

# ADELAIDE POINTE

## 1204 WEST WESTERN AVENUE MUSKEGON, MI 49441

P: (855) MKG-LAKE  
<https://www.adelaidepointe.com>

PUD RE-SUBMITTAL 26 MAY 2022

PERMIT INFORMATION			
AGENCY	PERMIT NO	DATE AUTHORIZED	EXPIRATION DATE
MDEQ			
USACE			

MUSKEGON CITY CONTACTS		
TITLE	NAME	CONTACT
MAYOR	KEN JOHNSON	(231) 724-6701
CITY MANAGER	LEIGHANN MIKESELL	(231) 724-6724
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR	JAKE ECKHOLM	(231) 724-6702
COUNTY WATER COMMISSIONER	BRENDA MOORE	(231) 724-6219
FIRE MARSHALL	MAJOR METCALF	(231) 724-6702
COMMISSIONER	TERESA EMORY	(231) 724-6701
COMMISSIONER	WILLIE GERMAN JR.	(231) 724-6701
COMMISSIONER	MICHAEL RAMSEY	(231) 724-6701
COMMISSIONER	ERIC HOOD	(231) 724-6701
COMMISSIONER	RACHEL GORMAN	(231) 724-6701
COMMISSIONER	REBECCA ST. CLAIR	(231) 724-6701



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A200	ELEVATIONS



CONTACT:  
ADELAIDE POINT QOZB, LLC  
RYAN LEESTMA  
1204 W. WESTERN, MUSKEGON, MI 49441  
(616) 633-6020



EDGEWATER RESOURCES, LLC  
518 BROAD ST.  
ST. JOSEPH, MI 49085



DARYL J. VELDMAN  
EN# 39582



MICHAEL H MEYERS  
LA# 3331001540



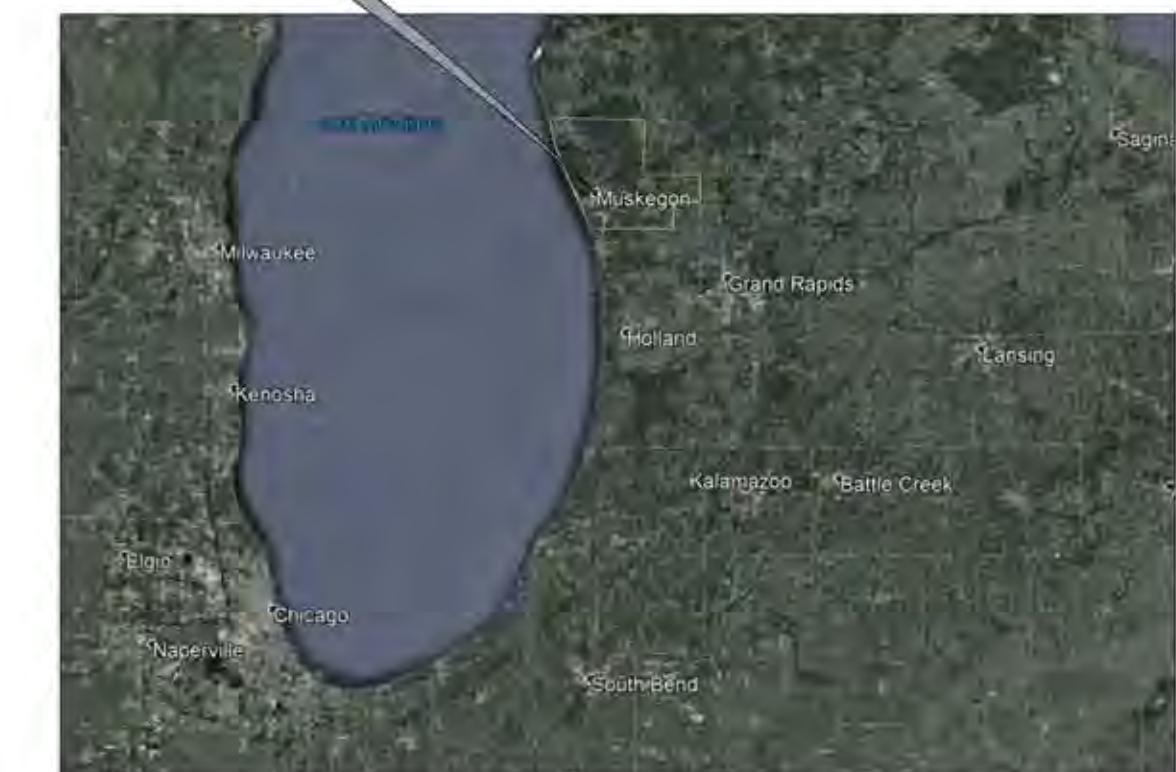
ARCHITEKTURA PLC  
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GRAND HAVEN, MI 49417



KORB AND ASSOCIATES ARCHITECTS  
648 PLANKINTON AVE.  
SUITE 240  
MILWAUKEE, WI 53203

SUBMITTED BY:  
Jason Korb, AIA

Michigan Registration no: 1301057053



MUSKEGON COUNTY, MICHIGAN



Project :



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SITE LOCATION:

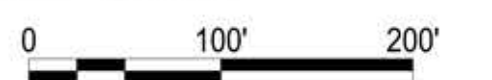


REVISION Date: 05/26/2022  
 Project No: 21-004



NORTH

Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY

Sheet Number: V-1.00





**Property Description** Annex Commitment No. 330211425  
 That part of Blocks 576, 577 and 580 of the Revised Plat for 3822 of the City of Muskegon, Muskegon County, Michigan, and a 30-foot easement right of way between said Blocks, described as follows: Commencing at the Southeast corner of Lot 4, Block 577 of said Revised Plat, thence South 88°15'00" West along the Southern line of said Block 577 extended later by the Northern line of Western Avenue 142.33 feet to a point of beginning, thence North 15°40'00" West 216.30 feet, thence North 23°37'30" East 41.00 feet, thence North 5°13'15" East 67.20 feet, thence North 35°04'00" West 122.66 feet, thence North 32°22'00" West 50.00 feet, thence South 05°33'00" West 28.00 feet, thence North 34°57'00" West 3.00 feet, more or less, to the shore of Muskegon Lake, to a point hereinafter referred to as Point "B", commencing at the point of beginning, thence South 02°23'00" West along the Northern line of Western Avenue 18.00 feet, thence Southwesterly along said Northern line of Western Avenue along the arc of a 44.81-foot radius curve to the left, a distance of 154.41 feet (the length of said curve is 178.8100" West 12.44 feet and the central angle of said curve is 21°04'00") to the Western line of the Northeastly 200 feet of said Block 580, thence North 35°07'00" West along said Western line of said Northeastly 200 feet, a distance of 80.00 feet, more or less, to the shore of Muskegon Lake to a point hereinafter referred to as Point "C", thence Northwesterly, Southwesterly and Northwesterly along the shore of Muskegon Lake, 1,000 feet, more or less, from said Point "C" to said Point "B".

**EXCEPT:**  
 That part of the above described parcel that lies within the Chesapeake and Ohio Railroad right of way as recorded in Liber 703, Page 138.

**ALSO EXCEPTING FROM THE ABOVE DESCRIPTION:** That part of Blocks 576 and 580 of the Revised Plat for 3822 of the City of Muskegon, Muskegon County, Michigan, described as follows: Commencing at the Southeast corner of Lot 4, Block 577 of said Revised Plat for 3822, thence South 88°15'00" West along the Northern line of Western Avenue 44.60 feet, thence North 01°51'57" West 258.20 feet, thence North 32°02'20" East 47.00 feet, thence North 35°40'00" East 69.20 feet, thence North 25°29'57" West 22.85 feet, thence North 02°27'12" West 55.00 feet, thence South 07°57'35" West 243.30 feet, thence North 32°22'00" West 200.00 feet to the point of beginning, thence South 07°44'04" West 372.75 feet, thence South 207°59'01" West 56.30 feet, thence South 33°54'54" East 406.35 feet, thence North 38°24'07" West along the Northeastly line of said Block 580, as recorded in Liber 1250, Page 86 and amended in Liber 1225, Page 438, 26.43 feet, thence North 23°23'54" West 32.12 feet, thence North 207°39'01" East 127.14 feet, thence North 35°04'00" East 835.20 feet, thence South 35°52'25" East 16.08 feet to the point of beginning.

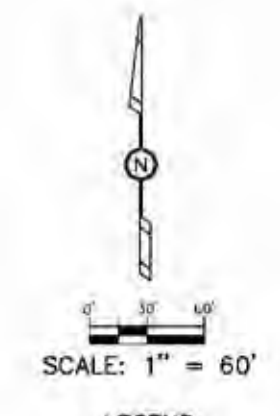
Current tax parcel number: 61-24-025-100-0003-00  
 Property address: 1204 W. Western Ave, Muskegon, MI 49844

- Notes Corresponding to the Title Commitment No. 330211425, Schedule B, Section 8**
- Exception (2) This parcel is subject to the terms, conditions and provisions which are recited in the City of Muskegon Resolution No. 2003-6-3(g) recorded in Liber 252, Page 303. Affects the subject property and platted hereon.
  - Exception (3) This parcel is subject to the terms, conditions and provisions which are recited in the City of Muskegon Declaration of Easement 2003-6-3(g) recorded in Liber 252, Page 306. Affects the subject property and platted hereon.
  - Exception (4) This parcel is subject to the terms, conditions and provisions which are recited in the Conservation Easement recorded in Liber 3501, Page 398. Affects the subject property and platted hereon.
  - Exception (5) This parcel is subject to the terms, conditions and provisions which are recited in the Notice of Grant of Easement recorded in Liber 3501, Page 399. Affects the subject property and platted hereon.

**SURVEYOR'S CERTIFICATE**  
 I, **Brent M. Feyen**, State of Michigan, Licensed Professional Surveyor, No. 00004, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, duly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 15 and 16 of Table A thereof. The field work was completed on December 16, 2021.

March 16, 2021  
 Brent M. Feyen, D.S.  
 00004

- Notes:**
1. Bearings are based on the Northerly line of Western Avenue = S89°13'00" W.
  2. Legal Descriptions and recorded easement information is based on Transaction Title Agency of Michigan Lakeshore Division Commission No. 3330211425, Revision No. 3, dated March 4, 2021.
  3. A portion of this property lies within a Special Flood Hazard Area (SFHA), as identified by the Federal Insurance Administration, Department of Homeland Security. This property also lies within Zone X (0.2% annual chance flood hazard, areas of 1% annual chance flood hazard with average depth less than one foot or with damage areas of less than one square mile) and Zone X (area of minor flood hazard) as identified on Flood Insurance Rate Map Community Panel No. 26121C027D, dated July 6, 2015, published by the Federal Emergency Management Agency. The Zone areas shown herein are depicted by hatched map notation and graphic plotting only.
  4. Utilities shown herein are based on field observed evidence only and should not be interpreted as the only utilities in the area. No plans have been furnished to the surveyor to determine location of underground utilities.
  5. This site contains no parking spaces as identified by painted striping on a blacktop surface.
  6. On the date of this survey there was no visible evidence of current earth moving work, building construction or building additions.
  7. The existing buildings and improvements shown herein are based on a previous field survey by Exoit Engineering, Inc. File No. S152127, dated March 11, 2020. No field work has been performed to reflect any changes that may have occurred since the date of that survey.



- LEGEND**
- = IRON STAKE FOUND
  - = IRON STAKE SET
  - ▲ = MAGN NAIL FOUND
  - ◆ = MONUMENT
  - = UTILITY POLE & GUY WIRE
  - = SIGN
  - = BOLLARD
  - = HYDRANT
  - = WATERMAIN VALVE
  - = POST INDICATION VALVE
  - = CATCH BASIN
  - = MANHOLE
  - = CABLE TV BOX
  - = BURIED GAS LINE MARKER
  - = FENCE LINE
  - = OVERHEAD WIRES

**ALTA/NSPS LAND TITLE SURVEY**  
**RE: 1204 W. WESTERN AVE**  
 FOR: TRANSACTION TITLE AGENCY  
 ATTN: SHARLENE SHINDELDECKER  
 570 SEMINOLE ROAD, SUITE 102  
 MUSKEGON, MI 49844  
 PART OF SECTION 23, T10N, R17E, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

**exoit engineering, inc.**  
 planners - engineers - surveyors  
 3202 Oak Park Ave., Grand Haven, MI 49424  
 Phone: (616) 931-3600; www.exoitengineering.com

DATE: 3/16/2021  
 TIME: 10:00 AM  
 SHEET: 1 of 1



Project



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Consultants:



518 BROAD STREET  
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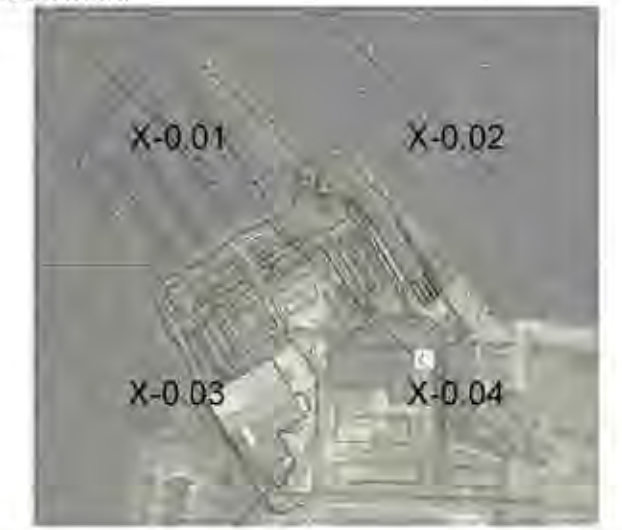


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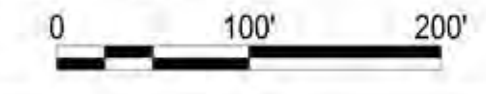


REVISION Date: 05/26/2022  
 Project No: 21-004



NORTH

Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE SURVEY - PARCEL 2

Sheet Number: V-1.12



**Legend:**

- Ⓢ SANITARY SEWER MANHOLE
- Ⓣ STORMWATER MANHOLE
- Ⓦ WELL
- Ⓛ UTILITY POLE
- Ⓜ WATER HYDRANT
- Ⓢ SANITARY SEWER MANHOLE
- Ⓜ WATER METER
- Ⓜ CATCH BASIN

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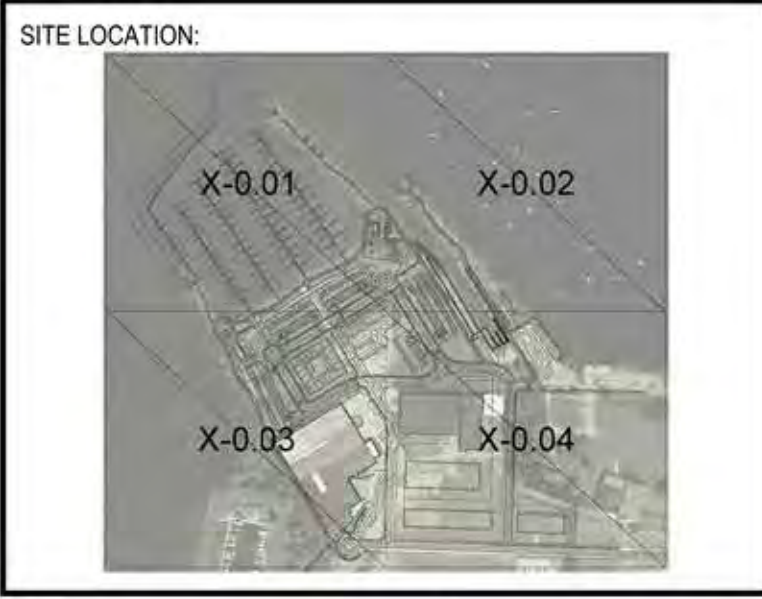
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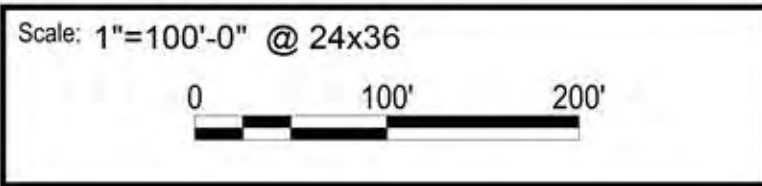
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REVISION Date:	05/26/2022	 NORTH
Project No:	21-004	

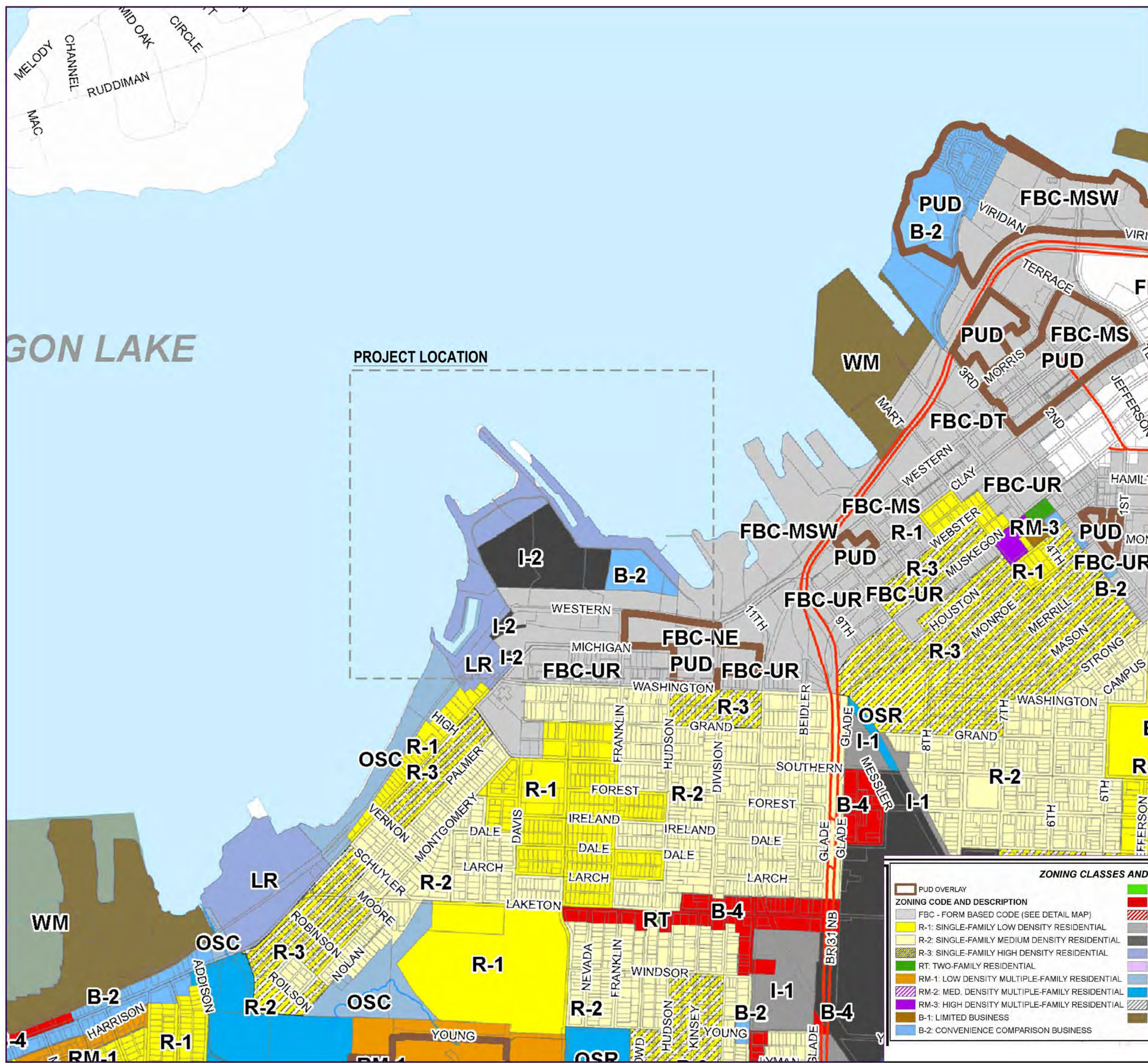


Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **EXISTING CONDITIONS**

Sheet Number: **V-1.20**



**ZONING CLASSES AND MAP FEATURES**

PUD OVERLAY	B-3: CENTRAL BUSINESS
<b>ZONING CODE AND DESCRIPTION</b>	B-4: GENERAL BUSINESS
FBC - FORM BASED CODE (SEE DETAIL MAP)	B-5: GOVERNMENTAL SERVICES
R-1: SINGLE-FAMILY LOW DENSITY RESIDENTIAL	I-1: LIGHT INDUSTRIAL
R-2: SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL	I-2: GENERAL INDUSTRIAL
R-3: SINGLE-FAMILY HIGH DENSITY RESIDENTIAL	LR: LAKEFRONT RECREATION
RT: TWO-FAMILY RESIDENTIAL	MC: MEDICAL CARE
RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL	OSC: OPEN SPACE CONSERVATION
RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL	OSR: OPEN SPACE RECREATION
RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL	WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
B-1: LIMITED BUSINESS	WM: WATERFRONT MARINE
B-2: CONVENIENCE COMPARISON BUSINESS	

