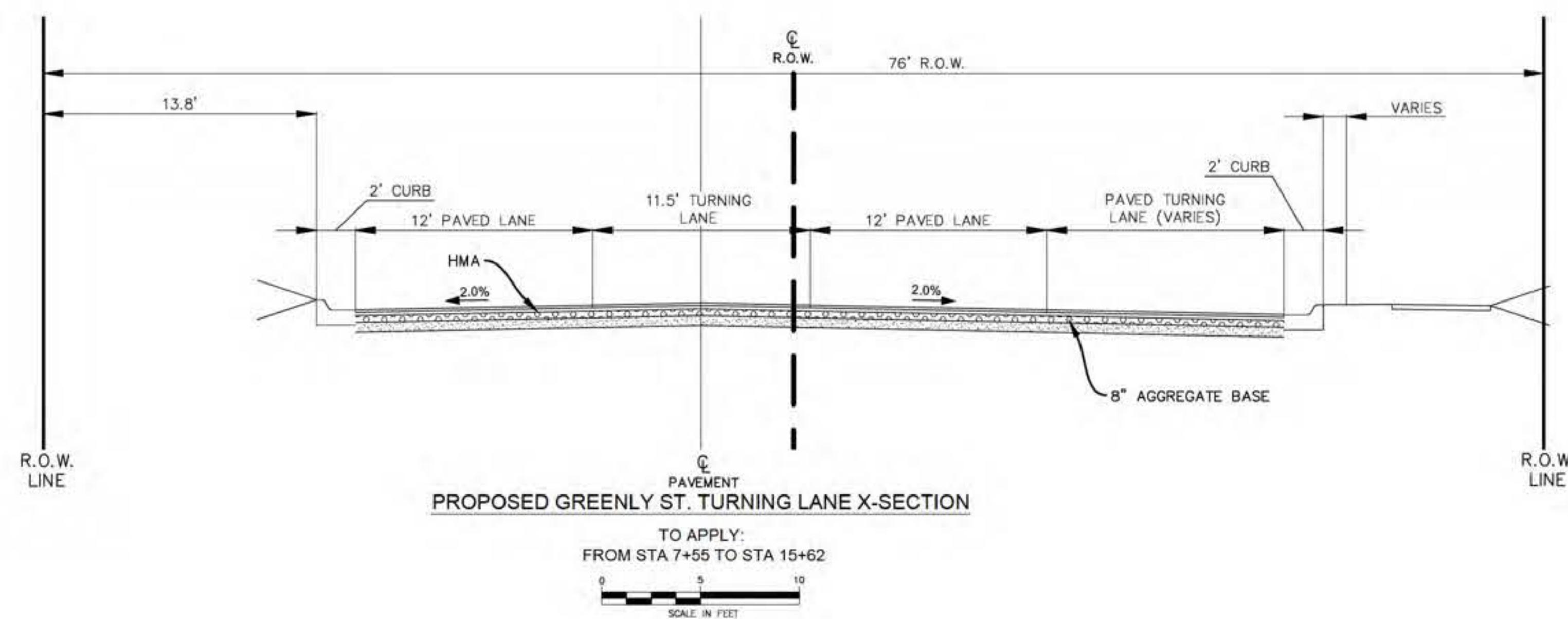
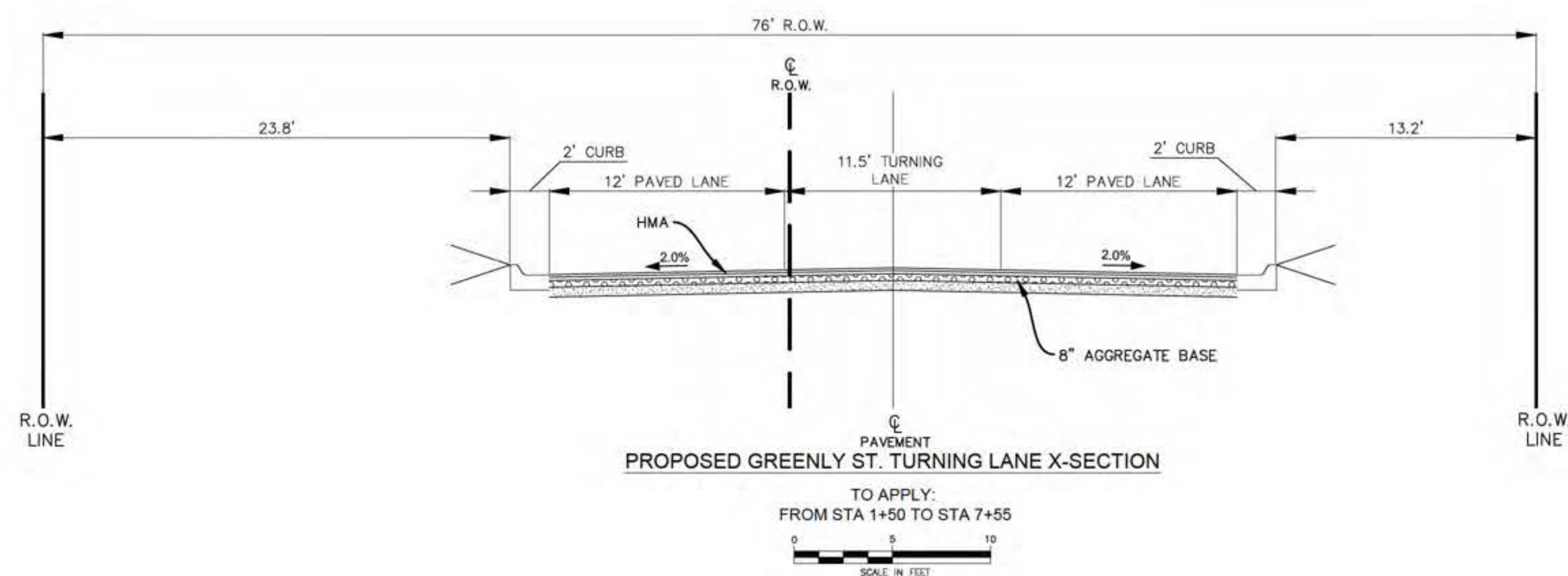
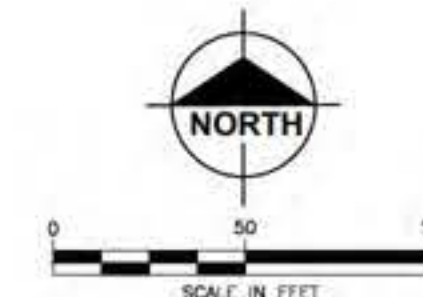
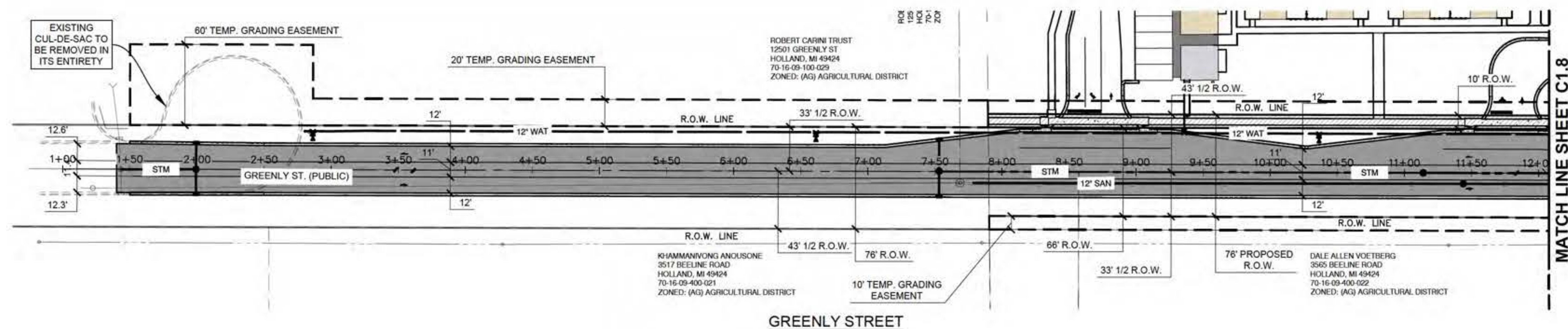
DRAWN BY	DATE
J.W.C.	MAR '26

ENGINEER	DATE
B.A.C.	MAR '26

EDIT	DATE
J.W.C.	SEP '26

SCALE
DRAWING: 1" = 20'
AS NOTED: 1:1

PROJECT: 025 CAPSTONE COTTAGES
SHEET NO. **C1.6**



BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

PRELIMINARY - NOT
FOR CONSTRUCTION



Plan Prepared By:
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Spring Lake, Michigan 49456

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email: bcallen@callenengineering.com

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DATE OF PLAN: 09-08-26

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

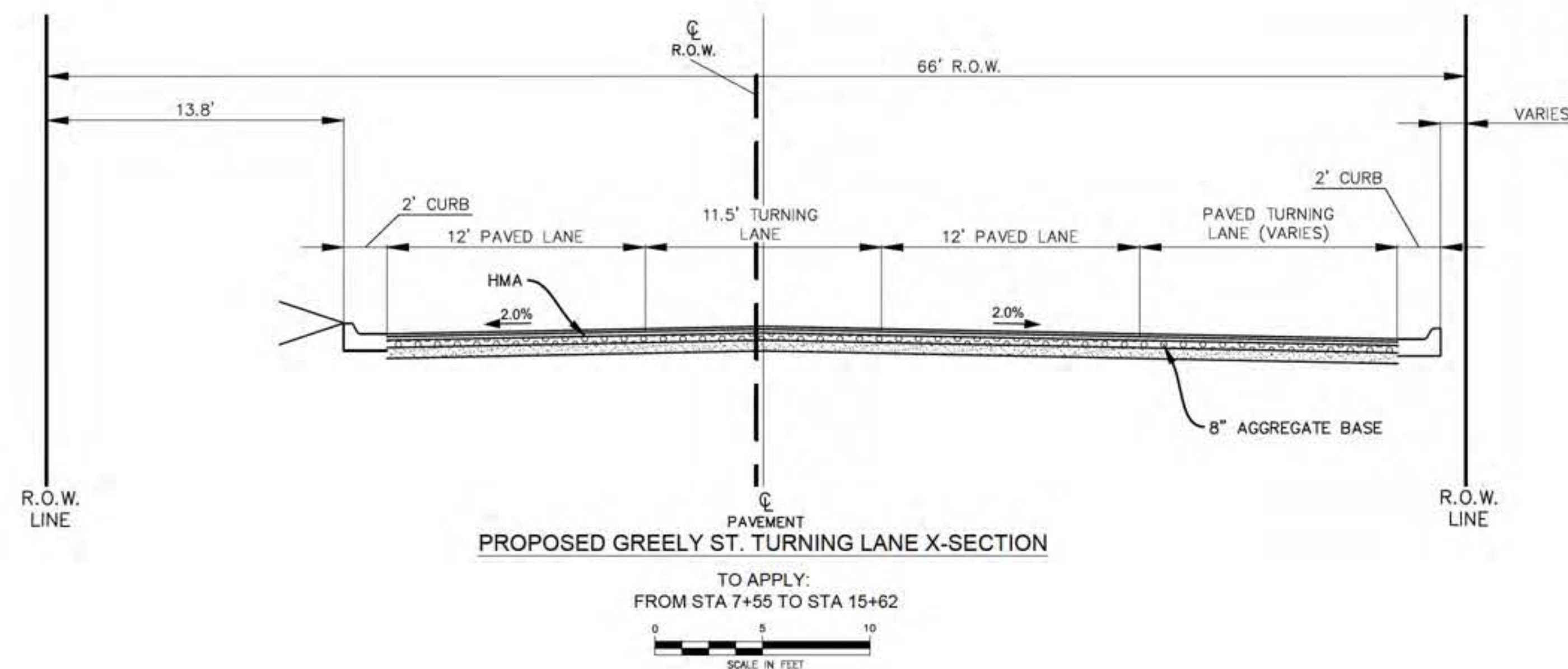
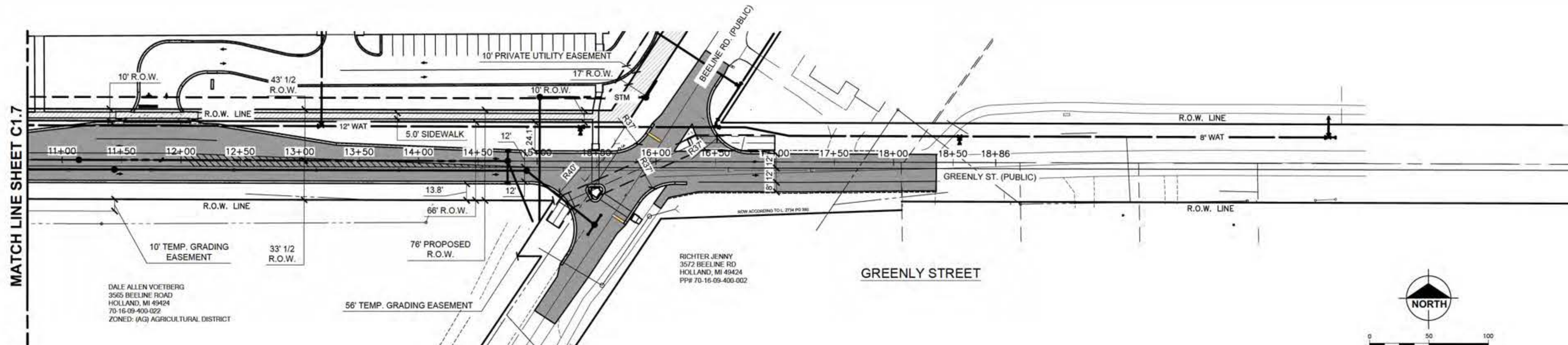
CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
GREENLY STREET R.O.W. PLAN

DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	DATE MAR '26
EDIT J.W.C.	DATE SEP '26
SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
PROJECT 025 CAPSTONE COTTAGES	SHEET NO. C1.7

NO.	ISSUANCE / REVISION	BY	DATE
1.	REVISED PRELIM AND REVIEW	B.A.C.	08-08-26
2.	DDC PRELIM PLAN SUBMITTAL	B.A.C.	07-30-26
3.	FINAL PUD REVIEW	B.A.C.	08-08-26
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS			

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108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com

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BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEE LINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEE LINE RD.
Elevation: 626.85 ft. (NAVD 88)

PRELIMINARY - NOT
FOR CONSTRUCTION



Know what's
Call before you dig.



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DATE OF PLAN: 09-08-26

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CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	PRELIM PLAN SUBMITTAL	B.A.C.	03-17-26
2	CDRC PRELIM PLAN SUBMITTAL	B.A.C.	07-30-26
3	FINAL PUD REVIEW	B.A.C.	08-08-26

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
GREENLY STREET R.O.W. PLAN

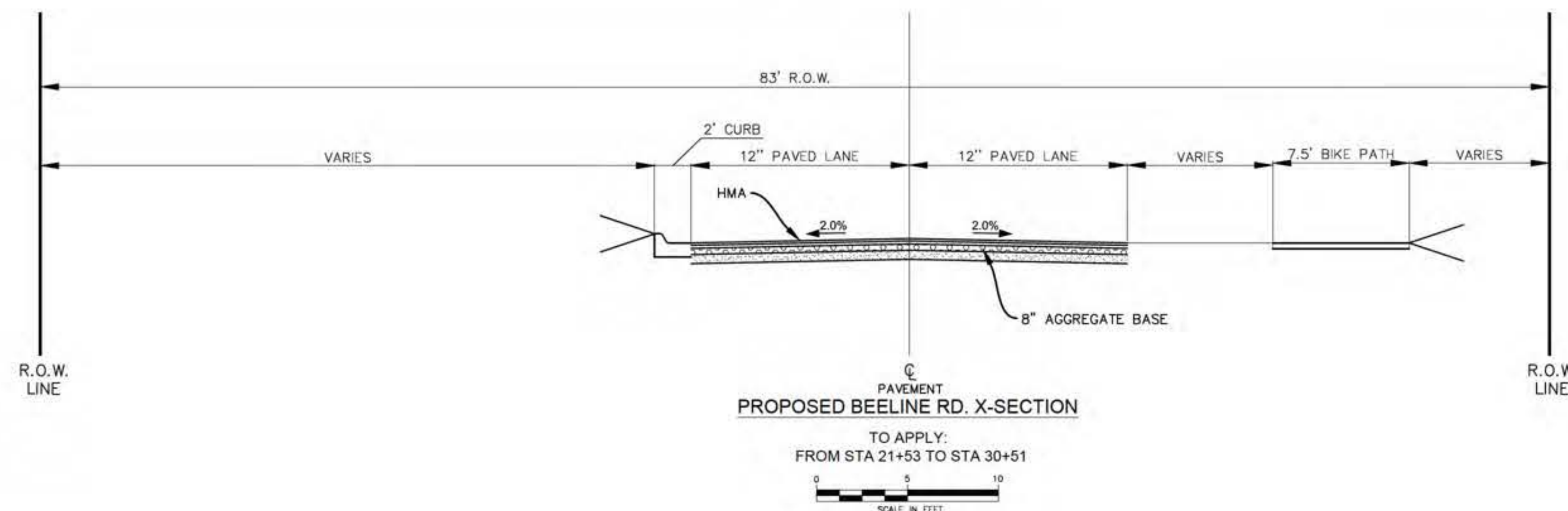
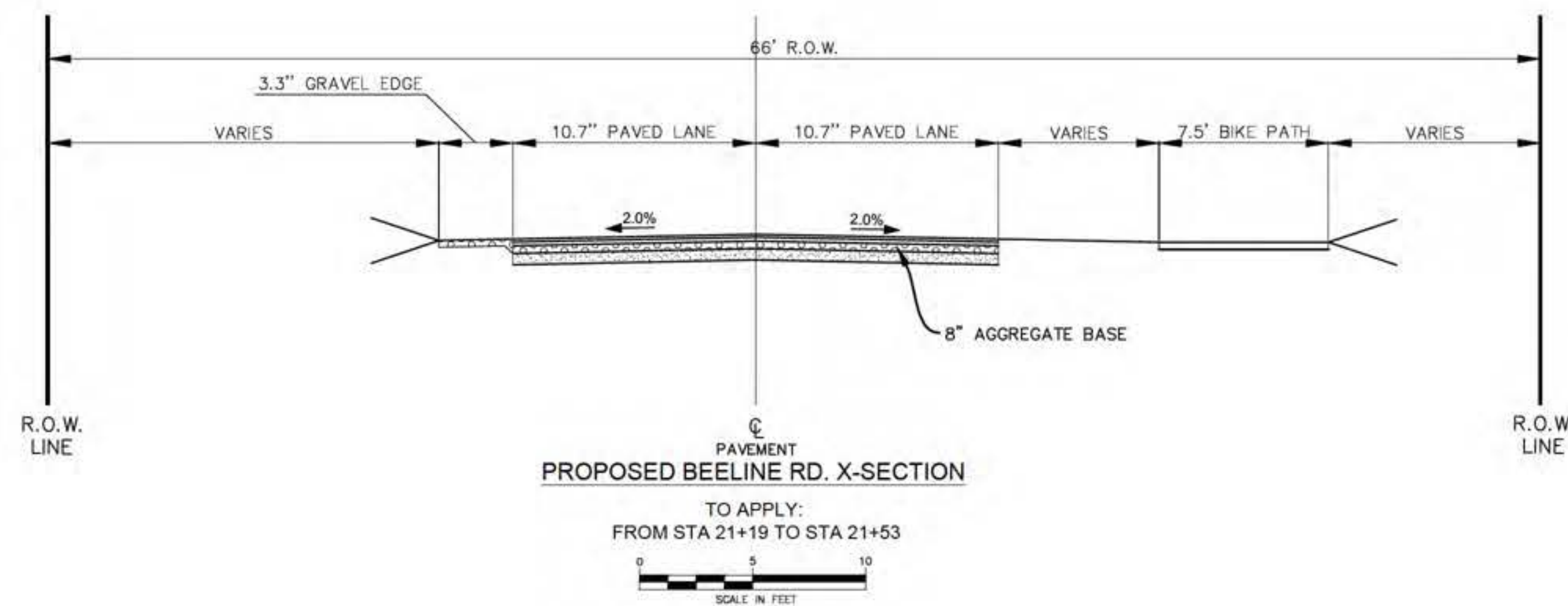
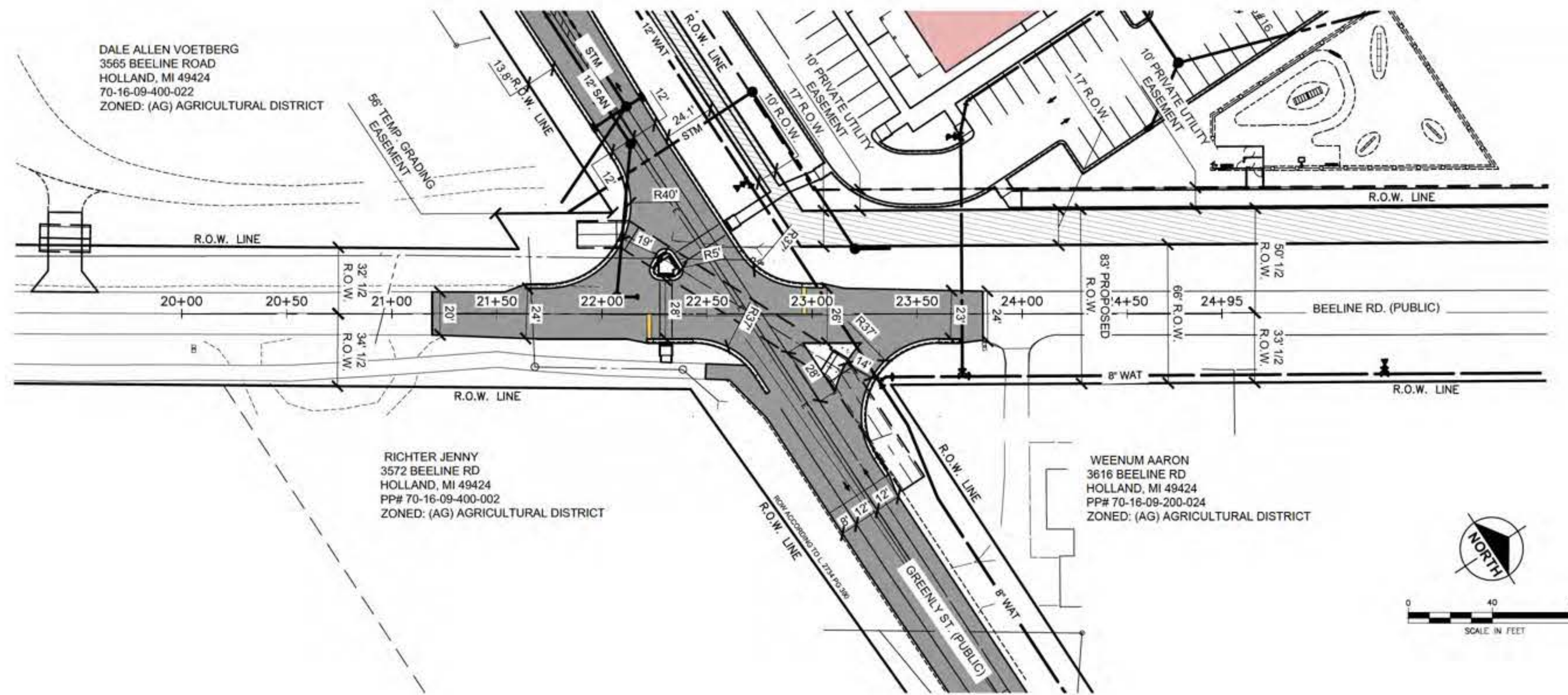
DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	DATE MAR '26
EDIT J.W.C.	DATE SEP '26

SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
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PROJECT 025 CAPSTONE COTTAGES

SHEET NO.

C1.8



BENCH MARKS:

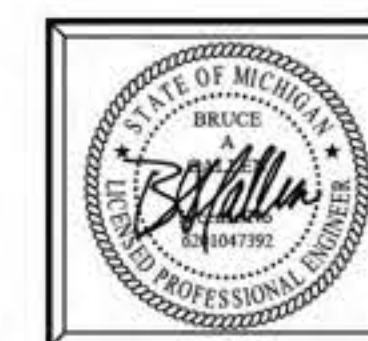
BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)

BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

PRELIMINARY - NOT
FOR CONSTRUCTION



Know what's below.
Call before you dig.



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T
www.callenengineering.com

callen
civil engineers

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	ORIG. PRELIM. PLAN SUBMITTAL	B.A.C.	07-30-26
2	FINAL P&ID REVIEW	B.A.C.	08-08-26
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
BEELINE ROAD R.O.W. PLAN

DRAWN BY	DATE
J.W.C.	JUL '26
ENGINEER	DATE
B.A.C.	JUL '26
EDIT	DATE
J.W.C.	SEP '26
SCALE	
DRAWING	PILOT SCALE
AS NOTED	1:1

PROJECT 025 CAPSTONE COTTAGES
SHEET NO.
C1.9

SESC NOTES

TOTAL DISTURBED AREA: 1,327,395 SFT (30.47 ACRES)

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

LIMITS OF PROPOSED EARTH CHANGE ACTIVITIES (TYP.)

LIMITS OF PROPOSED EARTH CHANGE ACTIVITIES (TYP.)

LIMITS OF PROPOSED EARTH CHANGE ACTIVITIES (TYP.)

SILT FENCE

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.

Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.

Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.

Soils & Structures Project No. 2023.1324



Know what's below.
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Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

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DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com



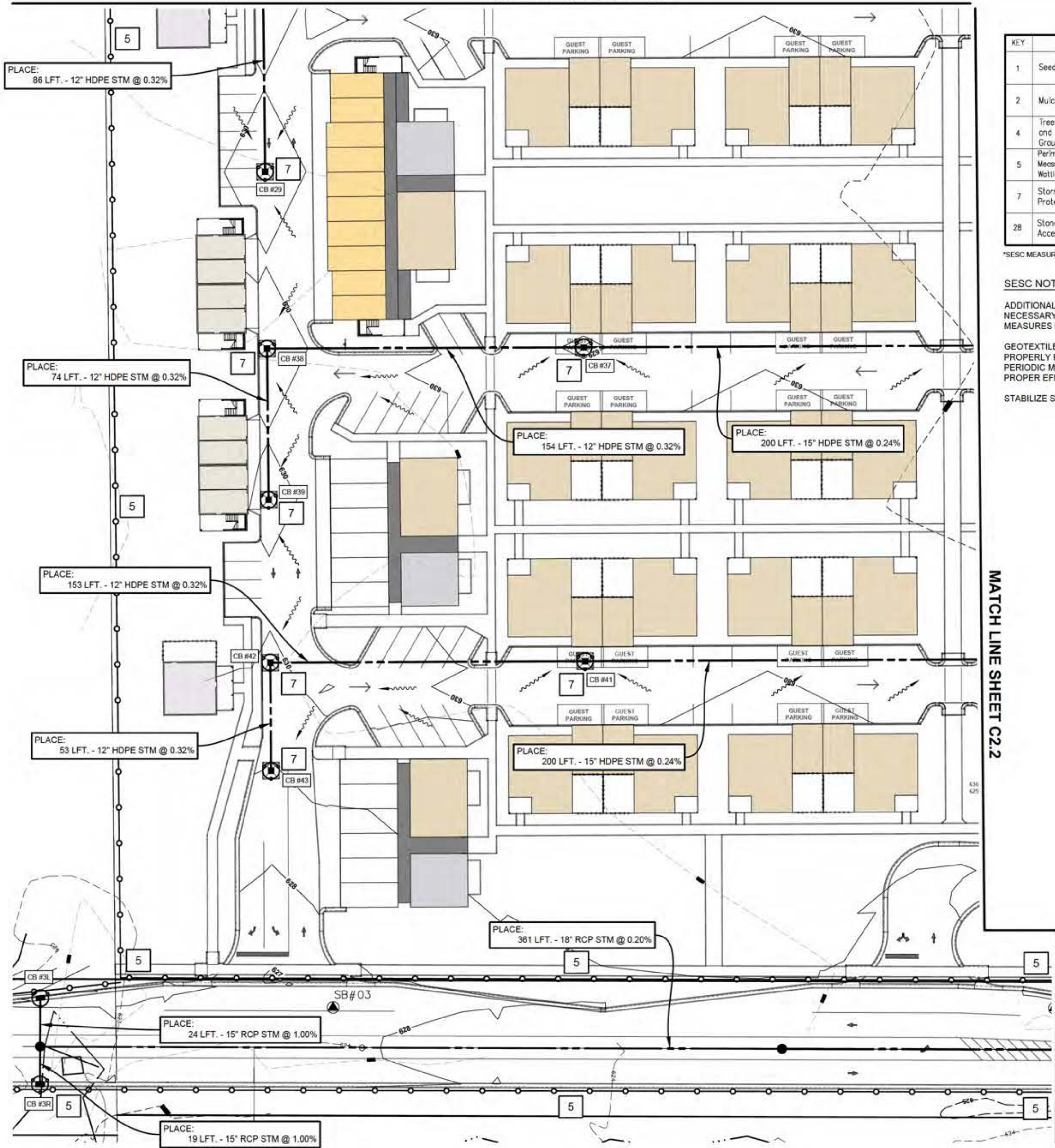
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	ISSUED	B.A.C.	08-29-26
2	FINAL AND REVIEW	B.A.C.	09-08-26

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
OVERALL GRADING, DRAINAGE, AND SESC PLAN

DRAWN BY	J.W.C.	DATE	AUG '26
ENGINEER	B.A.C.	DATE	AUG '26
DATE		DATE	
SCALE		SCALE	
AS NOTED		PILOT SCALE	1:1
PROJECT	025 CAPSTONE - HOLLAND		
SHEET NO.	C2.0		

MATCH LINE SHEET C2.3



EROSION CONTROL MEASURES			
KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		All locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

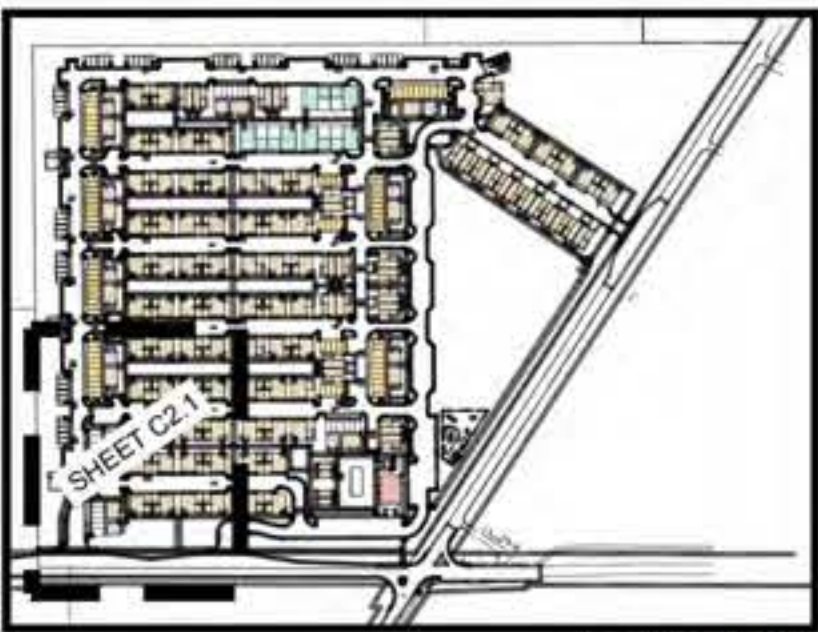
*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

SESC NOTES

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.



KEY MAP

MATCH LINE SHEET C2.2

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025. Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023. Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023. Soils & Structures Project No. 2023.1324

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

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DATE OF PLAN: 09-08-26

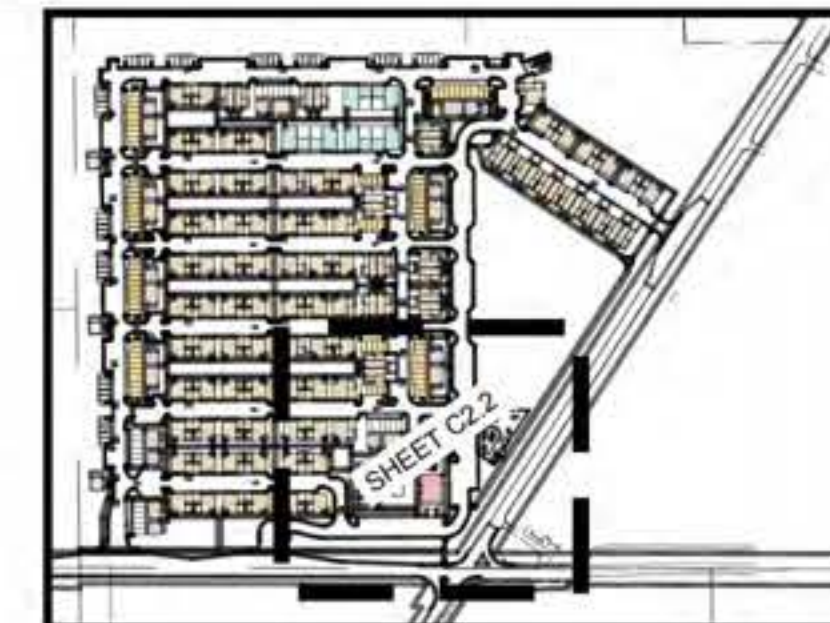
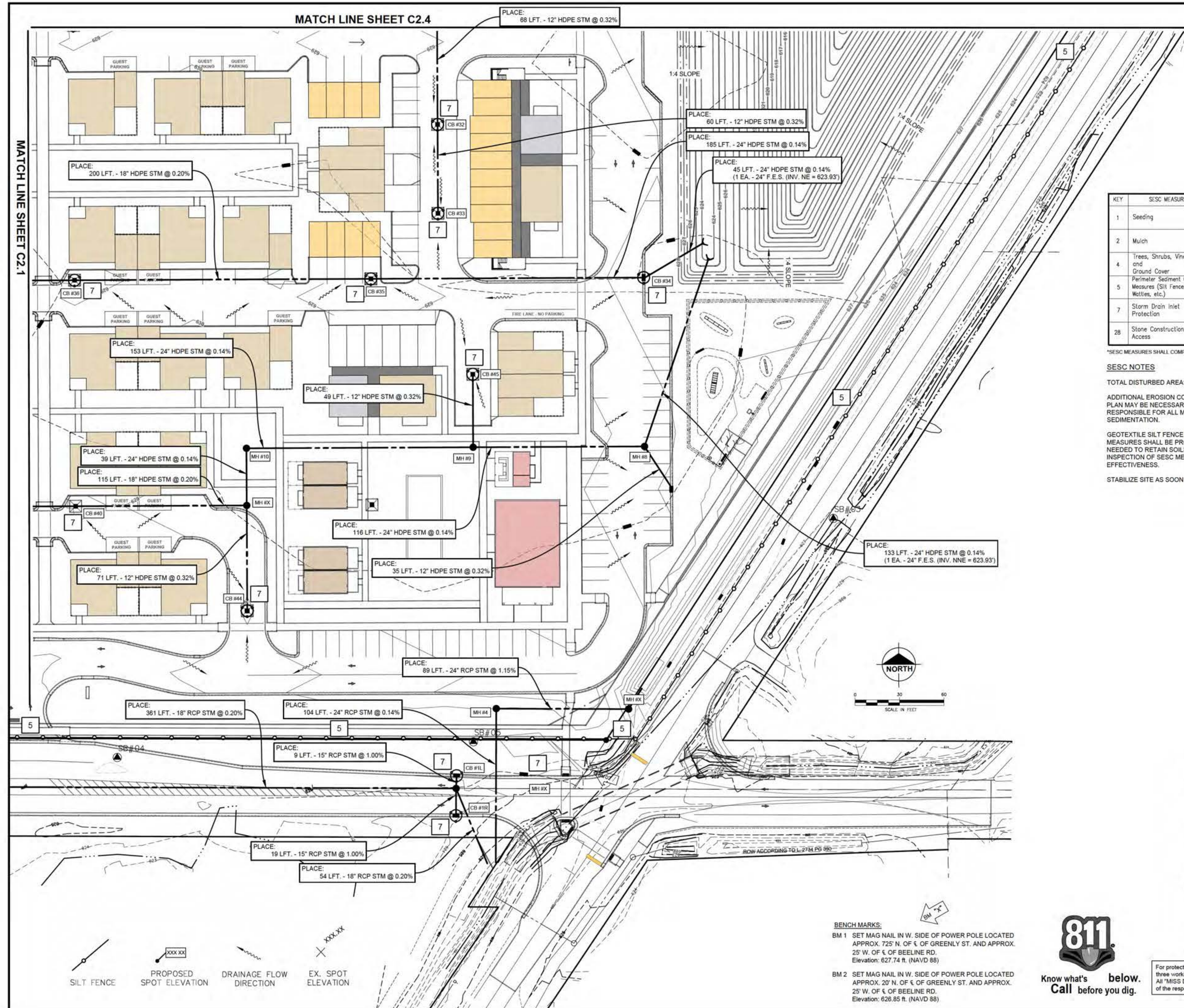
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
GRADING, DRAINAGE, AND SESC PLAN

DRAWN BY: J.W.C. DATE: AUG '26
ENGINEER: B.A.C. DATE: AUG '26
EDIT: DATE:
SCALE: AS NOTED
PROJECT: 025 CAPSTONE - HOLLAND
SHEET NO. C2.1

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com
callen civil engineers

MATCH LINE SHEET C2.4



KEY MAP

EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spot piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spot piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

SESC NOTES

TOTAL DISTURBED AREA: 1,327,395 SFT (30.47 ACRES)

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SUBSURFACE CONDITIONS

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Plan Prepared By:
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email: bcallen@callenengineering.com

PRELIMINARY - NOT FOR CONSTRUCTION

BENCH MARKS:

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DATE OF PLAN: 09-08-26

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
GRADING, DRAINAGE, AND SESC PLAN

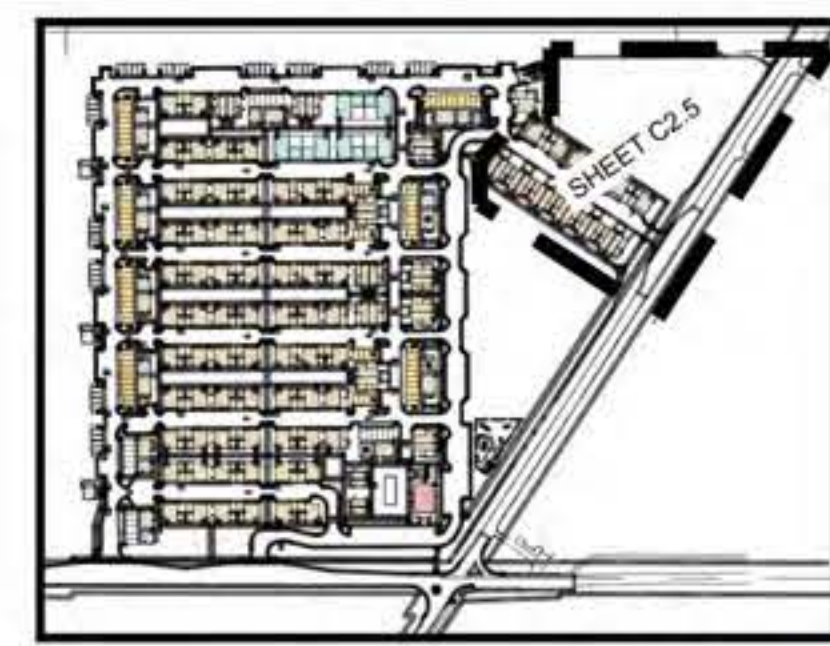
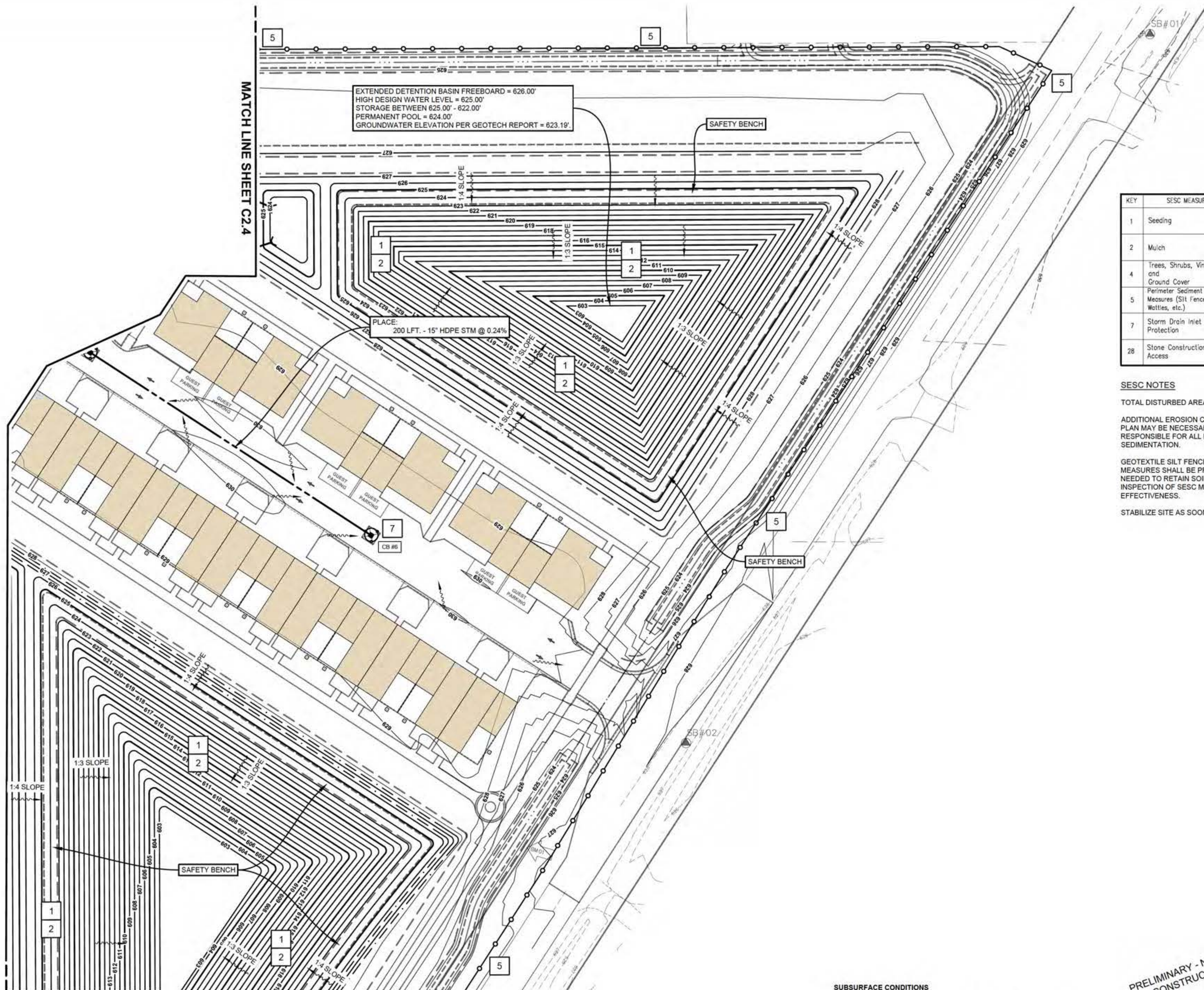
DRAWN BY	J.W.C.	DATE	NOV '25
ENGINEER	B.A.C.	DATE	NOV '25
EDIT		DATE	
SCALE	DRAWING	PILOT SCALE	
AS NOTED	1:1		
PROJECT	025 CAPSTONE - HOLLAND		
SHEET NO.	C2.2		

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com

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civil engineers

STABILIZE SITE AS SOON AS POSSIBLE

DRAWN BY J.W.C.	DATE AUG '26
ENGINEER B.A.C.	DATE AUG '26
EDIT	DATE
SCALE	
DRAWING 	PLOT SCALE
AS NOTED	1:1
PROJECT 025 CAPSTONE — HOLLAND	
SHEET NO.	
C2.4	



EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and/or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
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SESC NOTES

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GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

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SUBSURFACE CONDITIONS

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Soils & Structures Project No. 2023.1323

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Soils & Structures Project No. 2023.1324

PRELIMINARY - NOT FOR CONSTRUCTION



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DATE OF PLAN: 09-08-26

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civil engineers

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	REVISION / REVIEW
1	09-26-26	B.A.C.	ISSUED
2	09-08-26	B.A.C.	FINAL AND REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

GRADING, DRAINAGE, SESC PLAN, AND DETAILS

DRAWN BY	DATE
J.W.C.	AUG '26
ENGINEER	DATE
B.A.C.	AUG '26
EDIT	DATE

SCALE
DRAWING: AS NOTED
PLOT SCALE: 1:1

PROJECT: 025 CAPSTONE - HOLLAND
SHEET NO. C2.5



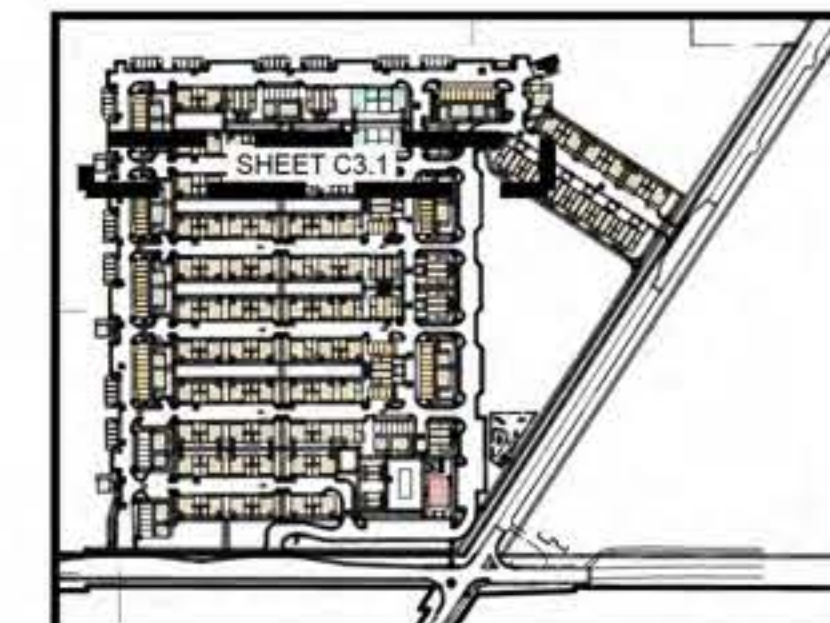
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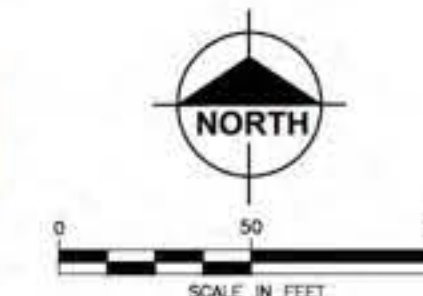


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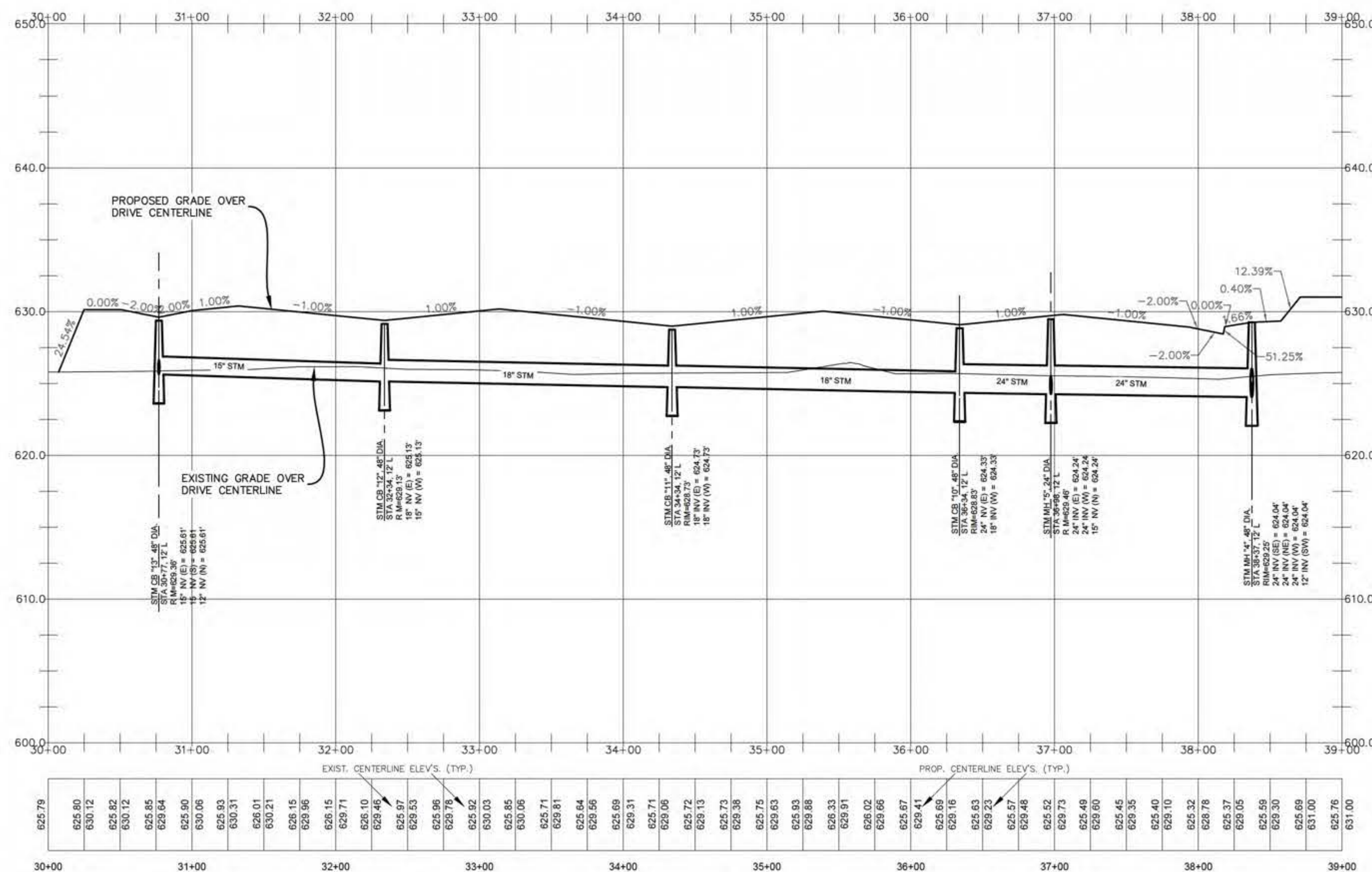
PRELIMINARY - NOT
FOR CONSTRUCTION



KEY MAP



EAST / WEST DRIVE 2



HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

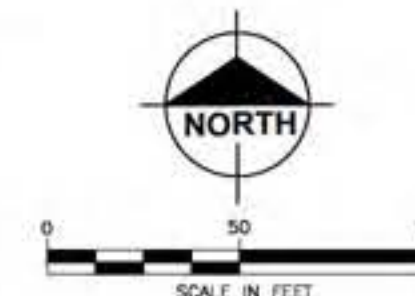
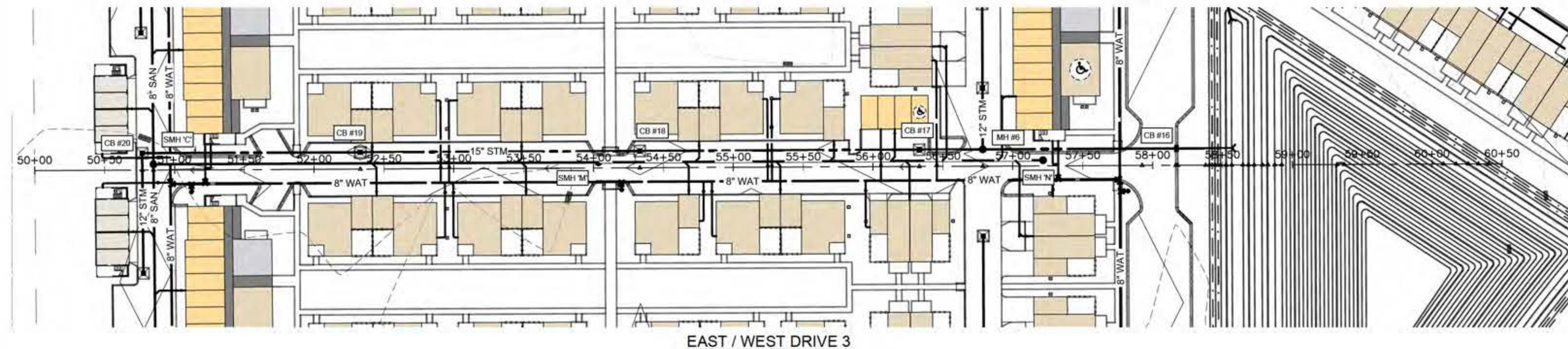
DATE OF PLAN: 09-08-26

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRIVE PLAN & PROFILE

DRAWN BY	J.W.C.	DATE	AUG '26
ENGINEER	B.A.C.	DATE	AUG '26
DATE			
SCALE	AS NOTED 1:1		
PROJECT	025 CAPSTONE COTTAGES		
SHEET NO.	C3.1		



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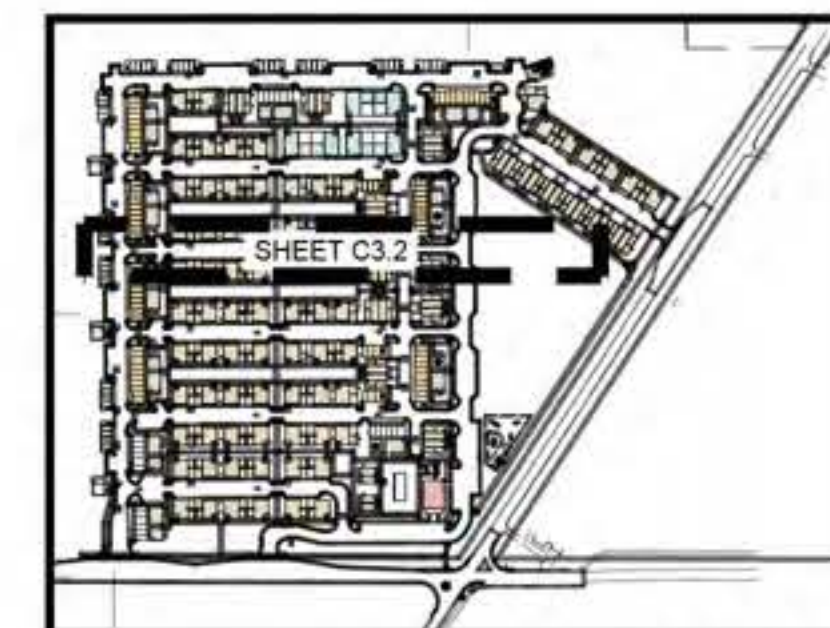


Plan Prepared By:

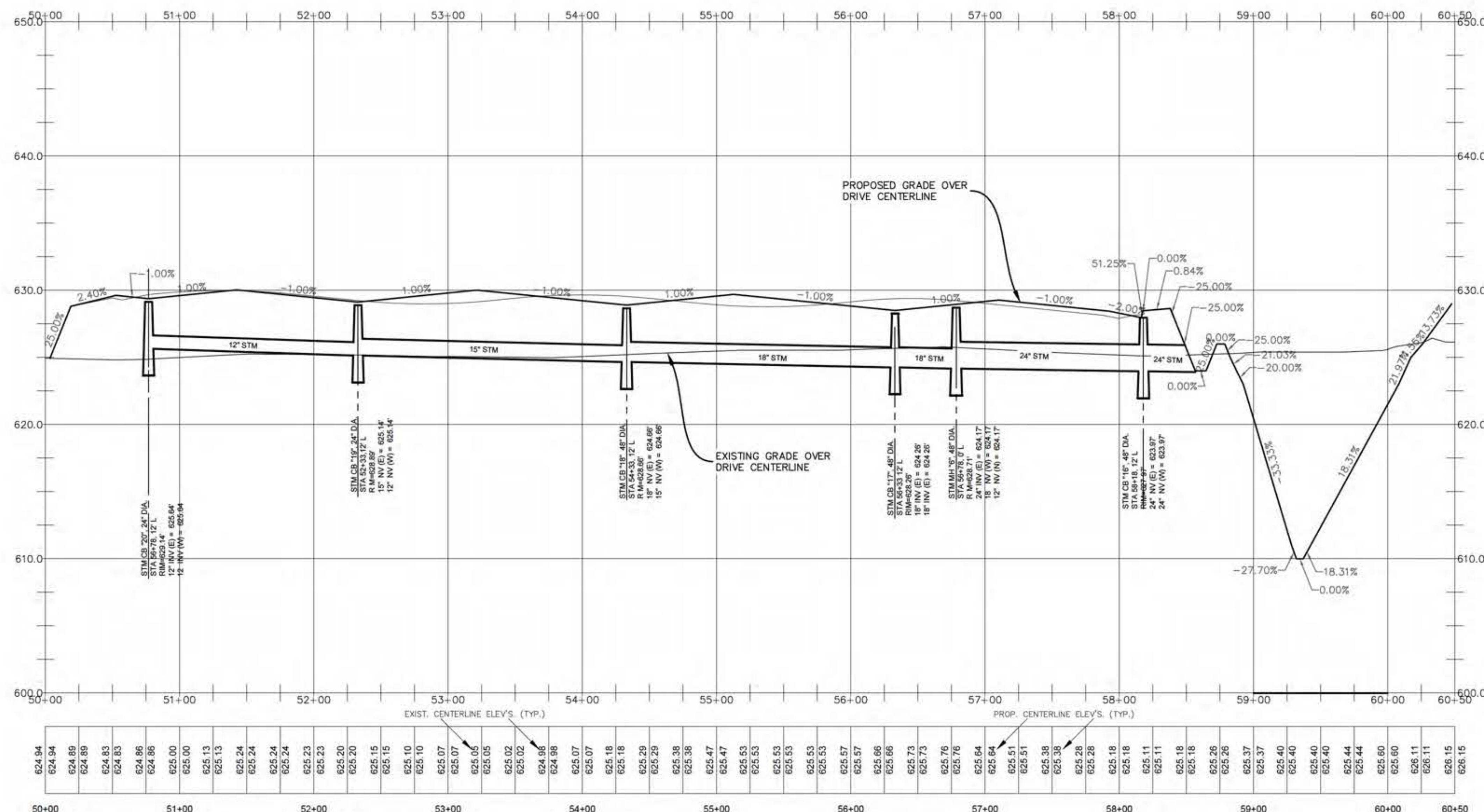
Bruce A. Callen, PE
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108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION



KEY MAP



HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

BENCH MARKS:

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DATE OF PLAN: 09-08-26

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRIVE PLAN & PROFILE

DRAWN BY	DATE
J.W.C.	AUG '26
ENGINEER	DATE
B.A.C.	AUG '26
SCALE	SCALE
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C3.2



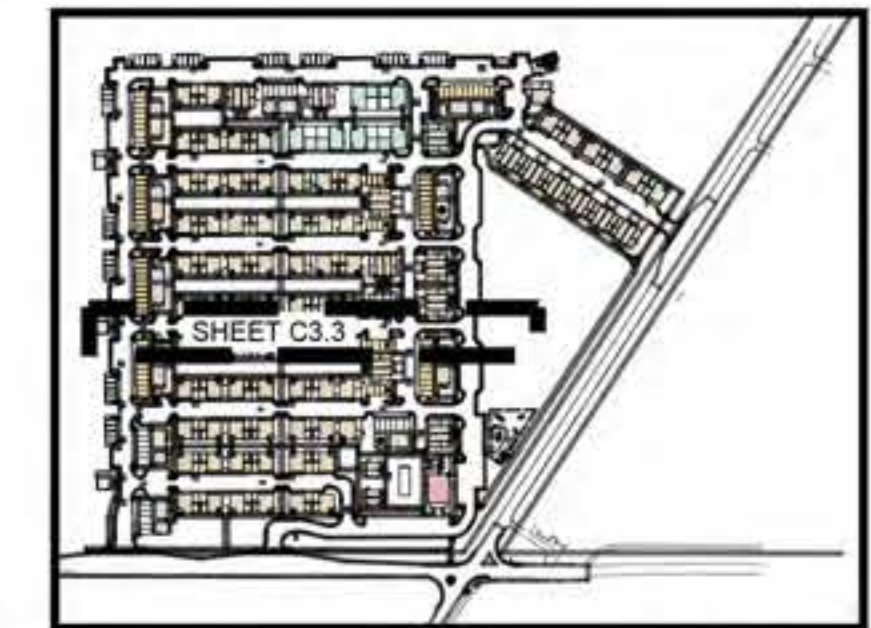
Know what's below.
Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

