

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION WORK SESSION
AGENDA
October 13, 2026

Notice and agenda of a work session of the Planning Commission at 6:00 p.m. to be held in the Council Chambers at 519 Washington Ave. Planning Commissioners unable to attend the meeting are requested to contact the City Planner at 616-935-3276 prior to the meeting.

1. WORK SESSION CALLED TO ORDER (CHAIR)

2. ROLL CALL

3. DISCUSSION ITEMS

A. **Grand Landing PD amendment**

(Time permitting)

B. **PC Case 26-32: Community Solar SPA SAO**

C. **PC Case 26-34: Dick's Towing SPA**

D. **PC Case 26-35: ZTA Towing and Recovery definition**

E. **PC Case 26-36: Centertown Vision Plan**

F. **PC By-Laws**

4. ADJOURNMENT

DATE: October 13, 2026
TO: City of Grand Haven Planning Commission
FROM: Brian Urquhart, City Planner
RE: **Case 26-33:** Amendment to Grand Landing PD – Multiple family development

1.0 Background

The City Council approved the Planned Development for Grand Landing in 2006. Subsequent amendments were also approved, including changes to mixes of uses, building placement, and the full amendment of the area north of Adams Avenue. The latest amendment calls for removing the hotel and replace with 144 multiple-family development.

2.0 Request

Blake Becall of Elite Hospitality has elected to forego the plan of a hotel and partnered with Wheeler Development group to proceed with a large multiple-family residential development. The 4.69 acres calls for a total of 144 total dwelling units, 24 units each of the 6 buildings. 75% will be 1-bedroom, 25% will be 2-bedroom. A clubhouse is shown in the center of the housing development.

The plan calls for 208 total parking spaces, or 1.44 spaces per unit. Two access drives will be off Adams St. There is no vehicular connection with the apartments to the west. The pathway is shown to continue near the Kayak Launch along the river and around the development. A fire pit is shown and public gathering space.

Below are a couple of prevailing questions to ask of the applicant, with respect to the proposed development and its community impact:

1. What is the demonstrated public benefit for this phase of the PD?
2. What architectural materials, style, and defining features could be included?
3. What other amenities could the development include for the residents?
4. What is the anticipated traffic generation from this development? How will the traffic impact existing road networks and intersections within the vicinity? Should a traffic impact study be prepared and presented to the Planning Commission?

3.0 Next Steps

A major amendment to a PD requires the same process as the original approval. First, following the work session, a public hearing can be scheduled for the November 10, 2026 meeting. After holding the public hearing, a recommendation to City Council for the preliminary PD plan can be made.

Attachments:

- A. Project narrative
- B. Concept and lay out plans



October 8, 2026

City of Grand Haven
Grand Haven, Michigan

RE: Proposed Change in Development Plan from Hospitality to Multifamily at Grand Landing

Dear Members of the City of Grand Haven Planning Commission,

Thank you for your continued partnership and engagement throughout the planning of this project. After careful consideration, Elite Hospitality Group has decided to change our proposed development from a hospitality use to a multifamily residential community. We believe this decision serves the best interests of both our group and the City of Grand Haven, for the following reasons:

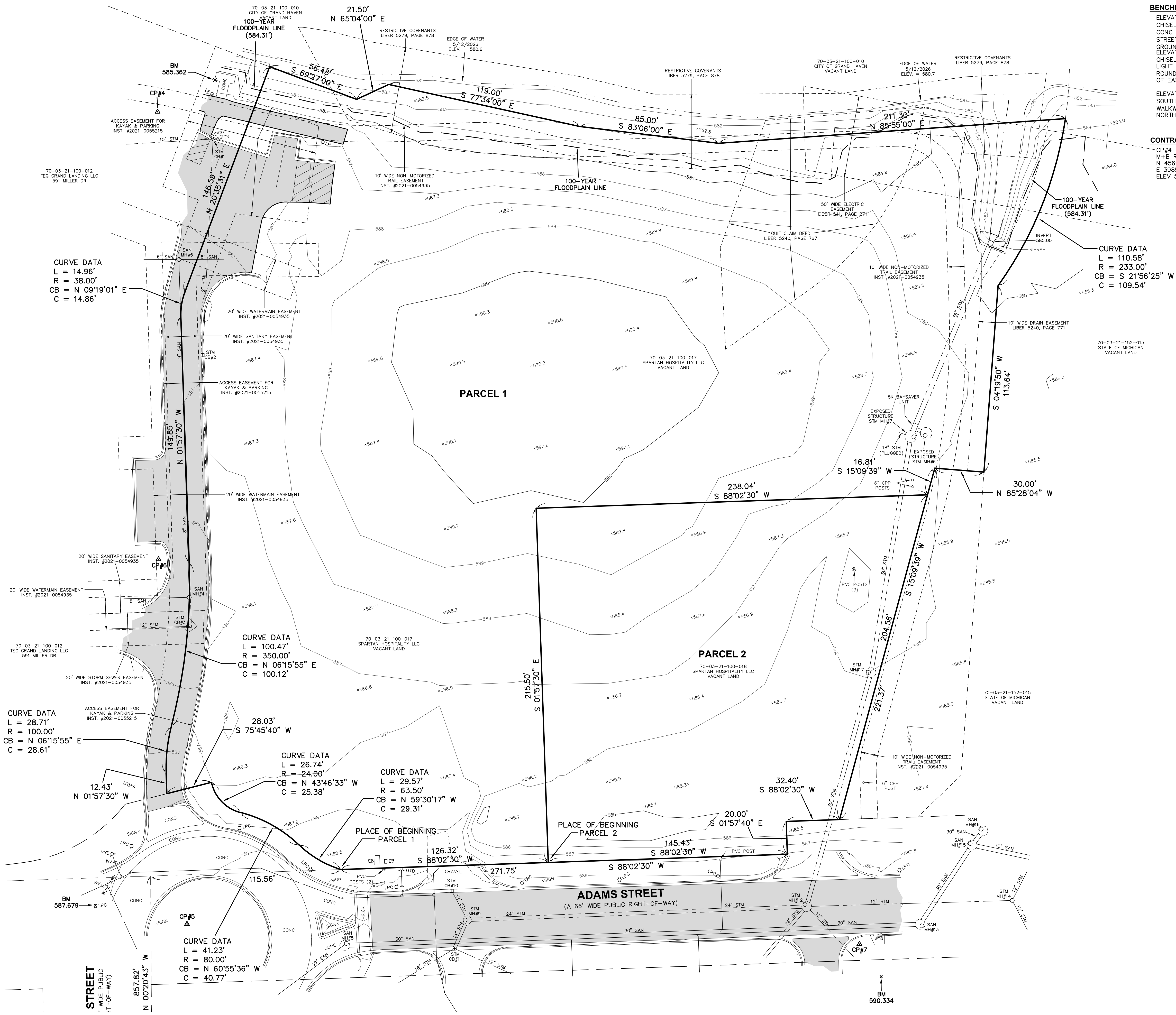
- 1. Meeting the Need for New Housing.** Through our ongoing conversations with City officials and members of the community, it has become clear that Grand Haven needs new, high-quality housing. To meet that need, we have partnered with Wheeler Development Group, a firm with an established track record of delivering quality multifamily communities throughout West Michigan.
- 2. Long-Term Financial Sustainability.** Following several months of extensive due diligence, we have concluded that a multifamily development is the more financially sound path for this site, particularly in light of the new hotel supply that is expected to enter the market.
- 3. Making Full Use of the Site.** The property spans approximately 4.6 acres. Our previous plan called for a two-phase build-out, which would have left a substantial portion of the site undeveloped for several years. The revised plan, consisting of six buildings and 144 apartment homes, uses the entire site from the outset, delivering a complete and cohesive development without extended periods of vacant land.

In summary, this revised plan aligns the needs of the community with a financially sustainable development. We are confident it represents a true win for the City of Grand Haven, Elite Hospitality Group, and Wheeler Development Group, and we look forward to continuing our work together to bring it to life.

Respectfully,

Blake Bacall
Principal & Partner
Elite Hospitality Group

P:\210208\01 Grand Landing East\CAD\DWG\210208 Grand Landing East\DESIGN SHEETS.dwg, 10/8/2026 5:11:34 PM, ZACHVOOCT



CURVE DATA
L = 14.96'
R = 38.00'
CB = N 09°19'01" E
C = 14.86'

CURVE DATA
L = 100.47'
R = 350.00'
CB = N 06°15'55" E
C = 100.12'

CURVE DATA
L = 28.71'
R = 100.00'
CB = N 06°15'55" E
C = 28.61'

CURVE DATA
L = 26.74'
R = 24.00'
CB = N 43°46'33" W
C = 25.38'

CURVE DATA
L = 29.57'
R = 63.50'
CB = N 59°30'17" W
C = 29.31'

CURVE DATA
L = 41.23'
R = 80.00'
CB = N 60°55'36" W
C = 40.77'

CURVE DATA
L = 110.58'
R = 233.00'
CB = S 21°56'25" W
C = 109.54'

BENCHMARKS

ELEVATION 590.334
CHISELED SQUARE ON THE TOP SOUTHWEST SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED 27'± SOUTH OF ADAMS STREET & 160'± WEST OF SOUTHBOUND US-31 (2.0' ABOVE GROUND)
ELEVATION 587.679
CHISELED SQUARE ON THE TOP NORTH SIDE OF A 24" CONC LIGHT POLE BASE, LOCATED IN CURB ISLAND WEST OF ROUND-A-BOUT IN CENTERLINE OF ADAMS STREET, 16'± EAST OF EAST BUILDING LINE EXTENDED SOUTH OF APARTMENT #528
ELEVATION 585.362
SOUTHWEST CORNER OF A 5'x12' CONC PAD AT THE WALKWAY TO KAYAK LAUNCH NEAR WATER'S EDGE NORTH-NORTHEAST OF APARTMENT BUILDING #580.

CONTROL POINTS - MI SOUTH SPCS NAD83

CP#4	CP#5	CP#6	CP#7
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 4075.6282	N 4075.6282	N 4075.6282	N 4075.6282
E 4003.0014	E 4003.0014	E 4003.0014	E 4003.0014
ELEV 586.562	ELEV 588.771	ELEV 586.348	ELEV 588.832

PROPERTY DESCRIPTION Parcel 1

That part of the Northwest one-quarter of Section 21, Town 8 North, Range 16 West, City of Grand Haven, Ottawa County, Michigan, described as: COMMENCING at the West one-quarter corner of said Section 21; thence North 88°03'28" East 947.15 feet along the East-West one-quarter line of said section; thence North 02°02'43" West 857.82 feet along the East right-of-way line of 6th Street (a 66.00 foot wide public right-of-way) and its extension thereof; thence North 88°02'30" East 115.56 feet along the North right-of-way line Adams Street to the PLACE OF BEGINNING; thence Northwesterly 29.57 feet on a 63.50 foot radius curve to the right, the chord of which bears North 58°30'17" West 29.31 feet; thence Northwesterly 41.23 feet on a 80.00 foot radius curve to the left, the chord of which bears North 60°55'36" West 40.77 feet; thence Northwesterly 26.74 feet on a 24.00 foot radius curve to the right, the chord of which bears North 43°46'33" West 25.38 feet; thence South 75°45'40" West 28.03 feet; thence North 01°57'30" West 12.43 feet; thence Northerly 28.71 feet on a 100.00 foot radius curve to the right, the chord of which bears North 06°15'55" East 28.61 feet; thence Northerly 100.47 feet on a 350.00 foot radius curve to the left, the chord of which bears North 08°15'55" East 100.12 feet; thence North 01°57'30" West 149.85 feet; thence Northerly 14.96 feet on a 38.00 foot radius curve to the right, the chord of which bears North 09°19'01" East 14.86 feet; thence North 20°35'31" East 146.59 feet; thence South 69°27'00" East 56.48 feet; thence North 65°04'00" East 21.50 feet; thence South 77°34'00" East 119.00 feet; thence South 83°06'00" East 85.00 feet; thence North 85°55'00" East 211.30 feet; thence Southwesterly 110.58 feet on a 233.00 foot radius curve to the right, the chord of which bears South 21°56'25" West 109.54 feet; thence South 04°19'50" West 113.64 feet; thence North 85°28'04" West 30.00 feet; thence South 15°09'39" West 16.81 feet; thence South 88°02'30" West 238.04 feet parallel with the North right-of-way line of Adams Street; thence South 01°57'30" East 215.50 feet perpendicular to said right-of-way line; thence South 88°02'30" West 126.32 feet along said right-of-way line to the place of beginning.

3.6872 acres

PROPERTY DESCRIPTION Parcel 2

That part of the Northwest one-quarter of Section 21, Town 8 North, Range 16 West, City of Grand Haven, Ottawa County, Michigan, described as: COMMENCING at the West one-quarter corner of said Section 21; thence North 88°03'28" East 947.15 feet along the East-West one-quarter line of said section; thence North 02°02'43" West 857.82 feet along the East right-of-way line of 6th Street (a 66.00 foot wide public right-of-way) and its extension thereof; thence North 88°02'30" East 241.88 feet along the as-platted North right-of-way line Adams Street to the PLACE OF BEGINNING; thence North 01°57'30" West 215.50 feet; thence North 88°02'30" East 238.04 feet; thence South 15°09'39" West 204.56 feet; thence South 88°02'30" West 32.40 feet along the North right-of-way line of Adams Street; thence South 01°57'40" East 20.00 feet along said right-of-way line; thence South 88°02'30" West 145.43 feet along said right-of-way line to the place of beginning.

1.0000 acre

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1 RIM 585.89 12" CPP INV S 582.14 15" CPP INV W 582.14 STRUCTURE BOTTOM 579.79 2" SQUARE RIM 4' DIA PRECAST STRUCTURE	STORM MH#7 RIM 586.85 12"x2 CPP INV NNE 580.85 18" CPP INV W 580.85 30" CPP INV S 580.85 WATER LEVEL 580.65 STRUCTURE BOTTOM 572.05 12" PIPES GO INTO 5K BAYSAYER UNIT 2" DIA RIM 6' DIA PRECAST STRUCTURE	4' DIA PRECAST STRUCTURE STORM MH#12 RIM 588.79 12" CPP INV SE 581.79 12" CPP INV E 580.79 24" CPP INV SW 580.69 24" CPP INV W 580.64 30" CPP INV NNE 580.44 STRUCTURE BOTTOM 580.34 2' DIA RIM 6' DIA PRECAST STRUCTURE
STORM CB#2 RIM 587.11 12" CPP INV N 583.01 STRUCTURE BOTTOM 581.21 2' SQUARE RIM 4' DIA PRECAST STRUCTURE	SANITARY MH#8 RIM 588.64 30" CLAY INV E 576.44 30" CLAY INV WE 576.04 2' DIA RIM 6' DIA PRECAST STRUCTURE	SANITARY MH#13 RIM 587.70 30" CLAY INV NE 576.30 30" CLAY INV W 576.10 2' DIA RIM 6' DIA PRECAST STRUCTURE
STORM CB#3 RIM 584.86 12" CPP INV W 581.16 STRUCTURE BOTTOM 580.36 2' SQUARE RIM 4' DIA PRECAST STRUCTURE	STORM MH#9 RIM 588.98 12" CPP INV NNW 584.28 24" CPP INV E 580.78 24" CPP INV SW 580.78 STRUCTURE BOTTOM 580.48 2' DIA RIM 4' DIA PRECAST STRUCTURE	STORM MH#14 RIM 587.27 12" CPP INV NNE 582.37 12" CPP INV SSE 582.32 12" CPP INV W 582.27 STRUCTURE BOTTOM 581.82 2' DIA RIM 4' DIA PRECAST STRUCTURE
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		STORM MH#17 RIM 30" CPP INV N 580.05 30" CPP INV SSW 580.30 STRUCTURE BOTTOM 579.70 2' DIA RIM 6' DIA PRECAST STRUCTURE

SHEET SCHEDULE	
C001	SITE SURVEY PLAN
C100	REMOVAL PLAN
C200	SITE LAYOUT PLAN
C300	SITE UTILITY PLAN
C400	SITE GRADING PLAN
C401	DETAILED GRADING PLAN-NORTH
C402	DETAILED GRADING PLAN-SOUTH
C500	MISCELLANEOUS DETAILS
L100	LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BAGALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

0 15 30
PLAN SCALE: 1" = 30'

Know what's below.
Call before you dig.