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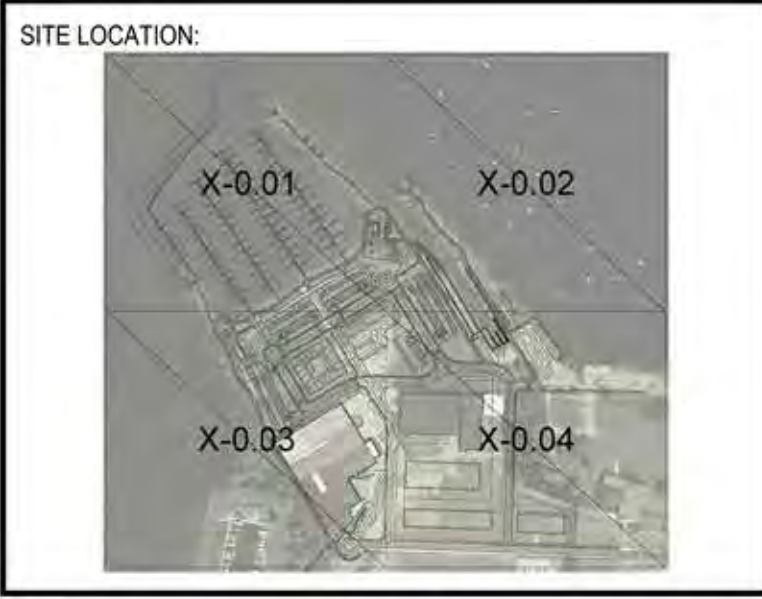
**Edgewater resources**  
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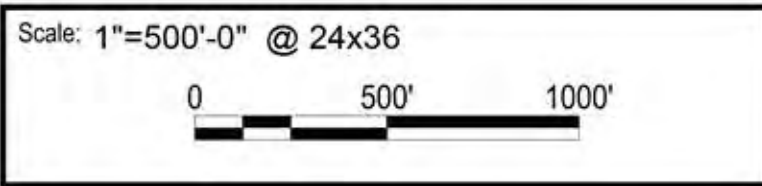
**architektura LLC**  
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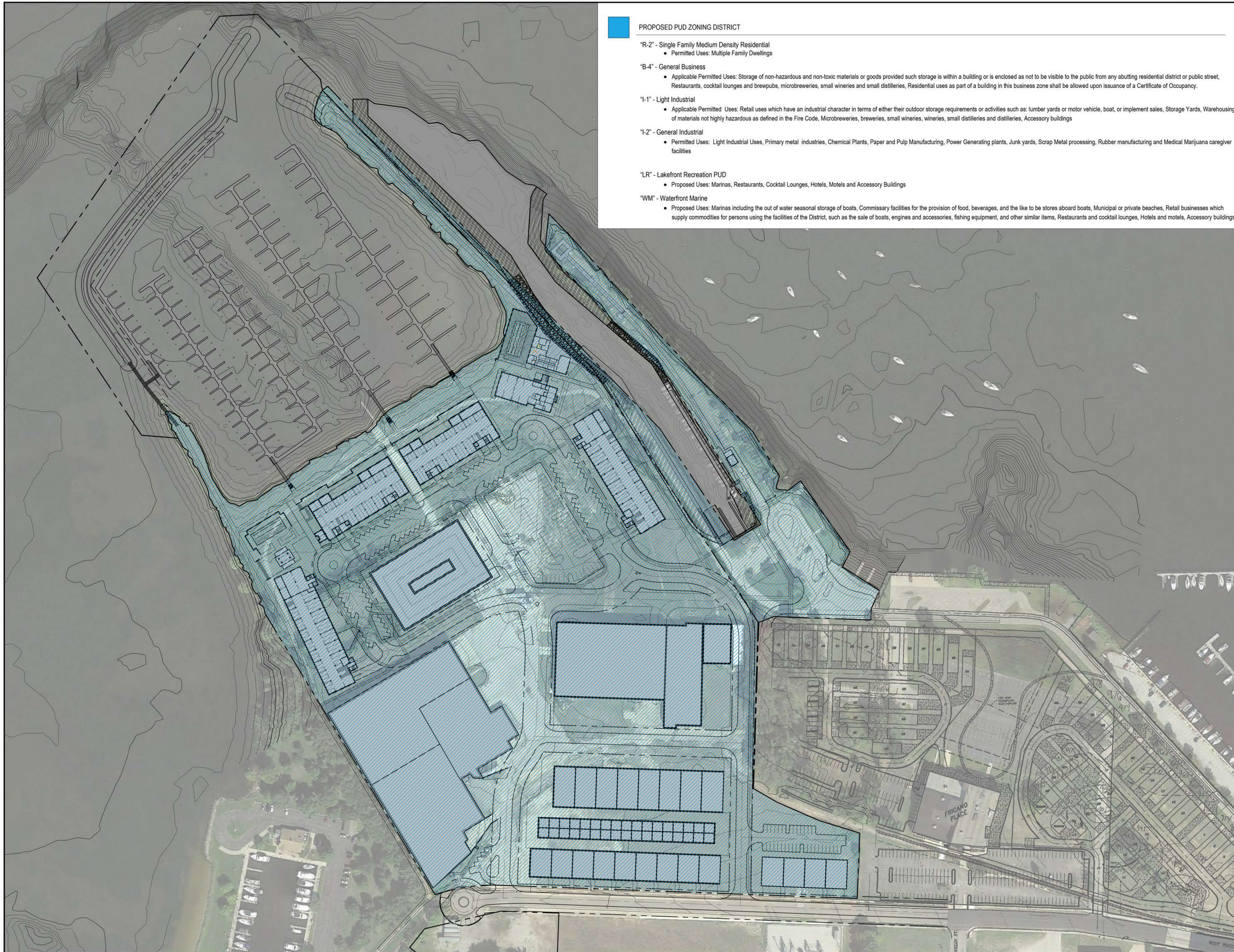


Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **EXISTING ZONING**

Sheet Number: **V-1.11**



**PROPOSED PUD ZONING DISTRICT**

- "R-2" - Single Family Medium Density Residential**

  - Permitted Uses: Multiple Family Dwellings
- "B-4" - General Business**

  - Applicable Permitted Uses: Storage of non-hazardous and non-toxic materials or goods provided such storage is within a building or is enclosed as not to be visible to the public from any abutting residential district or public street, Restaurants, cocktail lounges and brewpubs, microbreweries, small wineries and small distilleries, Residential uses as part of a building in this business zone shall be allowed upon issuance of a Certificate of Occupancy.
- "I-1" - Light Industrial**

  - Applicable Permitted Uses: Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities such as: lumber yards or motor vehicle, boat, or implement sales, Storage Yards, Warehousing of materials not highly hazardous as defined in the Fire Code, Microbreweries, breweries, small wineries, wineries, small distilleries and distilleries, Accessory buildings
- "I-2" - General Industrial**

  - Permitted Uses: Light Industrial Uses, Primary metal industries, Chemical Plants, Paper and Pulp Manufacturing, Power Generating plants, Junk yards, Scrap Metal processing, Rubber manufacturing and Medical Marijuana caregiver facilities
- "LR" - Lakefront Recreation PUD**

  - Proposed Uses: Marinas, Restaurants, Cocktail Lounges, Hotels, Motels and Accessory Buildings
- "WM" - Waterfront Marine**

  - Proposed Uses: Marinas including the out of water seasonal storage of boats, Commissary facilities for the provision of food, beverages, and the like to be stores aboard boats, Municipal or private beaches, Retail businesses which supply commodities for persons using the facilities of the District, such as the sale of boats, engines and accessories, fishing equipment, and other similar items, Restaurants and cocktail lounges, Hotels and motels, Accessory buildings.

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SITE LOCATION:



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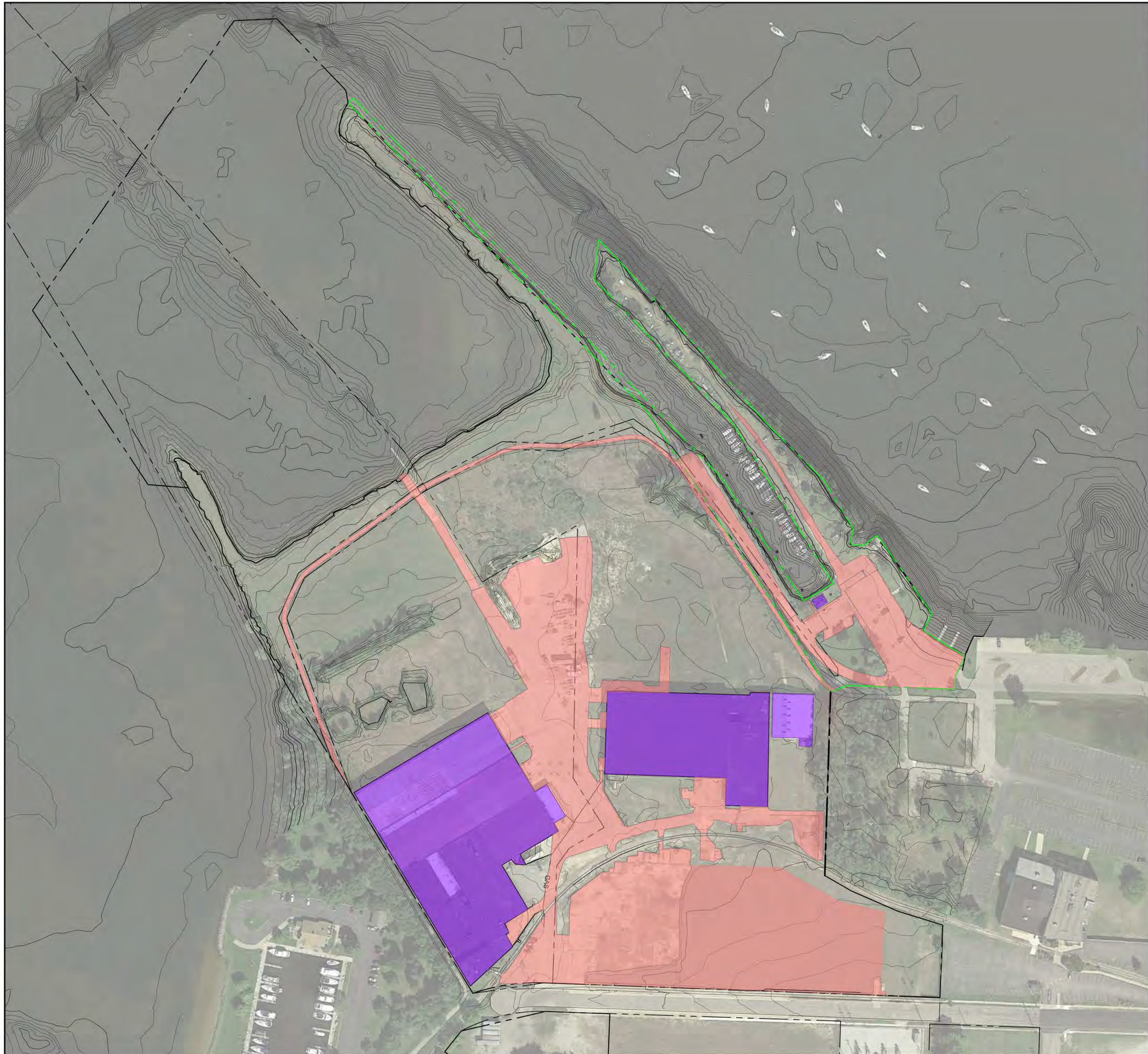


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: PROPOSED ZONING

Sheet Number: V-1.12



**Legend:**

EXISTING HARDSCAPE

EXISTING STRUCTURE

CITY PARCEL (4.16 ACRES)

PRIVATE PARCEL (32.88 ACRES)

EXISTING HARDSCAPE ON PRIVATE PROPERTY: 360,770 SF  
 EXISTING STRUCTURE ON PRIVATE PROPERTY: 215,540 SF  
 IMPERVIOUS SURFACE ON PRIVATE PROPERTY: 576,310 SF

EXISTING HARDSCAPE ON PUBLIC PROPERTY: 65,617 SF  
 EXISTING STRUCTURE ON PUBLIC PROPERTY: 605 SF  
 IMPERVIOUS SURFACE ON PUBLIC PROPERTY: 66,222 SF

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 0 100' 200'

Seal:

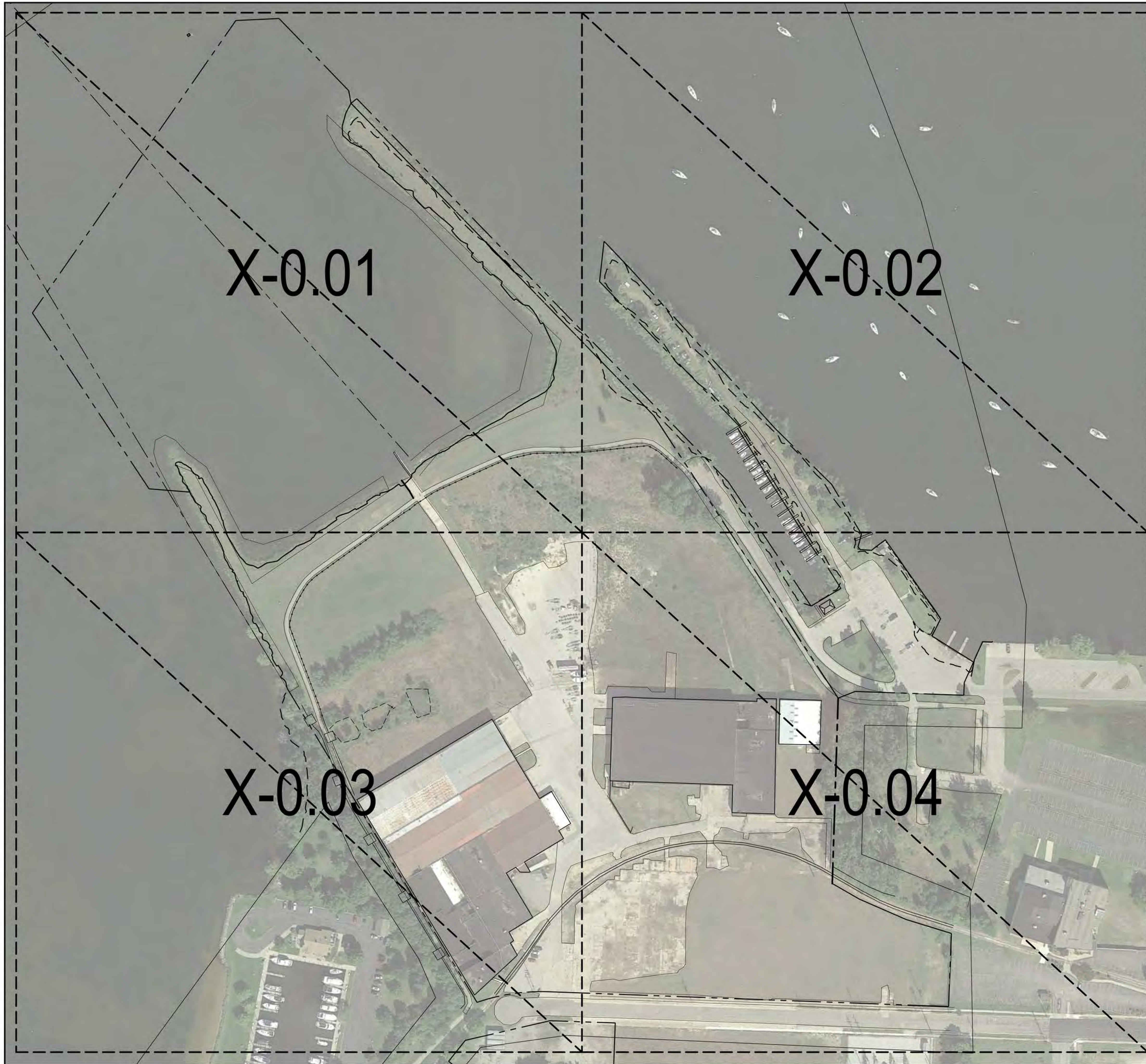
Project Phase: PUD SUBMITTAL

Sheet Title: EXISTING IMPERVIOUS CONDITIONS

Sheet Number:

**V-2.10**





Project:



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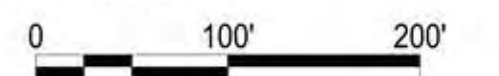
SITE LOCATION:



REVISION Date: 05/26/2022  
 Project No: 21-004



Scale: 1"=100'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SHEET LAYOUT

Sheet Number: V-1.30



**LEGEND:**

- PRIVATE OWNERSHIP (857,822 sq.ft.)
- PUBLIC UTILITY EASEMENT (271,040 sq.ft.)
- PUBLIC ACCESS EASEMENT (134,140 sq.ft.)
- PUBLIC PARK (146,692 sq.ft.)

Project:



**ADELAIDE POINTE**  
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SITE LOCATION:



REVISION Date: 05/26/2022  
 Project No: 21-004



Scale: 1"=100'-0" @ 24x36  
 0 100' 200'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: PARCEL PLAN

Sheet Number: V-3.00



ID	LAND USE DESCRIPTION	EXISTING / PROPOSED	BUILDING HEIGHT	FLOORS	RESIDENTIAL SQUARE FEET	COMMERCIAL SQUARE FEET	UNITS	PARKING RATIO STALLS/UNIT OR SF	PARKING REQUIRED BY CODE	PARKING PROVIDED	BIKE PARKING PROVIDED
C1	ADELAIDE POINT OFFICES	EXISTING				9000		1 PER 400 SF USABLE FA	24	36	4
C2	LIGHT INDUSTRY	EXISTING			31850			1 PER EMPLOYEE	6	6	
C3	WAREHOUSING / BOAT STORAGE	EXISTING			43450			1 PER EMPLOYEE	2	2	
C4	WAREHOUSING / BOAT STORAGE	EXISTING			54530			1 PER EMPLOYEE	2	2	
C5	RETAIL / BOAT SERVICE / BOAT STORAGE	PROPOSED	45'		16500			1 PER 400 SF USABLE FA	17	21	4
C6	WAREHOUSING / BOAT STORAGE	PROPOSED	80'		30800			1 PER BAY	14	14	
C8	WAREHOUSING / BOAT STORAGE	EXISTING			48425			1 PER EMPLOYEE	1	1	
C9	WAREHOUSING / BOAT STORAGE	EXISTING			23170			1 PER EMPLOYEE	2	1	
<b>TOTAL UNITS 316</b>											
R1	CONDOMINIUM BUILDING	PROPOSED	82	6	123180		55	2 PER UNIT	110	57	72
R2	CONDOMINIUM BUILDING / COMMERCIAL	PROPOSED	82	6	109798	2400	40	2 PER UNIT	96	78	40
R3	CONDOMINIUM BUILDING / COMMERCIAL	PROPOSED	82	6	109798	2400	40	2 PER UNIT	96	78	40
R4	CONDOMINIUM BUILDING	PROPOSED	82	6	123180		55	2 PER UNIT	110	57	72
R6	APARTMENT BUILDING	PROPOSED	200	15	483674		126	2 PER UNIT	252	768	200
<b>TOTAL UNITS 316</b>											
B1	1ST FLOOR SALES	PROPOSED				8840		1 PER 800 SF	11		
B1	2ND FLOOR RESTAURANT	PROPOSED	51	3		5020	393	1/2 MAX OCCUPANCY	197		8
B1	3RD FLOOR VENUE	PROPOSED				4052	355	1/2 MAX OCCUPANCY	178		
B2	BAR / GRILL	PROPOSED	18	1		4000	200	1/2 MAX OCCUPANCY	100		12
B3	BOATER SERVICES	PROPOSED	30	1		2400		1 PER EMPLOYEE	2		4
B4	RESTROOMS / PAVILION	PROPOSED	18	1		800		N/A			0
B5	POOL	PROPOSED				4300		N/A			0
	WET SLIP MARINA	PROPOSED					270	1.5		405	
<b>TOTAL PROVIDED PARKING 1321</b>											
PK	PARKING	1614	391	1224	1038	104	116		63	1321	456
<b>PARKING ABOVE ADJUSTED REQUIREMENT 98</b>											
<b>BIKE RACKS INTERIOR/EXTERIOR 456</b>											
<b>PARKING REDUCTIONS</b>		<b>QUANTITY</b>	<b>PARKING SPACE REDUCTIONS</b>								
TRANSIENT SPACES		70 SLIPS	105								
30% OF CONDO OWNERS WILL OWN SLIP		57 CONDOS	86								
BAR GRILL TO SERVE CONDO/MARINA			100								
VALET PARKING IN BOAT BARN PEAK SUMMER			100								
<b>TOTAL PARKING REDUCTIONS</b>			<b>391</b>								

**SHEET NOTES:**

- C** COMMERCIAL BUILDINGS
  - C1 ADELAIDE POINT OFFICES
  - C2 LIGHT INDUSTRY
  - C3 WAREHOUSING / BOAT STORAGE
  - C4 WAREHOUSING / BOAT STORAGE
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Project:



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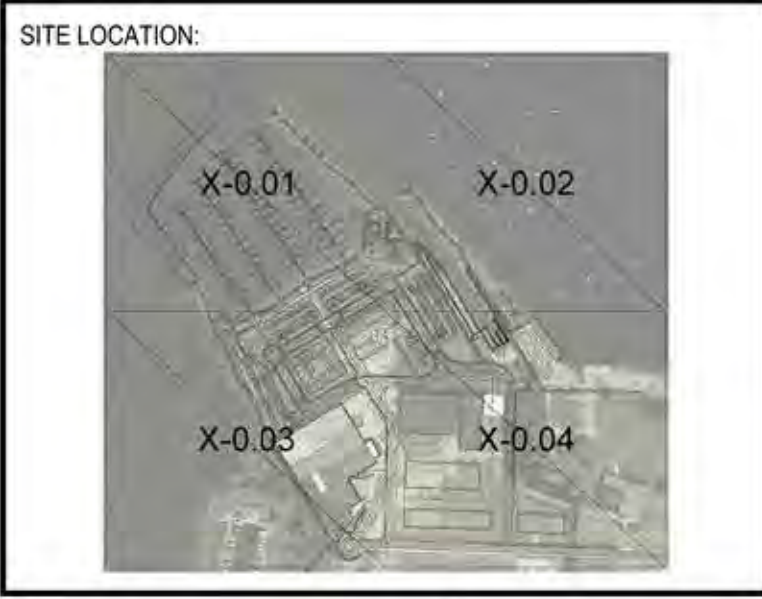
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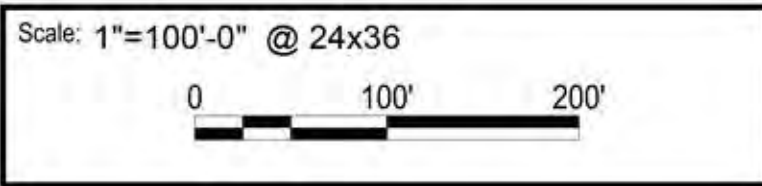
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Project No:	21-004



Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SITE PLAN**

Sheet Number: **C-1.00**



# SHEET NOTES:

- C** COMMERCIAL BUILDINGS
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Project:



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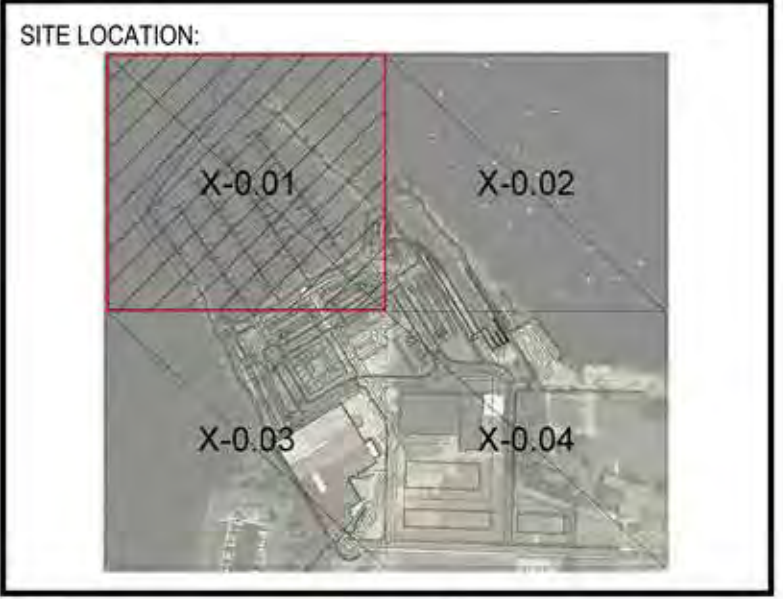
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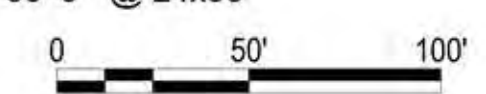


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Project No:	21-004



NORTH

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Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SITE PLAN**

Sheet Number: **C-1.01**



## SHEET NOTES:

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### M MARINA / MARINA SERVICES

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Project :



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SITE LOCATION:

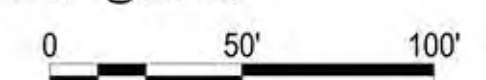


REVISION Date: 05/26/2022

Project No: 21-004



Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SITE PLAN

Sheet Number:

**C-1.02**



## SHEET NOTES:

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Project:



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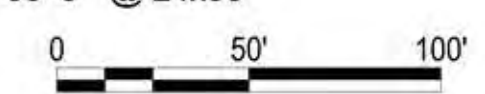
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Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SITE PLAN**

Sheet Number: **C-1.03**



## SHEET NOTES:

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Project:



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SITE LOCATION:

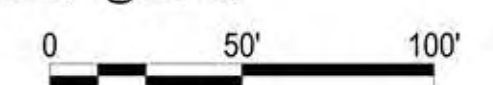


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Project Phase: PUD SUBMITTAL

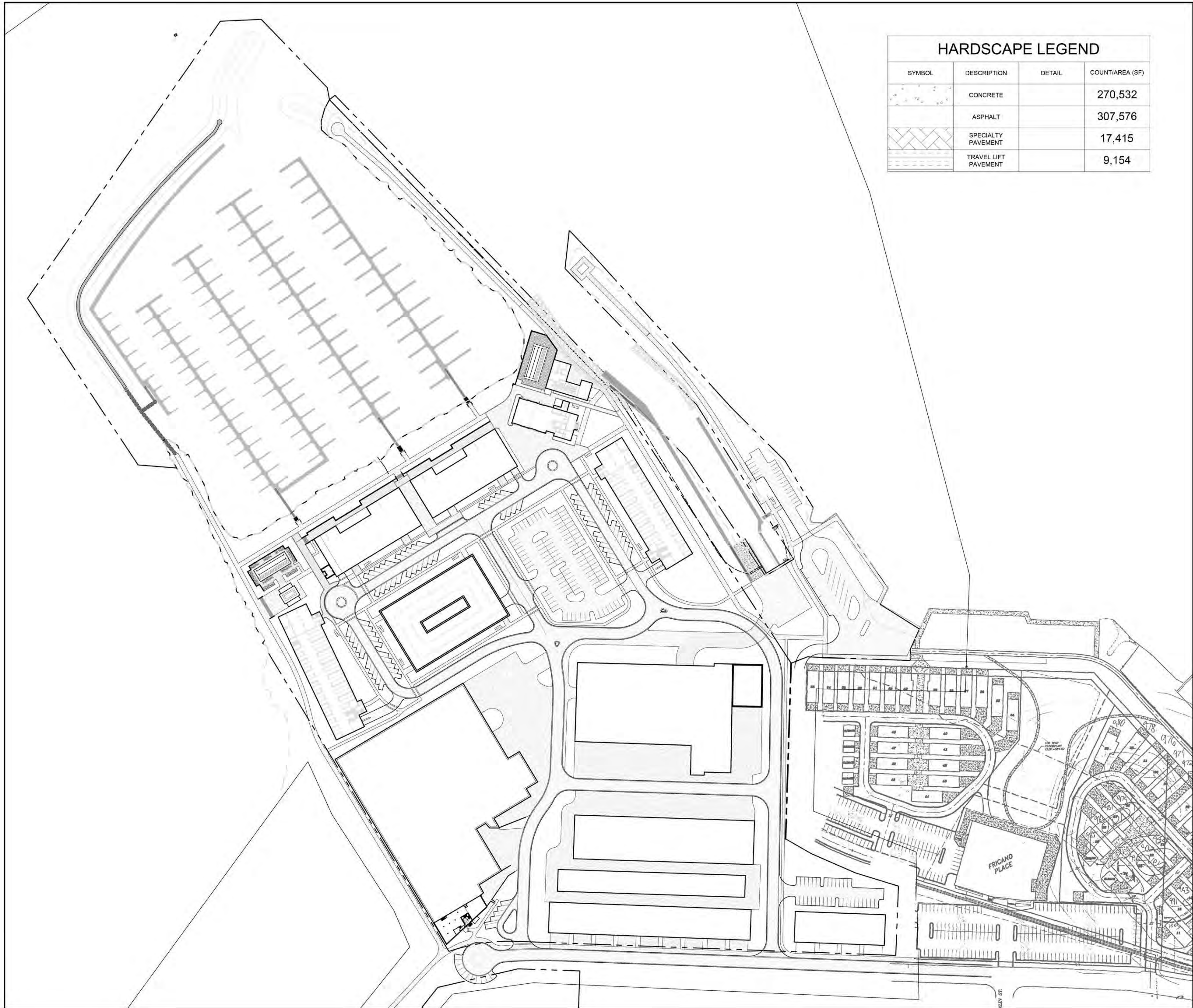
Sheet Title: SITE PLAN

Sheet Number:

C-1.04

SEE SHEET X-0.03

SEE SHEET X-0.01



HARDSCAPE LEGEND			
SYMBOL	DESCRIPTION	DETAIL	COUNT/AREA (SF)
	CONCRETE		270,532
	ASPHALT		307,576
	SPECIALTY PAVEMENT		17,415
	TRAVEL LIFT PAVEMENT		9,154

Project:



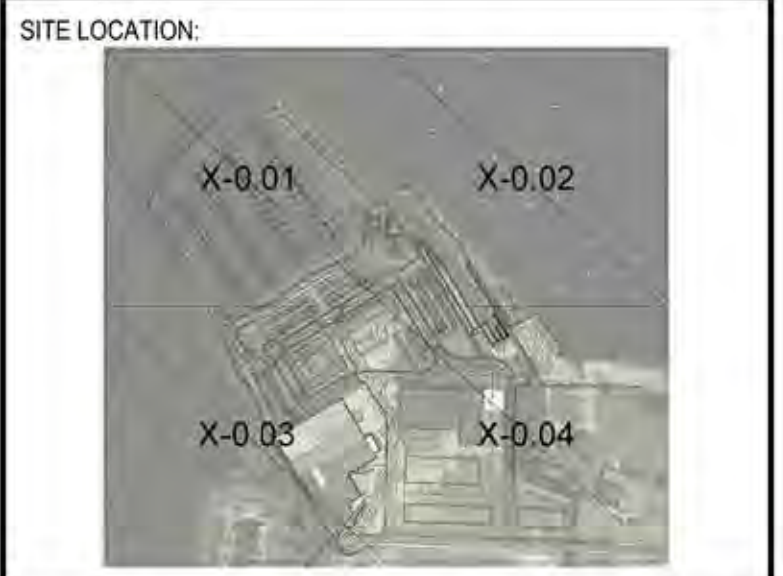
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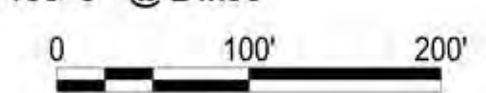


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NORTH

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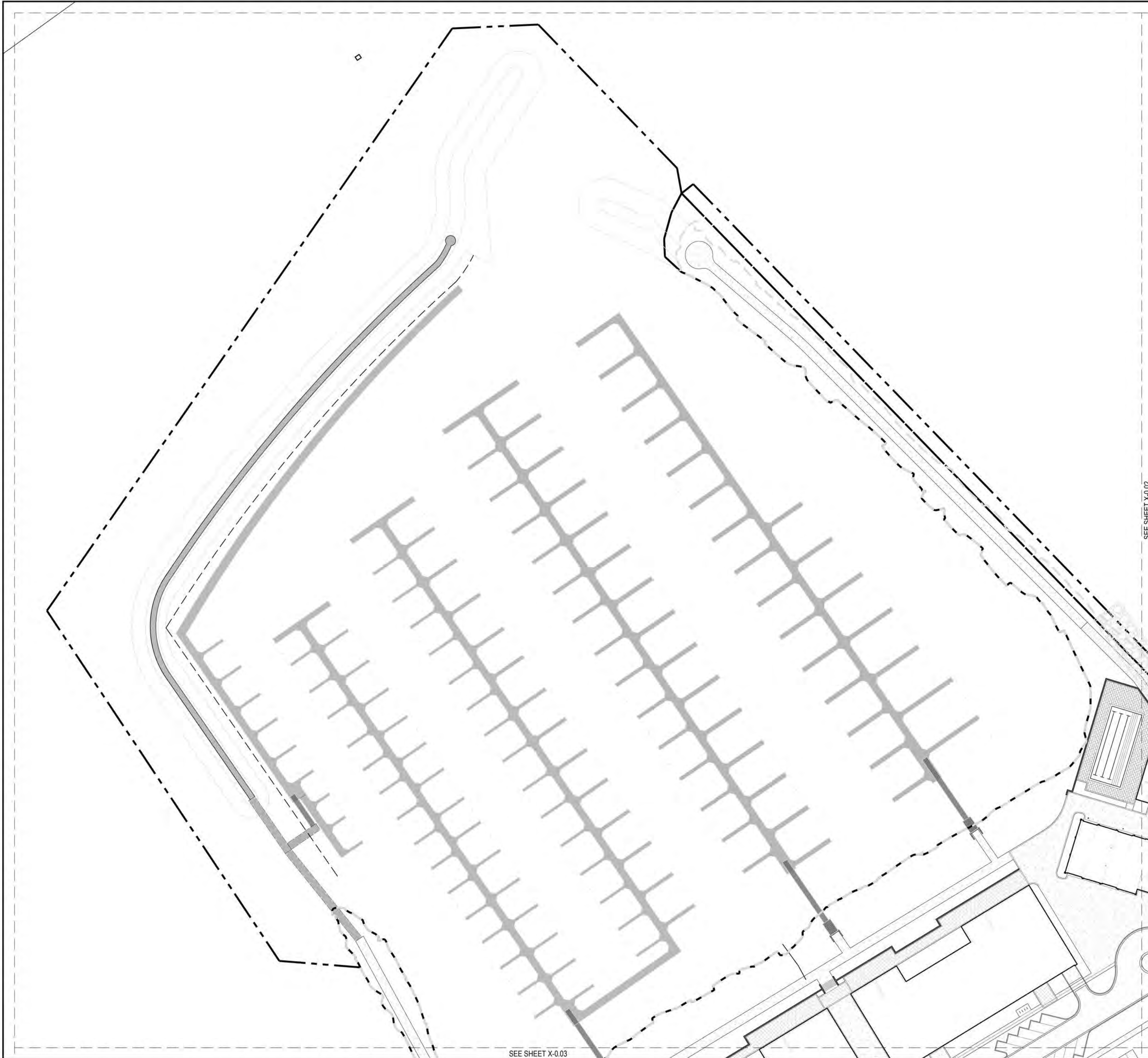
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.00





### HARDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

SEE SHEET X-0.02

SEE SHEET X-0.03

Project:



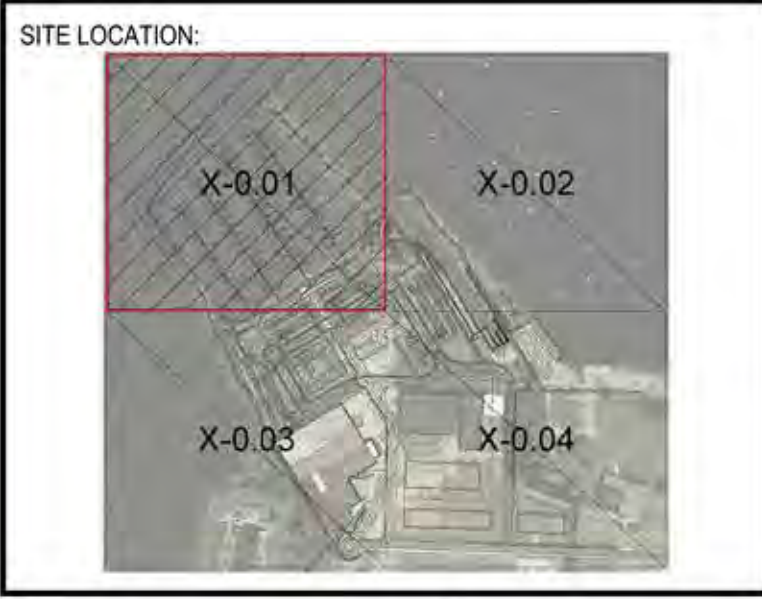
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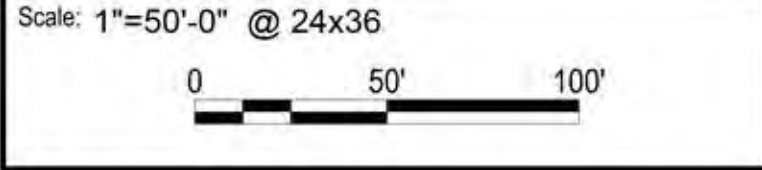
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REVISION Date:	05/26/2022	 NORTH
Project No:	21-004	

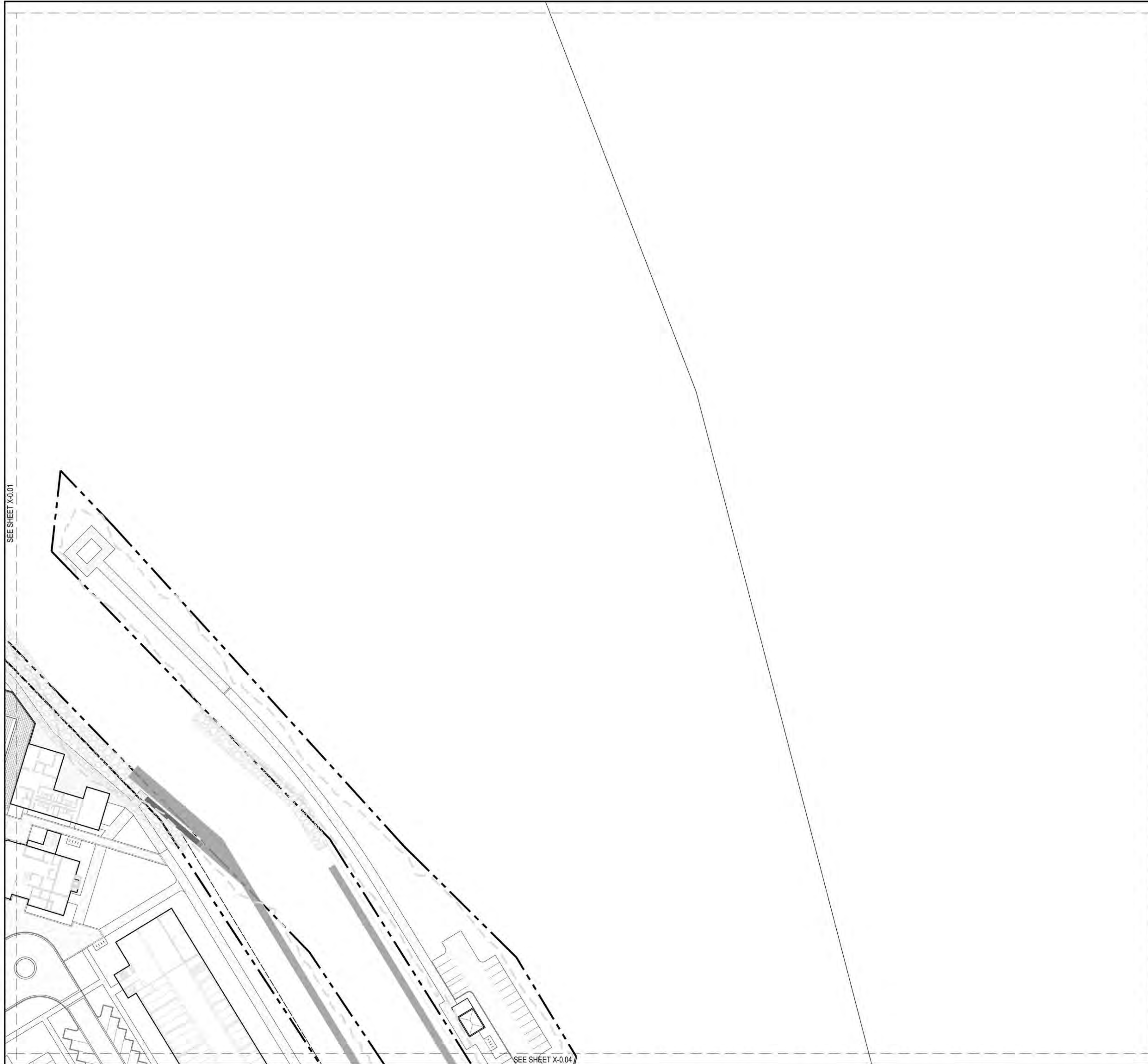


Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **HARDSCAPE PLAN**

Sheet Number: **C-2.01**



### HARDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

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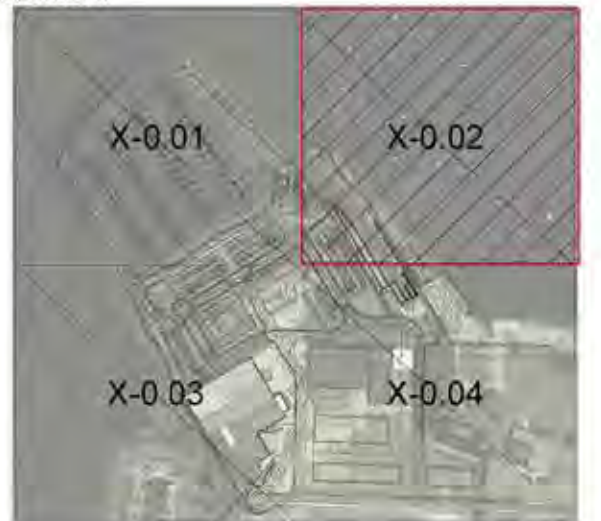


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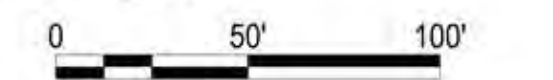


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Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.02

SEE SHEET X-0.01

SEE SHEET X-0.04

SEE SHEET X-0.01

HARDSCAPE LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

Project:



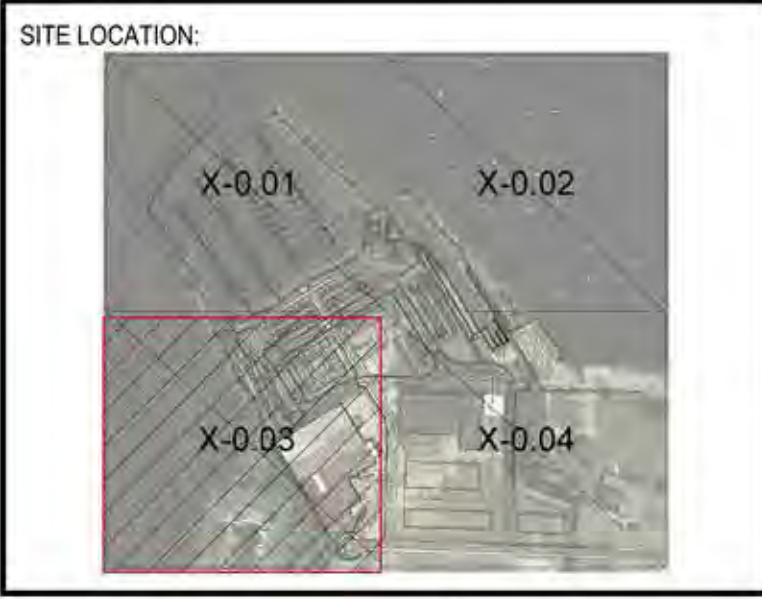
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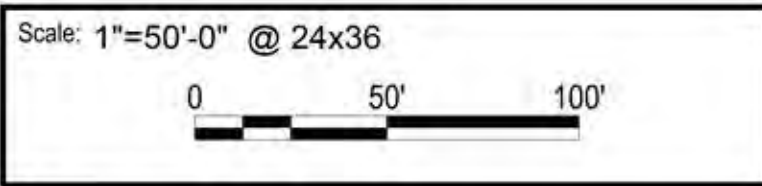
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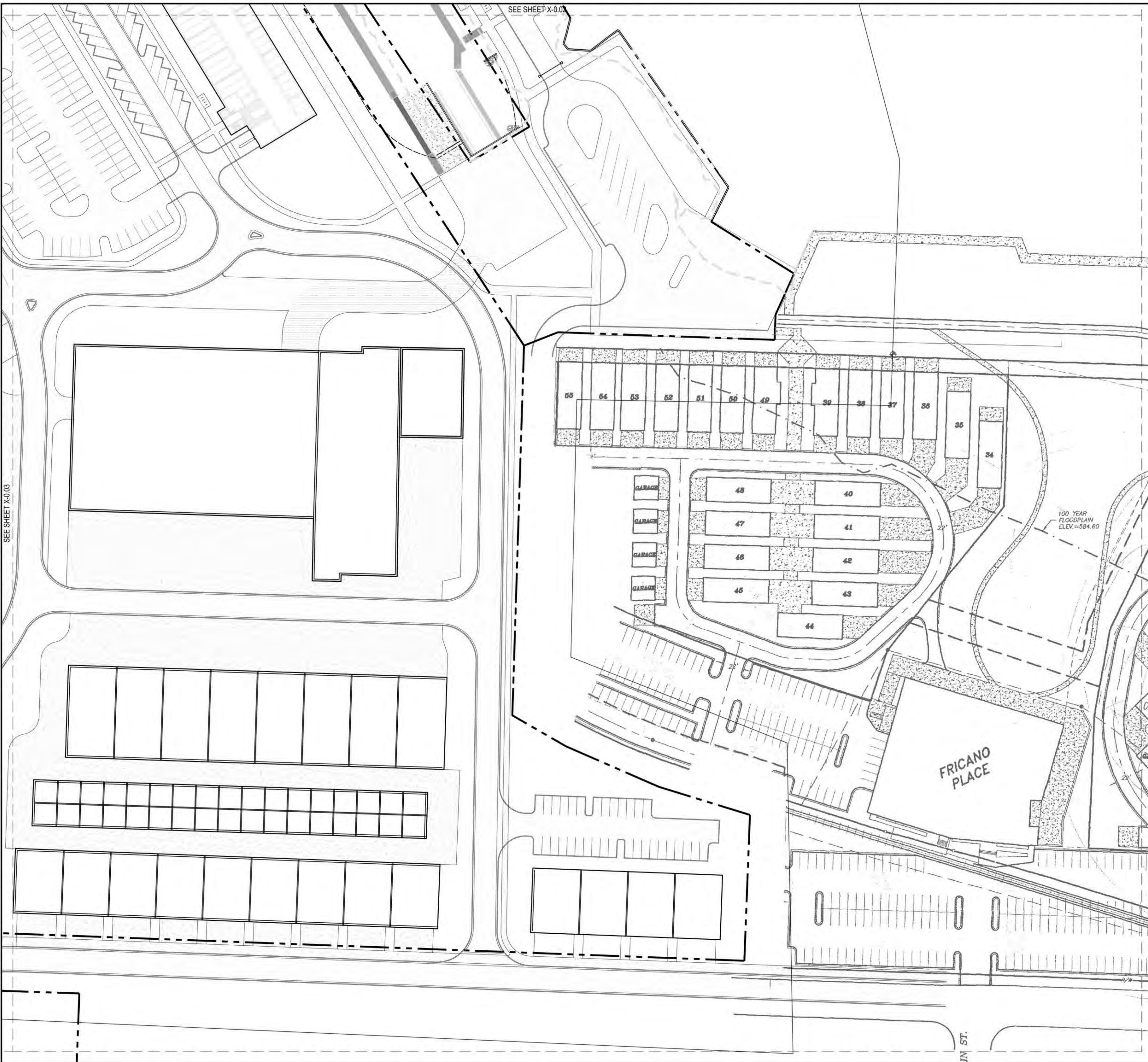
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Project Phase: PUD SUBMITTAL