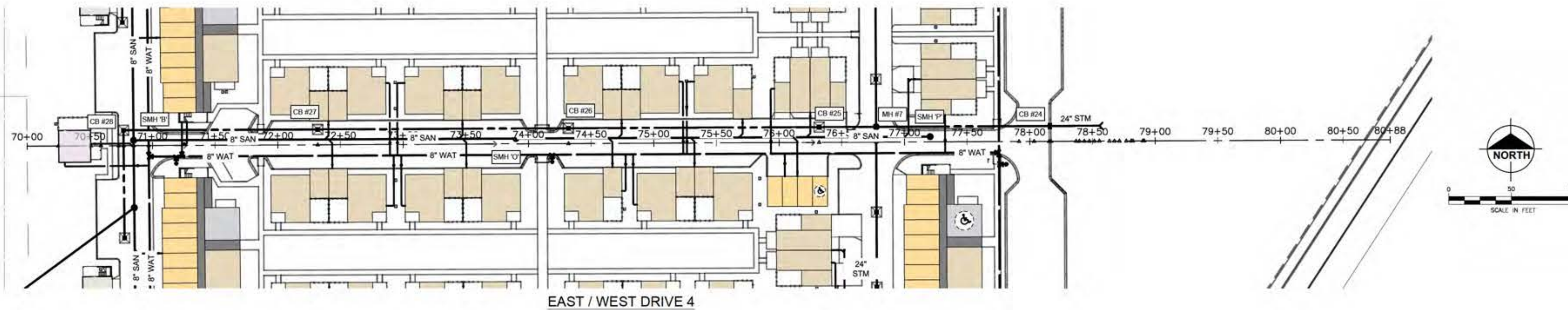


Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION

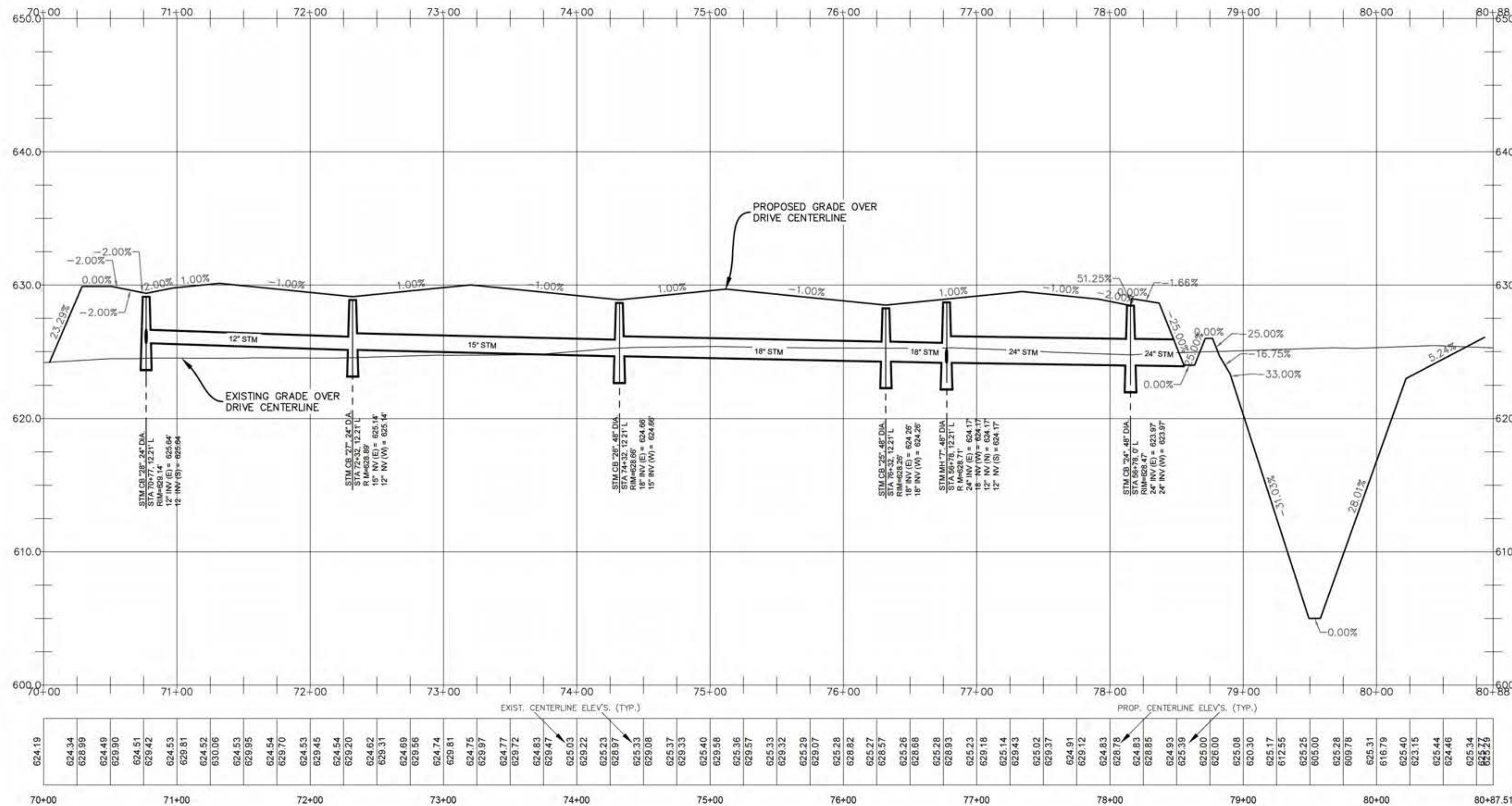


KEY MAP



EAST / WEST DRIVE 4

STATION



HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF ϵ OF GREENLY ST. AND APPROX. 25' W. OF ϵ OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF ϵ OF GREENLY ST. AND APPROX. 25' W. OF ϵ OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)



DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com



CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	DATE
1	B.A.C.	09-08-26
2	FINAL P&ID REVIEW	09-08-26

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DESIGNED BY	J.W.C.	DATE	AUG '26
ENGINEER	B.A.C.	DATE	AUG '26
DATE			

SCALE: AS NOTED 1:1

PROJECT: 025 CAPSTONE COTTAGES

SHEET NO. **C3.3**

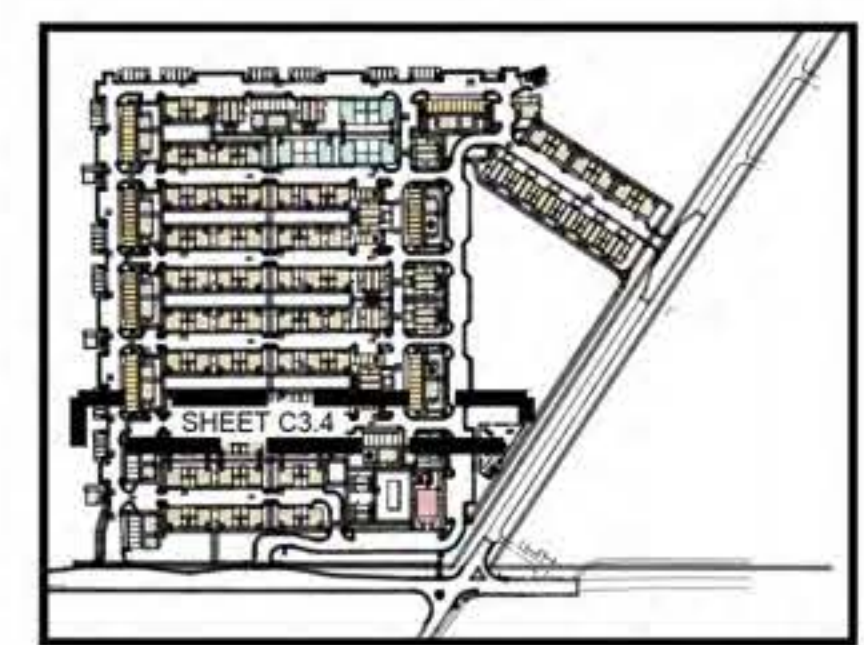


811
Know what's below.
Call before you dig.

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PRELIMINARY - NOT
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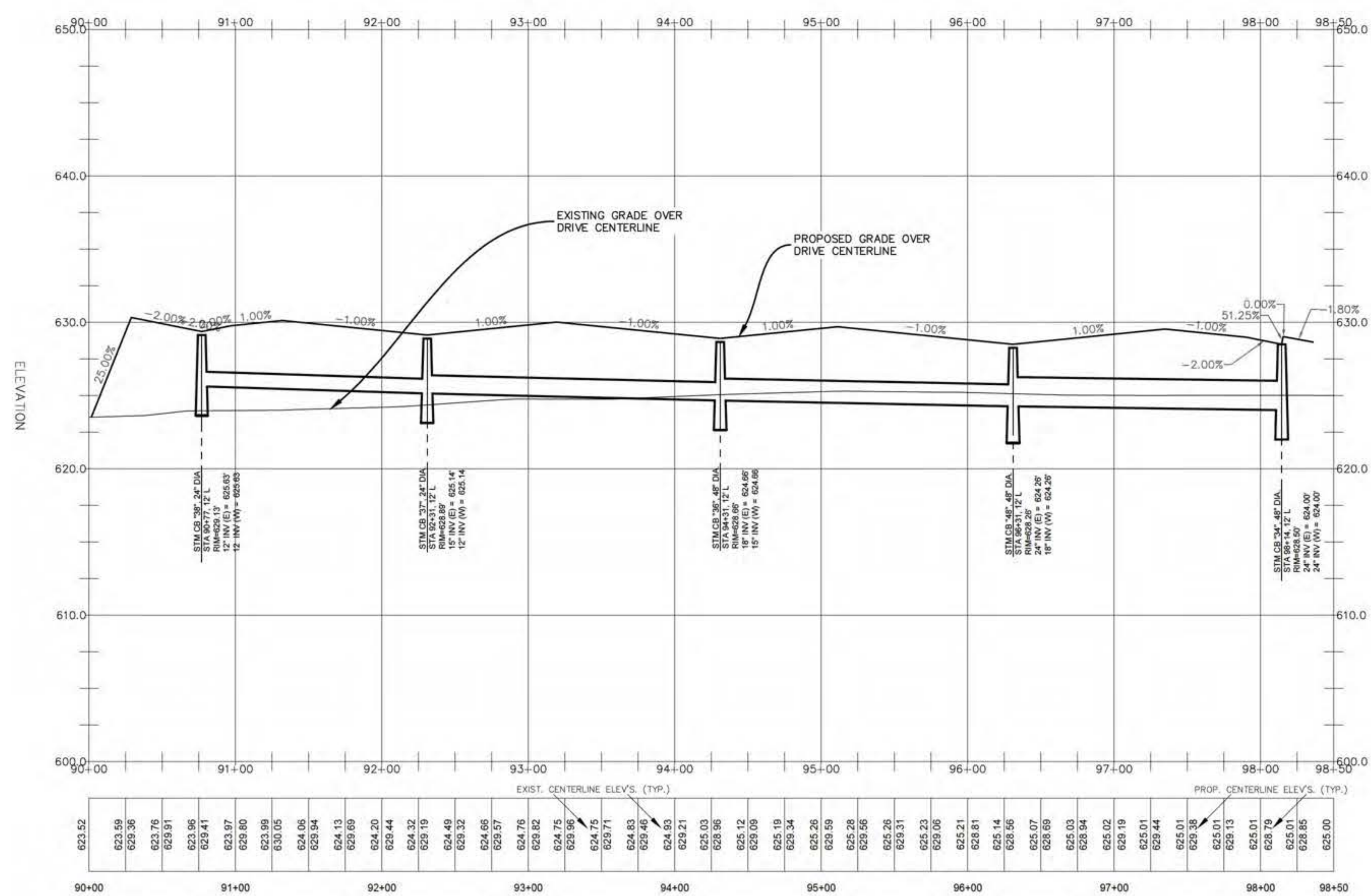
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	ISSUANCE / REVISION
1	08-24-26	B.A.C.	ISS
2	09-08-26	B.A.C.	FINAL PLOT REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRIVE PLAN & PROFILE

DRAWN BY J.W.C.	DATE AUG '26
ENGINEER B.A.C.	DATE AUG '26
SCALE DRAWING: 1"=50' AS NOTED	SCALE PLOT SCALE 1:1
PROJECT 025 CAPSTONE COTTAGES	SHEET NO. C3.4

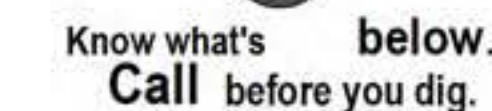


HORIZONTAL SCALE: 1"=50'

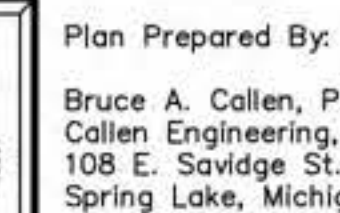
VERTICAL SCALE: 1"=5'

BENCH MARKS:
BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF $\frac{1}{4}$ OF GREENLY ST. AND APPROX. 25' W. OF $\frac{1}{4}$ OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

DATE OF PLAN: 09-08-26

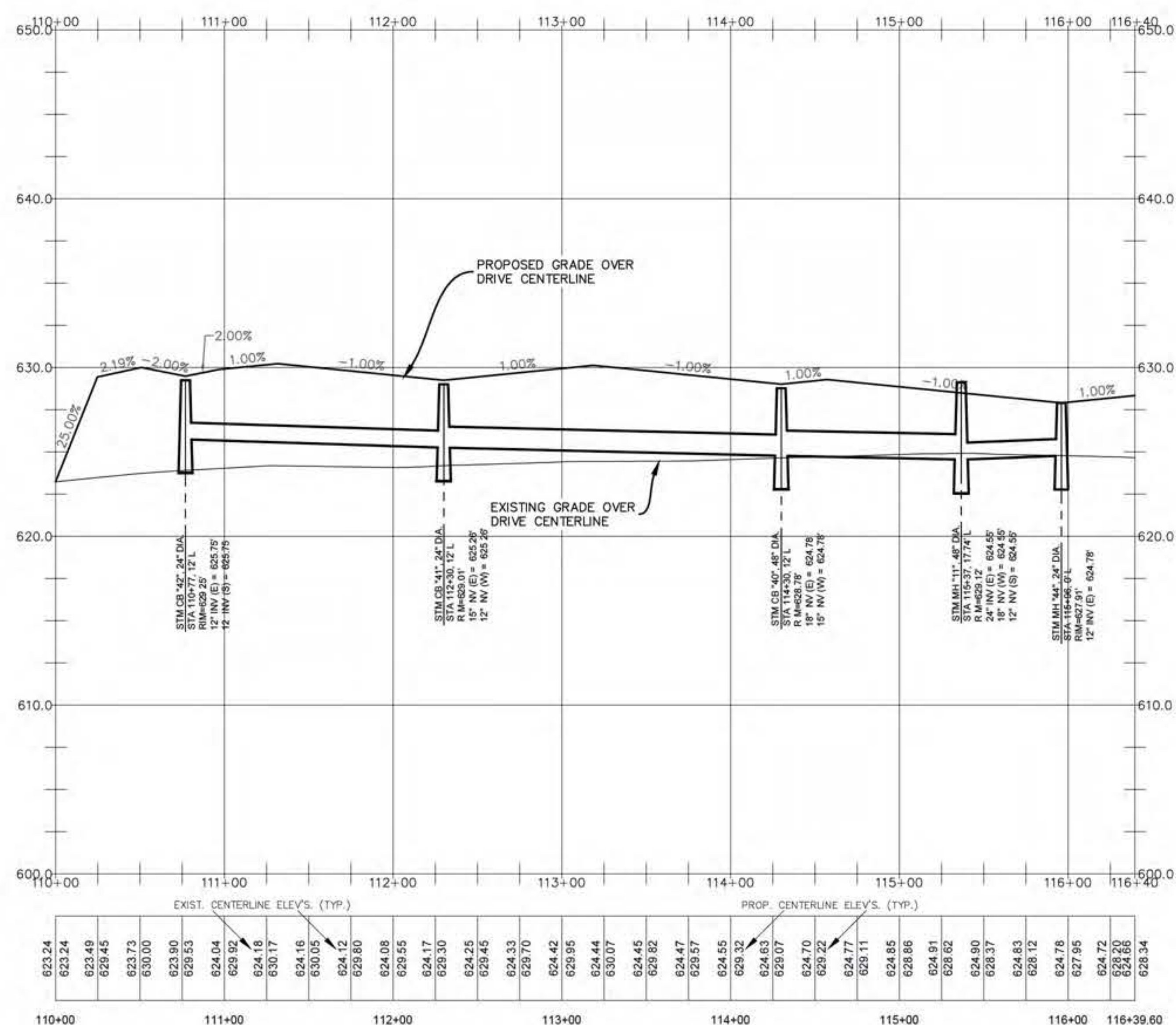
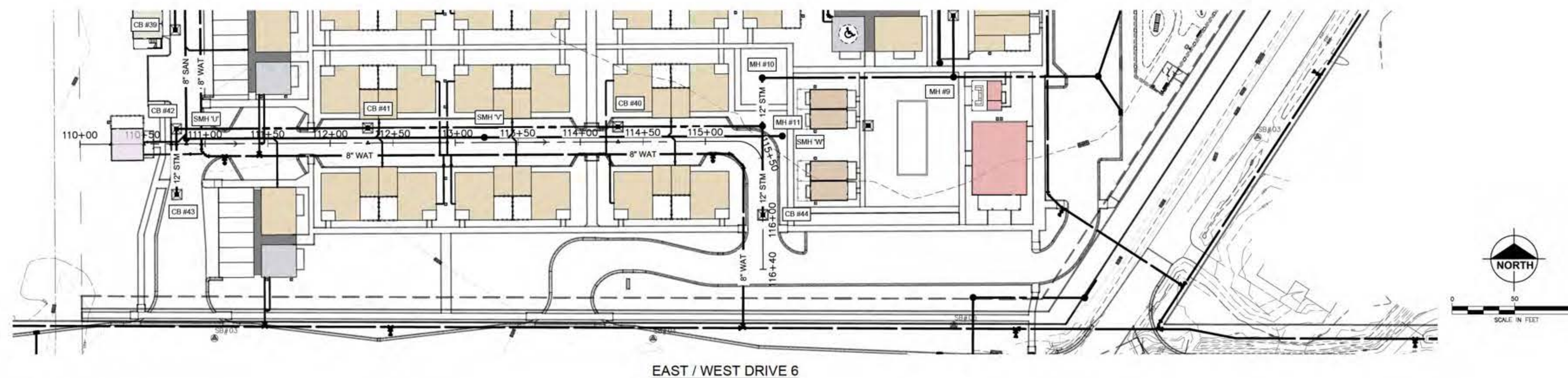


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Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION



HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF G. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF G. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

DATE OF PLAN: 09-08-26

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO	ISSUANCE / REVISION	BY	DATE
1.	50'S	B.A.C.	09-24-26
2.	FINAL AUD REVIEW	B.A.C.	09-08-26

DRIVE PLAN & PROFILE

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRAWN BY J.W.C.	DATE AUG '71
ENGINEER B.A.C.	DATE AUG '71
EDIT	DATE
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT 025 CAPSTON COTTAGES	
SHEET NO.	
C3.5	



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PRELIMINARY - NOT
FOR CONSTRUCTION

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www.callenengineering.com



CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	DESIGN	B.A.C.	08-24-26
2	FINAL AND REVIEW	B.A.C.	08-26-26

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRIVE PLAN & PROFILE

DRAWN BY J.W.C.	DATE AUG '26
ENGINEER B.A.C.	DATE AUG '26
SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
SHEET NO. C3.6	PROJECT 025 CAPSTONE COTTAGES

BENCH MARKS:

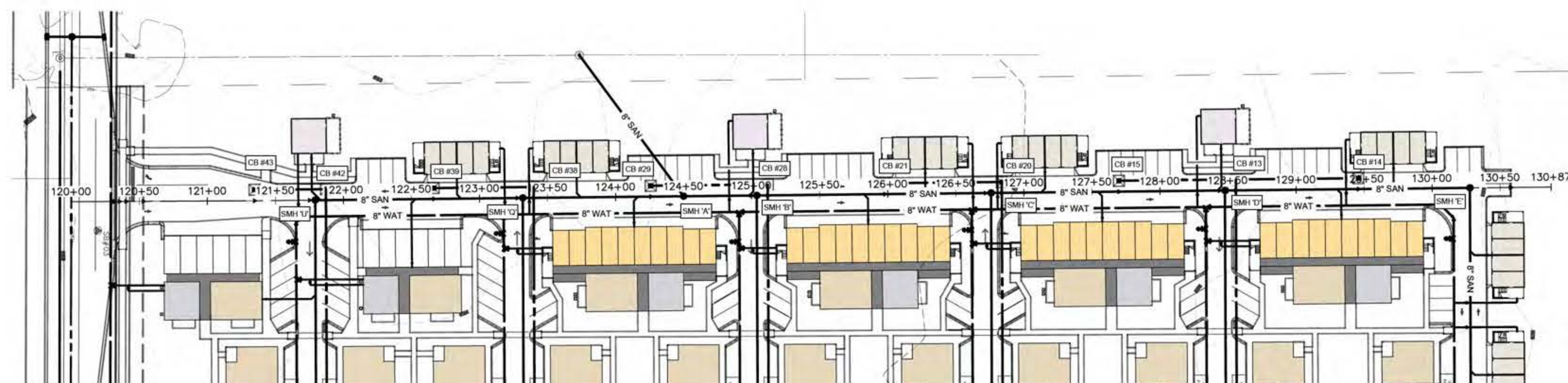
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Elevation: 627.74 ft. (NAVD 88)

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Elevation: 626.85 ft. (NAVD 88)

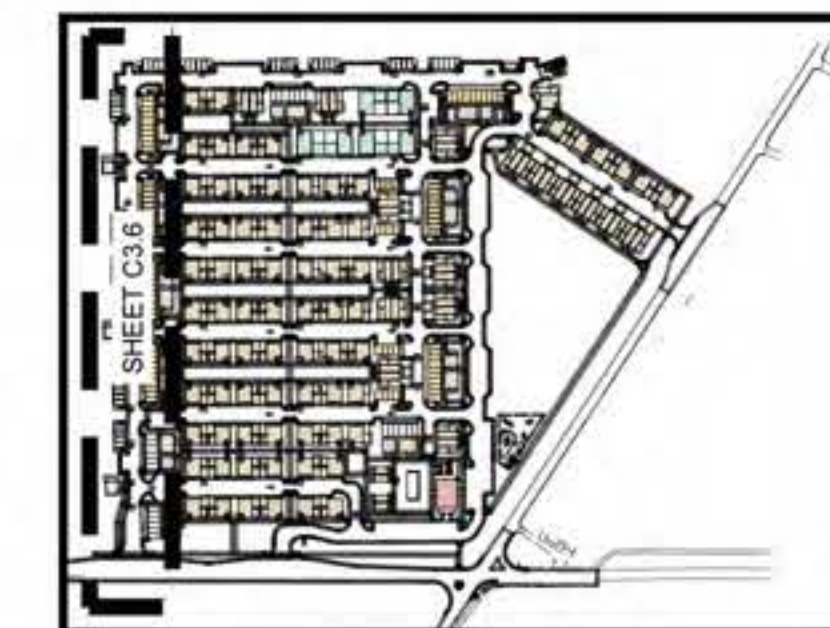
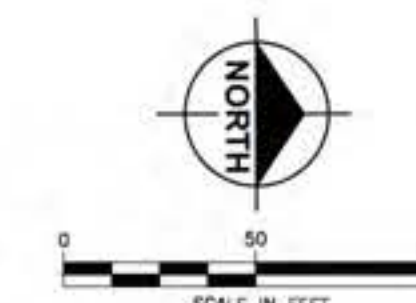
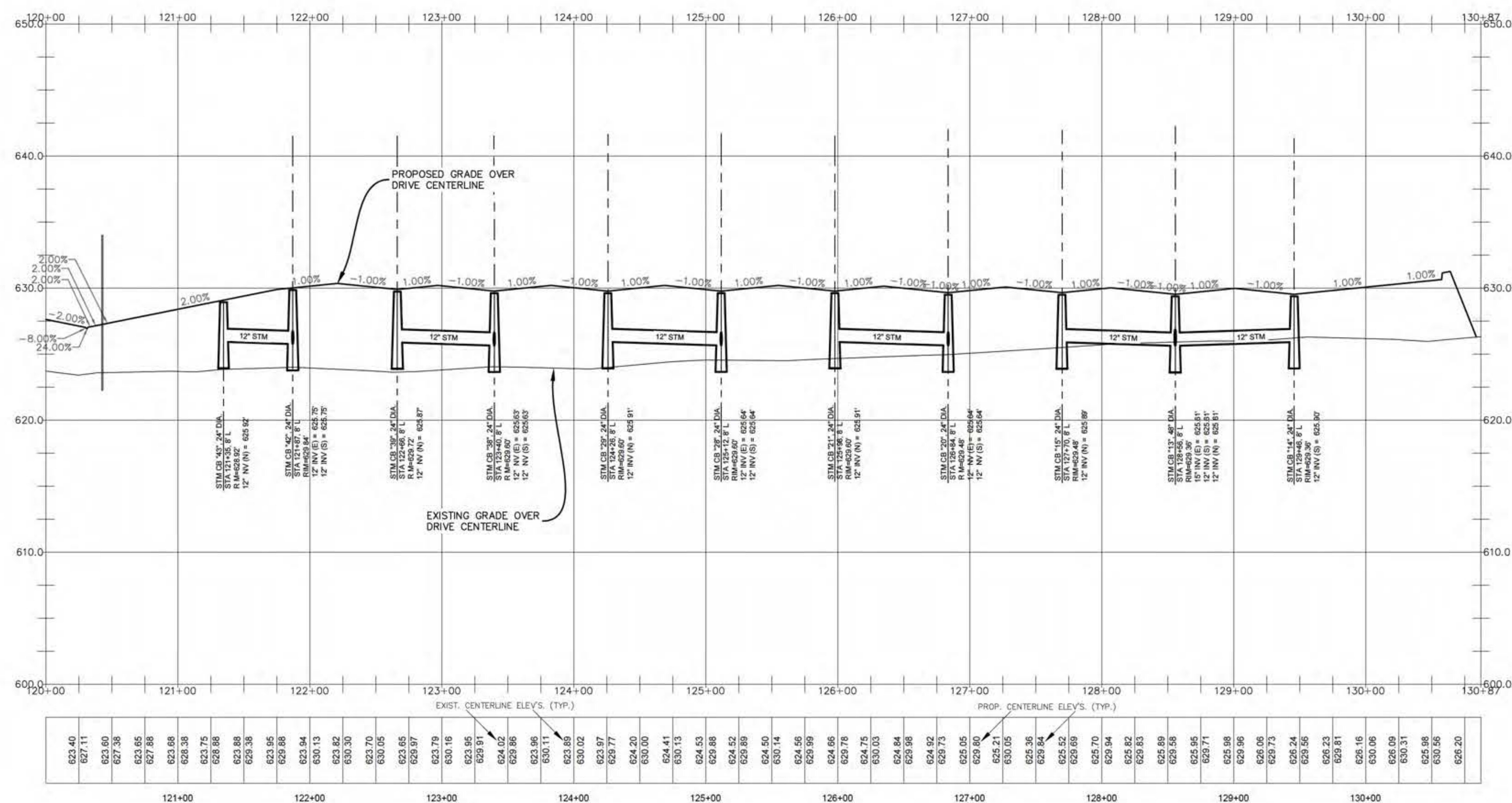
HORIZONTAL SCALE: 1"=50'

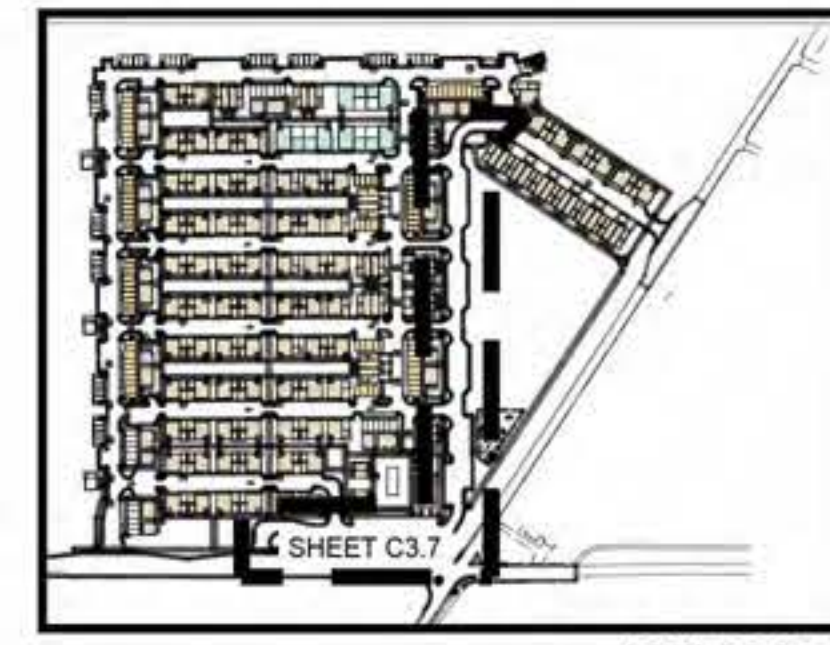
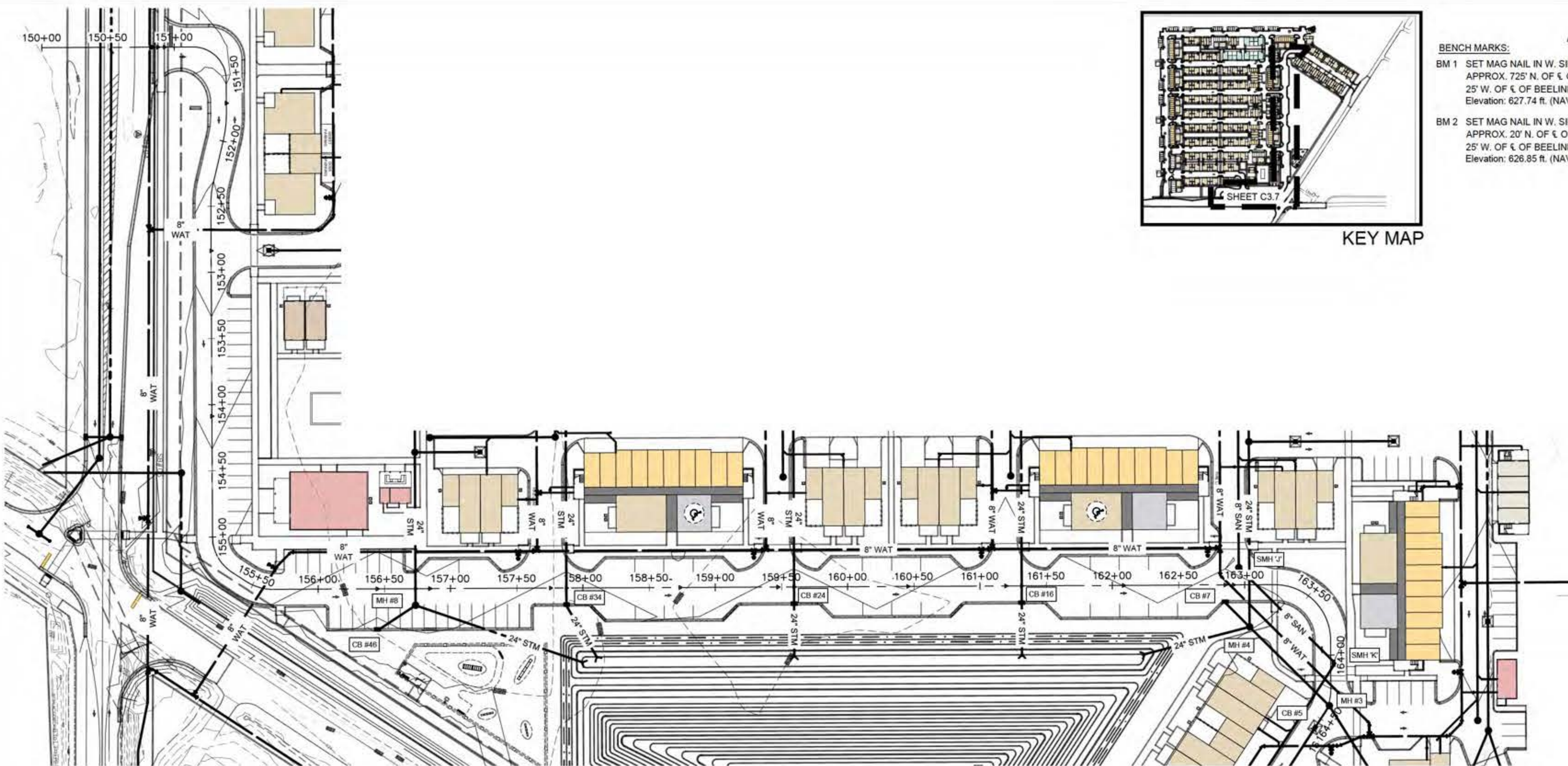
VERTICAL SCALE: 1"=5'

DATE OF PLAN: 09-08-26



SOUTH / NORTH DRIVE 1





- BENCH MARKS:**
- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)



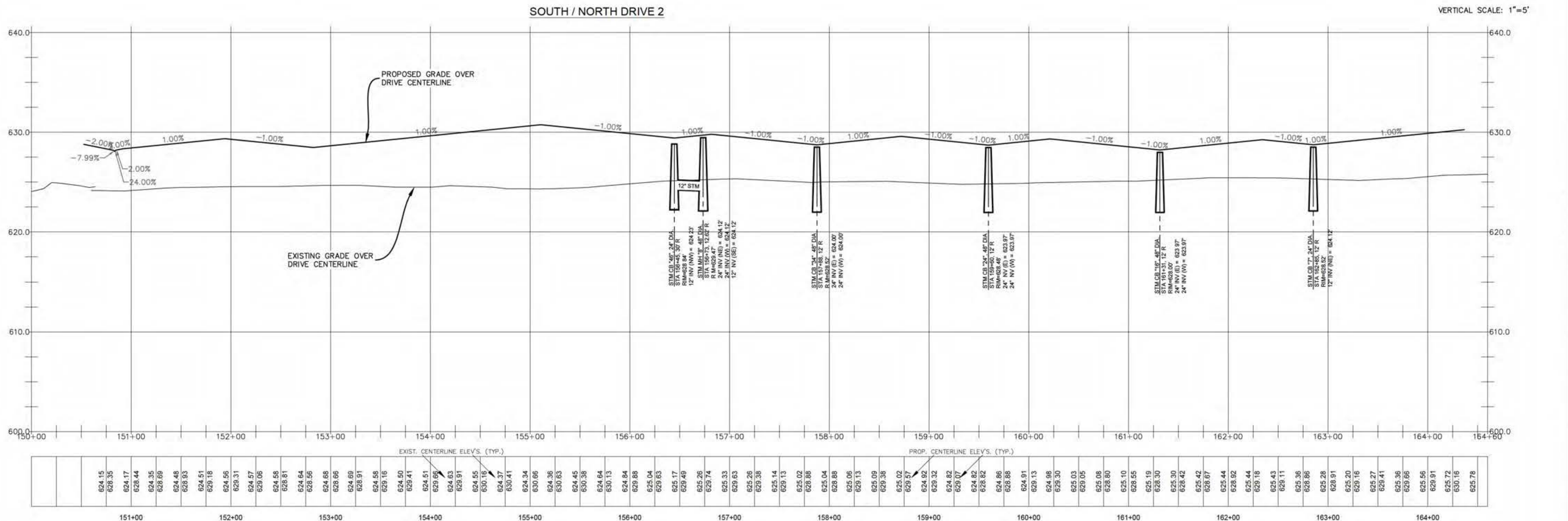
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Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
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Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

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PRELIMINARY - NOT FOR CONSTRUCTION



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civil engineers

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	DATE
1	DATE	09-08-26
2	DATE	09-08-26

REVISIONS IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRIVE PLAN & PROFILE

DRAWN BY	DATE
J.W.C. <td>AUG '26</td>	AUG '26

ENGINEER	DATE
B.A.C. <td>AUG '26</td>	AUG '26

SCALE
DRAWING: 1"=50'
PLOT SCALE: 1"=1'

PROJECT: 025 CAPSTONE COTTAGES

SHEET NO. **C3.7**

DATE OF PLAN: 09-08-26

SANITARY SEWER NOTES

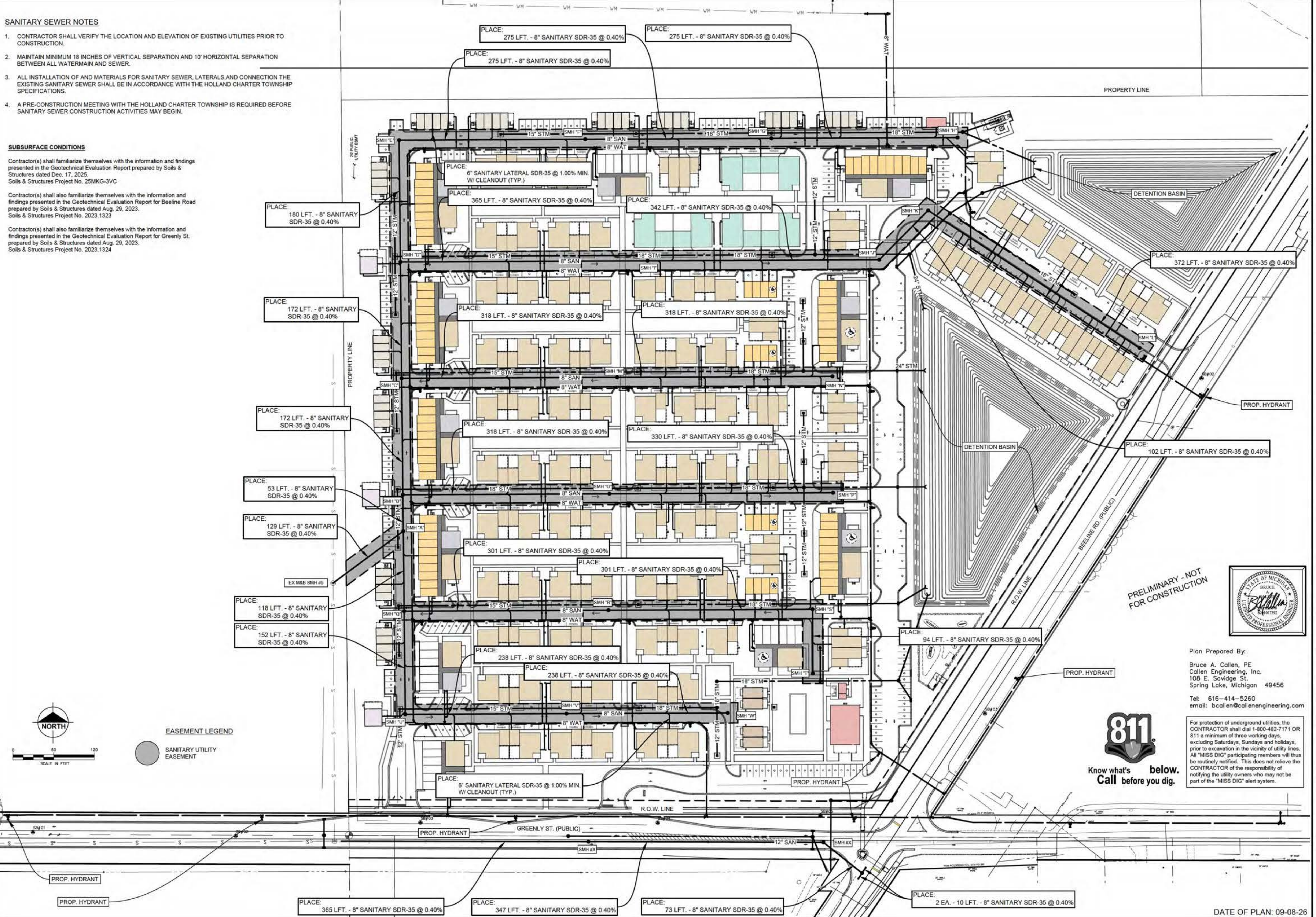
1. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. MAINTAIN MINIMUM 18 INCHES OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION BETWEEN ALL WATERMAIN AND SEWER.
3. ALL INSTALLATION OF AND MATERIALS FOR SANITARY SEWER, LATERALS AND CONNECTION THE EXISTING SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP SPECIFICATIONS.
4. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE SANITARY SEWER CONSTRUCTION ACTIVITIES MAY BEGIN.

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324



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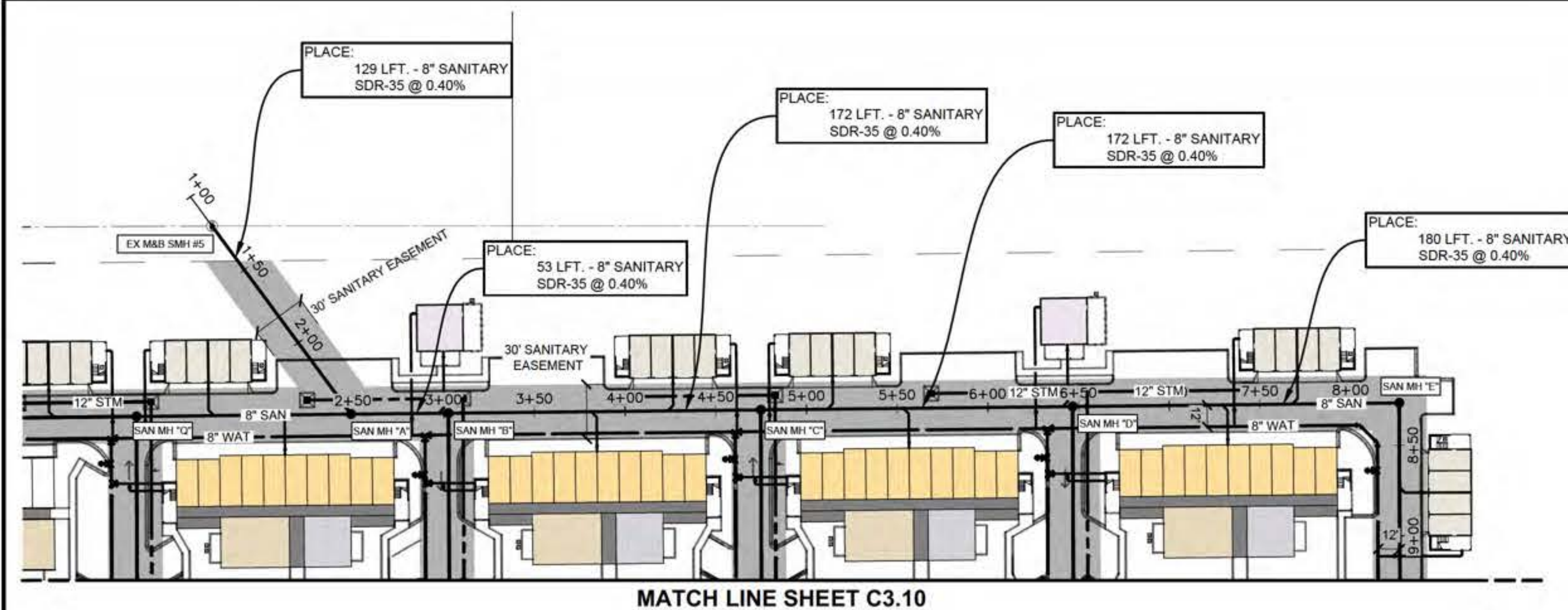
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	BY	DATE	REVISION / REVISION
1	B.A.C.	08-26-26	ISSUED
2	B.A.C.	09-08-26	FINAL AND REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
OVERALL SANITARY SEWER PLAN

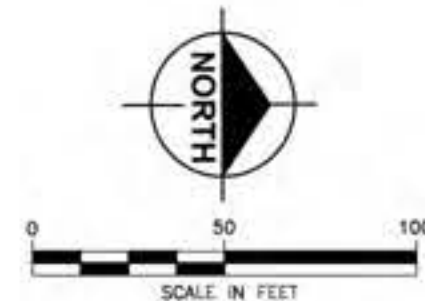
DRAWN BY	J.W.C.	DATE	MAR '26
ENGINEER	B.A.C.	DATE	MAR '26
EDT	L.B.C.	DATE	SEP '26
SCALE	DRAWING	AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES	SHEET NO.	C3.8

DATE OF PLAN: 09-08-26



MATCH LINE SHEET C3.10

SANITARY RUN #1



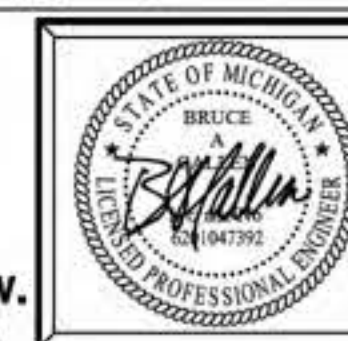
SANITARY SEWER NOTES

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2. MAINTAIN MINIMUM 18 INCHES OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION BETWEEN ALL WATERMAIN AND SEWER.
3. ALL INSTALLATION OF AND MATERIALS FOR SANITARY SEWER, LATERALS AND CONNECTION THE EXISTING SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP SPECIFICATIONS.
4. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE SANITARY SEWER CONSTRUCTION ACTIVITIES MAY BEGIN.

EASEMENT LEGEND

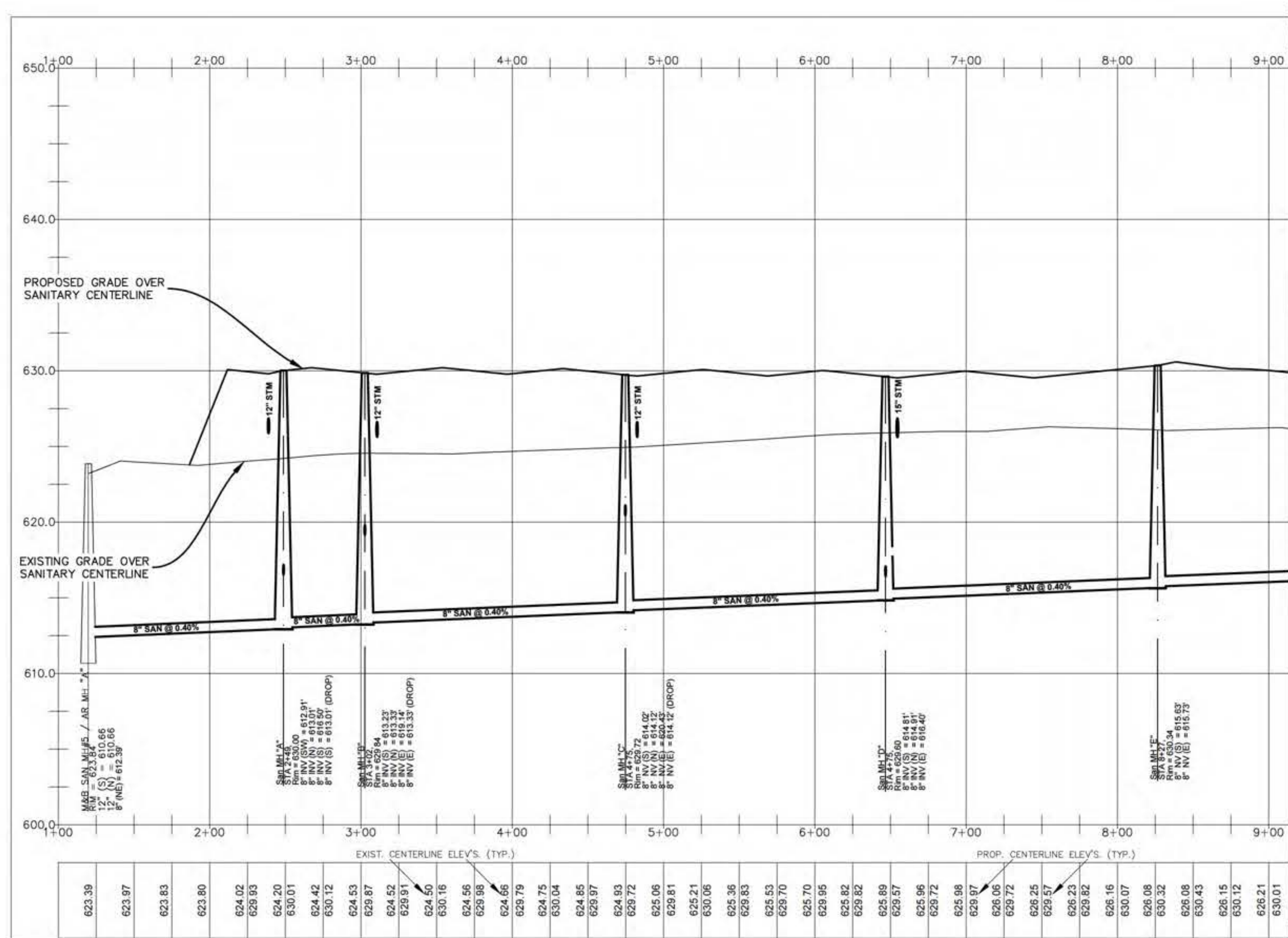
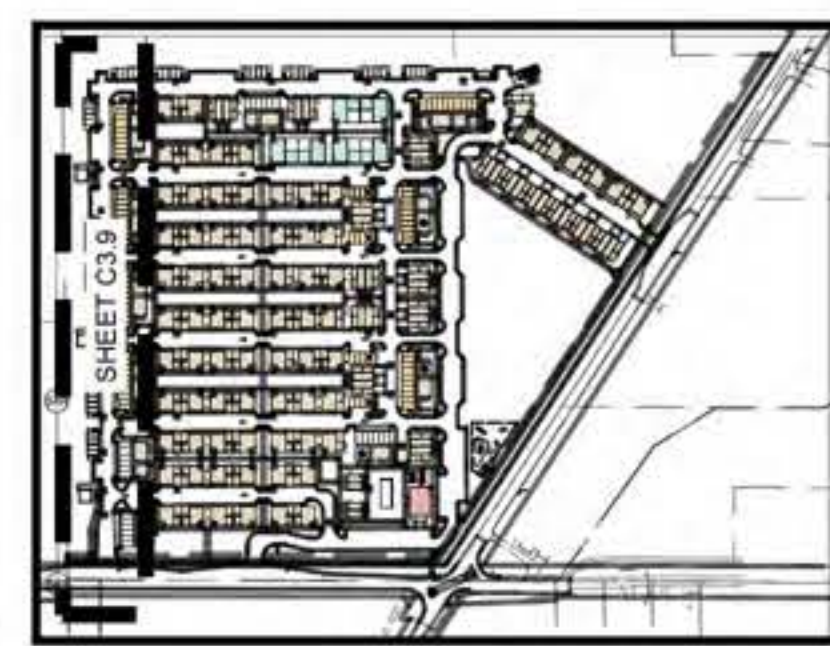


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Plan Prepared By:
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Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT FOR CONSTRUCTION



MATCH LINE SHEET C3.10

SANITARY STRUCTURE SCHEDULE (THIS SHEET)

- EX. M&B SMH "5"/AR SMH "A" (4' DIA) RIM = 623.84 FT
12" INV (S) = 610.66 FT
12" INV (N) = 610.66 FT
8" INV (NE) = 612.39 FT (8" PVC SDR-35)
- SMH "A" (4' DIA) RIM = 630.00 FT (SOLID COVER)
8" INV (SW) = 612.91 FT (8" PVC SDR-35)
8" INV (N) = 613.01 FT (8" PVC SDR-35)
8" INV (S) = 616.50 FT (8" PVC SDR-35)
8" INV (SE) = 613.01 FT (8" PVC SDR-35) (DROP)
- SMH "B" (4' DIA) RIM = 629.84 FT (SOLID COVER)
8" INV (S) = 613.23 FT (8" PVC SDR-35)
8" INV (N) = 613.33 FT (8" PVC SDR-35)
8" INV (E) = 619.14 FT (8" PVC SDR-35)
8" INV (SE) = 613.33 FT (8" PVC SDR-35) (DROP)
- SMH "C" (4' DIA) RIM = 629.72 FT (SOLID COVER)
8" INV (S) = 614.02 FT (8" PVC SDR-35)
8" INV (N) = 614.12 FT (8" PVC SDR-35)
8" INV (E) = 620.43 FT (8" PVC SDR-35)
8" INV (SE) = 614.12 FT (8" PVC SDR-35) (DROP)
- SMH "D" (4' DIA) RIM = 629.60 FT (SOLID COVER)
8" INV (S) = 614.81 FT (8" PVC SDR-35)
8" INV (N) = 614.91 FT (8" PVC SDR-35)
8" INV (E) = 616.40 FT (8" PVC SDR-35)
- SMH "E" (4' DIA) RIM = 630.34 FT (SOLID COVER)
8" INV (S) = 615.63 FT (8" PVC SDR-35)
8" INV (E) = 615.73 FT (8" PVC SDR-35)

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF CL OF GREENLY ST. AND APPROX. 25' W. OF CL OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF CL OF GREENLY ST. AND APPROX. 25' W. OF CL OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)



DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
Tel: 616-414-5260
www.callenengineering.com



CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	ISSUANCE / REVISION
1	08-26-26	B.A.C.	DATE
2	09-08-26	B.A.C.	DATE

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
SANITARY PLAN & PROFILE

DRAWN BY	DATE	SCALE
L.B.C.	AUG '26	AS NOTED
ENGINEER	DATE	1:1
B.A.C.	AUG '26	
PROJECT	025 CAPSTONE COTTAGES	
SHEET NO.	C3.9	



Know what's
Call before you dig.

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This does not relieve the
CONTRACTOR of the responsibility of
notifying the utility owners who may not
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Plan Prepared By:

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Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION

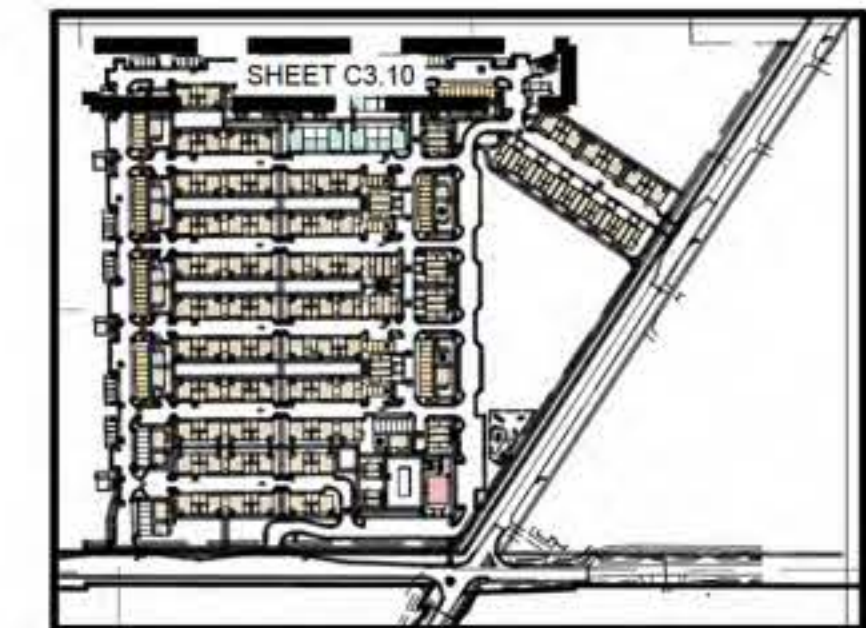
EASEMENT LEGEND



SANITARY UTILITY
EASEMENT

SANITARY SEWER NOTES

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4. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE SANITARY SEWER CONSTRUCTION ACTIVITIES MAY BEGIN.



KEY MAP

SANITARY STRUCTURE SCHEDULE (THIS SHEET)

SMH "E" (4' DIA) RIM = 630.34 FT (SOLID COVER)
8" INV (S) = 615.63 FT (8" PVC SDR-35)
8" INV (E) = 615.73 FT (8" PVC SDR-35)

SMH "F" (4' DIA) RIM = 629.58 FT (SOLID COVER)
8" INV (W) = 616.83 FT (8" PVC SDR-35)
8" INV (E) = 616.93 FT (8" PVC SDR-35)

SMH "G" (4' DIA) RIM = 628.51 FT (SOLID COVER)
8" INV (W) = 618.03 FT (8" PVC SDR-35)
8" INV (E) = 618.13 FT (8" PVC SDR-35)

SMH "H" (4' DIA) RIM = 629.13 FT (SOLID COVER)
8" INV (W) = 619.23 FT (8" PVC SDR-35)

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

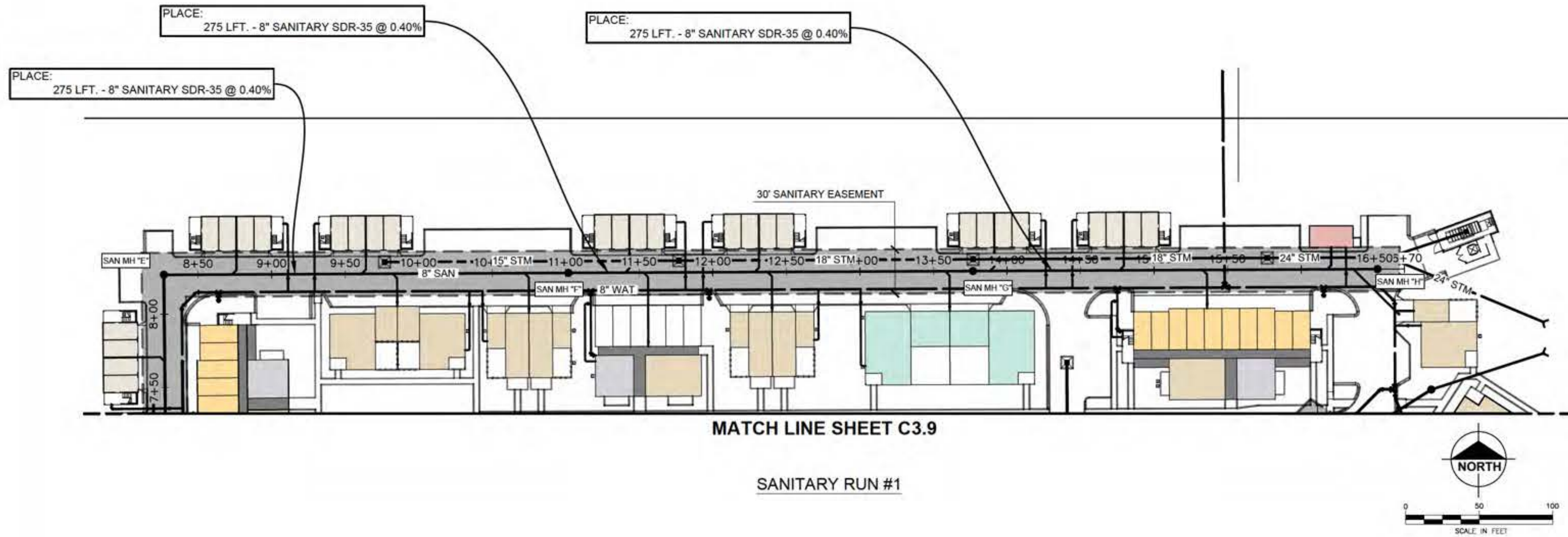
Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

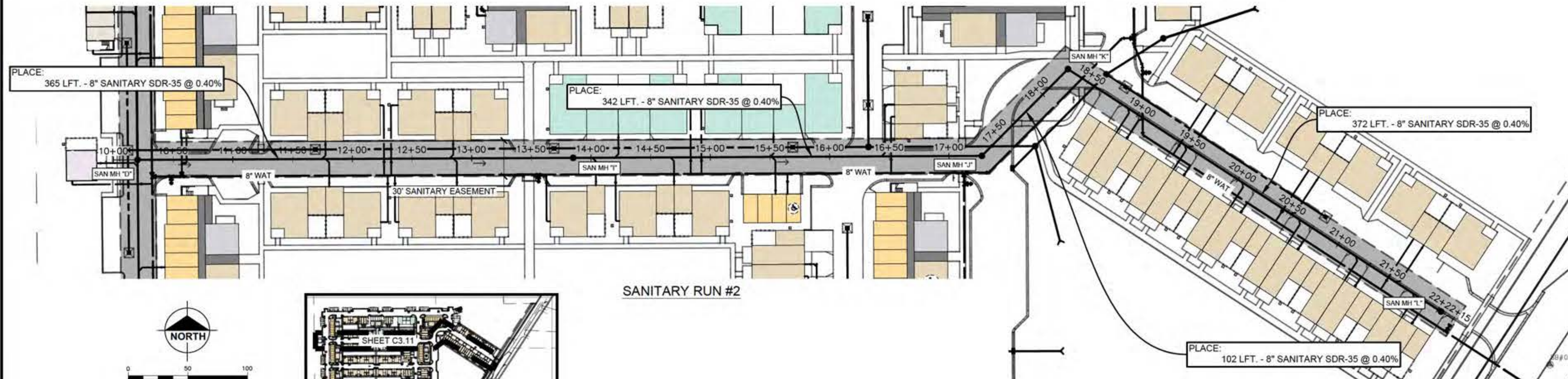
BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 25' N. OF CL OF GREENLY ST. AND APPROX. 25' W. OF CL OF BEELINE RD
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF CL OF GREENLY ST. AND APPROX. 25' W. OF CL OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)



DATE OF PLAN: 09-08-26







Know what's below.
Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



Plan Prepared By:
Bruce A. Collen, PE
Collen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcollen@collenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION

- SANITARY SEWER NOTES**
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - MAINTAIN MINIMUM 18 INCHES OF VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION BETWEEN ALL WATERMAIN AND SEWER.
 - ALL INSTALLATION OF AND MATERIALS FOR SANITARY SEWER, LATERALS AND CONNECTION THE EXISTING SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP SPECIFICATIONS.
 - A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE SANITARY SEWER CONSTRUCTION ACTIVITIES MAY BEGIN.