PLAN REVISIONS

SITE SURVEY PLAN
FOR
GRAND LANDING

CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 06-08-26

PROJECT NO.
230208.01

DESIGN DRAWN BY:
FEF/ESA/CFB

DESIGNED BY:
ZSV

CHECKED BY:
ZSV

PLAN DATE:
October 8, 2026

SHEET NUMBER
C001

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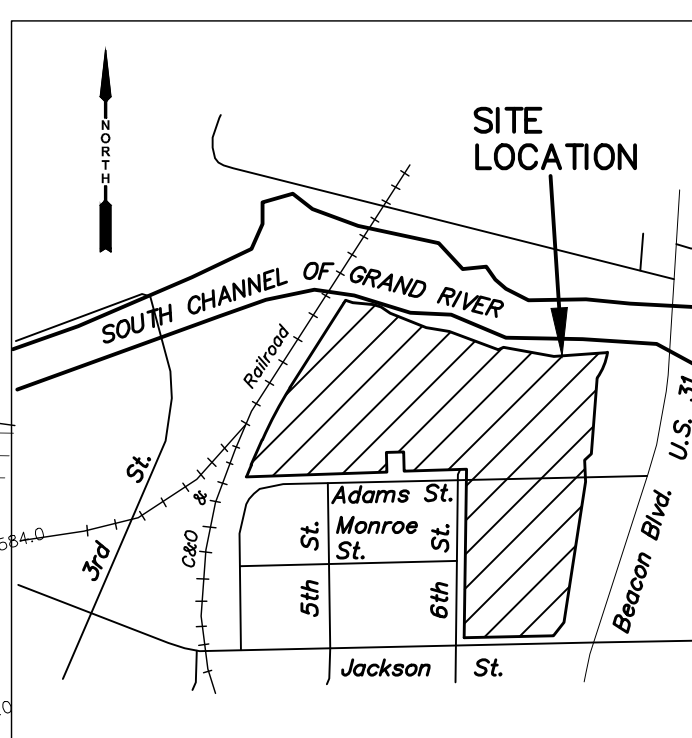
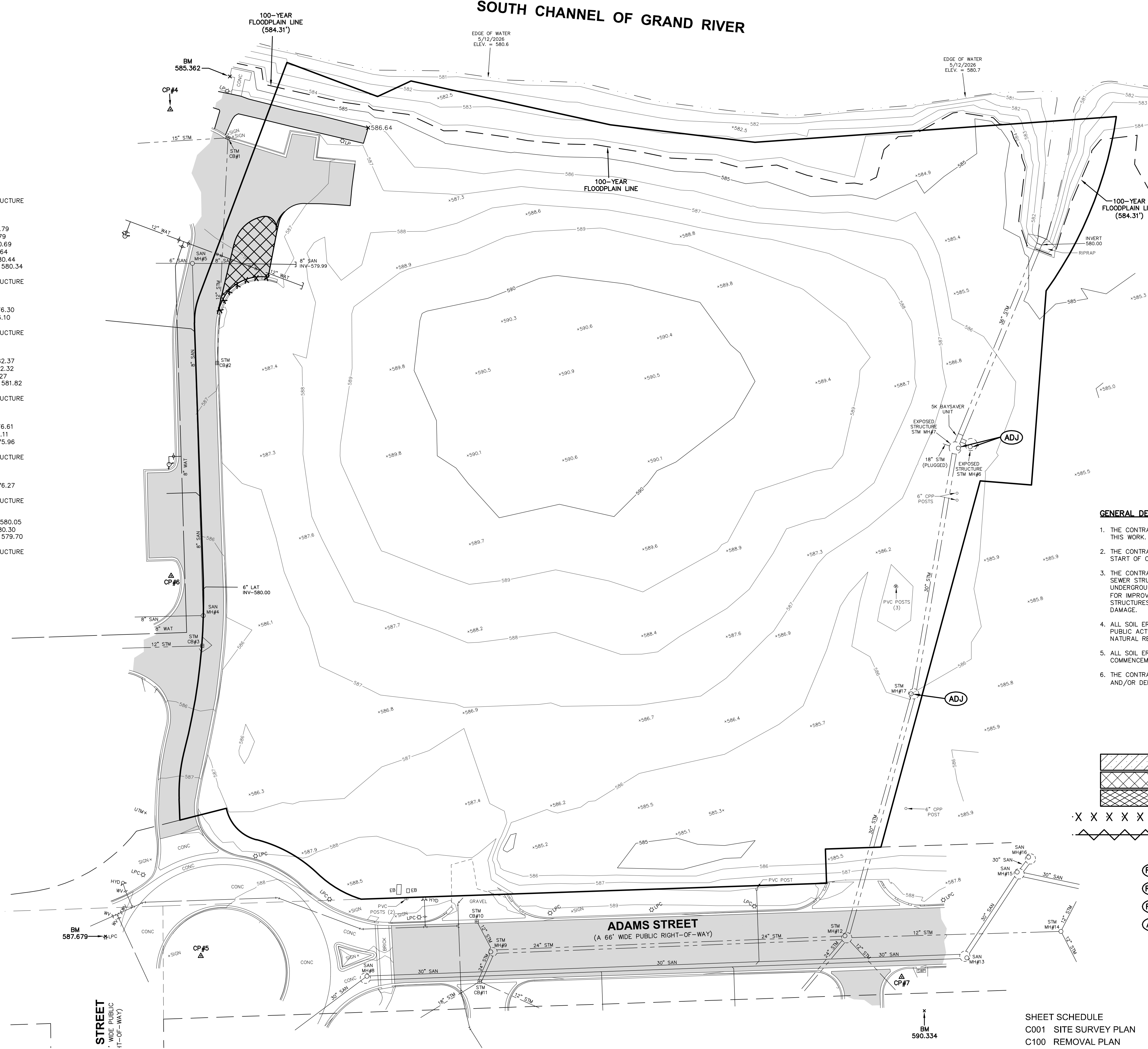
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SOUTH CHANNEL OF GRAND RIVER



North arrow pointing up.

Scale: 1" = 30'

811 logo with text: "Know what's below. Call before you dig."

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS, CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.

REMOVAL LEGEND

- | | |
|--|---------------------------|
| | ALTERNATE HMA REMOVAL |
| | REMOVE BITUMINOUS |
| | REMOVE CONCRETE |
| | REMOVE CURB & GUTTER |
| | REMOVE/ABANDON UTILITY |
| | TREE REMOVAL |
| | RELOCATE BY OTHERS |
| | REMOVE & SALVAGE |
| | REMOVE ITEM |
| | DRAINAGE STRUCTURE ADJUST |

SHEET SCHEDULE

- | | |
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ATTN: MR. BLAKE BAGALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

PLAN REVISIONS

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:info@mbce.com

MBCE logo

SITE REMOVAL PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 06-08-26

PROJECT NO.
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FEF/ESA/CFB

DESIGNED BY:
ZSV

CHECKED BY:
ZSV

PLAN DATE:
October 8, 2026

SHEET NUMBER
C100

BENCHMARKS

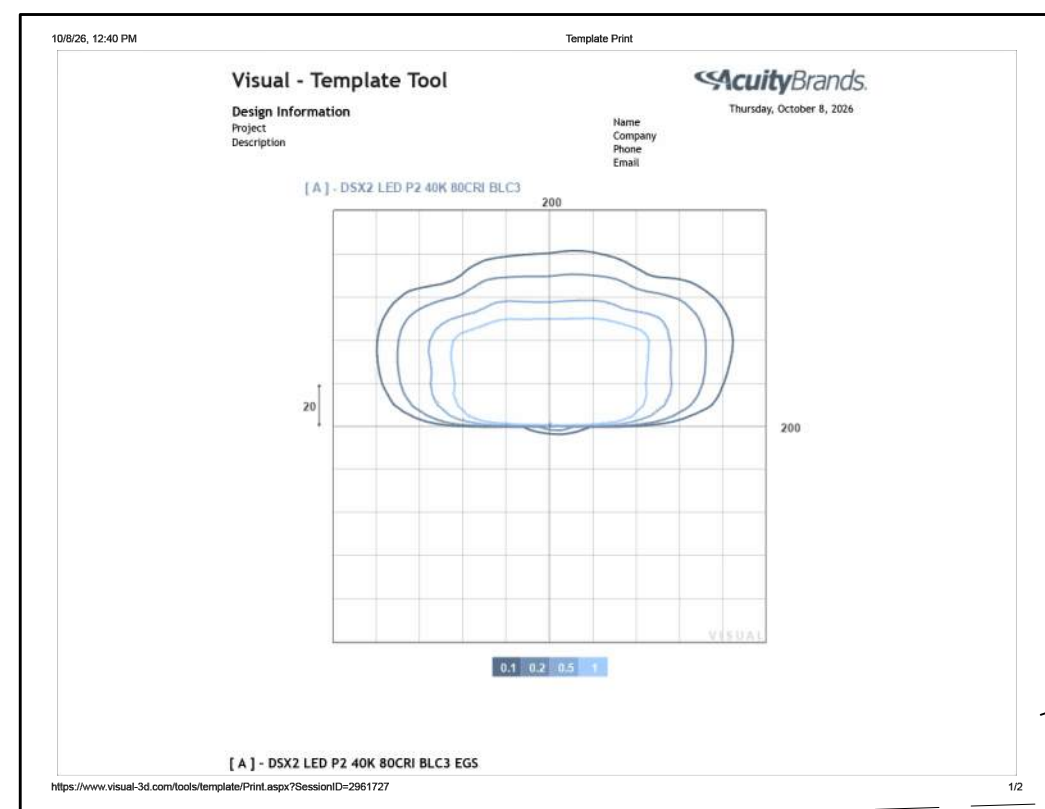
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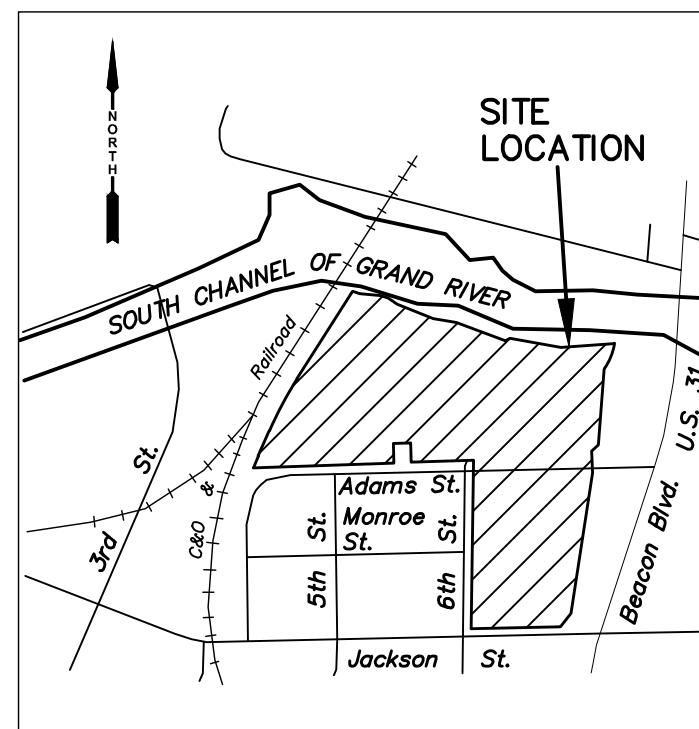
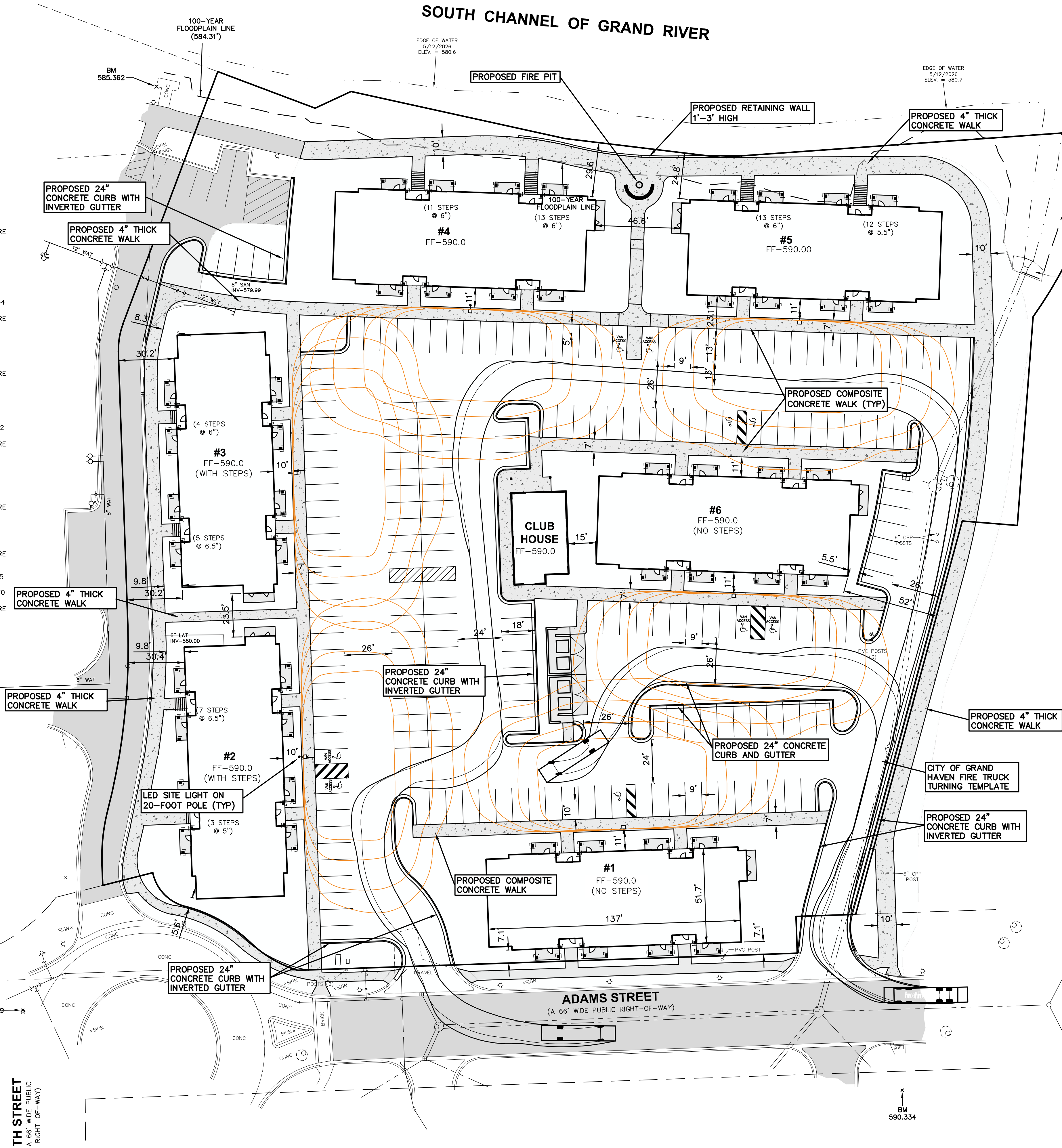
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STORM CB#3 RIM 584.86 12" CPP INV W 581.16 STRUCTURE BOTTOM 580.36 2" SQUARE RIM 4" DIA PRECAST STRUCTURE	STORM MH#9 RIM 588.98 12" CPP INV NNW 584.28 24" CPP INV E 580.78 24" CPP INV SW 580.78 STRUCTURE BOTTOM 580.48 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM MH#13 RIM 587.70 30" CLAY INV NE 576.30 30" CLAY INV W 576.10 2" DIA RIM 6" DIA PRECAST STRUCTURE
SANITARY MH#4 RIM 585.42 8" PVC INV N 578.67 8" PVC INV W 578.62 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM CB#10 RIM 588.57 12" CPP INV SSE 584.62 STRUCTURE BOTTOM 8" PVC INV S 579.58 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM MH#14 RIM 587.27 12" CPP INV NNE 582.37 12" CPP INV SSE 582.32 12" CPP INV W 582.27 STRUCTURE BOTTOM 581.82 2" DIA RIM 4" DIA PRECAST STRUCTURE
SANITARY MH#5 RIM 587.28 6" PVC INV W 580.48 8" PVC INV E 579.58 8" PVC INV S 579.58 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM CB#11 RIM 588.64 12" CPP INV ESE 583.64 18" CPP INV SW 580.89 24" CPP INV NNE 580.89 STRUCTURE BOTTOM 578.39 2" SQUARE RIM	SANITARY MH#15 RIM 587.66 30" CLAY INV NE 576.61 30" CLAY INV E 576.11 30" CLAY INV SW 575.96 2" DIA RIM 6" DIA PRECAST STRUCTURE
STORM MH#6 RIM 586.77 WATER LEVEL 580.62 STRUCTURE BOTTOM 572.17 NO VISIBLE PIPES PART OF 5K BAYSAYER UNIT 2" DIA RIM 6" DIA PRECAST STRUCTURE	STORM MH#16 RIM 587.52 30" CLAY INV SW 576.27 2" DIA RIM 6" DIA PRECAST STRUCTURE	STORM MH#17 RIM 580.05 30" CPP INV N 580.05 30" CPP INV SSW 580.30 STRUCTURE BOTTOM 579.70 2" DIA RIM 6" DIA PRECAST STRUCTURE



SOUTH CHANNEL OF GRAND RIVER



PROJECT SUMMARY

PARCEL SIZE: 4.69 ACRES
PROPOSED RESIDENTIAL UNITS: 144 (24 PER BUILDING)
PROPOSED PARKING:
208 TOTAL PARKING SPACES (INCLUDES 9 ADA SPACES)
PARKING RATIO: 1.44 SPACES PER UNIT

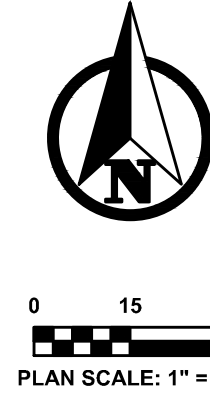
SITE PLAN GENERAL NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
- THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
- ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE SPECIFIED, REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
8" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" MDOT GRADE P1 OR S2, 3,500 PSI, 28-DAY, 5-7% AIR ENTRAINED, BROOM FINISH
2 LAYERS, 6X6/6X6 WOVEN WIRE FABRIC.
- THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
8" 21AA GRAVEL BASE (C.I.P.)
2" 3EL HMA LEVELING COURSE
2" 3EL HMA WEARING COURSE
- ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
12" MDOT CL-2 SAND SUBBASE (C.I.P.)
6" 21AA GRAVEL BASE (C.I.P.)
1 1/2" 3EL HMA LEVELING COURSE
1 1/2" 5EL HMA WEARING COURSE
- THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
- THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
- THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
- THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
- THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

SHEET SCHEDULE

C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
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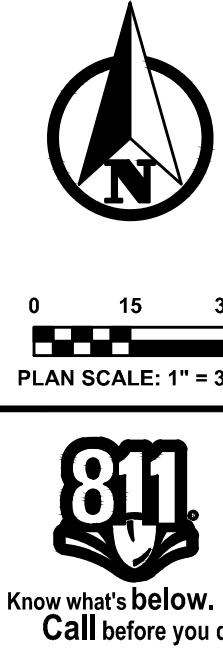
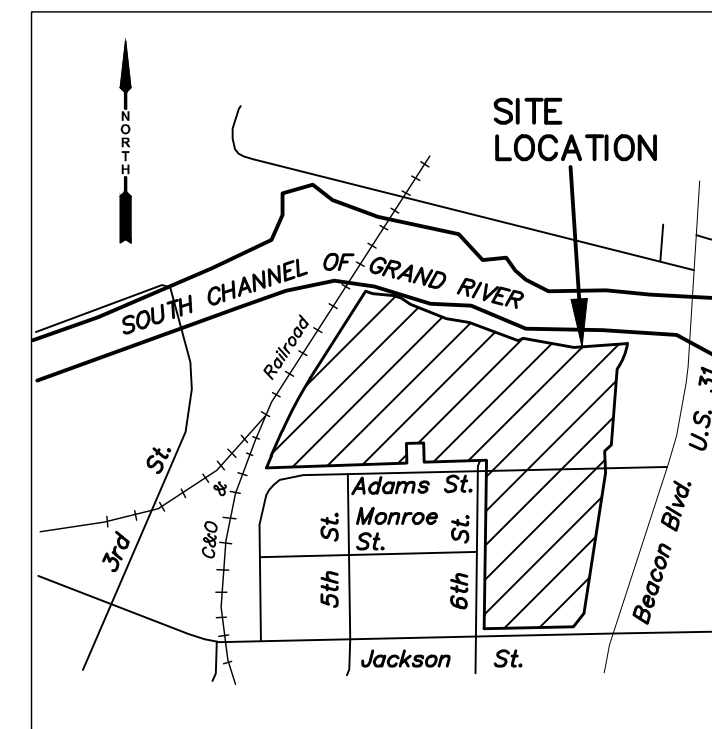
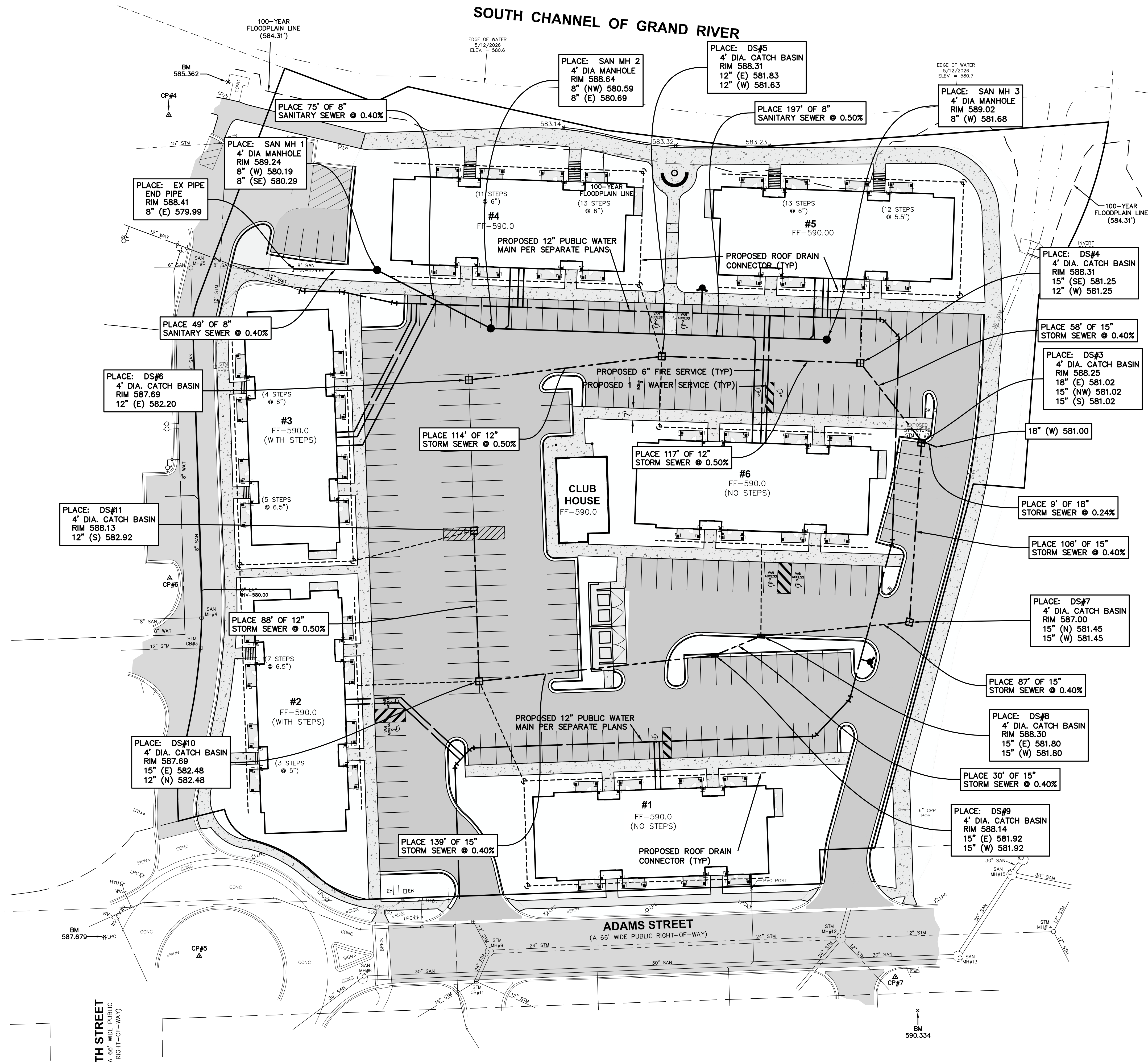