Sheet Title: HARDSCAPE PLAN

Sheet Number: C-2.03





### HARDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CONCRETE	
	ASPHALT	
	SPECIALTY PAVEMENT	
	TRAVEL LIFT PAVEMENT	

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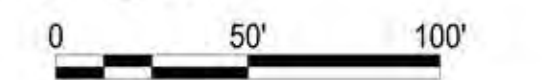


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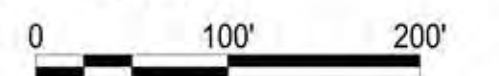


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Project No: 21-004



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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number:

**C-3.00**



Project :



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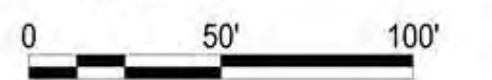
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 Project No: 21-004



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Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number: C-3.01

SEE SHEET X-0.03



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 0 50' 100'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number: C-3.02



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Scale: 1"=50'-0" @ 24x36  
 0 50' 100'

Seal:

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Sheet Title: LAYOUT PLAN

Sheet Number: C-3.03





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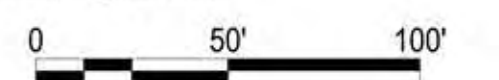
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 Project No: 21-004



Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LAYOUT PLAN

Sheet Number:

C-3.04



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project:



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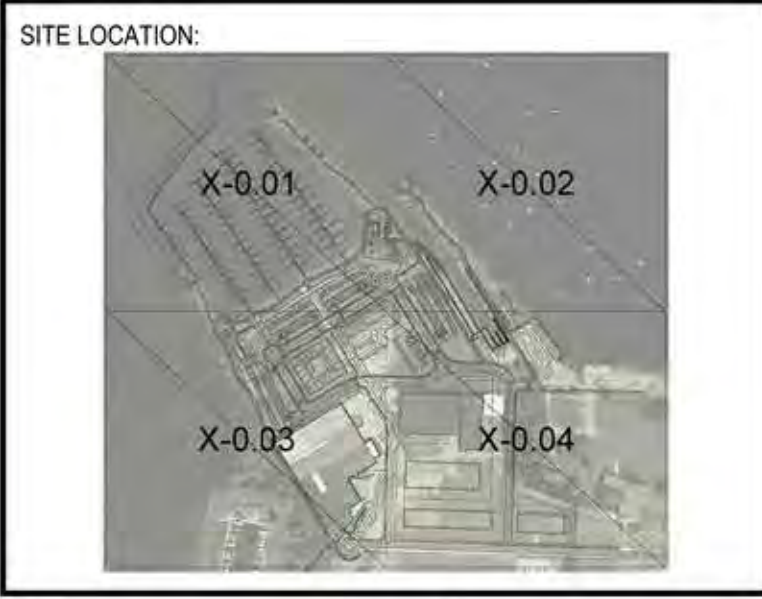
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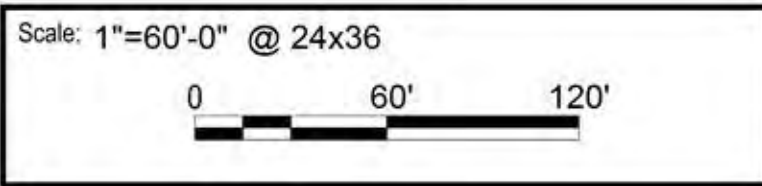
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Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **UTILITY PLAN**

Sheet Number: **C-4.00**



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project:



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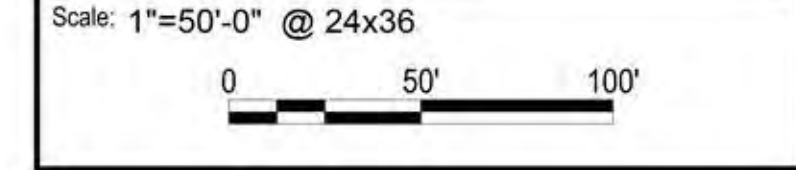
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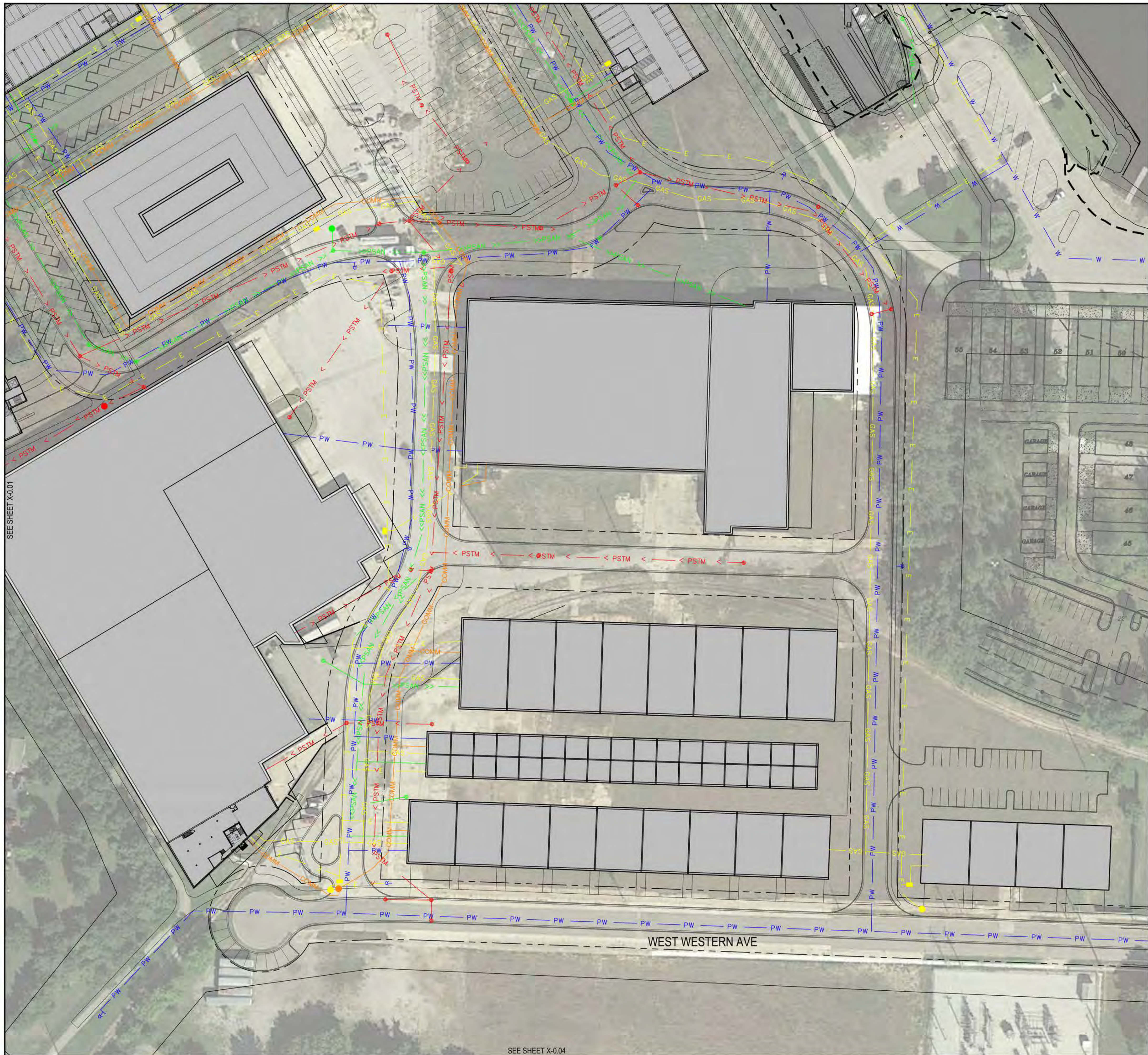


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Project Phase: **PUD SUBMITTAL**

Sheet Title: **UTILITY PLAN**

Sheet Number: **C-4.01**



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

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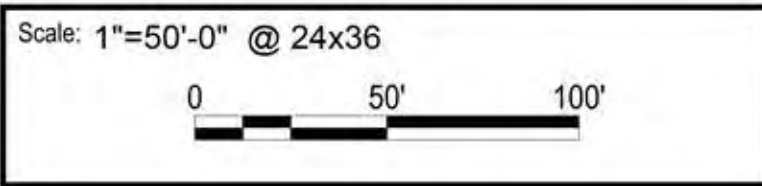


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Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.02



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project:



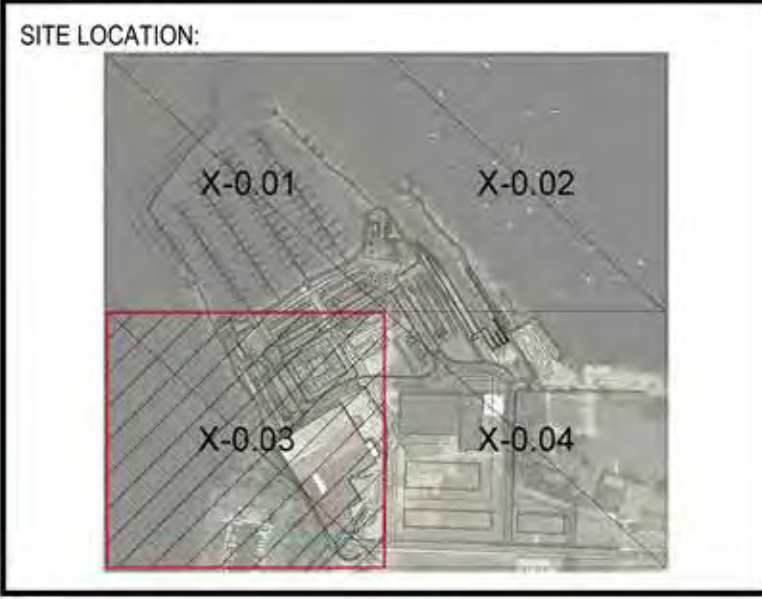
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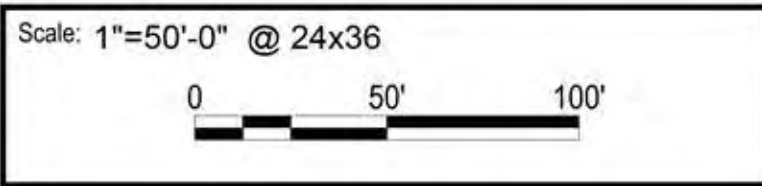
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Project No:	21-004	



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Project Phase: **PUD SUBMITTAL**

Sheet Title: **UTILITY PLAN**

Sheet Number: **C-4.03**



**LEGEND**

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC
- COMMUNICATION
- FIRE HYDRANT
- STORM WATER QUALITY UNIT

Project:



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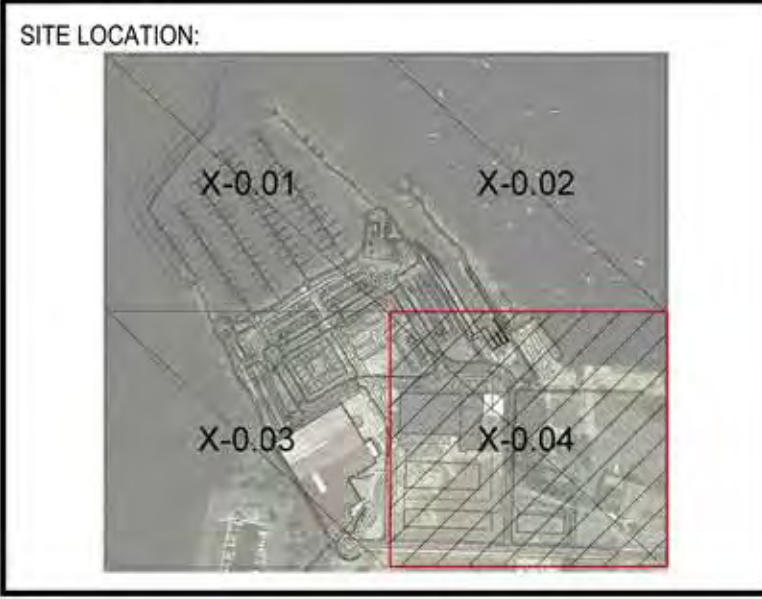
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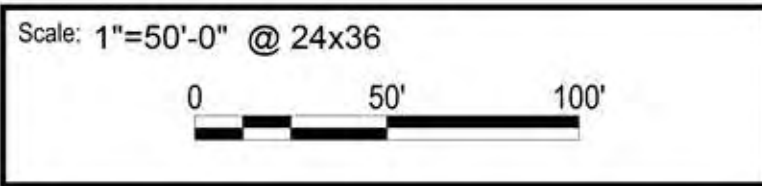


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Project Phase: PUD SUBMITTAL

Sheet Title: UTILITY PLAN

Sheet Number: C-4.04



**LEGEND**

- - - 584 PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project:



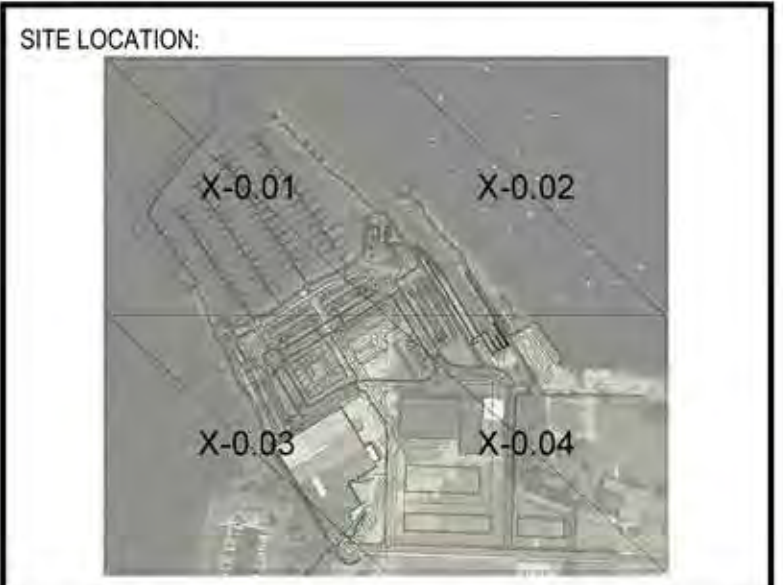
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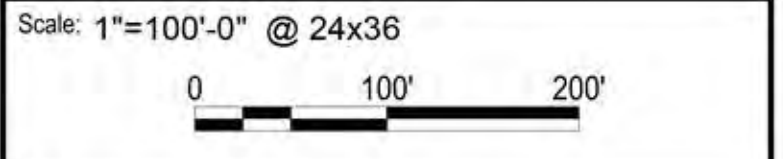
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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.00



**LEGEND**

- - - 584 - - - PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project:



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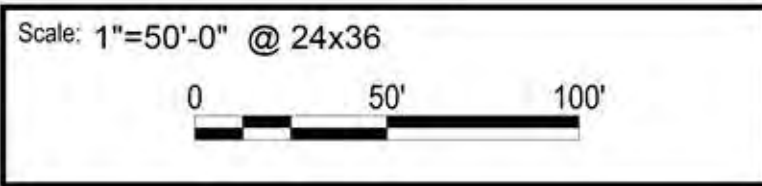
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Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.01

SEE SHEET X-0.03





**LEGEND**

- - - 584 PROPOSED CONTOUR / ELEVATION
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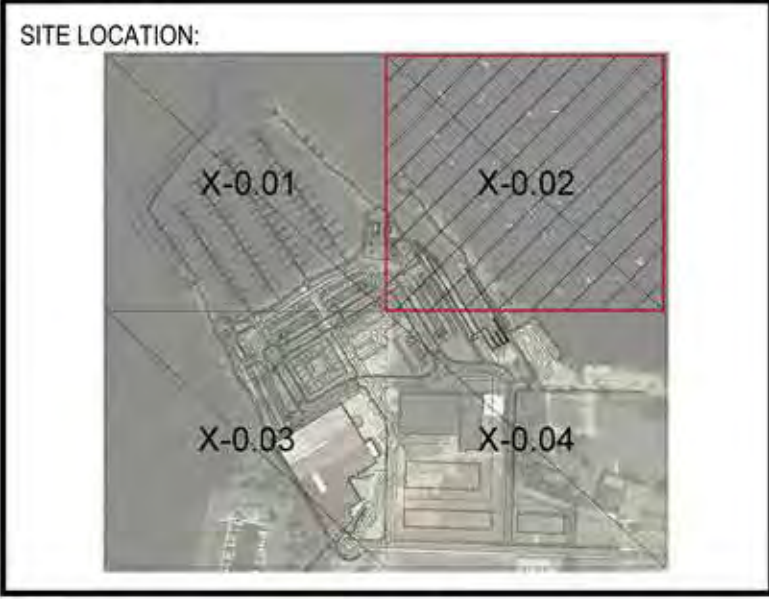
518 BROAD STREET  
 SAINT JOSEPH, MI 49085  
 P: (269) 932.4502  
[www.edgewaterresources.com](http://www.edgewaterresources.com)




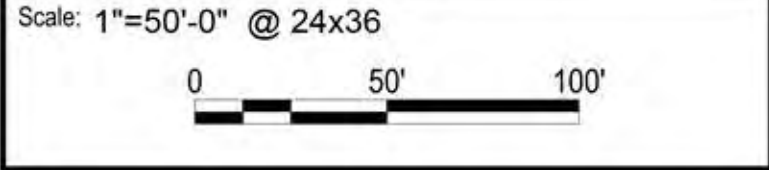
1609 PINERIDGE DR  
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Sheet Title: GRADING PLAN

Sheet Number: C-5.02



**LEGEND**

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project:



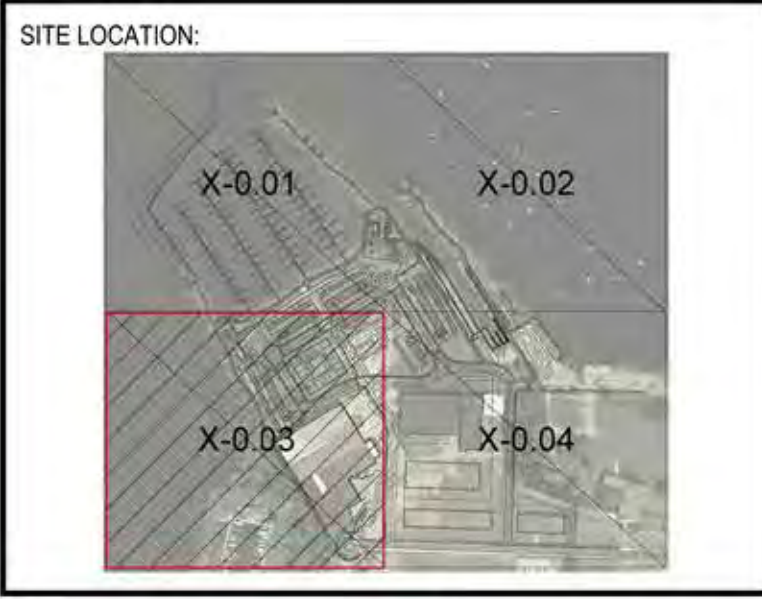
**ADELAIDE POINTE**  
 1204 WEST WESTERN AVENUE  
 MUSKEGON, MI 49441  
 P: (855) MKG-LAKE  
<https://www.adelaidepointe.com>


Consultants:

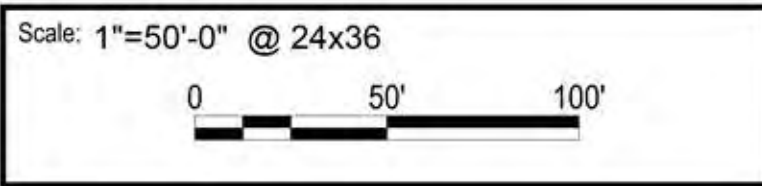
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Project No:	21-004	

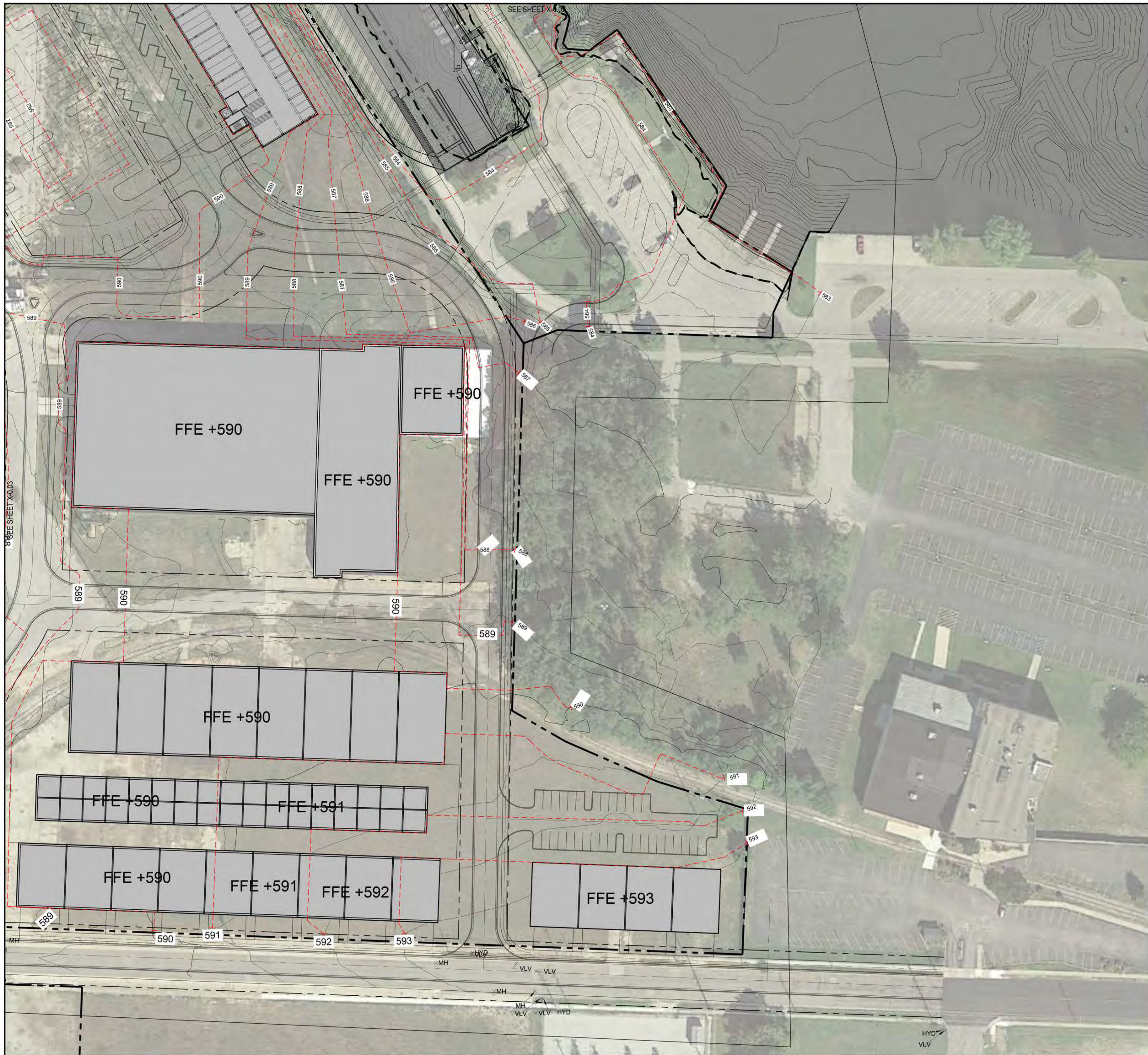


Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **GRADING PLAN**

Sheet Number: **C-5.03**



**LEGEND**

- 584 --- PROPOSED CONTOUR / ELEVATION
- FFE + 590 PROPOSED FINISH FLOOR ELEVATION

Project:



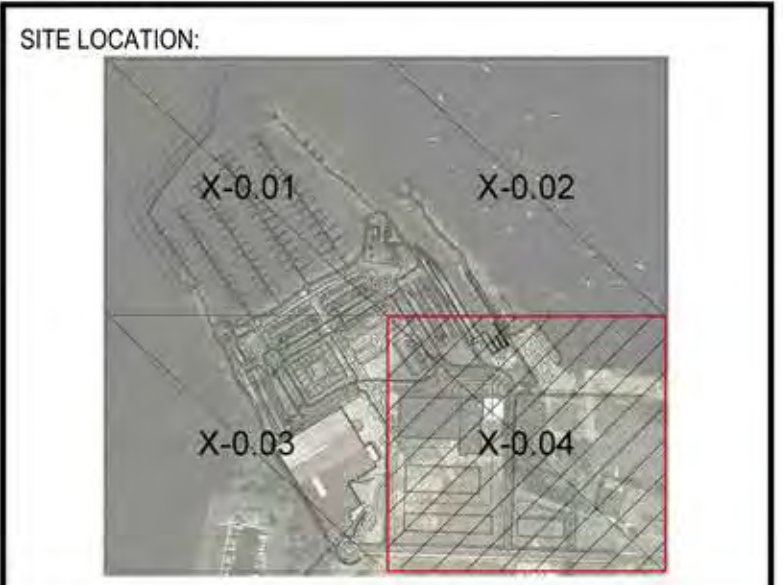
**ADELAIDE POINTE**  
 1204 WEST WESTERN AVENUE  
 MUSKEGON, MI 49441  
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<https://www.adelaidepointe.com>


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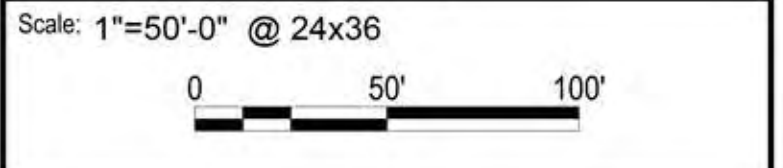
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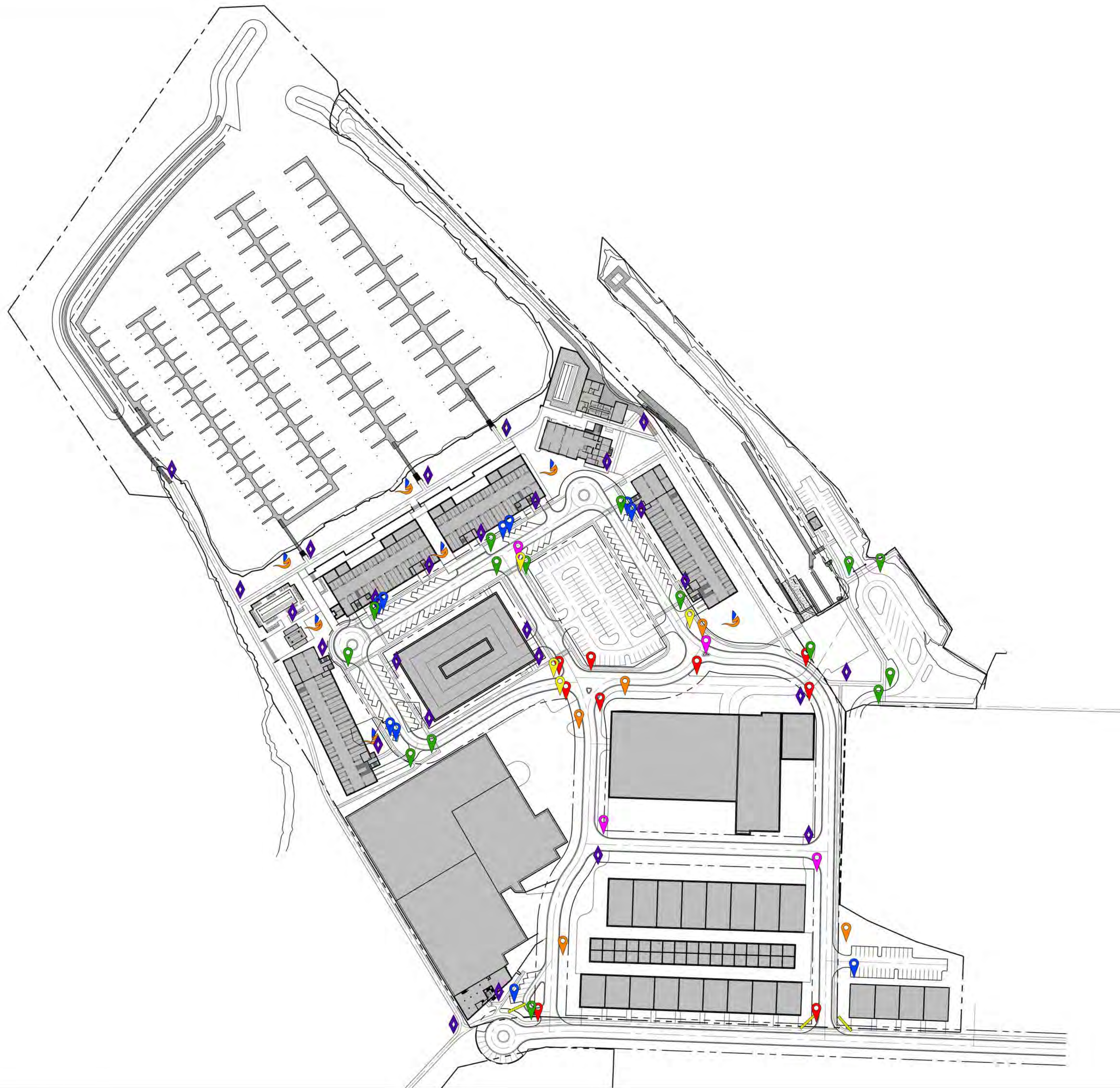


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GRADING PLAN

Sheet Number: C-5.04



-  DECORATIVE ARRIVAL SIGNAGE
-  SCULPTURE ART
-  GENERAL WAYFINDING
-  RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN
-  STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (15')
-  STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (30')  
CROSS TRAFFIC DOES NOT STOP  
W4-4P (24"x12")
-  SPEED LIMIT 20  
R2-1 (24"x30")  
5.0 SFT SIGN  
1 EA. - 3 LB. POST (15 FT)
-  YIELD HERE TO PEDESTRIANS  
R1-5A (26"x48")  
8.6 SFT SIGN  
2 EA. - 3 LB. POST (12 FT)
-  ONE WAY  
R6-1 (36"x12")  
3.0 SFT SIGN  
1 EA. - 3LB POST (12 FT)

Project:



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1204 WEST WESTERN AVENUE  
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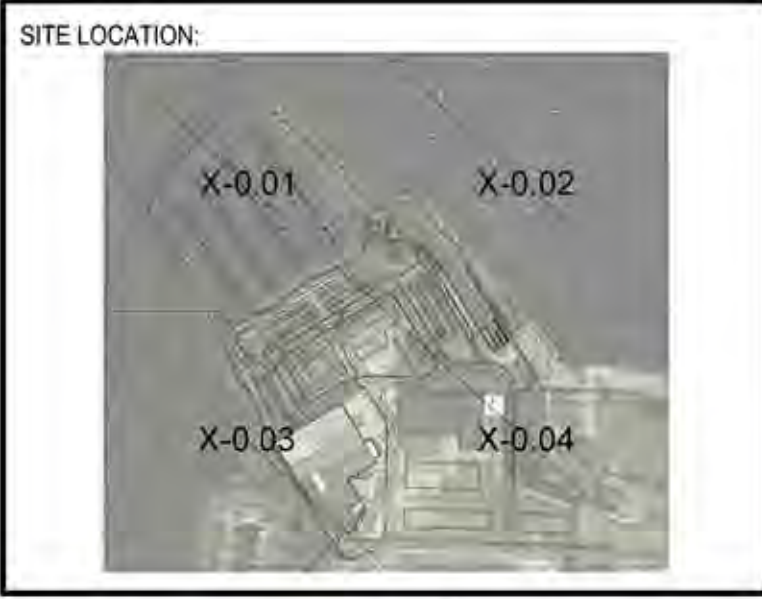
518 BROAD STREET  
SAINT JOSEPH, MI 49085  
P: (269) 932.4502  
[www.edgewaterresources.com](http://www.edgewaterresources.com)




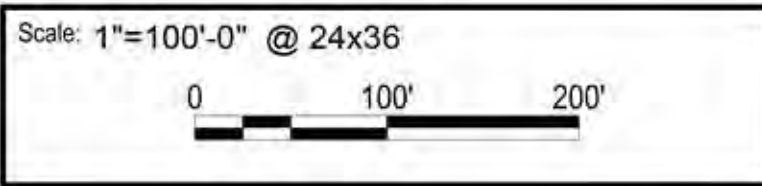
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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.00



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (15')



STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (30')  
CROSS TRAFFIC DOES NOT STOP  
W4-4P (24"x12")



SPEED LIMIT 20  
R2-1 (24"x30")  
5.0 SFT SIGN  
1 EA. - 3 LB. POST (15 FT)



YIELD HERE TO PEDESTRIANS  
R1-5A (26"x48")  
8.6 SFT SIGN  
2 EA. - 3 LB. POST (12 FT)



ONE WAY  
R6-1 (36"x12")  
3.0 SFT SIGN  
1 EA. - 3LB POST (12 FT)



SEE SHEET X-0.02

SEE SHEET X-0.03

Project



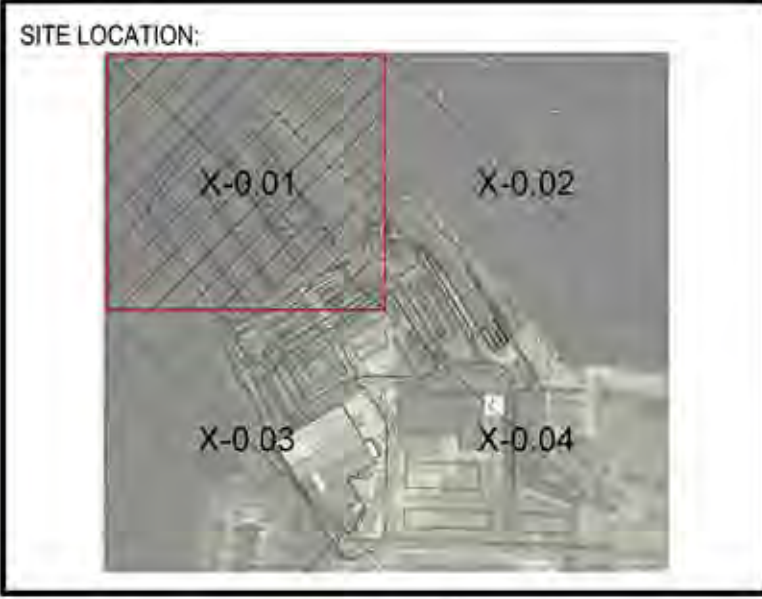
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MUSKEGON, MI 49441  
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<https://www.adelaidepointe.com>


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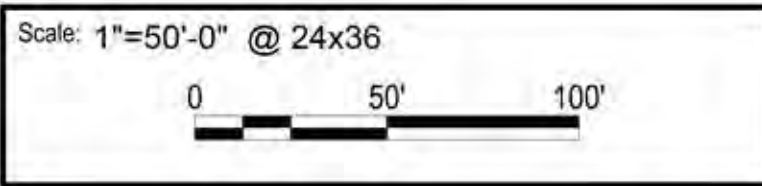
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Project No:	21-004	

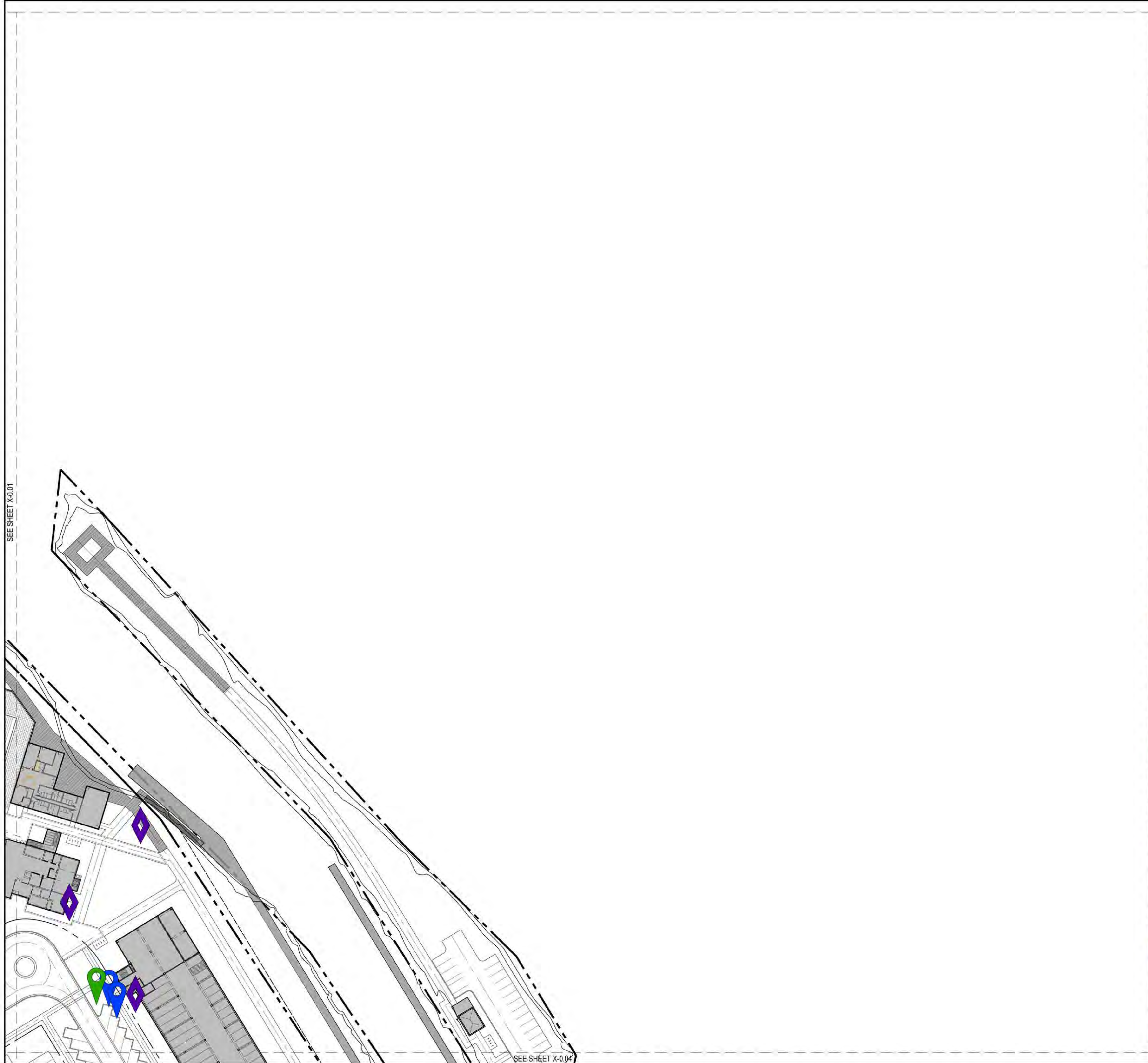


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE PLAN

Sheet Number: C-7.01



-  DECORATIVE ARRIVAL SIGNAGE
-  SCULPTURE ART
-  GENERAL WAYFINDING
-  RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN
- 
-  STOP  
R1-1 (36"x36")  
9.0 SFT SIGN. TYPE IIIA  
2 EA. - 3 LB. POST (15')
- 
-  STOP  
R1-1 (36"x36")  
9.0 SFT SIGN. TYPE IIIA  
2 EA. - 3 LB. POST (30')  
CROSS TRAFFIC DOES NOT STOP  
W4-4P (24"x12")
- 
- 
-  SPEED LIMIT 20  
R2-1 (24"x30")  
5.0 SFT SIGN  
1 EA. - 3 LB. POST (15 FT)
- 
-  YIELD HERE TO PEDESTRIANS  
R1-5A (26"x48")  
8.6 SFT SIGN  
2 EA. - 3 LB. POST (12 FT)
- 
-  ONE WAY  
R6-1 (36"x12")  
3.0 SFT SIGN  
1 EA. - 3LB POST (12 FT)
- 

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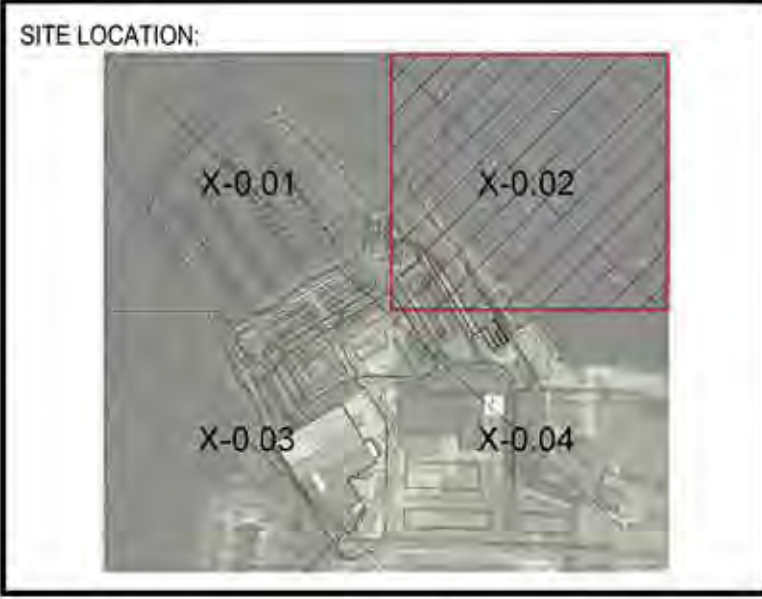
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resources  
518 BROAD STREET  
SAINT JOSEPH, MI 49085  
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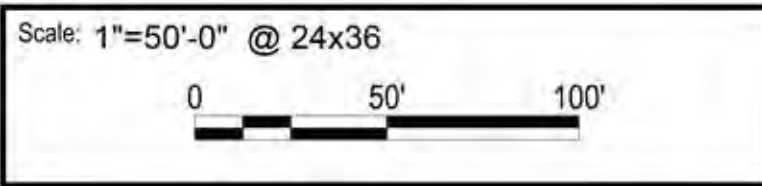
**architektura** PLC  
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Project No:	21-004	



Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SIGNAGE PLAN**

Sheet Number: **C-7.02**

SEE SHEET X-0.01

SEE SHEET X-0.04

SEE SHEET X-0.01



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)  
 R7-8 (12"x18")  
 1 EA. - 3 LB. POST (15 FT)  
 EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP  
 R1-1 (36"x36")  
 9.0 SFT SIGN, TYPE IIIA  
 2 EA. - 3 LB. POST (15')



STOP  
 R1-1 (36"x36")  
 9.0 SFT SIGN, TYPE IIIA  
 2 EA. - 3 LB. POST (30')  
 CROSS TRAFFIC DOES NOT STOP  
 W4-4P (24"x12")



SPEED LIMIT 20  
 R2-1 (24"x30")  
 5.0 SFT SIGN  
 1 EA. - 3 LB. POST (15 FT)



YIELD HERE TO PEDESTRIANS  
 R1-5A (26"x48")  
 8.6 SFT SIGN  
 2 EA. - 3 LB. POST (12 FT)



ONE WAY  
 R6-1 (36"x12")  
 3.0 SFT SIGN  
 1 EA. - 3LB POST (12 FT)



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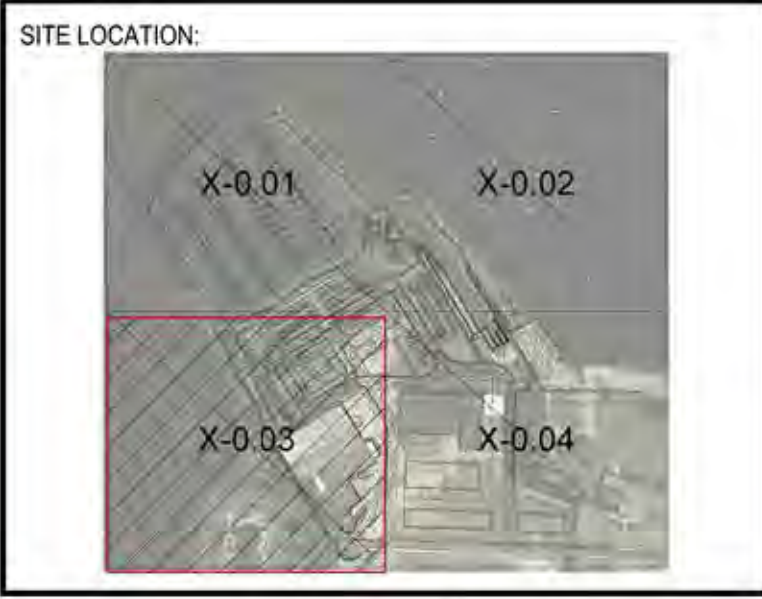
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 518 BROAD STREET  
 SAINT JOSEPH, MI 49085  
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[www.edgewaterresources.com](http://www.edgewaterresources.com)




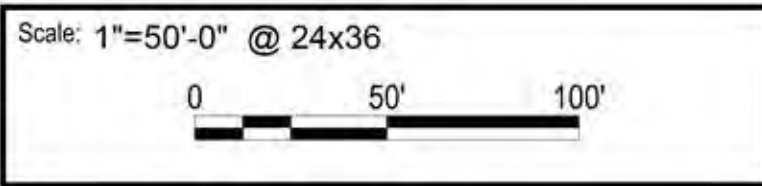
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Project No:	21-004	