**SANITARY STRUCTURE SCHEDULE
(THIS SHEET)**

- SMH "D" (4' DIA) RIM = 630.34 FT (SOLID COVER)
8" INV (S) = 614.81 FT (8" PVC SDR-35)
8" INV (N) = 614.91 FT (8" PVC SDR-35)
8" INV (E) = 616.40 FT (8" PVC SDR-35)
- SMH "T" (4' DIA) RIM = 629.05 FT (SOLID COVER)
8" INV (W) = 617.86 FT (8" PVC SDR-35)
8" INV (E) = 617.96 FT (8" PVC SDR-35)
- SMH "J" (4' DIA) RIM = 629.09 FT (SOLID COVER)
8" INV (W) = 619.33 FT (8" PVC SDR-35)
8" INV (NE) = 619.43 FT (8" PVC SDR-35)
- SMH "K" (4' DIA) RIM = 630.03 FT (SOLID COVER)
8" INV (SW) = 619.84 FT (8" PVC SDR-35)
8" INV (SE) = 619.94 FT (8" PVC SDR-35)
- SMH "L" (4' DIA) RIM = 629.24 FT (SOLID COVER)
8" INV (W) = 621.43 FT (8" PVC SDR-35)

SUBSURFACE CONDITIONS

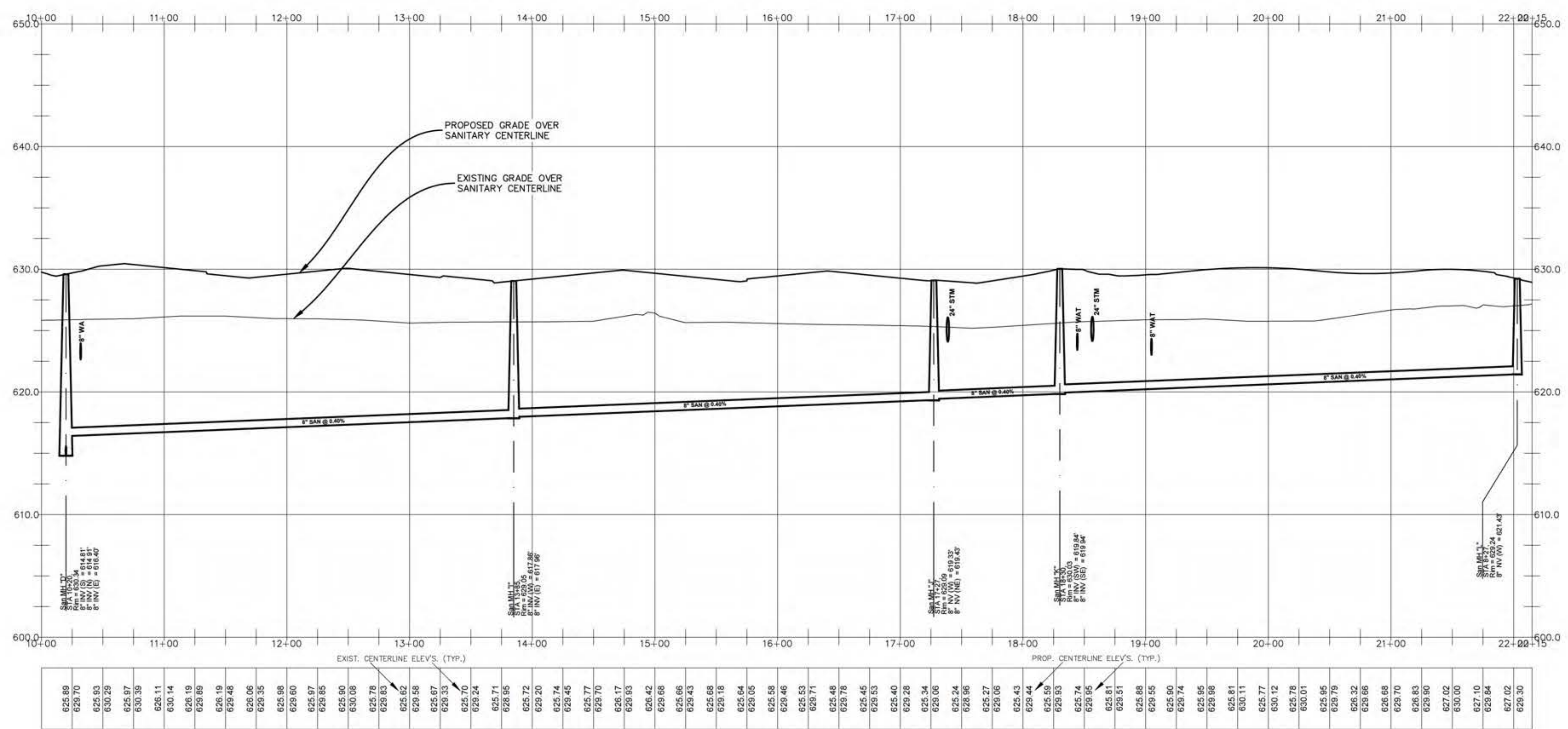
Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3V/C

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF $\odot$ OF GREENLY ST. AND APPROX. 25' W. OF $\odot$ OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF $\odot$ OF GREENLY ST. AND APPROX. 25' W. OF $\odot$ OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)



HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com



CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	ISSUANCE / REVISION
1	09-26-26	B.A.C.	ISSUED FOR REVIEW
2	09-08-26	B.A.C.	FINAL FOR RECORD

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

SANITARY PLAN & PROFILE

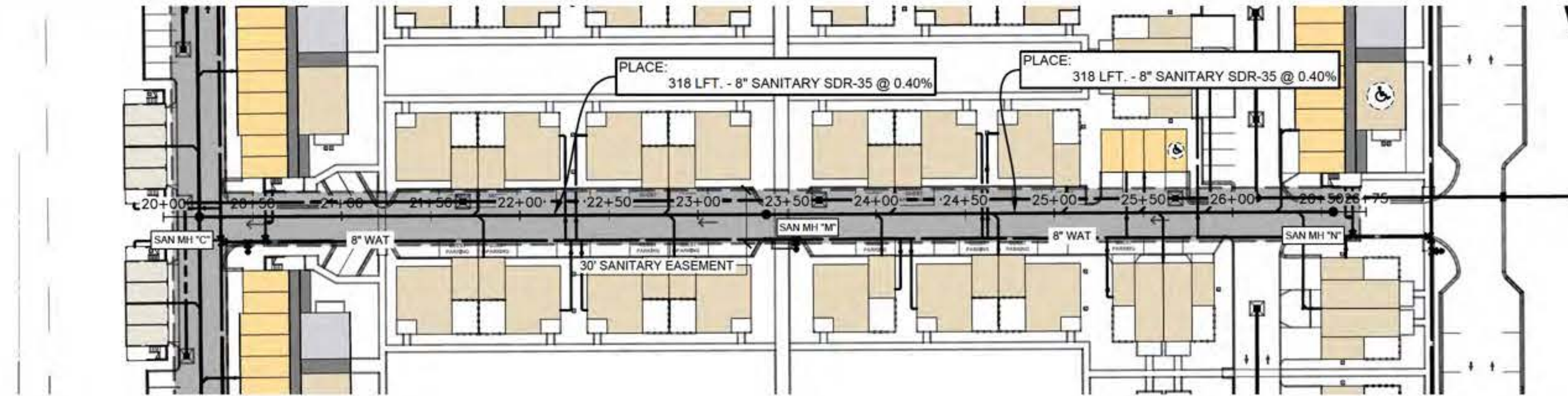
DRAWN BY	DATE
L.B.C.	MAR '26

ENGINEER	DATE
B.A.C.	MAR '26

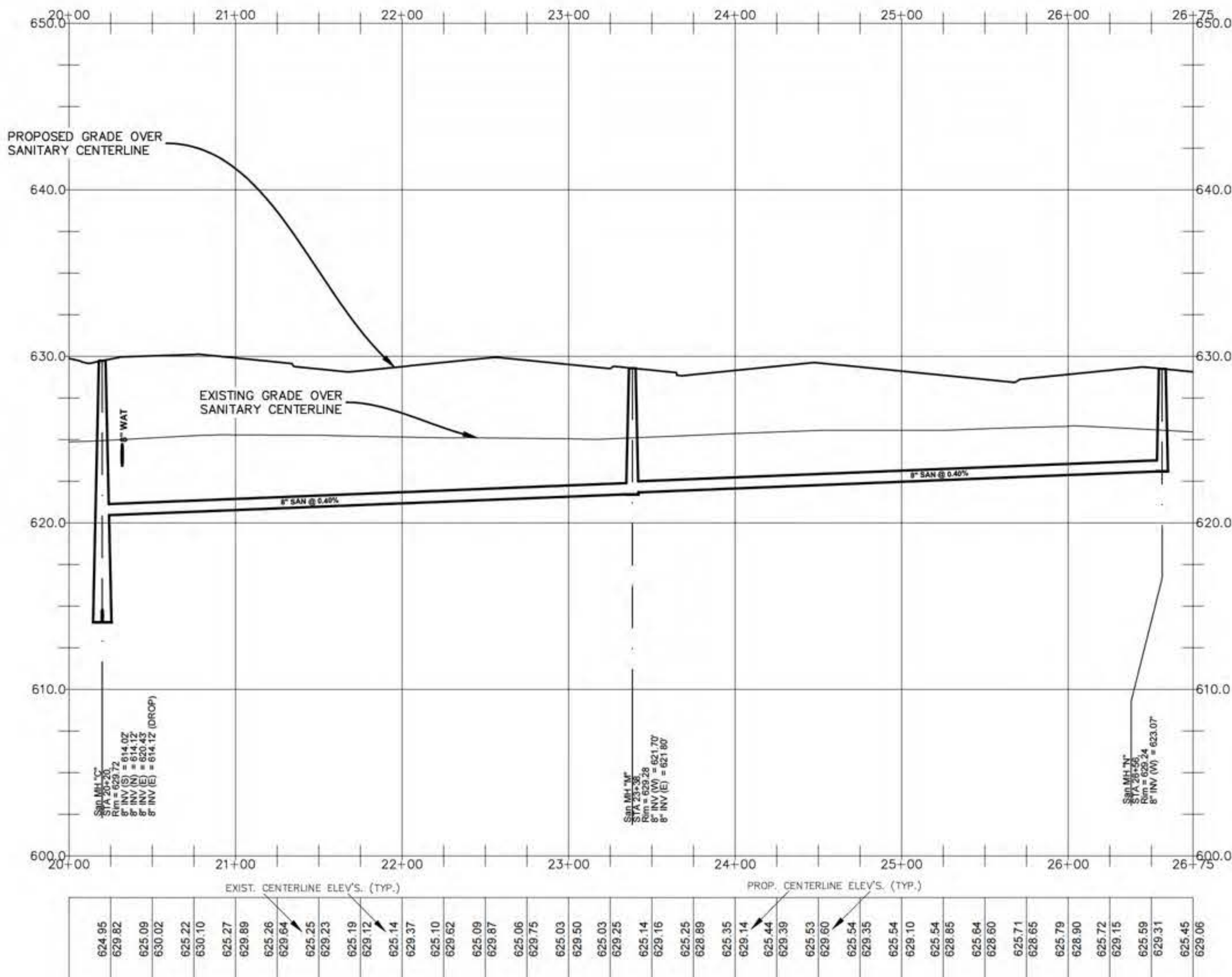
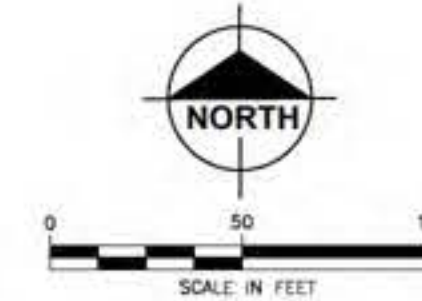
SCALE	AS NOTED
DRAWING: 1"=50'	PILOT SCALE
AS NOTED	1:1

PROJECT: 025 CAPSTONE COTTAGES
SHEET NO. **C3.11**

DATE OF PLAN: 09-08-26



SANITARY RUN #3



HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

SANITARY STRUCTURE SCHEDULE (THIS SHEET)

SMH "C" (4' DIA) RIM = 629.72 FT (SOLID COVER)
 8" INV (S) = 614.02 FT (8" PVC SDR-35)
 8" INV (N) = 614.12 FT (8" PVC SDR-35)
 8" INV (E) = 620.43 FT (8" PVC SDR-35)
 8" INV (E) = 614.12 FT (8" PVC SDR-35) (DROP)

SMH "M" (4' DIA) RIM = 629.28 FT (SOLID COVER)
 8" INV (W) = 621.70 FT (8" PVC SDR-35)
 8" INV (E) = 621.80 FT (8" PVC SDR-35)

SMH "N" (4' DIA) RIM = 629.24 FT (SOLID COVER)
 8" INV (W) = 623.07 FT (8" PVC SDR-35)

SANITARY SEWER NOTES

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3. ALL INSTALLATION OF AND MATERIALS FOR SANITARY SEWER, LATERALS AND CONNECTION THE EXISTING SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP SPECIFICATIONS.
4. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE SANITARY SEWER CONSTRUCTION ACTIVITIES MAY BEGIN.

EASEMENT LEGEND



Know what's below.
Call before you dig.

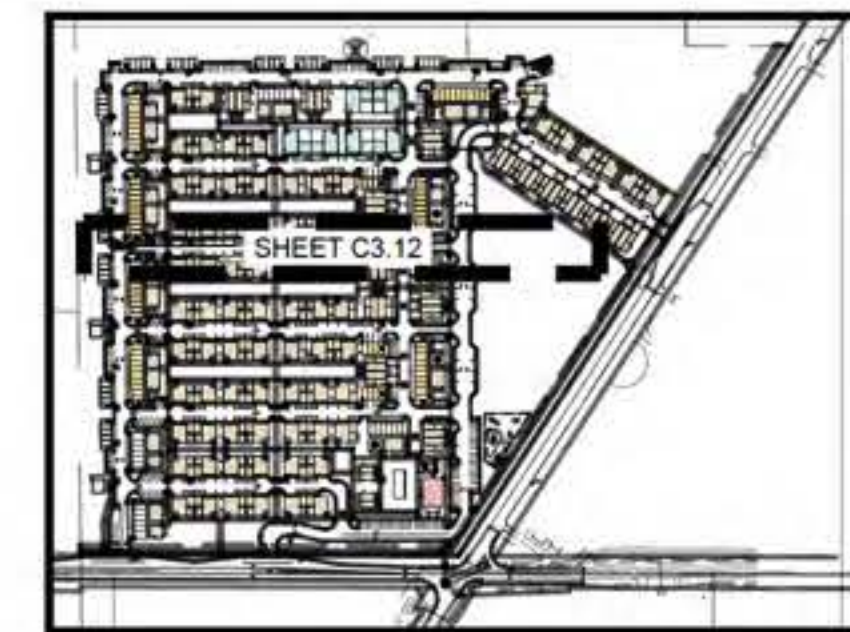


Plan Prepared By:

Bruce A. Callen, PE
 Callen Engineering, Inc.
 108 E. Savidge St.
 Spring Lake, Michigan 49456

Tel: 616-414-5260
 email: bcallen@callenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION



KEY MAP

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
 Soils & Structures Project No. 25MKG-3VC

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 Soils & Structures Project No. 2023.1323

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 Soils & Structures Project No. 2023.1324

BENCH MARKS:

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 Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF CL OF GREENLY ST. AND APPROX. 25' W. OF CL OF BEELINE RD.
 Elevation: 626.85 ft. (NAVD 88)

DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
 108 East Savidge Street
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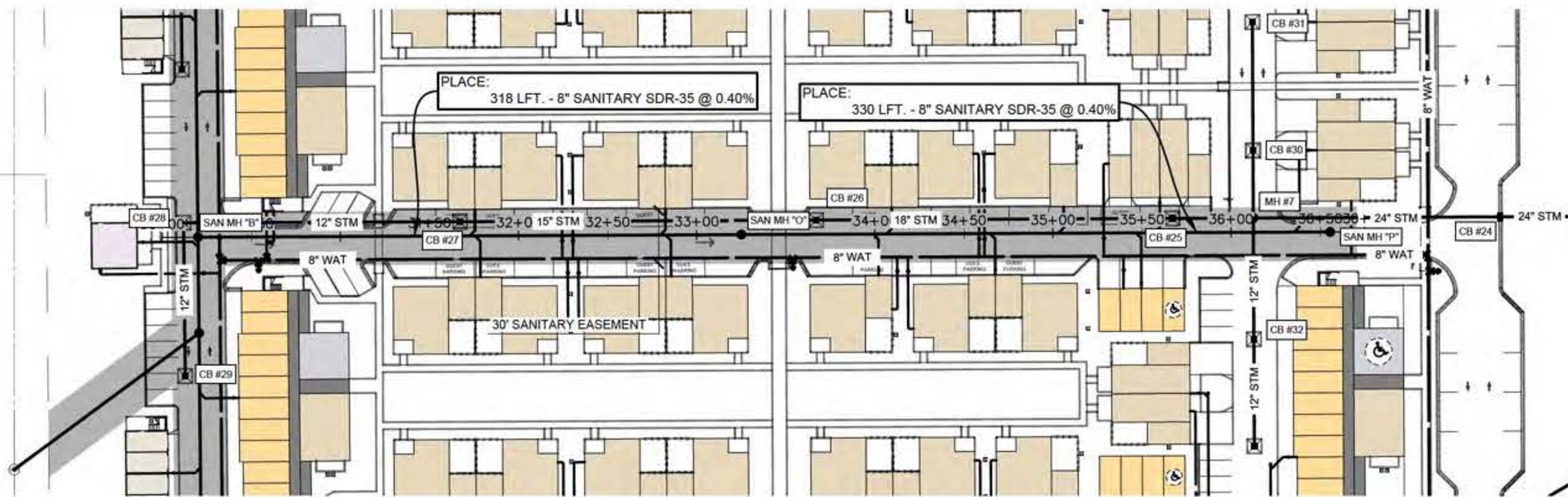
callen
civil engineers

CAPSTONE COMMUNITIES
 431 OFFICE PARK DRIVE
 BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	BY	DATE
1	ISSUED	B.A.C.	09-08-26
2	FINAL P&ID REVIEW	B.A.C.	09-08-26

CAPSTONE COTTAGES AT HOLLAND
 3717 BEELINE ROAD
 HOLLAND, MI 49428
 OTTAWA COUNTY, MICHIGAN
 SANITARY PLAN & PROFILE

DRAWN BY B.A.C.	DATE AUG '26
ENGINEER B.A.C.	DATE AUG '26
SCALE DRAWING: AS NOTED PLOT SCALE: 1:1	
PROJECT 025 CAPSTONE COTTAGES	
SHEET NO. C3.12	

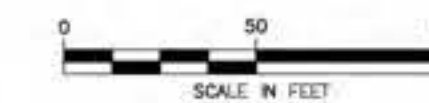


SANITARY RUN #4

SANITARY SEWER NOTES

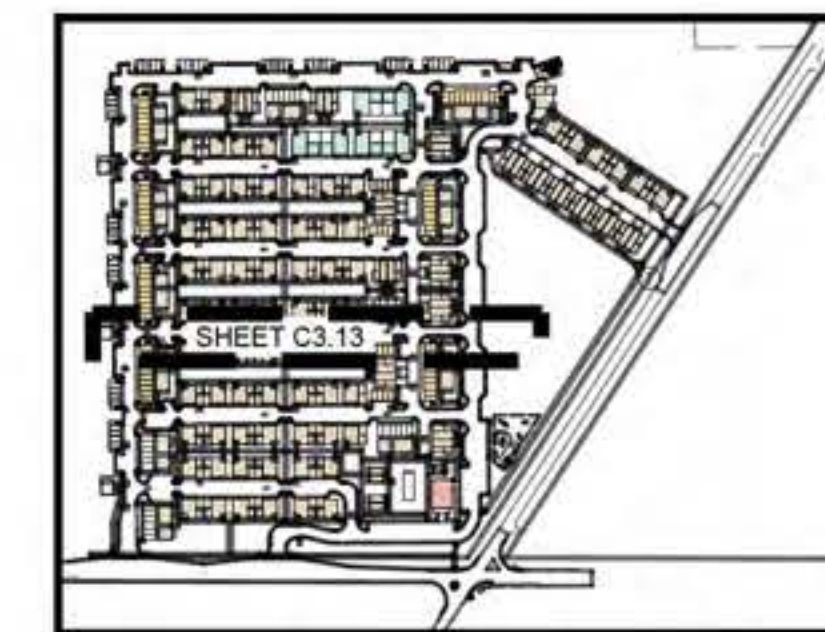
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EASEMENT LEGEND

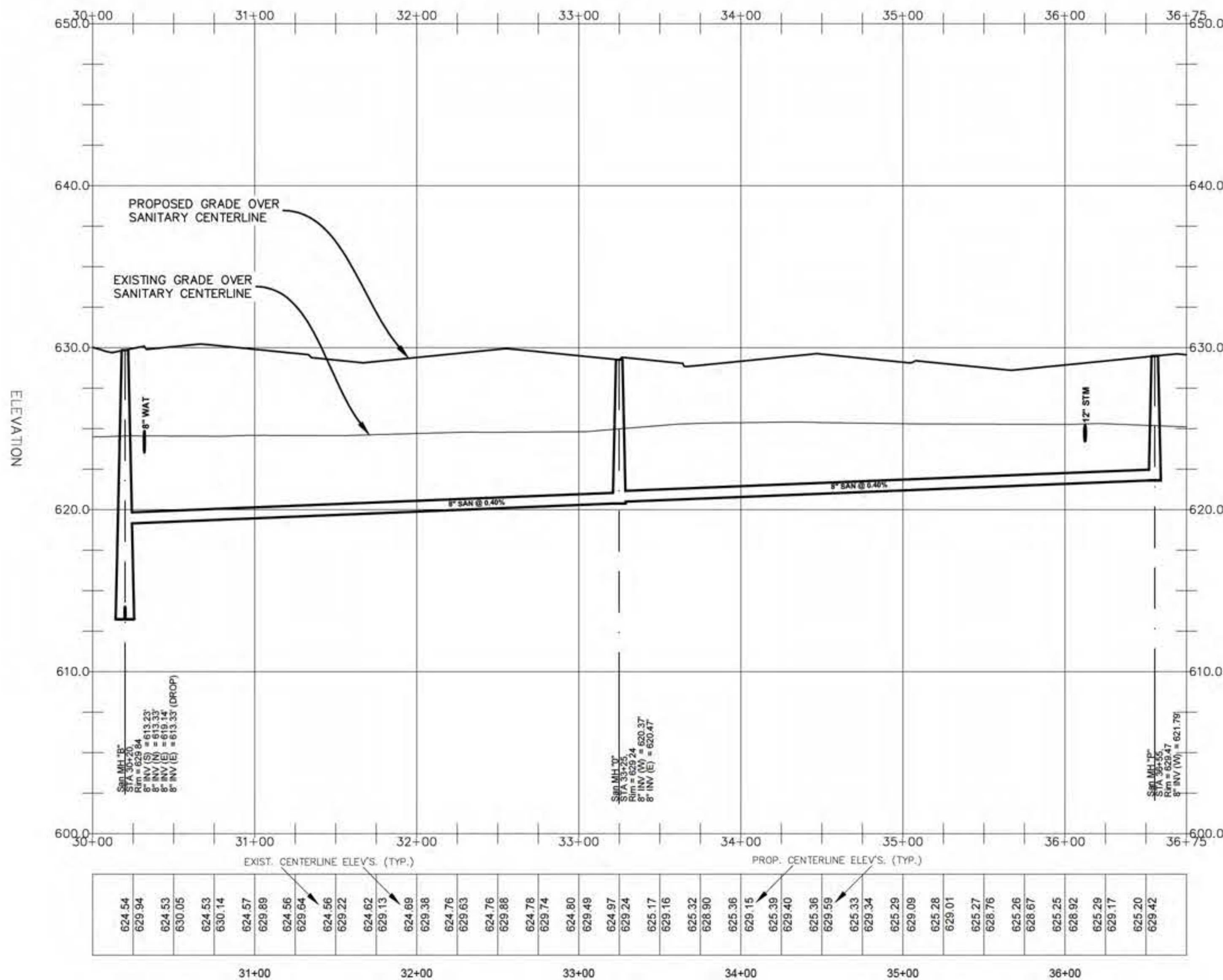


BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)



KEY MAP



SANITARY STRUCTURE SCHEDULE (THIS SHEET)

- SMH "B" (4' DIA) RIM = 629.84 FT (SOLID COVER)
8" INV (S) = 613.23 FT (8" PVC SDR-35)
8" INV (N) = 613.33 FT (8" PVC SDR-35)
8" INV (E) = 619.14 FT (8" PVC SDR-35)
8" INV (E) = 613.33 FT (8" PVC SDR-35) (DROP)
- SMH "D" (4' DIA) RIM = 629.24 FT (SOLID COVER)
8" INV (W) = 620.37 FT (8" PVC SDR-35)
8" INV (E) = 620.47 FT (8" PVC SDR-35)
- SMH "P" (4' DIA) RIM = 629.47 FT (SOLID COVER)
8" INV (W) = 621.79 FT (8" PVC SDR-35)

SUBSURFACE CONDITIONS

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Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1323

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Soils & Structures Project No. 2023.1324

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'



Know what's below.
Call before you dig.



Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT
FOR CONSTRUCTION

Callen Engineering, Inc.
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Spring Lake, MI 49456
www.callenengineering.com



CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	REVISION / REVISION
1	08-24-26	B.A.C.	ISSUED FOR PERMIT
2	08-28-26	B.A.C.	FINAL FOR REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
SANITARY PLAN & PROFILE

DRAWN BY	DATE
L.B.C.	AUG '26
ENGINEER	DATE
B.A.C.	AUG '26
EDT	DATE
SCALE	SCALE
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C3.13

DATE OF PLAN: 09-08-26



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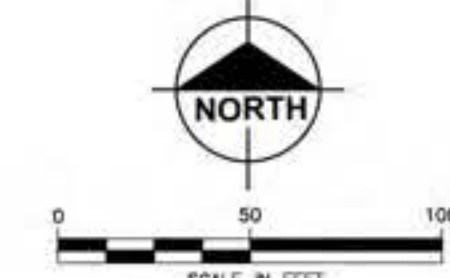
Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT
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SANITARY SEWER NOTES

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EASEMENT LEGEND



BENCH MARKS:

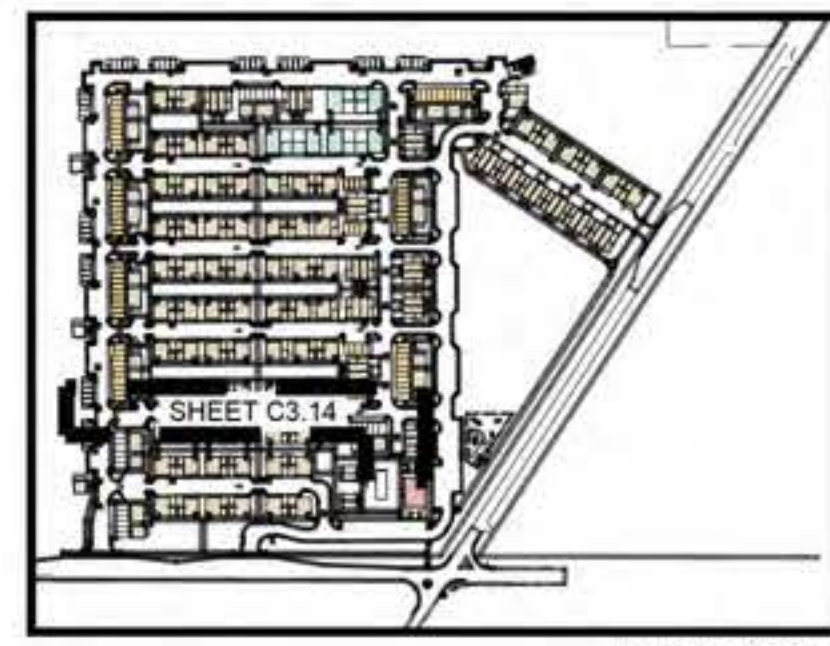
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Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)



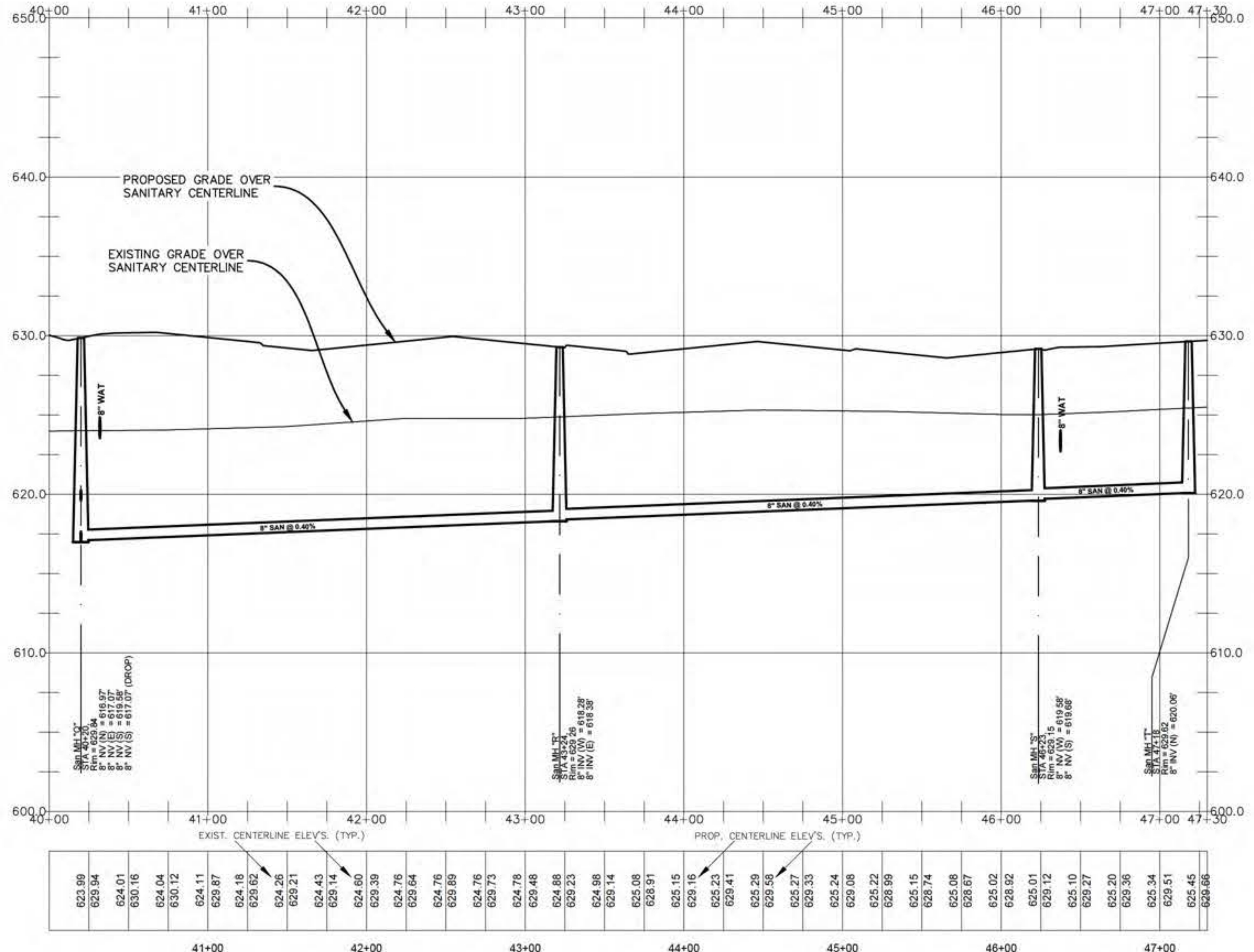
SANITARY RUN #4

SANITARY STRUCTURE SCHEDULE (THIS SHEET)

- SMH "Q" (4' DIA) RIM = 629.84 FT (SOLID COVER)
8" INV (N) = 616.97 FT (8" PVC SDR-35)
8" INV (E) = 617.07 FT (8" PVC SDR-35)
8" INV (S) = 619.58 FT (8" PVC SDR-35)
8" INV (S) = 617.07 FT (8" PVC SDR-35) (DROP)
- SMH "R" (4' DIA) RIM = 629.26 FT (SOLID COVER)
8" INV (W) = 618.28 FT (8" PVC SDR-35)
8" INV (E) = 618.38 FT (8" PVC SDR-35)
- SMH "S" (4' DIA) RIM = 629.15 FT (SOLID COVER)
8" INV (W) = 619.58 FT (8" PVC SDR-35)
8" INV (S) = 619.68 FT (8" PVC SDR-35)
- SMH "T" (4' DIA) RIM = 629.62 FT (SOLID COVER)
8" INV (N) = 620.06 FT (8" PVC SDR-35)



KEY MAP



SUBSURFACE CONDITIONS

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Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1323

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Soils & Structures Project No. 2023.1324

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

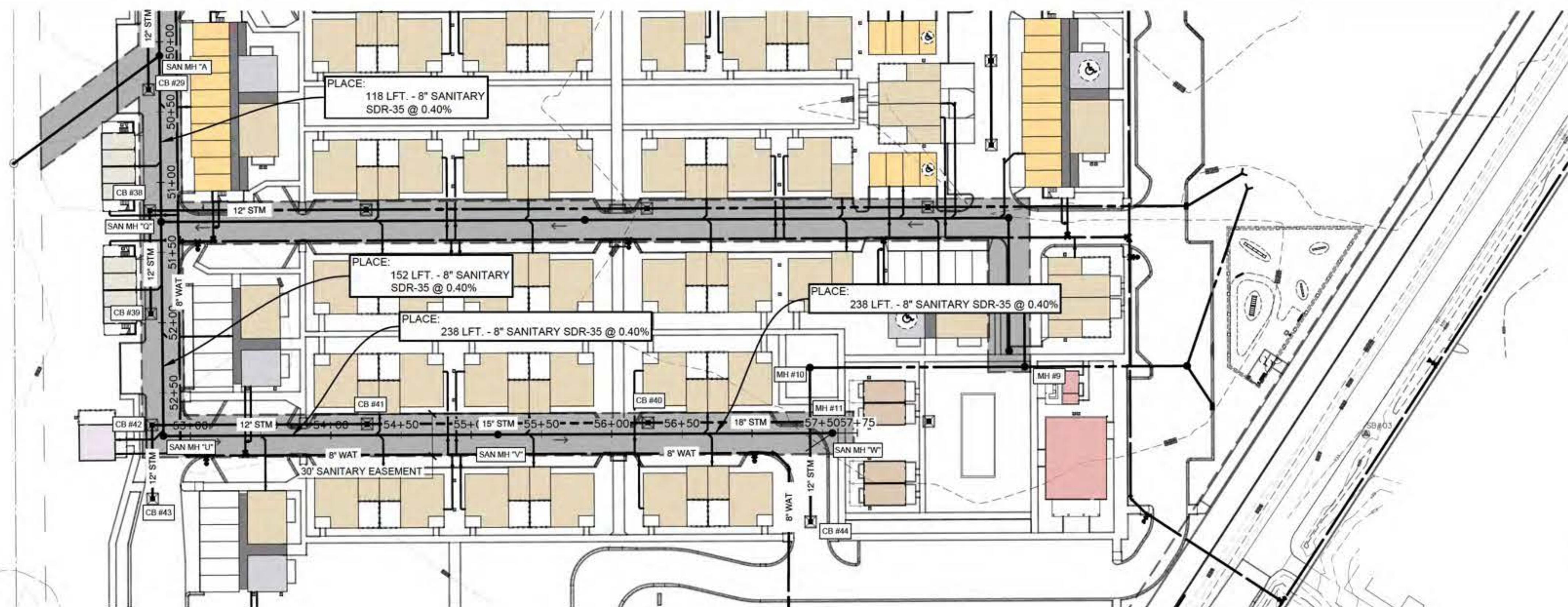
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

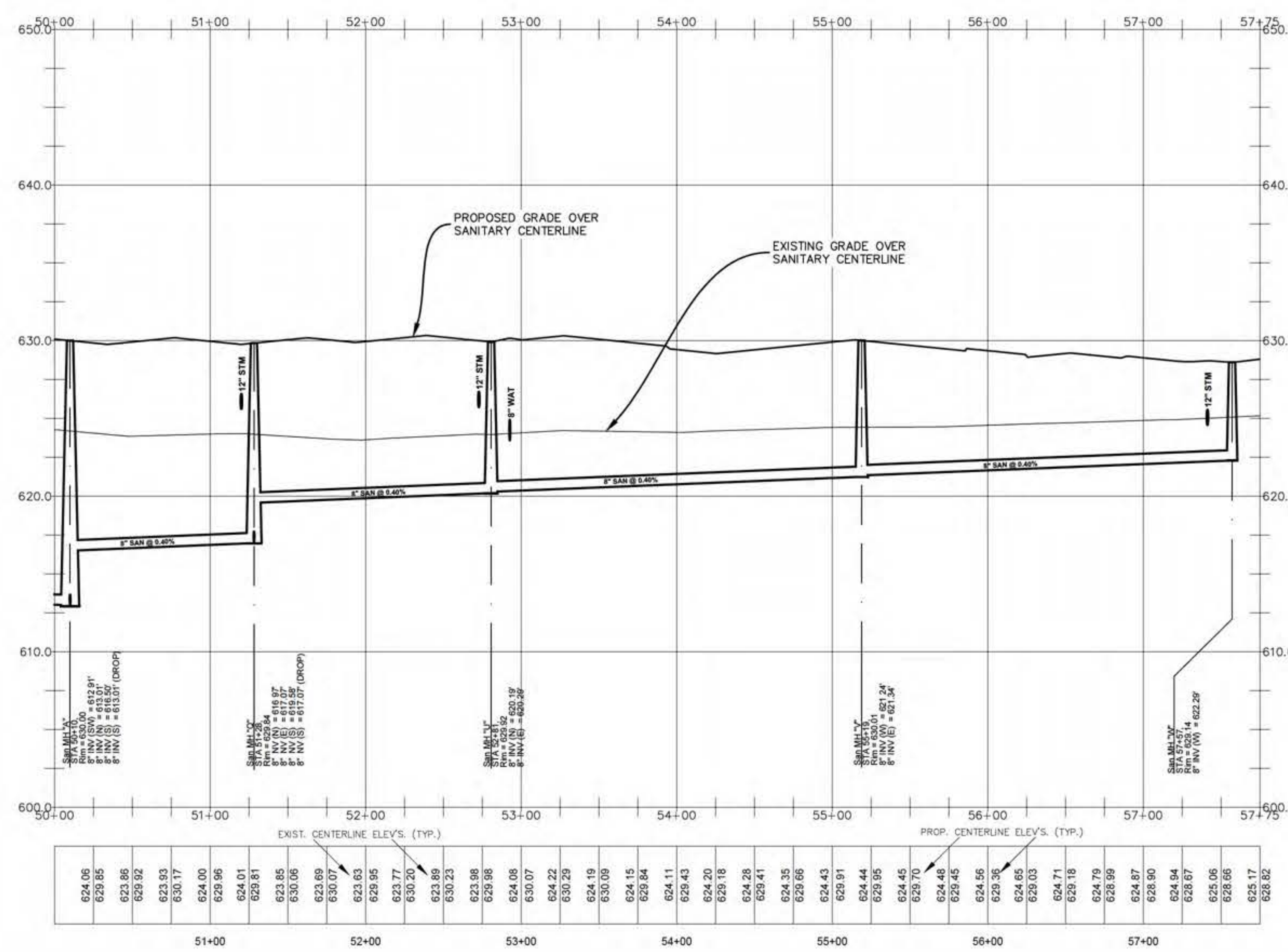
SANITARY PLAN & PROFILE

DRAWN BY	DATE
L.B.C.	AUG '26
ENGINEER	DATE
B.A.C.	AUG '26
DATE	
SCALE	
DRAWING	PILOT SCALE
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C3.14

DATE OF PLAN: 09-08-26



SANITARY RUN #6



SANITARY STRUCTURE SCHEDULE (THIS SHEET)

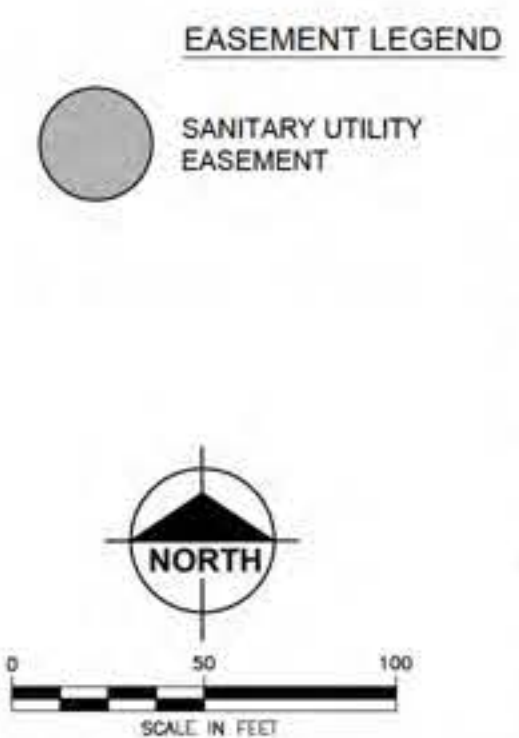
SMH "A" (4' DIA.) RIM = 630.00 FT (SOLID COVER)
8" INV. (SW) = 612.91 FT (8" PVC SDR-35)
8" INV. (N) = 613.01 FT (8" PVC SDR-35)
8" INV. (S) = 616.50 FT (8" PVC SDR-35)
8" INV. (S) = 613.01 FT (8" PVC SDR-35) (DROP)

SMH "Q" (4' DIA.) RIM = 629.84 FT (SOLID COVER)
8" INV. (N) = 616.97 FT (8" PVC SDR-35)
8" INV. (E) = 617.07 FT (8" PVC SDR-35)
8" INV. (S) = 619.58 FT (8" PVC SDR-35)
8" INV. (S) = 617.07 FT (8" PVC SDR-35) (DROP)

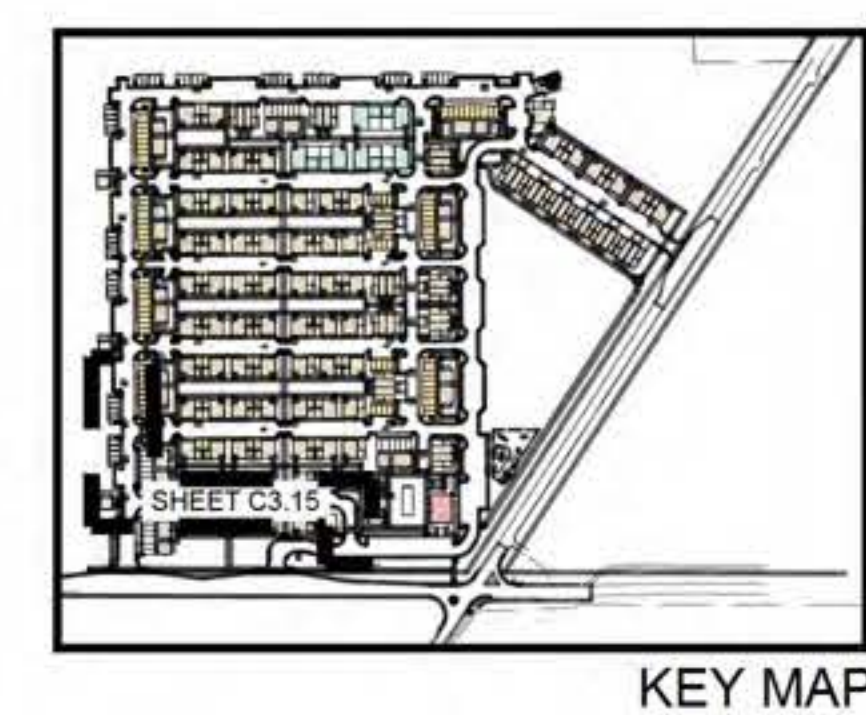
SMH "U" (4' DIA.) RIM = 629.92 FT (SOLID COVER)
8" INV. (N) = 620.19 FT (8" PVC SDR-35)
8" INV. (E) = 620.29 FT (8" PVC SDR-35)

SMH "V" (4' DIA.) RIM = 630.01 FT (SOLID COVER)
8" INV. (W) = 621.24 FT (8" PVC SDR-35)
8" INV. (E) = 621.34 FT (8" PVC SDR-35)

SMH "W" (4' DIA.) RIM = 629.14 FT (SOLID COVER)
8" INV. (W) = 622.29 FT (8" PVC SDR-35)



- SANITARY SEWER NOTES**
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 3. ALL INSTALLATION OF AND MATERIALS FOR SANITARY SEWER, LATERALS AND CONNECTION THE EXISTING SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP SPECIFICATIONS.
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SUBSURFACE CONDITIONS

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- BENCH MARKS:**
- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)



Know what's below.
Call before you dig.



Plan Prepared By:
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Callen Engineering, Inc.
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PRELIMINARY - NOT
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Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com



CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	REVISION / REVISION
1	08-28-26	B.A.C.	ISSUED FOR REVIEW
2	09-08-26	B.A.C.	FINAL FOR CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

SANITARY PLAN & PROFILE

DRAWN BY: L.B.C. DATE: AUG '26
ENGINEER: B.A.C. DATE: AUG '26
CHECKED: DATE:
SCALE: AS NOTED PLOT SCALE: 1:1

PROJECT: 025 CAPSTONE COTTAGES
SHEET NO. C3.15

WATERMAIN NOTES

1. TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH GROUND SURFACE.
2. ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
7. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
8. WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
9. FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
10. WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
12. WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
13. LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

WATERMAIN PIPE RESTRAINT LENGTH REQUIRED (FT)

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	5	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

** IF STRAIGHT RUN OF PIPE ON SMALL SIDE EXCEEDS THIS VALUE, THEN NO RESTRAINED JOINTS ARE NECESSARY.

In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.
If tie rods are used, add 1/8" to bar diameter as corrosion allowance.



SCALE IN FEET
0 60 120

EASEMENT LEGEND

WATERMAIN UTILITY EASEMENT

PLACE:
1 EA. - 8"x8"x6" TEE
5 LFT. - 6" D.I.W.M., CL-52
1 EA. - 6" VALVE AND BOX
1 EA. - 5" HYDRANT ASSEMBLY (TYP. - 19 EA. THIS SHEET)

PLACE:
516 LFT. - 8" D.I.W.M., CL-52
3 EA. - 8" VALVE
3 EA. - 8" x 8" x 8" TEE

PLACE:
1 EA. - 12"x12"x6" TEE
4 EA. - 12" VALVE
1 EA. - 6" D.I.W.M., CL-52
1 EA. - 6" VALVE AND BOX
1 EA. - 5" HYDRANT ASSEMBLY (TYP. - 6 EA. THIS SHEET)

PLACE:
1893 LFT. - 12" D.I.W.M., CL-52
4 EA. - 12" VALVE
1 EA. - 12" x 12" x 12" TEE
1 EA. - 12" x 12" x 8" TEE
2 EA. - 12" 11" BEND
1 EA. - 12" MJ PLUG (CONNECT TO EX. 12" WATERMAIN AT VALVE)

PLACE:
225 LFT. - 8" D.I.W.M., CL-52
1 EA. - 8" SLEEVE
1 EA. - 8" x 8" x 8" TEE
1 EA. - 8" VALVE (CONNECT TO EX. 8" WATERMAIN)

PLACE:
6 LFT. - 8" D.I.W.M., CL-52
1 EA. - 8" MJ PLUG
1 EA. - 8" VALVE (FOR FUTURE CONNECTIONS)

PLACE:
1 EA. - 8"x8"x6" TEE
1 EA. - 6" VALVE AND BOX
XX LFT. - 6" D.I.W.M., CL-53 (FIRE PROTECTION)
1 EA. - 2" CORP STOP & CURB BOX
XX LFT. - 2" COPPER, TYPE K (DOMESTIC) (TYP. 11 EA. THIS SHEET)

PLACE:
670 LFT. - 8" D.I.W.M., CL-52
1 EA. - 8" VALVE
2 EA. - 8" x 8" x 8" TEE
3 EA. - 8" 45° BEND
2 EA. - 8" 22° BEND

PLACE:
754 LFT. - 12" D.I.W.M., CL-52
3 EA. - 12" VALVE
2 EA. - 12" x 12" x 8" TEE
1 EA. - 12" 33° BEND
1 EA. - 12" MJ PLUG

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com



Know what's below.
Call before you dig.

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PRELIMINARY - NOT FOR CONSTRUCTION

PLACE:
1023 LFT. - 8" D.I.W.M., CL-52
7 EA. - 8" VALVE
4 EA. - 8" x 8" x 8" TEE
3 EA. - 8" 45° BEND

PLACE:
1 EA. - 12"x12"x6" TEE
17 LFT. - 6" D.I.W.M., CL-52
1 EA. - 6" VALVE AND BOX
1 EA. - 5" HYDRANT ASSEMBLY

PLACE:
717 LFT. - 8" D.I.W.M., CL-52
2 EA. - 8" VALVE
1 EA. - 8" x 8" x 8" TEE
4 EA. - 8" 45° BEND

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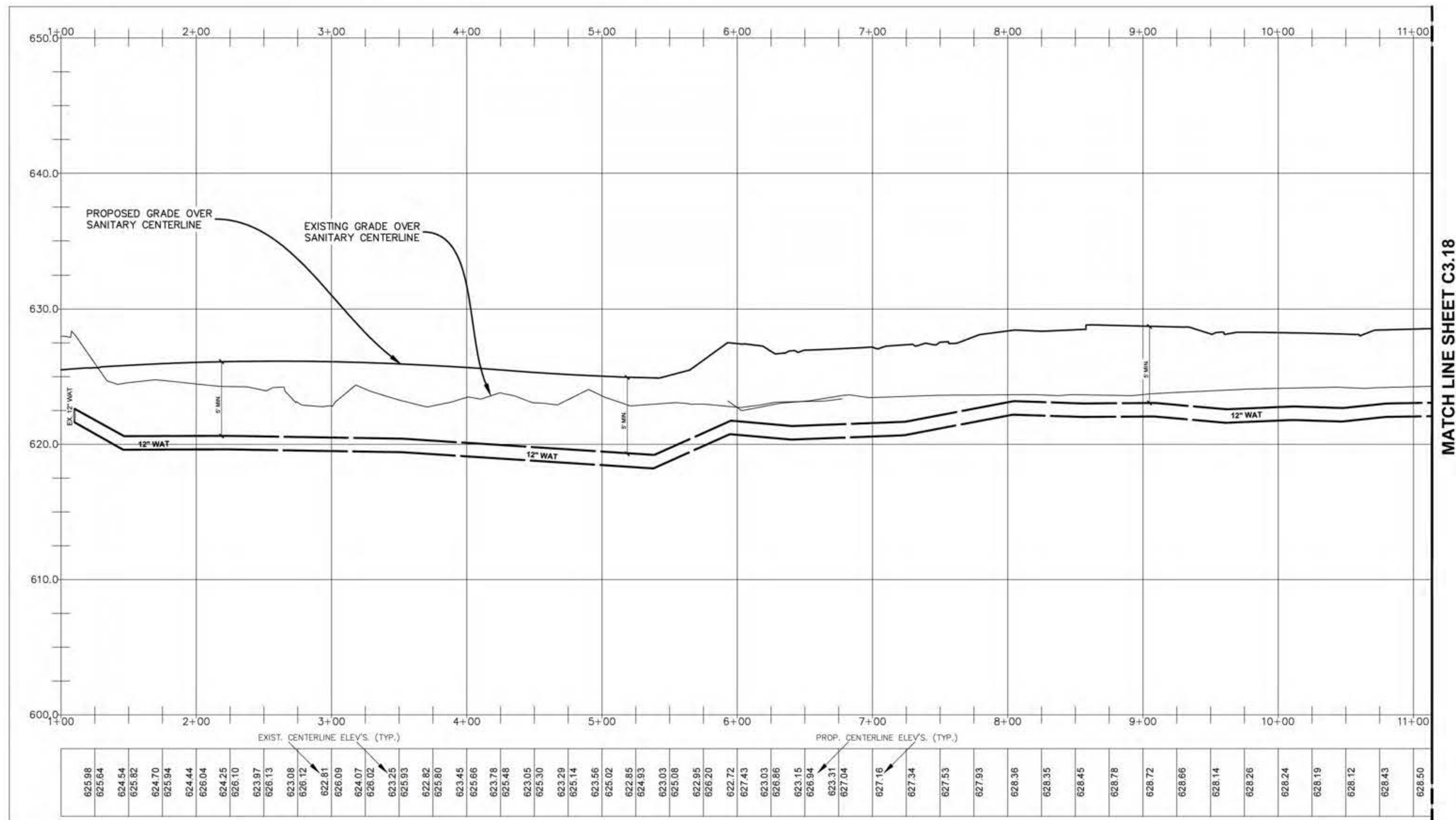
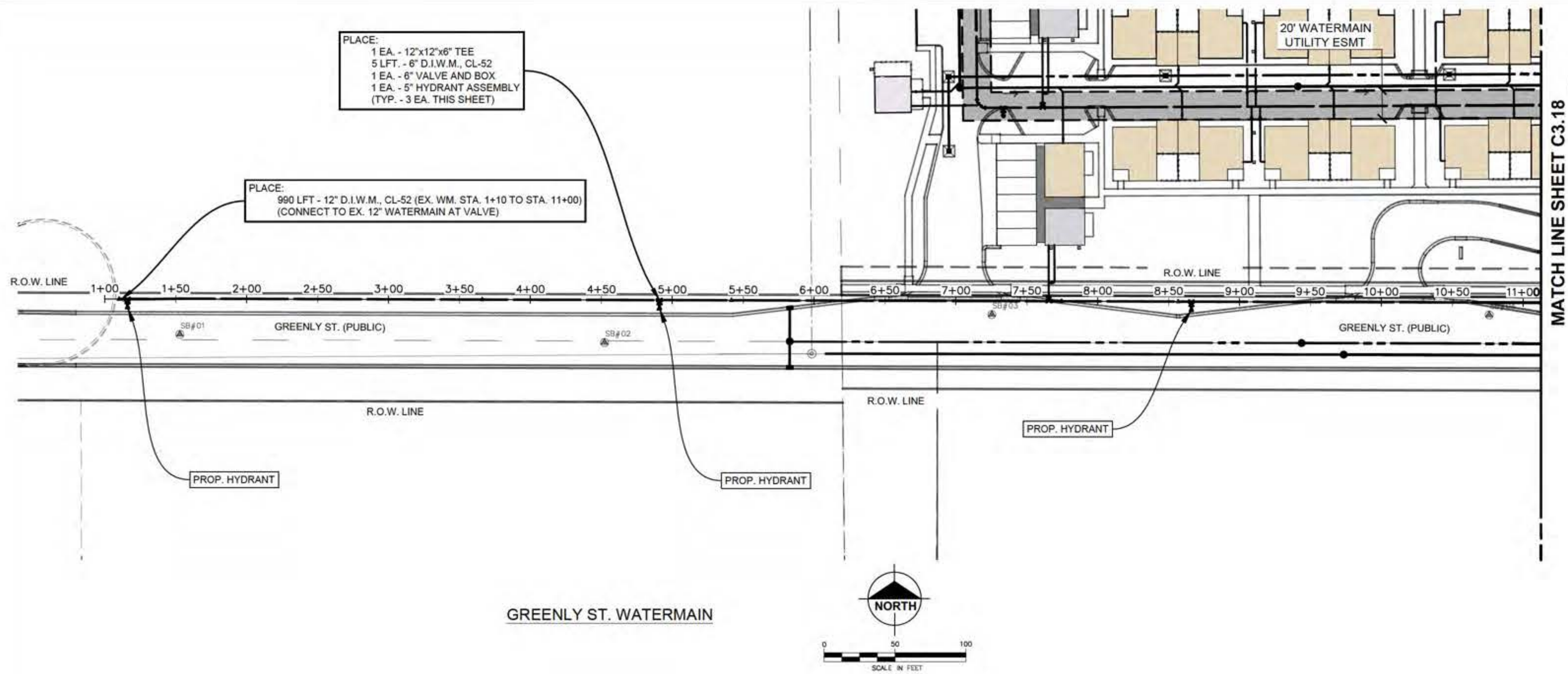
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	BY	DATE	ISSUANCE / REVISION
1	B.A.C.	08-26-26	ISSUED
2	B.A.C.	08-26-26	FINAL PLOT REVIEW

OVERALL WATERMAIN PLAN
CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

DRAWN BY L.B.C.	DATE AUG '26
ENGINEER B.A.C.	DATE AUG '26
SCALE DRAWING: 1"=40'	AS NOTED
SHEET NO. C3.16	PROJECT 025 CAPSTONE - HOLLAND

DATE OF PLAN: 09-08-26



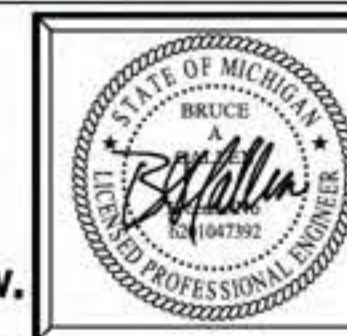
EASEMENT LEGEND

WATERMAIN UTILITY EASEMENT

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Callen Engineering, Inc.
108 E. Sawdige St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT FOR CONSTRUCTION

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

WATERMAIN NOTES

- TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH GROUND SURFACE.
- ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
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SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

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NO.	DATE	BY	REVISION
1	08-08-26	B.A.C.	FINAL PLOT REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

DRAWN BY	DATE
L.B.C.	SEP '26
ENGINEER	DATE
B.A.C.	SEP '26
DATE	

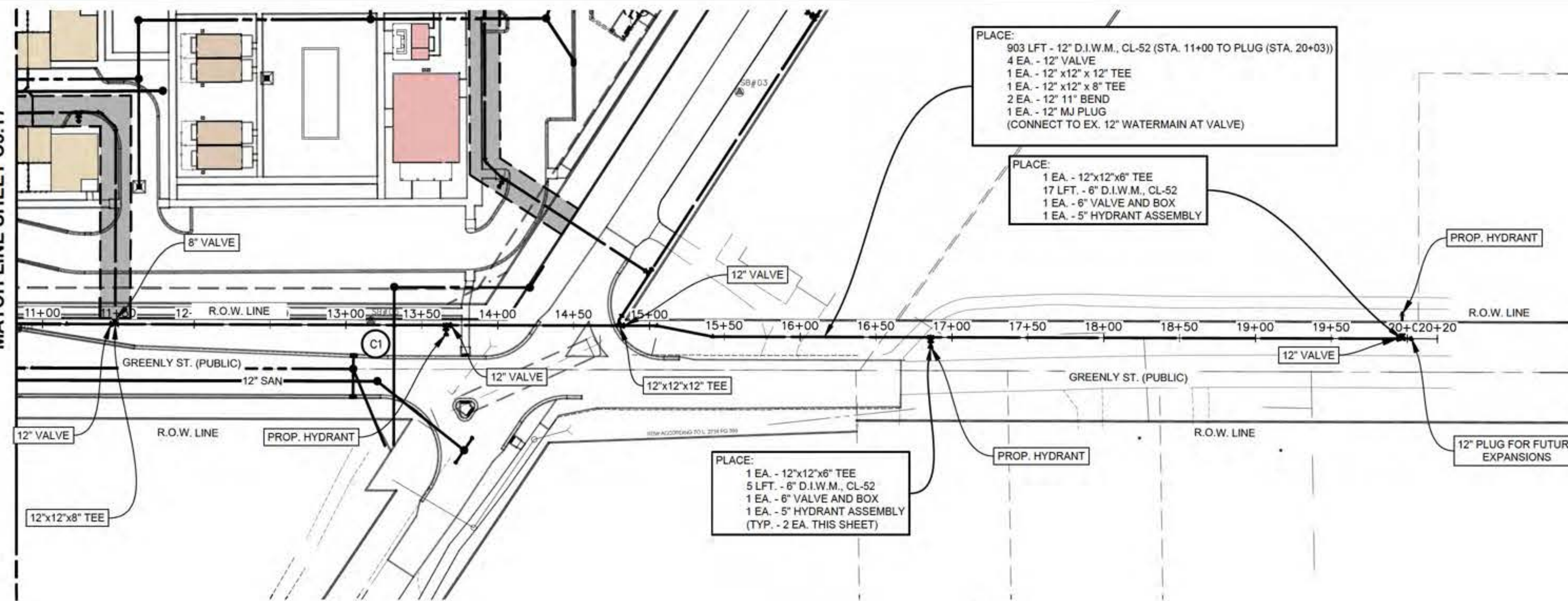
SCALE
DRAWING PLOT SCALE
AS NOTED 1:1

PROJECT 025 CAPSTONE COTTAGES
SHEET NO. C3.17

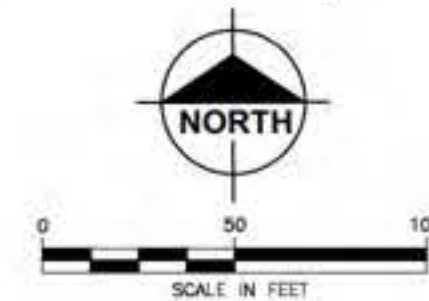
DATE OF PLAN: 09-08-26

MATCH LINE SHEET C3.17

MATCH LINE SHEET C3.17



GREENLY ST. WATERMAIN



EASEMENT LEGEND

WATERMAIN UTILITY
EASEMENT

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Elevation: 627.74 ft. (NAVD 88)

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Elevation: 626.85 ft. (NAVD 88)

MAINTAIN 18" VERT.
SEPARATION BETWEEN
PROP. WATERMAIN AND
PROP. STM AND PROP.
SAN SEWER.