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SITE LAYOUT PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 06-08-26
PROJECT NO.
230208.01
DESIGN DRAWN BY:
FEF/ESA/CFB
DESIGNED BY:
ZSV
CHECKED BY:
ZSV
PLAN DATE:
October 8, 2026
SHEET NUMBER
C200



UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER MANAGEMENT SYSTEM AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

PLAN REVISIONS

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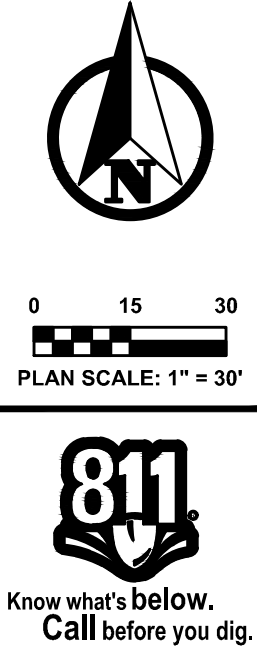
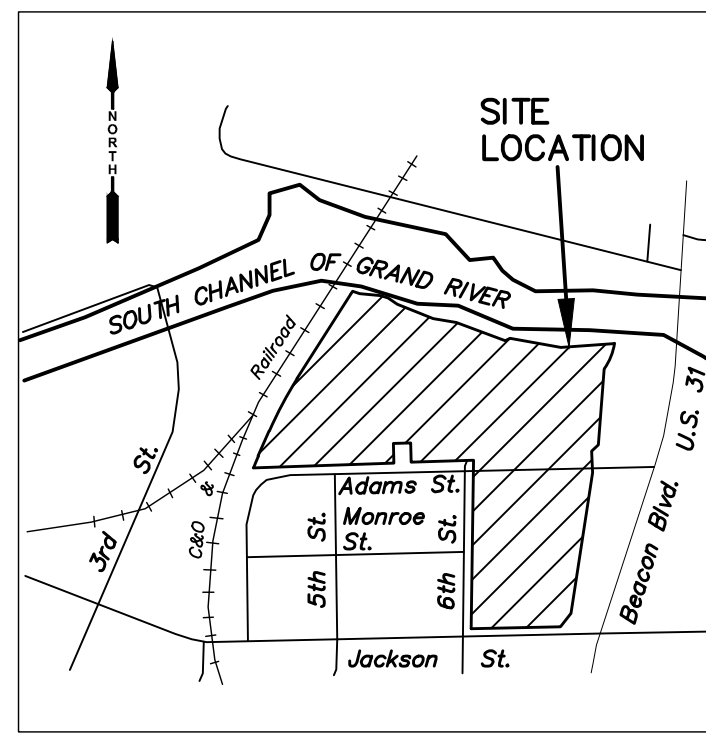
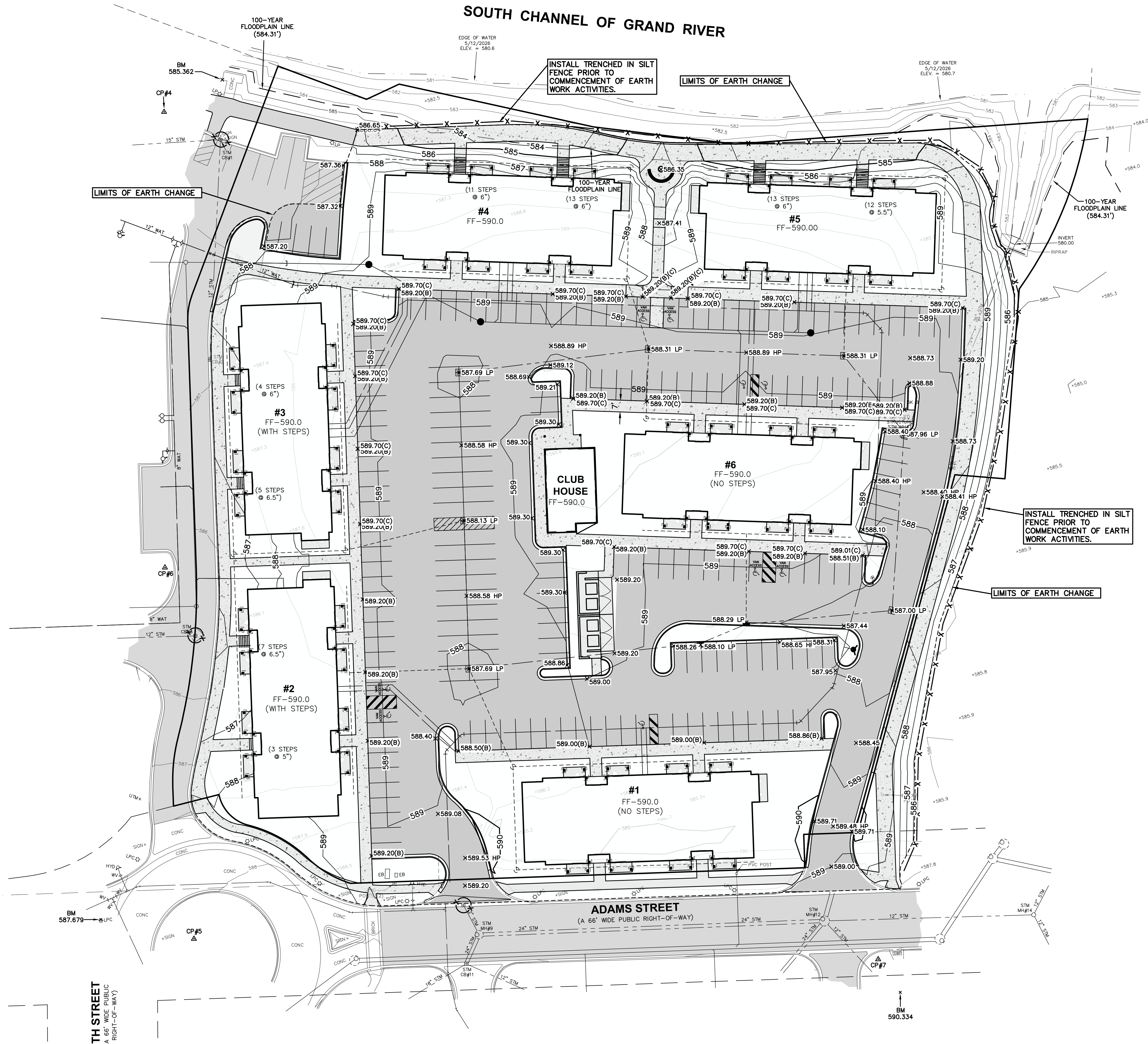
SITE UTILITY PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 06-08-26
PROJECT NO.
230208.01
DESIGN DRAWN BY:
FEF/ESA/CFB
DESIGNED BY:
ZSV
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ZSV
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SHEET NUMBER
C300

SHEET SCHEDULE
C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
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PLAN REVISIONS

SOIL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM _____ STREET.
19. EXISTING SOIL CONDITIONS: _____

SHEET SCHEDULE	
C001	SITE SURVEY PLAN
C100	REMOVAL PLAN
C200	SITE LAYOUT PLAN
C300	SITE UTILITY PLAN
C400	SITE GRADING PLAN
C401	DETAILED GRADING PLAN-NORTH
C402	DETAILED GRADING PLAN-SOUTH
C500	MISCELLANEOUS DETAILS
L100	LANDSCAPING PLAN

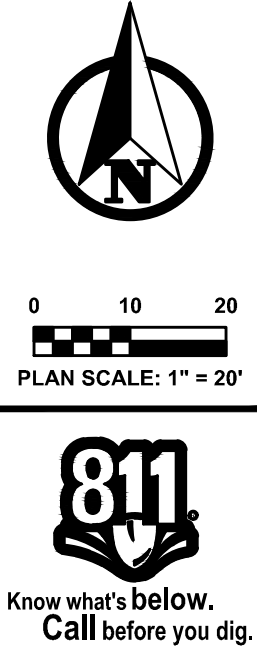
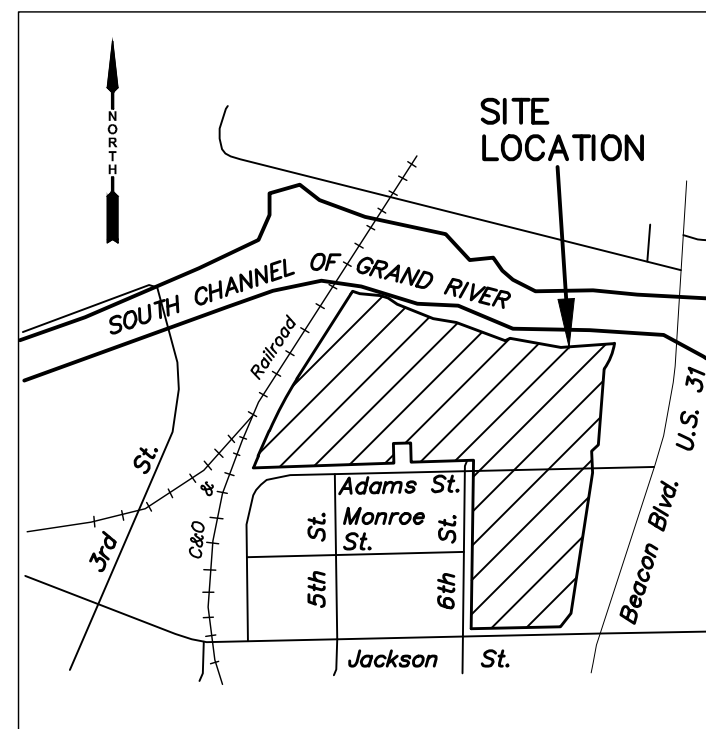
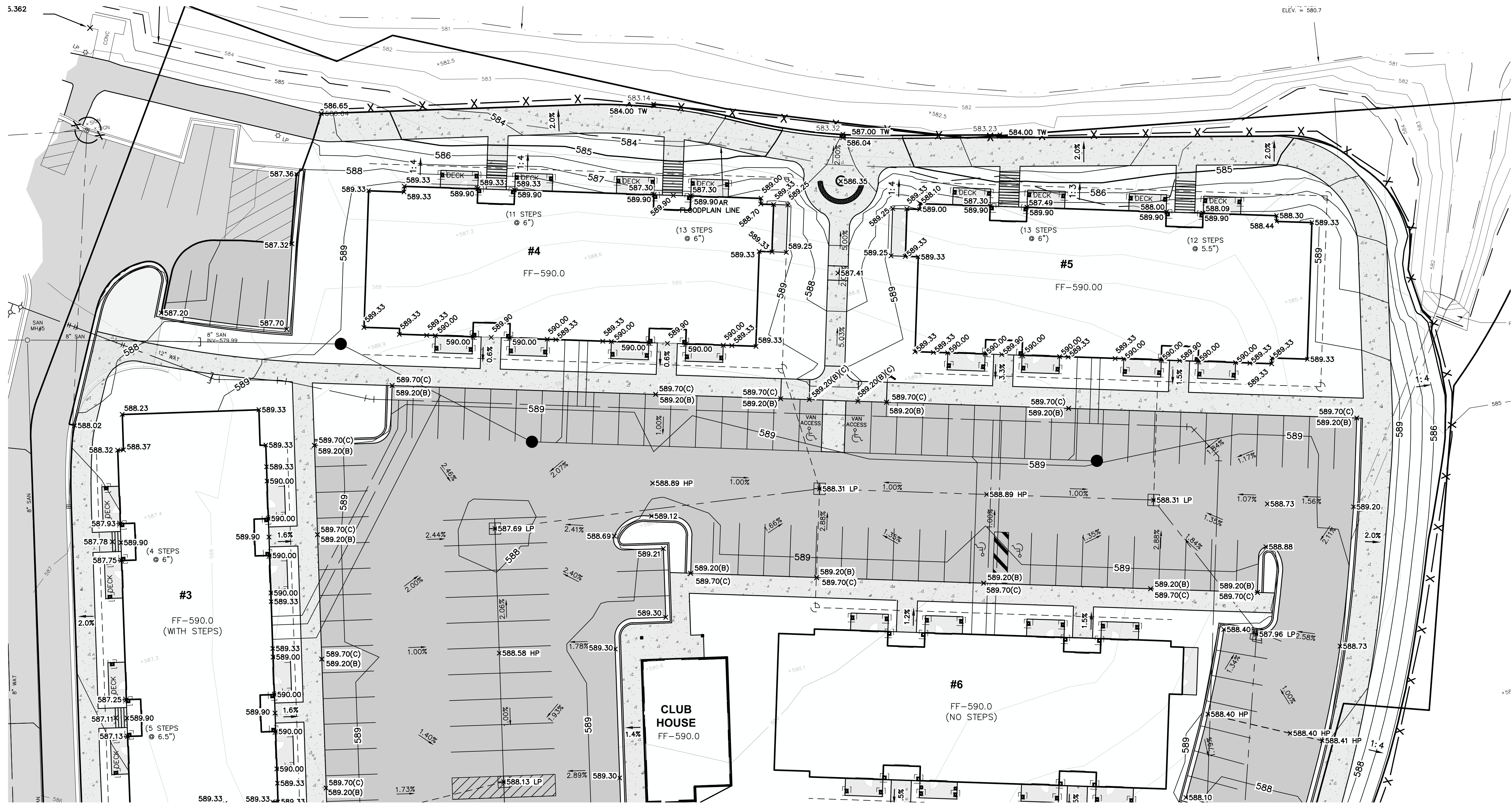
PREPARED FOR:
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2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BAGALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM