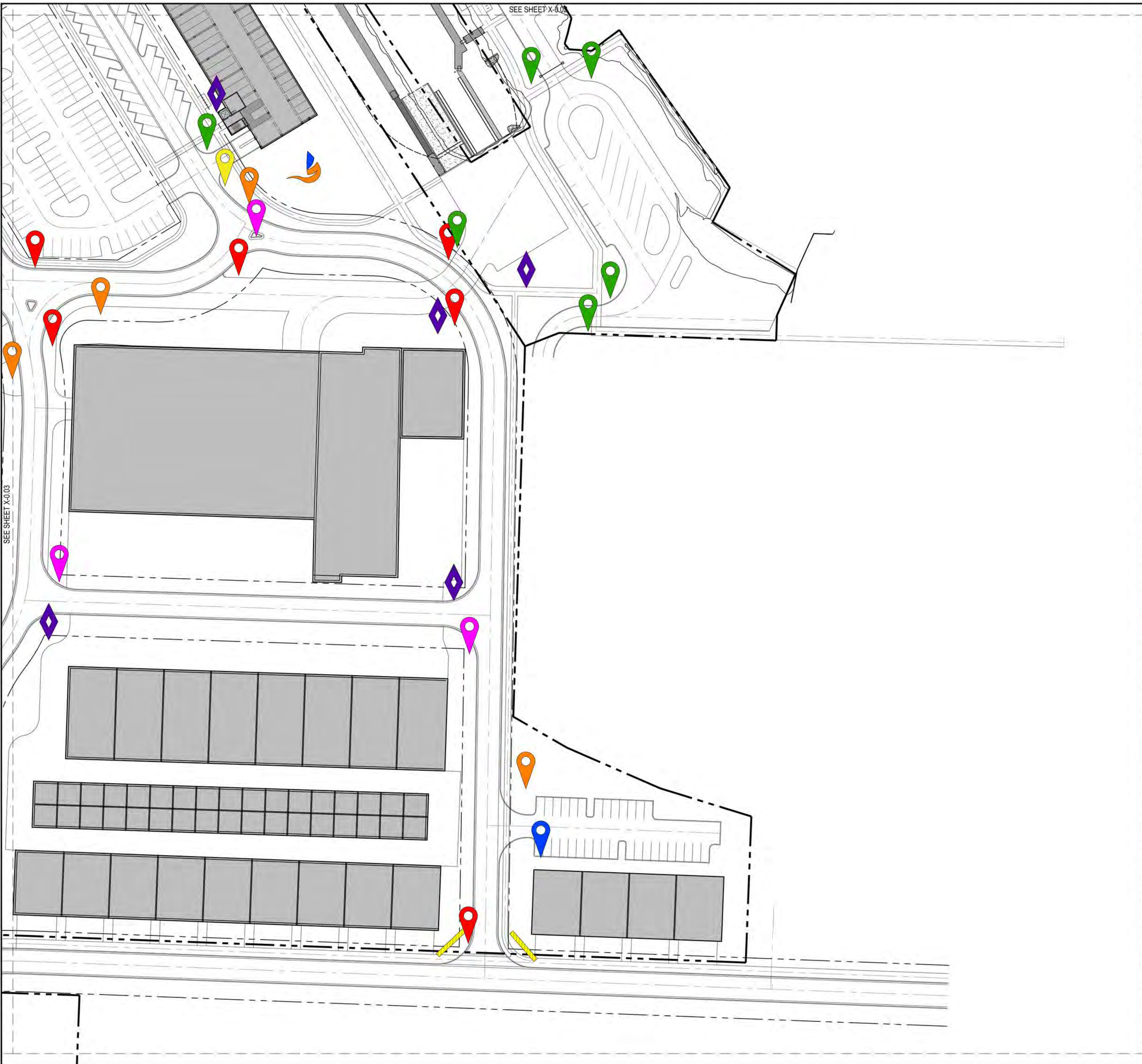


Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **SIGNAGE PLAN**

Sheet Number: **C-7.03**



DECORATIVE ARRIVAL SIGNAGE

SCULPTURE ART

GENERAL WAYFINDING

RESERVED PARKING ONLY (ADA)  
R7-8 (12"x18")  
1 EA. - 3 LB. POST (15 FT)  
EXACT QUANTITY AND LOCATION TO BE DETERMINED WITH FINAL DESIGN



STOP  
R1-1 (36"x36")  
9.0 SFT SIGN, TYPE IIIA  
2 EA. - 3 LB. POST (15')



STOP  
R1-1 (36"x36")  
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W4-4P (24"x12")



SPEED LIMIT 20  
R2-1 (24"x30")  
5.0 SFT SIGN  
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ONE WAY  
R6-1 (36"x12")  
3.0 SFT SIGN  
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Project:



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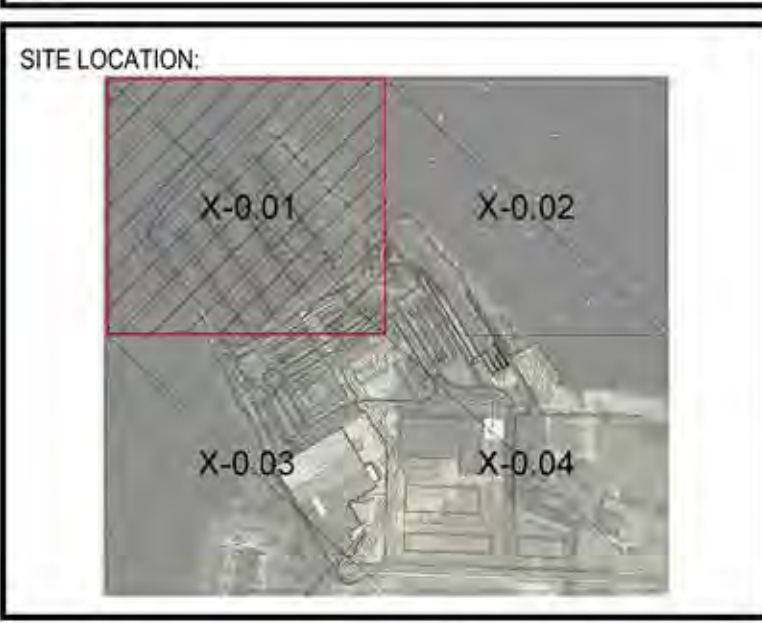
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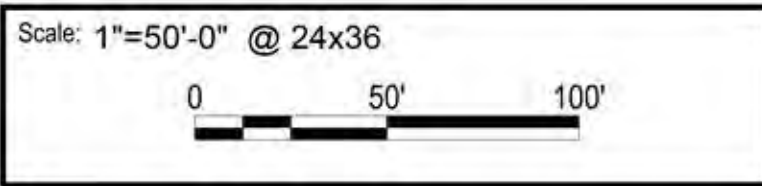
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Project No:	21-004	



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Project Phase: **PUD SUBMITTAL**

Sheet Title: **SIGNAGE PLAN**

Sheet Number: **C-7.04**



Project:



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SITE LOCATION:



REVISION Date: 05/26/2022

Project No: 21-004



NORTH

Scale: 1"=100'-0" @ 24x36

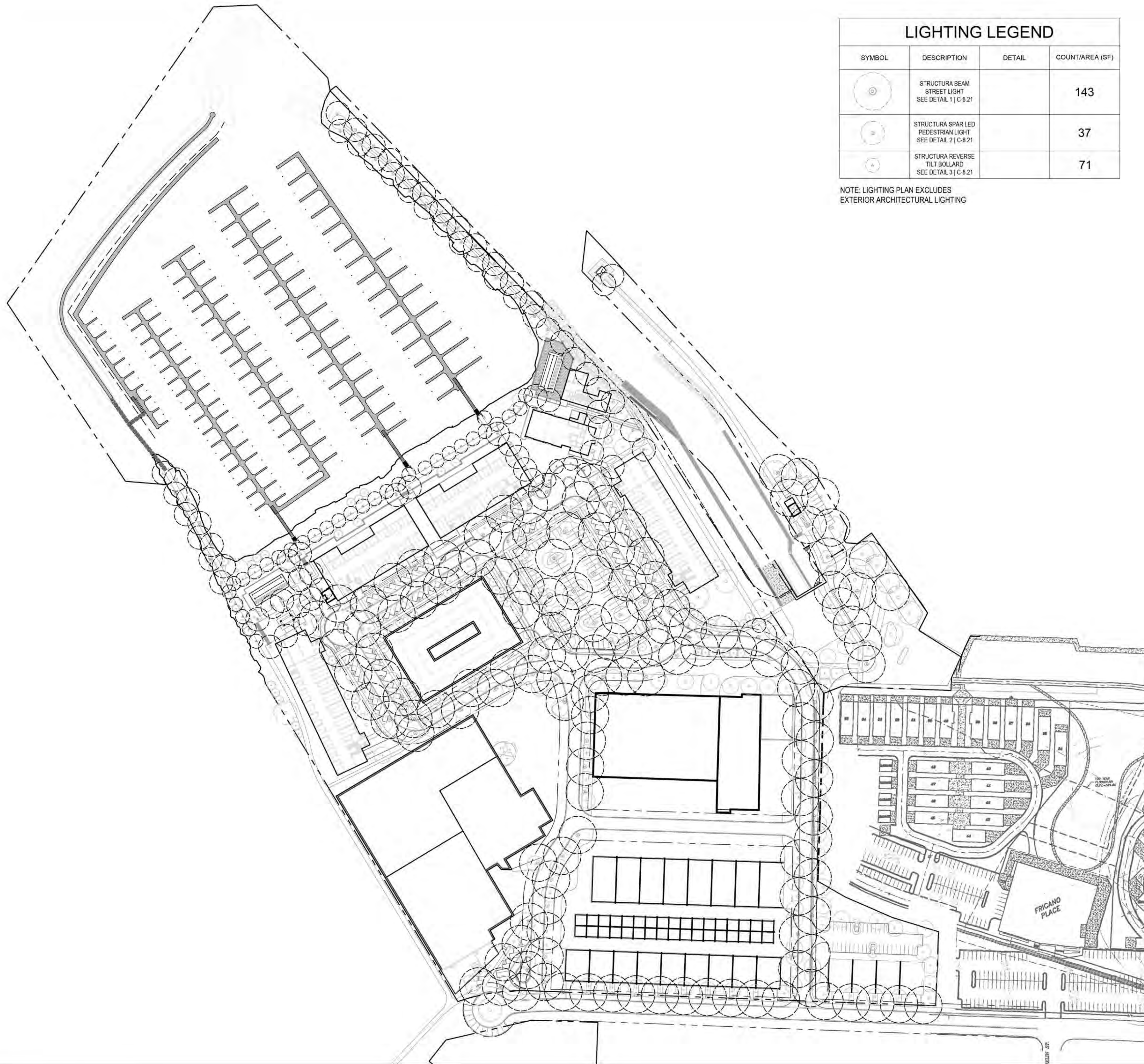


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: SIGNAGE DETAILS

Sheet Number: C-7.10



### LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL	COUNT/AREA (SF)
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1   C-8.21		143
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2   C-8.21		37
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3   C-8.21		71

NOTE: LIGHTING PLAN EXCLUDES  
EXTERIOR ARCHITECTURAL LIGHTING

Project:



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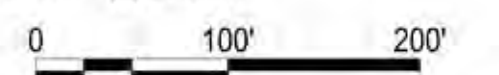
SITE LOCATION:



REVISION Date: 05/26/2022  
Project No: 21-004



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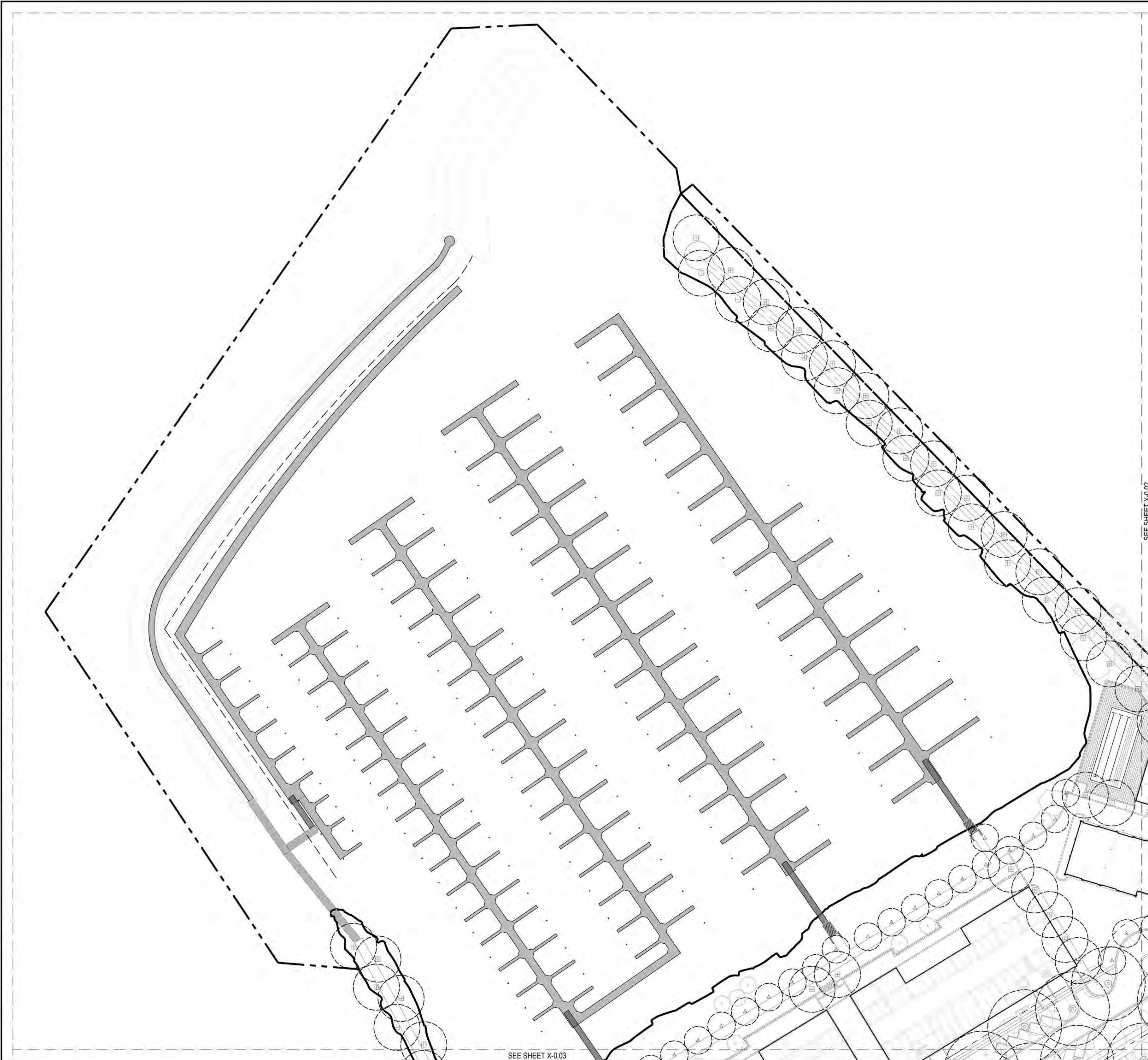


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.00



### LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1   C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2   C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3   C-8.21	

NOTE: LIGHTING PLAN EXCLUDES EXTERIOR ARCHITECTURAL LIGHTING

Project:



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SITE LOCATION:



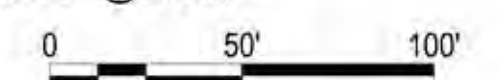
REVISION Date: 05/26/2022

Project No: 21-004



NORTH

Scale: 1"=50'-0" @ 24x36



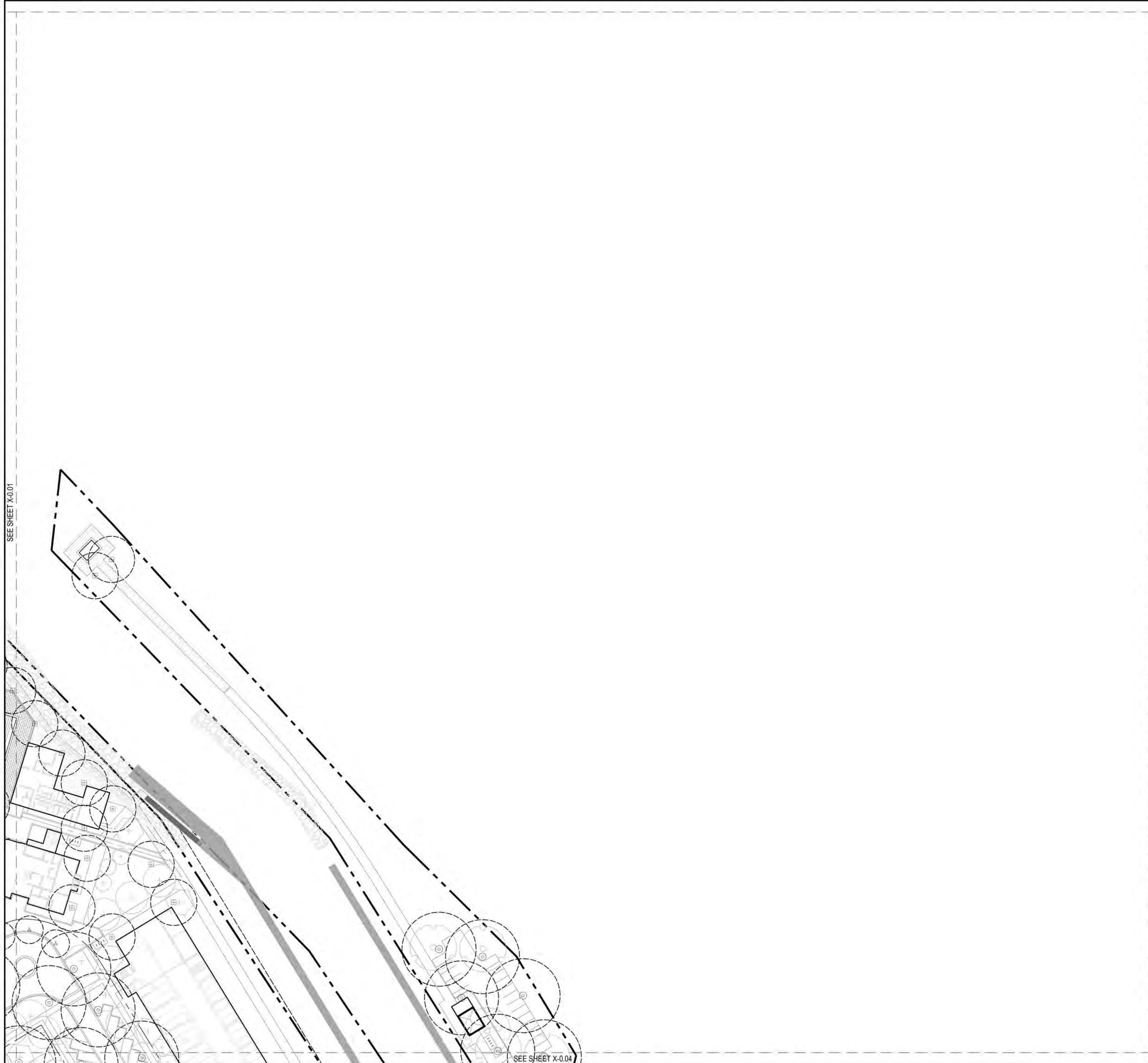
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number:

C-8.01



### LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1   C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2   C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3   C-8.21	

NOTE: LIGHTING PLAN EXCLUDES EXTERIOR ARCHITECTURAL LIGHTING

Project :



ADELAIDE POINTE  
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SITE LOCATION:

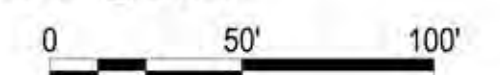


REVISION Date: 05/26/2022  
Project No: 21-004



NORTH

Scale: 1"=50'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

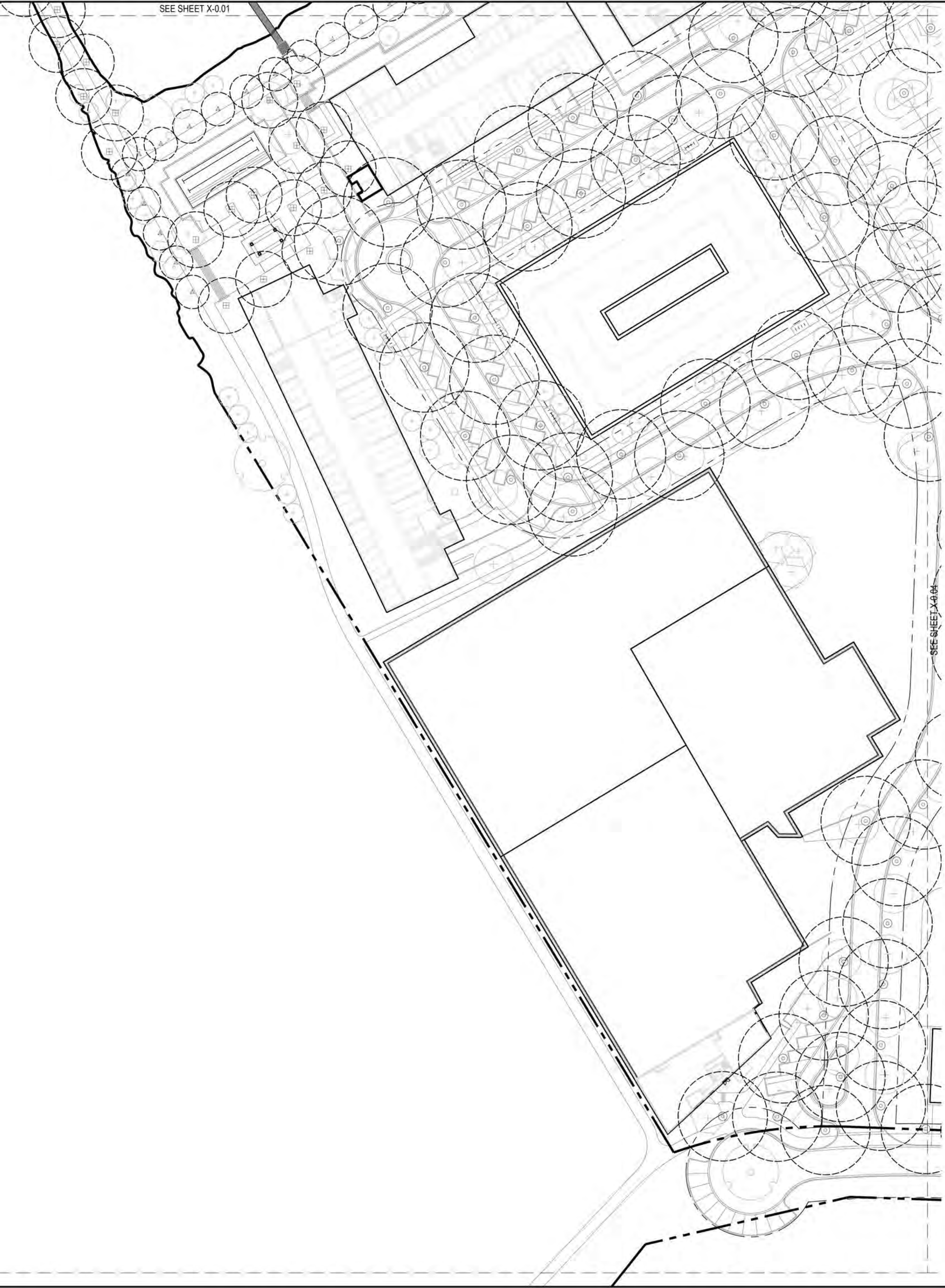
Sheet Title: LIGHTING PLAN

Sheet Number: C-8.02

SEE SHEET X-0.01

SEE SHEET X-0.04

SEE SHEET X-0.01



### LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1   C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2   C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3   C-8.21	

NOTE: LIGHTING PLAN EXCLUDES EXTERIOR ARCHITECTURAL LIGHTING

SEE SHEET X-0.04

Project:



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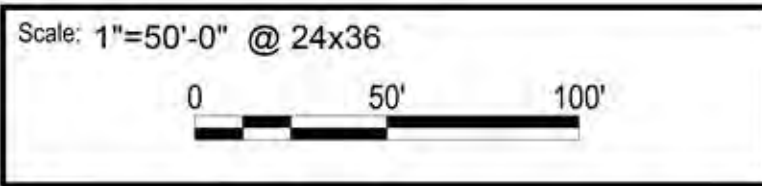
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Project No:	21-004	

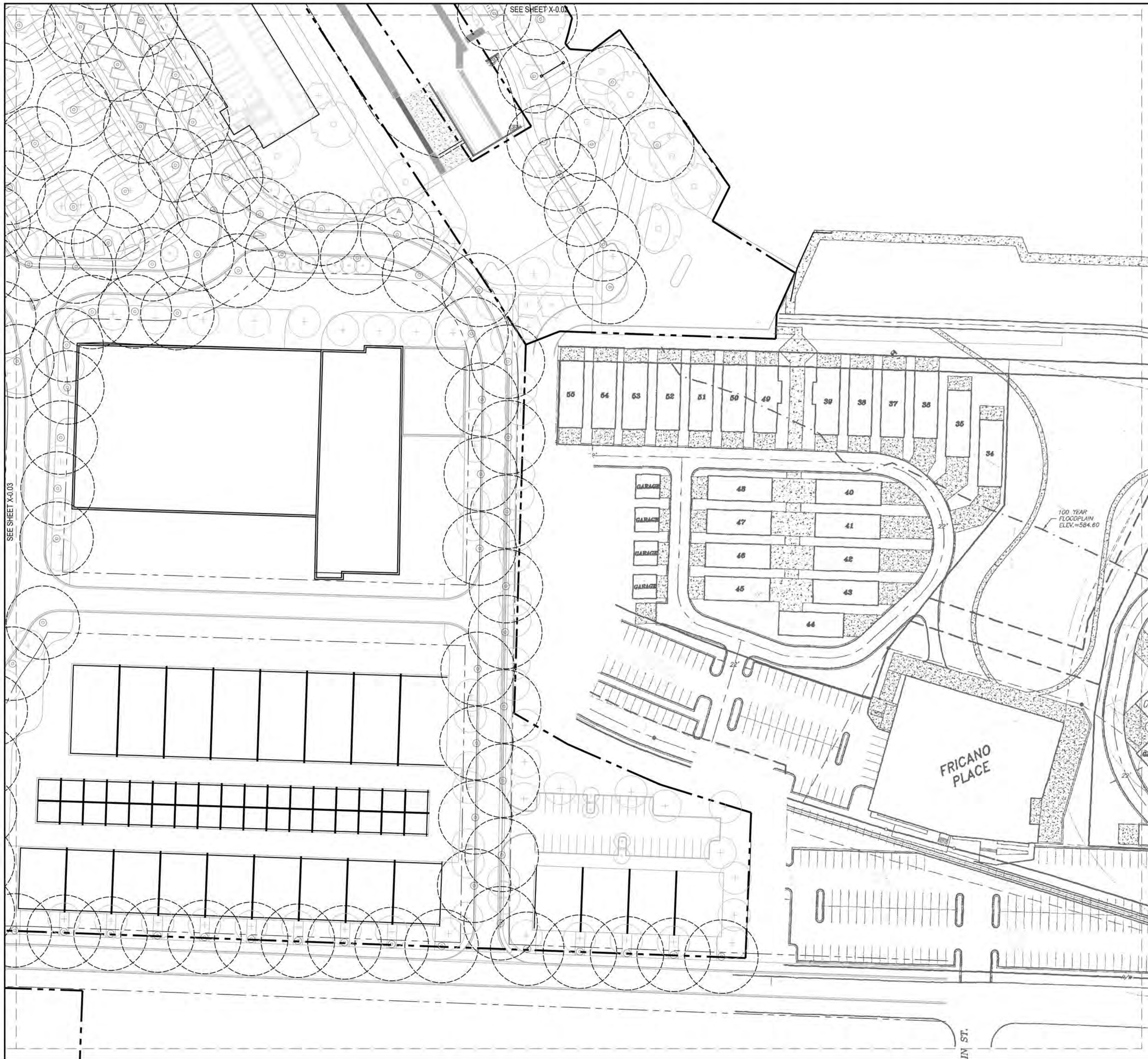


Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.03



### LIGHTING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	STRUCTURA BEAM STREET LIGHT SEE DETAIL 1   C-8.21	
	STRUCTURA SPAR LED PEDESTRIAN LIGHT SEE DETAIL 2   C-8.21	
	STRUCTURA REVERSE TILT BOLLARD SEE DETAIL 3   C-8.21	

NOTE: LIGHTING PLAN EXCLUDES EXTERIOR ARCHITECTURAL LIGHTING

Project:



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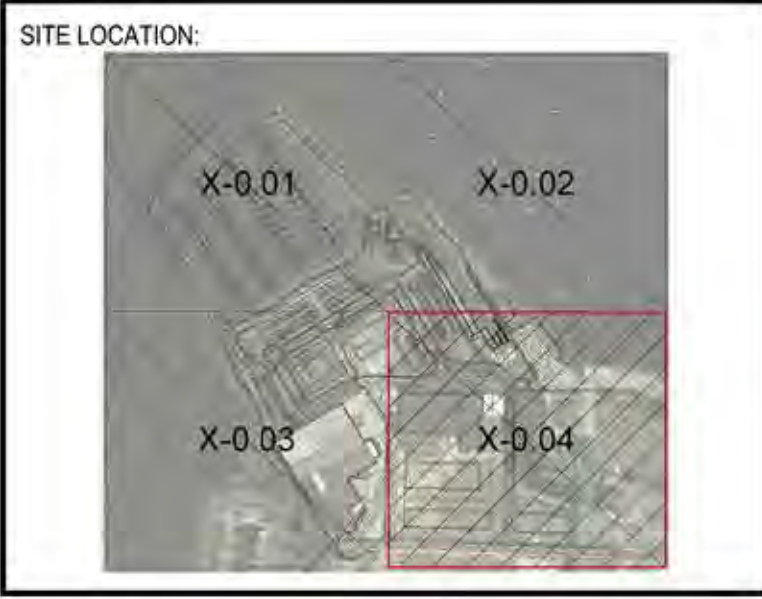
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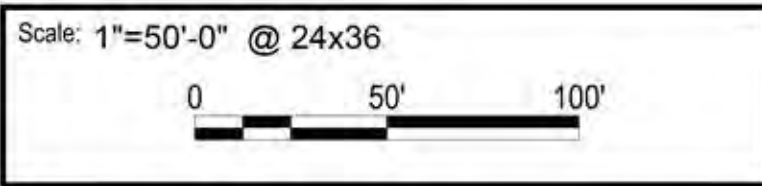
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Project No:	21-004	



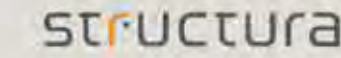
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LIGHTING PLAN

Sheet Number: C-8.04

# Beam 12' - 30' Steel Pole



FIXTURE TYPE:  
PROJECT NAME:



- FEATURES:**
- Steel H-beam upright with wood accent panels
  - Roadway or pedestrian pole heights up to 30'
  - Contemporary cable suspension
  - Available in 6" and 8" pole sizes

**SPECIFICATIONS:**

**CONSTRUCTION:** Formed A992 steel beam welded to an A36 steel baseplate. Solid wood panel is assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions. Is waterproof and rated for wet or dry use exposure.

**ELECTRICAL:** A 5/16" - 18 grounding point is provided on the aluminum pole center support. Wireway access is provided through a NEMA compliant handhole hidden behind accent panel.

**FINISHES AND MATERIALS:** All steel and aluminum parts are polyester powder coat painted. Wood panels are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. *Care and Maintenance*

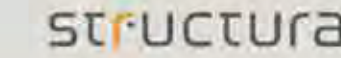
**HARDWARE:** All fasteners and hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

**FIXTURE MOUNTING:** Fixtures mount to pole from bolt pattern, horizontal mast arm, or custom arm.

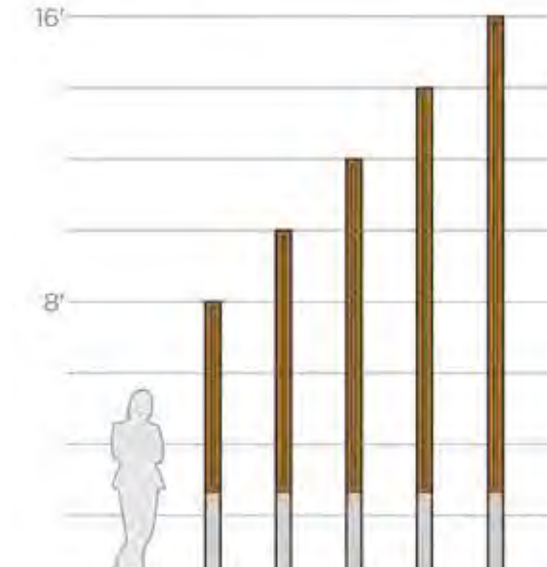


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# Spar LED 8' - 16' Square Straight Linear LED Poles



FIXTURE TYPE:  
PROJECT NAME:



- FEATURES:**
- Glulam solid wood and aluminum pole available in 8' - 16' heights with decorative LED strip
  - Square extruded aluminum pole base with flush handhole cover held with non-scratch stainless steel fasteners
  - Smooth dot free illumination
  - 90° CRI
  - Multiple hand hole options and color changing RGB available
  - Neutral power supply

**SPECIFICATIONS:**

**HOUSING:** Solid wood shaft is assembled through glulam construction and precision machined using CNC technology. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions. Is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit include (4) 3/4" x 10" dip galvanized anchor bolts and fasteners and rigid concrete pour template.



**ELECTRICAL:** Powered by a 90-305VAC primary/24VDC secondary integral power supply. System is 0-10V dimmable. Constructed with a US and Canada UL listed luminaire. Operating temperature of -25°F to 42°F.

**OPTICAL SYSTEM:** Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Consult factory for other lumen outputs. Calculated L70 > 40,000 hours.

**FINISHES AND MATERIALS:** Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. *Care and Maintenance*

**HARDWARE:** All hand hole fasteners and luminaire bracket arm hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

**FIXTURE MOUNTING:** Fixtures mount either by 2 3/8", 2 1/8", 1 3/2", or 4" diameter by 4" tall tenon or DIN mount for arm brackets. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. *Care and Maintenance*

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# Reverse Tilt Bollard Illuminated Aluminum Bollard



FIXTURE TYPE:  
PROJECT NAME:



- FEATURES:**
- Tilted aluminum bollard with linear LED lighting matching the base details of the Reverse Tilt pole.
  - Smooth dot free illumination
  - Neutral power supply
  - Multiple hand hole options and color changing RGB available

**SPECIFICATIONS:**

**CONSTRUCTION:** Rectangular extruded 6061-T6 aluminum alloy tubes fastened to square 6061-T6 base support welded to 3059R aluminum alloy baseplate.

**ELECTRICAL:** Powered by a 90-305VAC primary/24VDC secondary integral power supply. System is 0-10V dimmable. Constructed with a US and Canada UL listed luminaire. Operating temperature of -25°F to 42°F.

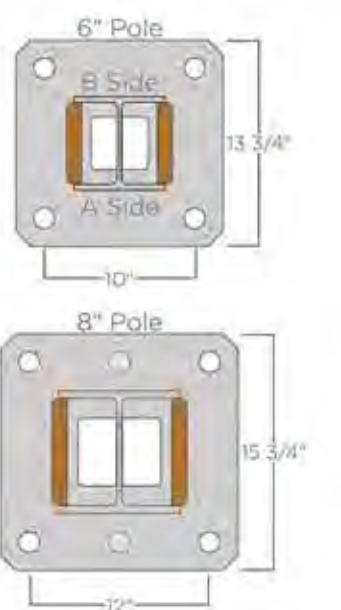
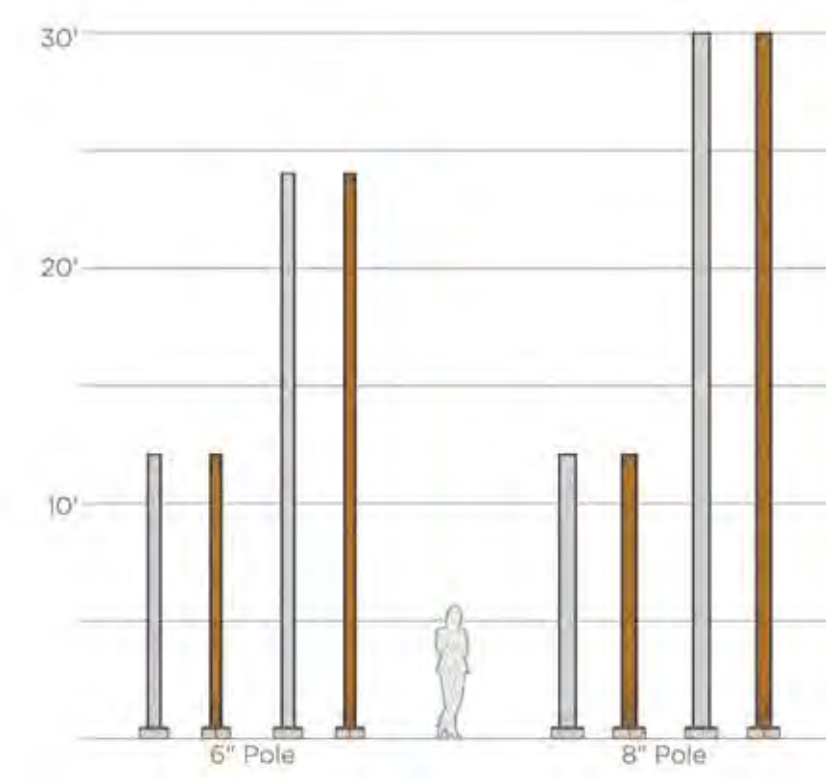
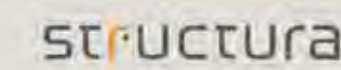
**OPTICAL SYSTEM:** Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination. Consult factory for other lumen outputs.

**FINISHES AND MATERIALS:** Wood pieces are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted to AAMA-2604 standards. *Care and Maintenance*



**HARDWARE:** All hand hole fasteners and luminaire bracket arm hardware are stainless steel. Anchor bolt kits are ASTM F1554 grade 55 steel with galvanized steel hex nuts and washers.

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Size	Pole Weight
6"	57lbs + 23lbs/ft
8"	72lbs + 39lbs/ft

**ORDERING GUIDE:** EXAMPLE: BEAM-20-6-4-C5-A1B-B12-55-STD

1 2 3 4 5 6 7 8 9 10

**BEAM**

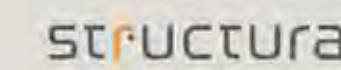
1	Series	5	Pole Finish	8	Wood Panel Finish
2	Beam	6	See color options on finishes technical sheet	9	Options
3	Pole Height <sup>1</sup>	7	Custom Color	10	Category <sup>2</sup>
4	Size	8	A Side	11	Banner Arm <sup>3</sup>
5	Specify	9	No fixtures on this side	12	GFCI Box
6	12'	10	A12	13	Special
7	30'	11	A30	14	Standard
8	6"	12	A6	15	Wood <sup>4</sup>
9	8"	13	A8	16	MOOD
10	Anchor Bolt	14	B Side	17	Fixture Mounting Height
11	4	15	No fixture on this side	18	12'
12	6	16	Specify	19	30'
13		17	B12	20	Specify
14		18	B30	21	
15		19	B6	22	
16		20	B8	23	

1. 6" pole are available up to 24' height.  
2. Custom factory for RGB color control options.  
3. Custom factory for electrical control options.  
4. See color options on finishes technical sheet.  
5. Custom factory for electrical control options.  
6. Custom factory for electrical control options.  
7. Custom factory for electrical control options.  
8. Custom factory for electrical control options.

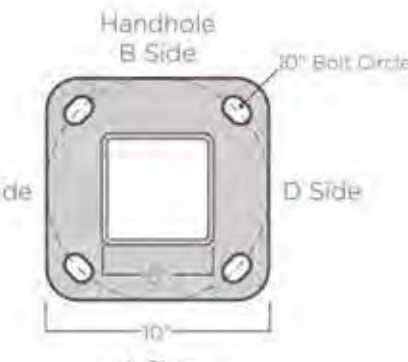
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## 1 STRUCTURA BEAM STREET LIGHT

SCALE: NTS



Height	Standard Output Lumens <sup>(1)</sup>	Standard Output Watts	Medium Output Lumens <sup>(1)</sup>	Medium Output Watts	High Output Lumens <sup>(1)</sup>	High Output Watts
8'	540	8	993	15	1470	25
10'	756	11	1386	21	2058	35
12'	972	14	1782	27	2646	45
14'	1188	17	2178	33	3234	55
16'	1404	20	2574	39	3822	65



**ORDERING GUIDE:** EXAMPLE: SPAR-LED-16-16-L30M-D5H-C4-UVV-STD

SPAR LED 1 2 3 4 5 6 7 8 9 10 11 UNV

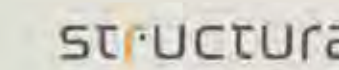
1	Series	5	Light Color	9	Voltage
2	L27 Spar	6	2700K	10	120-277VAC
3	L30	7	3000K	11	Fixture Mounting <sup>(1)</sup>
4	L40	8	3500K	12	T2384 2 3/8" x 4" Tenon
5	LED	9	AMB Amber	13	T2784 2 1/8" x 4" Tenon
6	Height	10	BLU Blue	14	T3124 3 1/2" x 4" Tenon
7	8'	11	GRN Green	15	T4004 4" x 4" Tenon
8	10'	12	RED Red	16	TXXX Specifically define Tenon
9	12'	13	Color Changing <sup>(2)</sup>	17	
10	14'	14	Light Source <sup>(3)</sup>	18	D0P
11	16'	15	Standard Output	19	D1 1 in 90deg
12		16	Mid Output	20	D2 2 in 90deg
13		17	High Output	21	D3 1 in 90deg
14		18	MO	22	D4 2 in 90deg
15		19	HO	23	D5 4 in 90deg
16		20	SO	24	
17		21	NO	25	
18		22	HO	26	
19		23	MO	27	
20		24	HO	28	
21		25	MO	29	
22		26	HO	30	
23		27	MO	31	
24		28	HO	32	
25		29	MO	33	
26		30	HO	34	
27		31	MO	35	
28		32	HO	36	
29		33	MO	37	
30		34	HO	38	
31		35	MO	39	
32		36	HO	40	
33		37	MO	41	
34		38	HO	42	
35		39	MO	43	
36		40	HO	44	
37		41	MO	45	
38		42	HO	46	
39		43	MO	47	
40		44	HO	48	
41		45	MO	49	
42		46	HO	50	
43		47	MO	51	
44		48	HO	52	
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46		50	HO	54	
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49		53	MO	57	
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56		60	HO	64	
57		61	MO	65	
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61		65	MO	69	
62		66	HO	70	
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65		69	MO	73	
66		70	HO	74	
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73		77	MO	81	
74		78	HO	82	
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91		95	MO	99	
92		96	HO	100	
93		97	MO	101	
94		98	HO	102	
95		99	MO	103	
96		100	HO	104	
97		101	MO	105	
98		102	HO	106	
99		103	MO	107	
100		104	HO	108	
101		105	MO	109	
102		106	HO	110	

1. Lumen output based upon 3000K CCT.  
2. Custom factory for RGB color control options.  
3. Lumen output based upon 160lm/ft light pole lumens/m².  
4. Lumen output based upon 160lm/ft lumens/m².  
5. Custom factory for electrical control options.  
6. Custom factory for electrical control options.  
7. Custom factory for electrical control options.  
8. Custom factory for electrical control options.