MAINTAIN MINIMUM 10'
HORIZ. SEPARATION
BETWEEN WATERMAIN
AND PROP. STM AND
PROP. SAN SEWER.

WATERMAIN NOTES

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WATERMAIN PIPE RESTRAINT LENGTH, REQUIRED (FT)

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
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If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

C1

NOTE 1.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA. 12+32.
WATERMAIN MUST CROSS UNDER STM SEWER.
24" STM INVERT AT CROSSING = 620.61'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 617.94' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 627.75'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1323

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Soils & Structures Project No. 2023.1324

DATE OF PLAN: 09-08-26

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civil engineers

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1	09-08-26	B.A.C.	FINAL PLOT REVIEW	

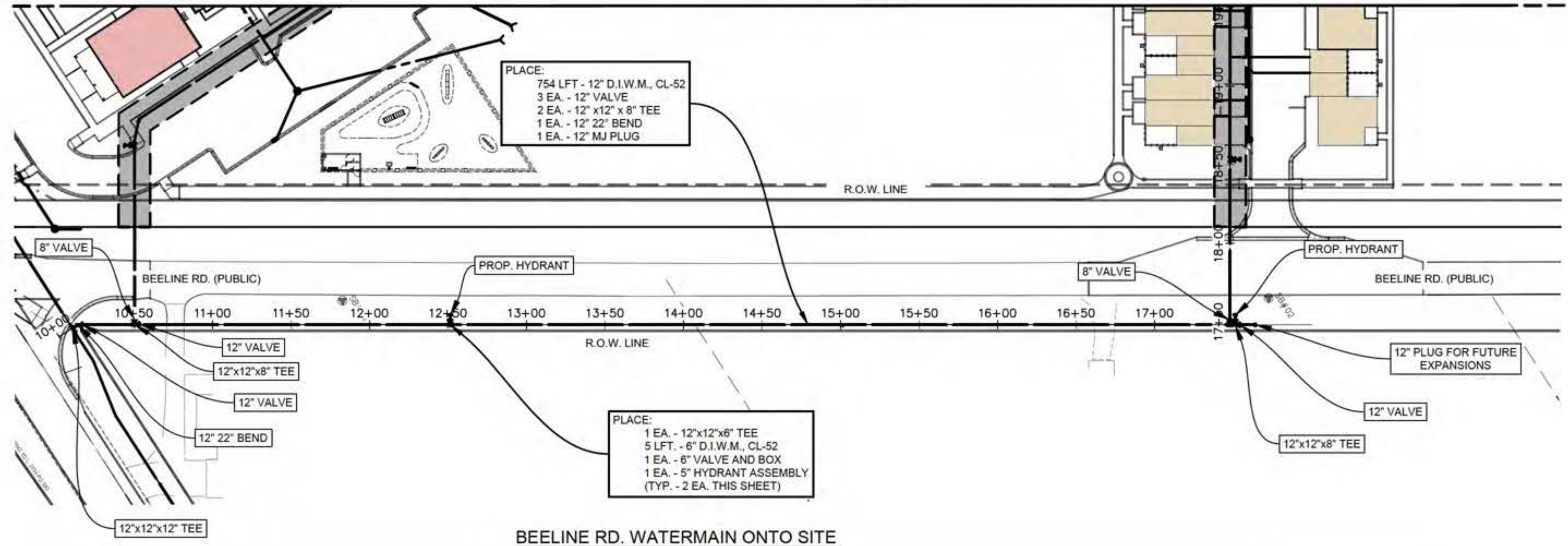
CAPSTONE COTTAGES AT HOLLAND
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OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

DRAWN BY	DATE
L.B.C.	SEP '26
ENGINEER	DATE
B.A.C.	SEP '26
NOT	DATE
SCALE	

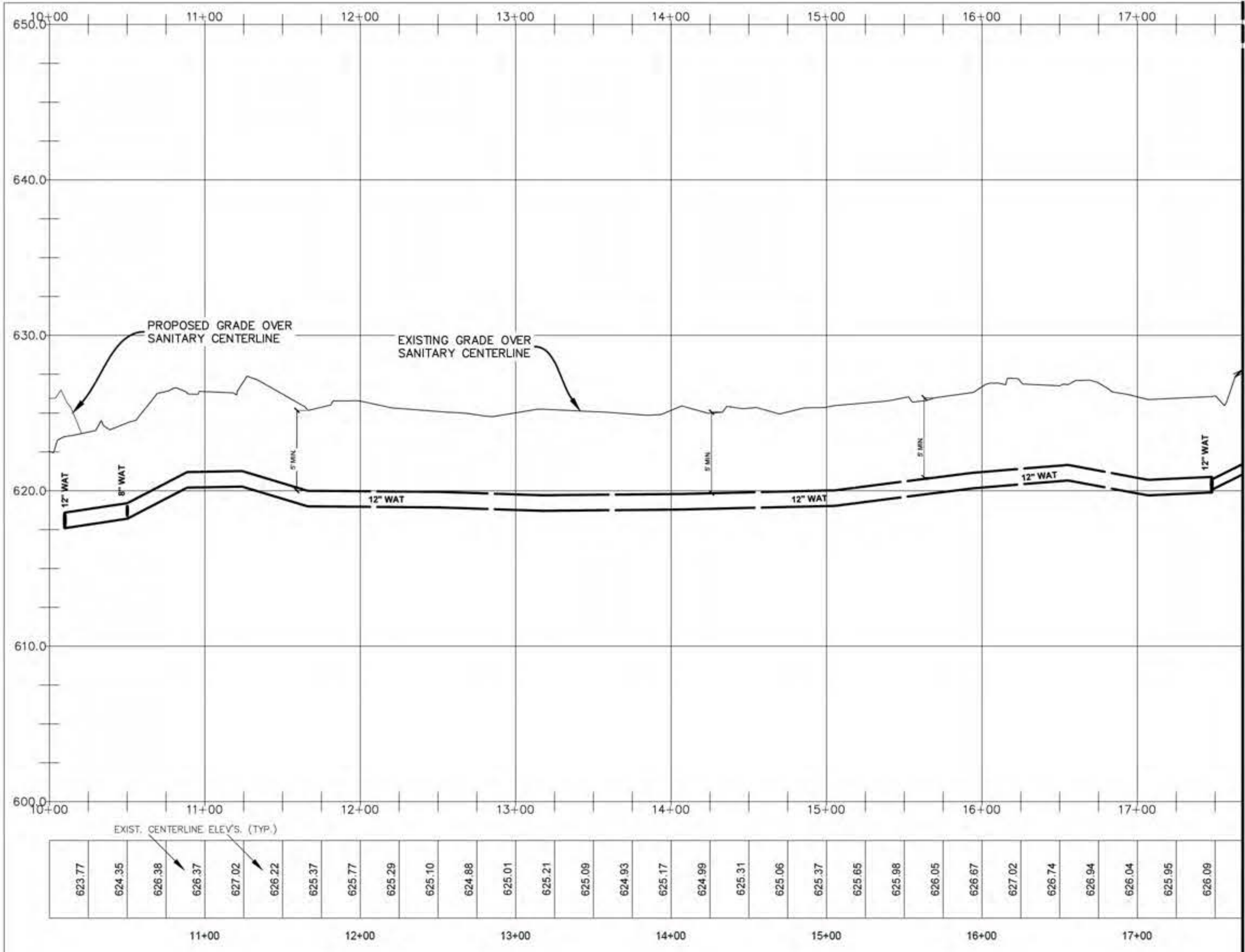
PROJECT 025 CAPSTONE COTTAGES
SHEET NO.

C3.18

MATCH LINE SHEET C3.20



BEELINE RD. WATERMAIN ONTO SITE

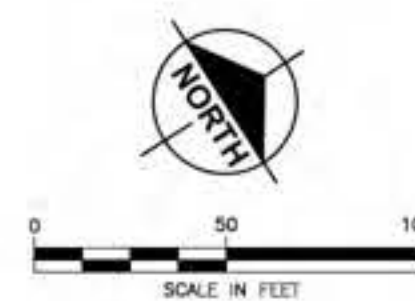


MATCH LINE SHEET C3.20

MAINTAIN 18\"/>

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WATERMAIN UTILITY EASEMENT



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OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

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ENGINEER	DATE
B.A.C.	SEP '26
DATE	DATE
SCALE	SCALE
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C3.19

DATE OF PLAN: 09-08-26



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FOR CONSTRUCTION

BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)

BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

1. TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH ROAD SURFACE.
2. ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
7. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
8. WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
9. FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
10. WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
12. WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
13. LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

** IF STRAIGHT RUN OF PIPE ON SMALL SIDE EXCEEDS THIS VALUE, THEN NO RESTRAINED JOINTS ARE NECESSARY.

In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.

If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

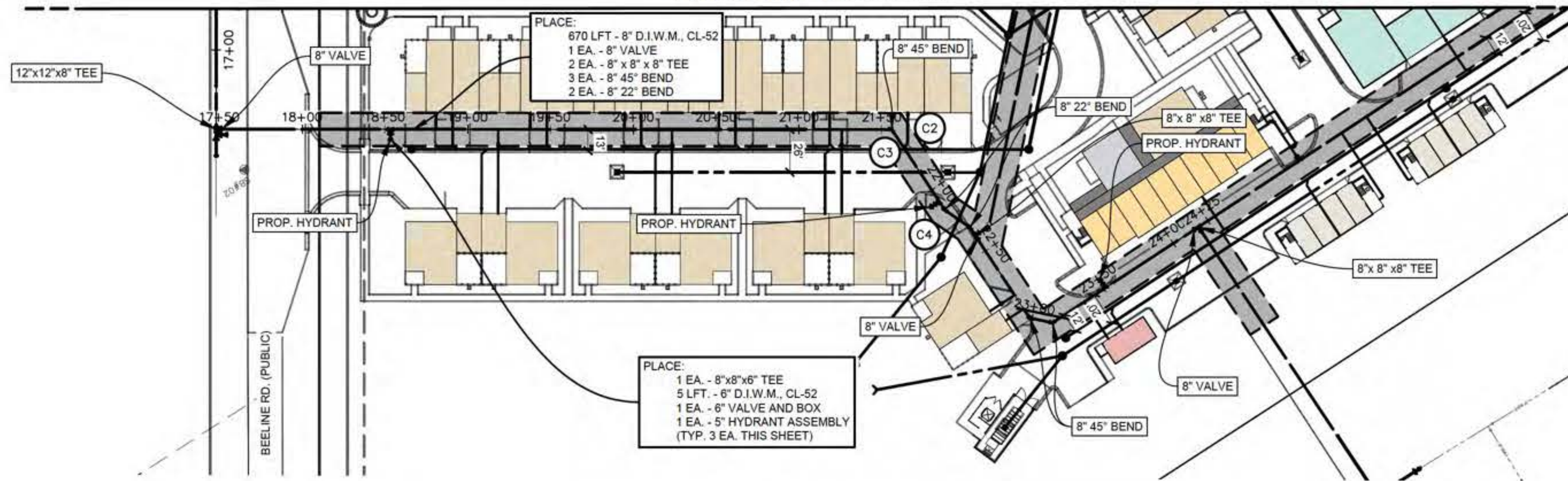
VERTICAL SCALE: 1"=5'

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T [REDACTED]
www.callenengineering.com

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431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223
[REDACTED]

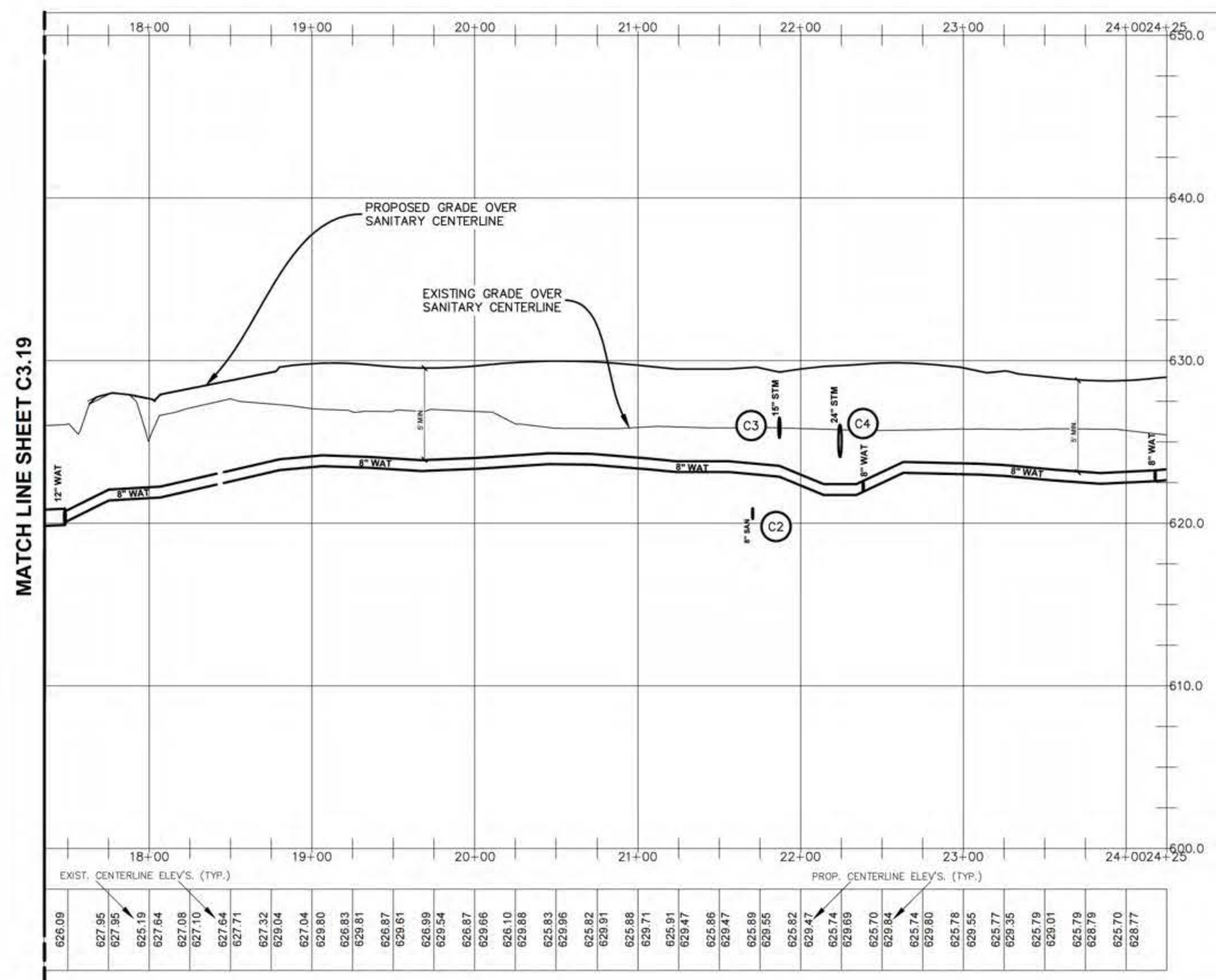
37171 BEELE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

DESIGNED BY L.B.C.	DATE SEP '26
ENGINEER B.A.C.	DATE SEP '26
CHECKED BY	DATE
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT 025 CAPSTONE COTTAGES	
SHEET NO. C3.20	



MAINTAIN 18" VERT.
SEPARATION BETWEEN
PROP. WATERMAIN AND
PROP. STM AND PROP.
SAN SEWER.

MAINTAIN MINIMUM 10'
HORIZ. SEPARATION
BETWEEN WATERMAIN
AND PROP. STM AND
PROP. SAN SEWER.



C2

NOTE 2.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 21+71

WATERMAIN MUST CROSS OVER SAN SEWER.

8" SAN INVERT AT CROSSING = 620.24'

MINIMUM INVERT OF WATERMAIN AT CROSSING = 622.57' (MAINTAIN MIN. PIPE COVER)

PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.58'

CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C.3

NOTE 3.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 21+87

WATERMAIN MUST CROSS UNDER STM SEWER.

15' STM INVERT AT CROSSING = 625.23'

MAXIMUM INVERT OF WATERMAIN AT CROSSING = 622.90' (MAINTAIN MIN. PIPE COVER)

PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.29'

CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C4

NOTE 4.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 22+24

WATERMAIN MUST CROSS UNDER STM SEWER.

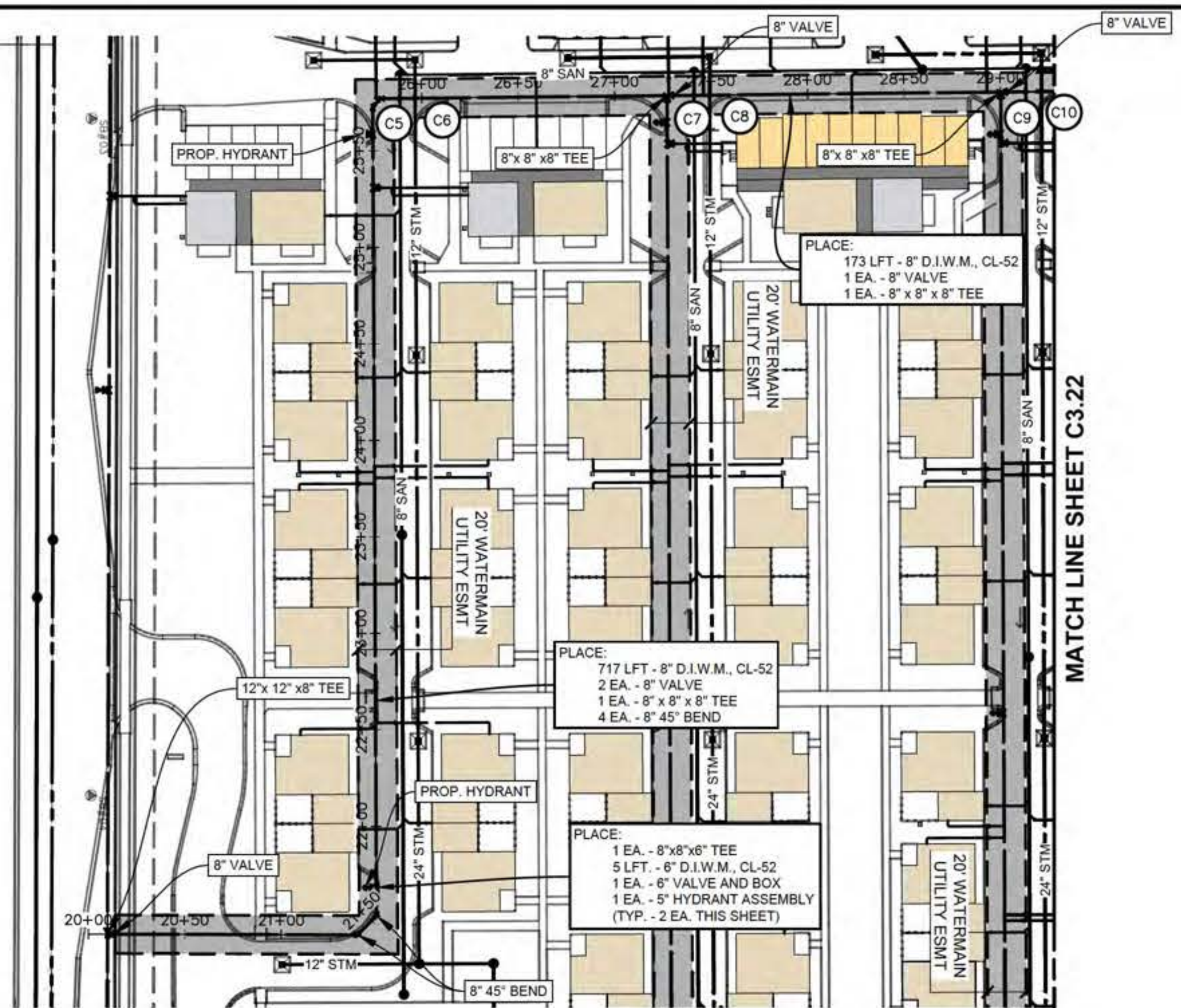
24" STM INVERT AT CROSSING = 624.06'

MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.73' (MAINTAIN MIN. PIPE COVER)

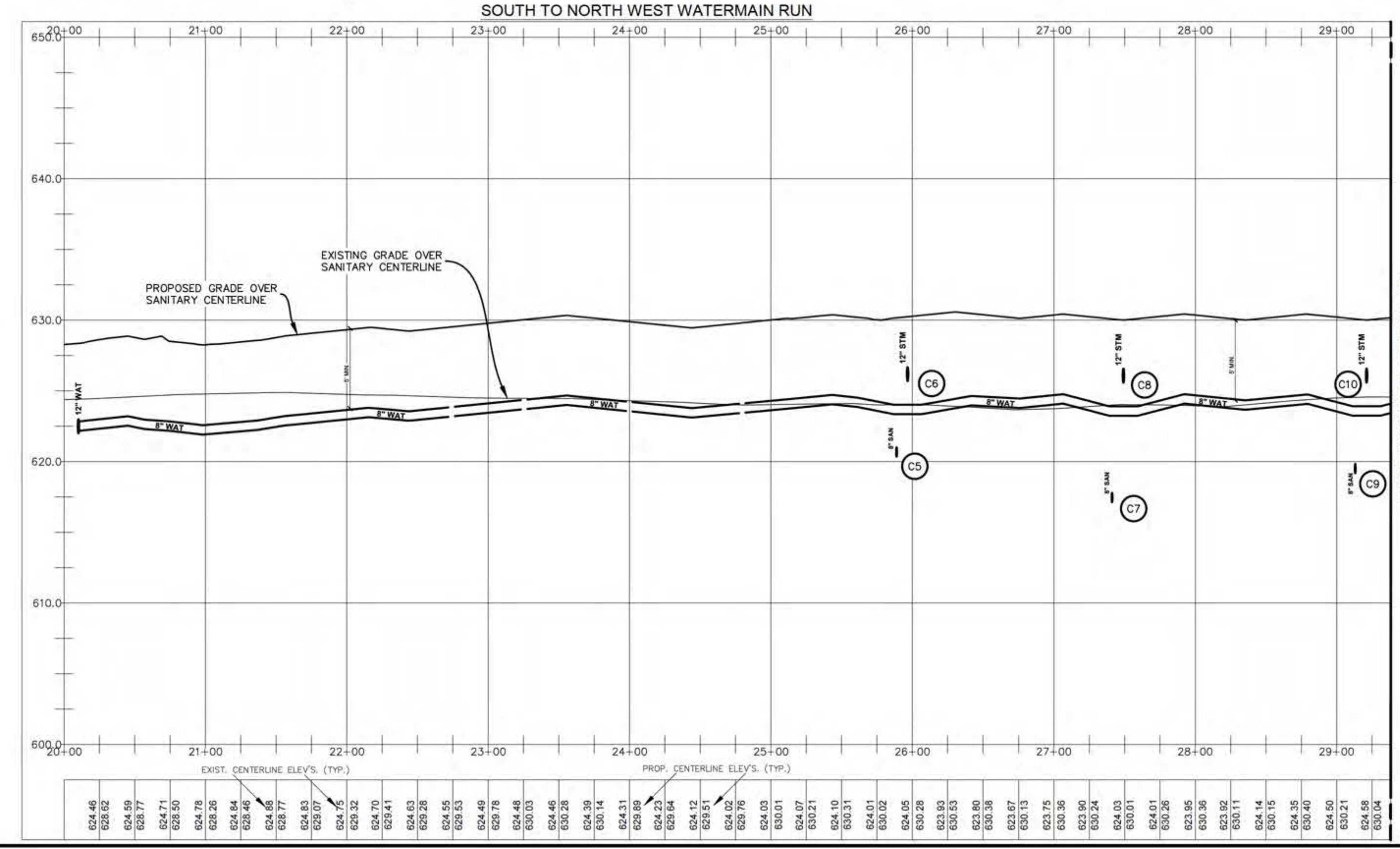
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.68'

CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

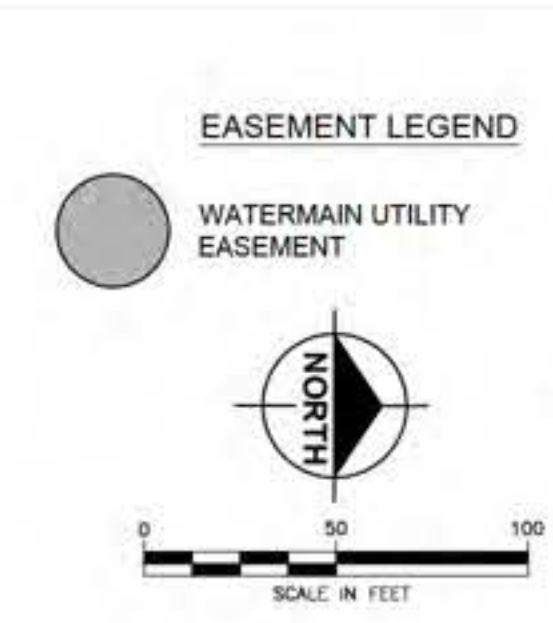
MATCH LINE SHEET C3.19



MATCH LINE SHEET C3.22



MATCH LINE SHEET C3.22



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811

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Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

STATE OF MICHIGAN
BRUCE A. CALLEN
PE
104790
PROFESSIONAL ENGINEER

SUBSURFACE CONDITIONS

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Soils & Structures Project No. 2023.1324

WATERMAIN NOTES

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6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
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WATERMAIN PIPE RESTRAINT LENGTH, REQUIRED (FT)

PIPE DIAMETER	TEES	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

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In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.
If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

C5

NOTE 5.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 25+88
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 620.34'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 622.67' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.16'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C6

NOTE 6.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 25+97
WATERMAIN MUST CROSS UNDER STM SEWER.
12" STM INVERT AT CROSSING = 625.69'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 623.36' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.24'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C7

NOTE 7.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 27+41
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 617.12'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 619.45' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.08'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C8

NOTE 8.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 27+49
WATERMAIN MUST CROSS UNDER STM SEWER.
12" STM INVERT AT CROSSING = 625.57'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 623.24' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.00'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C9

NOTE 9.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 29+13
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 619.17'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 621.50' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.07'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C10

NOTE 10.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 29+21
WATERMAIN MUST CROSS UNDER STM SEWER.
12" STM INVERT AT CROSSING = 625.58'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 623.25' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.01'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

PRELIMINARY - NOT FOR CONSTRUCTION

BENCH MARKS:

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Elevation: 627.74 ft. (NAVD 88)
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Elevation: 626.85 ft. (NAVD 88)

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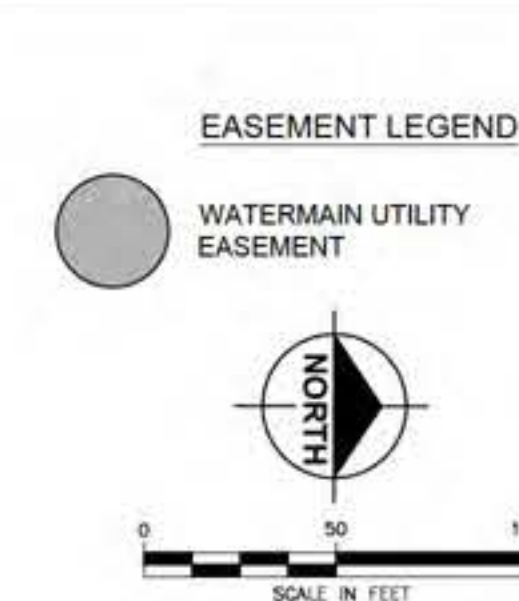
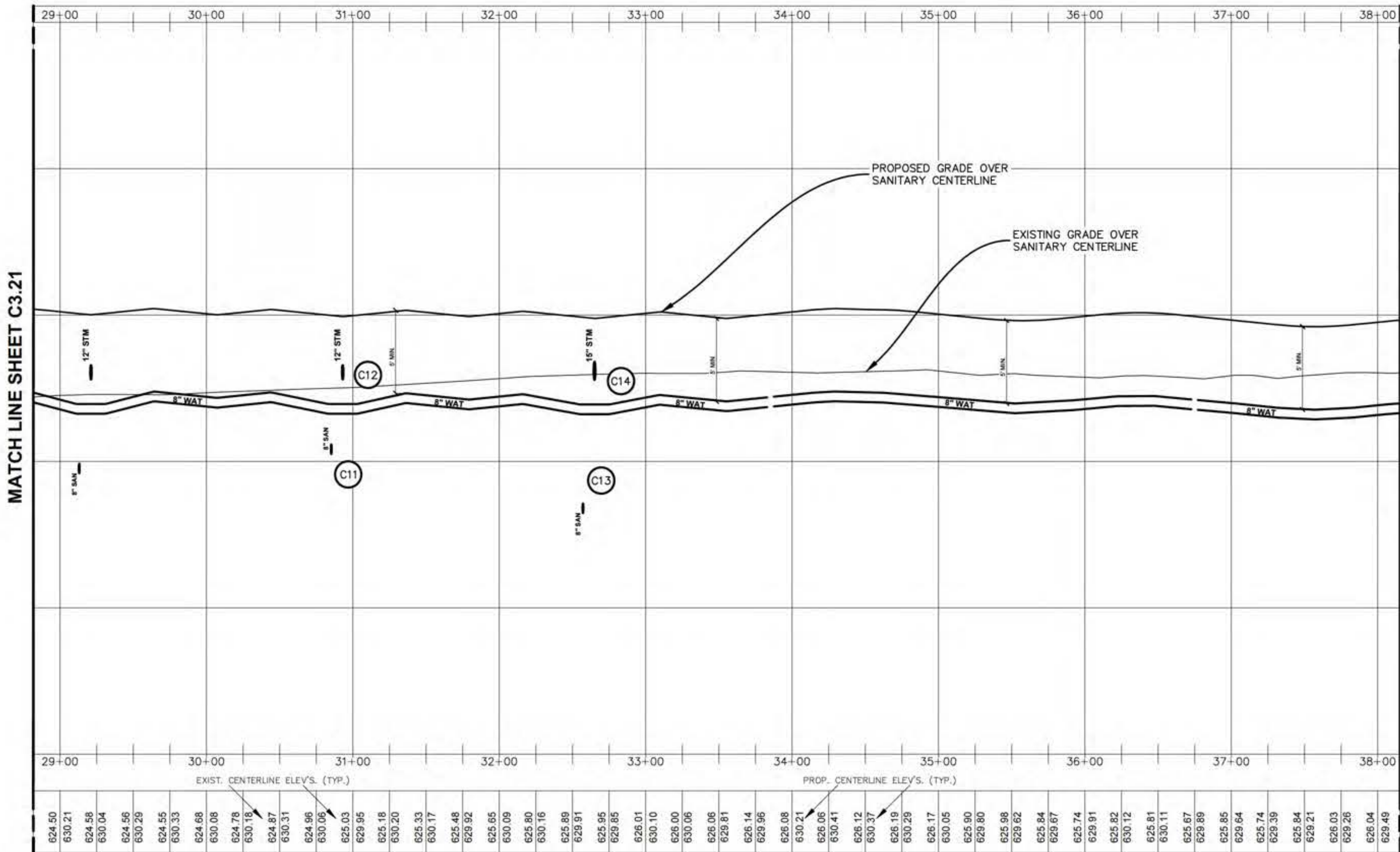
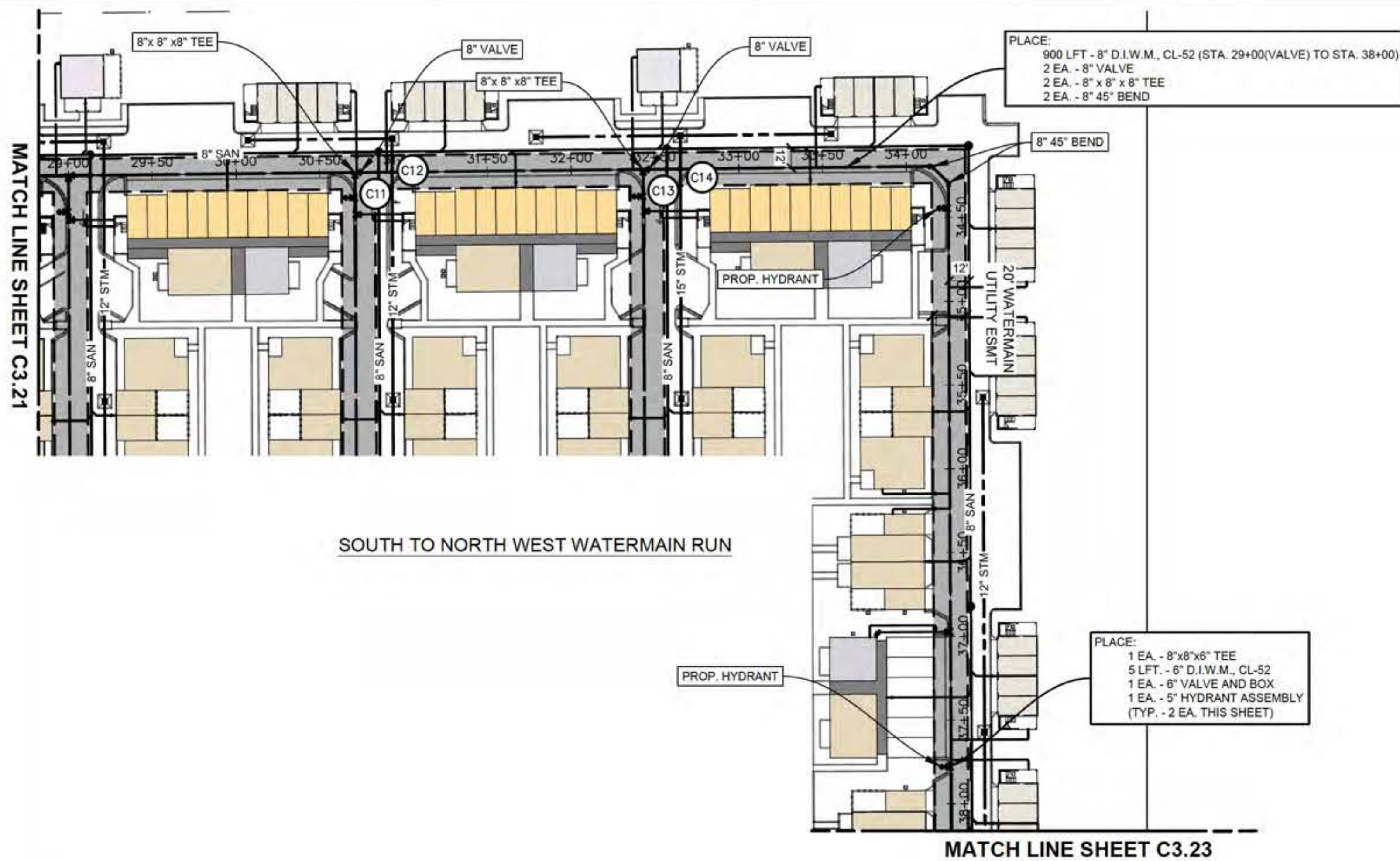
DATE: 09-08-26
BY: B.A.C.
ISSUED / REVISION
FINAL PLOT REVIEW
REVISIONS IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

WATERMAIN PLAN & PROFILE

DRAWN BY: L.B.C.
ENGINEER: B.A.C.
DATE: SEP '26
SCALE: AS NOTED
PROJECT: 025 CAPSTONE COTTAGES
SHEET NO.: C3.21

DATE OF PLAN: 09-08-26



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811

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Call before you dig.

Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

SUBSURFACE CONDITIONS

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Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1324

WATERMAIN NOTES

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3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
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8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

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In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.
If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

- NOTE 11.**
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 32+85
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 620.48'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 622.81' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.95'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.
- NOTE 12.**
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 30+93
WATERMAIN MUST CROSS UNDER STM SEWER.
12" STM INVERT AT CROSSING = 623.55'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 623.25' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.88'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.
- NOTE 13.**
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 32+57
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 616.45'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 618.78' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.83'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.
- NOTE 14.**
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 32+65
WATERMAIN MUST CROSS UNDER STM SEWER.
15" STM INVERT AT CROSSING = 628.55'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 623.22' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.75'
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OTTAWA COUNTY, MICHIGAN

WATERMAIN PLAN & PROFILE

DATE	09-08-26
BY	B.A.C.
ISSUANCE / REVISION	FINAL PLOT REVIEW
NO.	1

REVIEWED IN ACCORDANCE WITH CONSTRUCTION RECORDS

DRAWN BY	L.B.C.	DATE	SEP '26
ENGINEER	B.A.C.	DATE	SEP '26
EDIT		DATE	

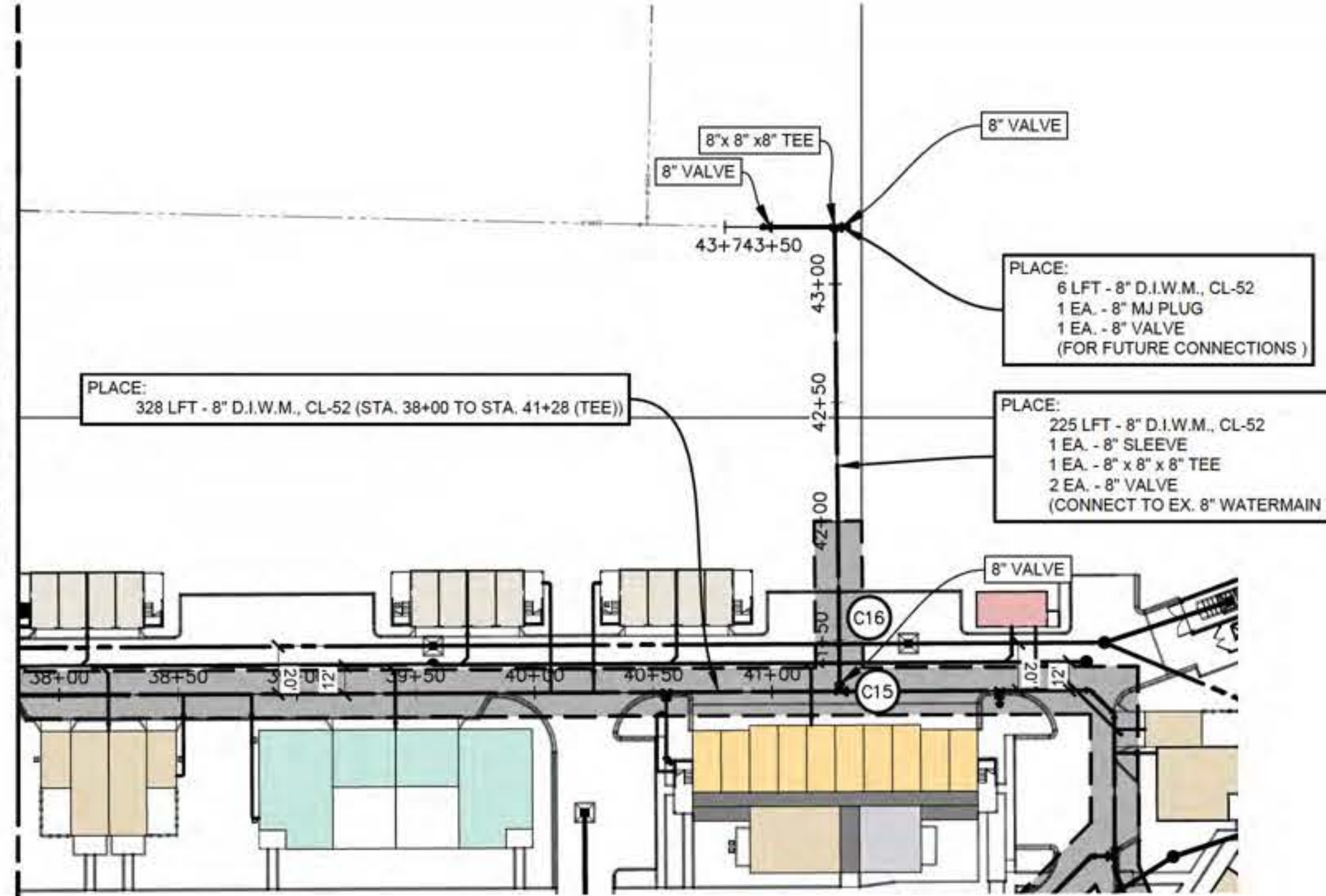
SCALE
DRAWING: 1"=50'
AS NOTED 1:1

PROJECT: 025 CAPSTONE COTTAGES

SHEET NO.
C3.22

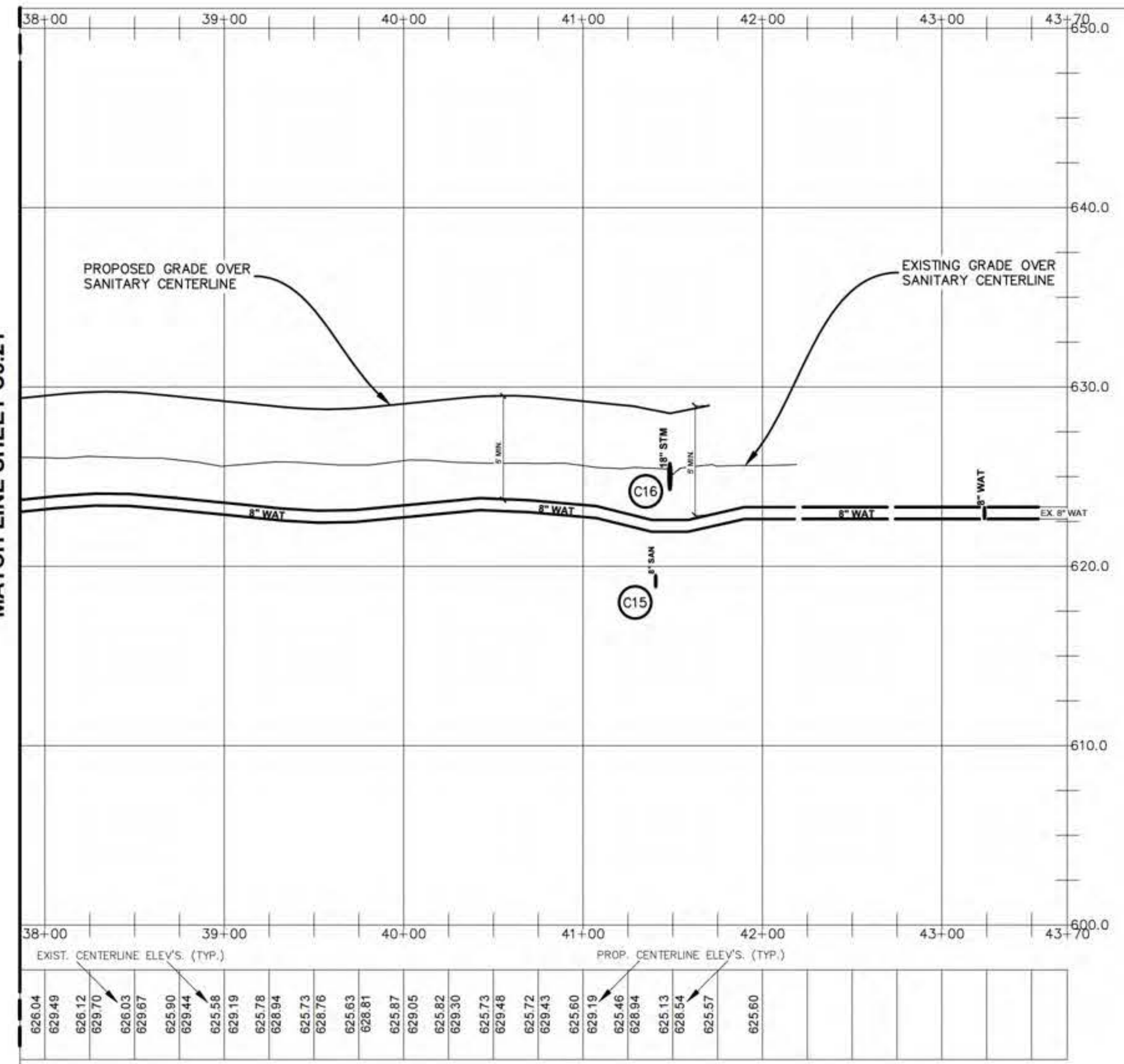
DATE OF PLAN: 09-08-26

MATCH LINE SHEET C3.22



SOUTH TO NORTH WEST WATERMAIN RUN

MATCH LINE SHEET C3.21



MAINTAIN 18" VERT. SEPARATION BETWEEN PROP. WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

MAINTAIN MINIMUM 10' HORIZ. SEPARATION BETWEEN WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

C15

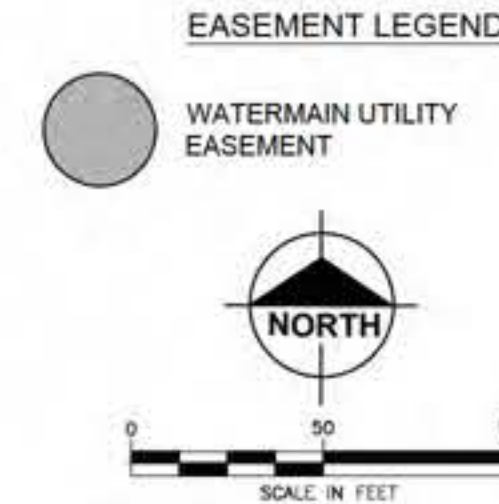
NOTE 15.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 41+40. WATERMAIN MUST CROSS OVER SAN SEWER. 8" SAN INVERT AT CROSSING = 618.82'. MINIMUM INVERT OF WATERMAIN AT CROSSING = 621.15' (MAINTAIN MIN. PIPE COVER). PROPOSED GROUND SURFACE ELEV. @ CROSSING = 628.67'. CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C16

NOTE 16.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 41+48. WATERMAIN MUST CROSS UNDER STM SEWER. 18" STM INVERT AT CROSSING = 624.24'. MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.91' (MAINTAIN MIN. PIPE COVER). PROPOSED GROUND SURFACE ELEV. @ CROSSING = 628.50'. CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.



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Elevation: 627.74 ft. (NAVD 88)
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2. ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
7. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
8. WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
9. FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
10. WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
12. WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
13. LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

WATERMAIN PIPE RESTRAINT LENGTH, REQUIRED (FT)

PIPE DIAMETER	TEES	45°	22-1/2°	11-1/4°	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

** IF STRAIGHT RUN OF PIPE ON SMALL SIDE EXCEEDS THIS VALUE, THEN NO RESTRAINED JOINTS ARE NECESSARY.

In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.
If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

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CAPSTONE COMMUNITIES
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BIRMINGHAM, AL 35223

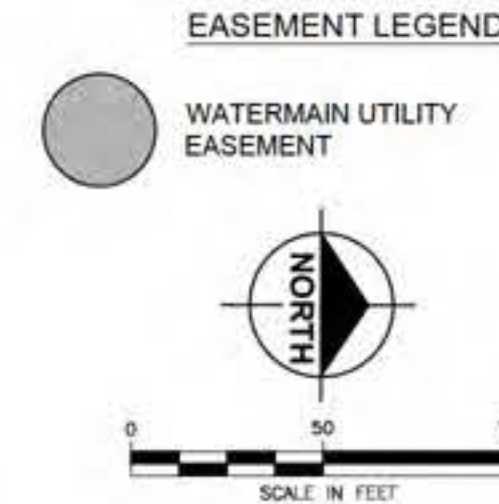
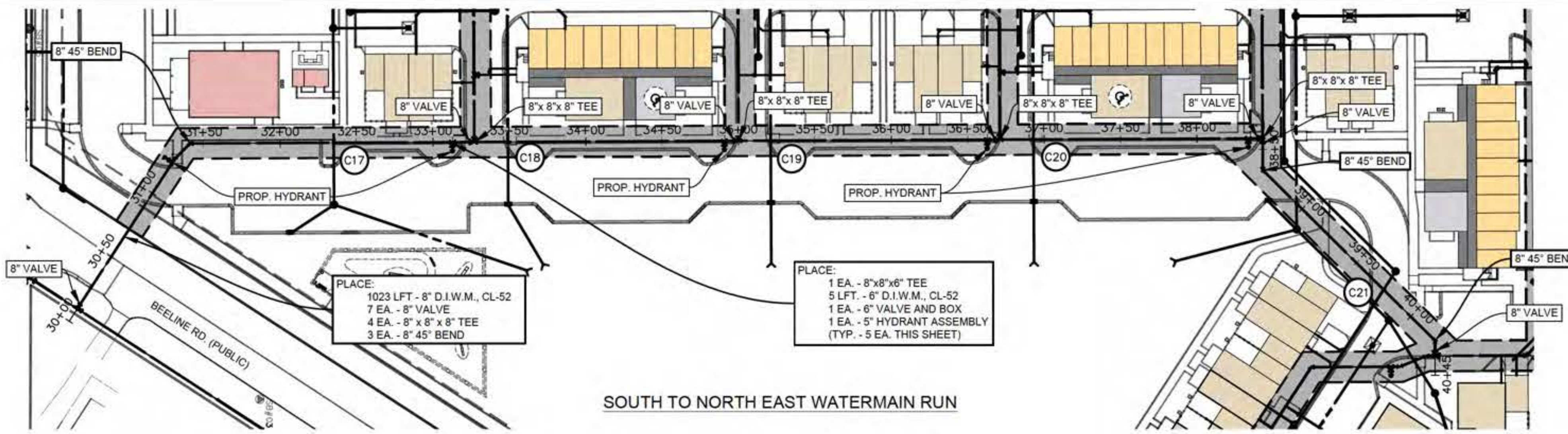
NO.	DATE	BY	ISSUANCE / REVISION
1	08-08-26	B.A.C.	FINAL PLOT REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

DRAWN BY	DATE
L.B.C.	SEP '26
ENGINEER	DATE
B.A.C.	SEP '26
EDT	DATE

PROJECT 025 CAPSTONE COTTAGES
SHEET NO. C3.23

DATE OF PLAN: 09-08-26



For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

811
Know what's below.
Call before you dig.

Plan Prepared By:
Bruce A. Callen, PE
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Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

STATE OF MICHIGAN
BRUCE A. CALLEN
PROFESSIONAL ENGINEER
104790

PRELIMINARY - NOT FOR CONSTRUCTION

SUBSURFACE CONDITIONS

Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by Soils & Structures dated Dec. 17, 2025.
Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

WATERMAIN NOTES

- TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH GROUND SURFACE.
- ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
- MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
- HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
- ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
- A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
- WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
- FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
- WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
- WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
- LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

WATERMAIN PIPE RESTRAINT LENGTH, REQUIRED (FT)

PIPE DIAMETER	TEES	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

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In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.
If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

MAINTAIN 18" VERT. SEPARATION BETWEEN PROP. WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

MAINTAIN MINIMUM 10" HORIZ. SEPARATION BETWEEN WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

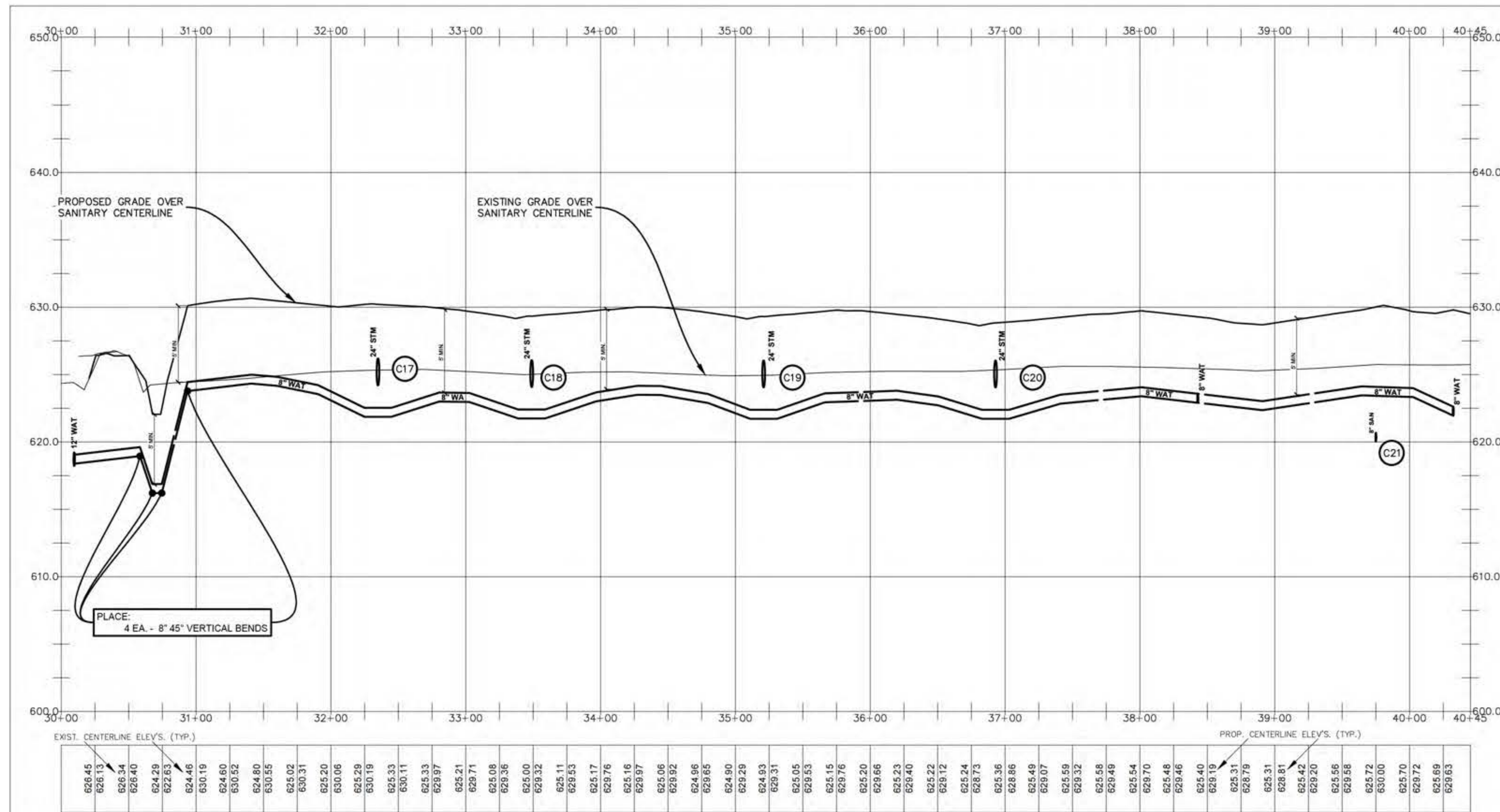
C17
NOTE 17.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 32+35.
WATERMAIN MUST CROSS UNDER STM SEWER.
24" STM INVERT AT CROSSING = 624.18'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.85' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 630.19'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C19
NOTE 19.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 35+75.
WATERMAIN MUST CROSS UNDER STM SEWER.
24" STM INVERT AT CROSSING = 624.03'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.70' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.29'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C21
NOTE 21.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA 39+75.
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 620.00'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 622.63' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.99'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C18
NOTE 18.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 33+49.
WATERMAIN MUST CROSS UNDER STM SEWER.
24" STM INVERT AT CROSSING = 624.06'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.73' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.31'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

C20
NOTE 20.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER AT STA 26+93.
WATERMAIN MUST CROSS UNDER STM SEWER.
24" STM INVERT AT CROSSING = 624.03'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.70' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 628.81'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.



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BIRMINGHAM, AL 35223

DATE	BY	ISSUANCE / REVISION
09-08-26	B.A.C.	FINAL PLOT REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

DRAWN BY L.B.C.	DATE SEP '26
ENGINEER B.A.C.	DATE SEP '26
DATE	DATE
SCALE DRAWING 1"=50'	PLOT SCALE
AS NOTED	1:1
PROJECT 025 CAPSTONE COTTAGES	
SHEET NO.	