SITE GRADING-SESC PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	C400

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PLAN REVISIONS

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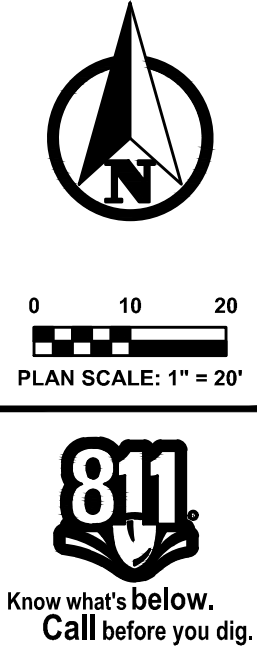
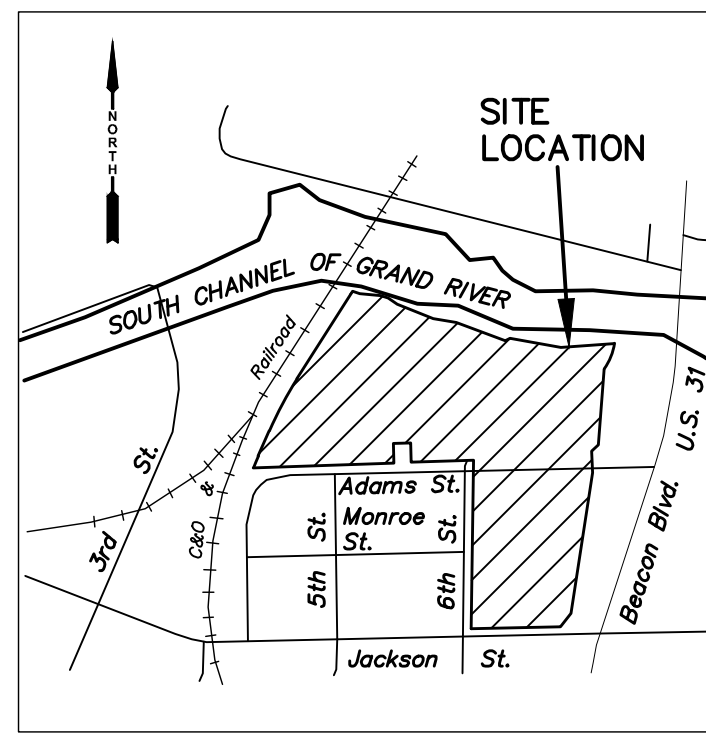
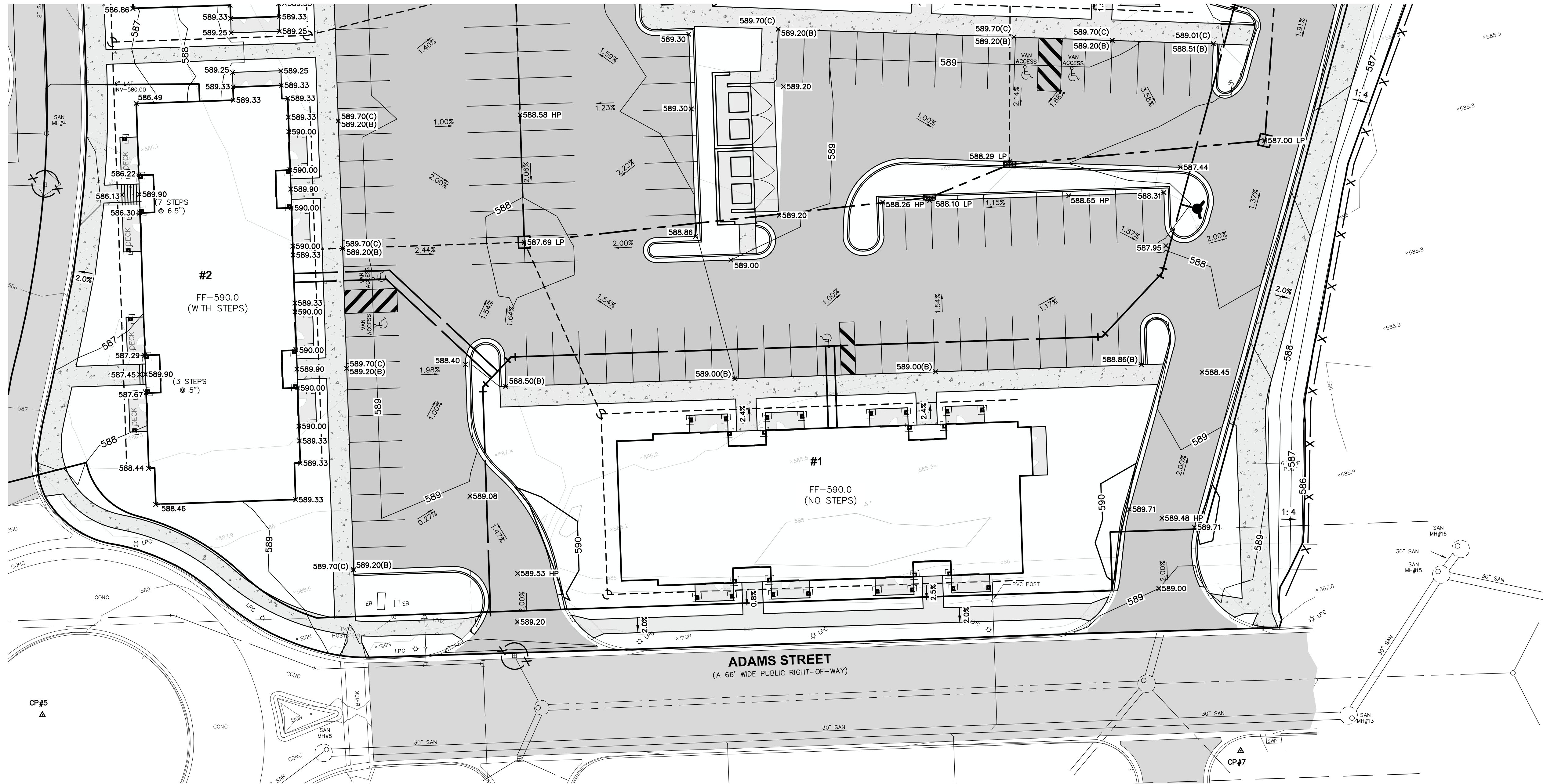
ENLARGED GRADING-NORTH
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 06-08-26
PROJECT NO.
230208.01
DESIGN DRAWN BY:
FEF/ESA/CFB
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ZSV
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ZSV
PLAN DATE:
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SHEET NUMBER
C401

SHEET SCHEDULE
C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
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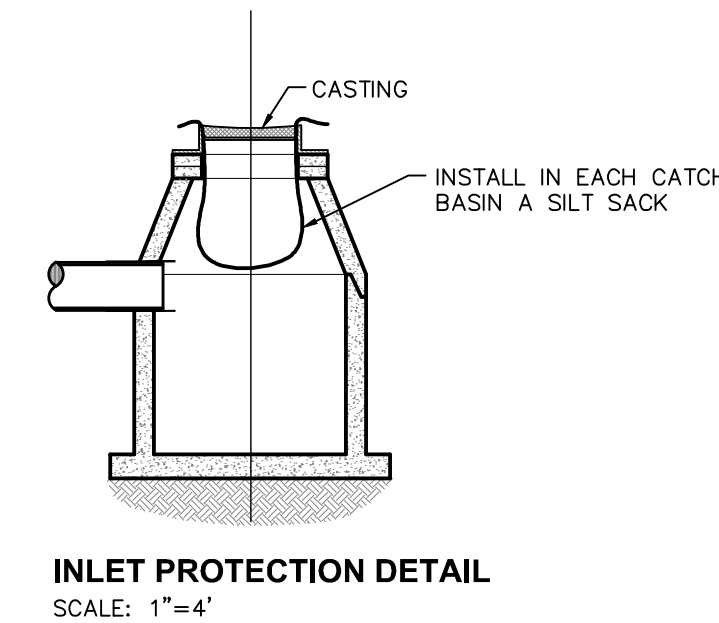
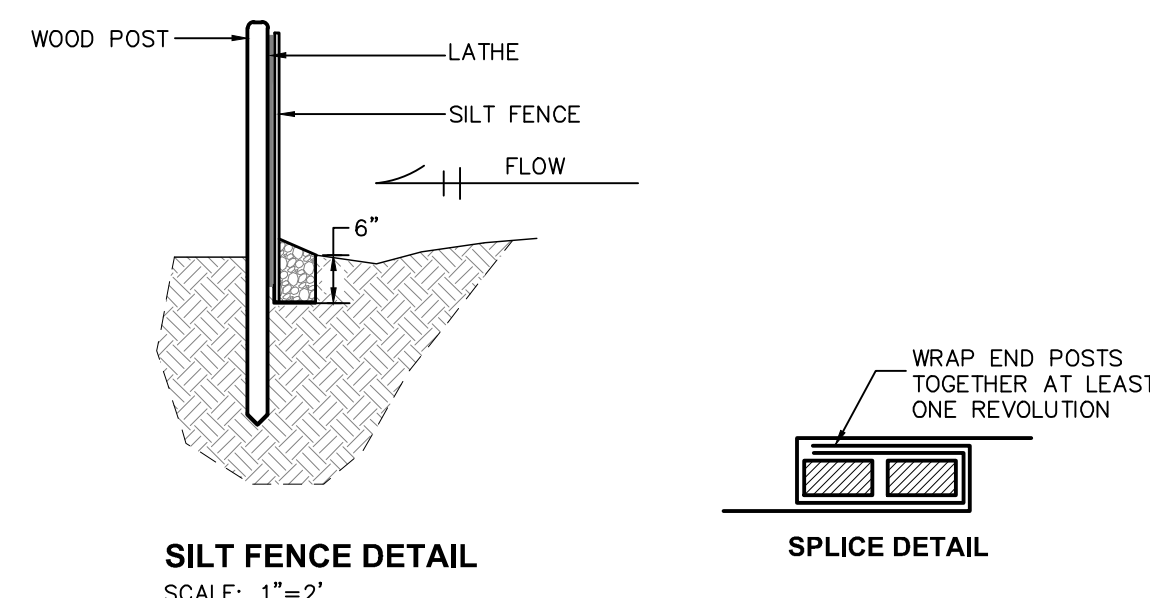
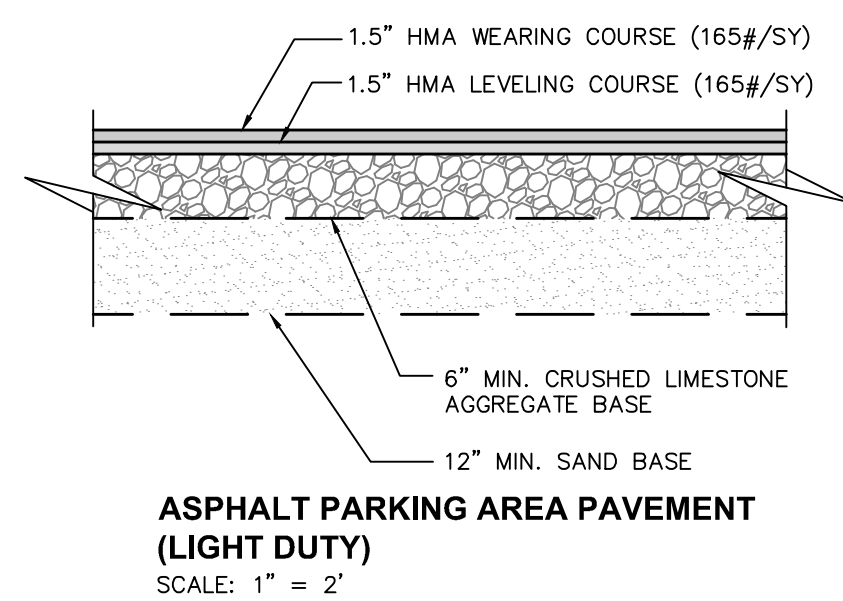
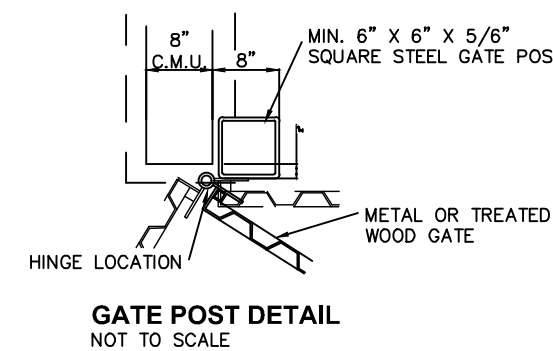
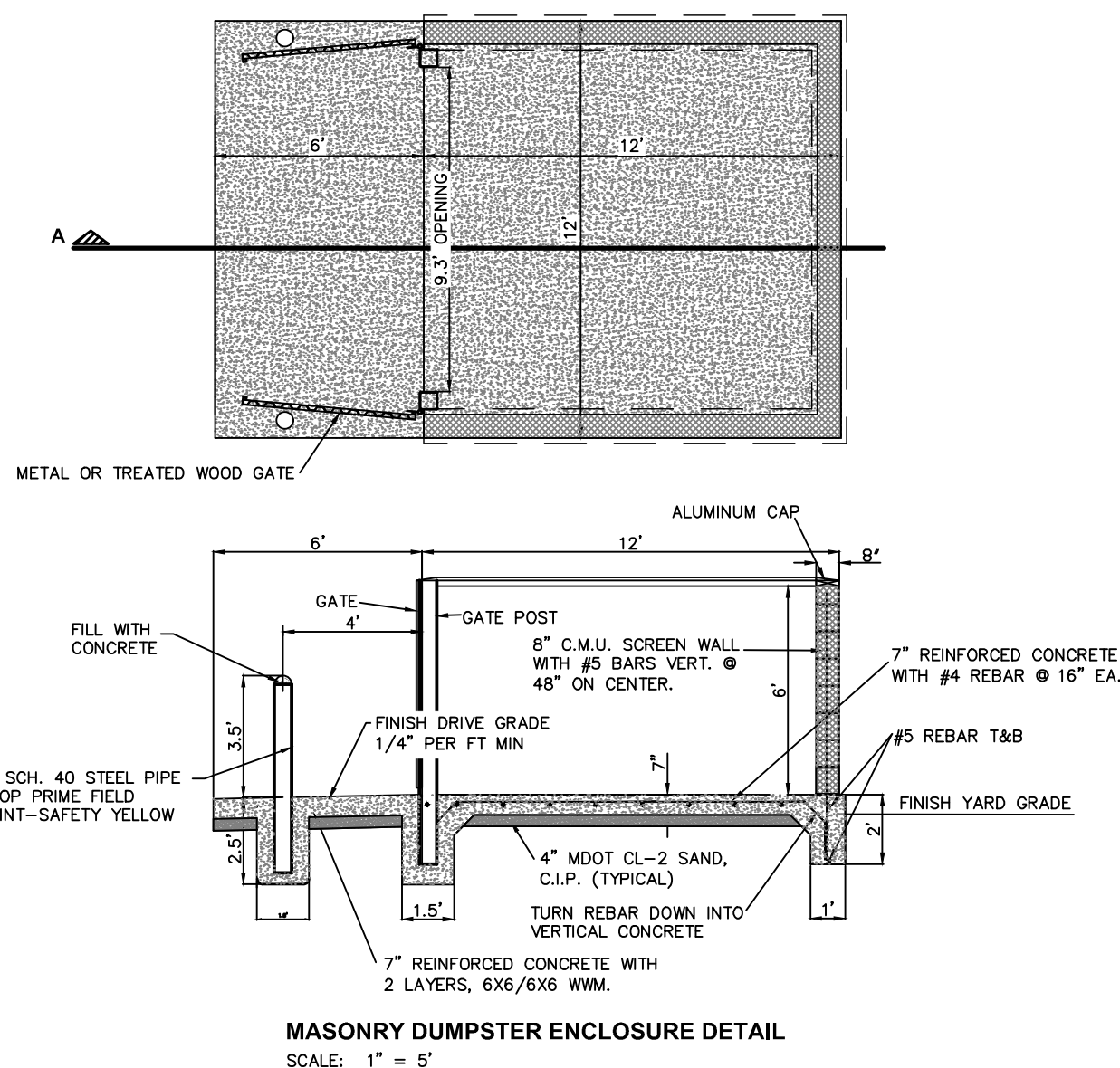
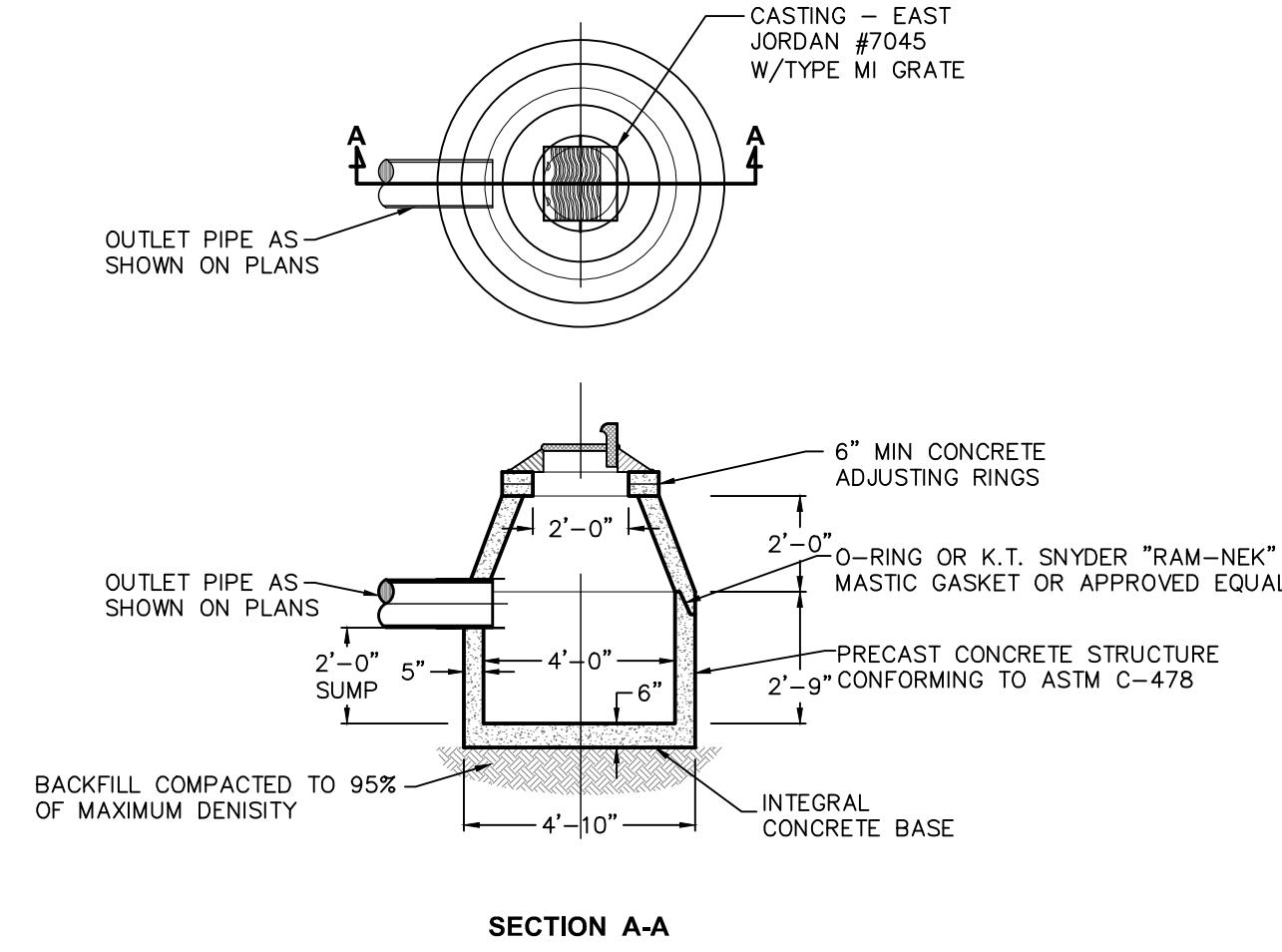
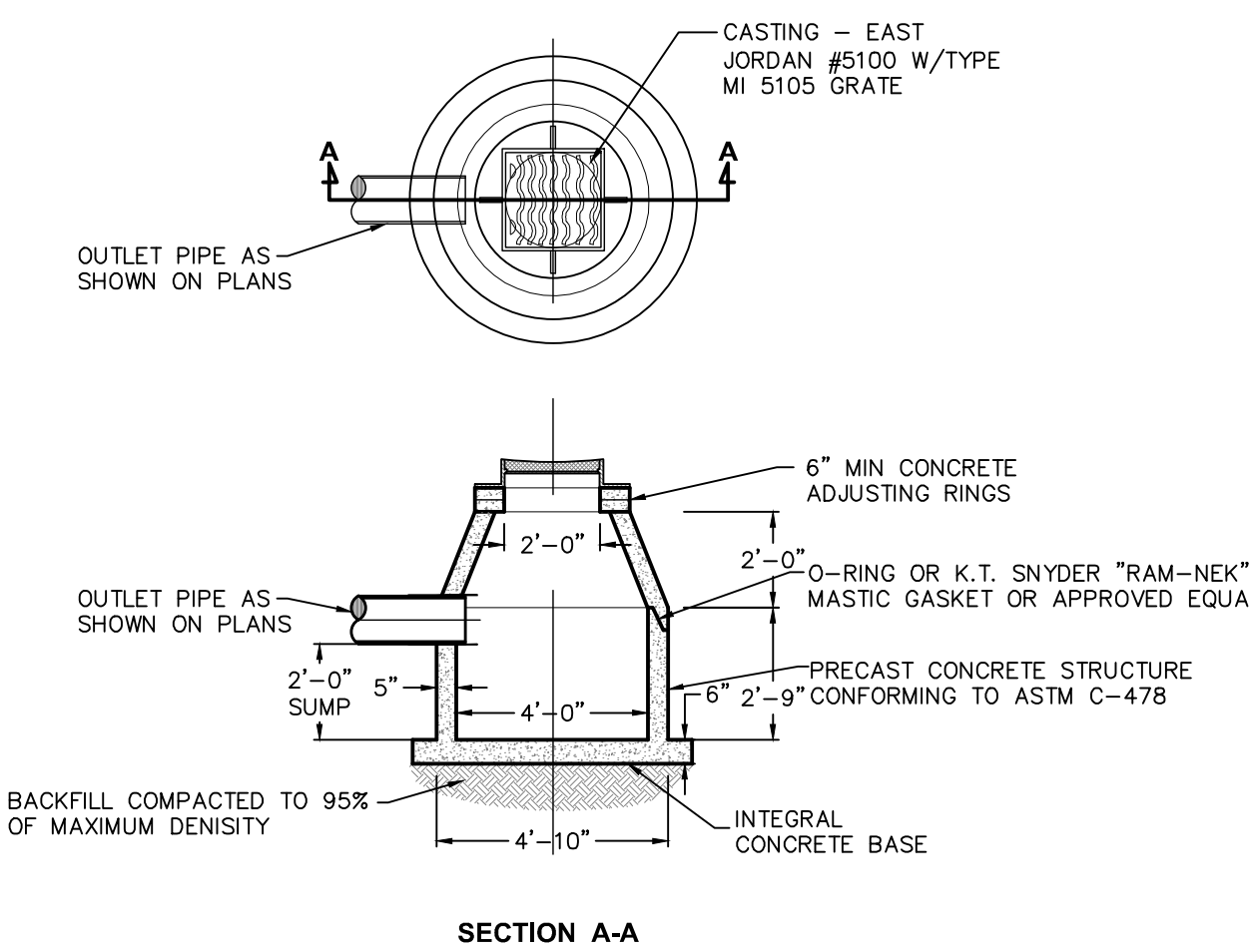
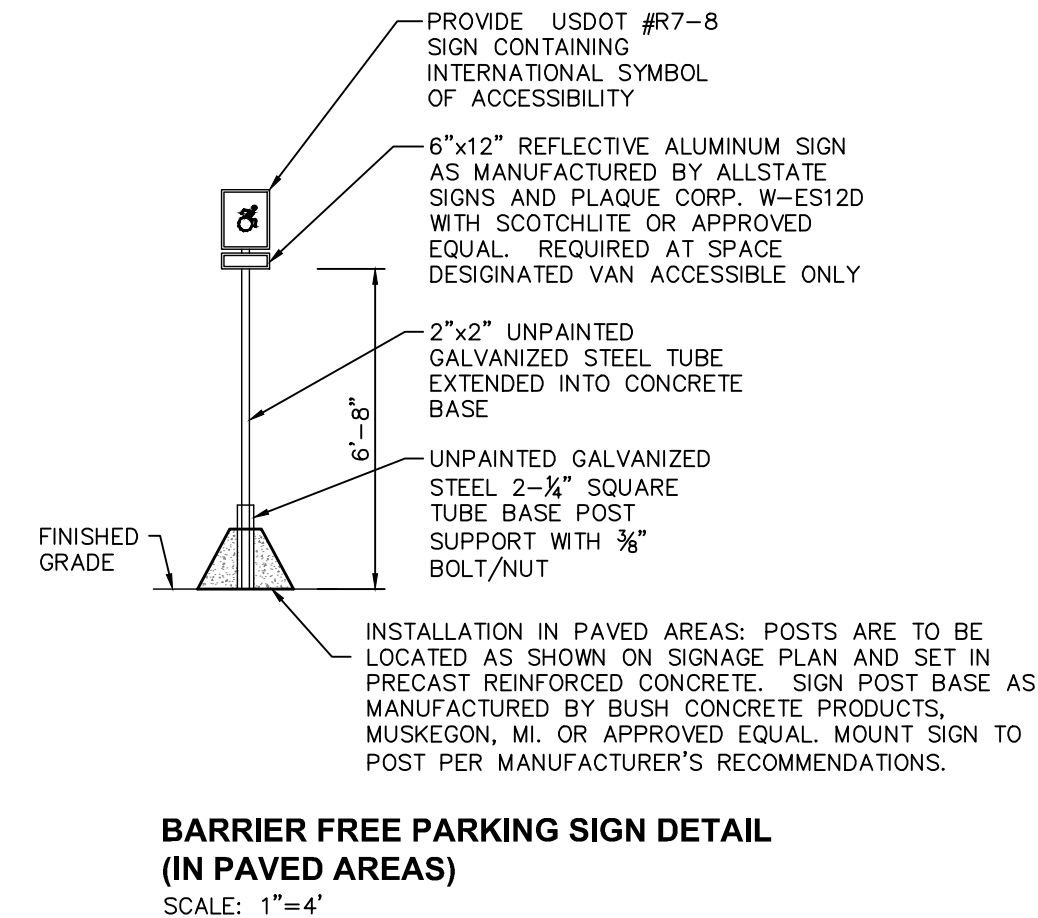
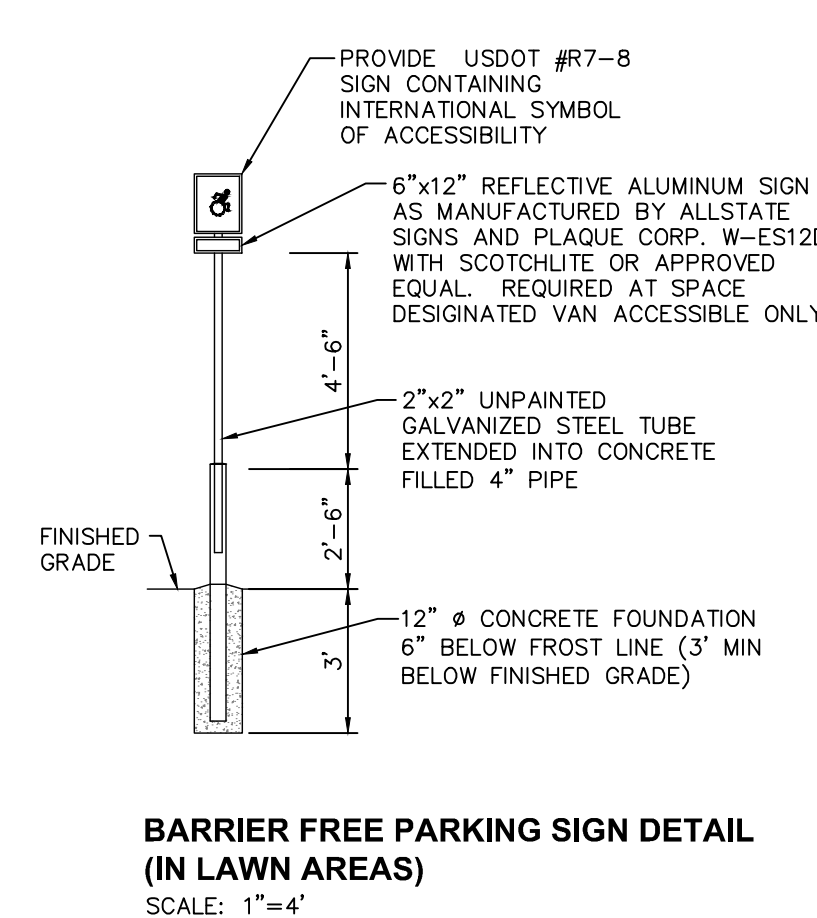
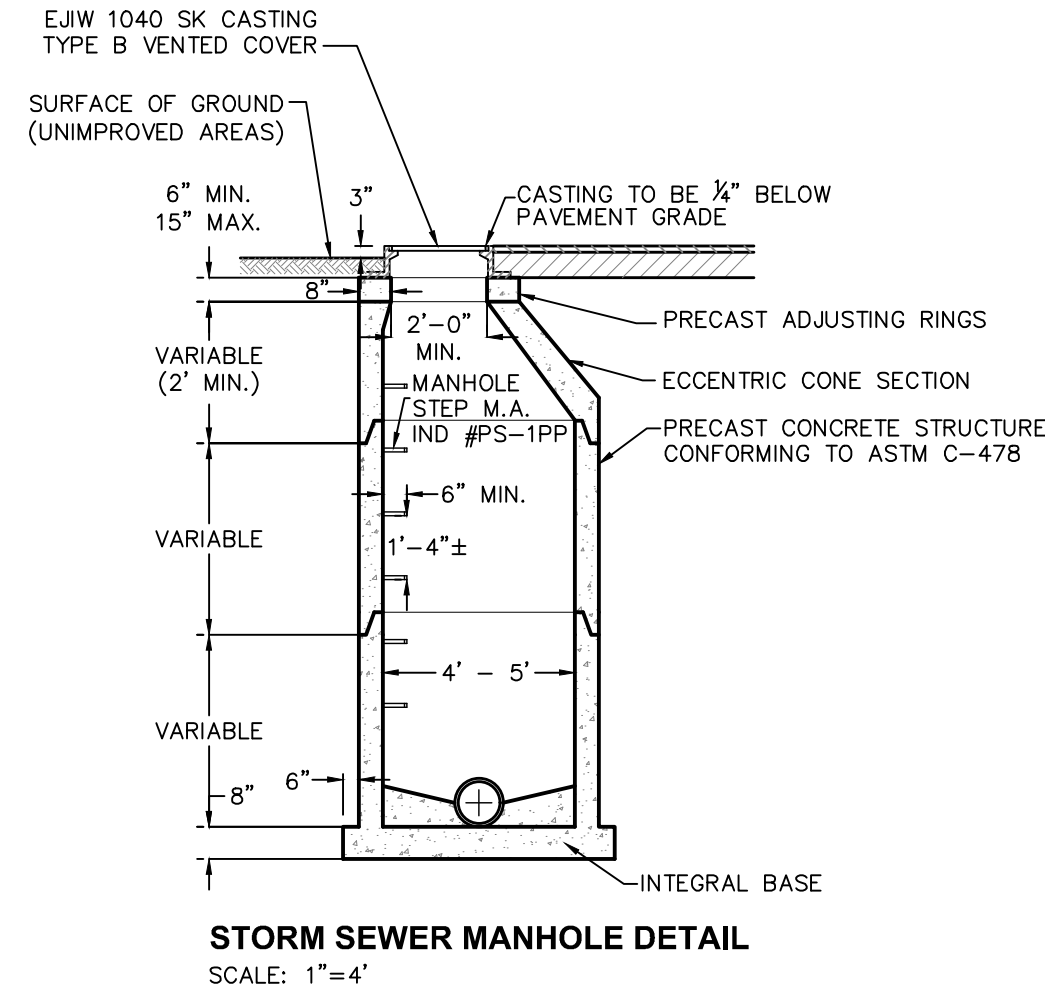
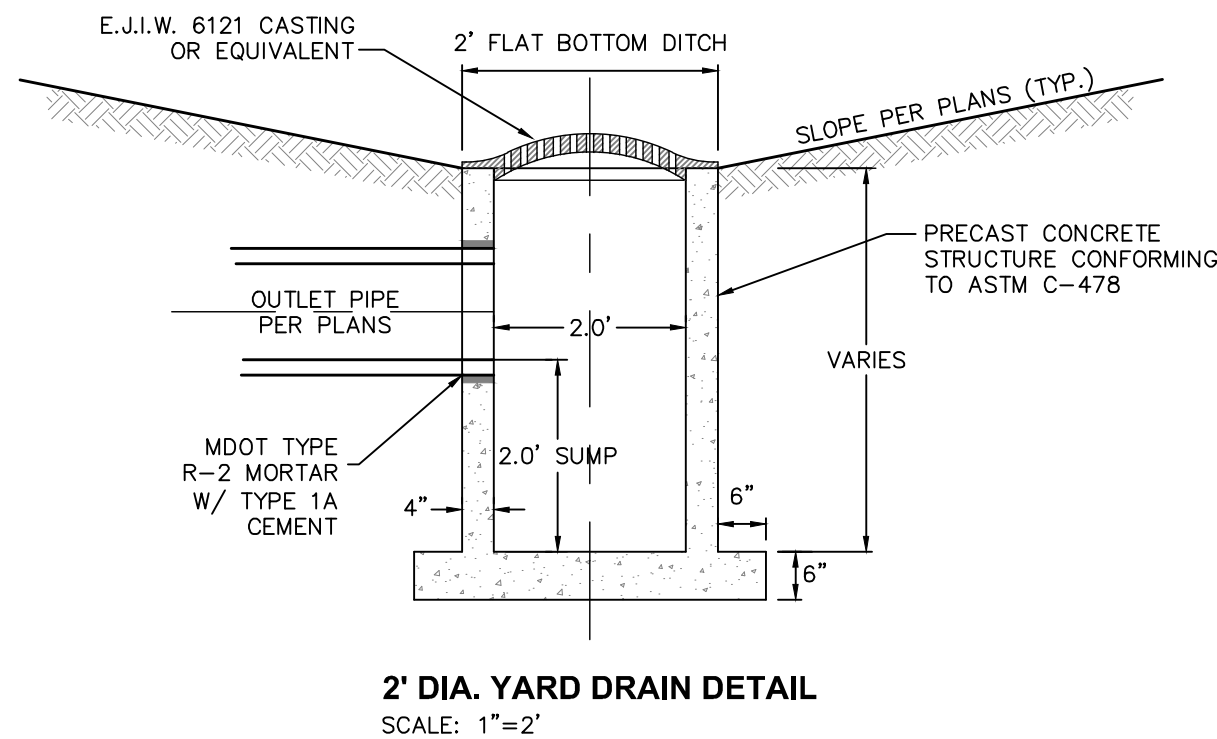
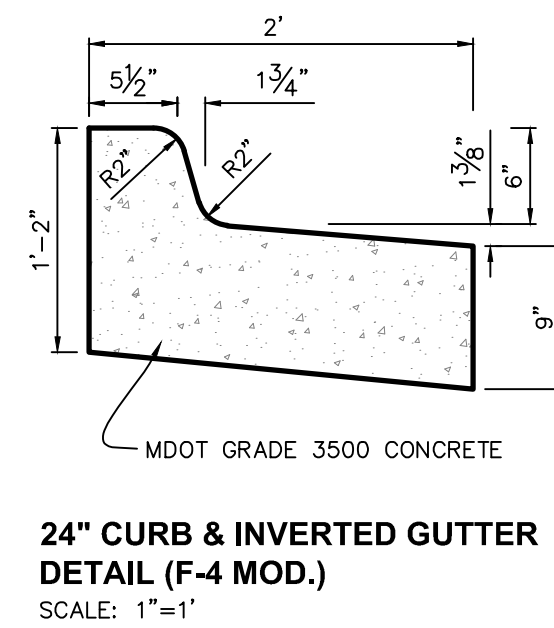
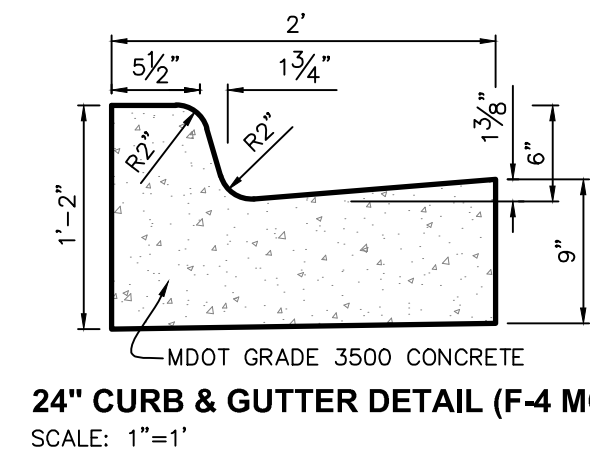
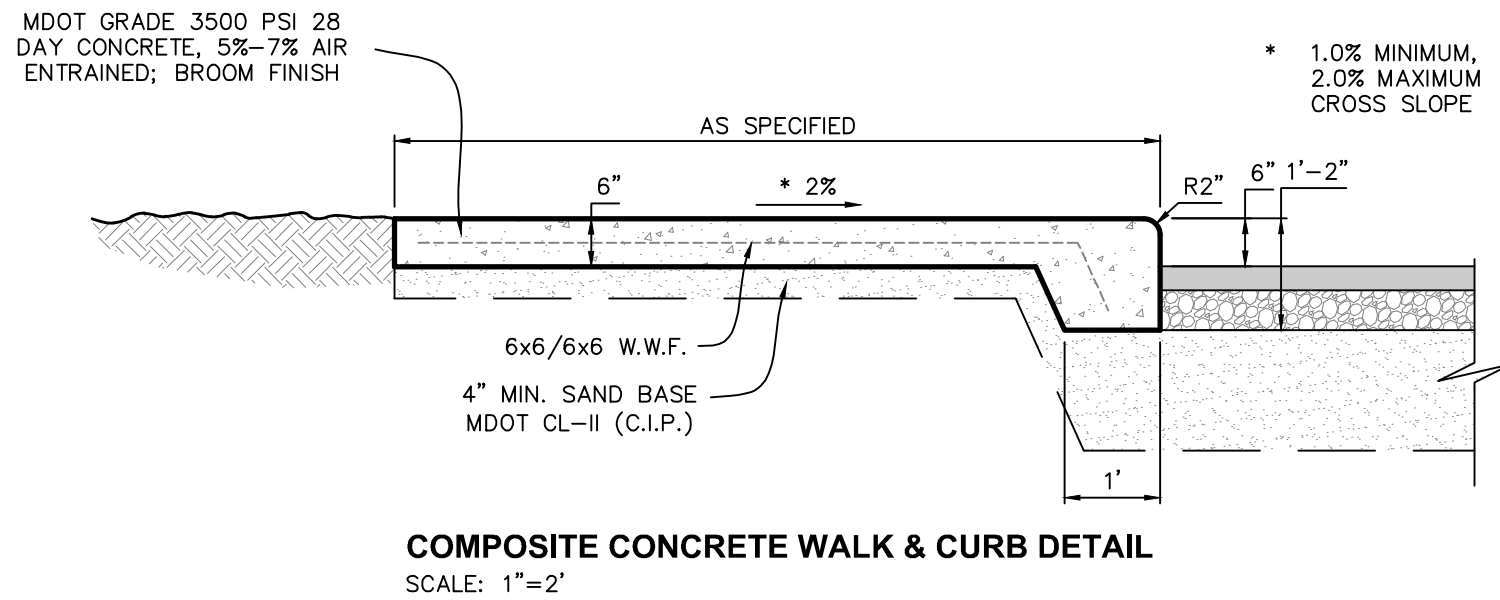
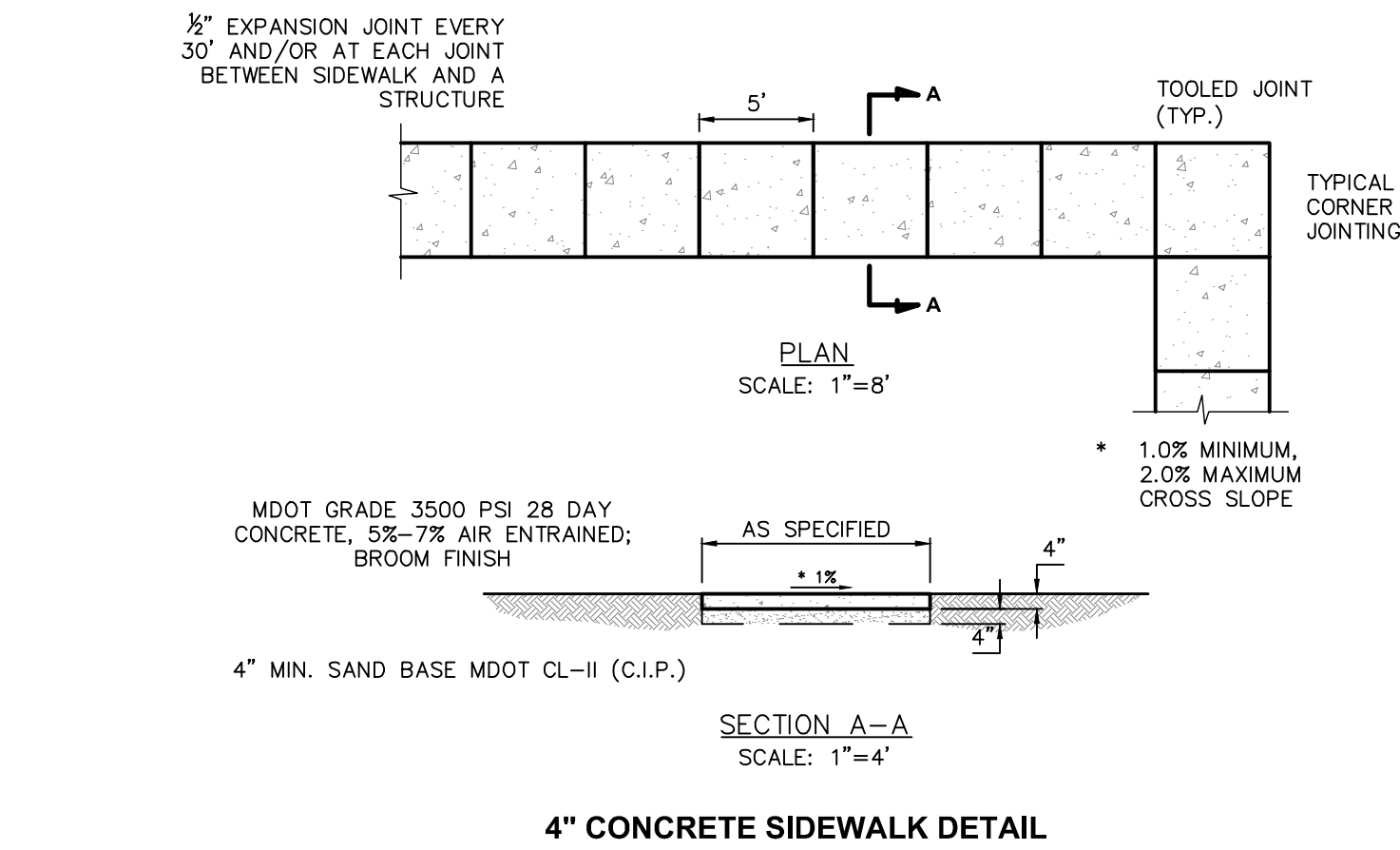
ENLARGED GRADING-SOUTH
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
M&B 06-08-26
PROJECT NO.
230208.01
DESIGN DRAWN BY:
FEF/ESA/CFB
DESIGNED BY:
ZSV
CHECKED BY:
ZSV
PLAN DATE:
October 8, 2026