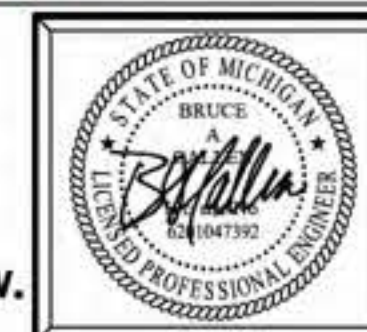
C3.24

DATE OF PLAN: 09-08-26

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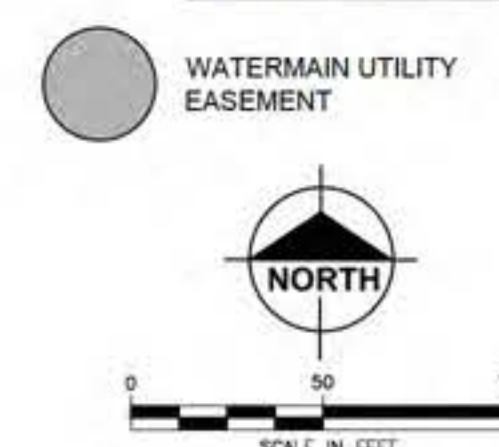


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Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Sawdige St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

EASEMENT LEGEND



SUBSURFACE CONDITIONS

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Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1323

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Soils & Structures Project No. 2023.1324

PRELIMINARY - NOT
FOR CONSTRUCTION

BENCH MARKS:

BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)

BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

WATERMAIN NOTES

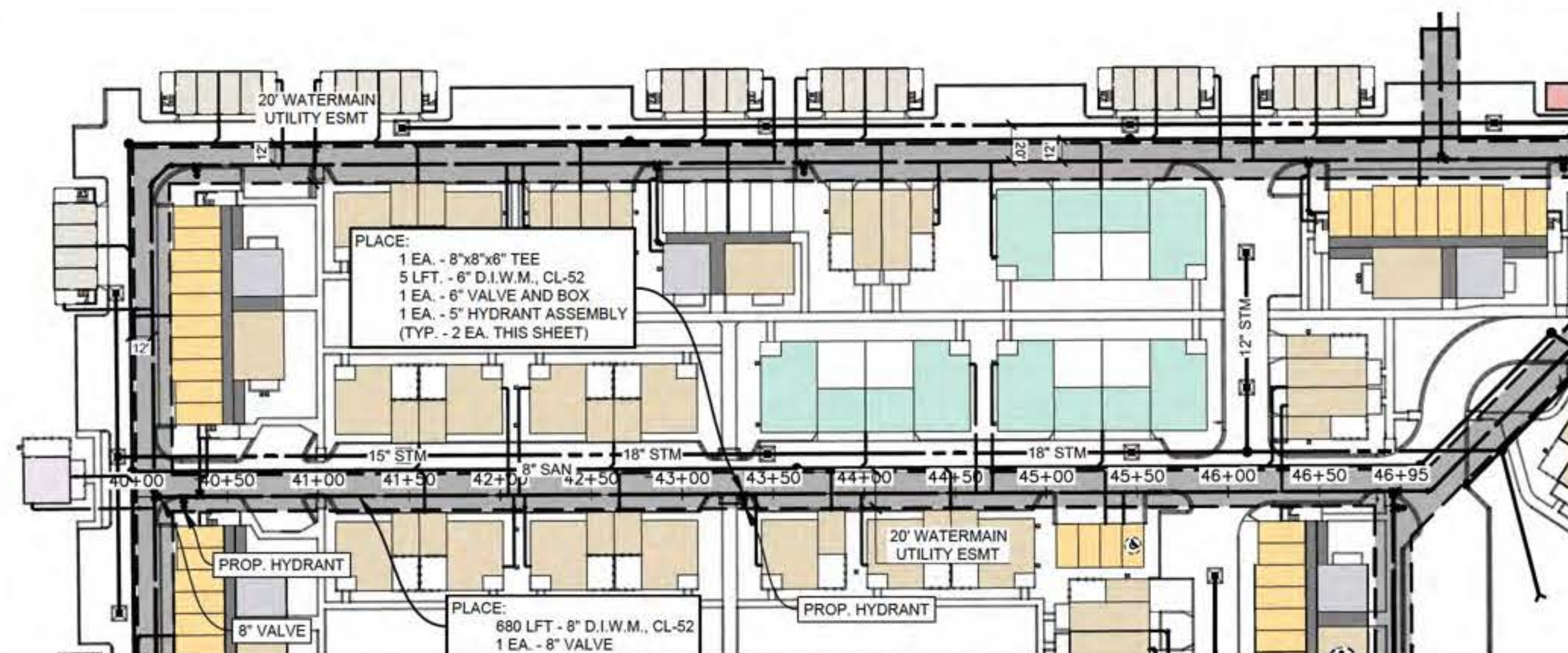
1. TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH GROUND SURFACE.
2. ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
7. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
8. WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
9. FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
10. WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
12. WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
13. LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

WATERMAIN PIPE RESTRAINT LENGTH, REQUIRED (FT)

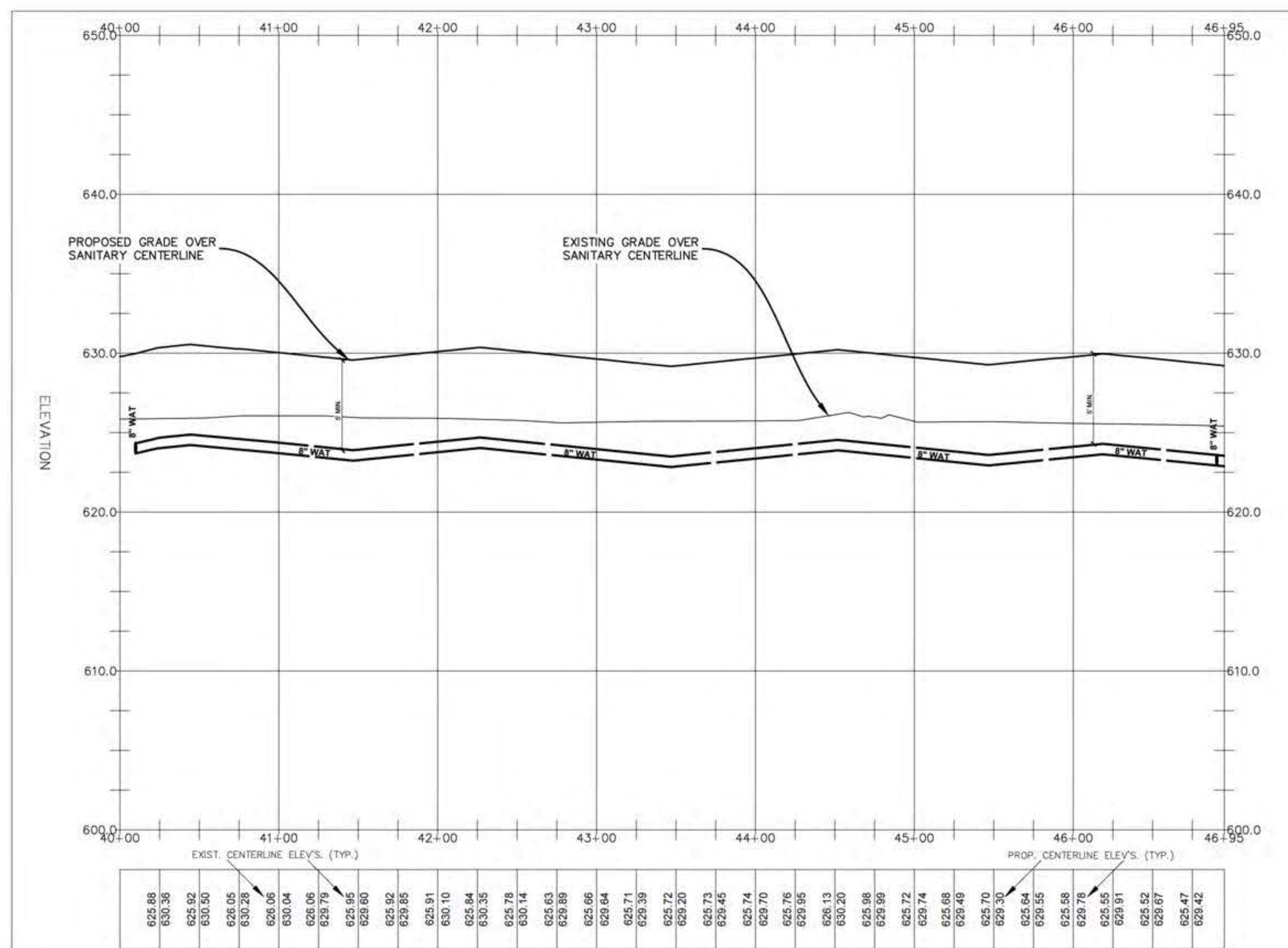
PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
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If tie rods are used, add 1/8" to bar diameter as corrosion allowance.



WEST TO EAST WATERMAIN RUN #1



MAINTAIN 18" VERT. SEPARATION BETWEEN PROP. WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

MAINTAIN MINIMUM 10' HORIZ. SEPARATION BETWEEN WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

WATERMAIN PLAN & PROFILE

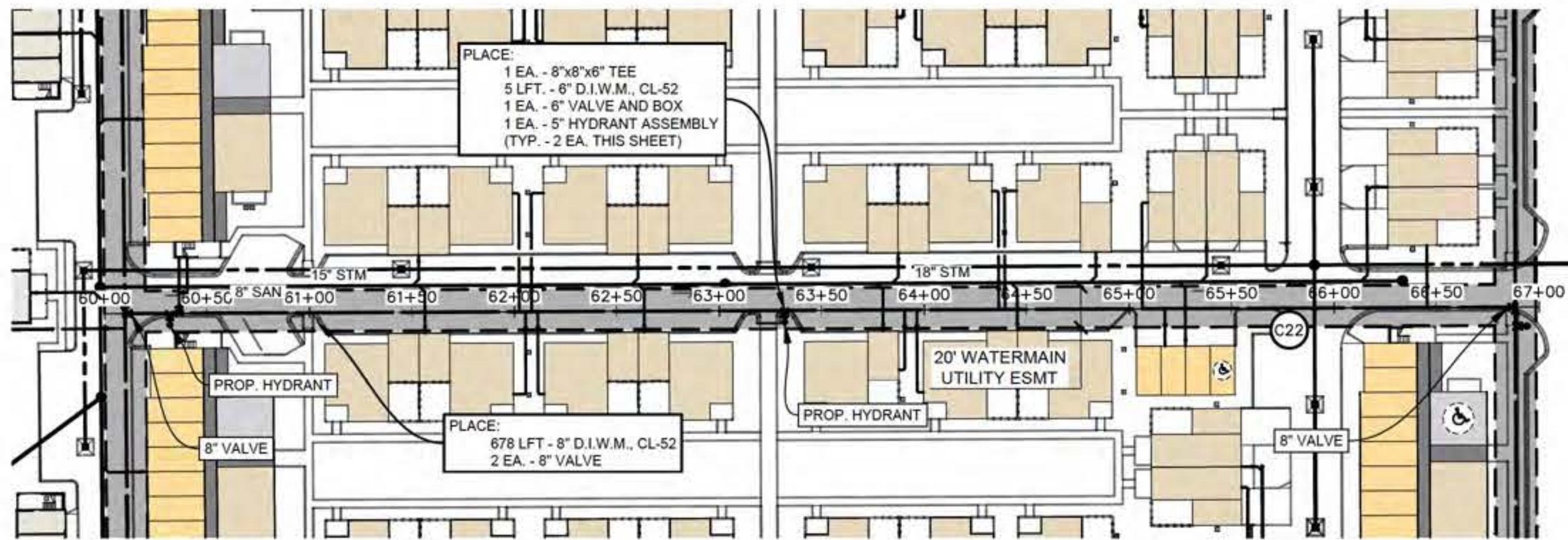
DRAWN BY: L.B.C.
ENGINEER: B.A.C.
DATE: SEP '26

SCALE
DRAWING: 1"=50'
AS NOTED: 1:1

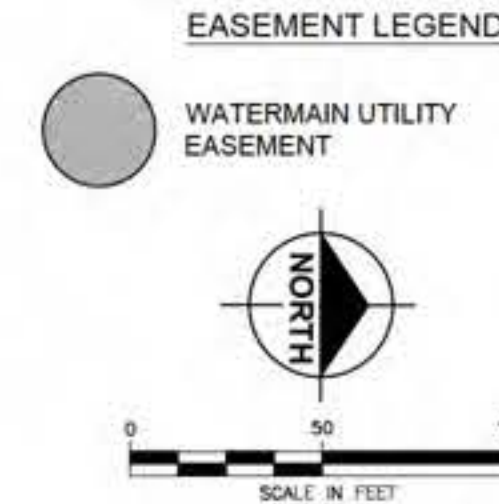
PROJECT: 025 CAPSTONE COTTAGES

SHEET NO.
C3.25

DATE OF PLAN: 09-08-26



WEST TO EAST WATERMAIN RUN #3



For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

811

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Call before you dig.

Plan Prepared By:
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Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

STATE OF MICHIGAN
BRUCE A. CALLEN
Professional Engineer
No. 044739

SUBSURFACE CONDITIONS

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Soils & Structures Project No. 25MKG-3VC

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Beeline Road prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1323

Contractor(s) shall also familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report for Greenly St. prepared by Soils & Structures dated Aug. 29, 2023.
Soils & Structures Project No. 2023.1324

PRELIMINARY - NOT FOR CONSTRUCTION

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

WATERMAIN NOTES

- TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH GROUND SURFACE.
- ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
- MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
- HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
- ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
- A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
- WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
- FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
- WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
- WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
- LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

WATERMAIN PIPE RESTRAINT LENGTH REQUIRED (FT)

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
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C22

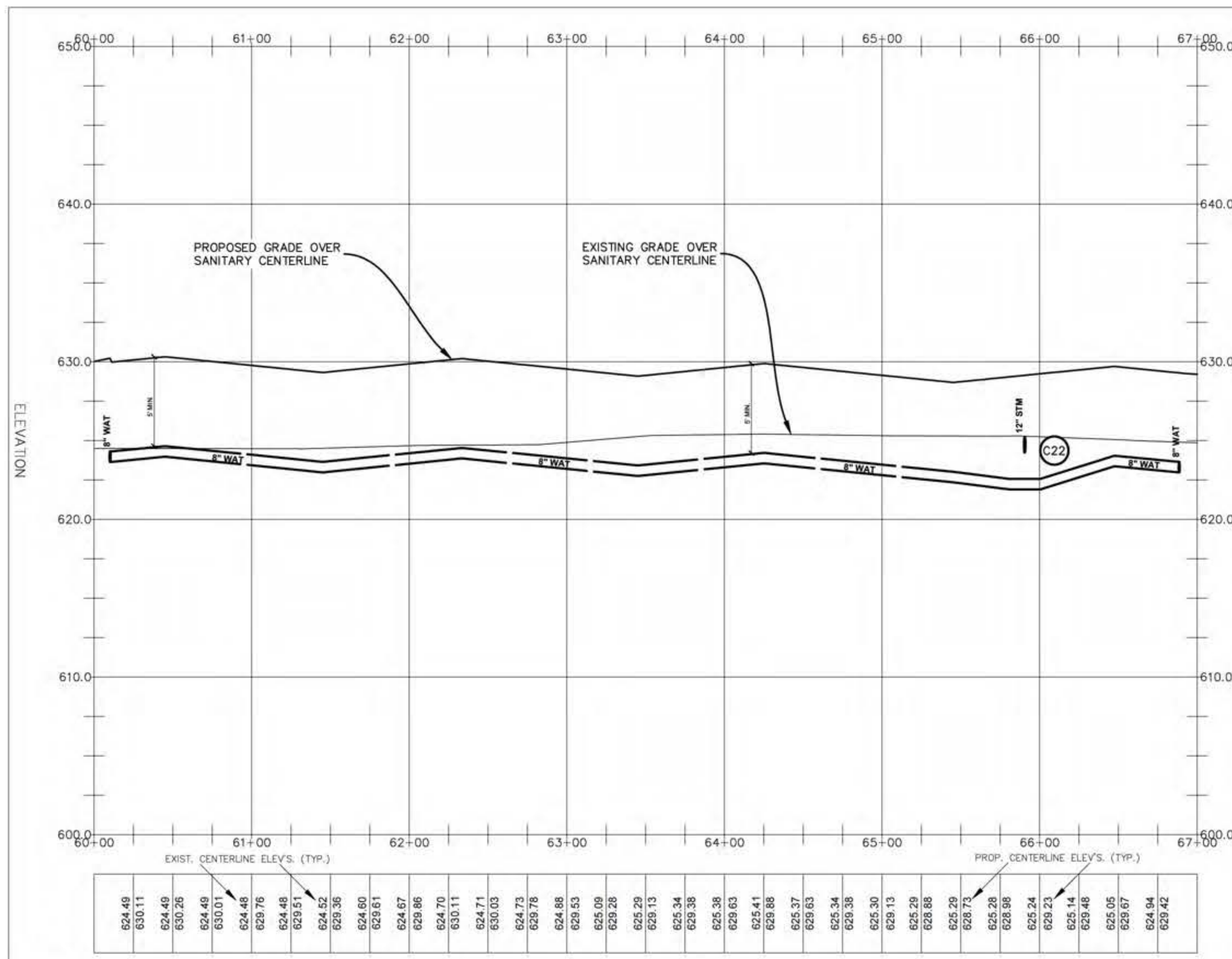
NOTE 22.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND STM SEWER.
AT STA 65+90
WATERMAIN MUST CROSS UNDER STM SEWER.
12" STM INVERT AT CROSSING = 624.23'
MAXIMUM INVERT OF WATERMAIN AT CROSSING = 621.90' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.13'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

MAINTAIN 18" VERT. SEPARATION BETWEEN PROP. WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

MAINTAIN MINIMUM 10' HORIZ. SEPARATION BETWEEN WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'



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civil engineers

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

DATE	08-08-26
BY	B.A.C.
ISSUANCE / REVISION	FINAL PLOTTING

REVIEWED IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

DRAWN BY	L.B.C.	DATE	SEP '26
ENGINEER	B.A.C.	DATE	SEP '26
EDIT		DATE	

SCALE
DRAWING: 1"=50'
AS NOTED: 1:1

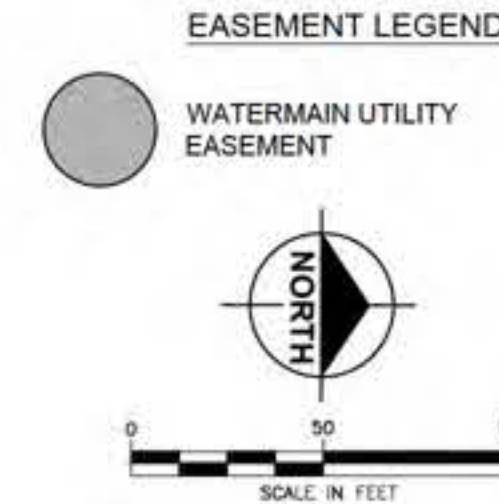
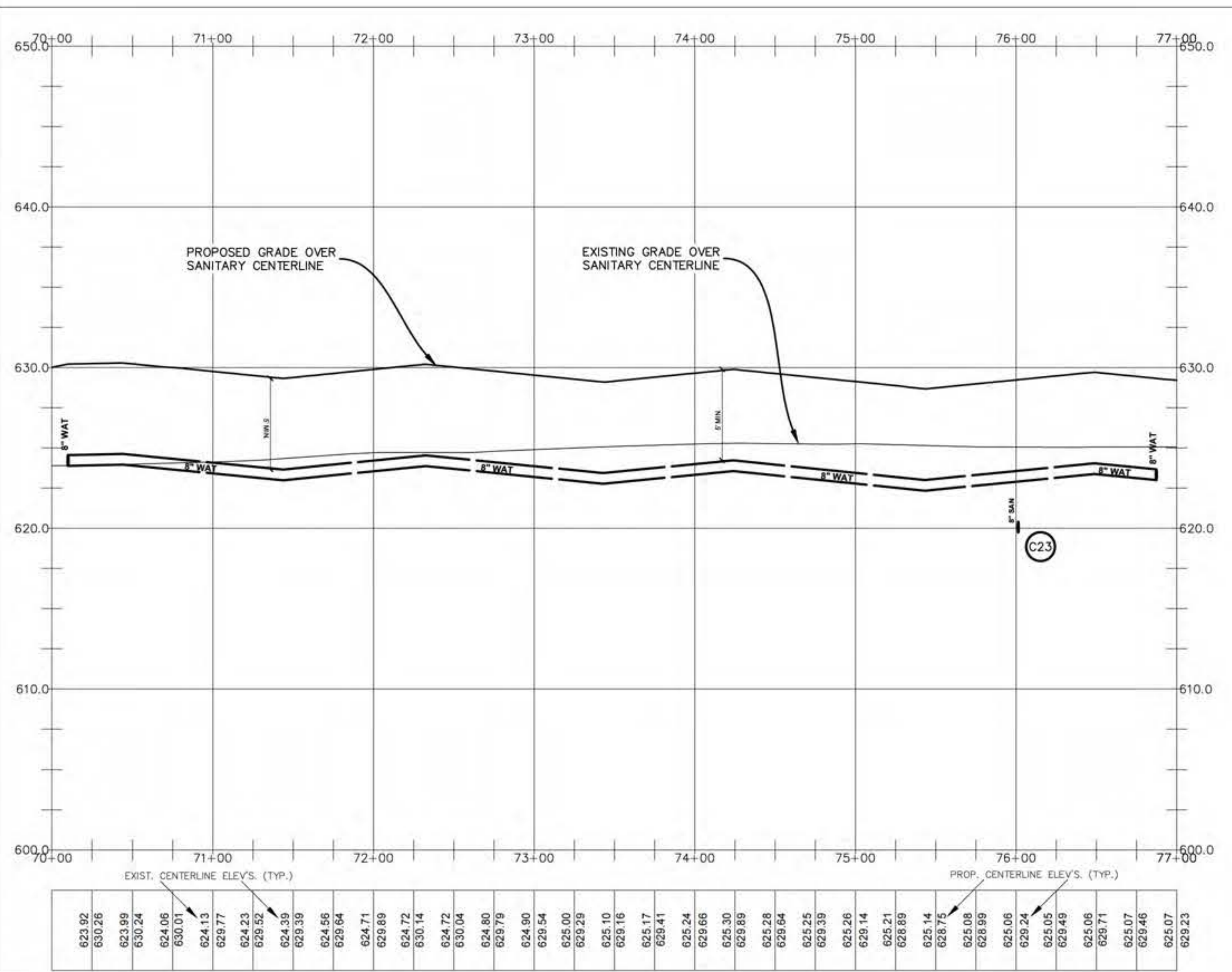
PROJECT: 025 CAPSTONE COTTAGES

SHEET NO.
C3.27

DATE OF PLAN: 09-08-26



WEST TO EAST WATERMAIN RUN #4



For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

PRELIMINARY - NOT FOR CONSTRUCTION

SUBSURFACE CONDITIONS

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Soils & Structures Project No. 25MKG-3VC

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Soils & Structures Project No. 2023.1323

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Soils & Structures Project No. 2023.1324

BENCH MARKS:

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEELINE RD.
Elevation: 626.85 ft. (NAVD 88)

WATERMAIN NOTES

1. TOP OF PIPE SHALL BE A MINIMUM OF 5'-0" AND A MAXIMUM OF 7'-0" BELOW THE FINISH GROUND SURFACE.
2. ALL PIPE TO HAVE NECESSARY JOINT RESTRAINTS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATERMAIN PRIOR TO CONSTRUCTION.
4. MAINTAIN 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE BETWEEN WATERMAIN AND SANITARY AND STORM SEWERS INCLUDING SERVICES.
5. HYDRANT TYPE SHALL BE OF THE HOLLAND CHARTER TOWNSHIP STANDARDS.
6. ALL INSTALLATION OF AND MATERIALS FOR WATERMAIN, WATER SERVICES, AND CONNECTIONS TO THE EXISTING WATERMAIN, SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP WATERMAIN SPECIFICATIONS.
7. A PRE-CONSTRUCTION MEETING WITH THE HOLLAND CHARTER TOWNSHIP IS REQUIRED BEFORE WATERMAIN CONSTRUCTION ACTIVITIES MAY BEGIN.
8. WATERMAIN FLUSHING, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
9. FLOW TESTING UPON COMPLETION OF THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP STANDARD SPECIFICATIONS.
10. WATERMAIN TAPS SHALL BE COORDINATED WITH THE HOLLAND CHARTER TOWNSHIP.
12. WATERMAIN SHALL BE POLYWRAPPED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE HOLLAND CHARTER TOWNSHIP.
13. LOCKBOXES SHALL BE INSTALLED ON ALL BUILDINGS REQUIRING FIRE SUPPRESSION. LOCKBOXES SHALL BE KIDDE BRAND PER HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT REQUIREMENTS. COORDINATE WITH HOLLAND CHARTER TOWNSHIP FIRE DEPARTMENT.

NOTE 23.
MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATERMAIN AND SAN SEWER AT STA. 76+01
WATERMAIN MUST CROSS OVER SAN SEWER.
8" SAN INVERT AT CROSSING = 619.74'
MINIMUM INVERT OF WATERMAIN AT CROSSING = 622.07' (MAINTAIN MIN. PIPE COVER)
PROPOSED GROUND SURFACE ELEV. @ CROSSING = 629.25'
CONTRACTOR SHALL CONFIRM ELEVATIONS WHILE CONSTRUCTING WATERMAIN.

WATERMAIN PIPE RESTRAINT LENGTH, REQUIRED (FT)

PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE)	**
6"	32	13	6	3	82	43	63
8"	41	17	8	4	104	43	55
12"	58	24	12	6	149	80	120

** IF STRAIGHT RUN OF PIPE ON SMALL SIDE EXCEEDS THIS VALUE, THEN NO RESTRAINED JOINTS ARE NECESSARY.

In each direction from point of deflection, except for tee, at which only the branch where flow changes direction.
If tie rods are used, add 1/8" to bar diameter as corrosion allowance.

MAINTAIN 18" VERT. SEPARATION BETWEEN PROP. WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

MAINTAIN MINIMUM 10' HORIZ. SEPARATION BETWEEN WATERMAIN AND PROP. STM AND PROP. SAN SEWER.

HORIZONTAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

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CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

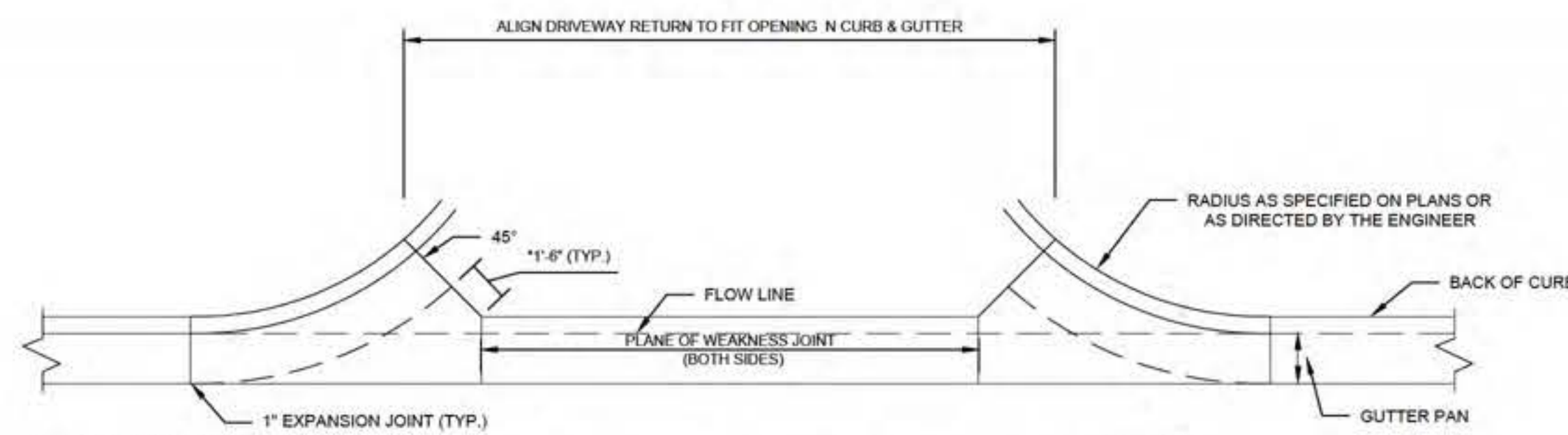
NO.	DATE	BY	REVISION
1	08-08-26	B.A.C.	FINAL PLOT REVIEW

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
WATERMAIN PLAN & PROFILE

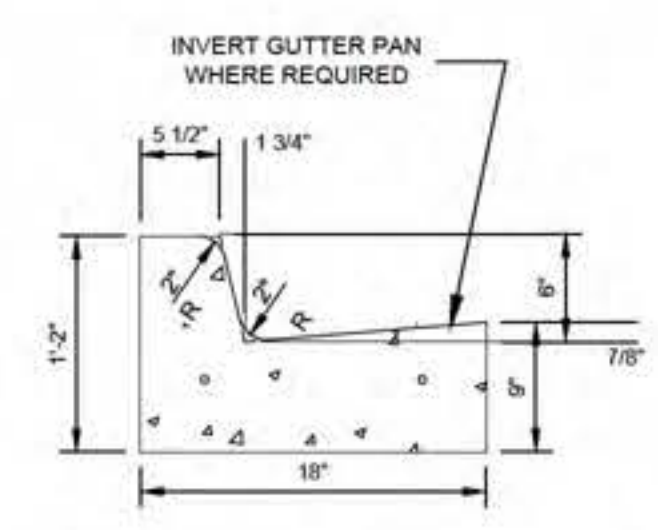
DRAWN BY	DATE
L.B.C.	SEP '26
ENGINEER	DATE
B.A.C.	SEP '26
EDIT	DATE

SCALE
DRAWING 1"=50'
AS NOTED 1:1
PROJECT 025 CAPSTONE COTTAGES
SHEET NO. C3.28

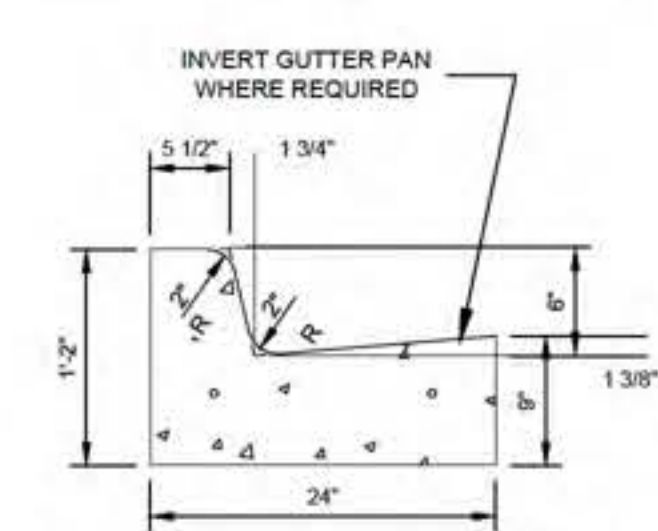
DATE OF PLAN: 09-08-26



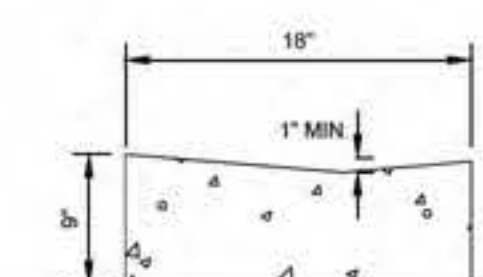
CONCRETE DRIVEWAY OPENING, DETAIL M (TYP.) (CG-M)
NO SCALE



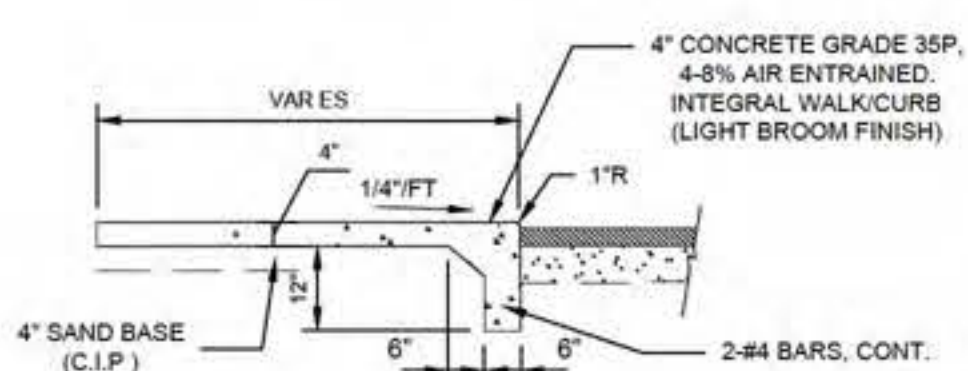
CONCRETE CURB & GUTTER, DETAIL F2, MODIFIED (CG-F2)
NO SCALE



CONCRETE CURB & GUTTER, DETAIL F4, MODIFIED (CG-F4)
NO SCALE

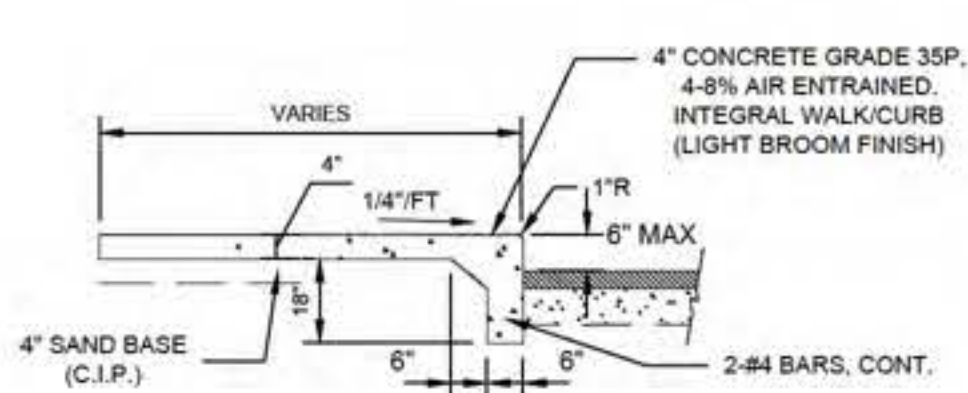


GUTTER DETAIL (CG-G)
NO SCALE



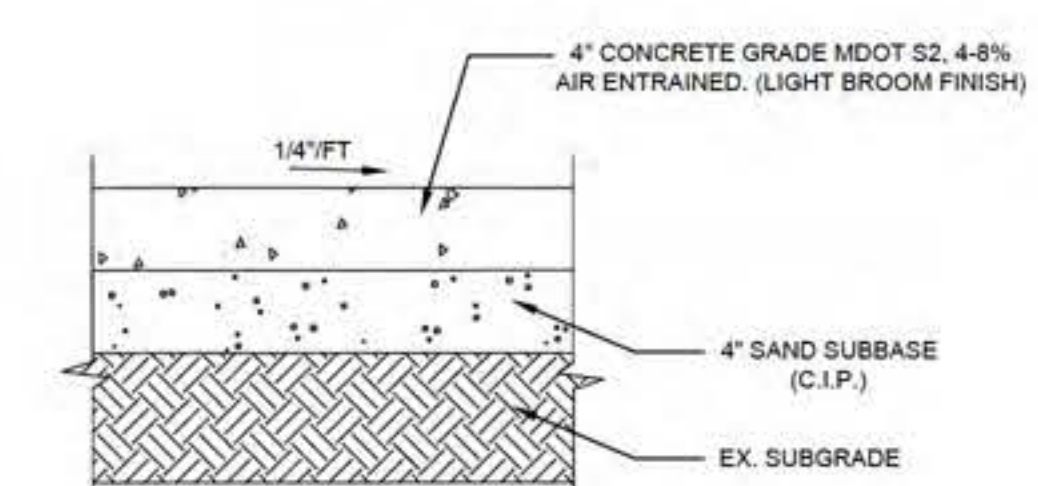
NOTE: 1) PROVIDE 3/8\"/>

CONCRETE SIDEWALK W/ FLUSH CURB (SW-2)
NO SCALE



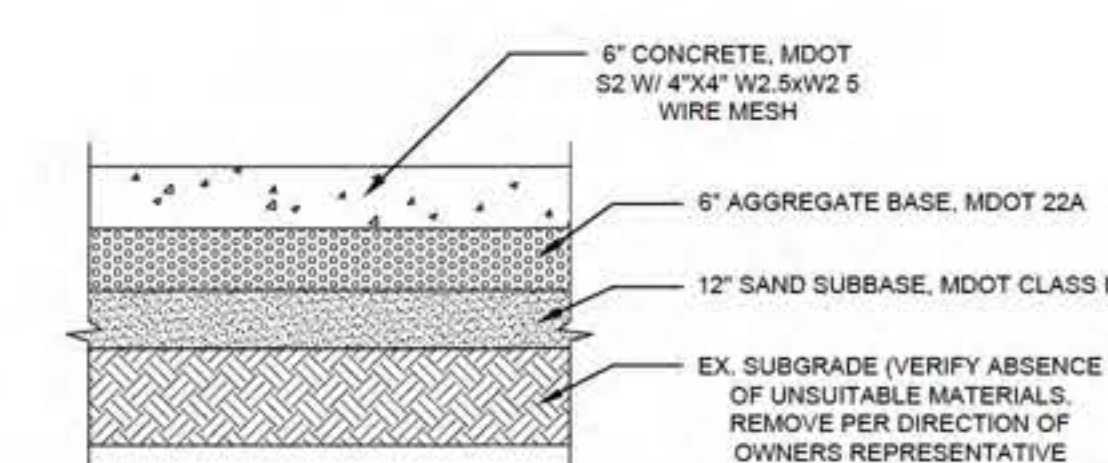
NOTE: 1) PROVIDE 3/8\"/>

INTEGRAL WALK / CURB (SW-1)
NO SCALE



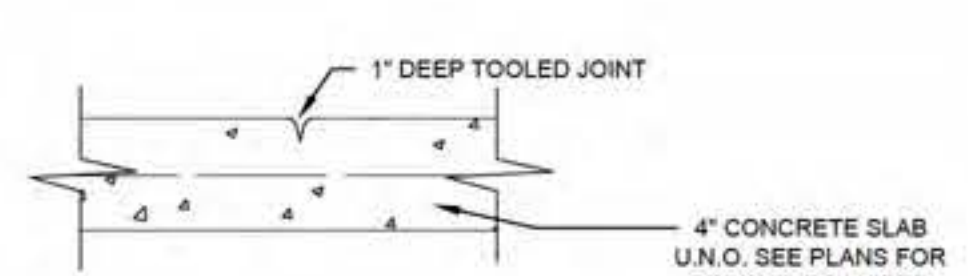
NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

CONCRETE SIDEWALK SECTION (CP-4)
NO SCALE

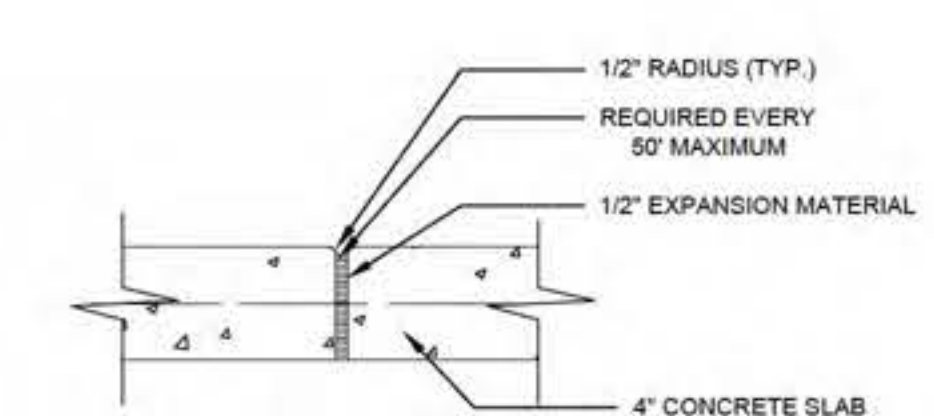


NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY SOILS & STRUCTURES DATED 12-17-25 SOILS & STRUCTURES PROJECT NO. 25MKG-3VG

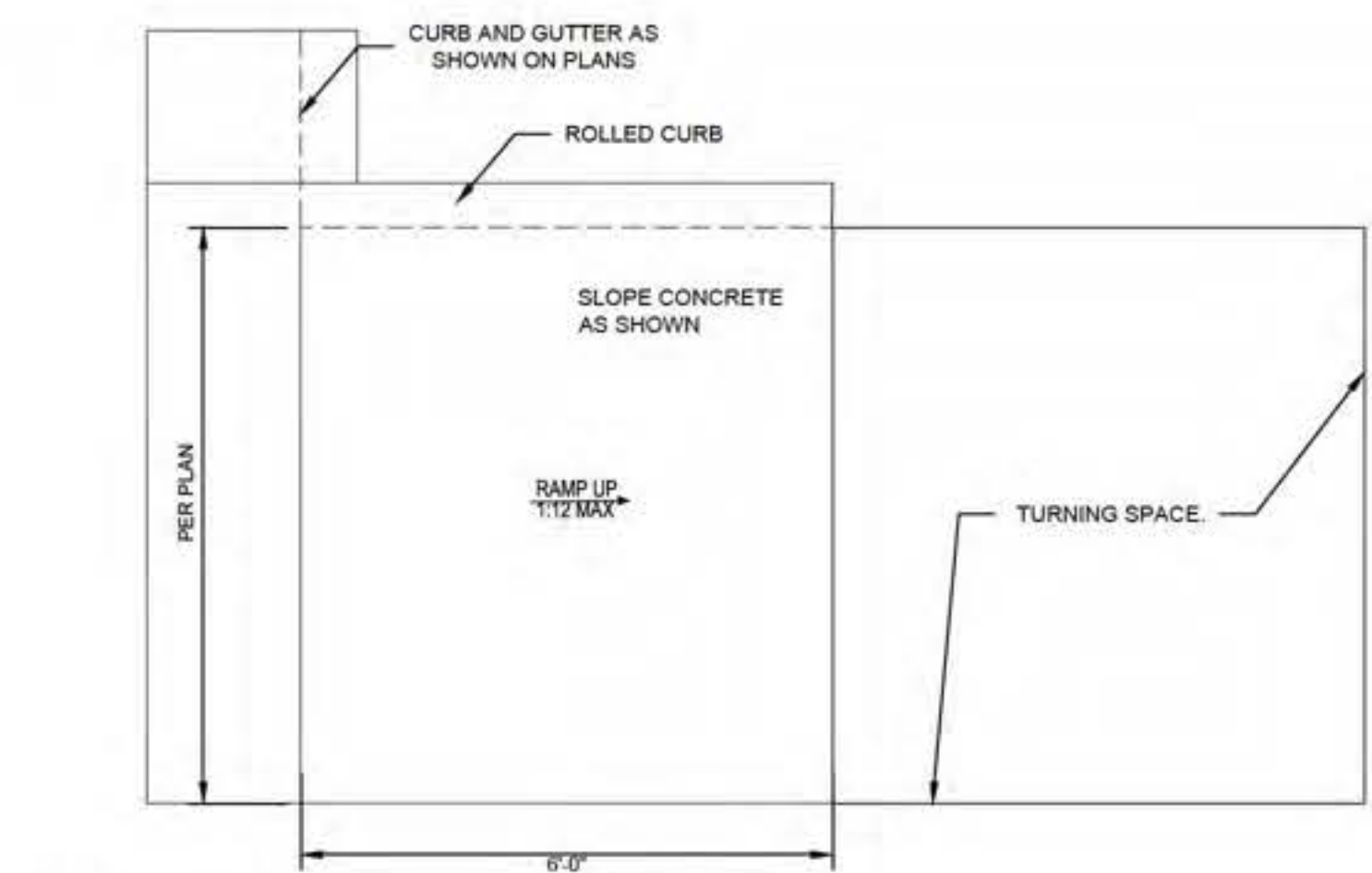
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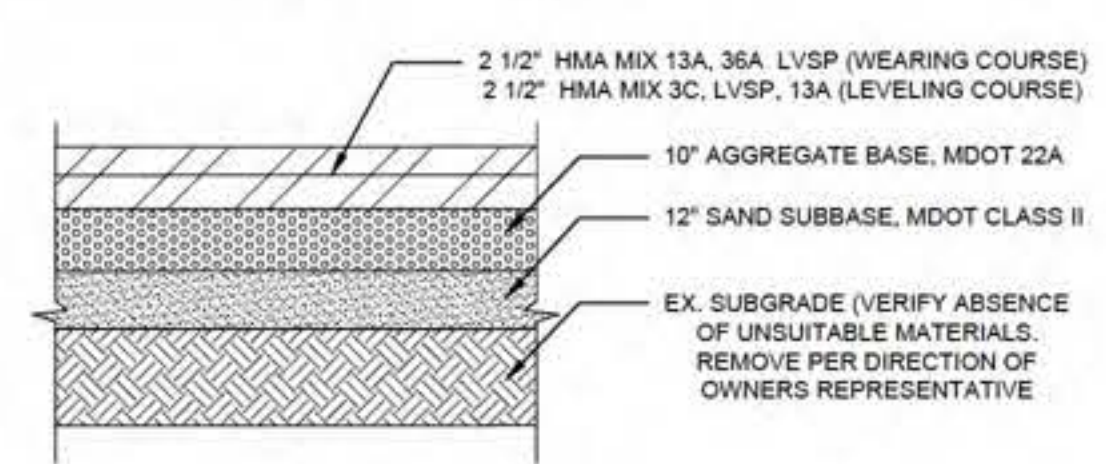
WALK CONTROL JOINT (SW-CJ)
NO SCALE



WALK EXPANSION JOINT (SW-EJ)
NO SCALE

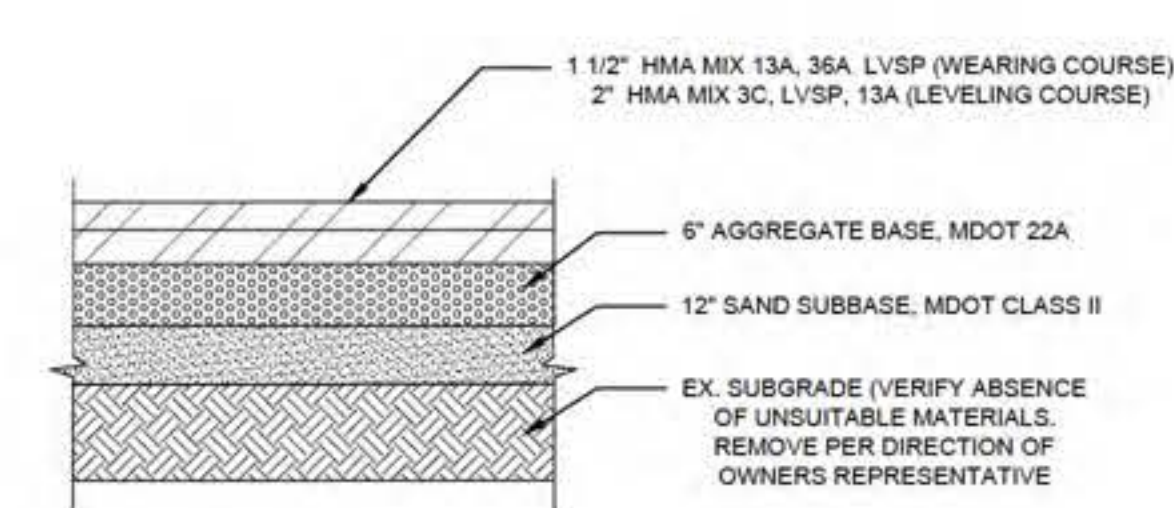


B.F. RAMP DETAIL (HC-R3)
NO SCALE



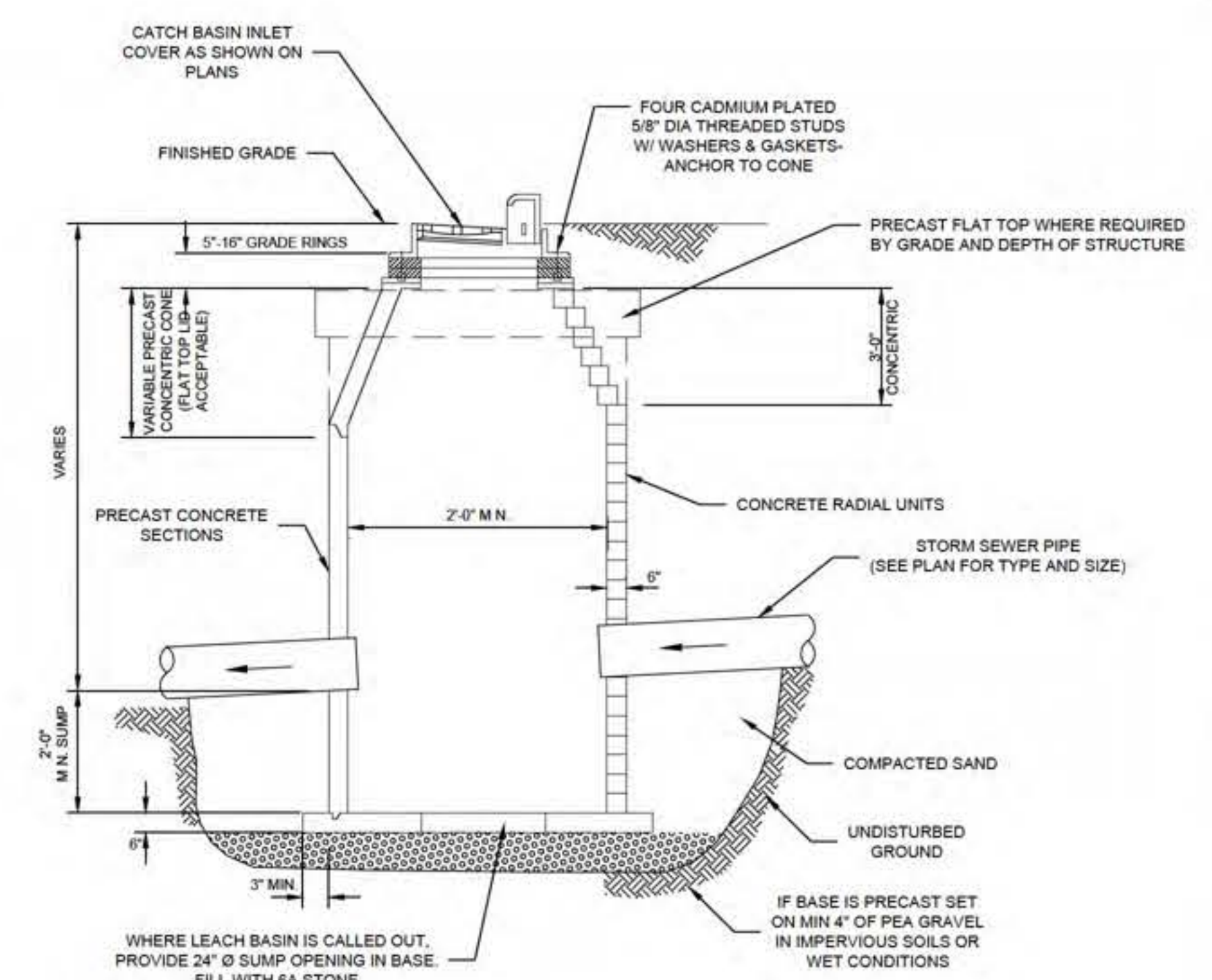
NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY SOILS & STRUCTURES DATED 12-17-25 SOILS & STRUCTURES PROJECT NO. 25MKG-3VG

HEAVY DUTY HMA PAVEMENT SECTION (HD - HMA)
NO SCALE

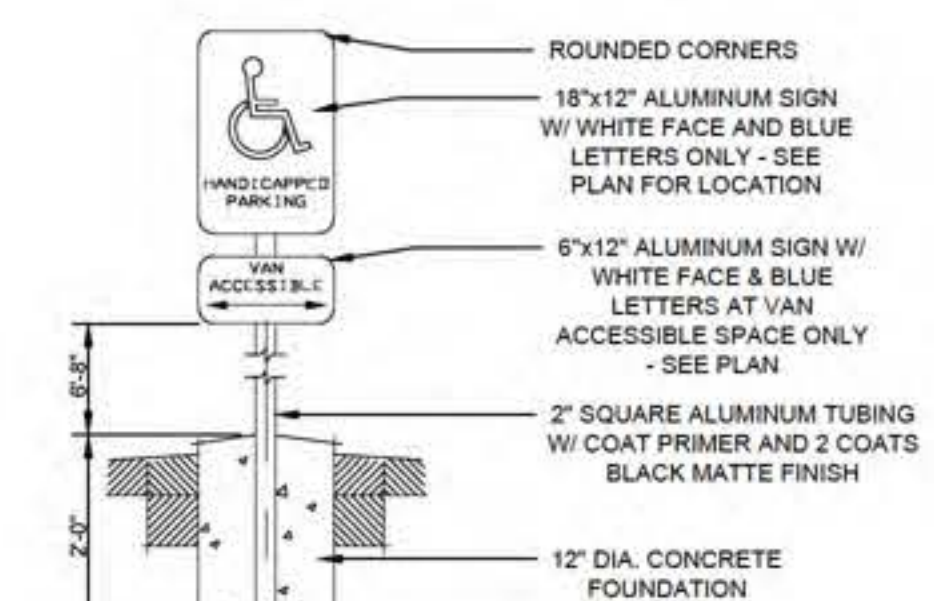


NOTE: CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE GEOTECHNICAL EVALUATION REPORT PREPARED BY SOILS & STRUCTURES DATED 12-17-25 SOILS & STRUCTURES PROJECT NO. 25MKG-3VG

LIGHT DUTY HMA PAVEMENT SECTION (LD - HMA)
NO SCALE



CATCH BASIN DETAIL
NO SCALE



BARRIER - FREE SIGN (HS-G)
NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's below. Call before you dig.



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 09-08-26

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108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com

callen
civil engineers

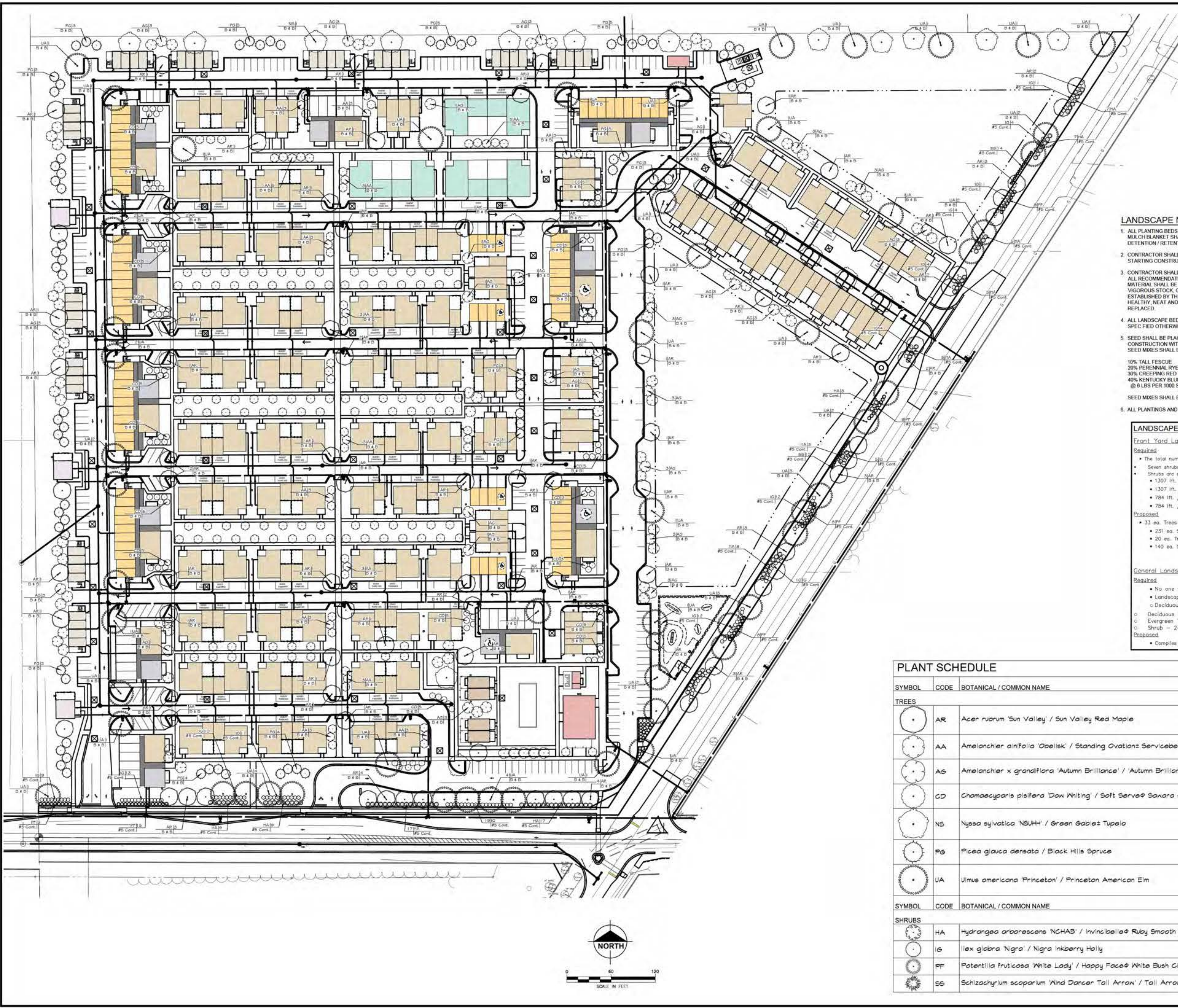
CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	ISSUANCE / REVISION	DATE	BY	DATE
1	ISSUED	09-08-26	B.A.C.	09-08-26
2	FINAL AND REVIEW		B.A.C.	

CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
X-SECTION, NOTES, AND DETAILS

DRAWN BY J.W.C.	DATE AUG '26
ENGINEER B.A.C.	DATE AUG '26
EDIT	DATE
SCALE DRAWING AS NOTED	PILOT SCALE 1:1
PROJECT 025 CAPSTONE COTTAGES	
SHEET NO.	

C4.0



For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



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PRELIMINARY - NOT
FOR CONSTRUCTION



LANDSCAPE NOTES

1. ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
2. CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO OTTAWA COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
4. ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
5. SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3. SEED MIXES SHALL BE AS FOLLOWS:

10% TALL FESCUE
20% PERENNIAL RYE GRASS
30% CREEPING RED FESCUE
40% KENTUCKY BLUEGRASS
@ 6 LBS PER 1000 SFT

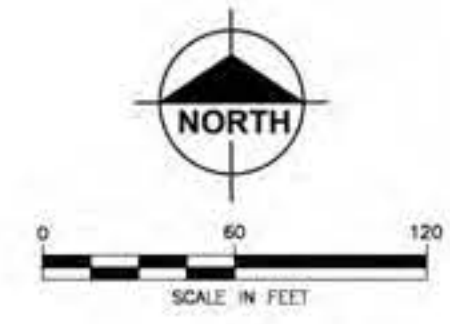
SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1000 SFT.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

LANDSCAPE REQUIREMENTS

- Front Yard Landscaping
- Required
- The total number of trees shall be based on a ratio of one per 40 linear feet of frontage.
 - Seven shrubs for every 40 linear feet of frontage or fraction thereof.
 - Shrubs are encouraged to be placed in groups/clusters with a shrub spacing not to exceed five feet on center.
 - 1307 HT. / 40 HT. = 33 x 7 = 231 ea. Shrubs along Beeline
 - 1307 HT. / 40 HT. = 33 x 7 = 231 ea. Shrubs along Beeline
 - 784 HT. / 40 HT. = 20 ea. Trees along Greenly
 - 784 HT. / 40 HT. 20 x 7 = 140 ea. Shrubs along Greenly
- Proposed
- 33 ea. Trees along Beeline
 - 231 ea. Shrubs along Beeline
 - 20 ea. Trees along Greenly
 - 140 ea. Shrubs along Greenly
- General Landscaping Requirements
- Required
- No one species of tree or shrub may make up more than 50 percent of the total plantings.
 - Landscaping Minimum Installation Size
 - o Deciduous Canopy Tree - 2.5 in. caliper
 - o Deciduous Ornamental Tree - 2 in. caliper
 - o Evergreen Tree - 6 ft. height
 - o Shrub - 24 in. height
- Proposed
- Complies

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AR	Acer rubrum 'Sun Valley' / Sun Valley Red Maple	B & B	2.5" Cal		88
	AA	Amelanchier alnifolia 'Obelisk' / Standing Ovation Serviceberry	B & B	2" Cal		171
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2" Cal		96
	CD	Chamaecyparis pisifera 'Dawn Whiting' / Soft Serve® Sanara Cypress	B & B	2" Cal		86
	NS	Nyssa sylvatica 'NSUHH' / Green Gables® Tupelo	B & B	2.5" Cal		22
	PG	Picea glauca densata / Black Hills Spruce	B & B		Min 6' Ht	81
	UA	Ulmus americana 'Princeton' / Princeton American Elm	B & B	2" Cal		51
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY
SHRUBS						
	HA	Hydrangea arborescens 'NCHAB' / Invincible® Ruby Smooth Hydrangea	#5 Cont.			103
	IG	Ilex glabra 'Nigra' / Nigra Inkberry Holly	5 gal			163
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.			63
	SS	Schizachyrium scoparium 'Wind Dancer Tall Arrow' / Tall Arrow® Little Bluestem	#3 Cont.			34



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capstone communities
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	DATE	BY	REVISION / REVISION	DATE
1	01-30-26	BAC	025 CAPSTONE COTTAGES	01-30-26
2	02-26-26	BAC	025 CAPSTONE COTTAGES	02-26-26
3	08-08-26	BAC	025 CAPSTONE COTTAGES	08-08-26

REVISIONS IN ACCORDANCE WITH CONSTRUCTION RECORDS

CAPSTONE COTTAGES AT HOLLAND
3717 BEELINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN

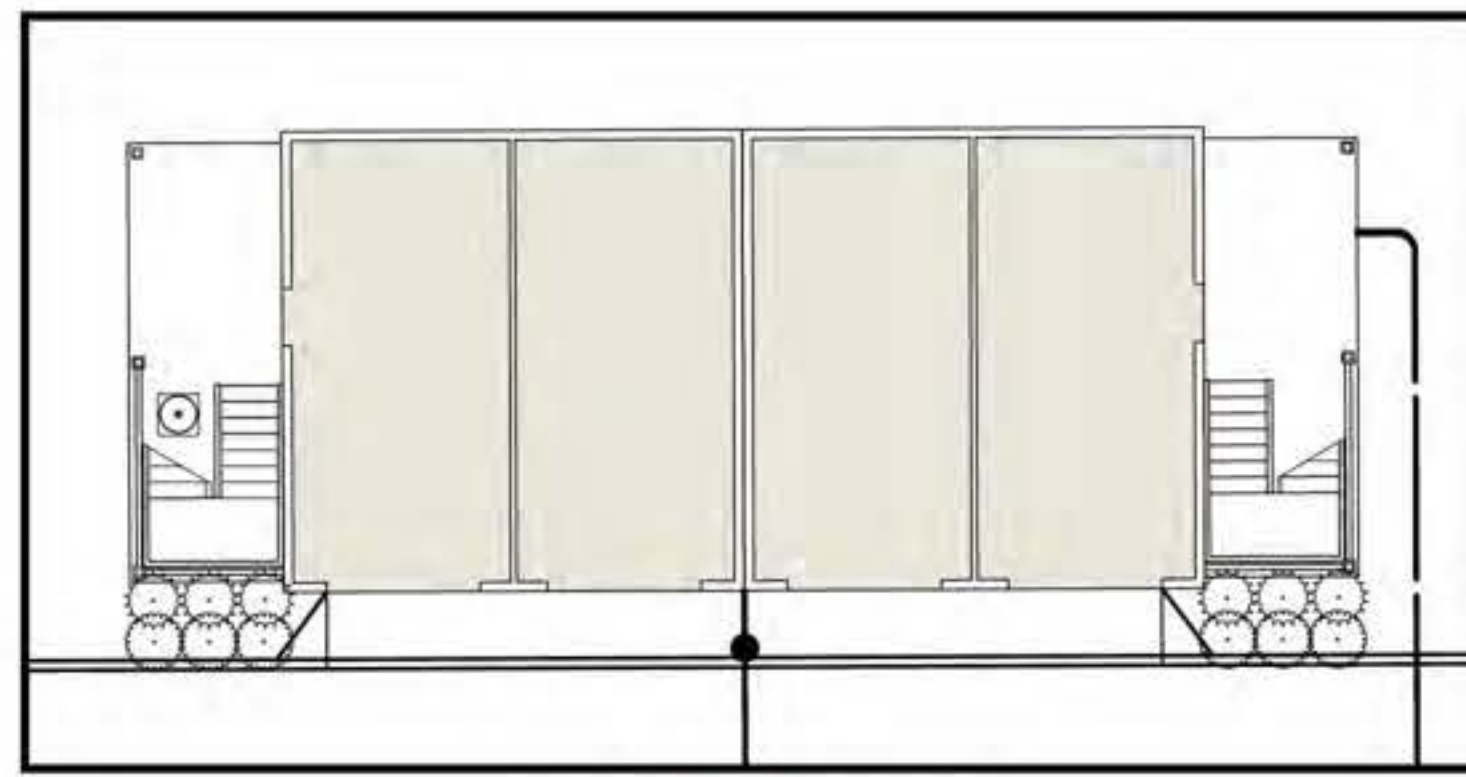
LANDSCAPE PLAN

DRAWN BY	DATE	SCALE
J.W.C.	MAR '26	SCALE
ENGINEER	DATE	DRAWING
B.A.C.	MAR '26	PILOT SCALE
EDIT	DATE	AS NOTED
J.W.C.	AUG '26	1:1

PROJECT 025 CAPSTONE COTTAGES

SHEET NO. L1.0

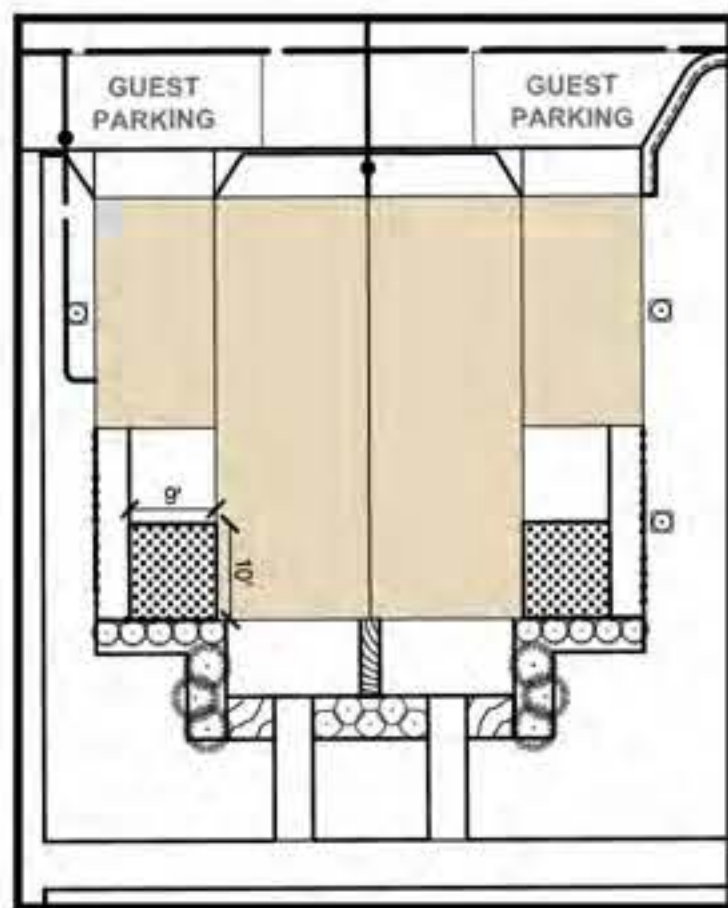
DATE OF PLAN: 09-08-26



1 BED CARRIAGE W/ GARAGE
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 1

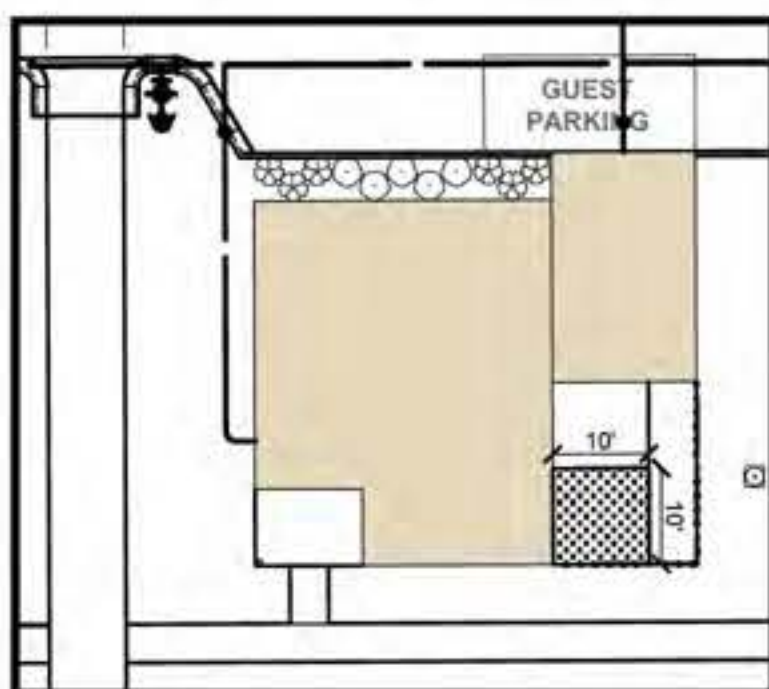
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BN	Buxus microphylla 'NSBBL' / Neatball® Boxwood	#3 Cont.	6
	RF	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn	#3 Cont.	6



2 BEDROOM TOWNHOUSE W/ GARAGE
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 4

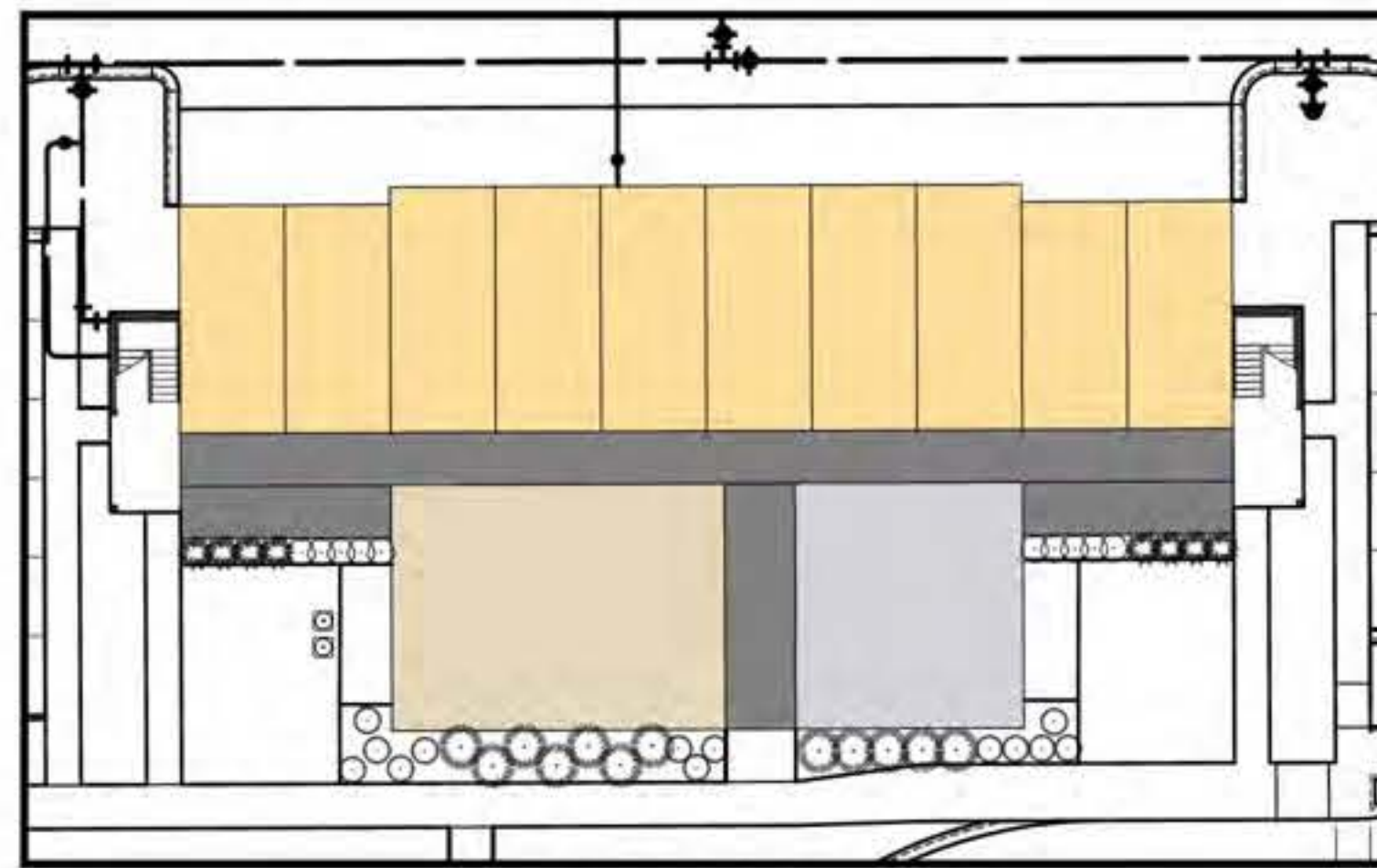
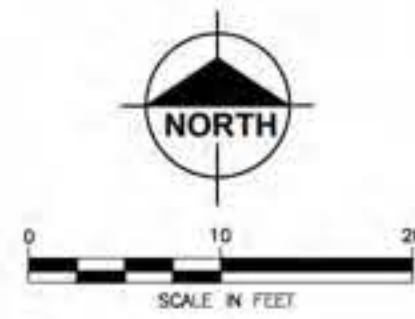
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	IS	Ilex glabra 'LEXFARROWTRACEY' / Strongbox® Inkberry Holly	#3 Cont.	5
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.	6
	RF	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn	#3 Cont.	10
GROUND COVERS				
	LS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	#1 Cont.	14" o.c. 16 sf
	VS	Veronica spicata 'Royal Candles' / Royal Candles Spike Speedwell	#1 Cont.	14" o.c. 44 sf



2 BEDROOM COTTAGE W/ GARAGE
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 7

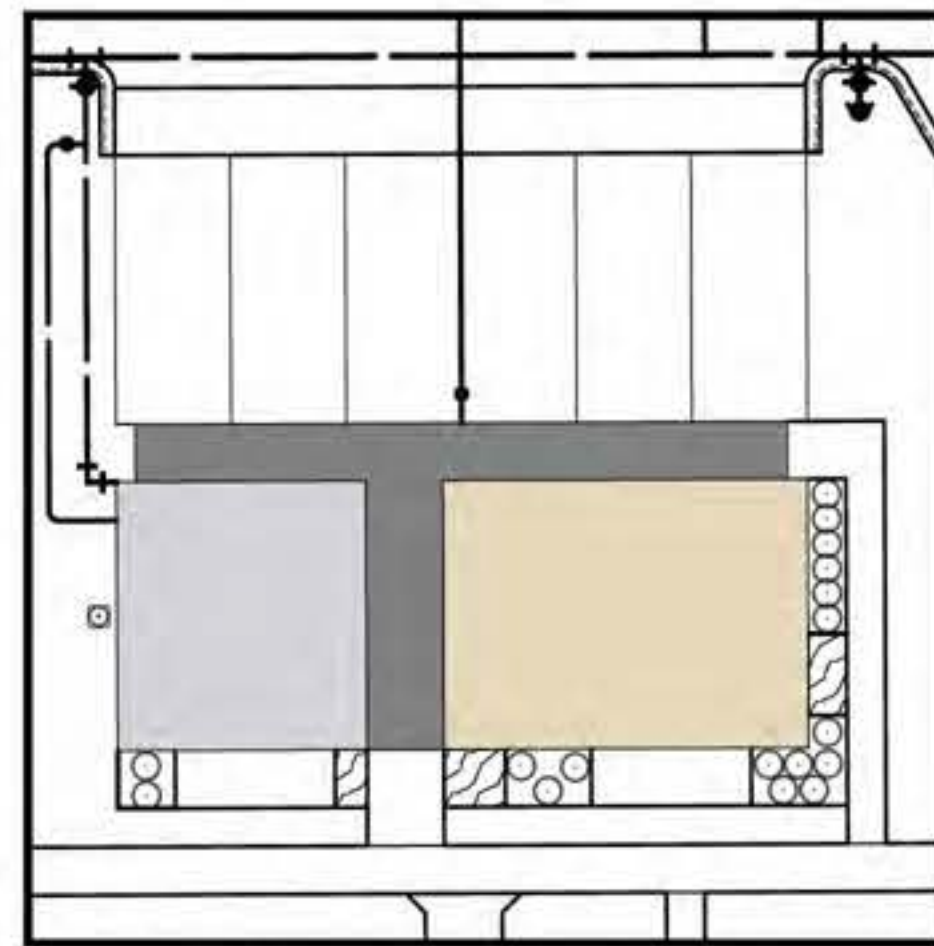
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	CA	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	#3 Cont.	6
	IS	Ilex glabra 'LEXFARROWTRACEY' / Strongbox® Inkberry Holly	#3 Cont.	5



MANOR HOUSE W/ GARAGE (12 UNITS)
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 2

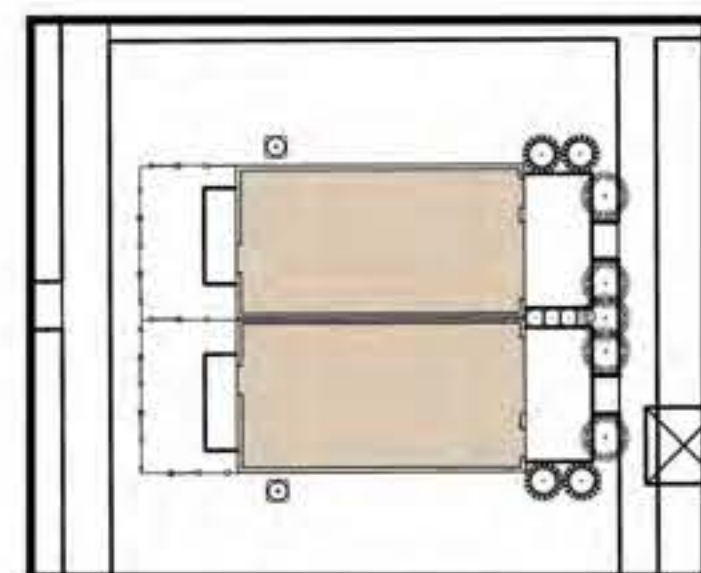
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BN	Buxus microphylla 'NSBBL' / Neatball® Boxwood	#3 Cont.	13
	IS	Ilex glabra 'LEXFARROWTRACEY' / Strongbox® Inkberry Holly	#3 Cont.	10
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.	12
	SS	Schizachyrium scoparium 'Wind Dancer Tall Arrow' / Tall Arrow® Little Bluestem	#3 Cont.	8



MANOR HOUSE W/ GARAGE (10 UNITS)
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 5

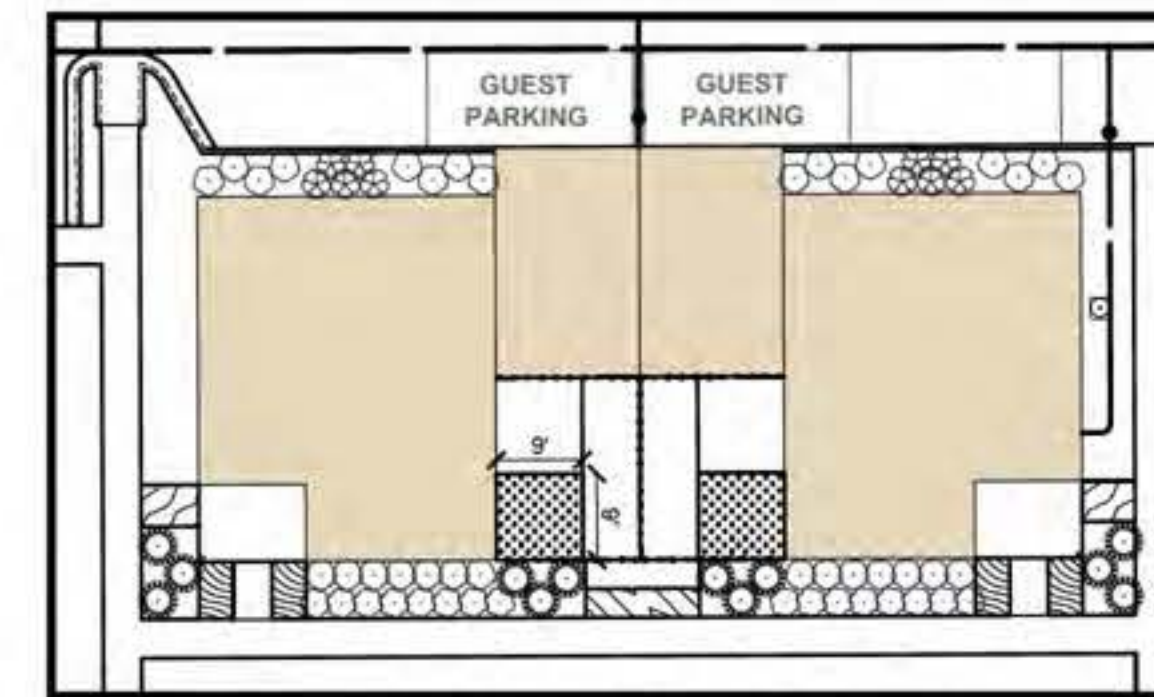
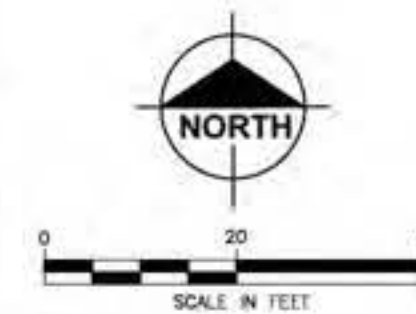
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BN	Buxus microphylla 'NSBBL' / Neatball® Boxwood	#3 Cont.	17
GROUND COVERS				
	VS	Veronica spicata 'Royal Candles' / Royal Candles Spike Speedwell	#1 Cont.	14" o.c. 92 sf



1 BEDROOM LOFT
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 8

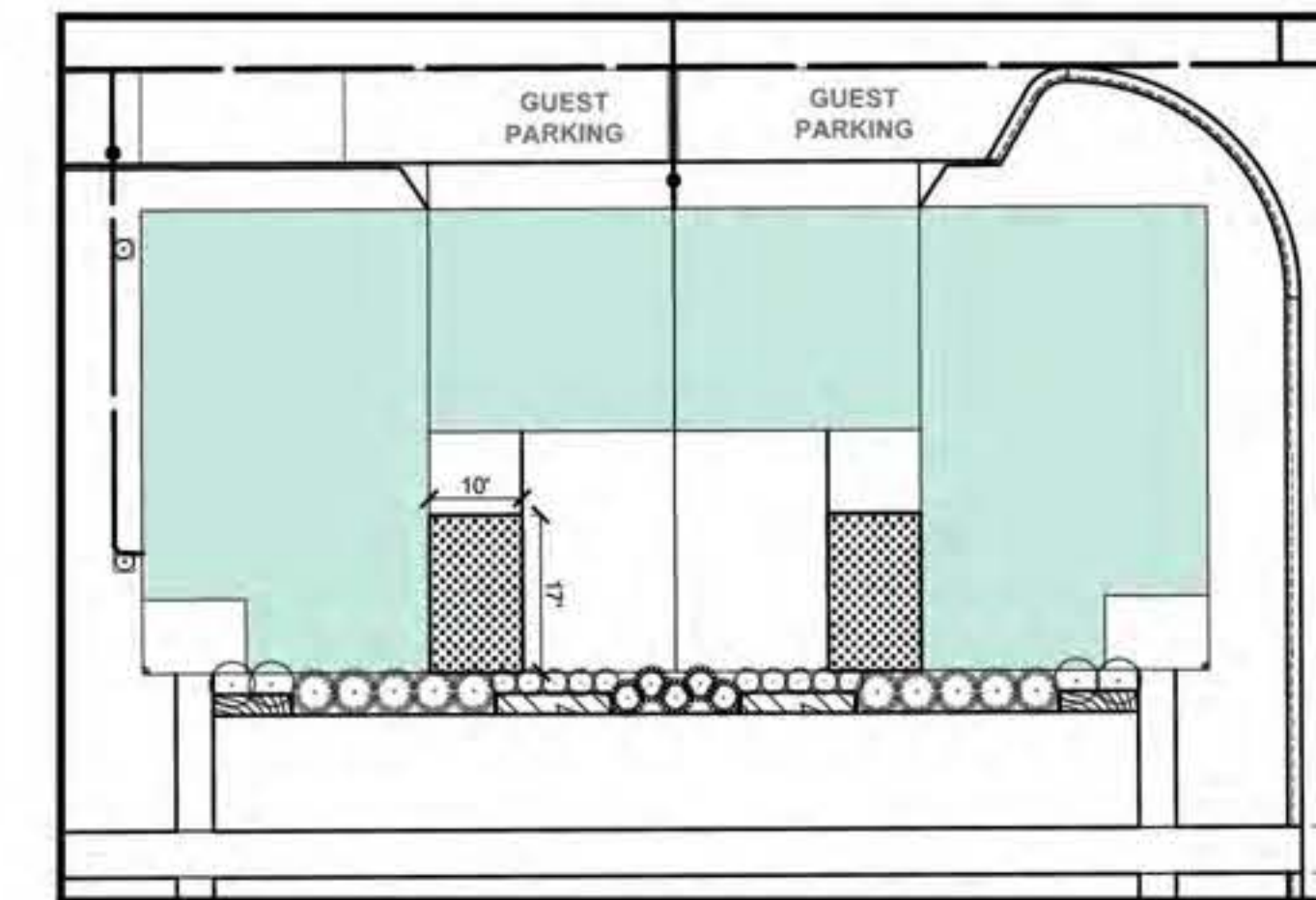
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BS	Buxus x 'Green Mountain' / Green Mountain Boxwood	#3 Cont.	4
	JP	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	#2 Cont.	4
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.	5



2 BEDROOM COTTAGE TWIN W/ GARAGE
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 3

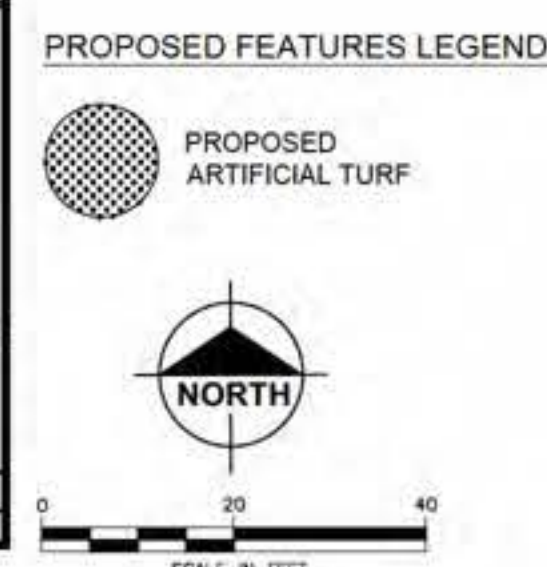
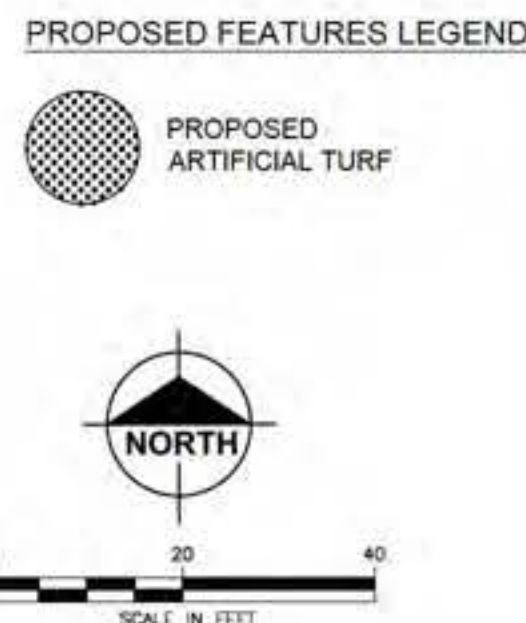
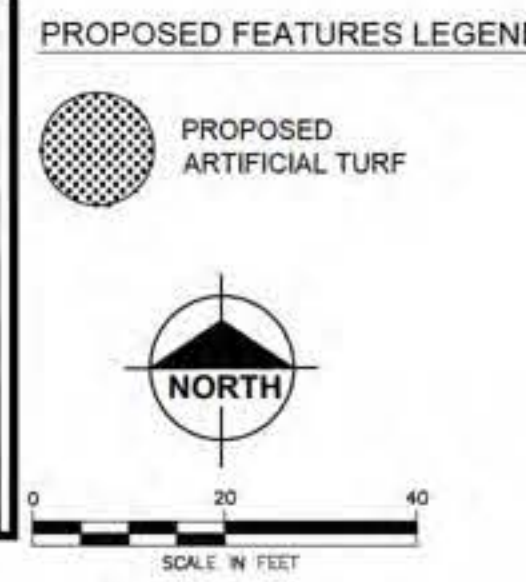
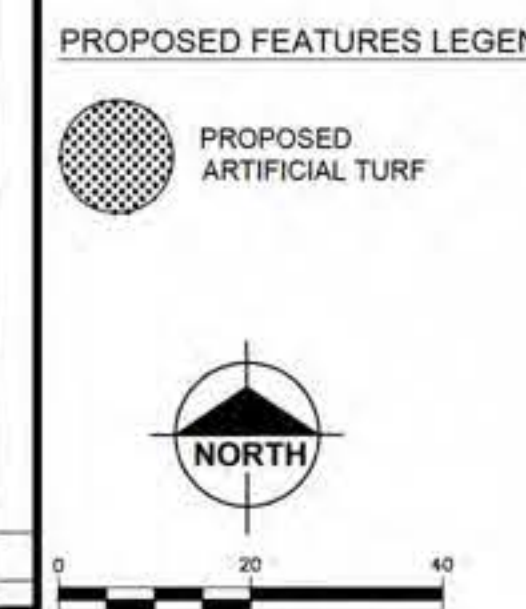
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BS	Buxus x 'Green Mountain' / Green Mountain Boxwood	#3 Cont.	12
	CA	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	#3 Cont.	10
	DX	Deutzia x 'NGDX1' / Yuki Snowflake® Deutzia	#3 Cont.	16
	IS	Ilex glabra 'LEXFARROWTRACEY' / Strongbox® Inkberry Holly	#3 Cont.	30
GROUND COVERS				
	LS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	#1 Cont.	14" o.c. 85 sf
	NB	Nepeta x 'Blue Prelude' / Blue Prelude Catmint	#1 Cont.	24" o.c. 36 sf
	VS	Veronica spicata 'Royal Candles' / Royal Candles Spike Speedwell	#1 Cont.	14" o.c. 49 sf



3 BEDROOM COTTAGE TWIN W/ GARAGE
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	BS	Buxus x 'Green Mountain' / Green Mountain Boxwood	#3 Cont.	5
	IS	Ilex glabra 'Nigra' / Nigra Inkberry Holly	#5 Cont.	4
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.	10
	RF	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn	#3 Cont.	10
GROUND COVERS				
	LS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	#1 Cont.	14" o.c. 38 sf
	NB	Nepeta x 'Blue Prelude' / Blue Prelude Catmint	#1 Cont.	24" o.c. 56 sf



PRELIMINARY - NOT
FOR CONSTRUCTION



Know what's
Call before you dig.



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 09-08-26

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

NO.	BY	DATE	REVISION / REVIEW
1	BAC	07-30-26	CDSC PRELIM PLAN SUBMITTAL
2	BAC	08-26-26	CDSC
3	BAC	09-08-26	FINAL PUD REVIEW

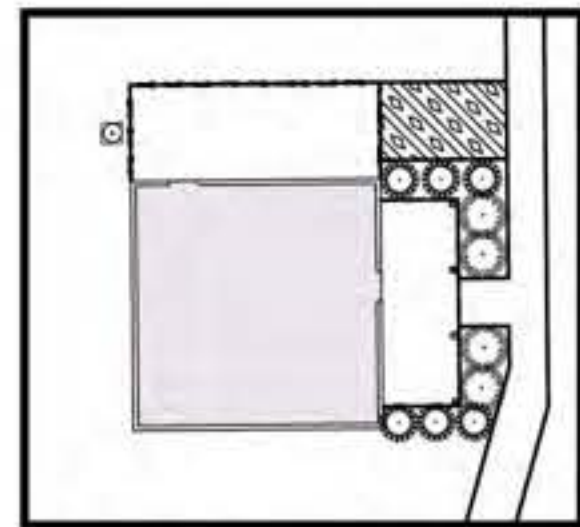
CAPSTONE COTTAGES AT HOLLAND
3717 BEE LINE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
EXPANDED LANDSCAPE PLAN

DRAWN BY J.W.C.	DATE MAR '26
ENGINEER B.A.C.	DATE MAR '26
EDIT	DATE
SCALE	
DRAWING	PILOT SCALE
AS NOTED	1:1
PROJECT 025 CAPSTONE COTTAGES	
SHEET NO.	
L1.1	



PLANT SCHEDULE TOWNHOMES

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS					
	BN	Buxus microphylla 'NSBBL' / Nantua Boxwood	#3 Cont.		44
	BG	Buxus x 'Green Mountain' / Green Mountain Boxwood	#3 Cont.		6
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.		18
	RF	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn	#3 Cont.		71
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS					
	LS	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	#1 Cont.	14" o.c.	321 sf
	NB	Nepeta x 'Blue Prelude' / Blue Prelude Catmint	#1 Cont.	24" o.c.	282 sf
	VS	Veronica spicata 'Royal Candies' / Royal Candies Spike Speedwell	#1 Cont.	14" o.c.	236 sf



1 BEDROOM COTTAGE
TYP. LANDSCAPING

PLANT SCHEDULE BUILDING TYPE 9

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS					
	BG	Buxus x 'Green Mountain' / Green Mountain Boxwood	#3 Cont.		6
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.		4
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS					
	NB	Nepeta x 'Blue Prelude' / Blue Prelude Catmint	#1 Cont.	24" o.c.	107 sf



Plan Prepared By:
Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

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DATE OF PLAN: 09-08-26

CAPSTONE COTTAGES AT HOLLAND
3717 BEEHIVE ROAD
HOLLAND, MI 49428
OTTAWA COUNTY, MICHIGAN
EXPANDED LANDSCAPE PLAN

DRAWN BY	DATE
J.W.C.	AUG '26
ENGINEER	DATE
B.A.C.	AUG '26
EDIT	DATE
SCALE	
DRAWING	PILOT SCALE
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	L1.2

NO.	ISSUANCE / REVISION	BY	DATE
1	PUB PRE-APPLICATION	BAC	11-22-23
2	DD'S	B.A.C.	08-28-26
3	FINAL PUB REVIEW	B.A.C.	08-08-26
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS			

CAPSTONE COMMUNITIES
431 OFFICE PARK DRIVE
BIRMINGHAM, AL 35223

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
www.callenengineering.com



HOLLAND, MI
NEQUETTE PROJECT NUMBER- 25016

REVISION LOG		
NO.	DATE	NAME

PE001





NOT FOR CONSTRUCTION

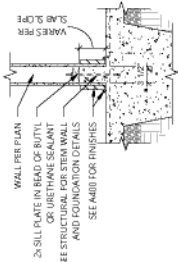
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25045

[illegible]FLOOR PLANS - B -
BED CARRIAGE TWIN

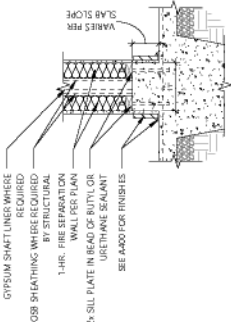
A101.1

1. ALL DIMENSIONS ARE FROM THE FACE OF SHEATHING, UNLESS NOTED OTHERWISE.
2. REFER TO CIVIL DRAWINGS FOR SITE GRACES AND ELEVATIONS.
3. ALL WALLS SHALL BE CONSTRUCTION GRADE UNLESS OTHERWISE NOTED.
4. WALL TYPES AND CONFIGURATIONS ARE PER THE WALL TYPE AND FINISH SCHEDULE.
5. ALL INTERIOR WINDOWS AND DOORS MUST MEET THE WINDOW AND DOOR SCHEDULE.
6. REQUIREMENTS ARE TO BE PROPERLY SEALED.
7. CEILING HEIGHTS ARE INDICATED ON REFLECTED CEILING PLAN AND SHALL BE COORDINATED WITH MECHANICAL AND STRUCTURAL REQUIREMENTS.
8. ALL INTERIOR WALLS SHALL BE CONSTRUCTION GRADE UNLESS OTHERWISE NOTED.
9. PRE-ENGINEERED SHOCK RESISTANT AND OTHER WALL SYSTEMS SHALL BE INSTALLED AS PER CODE.
10. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EQUIPMENT PLACEMENT AND SOUTING.
11. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT BETWEEN STRUCTURAL AND FINISH SYSTEMS.
12. THE LOCATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE PLACED IN ACCORDANCE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING SCHEDULES.
13. SHEET METAL FOR DOOR, WINDOW & PARTITION SCHEDULE SHALL BE USED FOR ALL PARTITION WALLS.
14. FINISH OF ROULETTE WALL UNO.

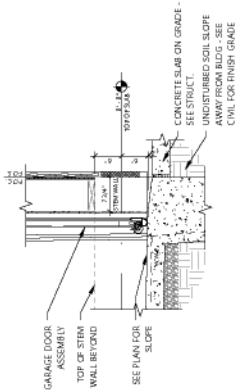
	CEILING FAN WITH CENTER MOUNTED LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	WALL SCONCE, PISCINA VARIES, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING PUCK LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING PENDANT LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING LIGHT TRACK, SEE ELECTRICAL PLANS FOR B.O.D.
	EXTERIOR LIGHTING SCONCE, SEE ELECTRICAL PLANS FOR B.O.D.



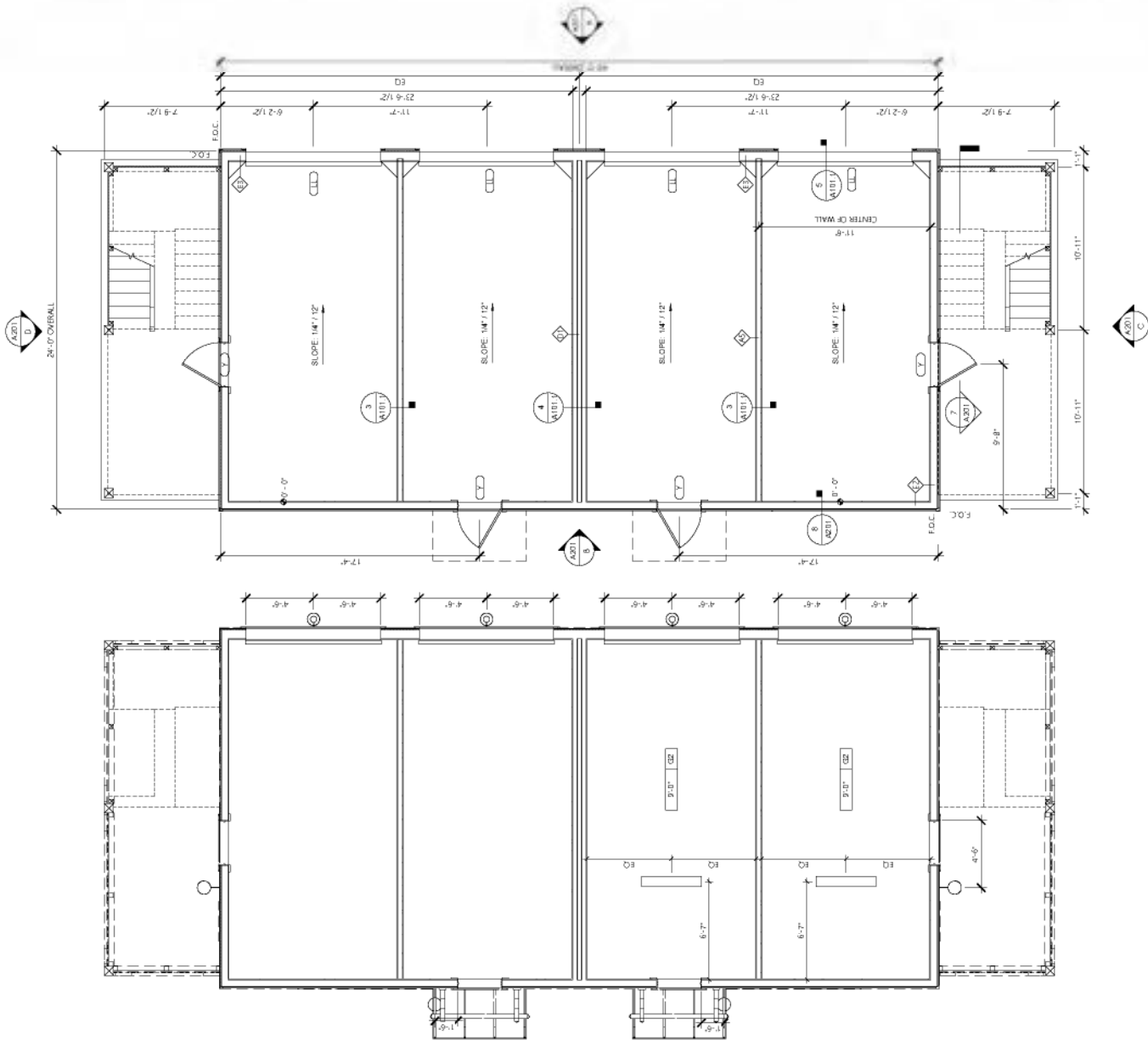
A101.1



Al01.1



A101.1



101.1 $1/4" = 1'-0"$

A101.1

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[illegible]

2 TYPICAL EAVE DETAIL @ COTTAGES

BEAM DETAIL @ RAFTER TAILS

9 RAKE DETAIL @ OVERHANG

10 CONDENSED RAKE DETAIL

A SOUTH ELEVATION

WEST ELEVATION

SOUT
A
A202
1/4" = 1'-0"

A
A202

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

NETJETTE PROJECT NUMBER: 25015

501-601/11/01

15 NOVEMBER 2004

ELEVATIONS - G - 180
COTTAGE - SMALL

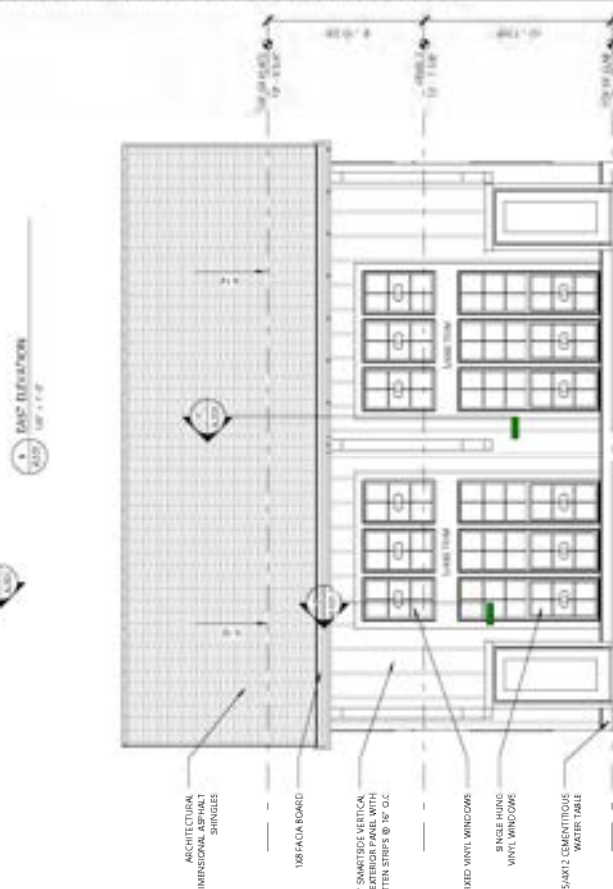
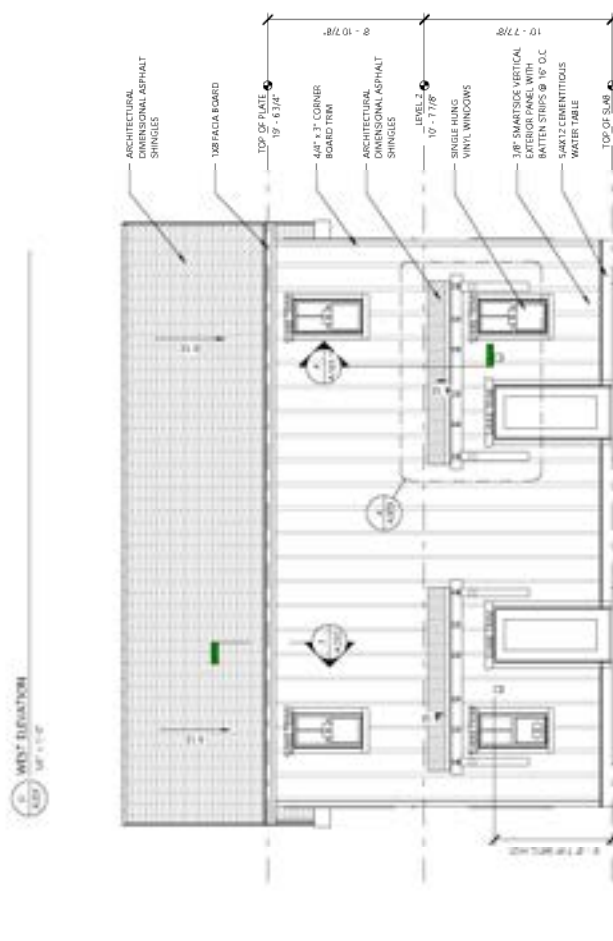
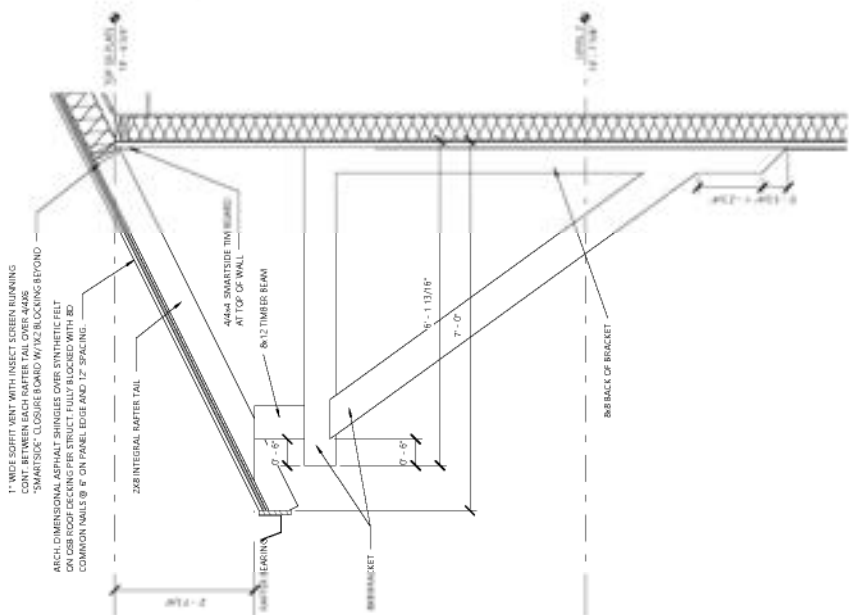
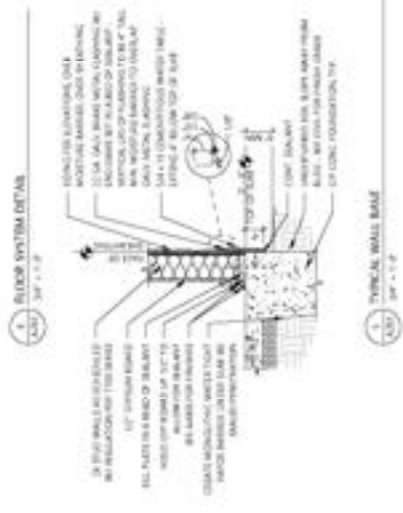
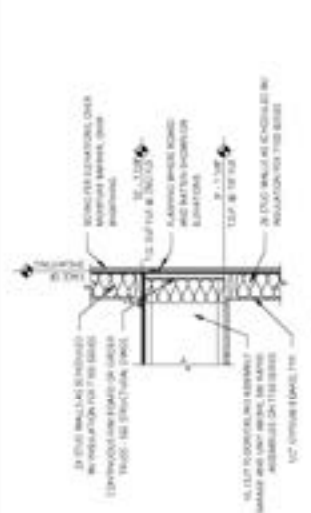
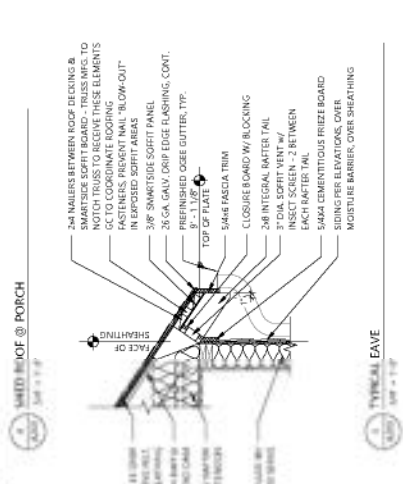
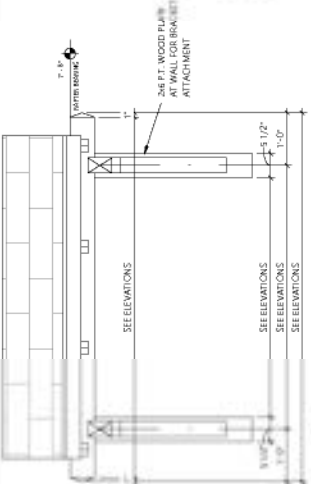
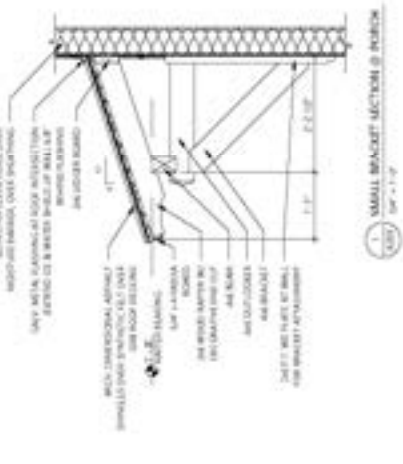
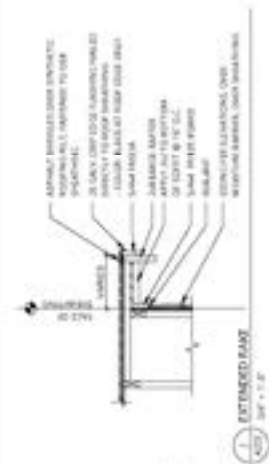
A202



NOT FOR CONSTRUCTION

ELEVATIONS -
GENERAL NOTES

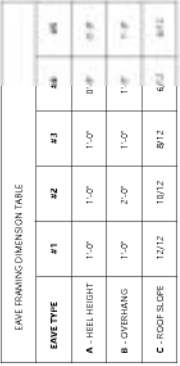
1. **ANALYSTS**, **MANAGERS**, **ADVERTISING** AND **SALES** PERSONNEL IN **CONSUMER** MARKETING MUST BE AWARE OF THE **CONCEPTS** AND **TECHNIQUES** OF **RESEARCH** AND **ANALYSIS** OF **CONSUMER** BEHAVIOR.
2. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
3. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
4. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
5. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
6. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
7. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
8. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
9. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.
10. **RESEARCH** IS THE **SYSTEMATIC** AND **SCIENTIFIC** INVESTIGATION OF **FACTS** AND **PHENOMENA** THAT **RELATE** TO **CONSUMER** BEHAVIOR.

ELEVATIONS - 1 - 1ED
LOFT TWIN

7 LARGE BRACKET AT JOINT
A203 3/4" = 1'-0"

[illegible]
$$\frac{A}{a+b} = \frac{\text{Solute in Evaporator}}{\text{Latent Heat}}$$

A203



EAVE
 1947 - 1948

ROOF SLOPE ARROW

PRIME AND PAINT EXPOSED PVC PIPING TO MATCH ROOFING BY ROOFER. COLOR TO MATCH SHINGLES

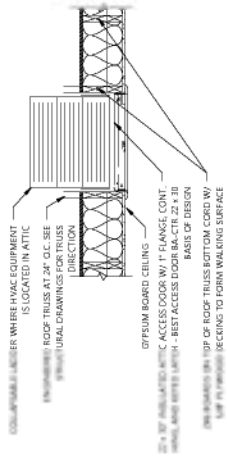
PROVIDE CORRECTLY SIZED FLASHING ROOT FOR PIPE BY PLUMBER

NO-CAULK THEM! USE PLASTIC FLASHING BY GAF®. APPROVED EQUAL. SET IN FULL BED OF ROOFING CEMENT AND PASTERED TO ROOF W/ ONE ROOFING NAIL IN EACH CORNER. APPLY SILICONE SEALANT OVER EXPOSED NAIL HEADS

BOTTOM EDGE OF FLASHING SHALL OVERLAP SHINGLES TO SHED WATER

5
A 307s

2



ATTIC
100%
A 100%

2

REFLECTED CEILING PLAN - LEGEND

	WIRE, 3-WAY SWITCH, 15 AMP, 120 VAC, 1/2" x 3/4" x 1/2" (1/2" x 3/4" x 1/2")
	WIRE, 1-WAY SWITCH, 15 AMP, 120 VAC, 1/2" x 3/4" x 1/2" (1/2" x 3/4" x 1/2")
	WIRE, 2-WAY SWITCH, 15 AMP, 120 VAC, 1/2" x 3/4" x 1/2" (1/2" x 3/4" x 1/2")
	WIRE, GFCI, 15 AMP, 120 VAC, 1/2" x 3/4" x 1/2" (1/2" x 3/4" x 1/2")
	WIRE, NEUTRAL, 15 AMP, 120 VAC, 1/2" x 3/4" x 1/2" (1/2" x 3/4" x 1/2")
	WIRE, GROUND, 15 AMP, 120 VAC, 1/2" x 3/4" x 1/2" (1/2" x 3/4" x 1/2")

FLOOR PLAN GENERAL NOTES

- [illegible]

GENERAL ROOF PLAN NOTES

- [illegible]

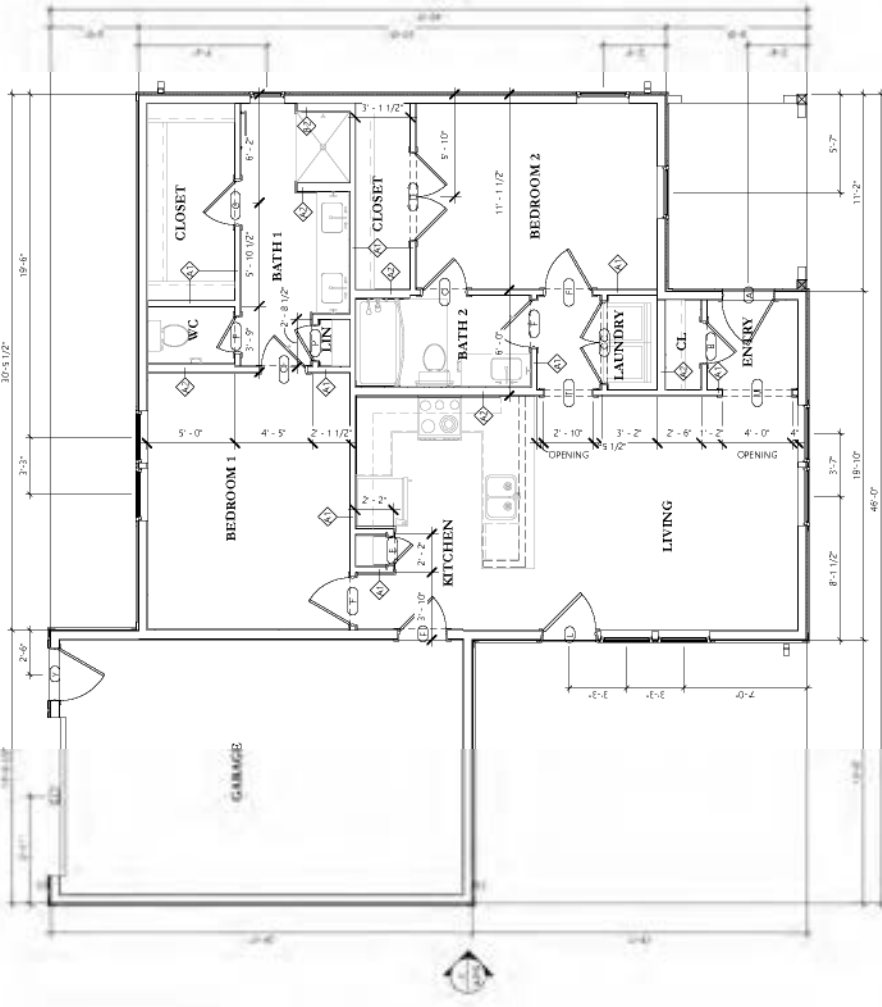
ATTIC VENTILATION REQUIREMENTS

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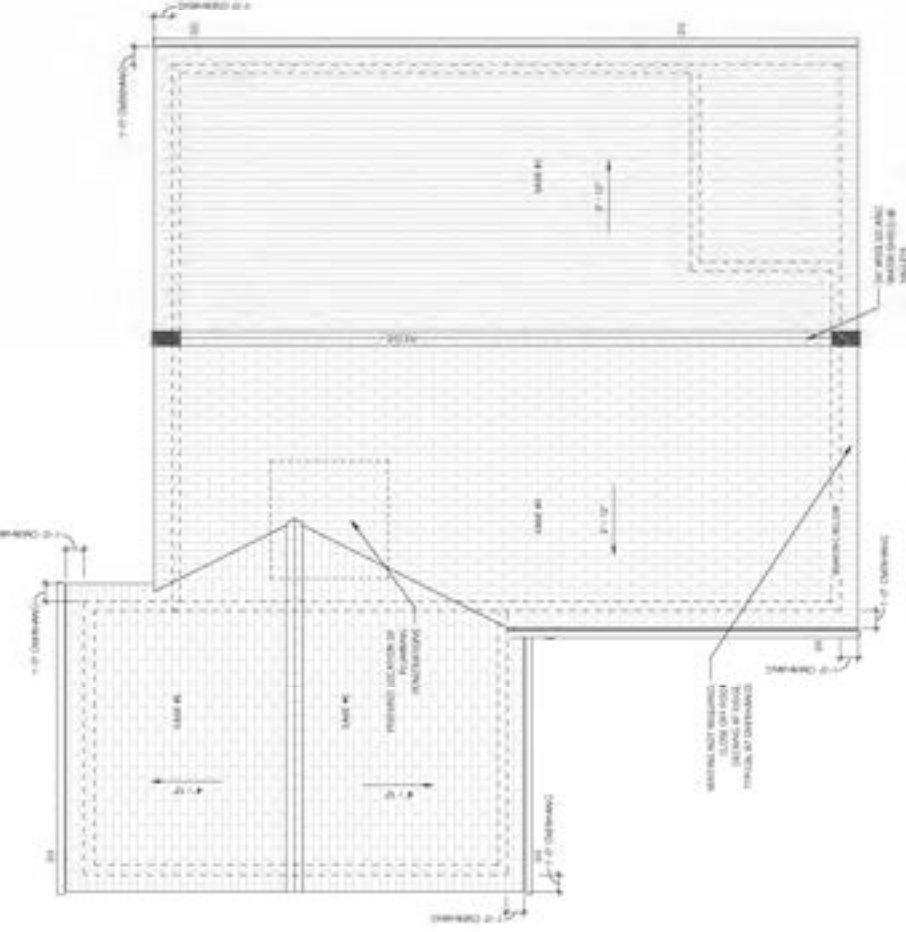
2 LEVEL 1 REFLECTED CEILING PLAN



1 LEVEL 1 FLOOR PLAN



ROOF PLAN



NOT FOR CONSTRUCTION

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

NETJETTE PROJECT NUMBER: 25045

FLOOR PLANS - M-G -
2-BR COTTAGE WITH
GARAGE ALT 1

A105

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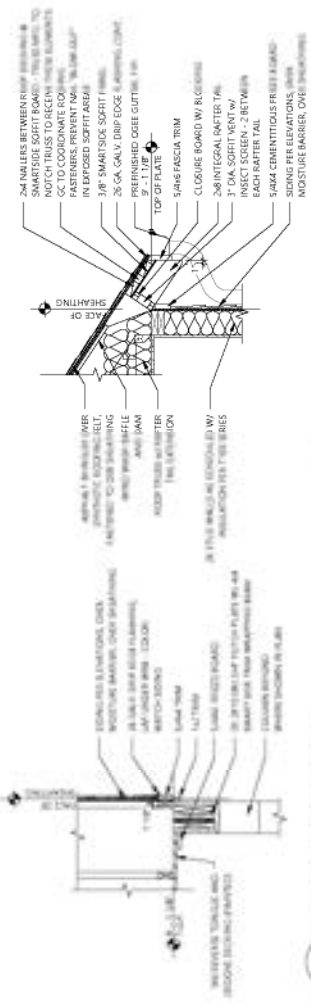
DATE	2025-08-09 10:55
BY	JLH
CHK	JLH
APP	JLH
REV	1
DATE	2025-08-09 10:55
BY	JLH
CHK	JLH
APP	JLH
REV	1
DATE	2025-08-09 10:55
BY	JLH
CHK	JLH
APP	JLH
REV	1

ELEVATIONS - M-G -
2-BR COTTAGE WITH
GARAGE ALT 1

A205

ELEVATIONS - GENERAL NOTES

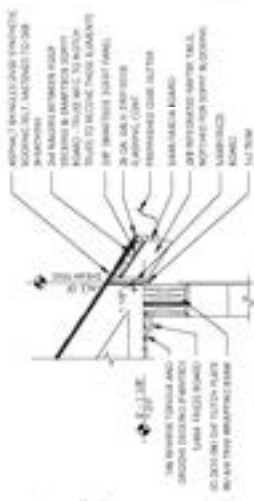
1. EXISTENTIAL ELEVATIONS AND DIMENSIONS SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
2. DIMENSIONS TO THE TOP OF FINISH SURFACES SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
3. DIMENSIONS TO THE TOP OF FINISH SURFACES SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
4. ALL EXISTENTIAL ELEVATIONS AND DIMENSIONS SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
5. DIMENSIONS TO THE TOP OF FINISH SURFACES SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
6. DIMENSIONS TO THE TOP OF FINISH SURFACES SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
7. ALL EXISTENTIAL ELEVATIONS AND DIMENSIONS SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.
8. DIMENSIONS TO THE TOP OF FINISH SURFACES SHALL BE SHOWN IN CONSTRUCTION WITH DIMENSIONS TO THE TOP OF FINISH SURFACES.