SHEET NUMBER
C402

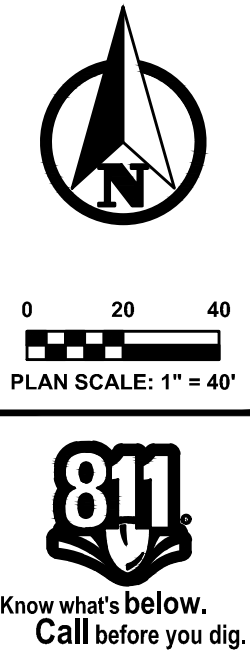
SHEET SCHEDULE
C001 SITE SURVEY PLAN
C100 REMOVAL PLAN
C200 SITE LAYOUT PLAN
C300 SITE UTILITY PLAN
C400 SITE GRADING PLAN
C401 DETAILED GRADING PLAN-NORTH
C402 DETAILED GRADING PLAN-SOUTH
C500 MISCELLANEOUS DETAILS
L100 LANDSCAPING PLAN

PREPARED FOR:
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2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BAGALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM



SHEET SCHEDULE	
C001	SITE SURVEY PLAN
C100	REMOVAL PLAN
C200	SITE LAYOUT PLAN
C300	SITE UTILITY PLAN
C400	SITE GRADING PLAN
C401	DETAILED GRADING PLAN-NORTH
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MB

MISCELLANEOUS DETAILS
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE
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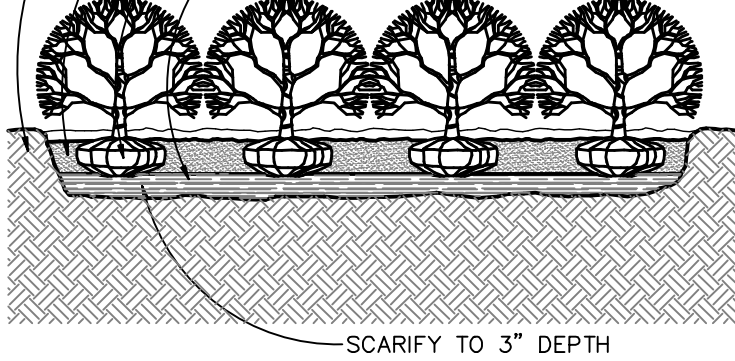
SHEET NUMBER
C500

EXISTING UNDERGROUND UTILITY DATA

STORM CB#1 RIM 585.89 12" CPP INV S 582.14 15" CPP INV W 582.14 STRUCTURE BOTTOM 579.79 2" SQUARE RIM 4" DIA PRECAST STRUCTURE	STORM MH#7 RIM 585.85 12"x2" CPP INV NNE 580.85 18" CPP INV W 580.85 30" CPP INV S 580.85 WATER LEVEL 580.85 STRUCTURE BOTTOM 572.05 12" PIPES GO INTO 5K BAYSAYER UNIT 2" DIA RIM 6" DIA PRECAST STRUCTURE	STORM MH#12 RIM 588.79 12" CPP INV SE 581.79 12" CPP INV E 580.79 24" CPP INV SW 580.69 24" CPP INV W 580.64 30" CPP INV NNE 580.44 STRUCTURE BOTTOM 580.34 2" DIA RIM 6" DIA PRECAST STRUCTURE
STORM CB#2 RIM 587.11 12" CPP INV N 583.01 STRUCTURE BOTTOM 581.21 2" SQUARE RIM 4" DIA PRECAST STRUCTURE	SANITARY MH#8 RIM 588.64 30" CLAY INV E 576.44 30" CLAY INV WE 576.04 2" DIA RIM 6" DIA PRECAST STRUCTURE	SANITARY MH#13 RIM 587.70 30" CLAY INV NE 576.30 30" CLAY INV W 576.10 2" DIA RIM 6" DIA PRECAST STRUCTURE
STORM CB#3 RIM 584.86 12" CPP INV W 581.16 STRUCTURE BOTTOM 580.36 2" SQUARE RIM 4" DIA PRECAST STRUCTURE	STORM MH#9 RIM 588.98 12" CPP INV NNW 584.28 24" CPP INV E 580.78 24" CPP INV SW 580.78 STRUCTURE BOTTOM 580.48 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM MH#14 RIM 587.27 12" CPP INV NNE 582.37 12" CPP INV SSE 582.32 12" CPP INV W 582.27 STRUCTURE BOTTOM 581.82 2" DIA RIM 4" DIA PRECAST STRUCTURE
SANITARY MH#4 RIM 585.42 8" PVC INV N 578.67 8" PVC INV W 578.62 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM CB#10 RIM 588.57 12" CPP INV SSE 584.62 STRUCTURE BOTTOM 2" SQUARE RIM 4" DIA PRECAST STRUCTURE	SANITARY MH#15 RIM 587.66 30" CLAY INV NE 576.61 30" CLAY INV E 576.11 30" CLAY INV SW 575.96 2" DIA RIM 6" DIA PRECAST STRUCTURE
STORM MH#5 RIM 587.28 6" PVC INV W 580.48 8" PVC INV E 579.58 8" PVC INV S 579.58 2" DIA RIM 4" DIA PRECAST STRUCTURE	STORM CB#11 RIM 588.64 12" CPP INV ESE 583.64 18" CPP INV SW 580.89 24" CPP INV NNE 580.89 STRUCTURE BOTTOM 578.39 2" SQUARE RIM	SANITARY MH#16 RIM 587.52 30" CLAY INV SW 576.27 2" DIA RIM 6" DIA PRECAST STRUCTURE
STORM MH#6 RIM 586.77 WATER LEVEL 580.62 STRUCTURE BOTTOM 572.17 NO VISIBLE PIPES PART OF 5K BAYSAYER UNIT 2" DIA RIM 6" DIA PRECAST STRUCTURE	STORM MH#17 RIM 580.05 30" CPP INV N 580.05 30" CPP INV SSW 580.30 STRUCTURE BOTTOM 579.70 2" DIA RIM 6" DIA PRECAST STRUCTURE	

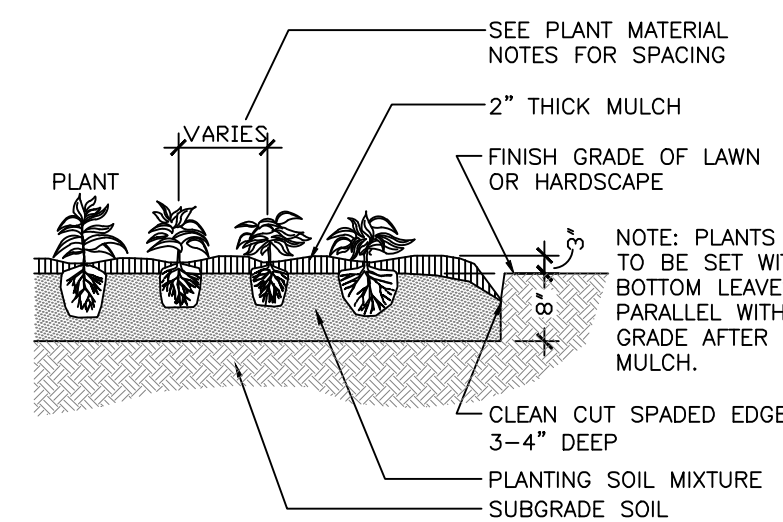
NOTE:
SHRUBS SHALL BE THE SAME RELATION
TO FINISH GRADE AS IT DID TO
PREVIOUS EXISTING GRADE.

REMOVE COLLAR FROM FIBER CONTAINER
AND PUNCTURE TO ALLOW ROOT GROWTH
- ALL METAL CONTAINERS REMOVED
REMOVE BURLAP FROM TOP 1/3 OF BURLAP
BALL PRIOR TO PLANTING
4" SPECIFIED MULCH
PLANTING MIXTURE
SHRUBS - SEE PLAN FOR
SPACING



SCARIFY TO 3" DEPTH

SHRUB PLANTING DETAIL
SCALE: 1"=2'

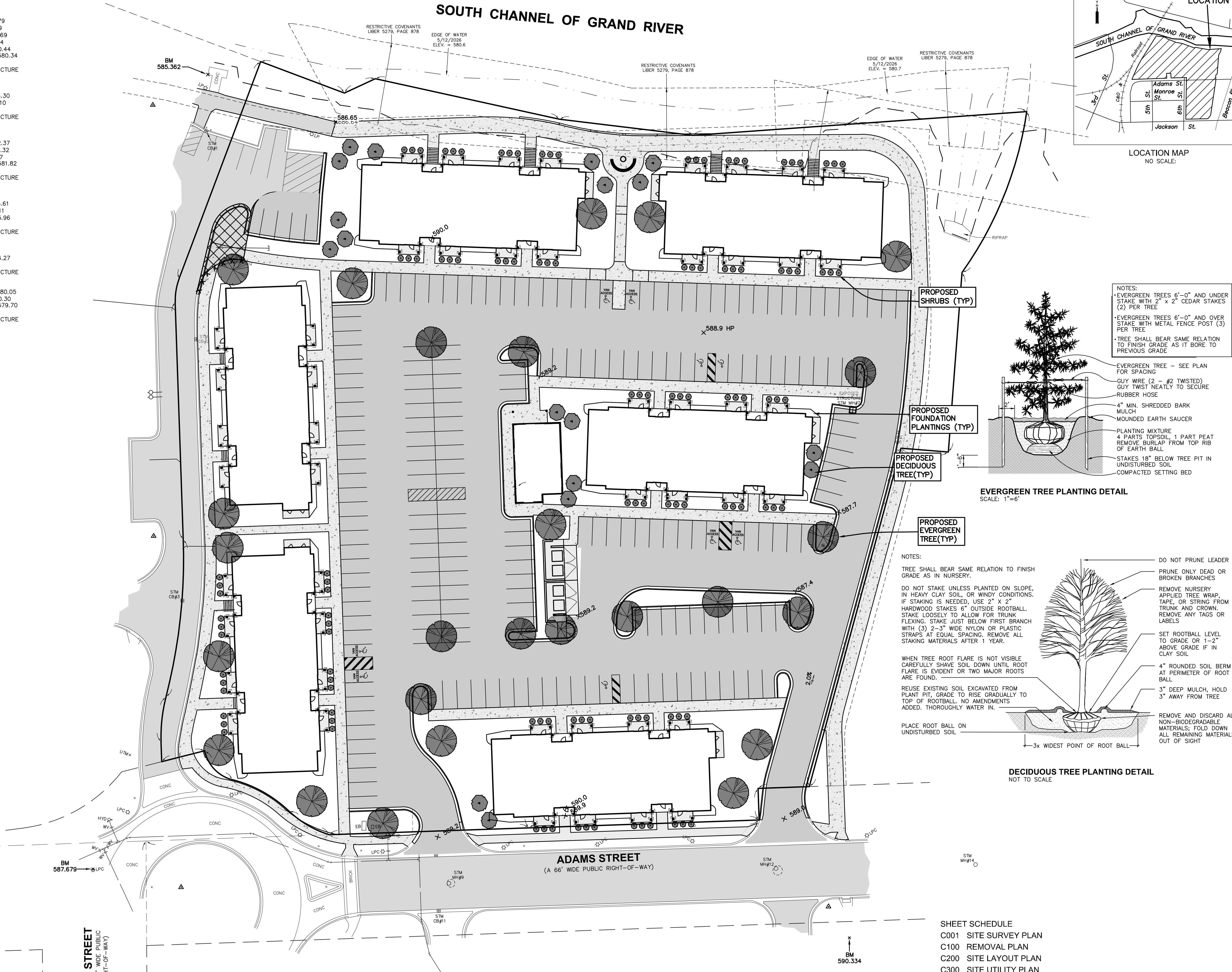


NOTE: PLANTS
TO BE SET WITH
BOTTOM LEAVES
PARALLEL WITH
GRADE AFTER
MULCH.

CLEAN CUT SPADED EDGE
3'-4" DEEP
PLANTING SOIL MIXTURE
SUBGRADE SOIL

PERENNIAL PLANTING DETAIL
NOT TO SCALE

SOUTH CHANNEL OF GRAND RIVER



NOTES:
- EVERGREEN TREES 6'-0" AND UNDER
STAKE WITH 2" x 2" CEDAR STAKES
(2) PER TREE
- EVERGREEN TREES 6'-0" AND OVER
STAKE WITH METAL FENCE POST (3)
PER TREE
- TREE SHALL BEAR SAME RELATION
TO FINISH GRADE AS IT BORE TO
PREVIOUS GRADE

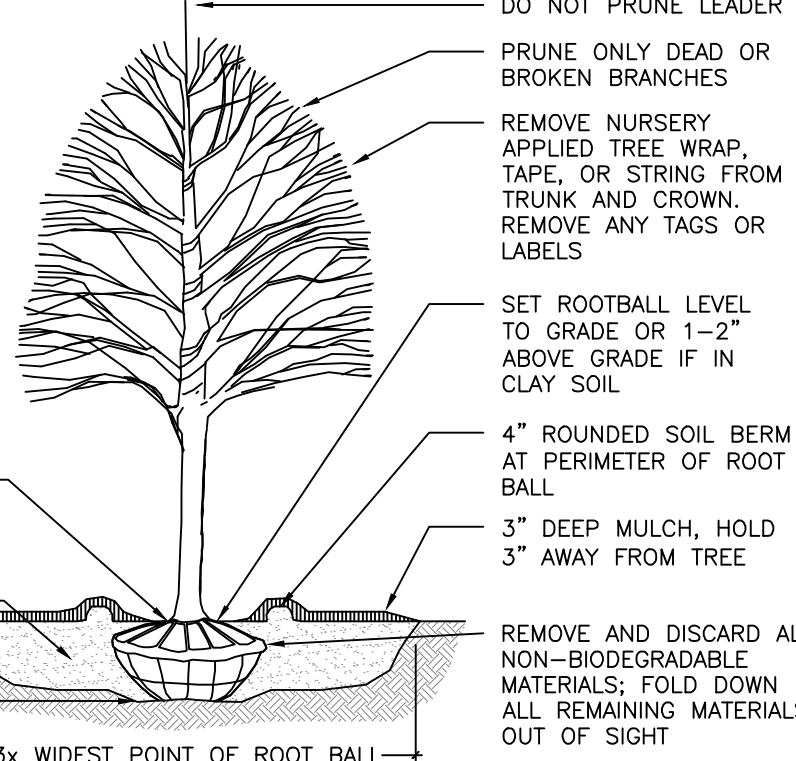
EVERGREEN TREE - SEE PLAN
FOR SPACING
GUY WIRE (2 - #2 TWISTED)
GUY TWIST NEATLY TO SECURE
RUBBER HOSE
4" MIN. SHREDDED BARK
MULCH
MOUNDED EARTH SAUCER
PLANTING MIXTURE
4 PARTS TOPSOIL, 1 PART PEAT
REMOVE BURLAP FROM TOP RIB
OF EARTH BALL
STAKES 18" BELOW TREE PIT IN
UNDISTURBED SOIL
COMPACTED SETTING BED

EVERGREEN TREE PLANTING DETAIL
SCALE: 1"=6'

NOTES:
TREE SHALL BEAR SAME RELATION TO
GRADE AS IN NURSERY.
DO NOT STAKE UNLESS PLANTED ON SLOPE,
IN HEAVY CLAY SOIL, OR WINDY CONDITIONS.
IF STAKING IS NEEDED, USE 2" x 2"
HARDWOOD STAKES 6" OUTSIDE ROOTBALL.
STAKE LOOSELY TO ALLOW FOR TRUNK
FLEXING. STAKE JUST BELOW FIRST BRANCH
WITH (3) 2-3" WIDE NYLON OR PLASTIC
STRAPS AT EQUAL SPACING. REMOVE ALL
STAKING MATERIALS AFTER 1 YEAR.

WHEN TREE ROOT FLARE IS NOT VISIBLE
CAREFULLY SHAVE SOIL DOWN UNTIL ROOT
FLARE IS EVIDENT OR TWO MAJOR ROOTS
ARE FOUND.
REUSE EXISTING SOIL EXCAVATED FROM
PLANT PIT, GRADE TO RISE GRADUALLY TO
TOP OF ROOTBALL. NO AMENDMENTS
ADDED. THOROUGHLY WATER IN.