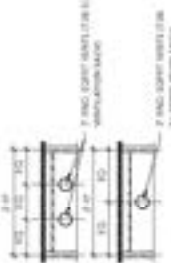
2 TYPICAL EAVE DETAIL @ COTTAGES
3/4\"/>



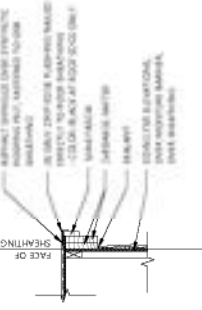
1 TYPICAL BASED OF WALL DETAIL
3/4\"/>



7 BEAM DETAIL @ RAFTER TAILS
3/4\"/>



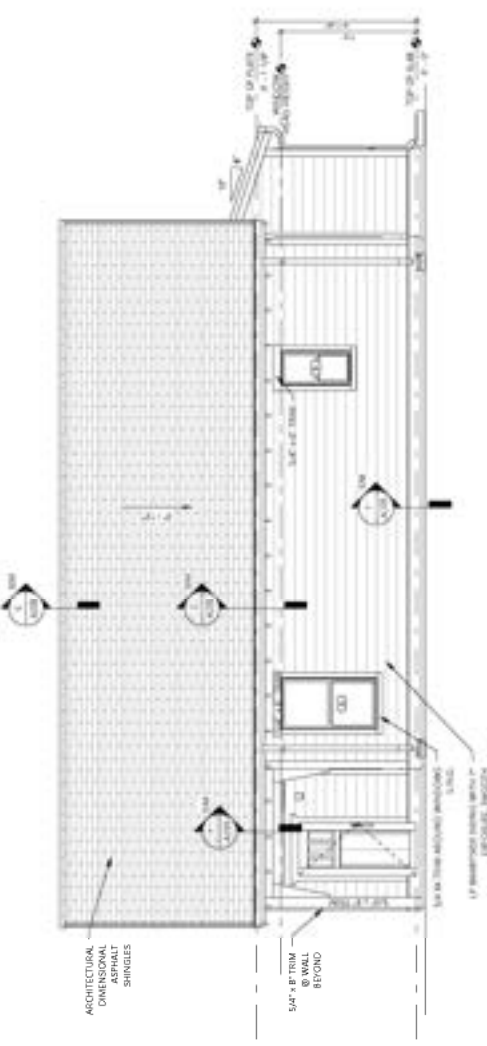
6 VENTING DETAIL
3/4\"/>



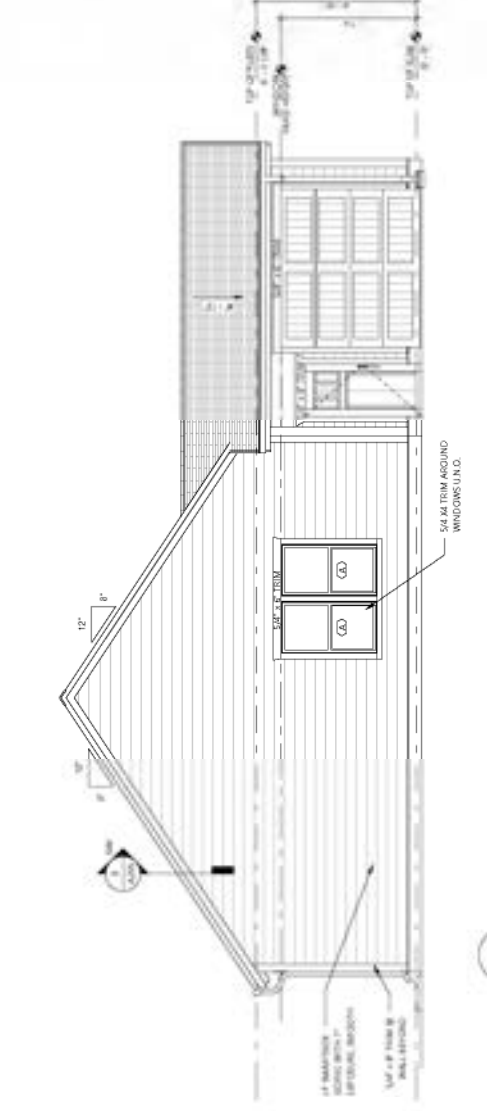
8 CONDENSED RAKE DETAIL
3/4\"/>



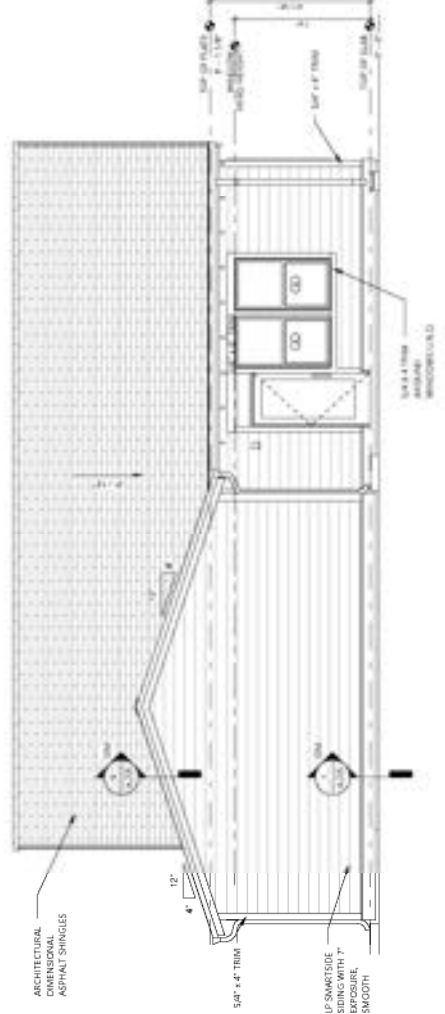
3 ROOF VENT & RIDGE DETAIL
3/4\"/>



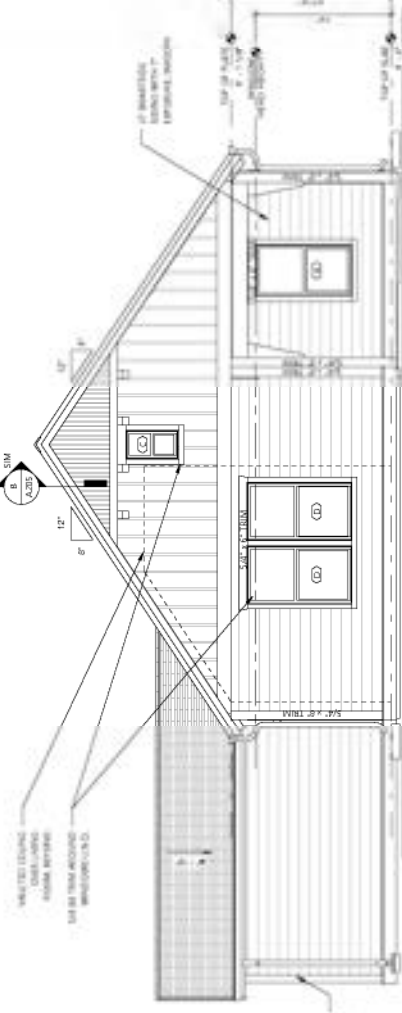
D EAST ELEVATION
3/4\"/>



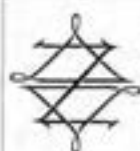
I NORTH ELEVATION
3/4\"/>



C WEST ELEVATION
3/4\"/>



A SOUTH ELEVATION
3/4\"/>



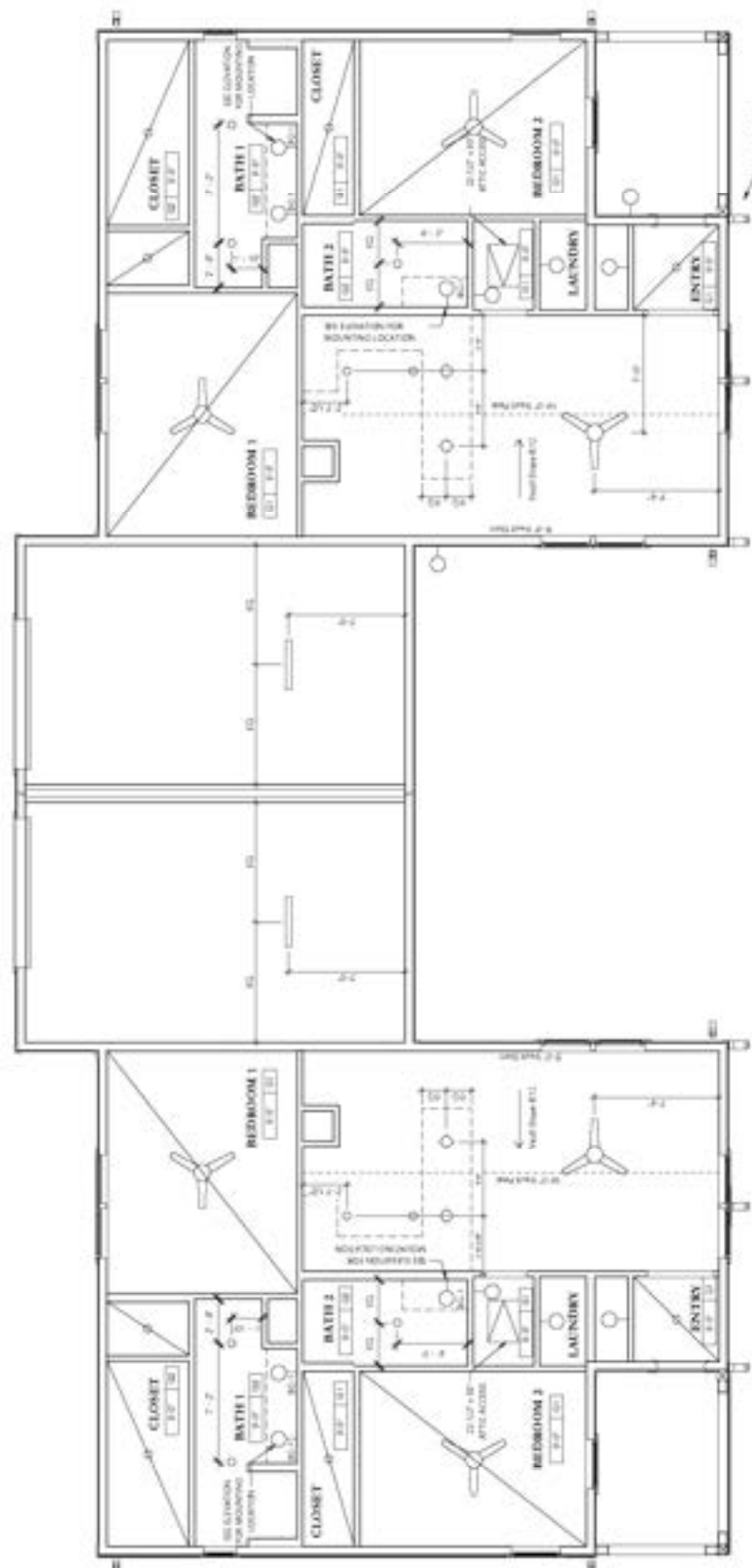
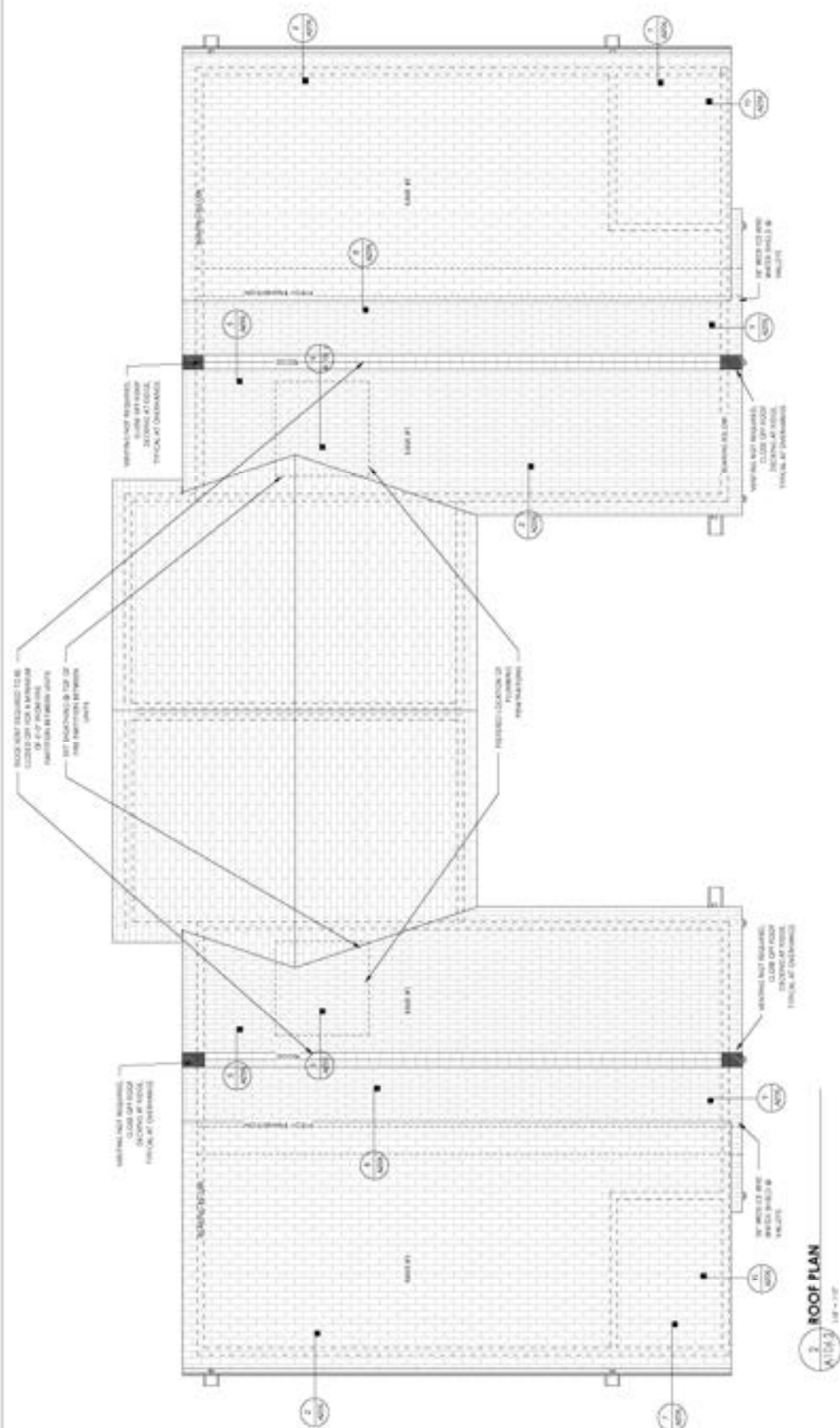
NOT FOR CONSTRUCTION

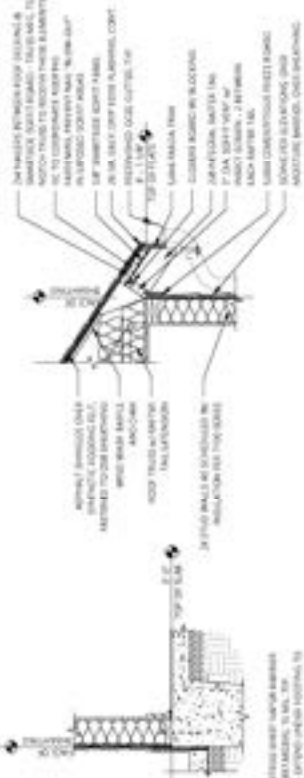
COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25616

DATE	09/12/2015
TIME	12:30
BY	NAME
NO.	1075
NAME	NAME

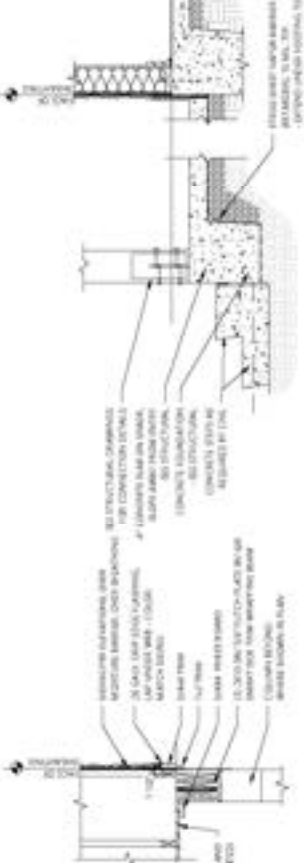
FLOOR PLANS - N-G -
2ND COTTAGE TWIN
WITH GARAGE

A106.2





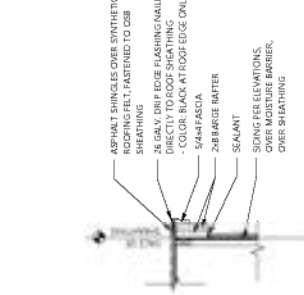
1 TYPICAL EAVE DETAIL @ COTTAGES
A205 3/4" x 1'-0"



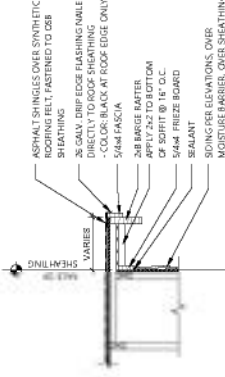
3 PORCH LEVEL DETAIL
A204 3/4" x 1'-0"



4 BEAM DETAIL @ SIDING
A206 3/4" x 1'-0"



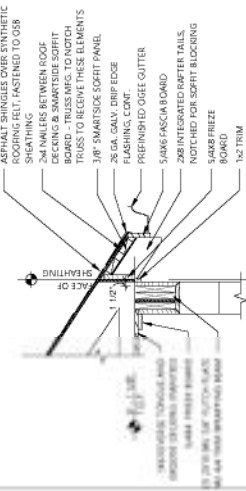
10 CONDENSED RAKE DETAIL
A204 3/4" x 1'-0"



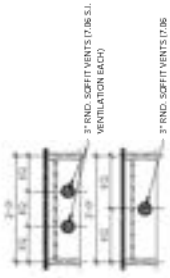
1 RAKE DETAIL @ OVERHANG
A205 3/4" x 1'-0"



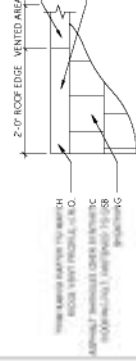
8 ROOF PITCH TRANSITION DETAIL
A205 3/4" x 1'-0"



7 BEAM DETAIL @ RAFTER TAILS
A207 3/4" x 1'-0"

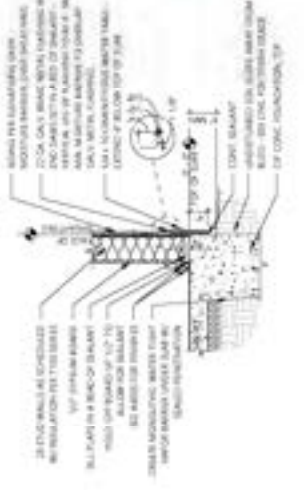


6 VENTING DETAIL
A205 3/4" x 1'-0"

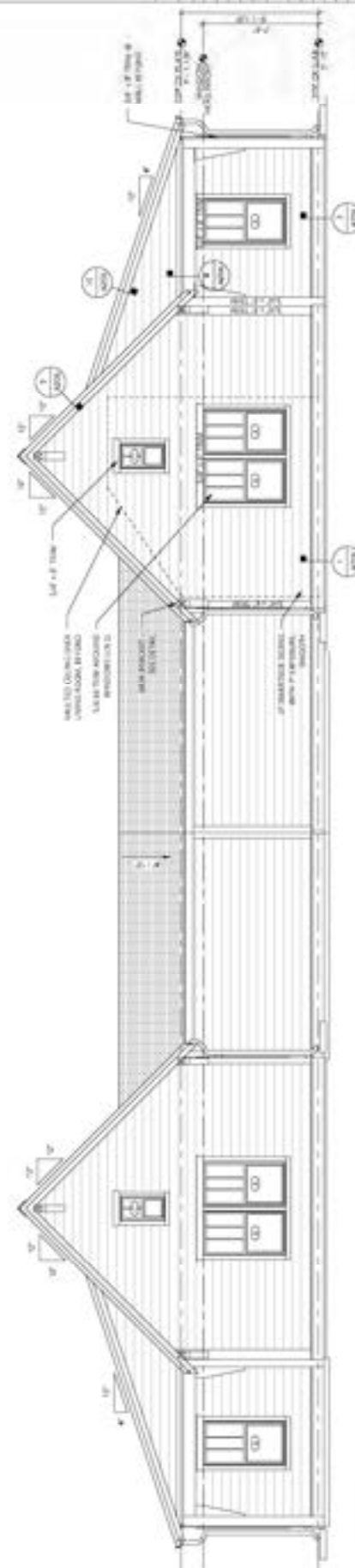
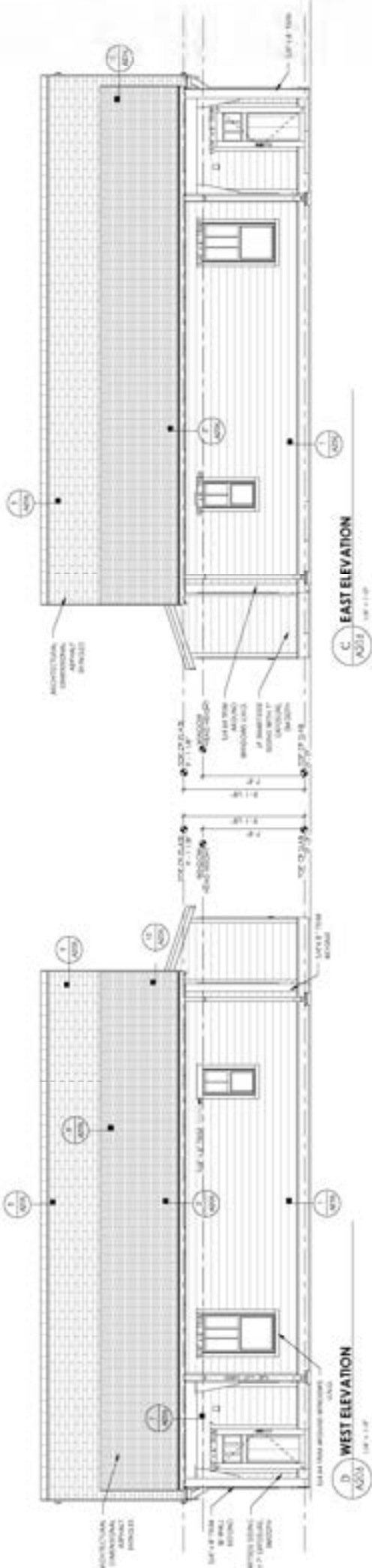


5 ROOF VENT & RIDGE DETAIL
A205 3/4" x 1'-0"

- ELEVATIONS -
GENERAL NOTES
- ELEVATIONS, SECTIONS, AND DETAILS MUST BE REFERRED TO IN CONJUNCTION WITH THE PROJECT MANUAL.
 - REFER TO CIVIL DRAWINGS FOR SITE GRACES AND ELEVATIONS.
 - INDICATED MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE USED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WINDOWS AND DOORS MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND BE PROPERLY SEALED.
 - COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS AND DETAILS.
 - ENSURE FLASHING, WATERPROOFING, AND INSULATION DETAILS ARE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND BE PROPERLY SEALED.
 - ALL EXTERIOR SURFACES ARE TO BE PRIME, PAINTED, CAULKED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS AND BE PROPERLY SEALED.
 - SEE SHEET INDEX FOR DOOR & WINDOW SCHEDULES.



1 TYPICAL BASE OF WALL DETAIL
A205 3/4" x 1'-0"



NEQUETTE
and David L. Lane & Associates

NOT FOR CONSTRUCTION

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

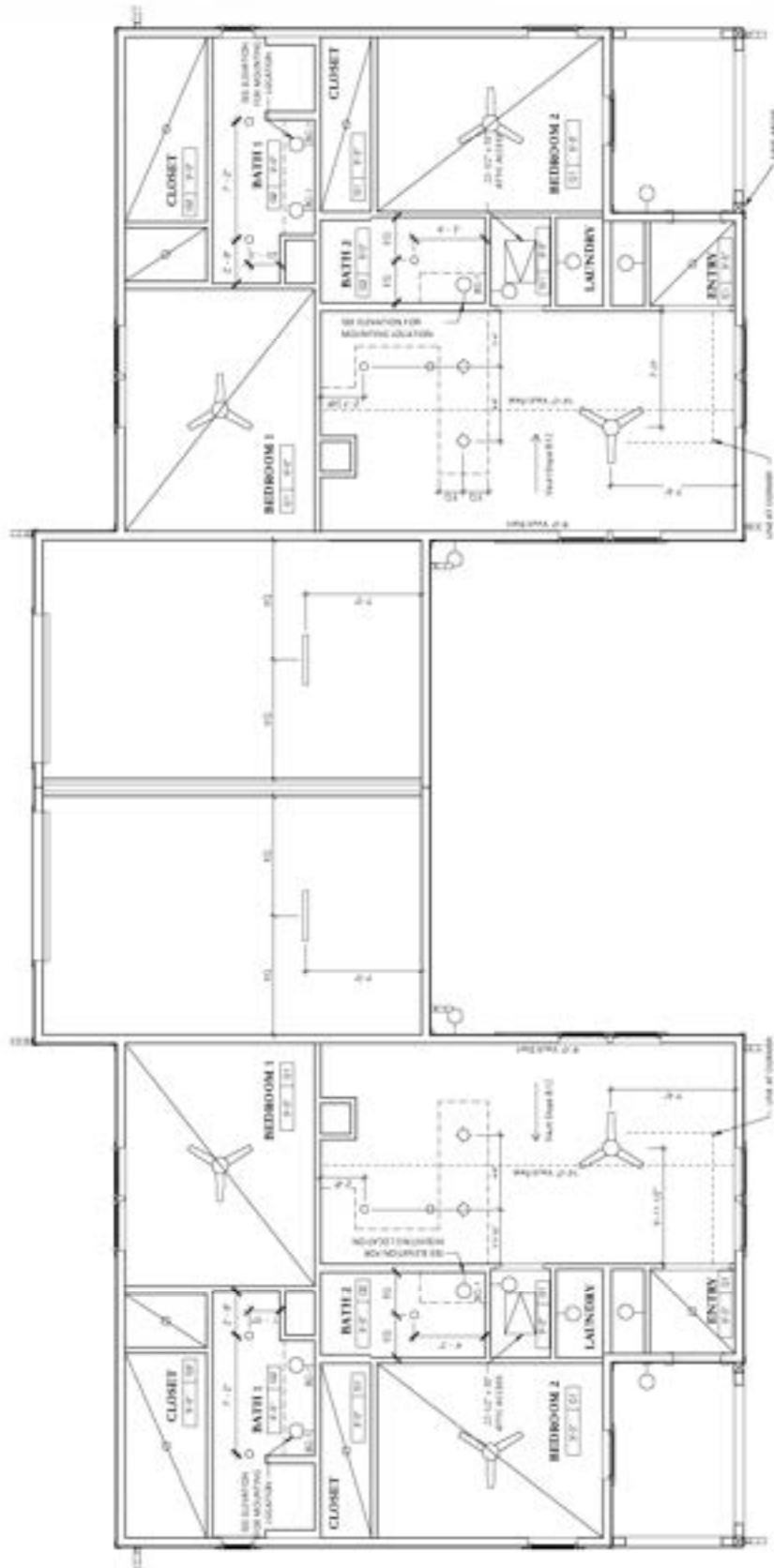
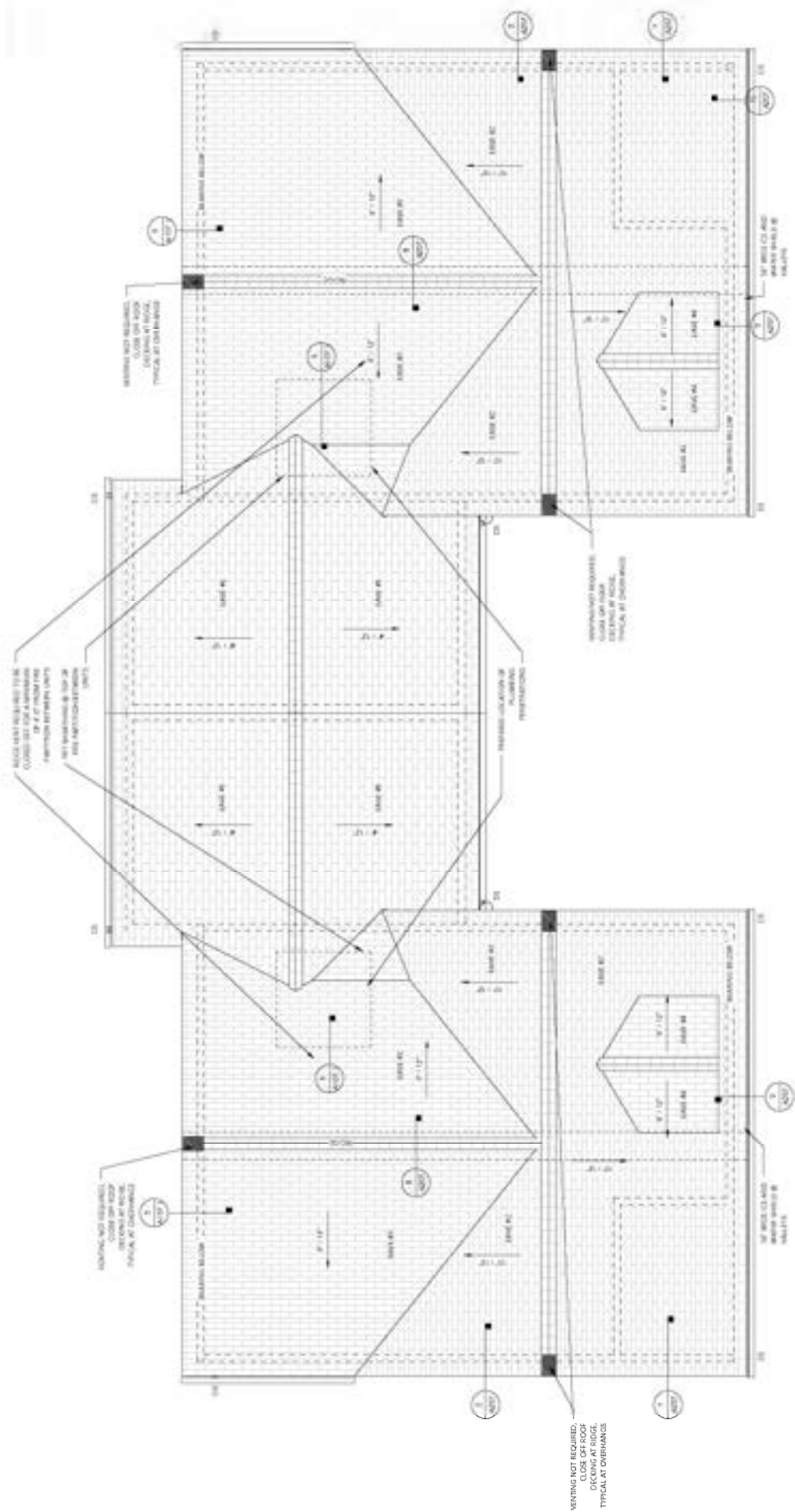
HOLLAND, MI
NEGOTIATE PROJECT NUMBER: 25076

NETQUOTE PROJECT NUMBER: 25076

2014-05-10	100
2014-05-11	100
2014-05-12	100

FLOOR PLANS • O-G •
2-BR COTTAGE TWIN
WITH GARAGE ALT 1

A107.2





NOT FOR CONSTRUCTION

NEQUETTE PROJECT NUMBER: 25076

ELEVATIONS - 0-6 -
2-8R COTTAGE TWIN
WITH GARAGE ALT 1

A207



1. ELEVATIONS, SECTIONS, AND DETAILS MUST BE REVIEWED IN CONJUNCTION WITH FLOOR PLANS.
2. REFER TO CIVIL DRAWINGS FOR SITE GRADES AND ELEVATIONS.
3. ROUGH OPENINGS FOR DOORS AND WINDOWS MUST BE FIELD VERIFIED BEFORE INSTALLATION.
4. ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY CODE REQUIREMENTS AND BE PROPERLY SEALED.
5. COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS AND DETAILS.
6. INSURE FLASHING, WATERPROOFING, AND DRAINAGE DETAILS ARE PROPERLY FOLLOWED AS PER SPECIFICATIONS.
7. ALL EXTERIOR SURFACES ARE TO BE PRIME, PAINTED, CAULKED AND FINISHED.
8. SEE SHEET INDEX FOR WALL TYPES.
9. SEE SHEET INDEX FOR DOOR & WINDOW SCHEDULES.

1. ELEVATIONS, SECTIONS, AND DETAILS MUST BE REVIEWED IN CONJUNCTION WITH FLOOR PLANS.
2. REFER TO CIVIL DRAWINGS FOR SITE GRADES AND ELEVATIONS.
3. ROUGH OPENINGS FOR DOORS AND WINDOWS MUST BE FIELD VERIFIED BEFORE INSTALLATION.
4. ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY CODE REQUIREMENTS AND BE PROPERLY SEALED.
5. COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS AND DETAILS.
6. INSURE FLASHING, WATERPROOFING, AND DRAINAGE DETAILS ARE PROPERLY FOLLOWED AS PER SPECIFICATIONS.
7. ALL EXTERIOR SURFACES ARE TO BE PRIME, PAINTED, CAULKED AND FINISHED.
8. SEE SHEET INDEX FOR WALL TYPES.
9. SEE SHEET INDEX FOR DOOR & WINDOW SCHEDULES.



1. ROOF VENT & RIDGE DETAIL

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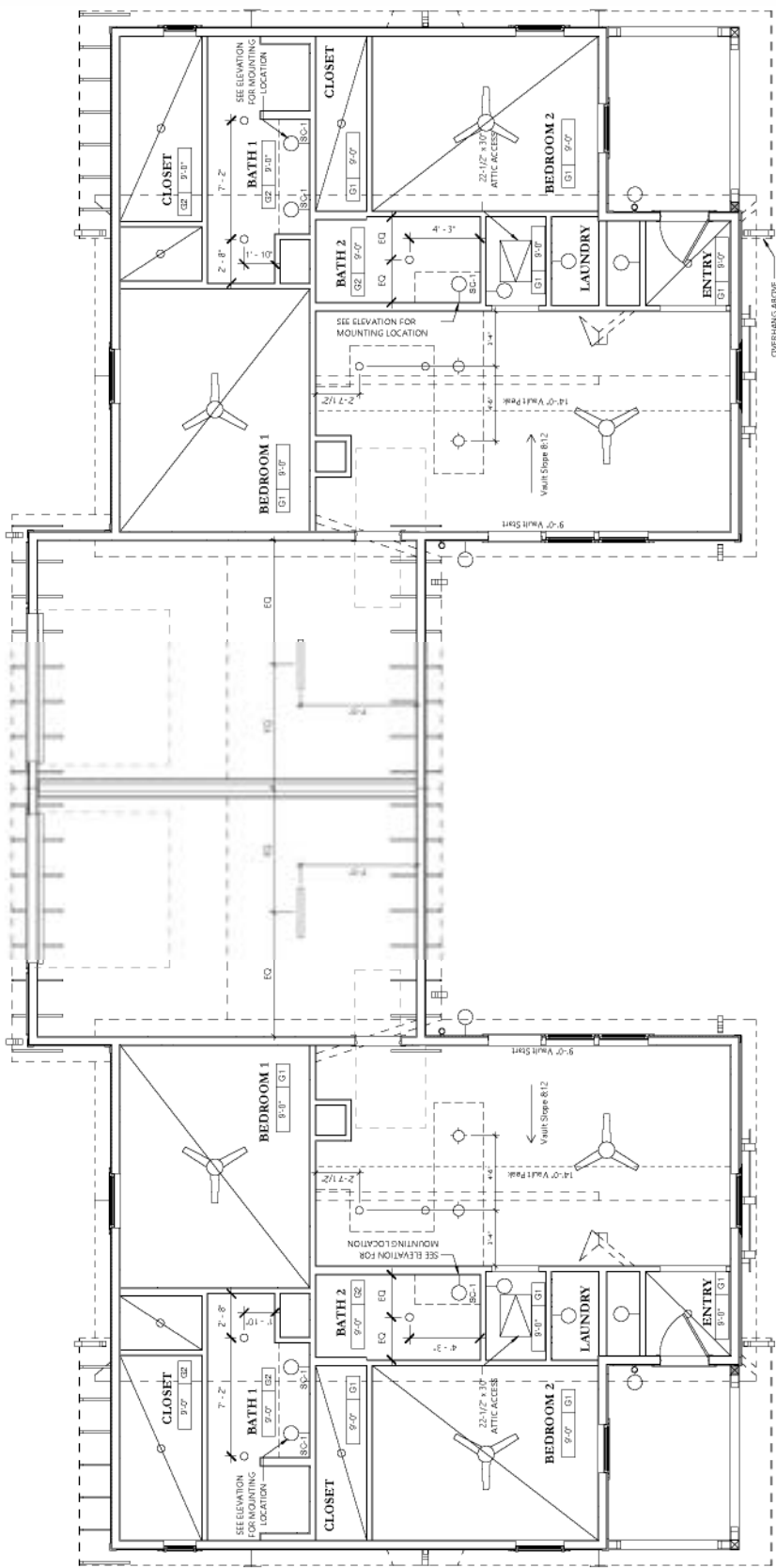
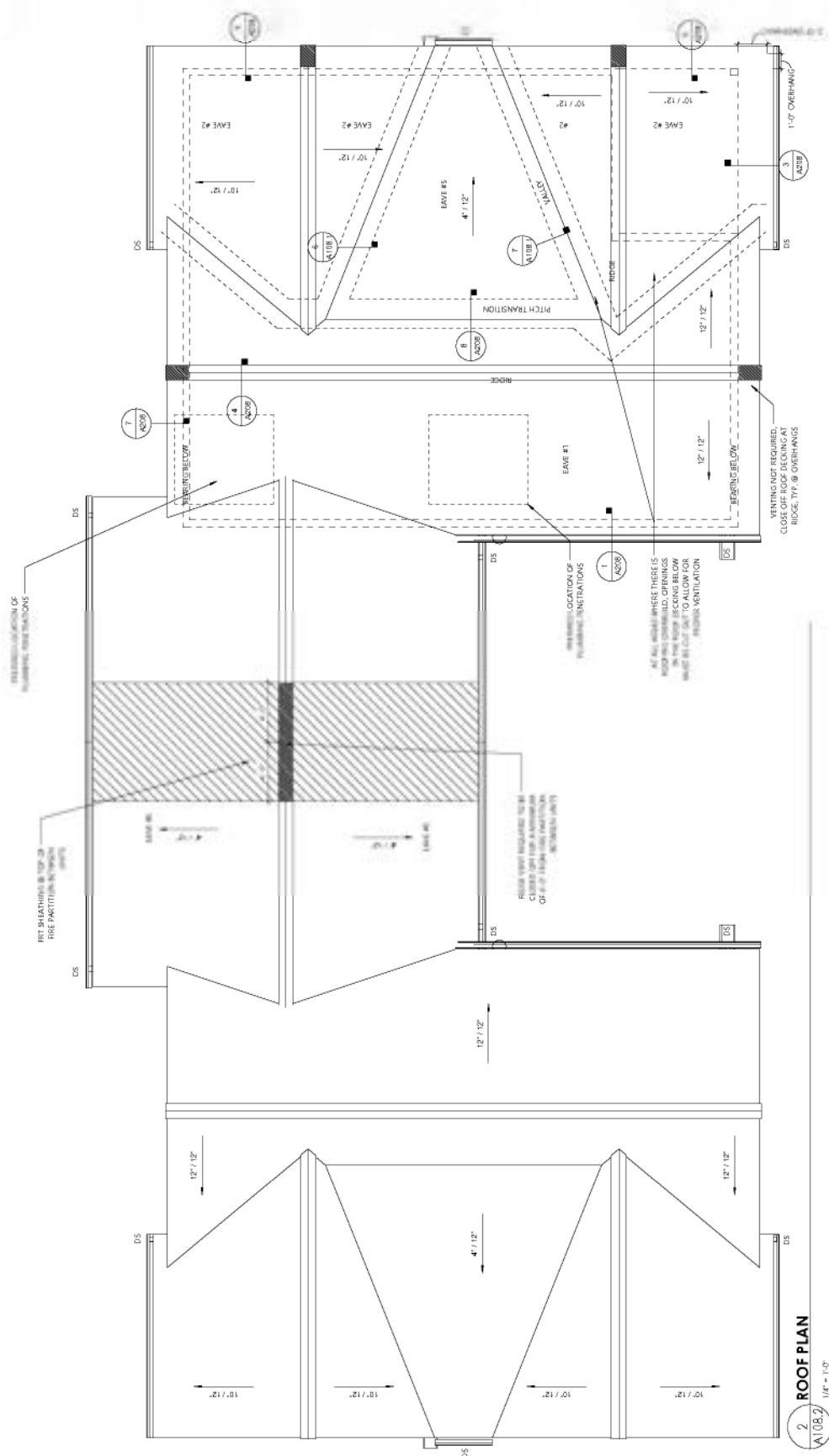
COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25056

HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

[illegible]

FLOOR PLANS - P.G. -
2BR COTTAGE TWIN
WITH GARAGE ALT 2

A108.2



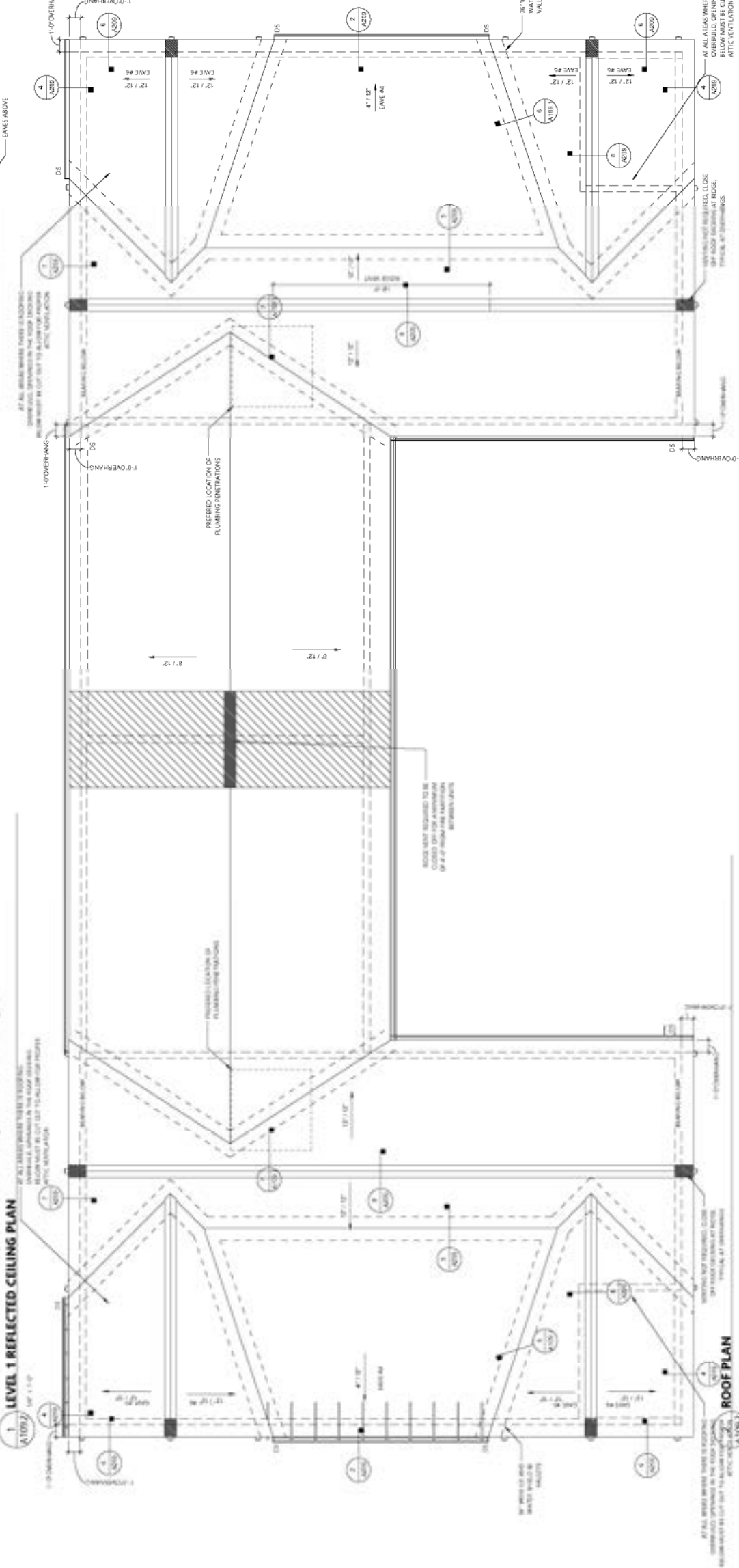
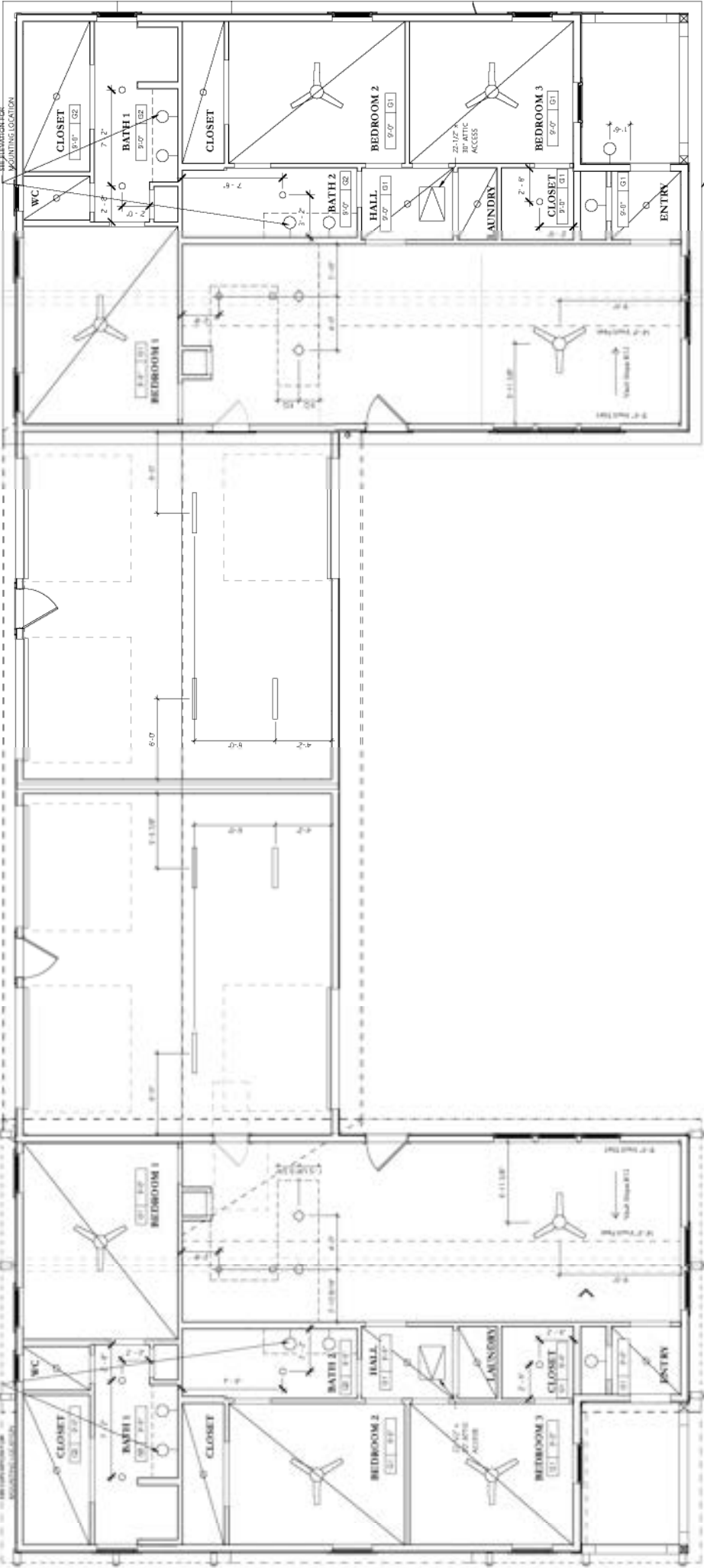
1
A108.2
LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

300 MILL ON 100	100
200	200
100	100
0	0
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000

FLOOR PLANS - R-3-G
- 308 COTTAGE TWIN
WITH GARAGE

A109.2



- ELEVATIONS -
GENERAL NOTES
- 1

SEPARATE SETTING AND CLOSING
MUST BE PROVIDED IN CONFORMANCE
WITH LOCAL CODES.
- 2

ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 3

CHANGES AND/OR ADDITIONS
MUST BE APPROVED BY THE
ARCHITECT.
- 4

ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 5

ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 6

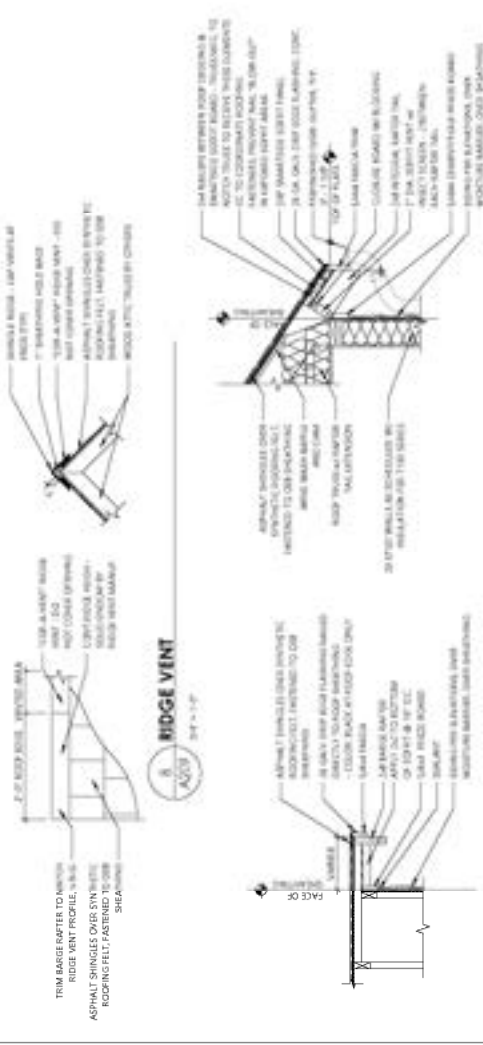
ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 7

ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 8

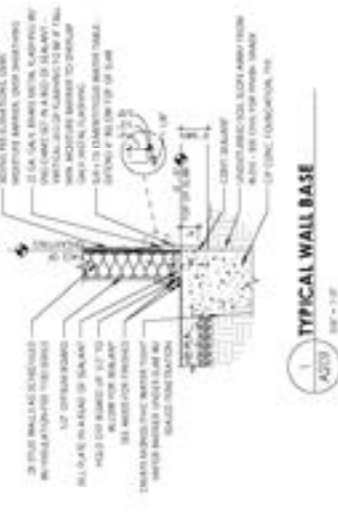
ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 9

ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.
- 10

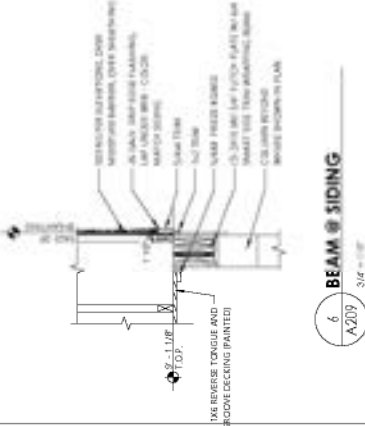
ALL FINISHES TO BE IN ACCORDANCE
WITH LOCAL CODES.