PLACE ROOT BALL ON
UNDISTURBED SOIL

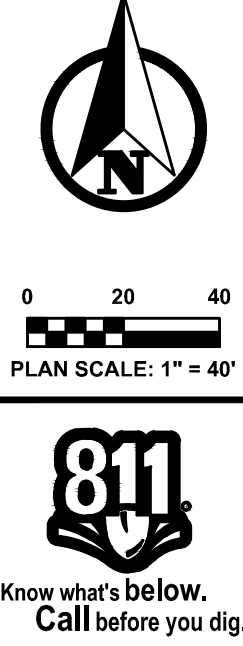


DO NOT PRUNE LEADER
PRUNE ONLY DEAD OR
BROKEN BRANCHES
REMOVE NURSERY
APPLIED TREE WRAP,
TAPE, OR STRING FROM
TRUNK AND CROWN.
REMOVE ANY TAGS OR
LABELS
SET ROOTBALL LEVEL
TO GRADE OR 1'-2"
ABOVE GRADE IF IN
CLAY SOIL
4" ROUNDED SOIL BERM
AT PERIMETER OF ROOT
BALL
3" DEEP MULCH, HOLD
3" AWAY FROM TREE
REMOVE AND DISCARD ALL
NON-BIODEGRADABLE
MATERIALS; FOLD DOWN
ALL REMAINING MATERIALS
OUT OF SIGHT

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SHEET SCHEDULE	
C001	SITE SURVEY PLAN
C100	REMOVAL PLAN
C200	SITE LAYOUT PLAN
C300	SITE UTILITY PLAN
C400	SITE GRADING PLAN
C401	DETAILED GRADING PLAN-NORTH
C402	DETAILED GRADING PLAN-SOUTH
C500	MISCELLANEOUS DETAILS
L100	LANDSCAPING PLAN

PREPARED FOR:
ELITE HOSPITALITY GROUP
2129 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
ATTN: MR. BLAKE BACALL
(248) 863-3970
BLAKE@ELITEHOSPITALITYMI.COM



PLAN REVISIONS	

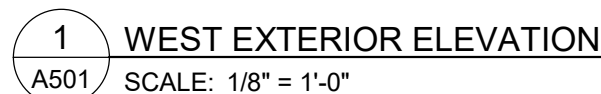
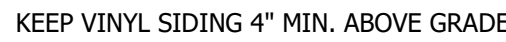
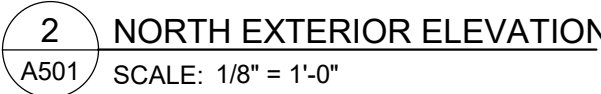
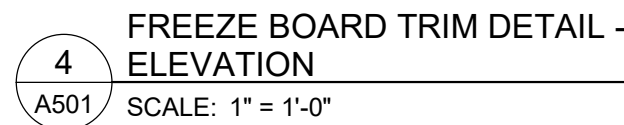
Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:info@mbce.com

CONCEPTUAL LANDSCAPE PLAN
FOR
GRAND LANDING
CITY OF GRAND HAVEN, OTTAWA COUNTY, MICHIGAN

FIELD SURVEY / DATE	M&B 06-08-26
PROJECT NO.	230208.01
DESIGN DRAWN BY:	FEF/ESA/CFB
DESIGNED BY:	ZSV
CHECKED BY:	ZSV
PLAN DATE:	October 8, 2026
SHEET NUMBER	L100

Grand Haven, MI 49417

MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
AS-1	ASPHALT SHINGLES	SEE ELEVATIONS	CERTAINEED OR EQ	LANDMARK PRO; COLOR: MOIRE BLACK	
CS-1	STONE STILL	SEE ELEVATIONS	CONSUMERS CONCRETE OR EQ		
DS-1	PREFIN. ALUMINUM DOWNSPOUT	SEE ELEVATIONS		WHITE	
GU-1	PREFIN. ALUMINUM GUTTER	SEE ELEVATIONS			
LV-1	MECHANICAL LOUVER	SEE ELEVATIONS		COLOR: BLACK OR WHITE	
LV-2	VENT	GABLE			
RL-1	RAILING SYSTEM	SEE ELEVATIONS	TREX - PREFIN ENHANCE COMPOSITE OR EQ	COLOR: BLACK	36" AFF MIN
SV-1	PREFAB STONE VENEER PANELING	SEE ELEVATIONS	TBD	COLOR: TBD	
TR-1	1x6 PVC FREEZE TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-2	1x8 PVC FASCIA BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-3	1x10 PVC TRANSITION TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-4	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-5	1x6 PVC CORNER TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-6	PVC SKIRT BOARD	BALCONY	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-7	TRIM WRAPPED PSL COLUMN	BALCONY AND ENTRY	AZEK OR EQ	COLOR: CLASSIC WHITE	SEE STRUCT. DWGS
TR-8	1x4 PVC TRIM BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-9	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: TO MATCH SIDING	
VS-1	4" HORIZONTAL VINYL SIDING	SEE ELEVATIONS	CERTAINEED OR EQ	MAINSTREET; COLOR: TBD	
VS-2	SHAKER VINYL SIDING	SEE ELEVATIONS	CERTAINEED OR EQ	NORTHWOODS; COLOR: TBD	
VS-3	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINEED OR EQ	BOARD & BATTEN; COLOR: TBD	
VS-4	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINEED OR EQ	NORTHWOODS; COLOR: TBD	



#	DATE	DESCRIPTION
1	08/27/2026	Plannign Commission Review

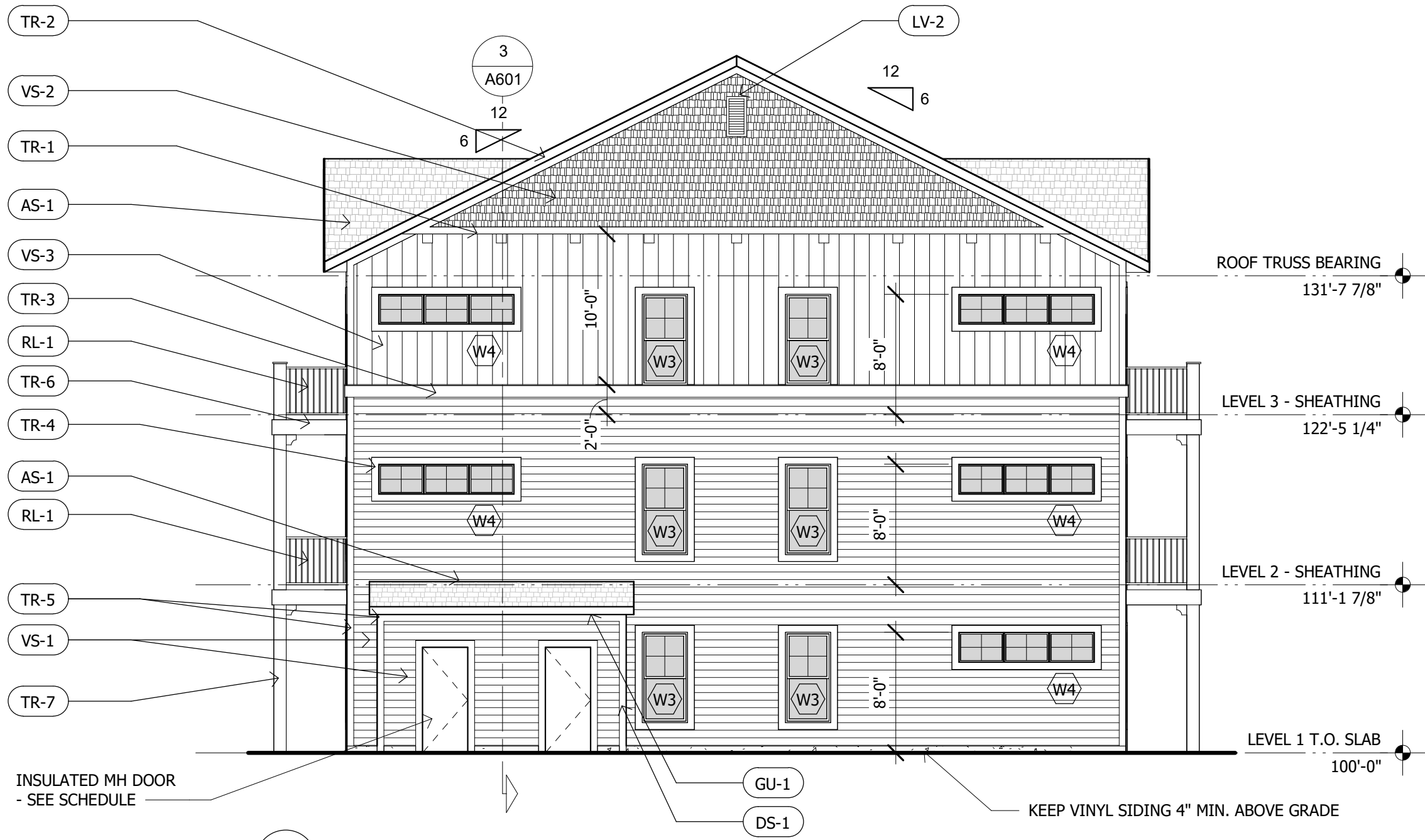
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DRAWN		CHECKED
Author		Checker
REAL		

Exterior Elevations

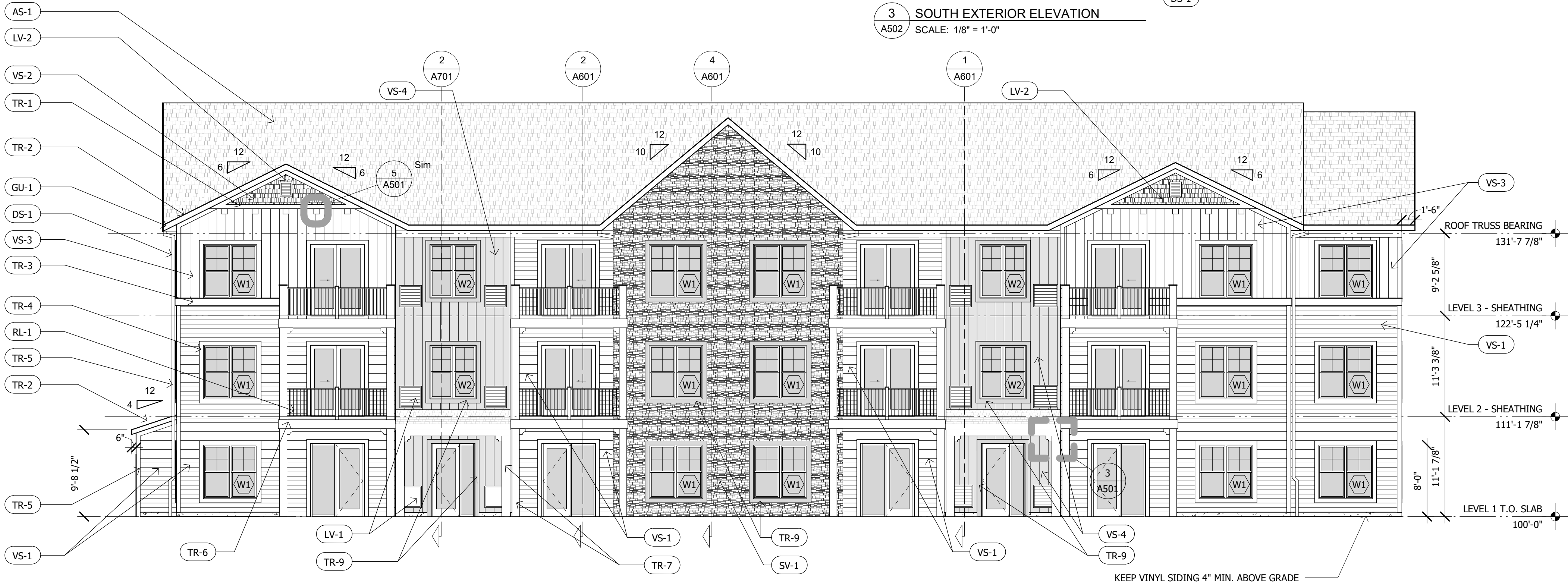
A501

26-0402

EXTERIOR MATERIAL SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
AS-1	ASPHALT SHINGLES	SEE ELEVATIONS	CERTAINTED OR EQ	LANDMARK PRO; COLOR: MOIRE BLACK	
CS-1	STONE STILL	SEE ELEVATIONS	CONSUMERS CONCRETE OR EQ		
DS-1	PREFIN. ALUMINUM DOWNSPOUT	SEE ELEVATIONS		WHITE	
GU-1	PREFIN. ALUMINUM GUTTER	SEE ELEVATIONS			
LV-1	MECHANICAL LOUVER	SEE ELEVATIONS		COLOR: BLACK OR WHITE	
LV-2	VENT	GABLE			
RL-1	RAILING SYSTEM	SEE ELEVATIONS	TREX - PREFIN ENHANCE COMPOSITE OR EQ	COLOR: BLACK	36" AFF MIN
SV-1	PREFAB STONE VENEER PANELING	SEE ELEVATIONS	TBD	COLOR: TBD	
TR-1	1x6 PVC FREEZE TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-2	1x8 PVC FASCIA BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-3	1x10 PVC TRANSITION TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-4	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-5	1x6 PVC CORNER TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-6	PVC SKIRT BOARD	BALCONY	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-7	TRIM WRAPPED PSL COLUMN	BALCONY AND ENTRY	AZEK OR EQ	COLOR: CLASSIC WHITE	SEE STRUCT. DWGS
TR-8	1x4 PVC TRIM BOARD	SEE ELEVATIONS	AZEK OR EQ	COLOR: CLASSIC WHITE	
TR-9	1x6 PVC WINDOW & DOOR TRIM	SEE ELEVATIONS	AZEK OR EQ	COLOR: TO MATCH SIDING	
VS-1	4" HORIZONTAL VINYL SIDING	SEE ELEVATIONS	CERTAINTED OR EQ	MAINSTREET; COLOR: TBD	
VS-2	SHAKER VINYL SIDING	SEE ELEVATIONS	CERTAINTED OR EQ	NORTHWOODS; COLOR: TBD	
VS-3	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINTED OR EQ	BOARD & BATTEN; COLOR: TBD	
VS-4	VERTICAL B&B VINYL SIDING	SEE ELEVATIONS	CERTAINTED OR EQ	NORTHWOODS; COLOR: TBD	



3 SOUTH EXTERIOR ELEVATION
A502 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION
A502 SCALE: 1/8" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION

ISSUE DATE	
Issue Date	
DRAWN	CHECKED
Author	Checker
SEAL	

TITLE
Exterior Elevations

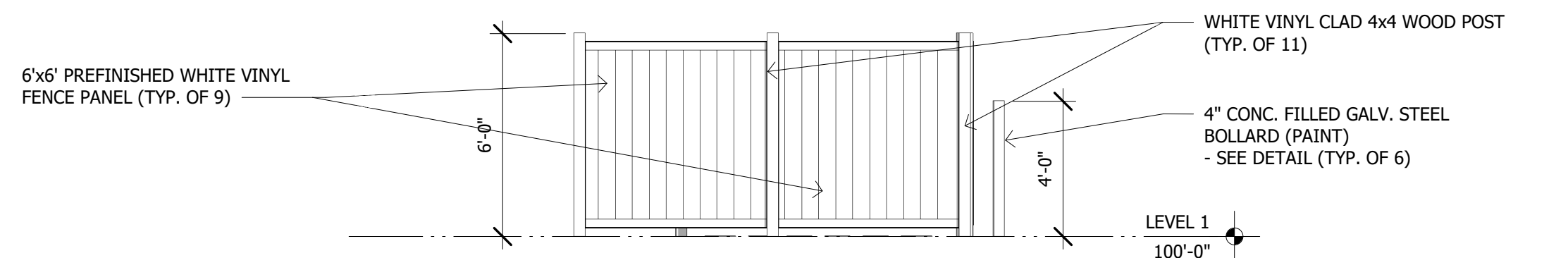
Grand Landing East
Grand Haven, MI 49417

REVISIONS		
#	DATE	DESCRIPTION

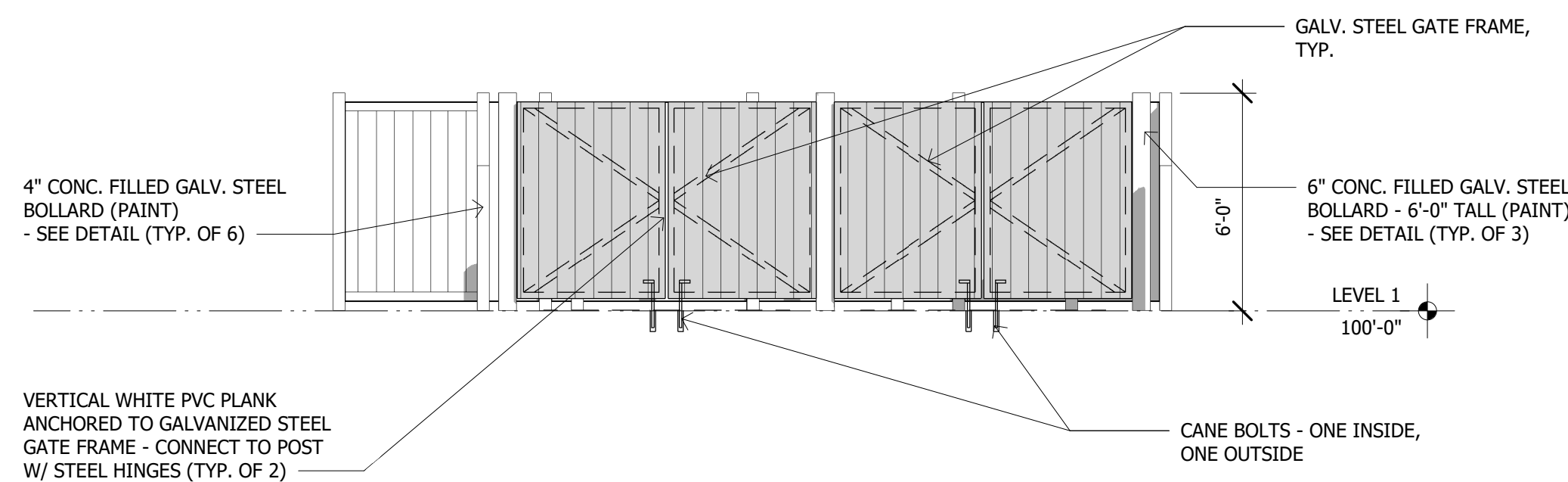
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DRAWN Author	CHECKED Checker
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TITLE	
Dumpster Enclosure Plan, Elevations, & Sections	
SHEET	

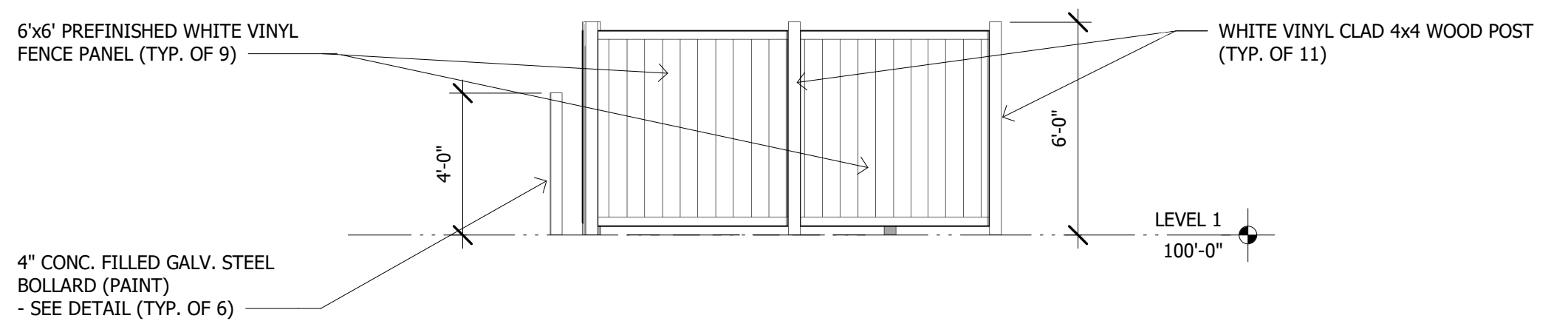
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FILE
26-0402



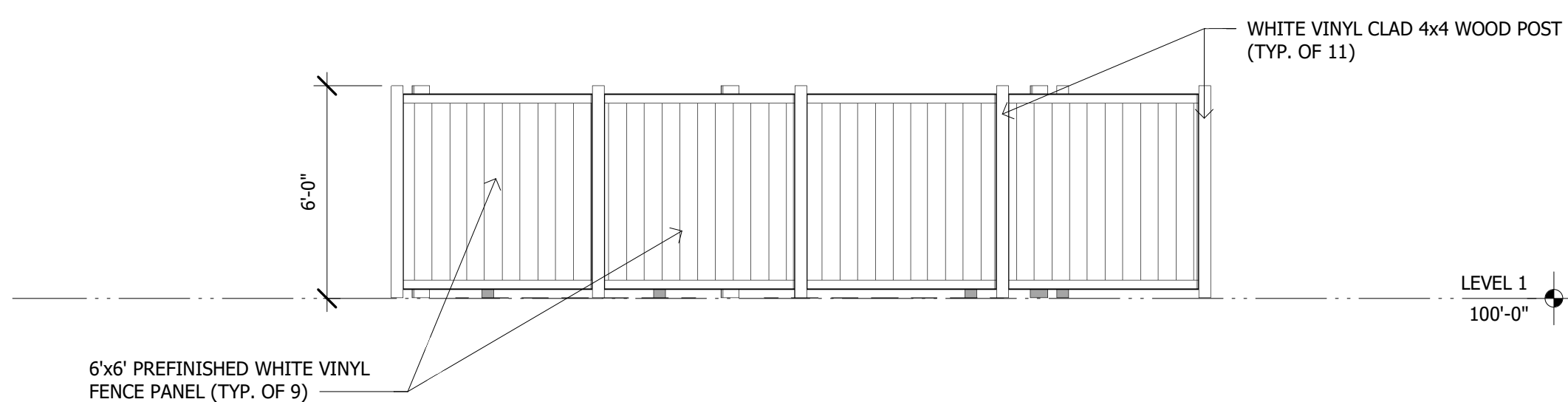
5 WEST EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



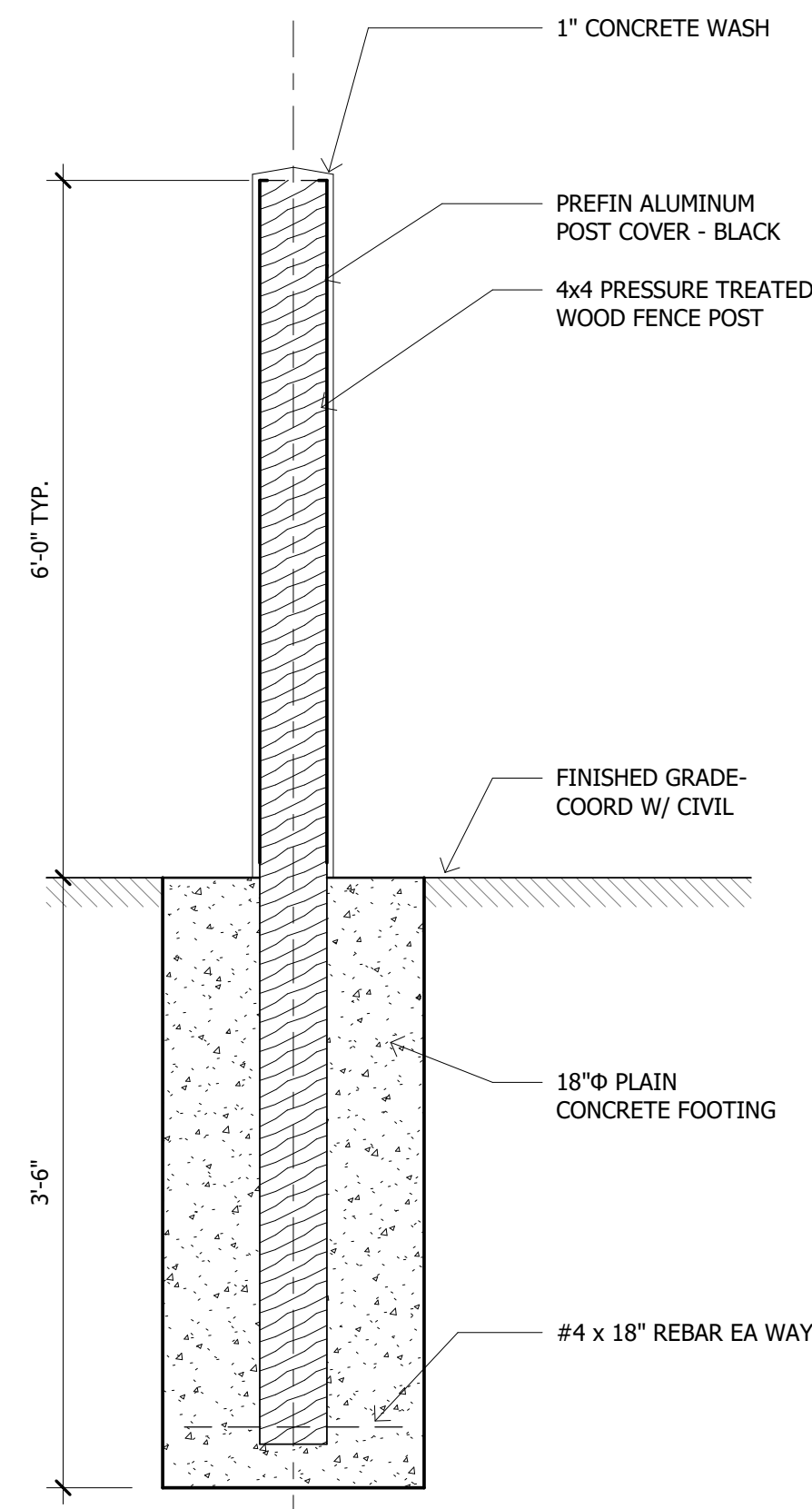
4 SOUTH EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



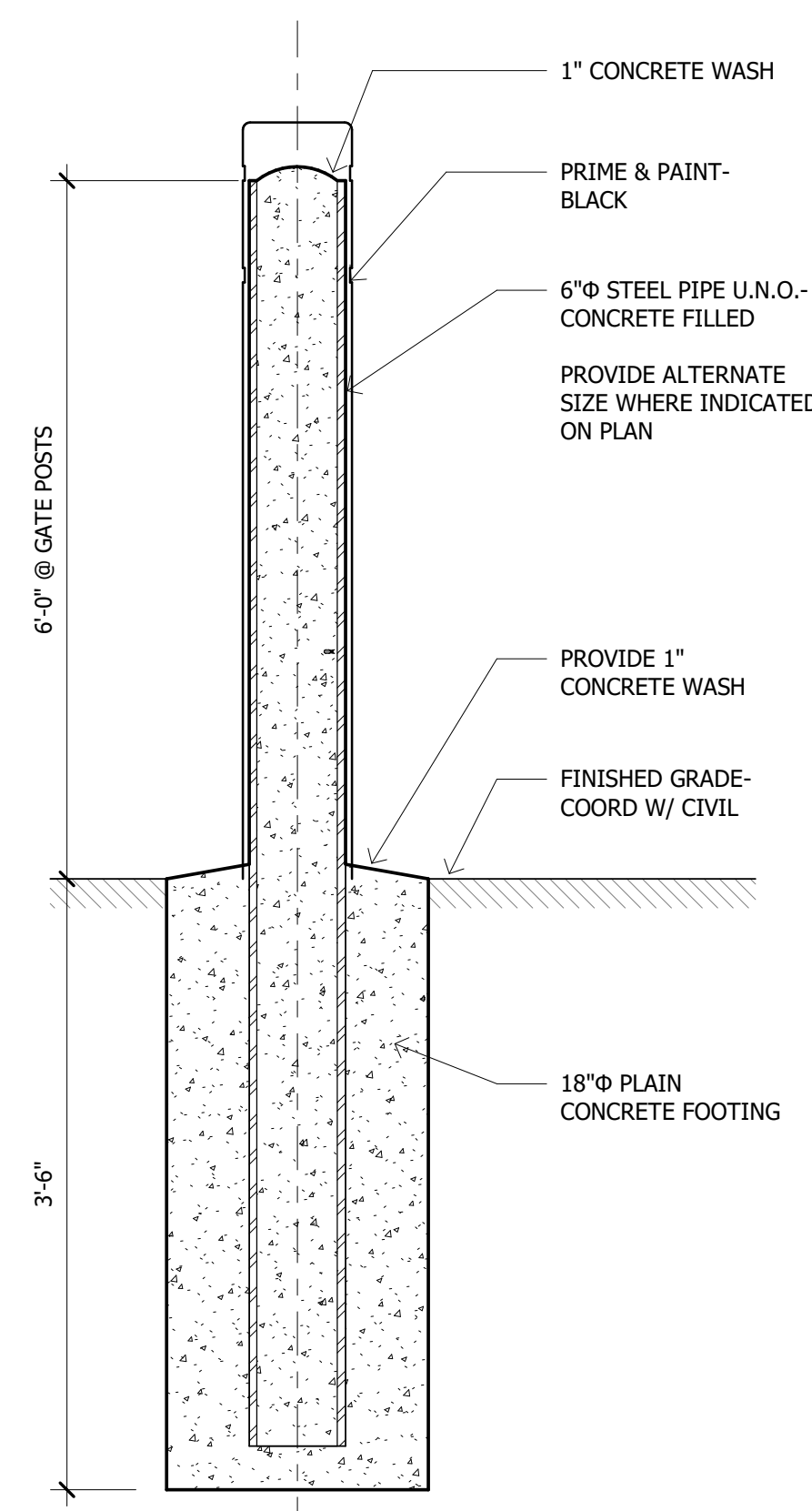
2 EAST EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



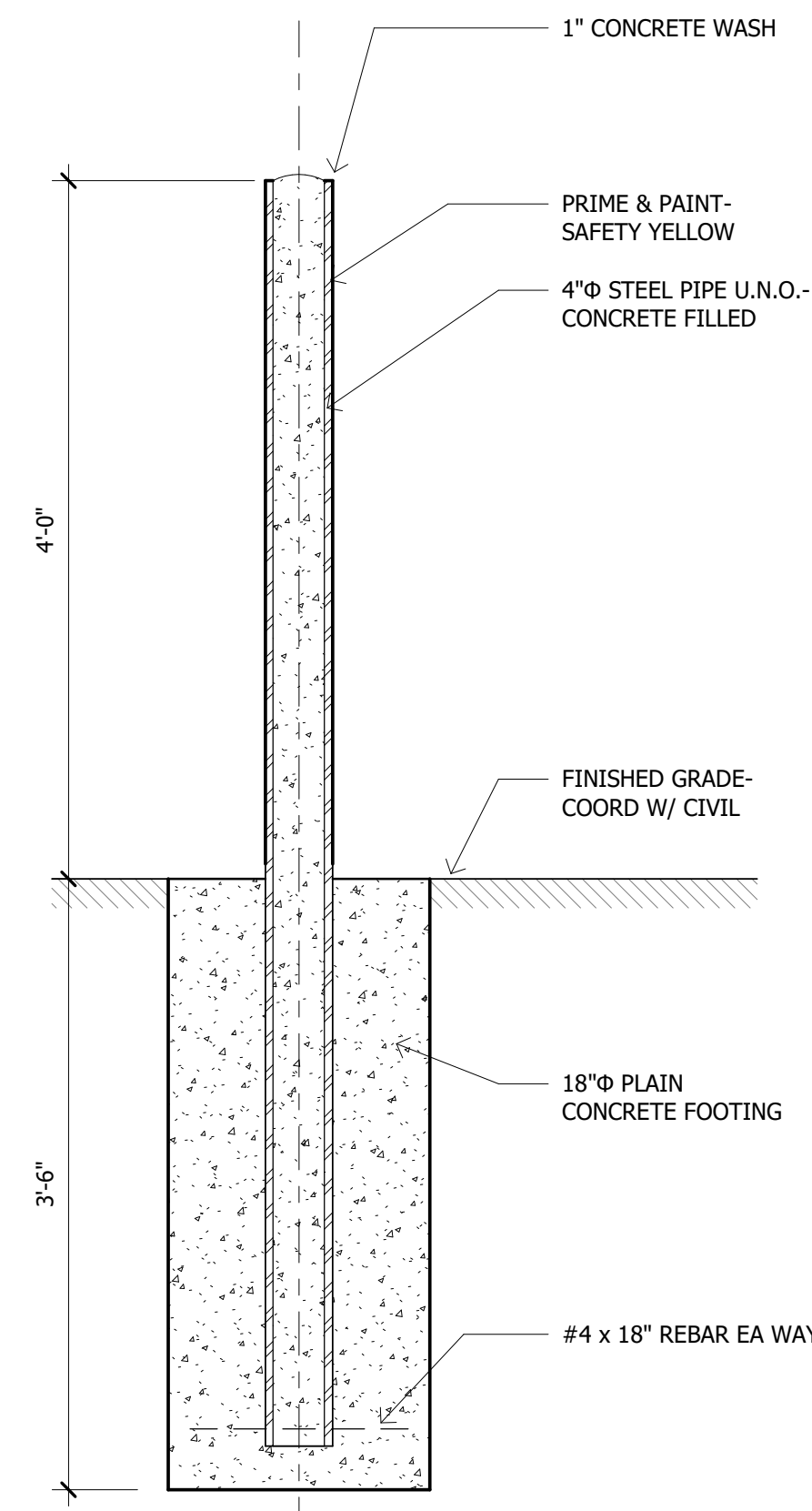
3 NORTH EXTERIOR ELEVATION
DE-101 SCALE: 1/4" = 1'-0"



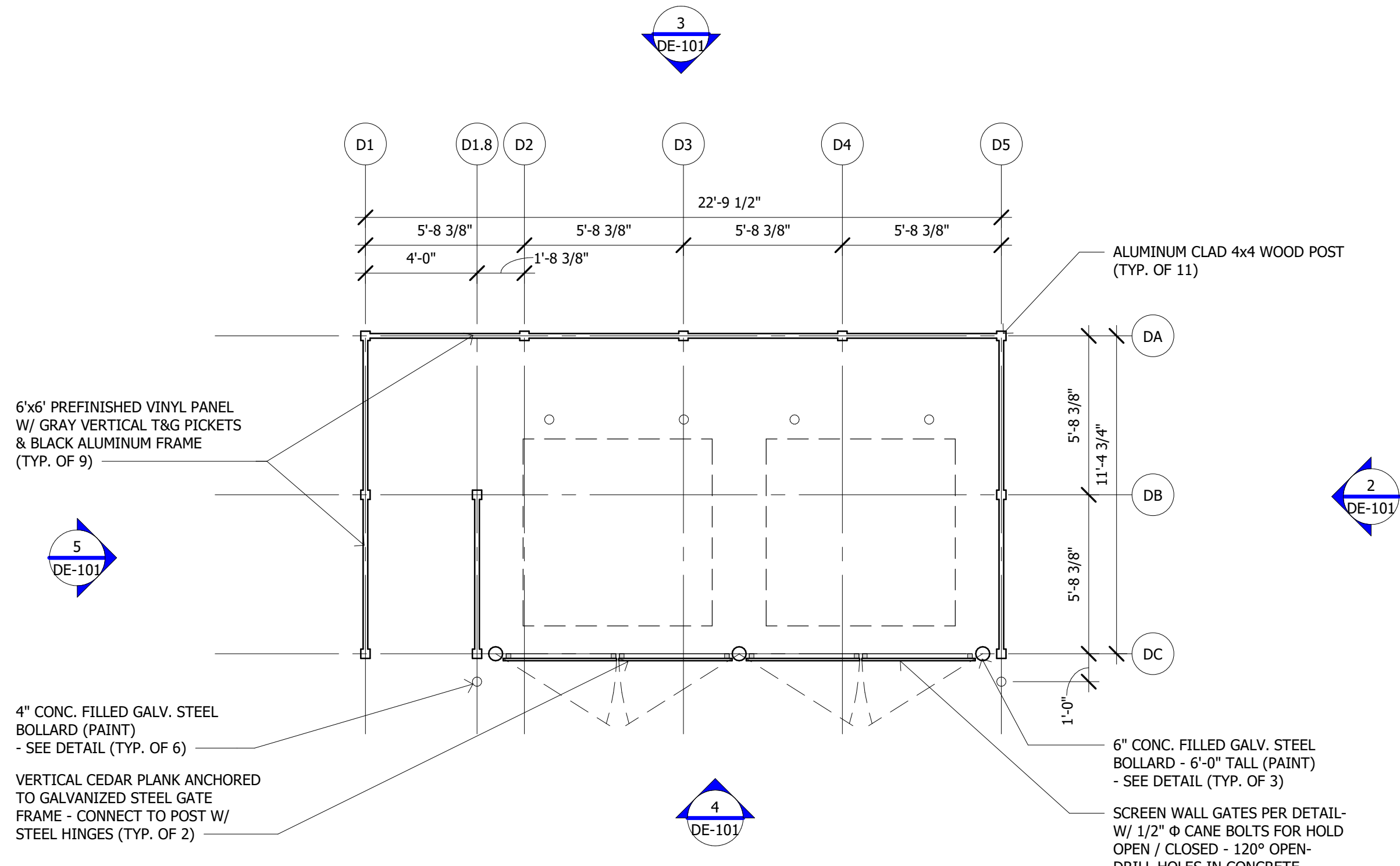
8 WOOD FENCE POST BOLLARD
DE-101 SCALE: 1" = 1'-0"



7 STEEL BOLLARD
DE-101 SCALE: 1" = 1'-0"



6 STEEL BOLLARD
DE-101 SCALE: 1" = 1'-0"



1 DUMPSTER ENCLOSURE FLOOR PLAN
DE-101 SCALE: 1/4" = 1'-0"