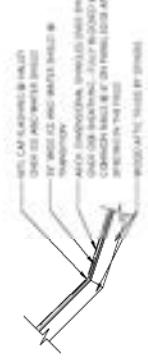
2
TYPICAL EAVE
A209



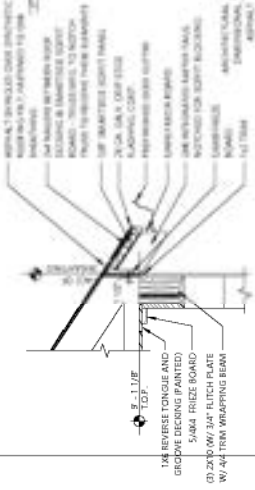
7
EXTENDED RAKE
A209



6
BEAM @ SIDING
A209



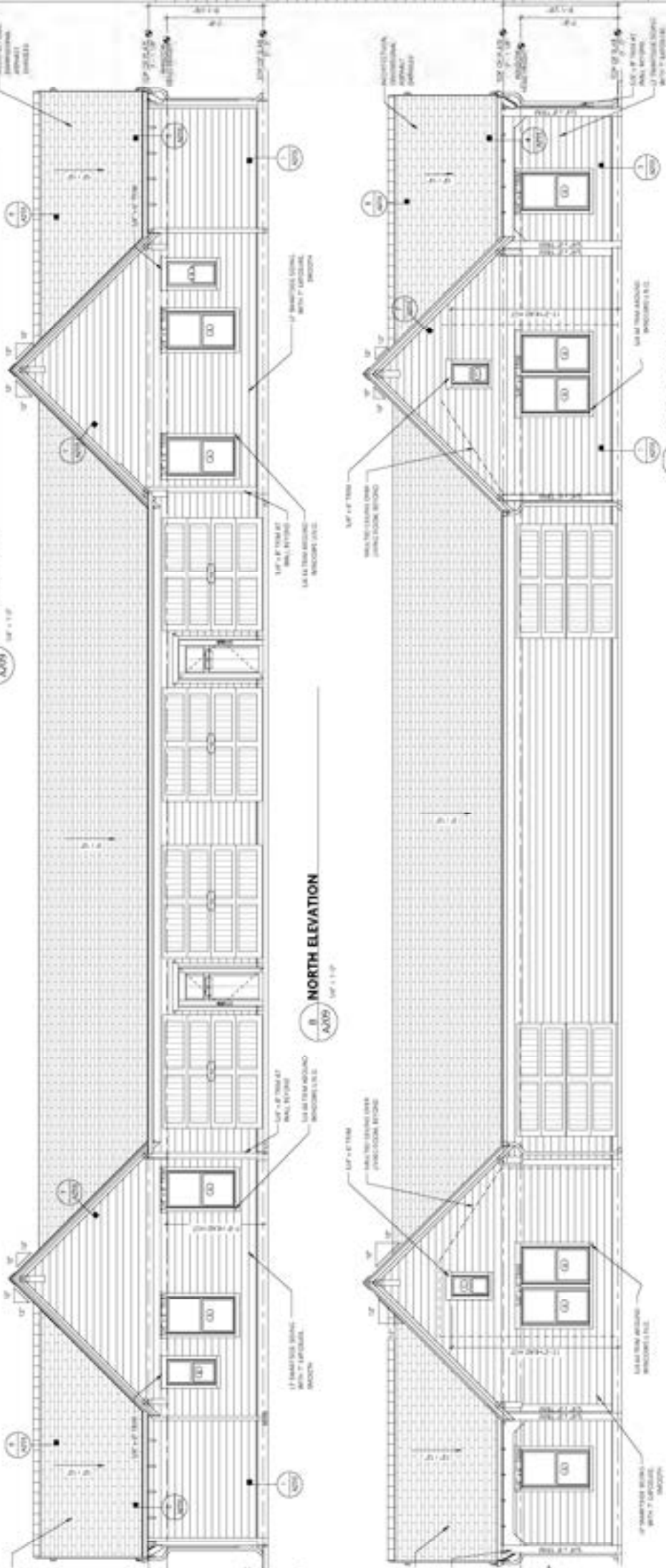
5
ROOF PITCH TRANSITION
A209



4
BEAM @ RAFTER TALES
A209



3
SECTION @ PORCH
A209

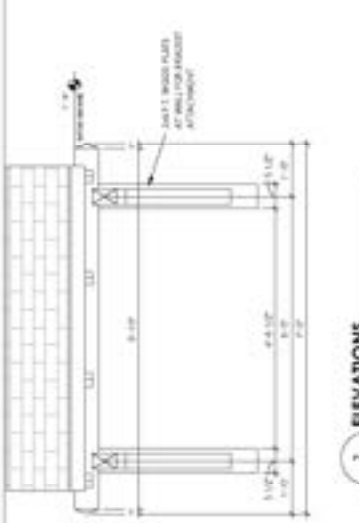
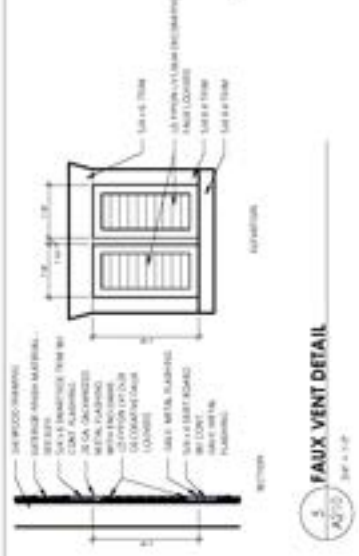
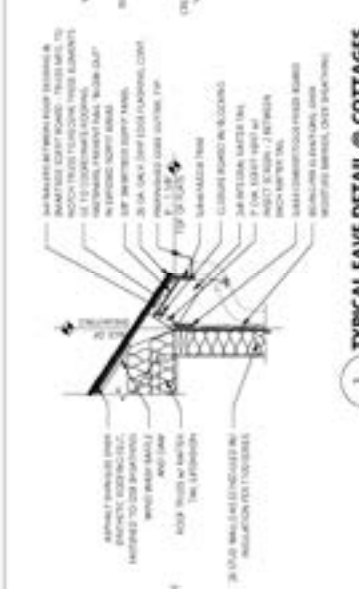
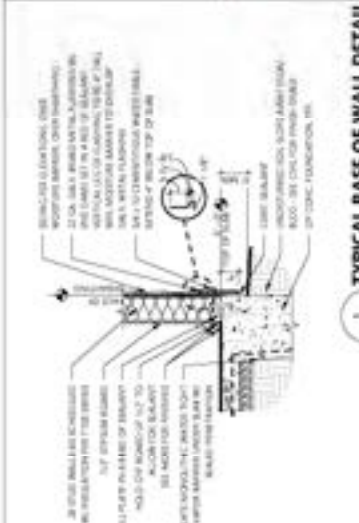


WEST ELEVATION
A209

NORTH ELEVATION
A209

SOUTH ELEVATION
A209

EAST ELEVATION
A209



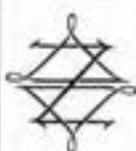
ELEVATIONS - J-G
288-TOWNHOUSE
TWIN WITH GARAGE

A210

1/2" = 1'-0"



- ELEVATIONS - GENERAL NOTES**
1. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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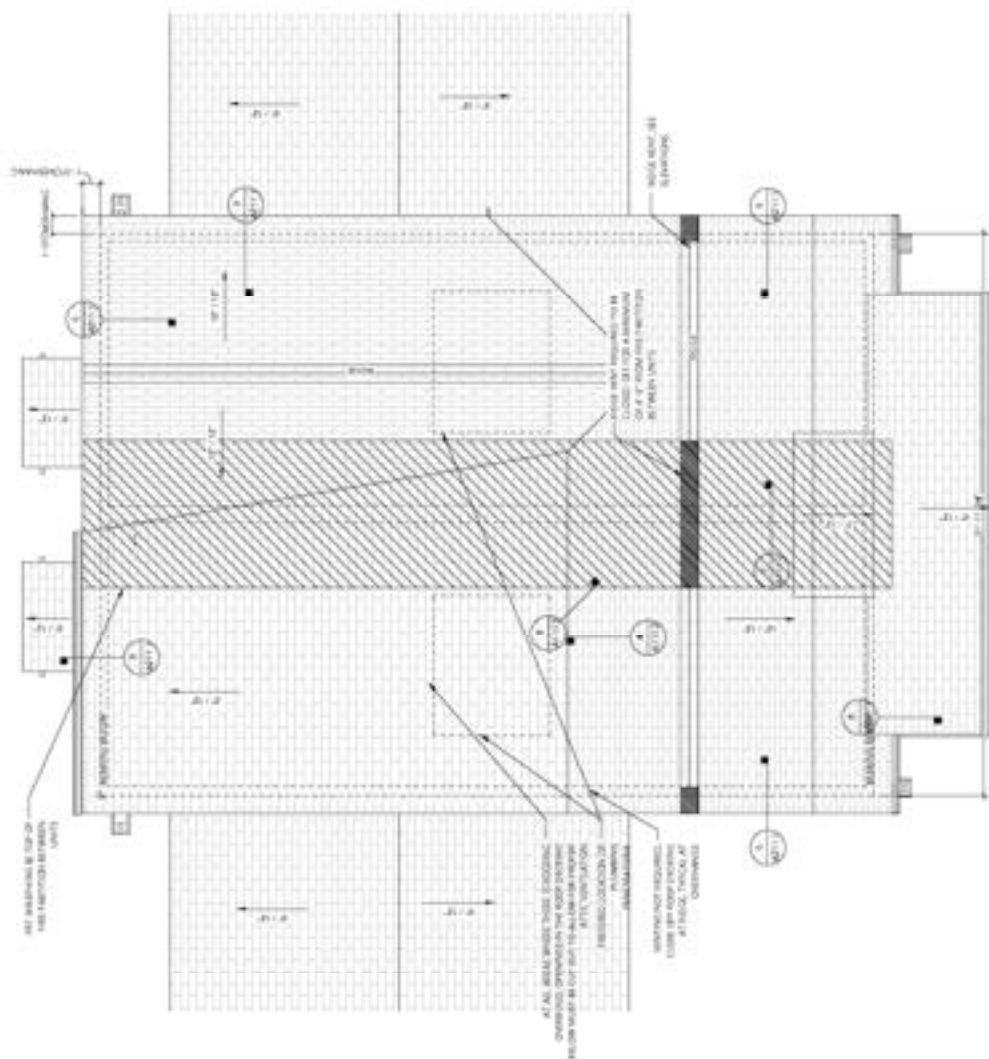
COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25076

HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25076

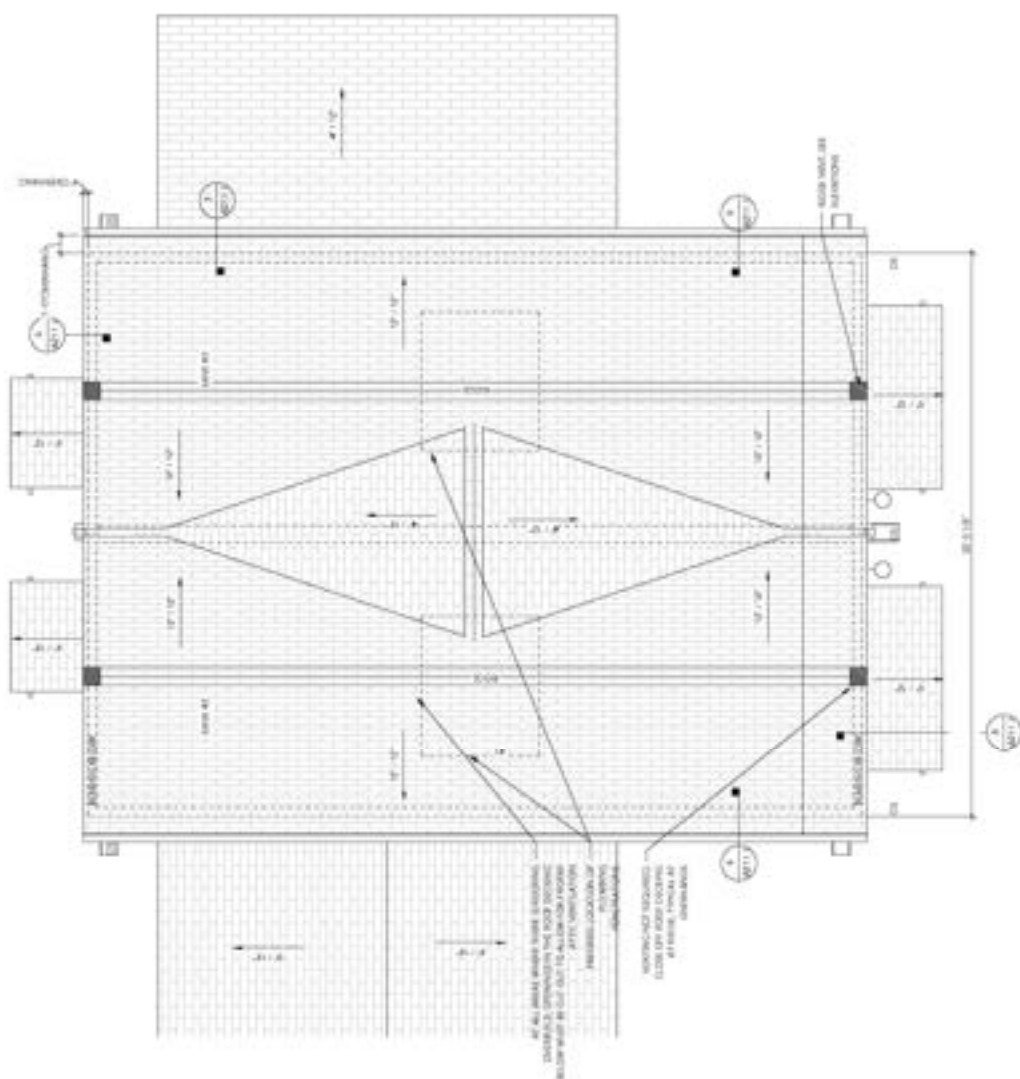
[illegible]

FLOOR PLANS -
X-12-G
288-TOWNHOUSE
TWIN WITH GARAGE -
12 PACK

A111.3



1
N1113
ROOF PLAN - TYPE A
10-1-0



2
A111.3
ROOF PLAN - TYPE B
10/21/12

NEQUETTE
Grand Theft Auto: Vice City & Advance Edition

NOT FOR CONSTRUCTION

COTTAGES AT HOLLAND

HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25095

[illegible]

ELEVATIONS - X-12-G
288- TOWNHOUSE
TWIN WITH GARAGE -
12 PACK

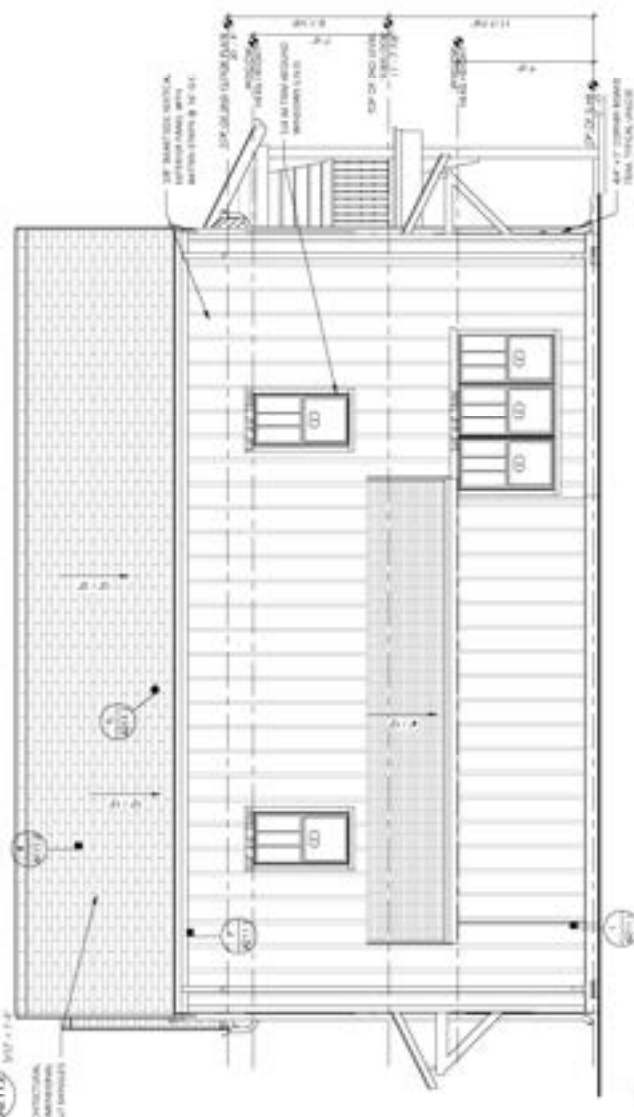
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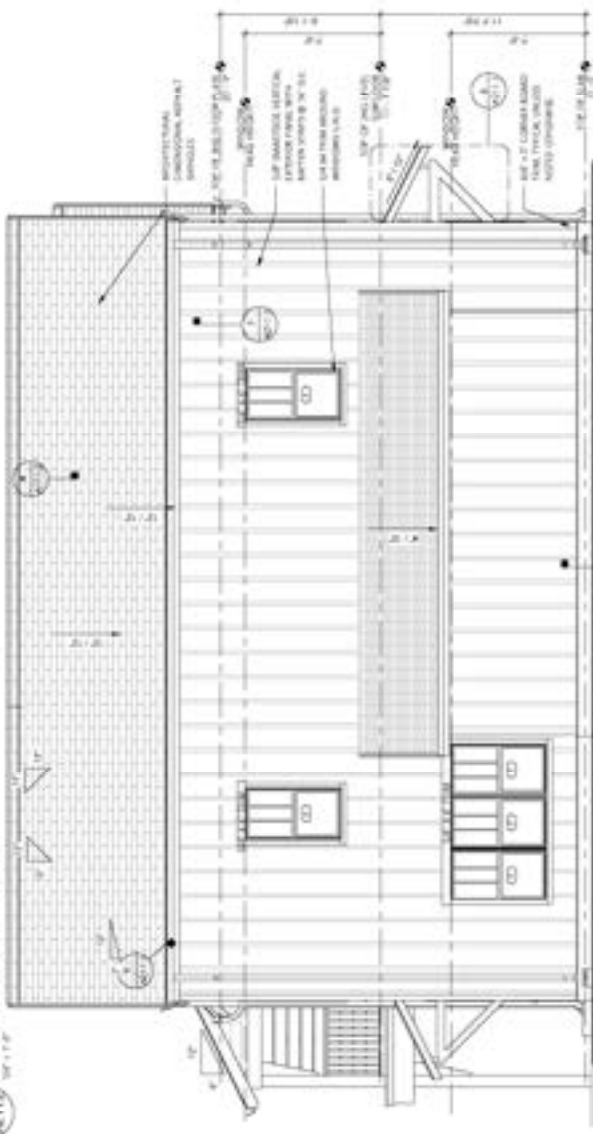
4. BUILDING ELEVATION - FRONT



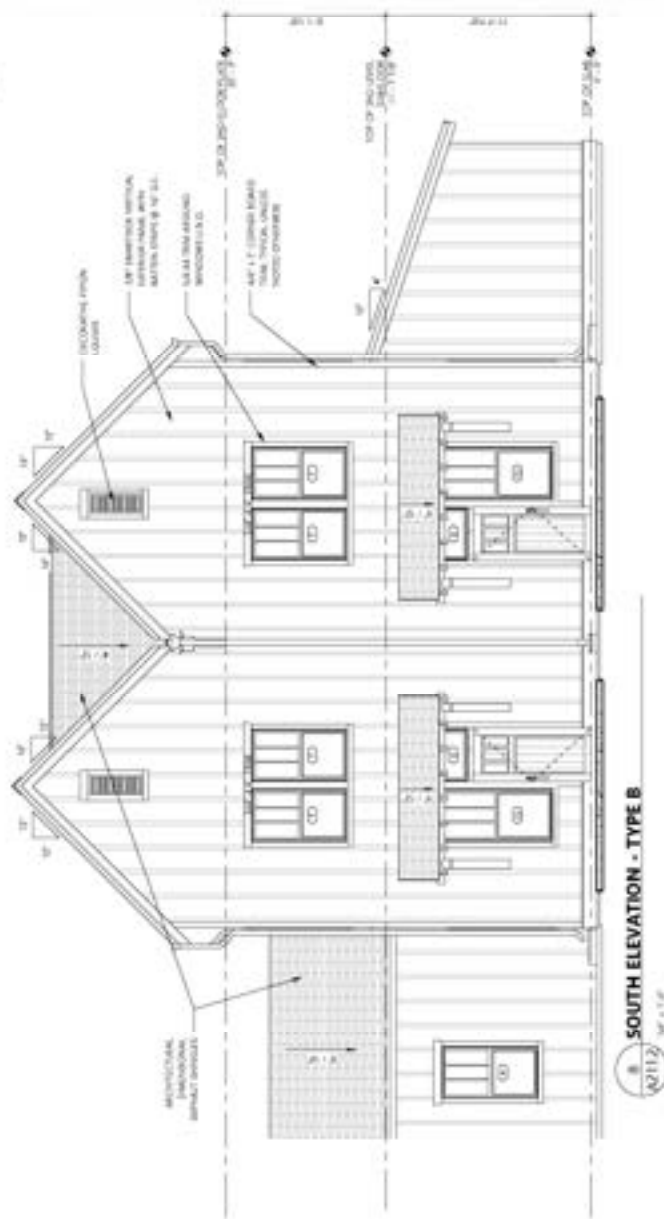
3 BUILDING ELEVATION - REAR



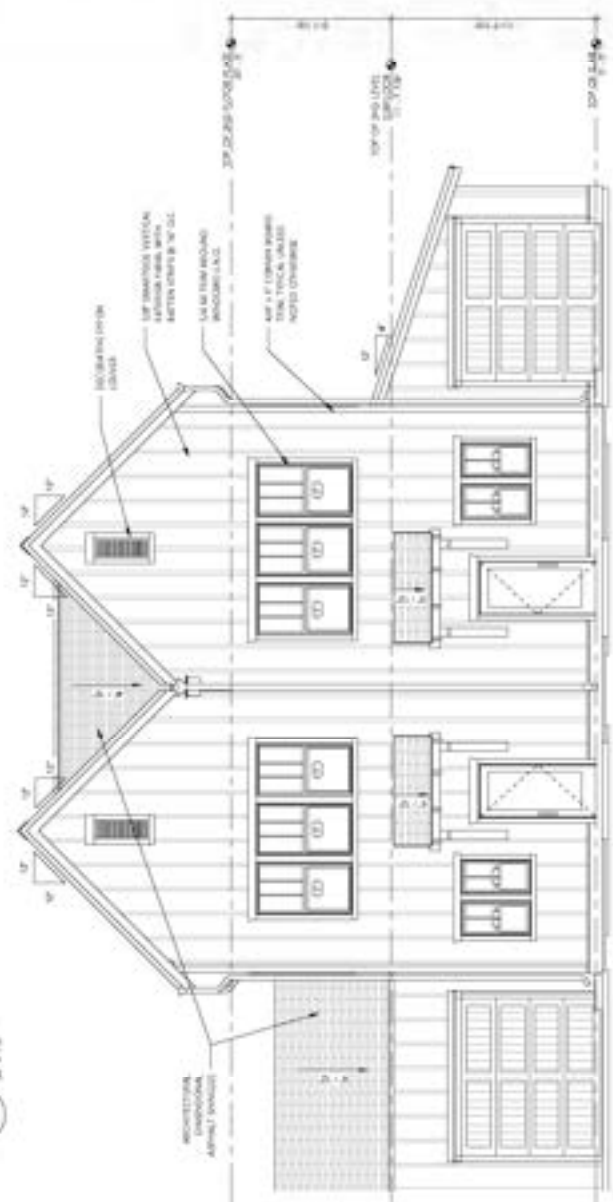
2 WEST ELEVATION - TYPE B



EAST ELEVATION - TYPE B



• SOUTH ELEVATION - TYPE B



A NORTH ELEVATION - TYPE B

ELEVATIONS - GENERAL NOTES

1. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
2. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
3. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
4. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
5. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
6. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
7. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
8. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
9. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x
10. *Journal of Applied Social Psychology*, 1979, 9(1), 1-11. doi:10.1111/j.1559-1816.1979.tb00370.x

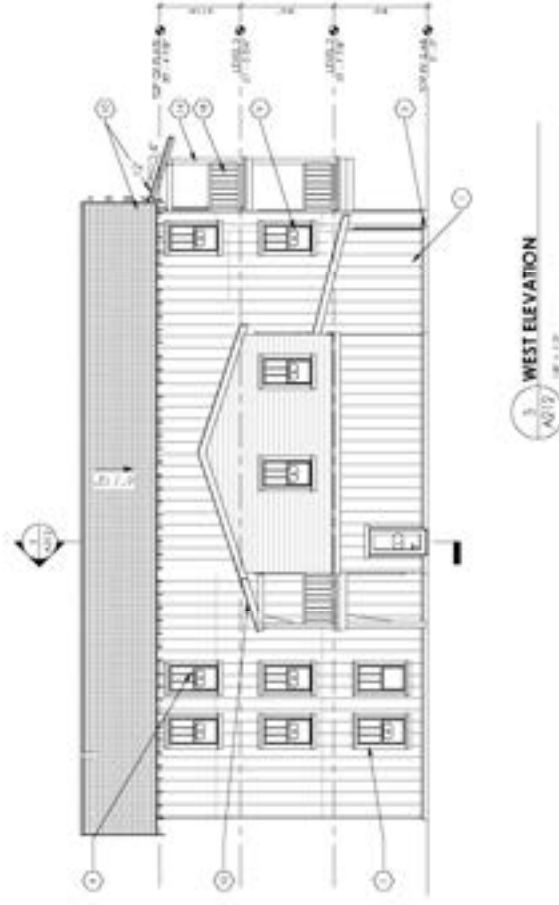
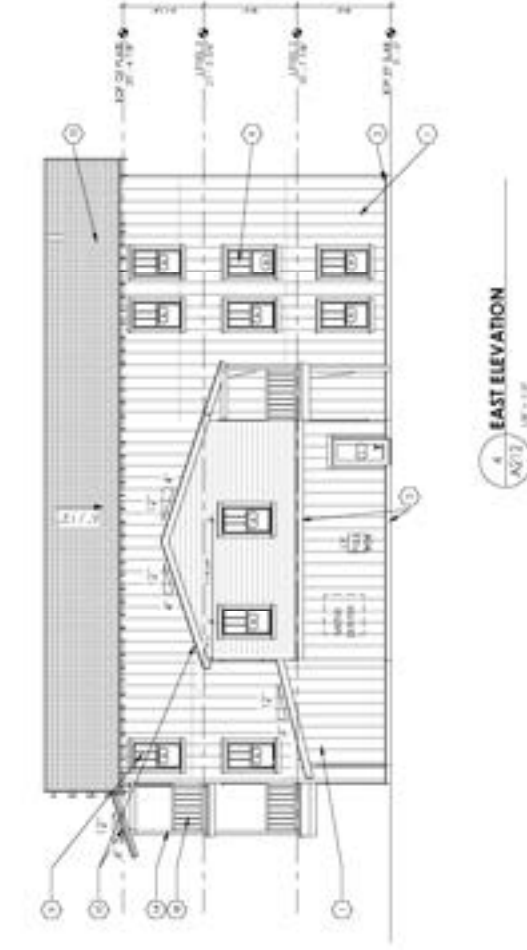
EXTERIOR MATERIAL SCHEDULE

[illegible]

100% WASH CO. COOK, BREW & TRANSPORT SODA
 100% WASH CO. COOK, BREW & TRANSPORT SODA
 100% WASH CO. COOK, BREW & TRANSPORT SODA

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016



ELEVATIONS - Z-G -
MANOR HOUSE
(12-UNIT) W/
GARAGES

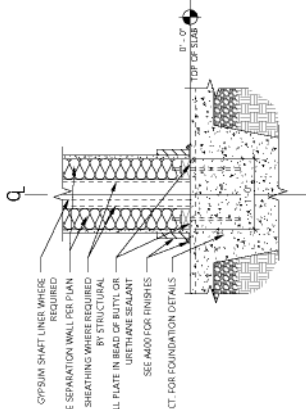
A212

FLOOR PLAN GENERAL NOTES

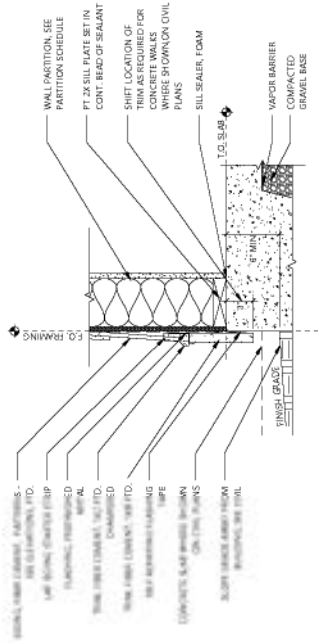
1. ALL DIMENSIONS ARE FROM THE FACE OF SHEATHING U.N.O.
2. REFER TO CIVIL DRAWINGS FOR SITE GRADINGS AND ELEVATIONS.
3. ALL JOINTS AND JOINTS BETWEEN THE WALL, TILE, SCHEDULE AND DETAIL DRAWINGS.
4. ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY REQUIREMENTS AND BE PROPERLY SEALED TO CEILING PLANE AND FLOOR.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL EXTERIOR CLOSURES. MUST BE COORDINATED WITH MECHANICAL AND STRUCTURAL SYSTEMS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL EXTERIOR CLOSURES.
7. EXTERIOR FINISHES MUST BE INSTALLED AND PROTECTED FROM OTHER LIFE SAFETY.
8. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING MEASUREMENTS FOR EQUIPMENT PLACEMENT AND SIZING.
9. EQUIPMENT PLACEMENT AND SIZING.
10. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING MEASUREMENTS TO AVOID CONFLICTS BETWEEN STRUCTURAL AND MEP SYSTEMS.
11. COORDINATE PLACEMENT OF LOAD-BEARING WALLS, BEAMS, COLUMNS, AND OPENINGS WITH STRUCTURAL DRAWINGS.
12. DOORS ARE IDENTIFIED ON WALL OR TO BE FRAMED FROM FACE OF FRAMING ON ADJACENT WALL U.N.O.

	THROWING IN WITH CENTER MOUNTED LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	WALL SWITCH, PRODUCT VARIES, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING RECESSED LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING VANDAL RESISTANT LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING LIGHT TRACK, SEE ELECTRICAL PLANS FOR B.O.D.
	UPWARD LIGHTING SCONCE, SEE ELECTRICAL PLANS FOR B.O.D.

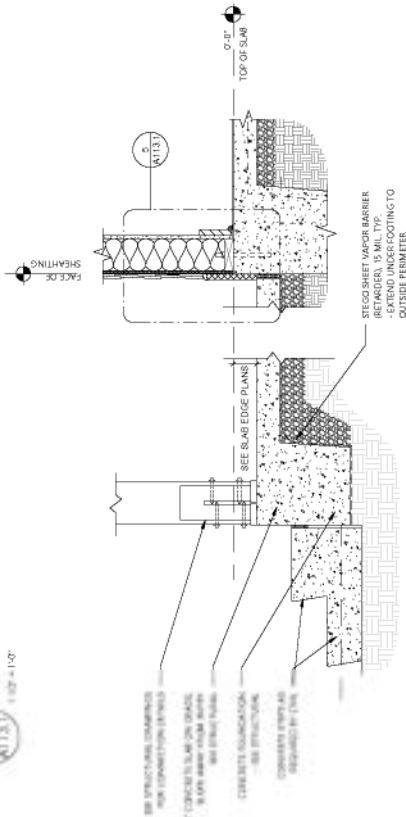
1. ALL DIMENSIONS ARE FROM THE FACE OF FINISHING, UNLESS NOTED OTHERWISE.
2. REFER TO CIVIL DRAWINGS FOR SITS, GRADES AND ELEVATIONS.
3. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE PROJECT SCHEDULE AND DETAILING DRAWINGS.
4. ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY CODE REQUIREMENTS AND BE PROTECTED ON SELECTED REQUIREMENTS.
5. CEILING HEIGHTS ARE INDICATED ON SELECTED CEILING PLANS AND SHALL BE IN ACCORDANCE WITH THE PROJECT SCHEDULE AND DETAILING DRAWINGS.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL EXTERIOR DOORS.
7. FIRE EXTINGUISHERS, SMOKE DETECTORS, AND OTHER LIFE SAFETY EQUIPMENT MUST BE INSTALLED AS PER CODE.
8. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING DETAILS.
9. COORDINATE CEILING HEIGHTS AND SERVICE RISERS TO AVOID CONFLICTS BETWEEN STRUCTURAL AND MEP SYSTEMS.
10. THE COORDINATE LAYOUT OF DOOR-BEARING WALLS, BEAMS, COLUMNS, AND OTHER STRUCTURAL ELEMENTS TO AVOID CONFLICTS WITH DOOR SCHEDULES.
11. SET SCHEDULE INTERIOR DOORS, WINDOW & WINDOW SCHEDULES.
12. DOORS ARE CENTERED ON WALL OR TO BE FRAMED 4" FROM FACE OF FRAMING ON ADJACENT WALL, UNLESS NOTED OTHERWISE.



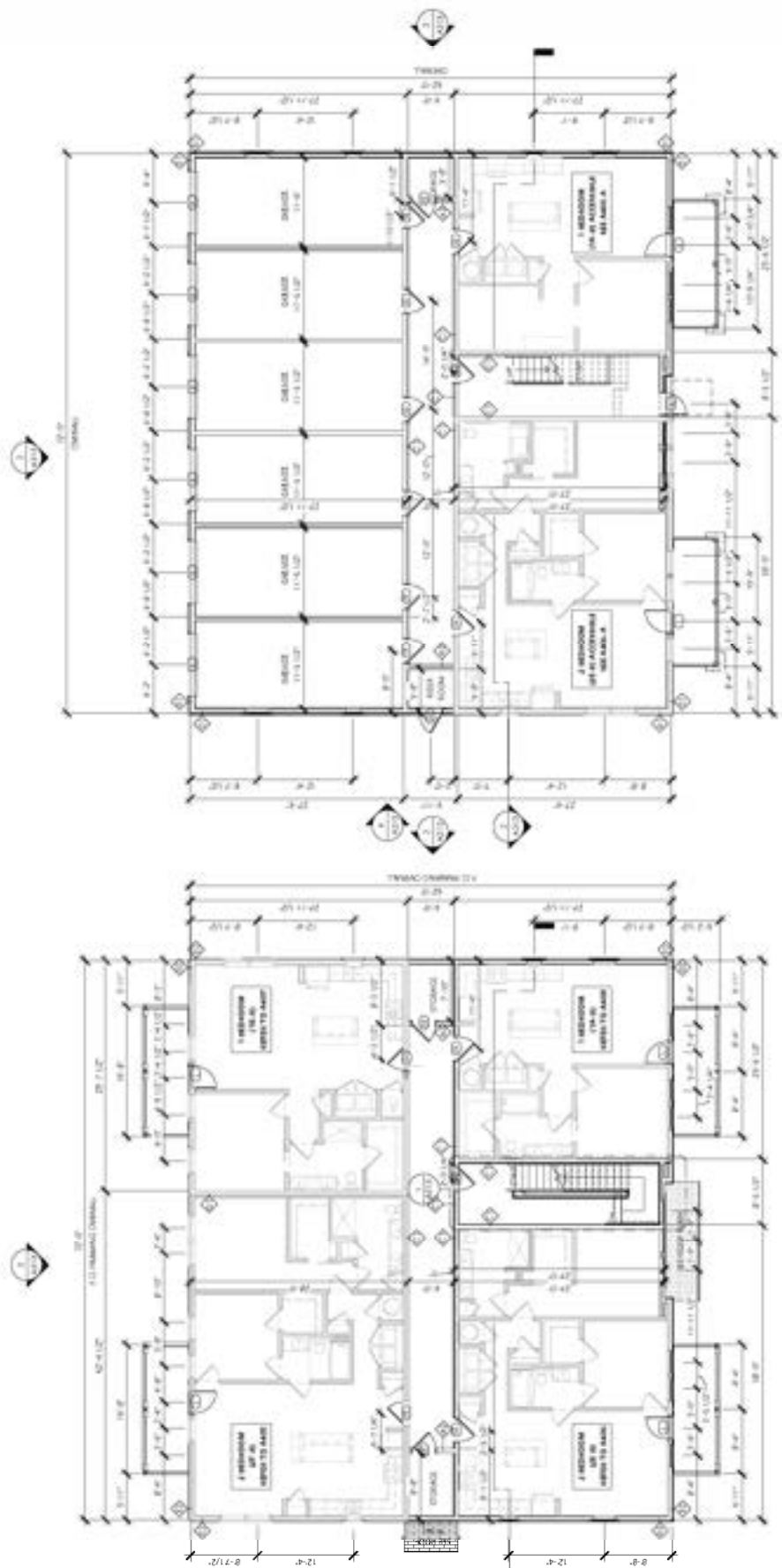
FOUND
A113.1
17-108



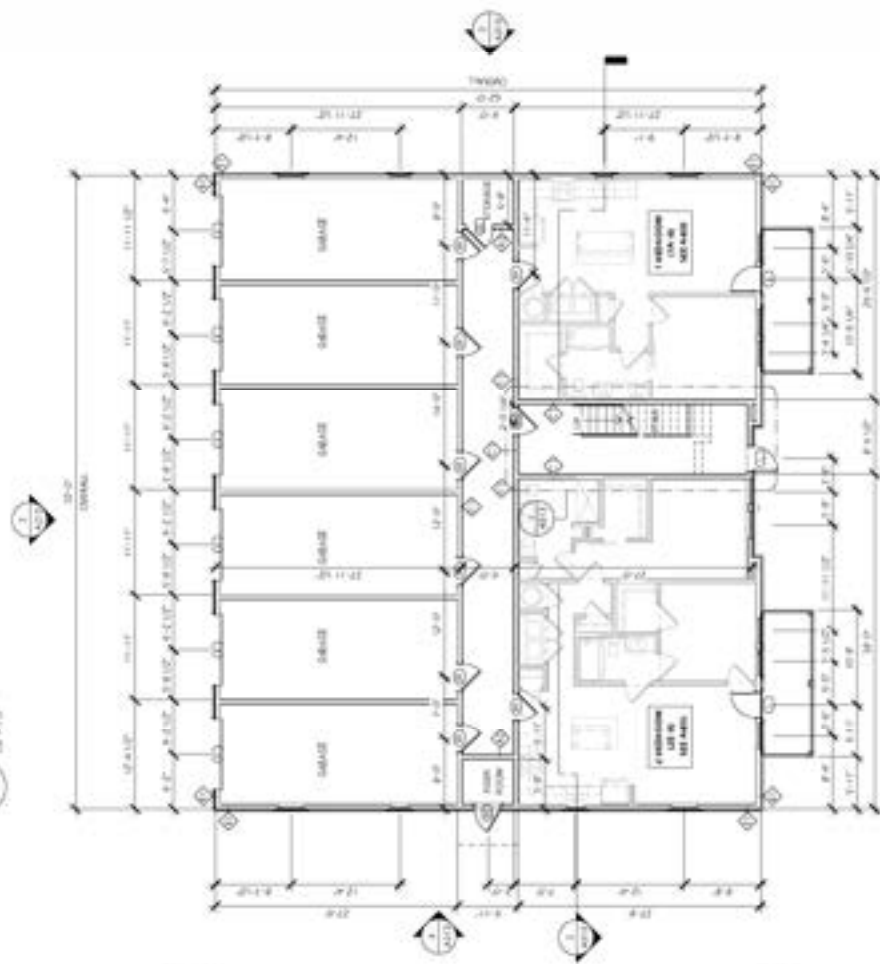
5
A113.1
TYPICAL



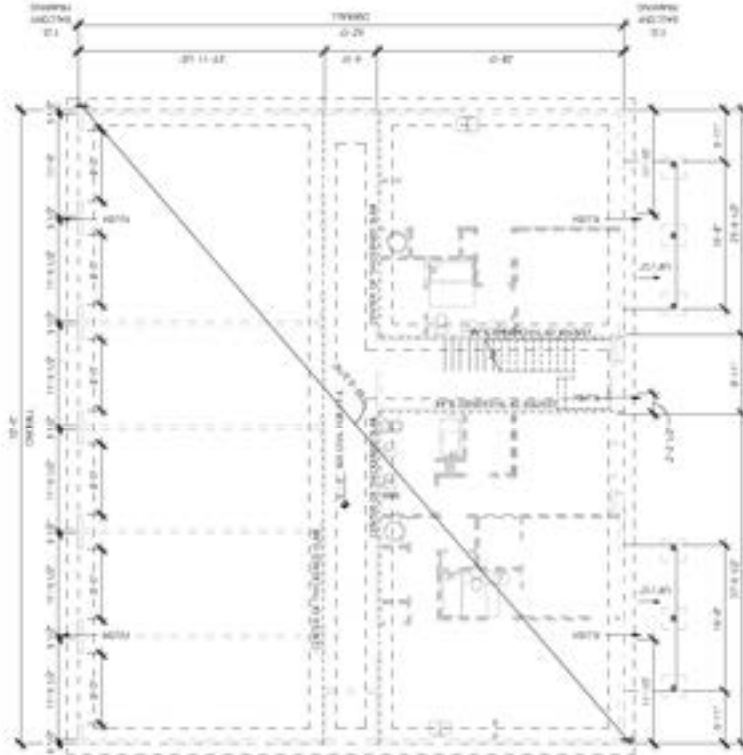
4131
JCS
7-107



LEVEL 2



LEVEL



SLAB E

100

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

NEQUETTE PROJECT NUMBER: 25016

2015年12月10日		2015年12月10日	
姓名	姓名	姓名	姓名
张某某	李某某	王某某	赵某某

OVERALL FLOOR
PLANS - 2-2-5 -
MANOR HOUSE
(10-UNIT) WITH
GARAGES

A113.1

ELEVATIONS - GENERAL NOTES

- [illegible]

EXTERIOR MATERIAL SCHEDULE

[illegible][illegible]

COTTAGES AT HOLLAND

HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

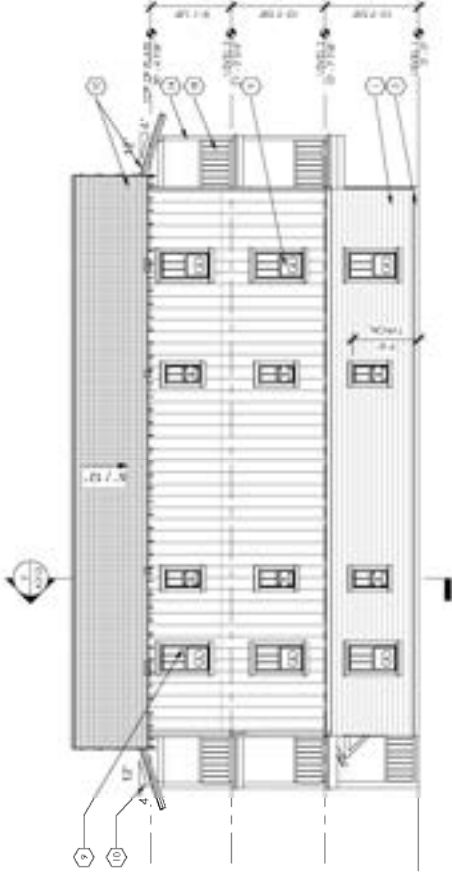
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ELEVATIONS - 2-2-G -
MAJOR HOUSE
(10-UNIT) WITH
GARAGES

A213



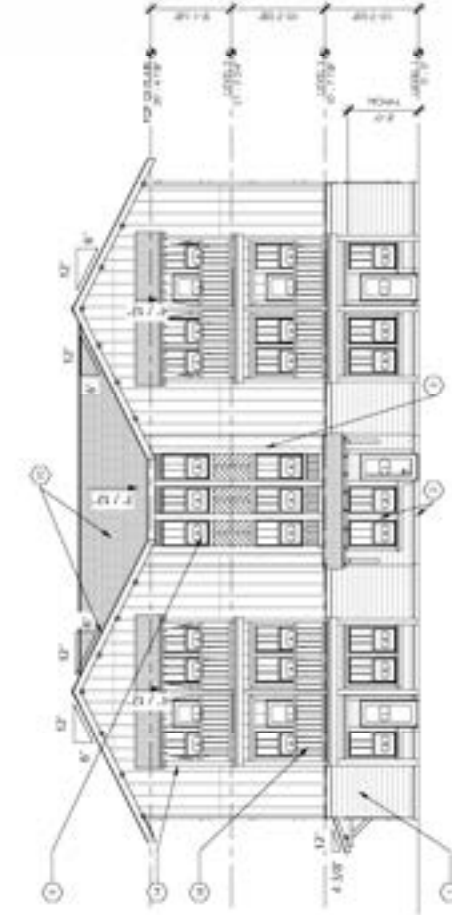
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1:20 = 1" = 1'-0"



2
A213
SOUTH ELEVATION
L&P 11.08



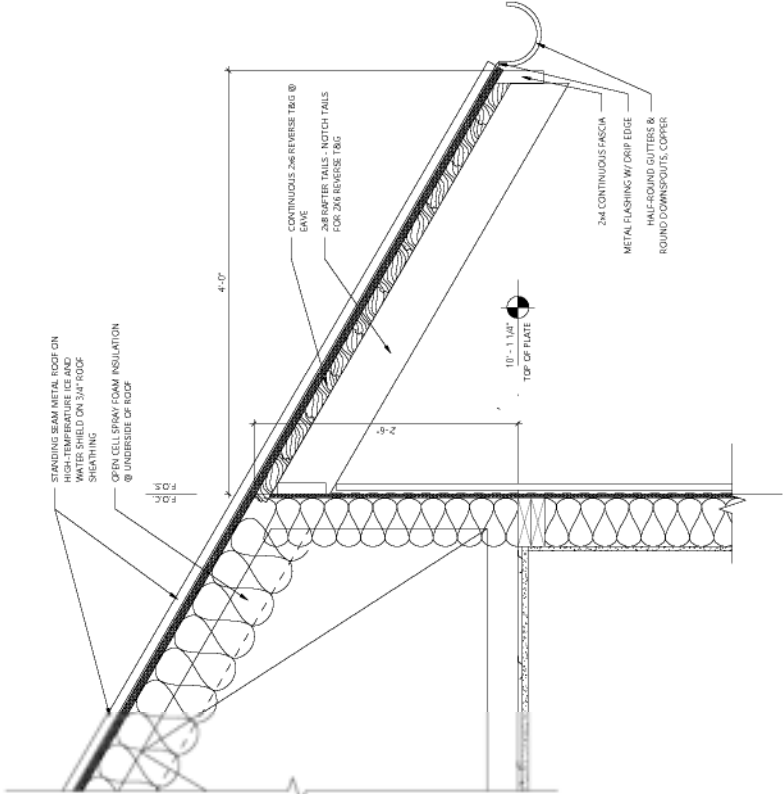
1
A319
NORTH ELEVATION
1/8" = 1'-0"

REFLECTED CEILING PLAN - LEGEND

	CEILING LAMP WITH CENTER MOUNTED LIGHT, SEE ELECTRICAL PLANS FOR S.D.D.
	WALL MOUNTED, PRODUCT VARIES, SEE ELECTRICAL PLANS FOR S.D.D.
	CEILING TRACK LIGHT, SEE ELECTRICAL PLANS FOR S.D.D.
	CEILING PENDANT LIGHT, SEE ELECTRICAL PLANS FOR S.D.D.
	CEILING LIGHT TRACK, SEE ELECTRICAL PLANS FOR S.D.D.
	RECESSED LIGHTING SOURCE, SEE ELECTRICAL PLANS FOR S.D.D.

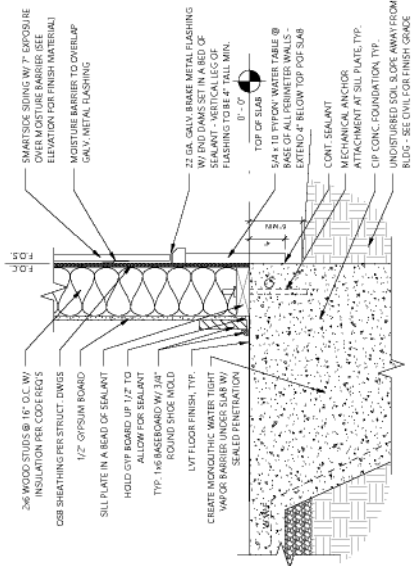
FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM THE FACE OF SHEATHING, U.N.O.
- REFER TO CIVIL DRAWINGS FOR SITE GRADIES AND ELEVATIONS.
- ALL EXTERIOR FINISHES AND ELEVATIONS ARE PER THE WALL TYPE SCHEDULE AND DETAIL DRAWINGS.
- ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY CODE REQUIREMENTS AND BE PROPERLY SEALED.
- CEILING FINISHES SHALL BE COORDINATED WITH CEILING PLANS AND MUST BE COORDINATED WITH MECHANICAL AND STRUCTURAL SYSTEMS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL EXTERIOR DOORS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS, AND OTHER LIFE SAFETY EQUIPMENT SHALL BE LOCATED AS SHOWN ON THE MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR EQUIPMENT PLACEMENT AND ROUTING.
- COORDINATE CEILING HEIGHTS AND SERVICE RUNS TO AVOID CONFLICTS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- COORDINATE PLACEMENT OF LOAD-BEARING WALLS, BEAMS, COLUMNS, AND OPENINGS WITH STRUCTURAL DRAWINGS.
- SEE SHEET INDEX FOR DOOR, WINDOW & PARTITION SCHEDULES.
- ALL DOORS AND WINDOWS SHALL BE TO BE FINISHED 4" FROM FACE OF FRAMING ON ADJACENT WALL, U.N.O.



4 CLUBHOUSE EAVE DETAIL

1 1/2\"/>



2 BASE OF WALL DETAIL

1 1/2\"/>

ENGLETT A1000 SERIES METAL ROOF PANELS SHALL BE USED FOR ALL ROOFING. MANUFACTURE TO MEET THE BUILDING CODES.

HAIR-ROUND GUTTER & DOWNSPOUTS SHALL BE USED FOR ALL ROOFING.

ARCHITECT TO SELECT MAKE AND MODEL FOR ROOFING. OPTIONS AVAILABLE.

ARCHITECT TO SELECT MAKE AND MODEL FOR ROOFING. OPTIONS AVAILABLE.

ARCHITECT TO SELECT MAKE AND MODEL FOR ROOFING. OPTIONS AVAILABLE.

ARCHITECT TO SELECT MAKE AND MODEL FOR ROOFING. OPTIONS AVAILABLE.

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COTTAGES AT HOLLAND

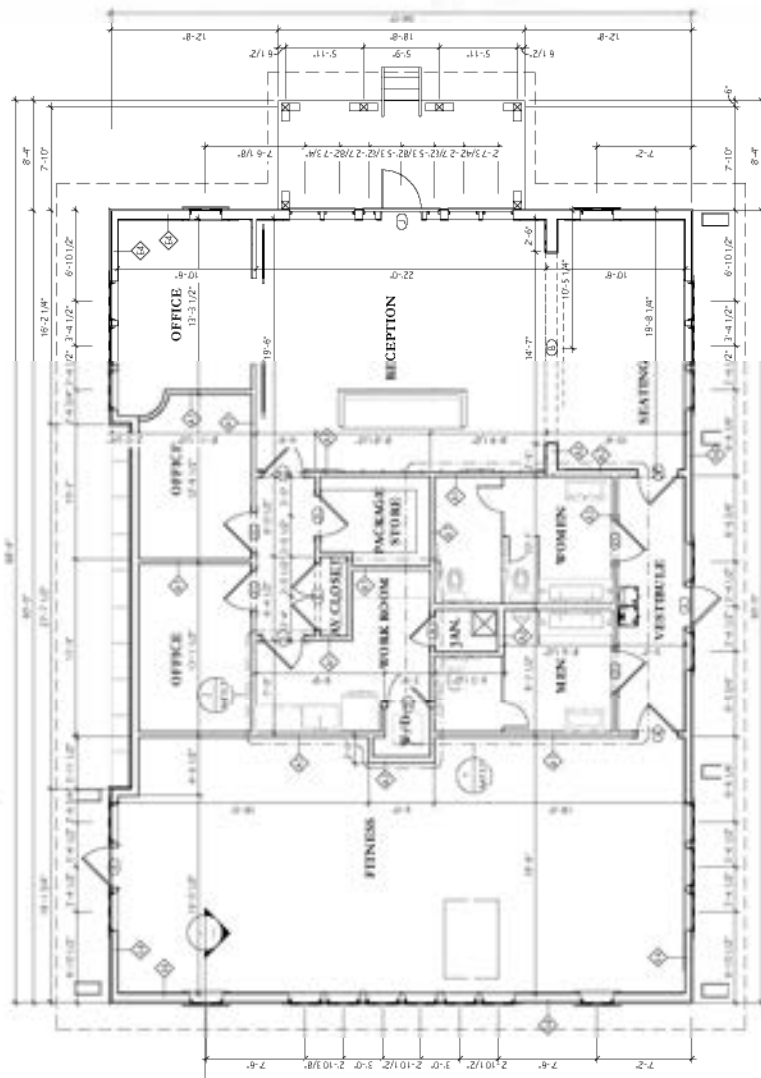
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25015



NEQUETTE
ARCHITECTURE & DESIGN

FLOOR PLANS - Y -
CLUBHOUSE - SMALL

A114



1 LEVEL 1 FLOOR PLAN

1 1/2\"/>



NOT FOR CONSTRUCTION

ELEVATIONS - GENERAL NOTES

1. FLOORS, SECTIONS, AND DETAILS MUST BE REVIEWED IN CONJUNCTION WITH WALL PLANS.
2. REFER TO CIVIL DRAWINGS FOR SITE GRACES AND ELEVATIONS.
3. ROUGH OPENINGS FOR DOORS AND WINDOWS MUST BE HELD VERIFIED BY THE ARCHITECT BEFORE INSTALLATION.
4. ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY CODE REQUIREMENTS AND BE PROPERLY SEALED.
5. COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS AND DETAILS.
6. VERIFY INTERIOR FINISHES, INTERIORWORK, AND INSULATION DETAILS ARE FOLLOWED AS PER SPECIFICATIONS.
7. ALL EXTERIOR SURFACES ARE TO BE PRIME, PAINTED, CAULKED AND FINISHED.
8. SEE SHEET INDEX FOR WALL TYPES.
9. SEE SHEET INDEX FOR DOOR & WINDOW SCHEDULES.

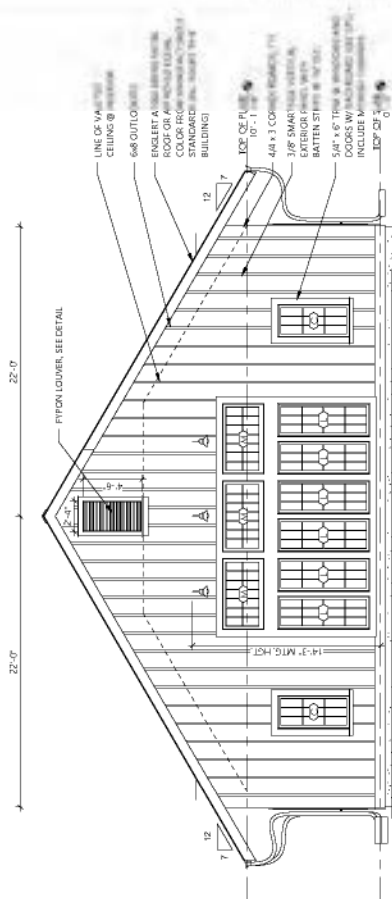
COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25076

HOLLAND, MI
 REQUEST PROJECT NUMBER: 25015

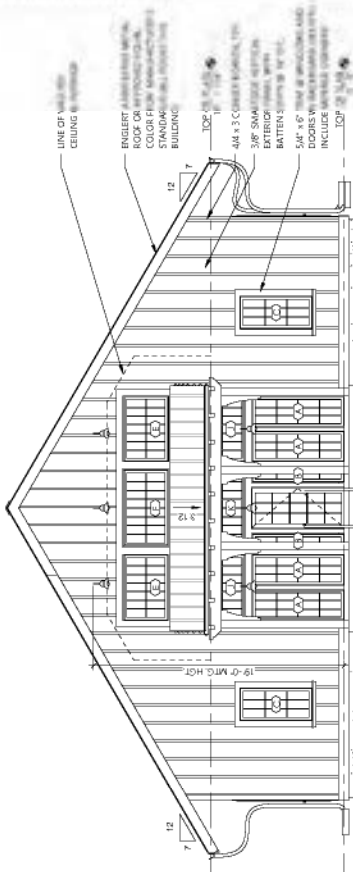
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ELEVATIONS - Y -
CLUBHOUSE - SMALL

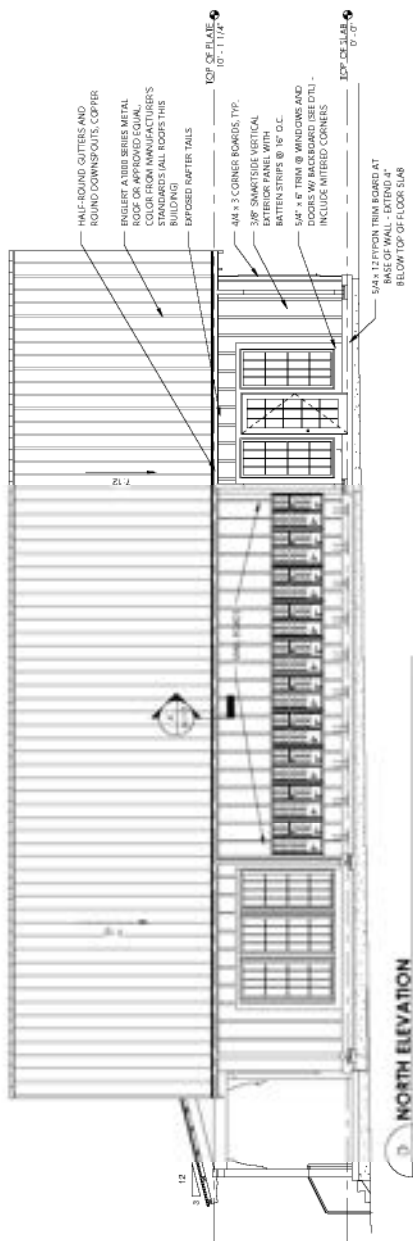
A214



WEST ELEVATION



EAST ELEVATION

**ORTH ELEVATION**

OUTH ELEVATION

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NOT FOR CONSTRUCTION

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25035

NIJ/DOJ PROJECT NUMBER: 25016

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PLANS & ELEVATIONS
- U - POOL HOUSE &
GRILL PAVILION

A115

FLOOR PLAN GENERAL NOTES

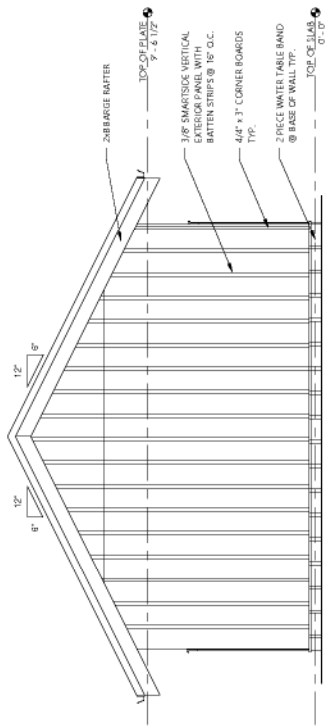
1. ALL DIMENSIONS ARE TO FACE OF SHEATHING, UNLESS NOTED OTHERWISE.
2. REFER TO CIVIL DRAWINGS FOR SITE GAUGES AND ELEVATIONS.
3. WALL TYPES AND CONFIGURATIONS AS PER THE WALL TYPE SCHEDULE.
4. ALL EXTERIOR WINDOWS AND DOORS MUST MEET ENERGY REQUIREMENTS AND BE PROPERLY SEALED.
5. CEILING HEIGHTS ARE INDICATED ON REFLECTED CEILING PLANS AND SHALL BE COORDINATED WITH MECHANICAL AND STRUCTURAL SYSTEMS.
6. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR EXHAUSTION, SMOKE DETECTORS, AND OTHER LIFE SAFETY EQUIPMENT MUST BE INSTALLED AS PER CODE.
7. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR COORDINATE CEILING LIGHTS AND SERVICE RUNS TO AVOID CONFLICTS BETWEEN STRUCTURAL AND MEP SYSTEMS.
8. COORDINATE PLACEMENT OF LOAD BEARING WALLS, BEAMS, AND OTHERS WITH STRUCTURAL DRAWINGS.
9. DOORS ARE CENTERED ON WALL OR TO BE FRAMED 4' FROM FACE OF WALL.
10. FRAMING ON ADJACENT WALL UNQ.

REFLECTED CEILING PLAN - LEGEND

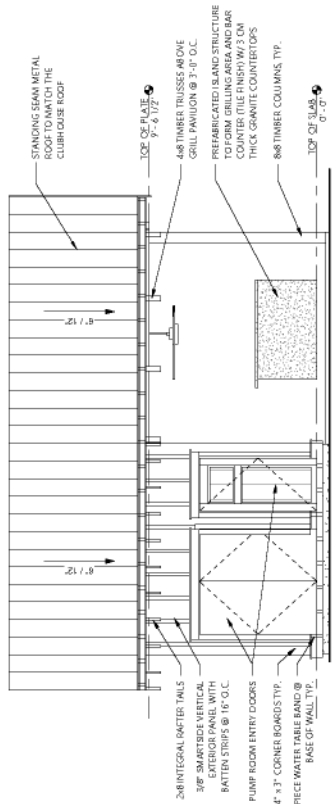
	CEILING FAN WITH CENTER MOUNTED LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	WALL SCONCE, PRODUCT VARIES, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING PUCK LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING PENDANT LIGHT, SEE ELECTRICAL PLANS FOR B.O.D.
	CEILING LIGHT TRACK, SEE ELECTRICAL PLANS FOR B.O.D.
	EXTERIOR LIGHTING SCONCE, SEE ELECTRICAL PLANS FOR B.O.D.

ELEVATIONS - GENERAL NOTES

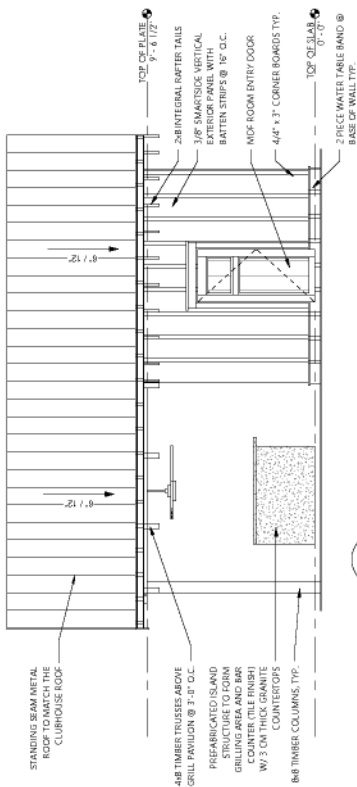
1. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.
2. SEE SITE PLAN FOR RISER ROOM LOCATIONS.
3. SEE WINDOW SCHEDULE FOR ELEVATIONS, HEADER, SILL, AND JAMB DETAILS.



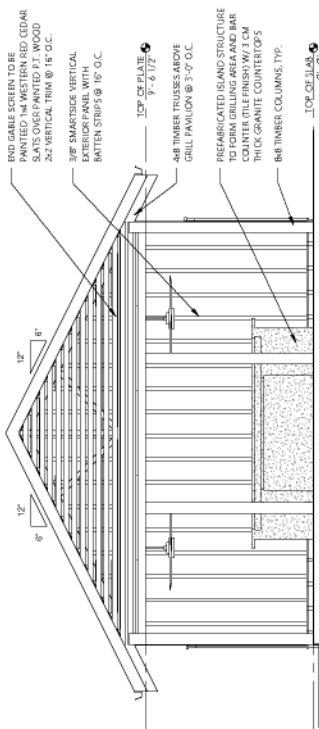
SOUTH ELEVATION
1/4" = 1'-0"



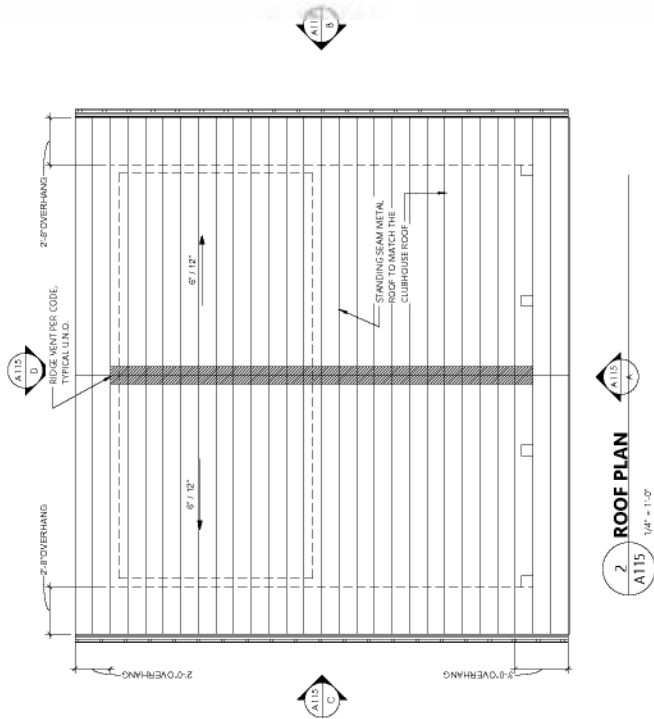
EAST ELEVATION
1/4" = 1'-0"



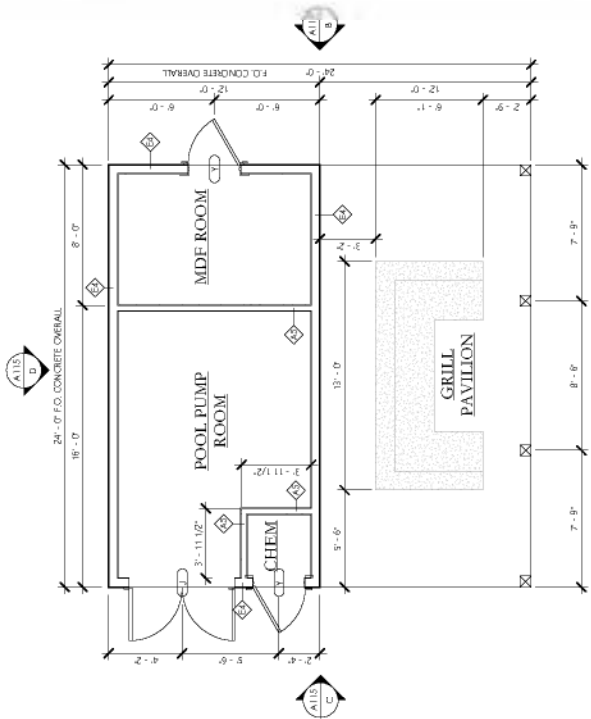
WEST ELEVATION
1/4" = 1'-0"



A NORTH ELEVATION
A115 1/4" = 1'-0"



2 ROOF PLAN
A115
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

3
A115
1ST FLOOR RCP
1/4" = 1'-0"

1 LEVEL 1 FLOOR PLAN

- | | |
|--------|--|
| NOTES: | 1. SEE CIVIL DRAWINGS FOR GRAVELS AND CONCRETES.
2. SEE SITE PLAN FOR RISER ROOM LOCATION.
3. SEE WINDOW SCHEDULE FOR WINDOW DETAILS.
HEADER, SILL AND JAMB DETAILS |
|--------|--|

Edwards' starting point is the claim that the best explanation of the fact that the world is as it is, is that it is governed by laws of nature. This is the claim that the world is governed by laws of nature, and that these laws are the best explanation of the fact that the world is as it is.



VOT FOR CONSTRUCTION

COTTAGES AT HOLLAND
HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25076

HOLLAND, MI
NEQUETTE PROJECT NUMBER: 25016

DATE: 01/02/2015	TIME: 15:30
BY: 101	101

PLANS & ELEVATIONS
- T. TRASH
COMPACTOR

A116.2



PLAN - TRASH COMPACTOR

7 SLAB EDGE PLAN - TRASH COMPACTOR