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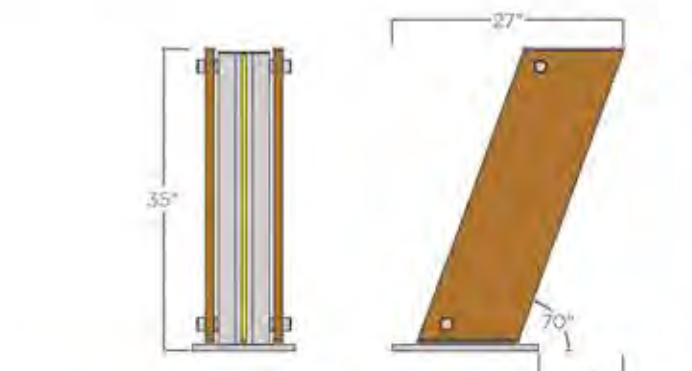
## 2 STRUCTURA SPAR LED PEDESTRIAN LIGHT

SCALE: NTS



	Standard Output	Medium Output	High Output
LED Lumens <sup>(1)</sup>	306	561	813
Watts	5	9	15
Front	306	561	813
Back	306	561	813

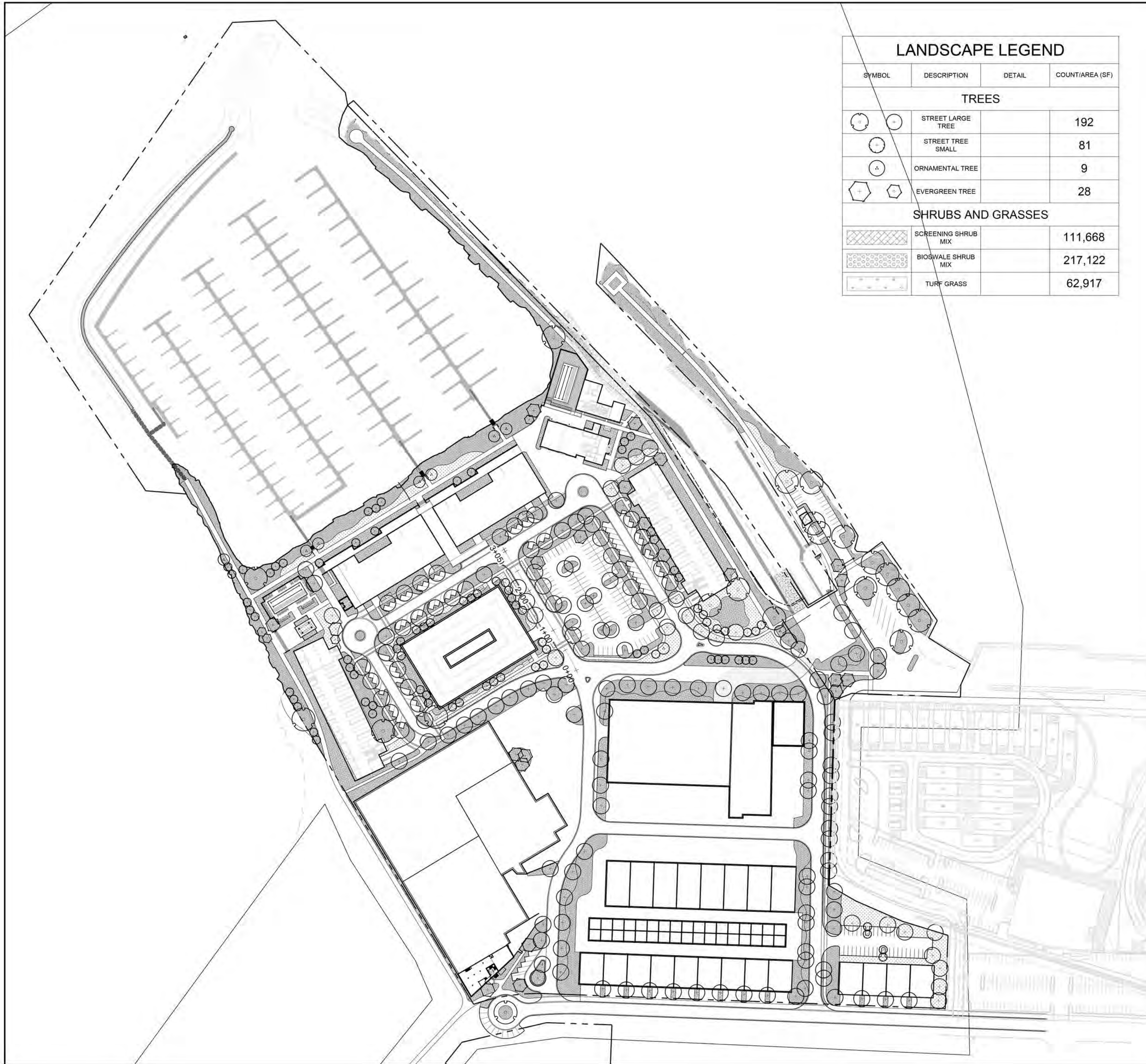
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**ORDERING GUIDE:** EXAMPLE: REV TBL-35-C4-L30M-U8S0-PU54-120-STD

REV TBL 35 C 4 L30M U8S0 PU54 120 STD

1	Series	5	Light Source <sup>(1)</sup>	9	Voltage
2	REV TBL Reverse Tilt Bollard	6	NO LED	10	120-277V
3	Overall Height	7	LED	11	Options
4	35'	8	Back LED	12	GFCI
5	Metal Finish	9	Mid Output	13	GFCI Box <sup>(2)</sup>
6	See color options on finishes technical sheet	10	High Output	14	Special
7	Custom Color	11	MO	15	STD
8	Light Color	12	HO	16	Modified
9	L27 2700K	13	NO LED	17	
10	L30 3000K	14	Back LED	18	
11	L40 3500K	15	Mid Output	19	
12	L40 4000K	16	High Output	20	
13	AMB Amber	17	MO	21	
14	RED Red	18	HO	22	
15	GRN Green	19	MO	23	
16	BLU Blue	20	HO	24	
17	Color Changing <sup>(2)</sup>	21	MO	25	
18		22	HO	26	
19		23	MO	27	
20		24	HO	28	
21		25	MO	29	
22		26	HO	30	
23					



LANDSCAPE LEGEND			
SYMBOL	DESCRIPTION	DETAIL	COUNT/AREA (SF)
<b>TREES</b>			
	STREET LARGE TREE		192
	STREET TREE SMALL		81
	ORNAMENTAL TREE		9
	EVERGREEN TREE		28
<b>SHRUBS AND GRASSES</b>			
	SCREENING SHRUB MIX		111,668
	BIOSWALE SHRUB MIX		217,122
	TURF GRASS		62,917

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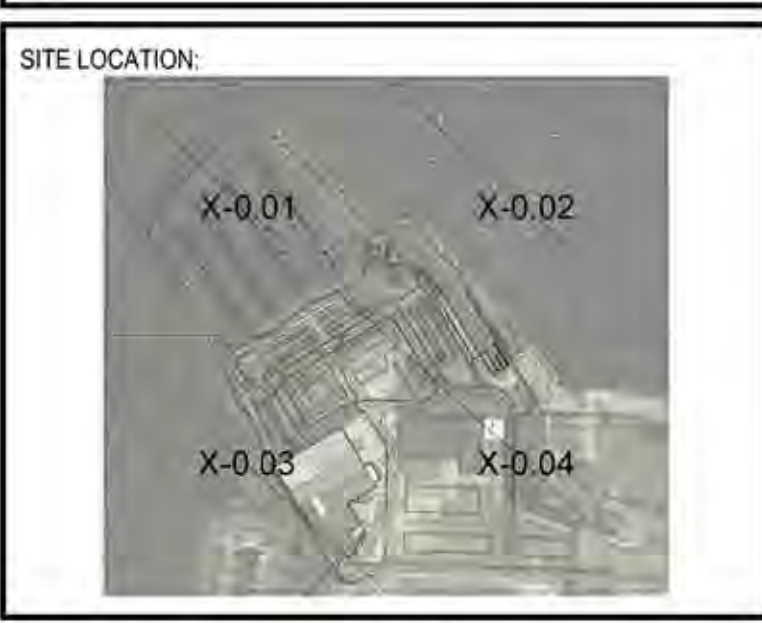
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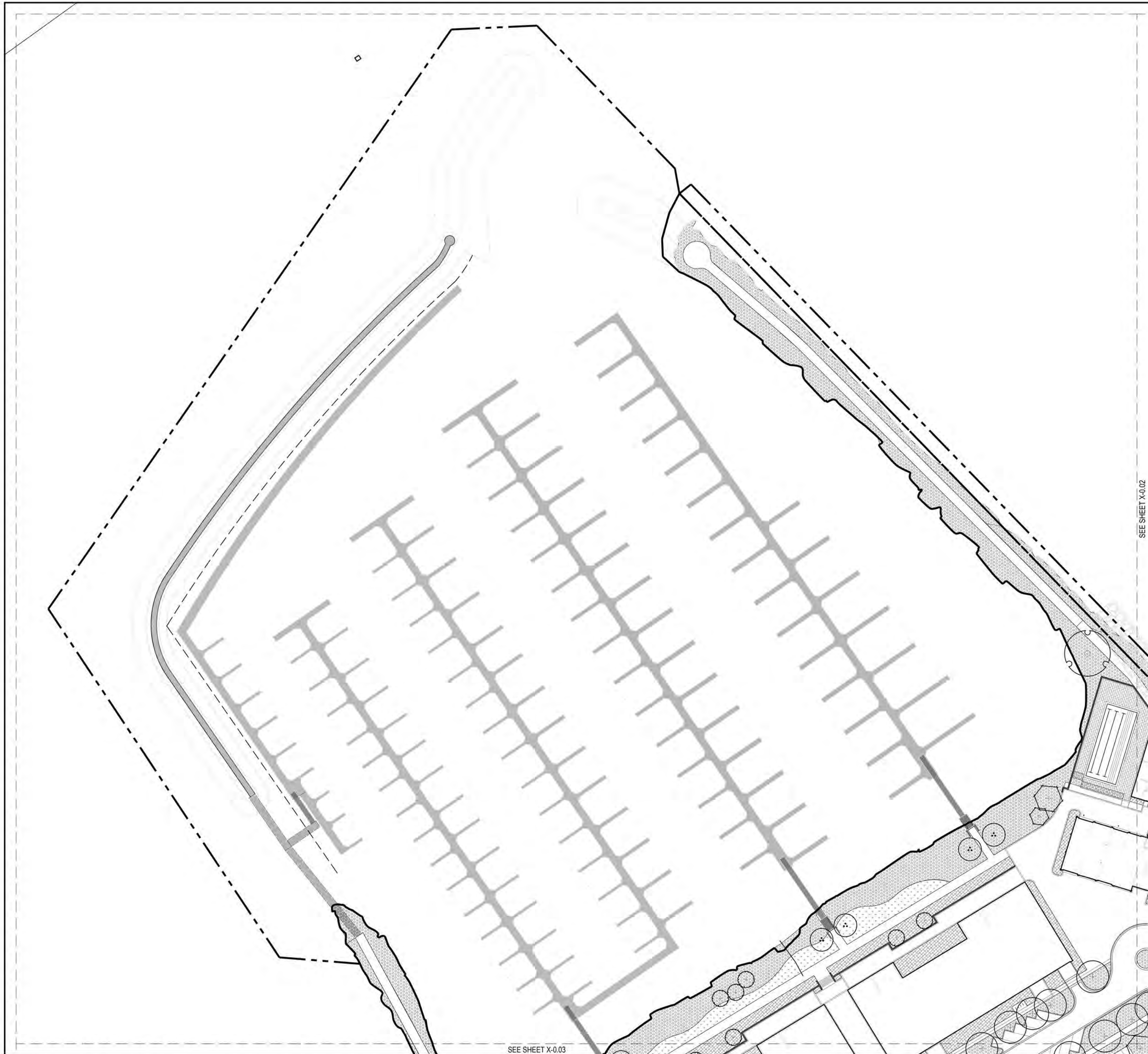
Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.00





### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

SEE SHEET X-0.02

SEE SHEET X-0.03

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SITE LOCATION:



REVISION Date: 05/26/2022  
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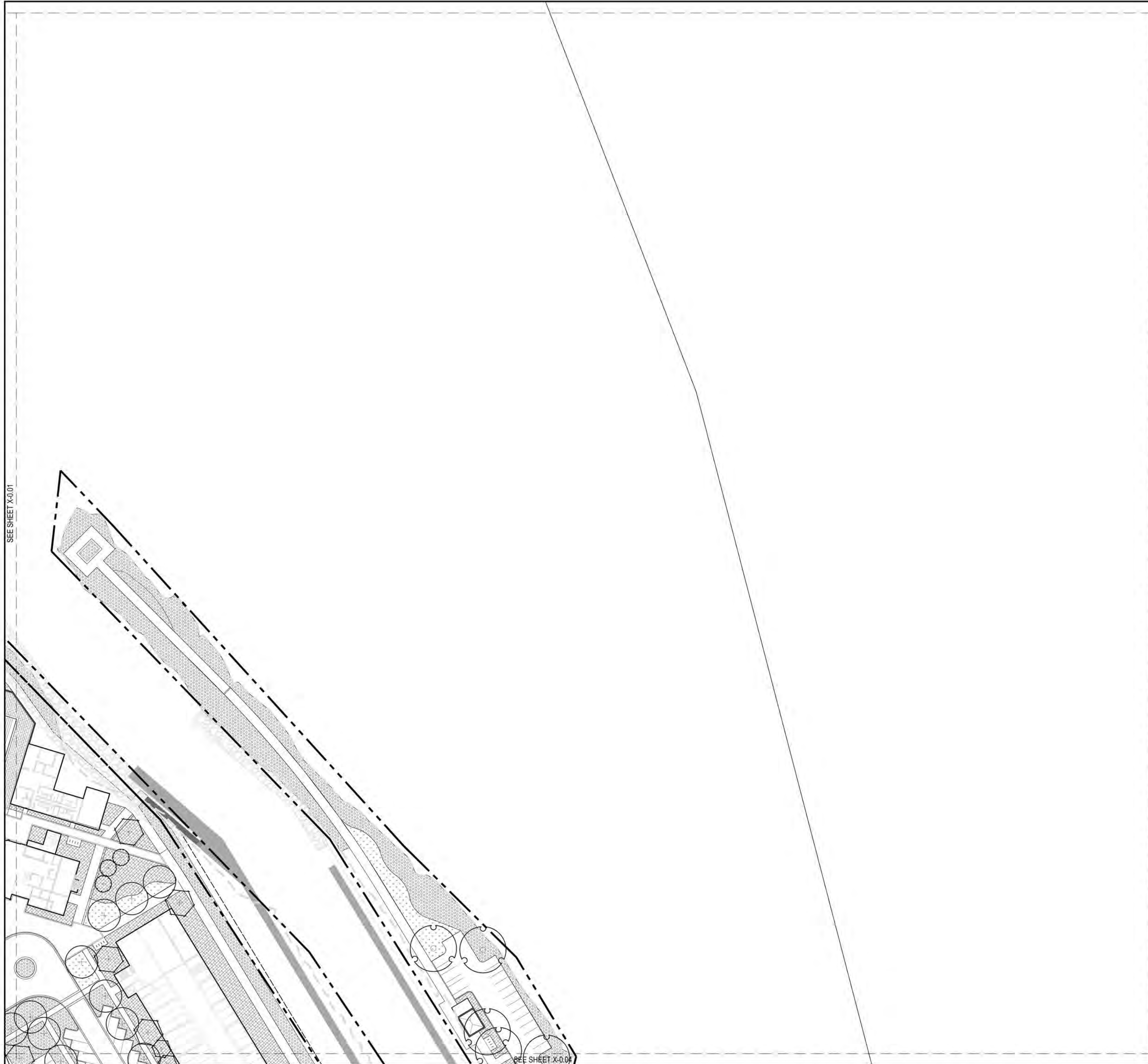
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 0 50' 100'

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE PLAN

Sheet Number: L-2.01



### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

Project



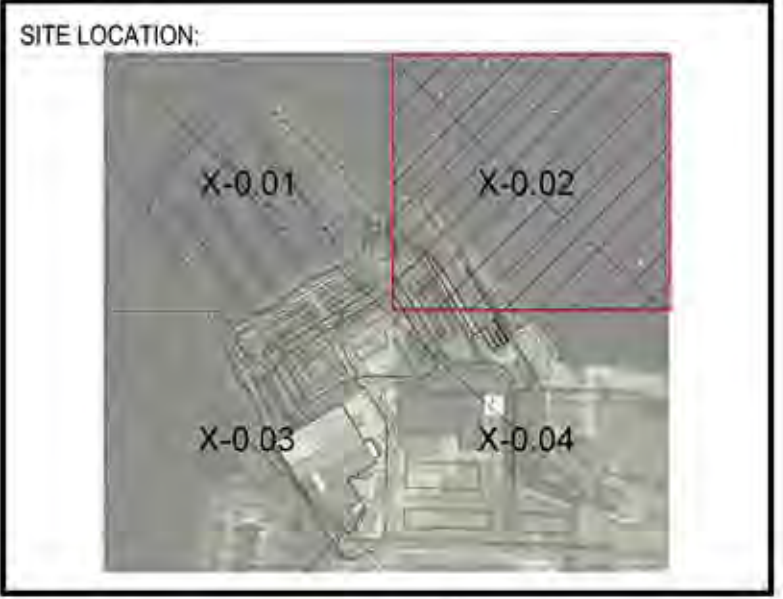
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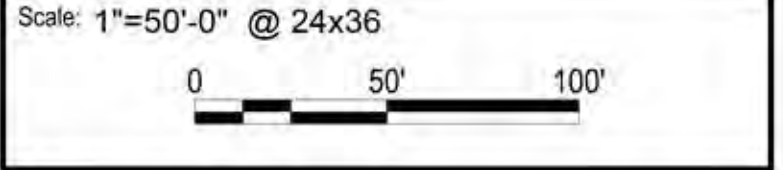
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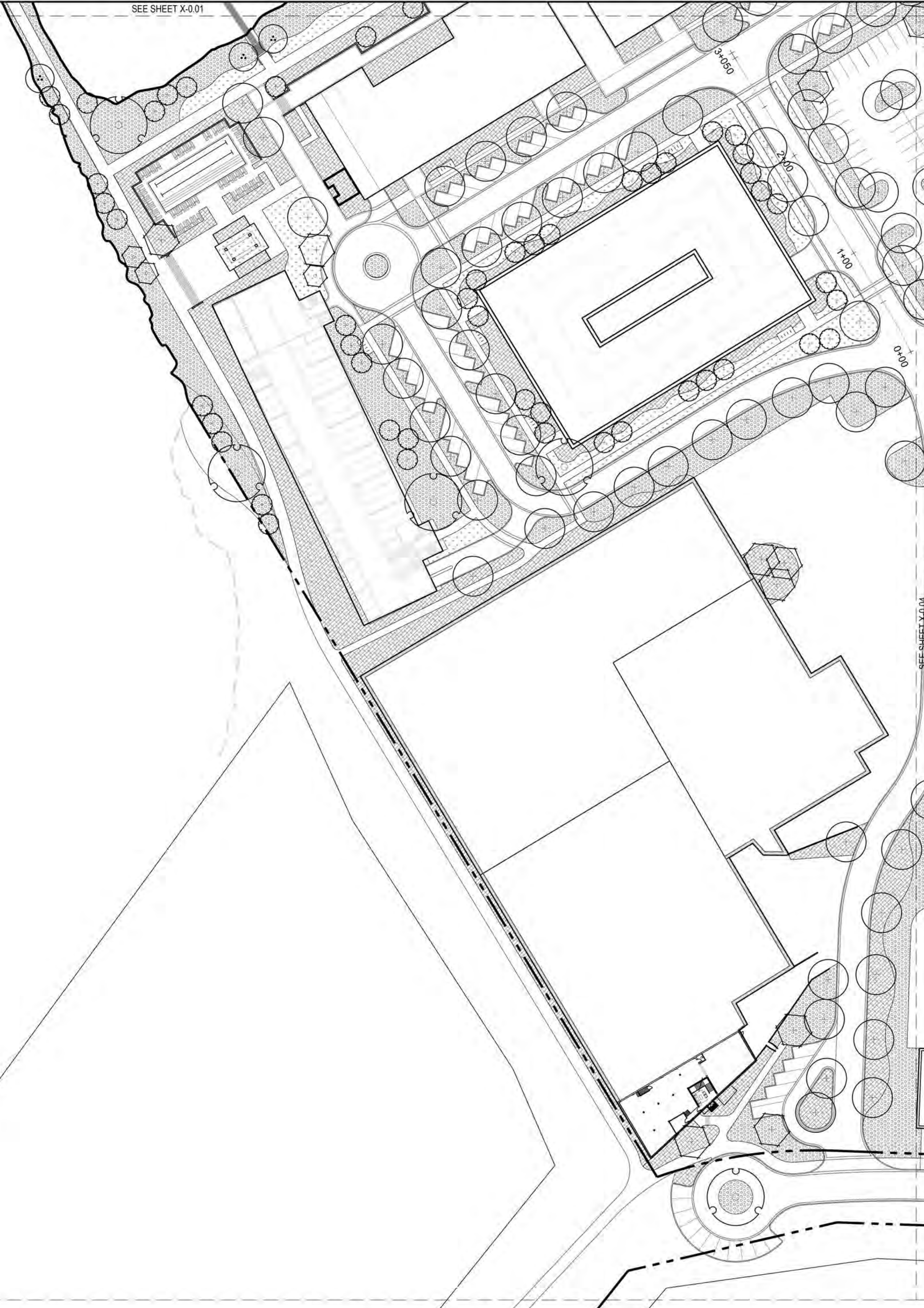
Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L-2.02**

SEE SHEET X-0.01

SEE SHEET X-0.04

SEE SHEET X-0.01



### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

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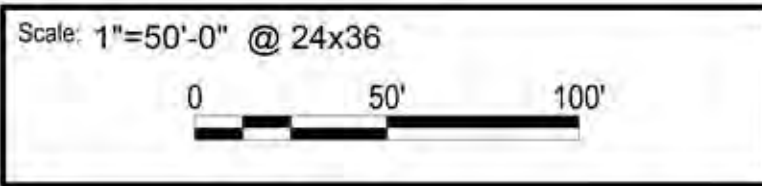
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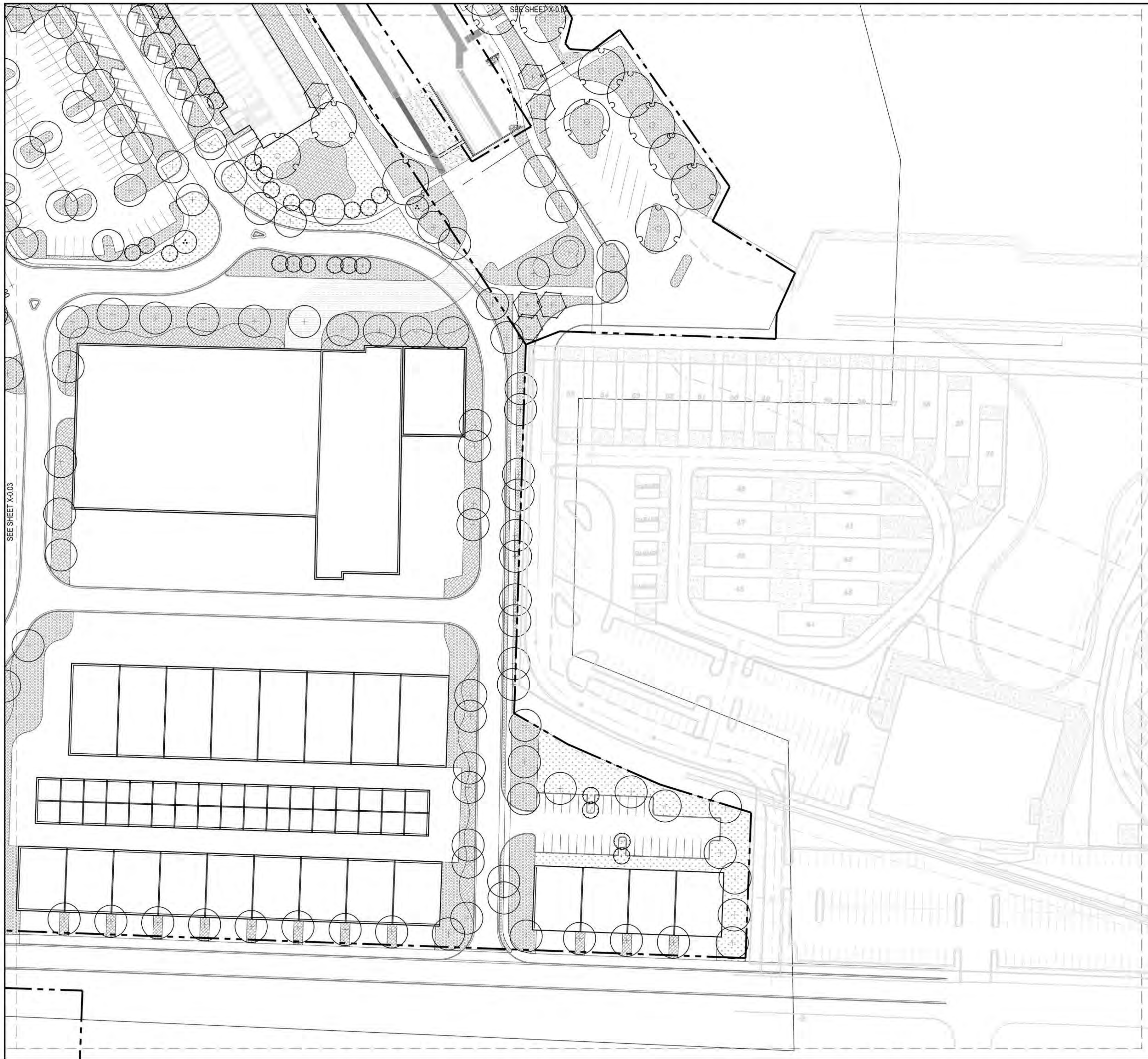


Seal:

Project Phase: **PUD SUBMITTAL**

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L-2.03**



SEE SHEET X-0.03

SEE SHEET X-0.04

### LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL
<b>TREES</b>		
	STREET LARGE TREE	
	STREET TREE SMALL	
	EVERGREEN TREE	
	ORNAMENTAL TREE	
<b>SHRUBS AND GRASSES</b>		
	SCREENING SHRUB MIX	
	BIOSWALE SHRUB MIX	
	TURF GRASS	

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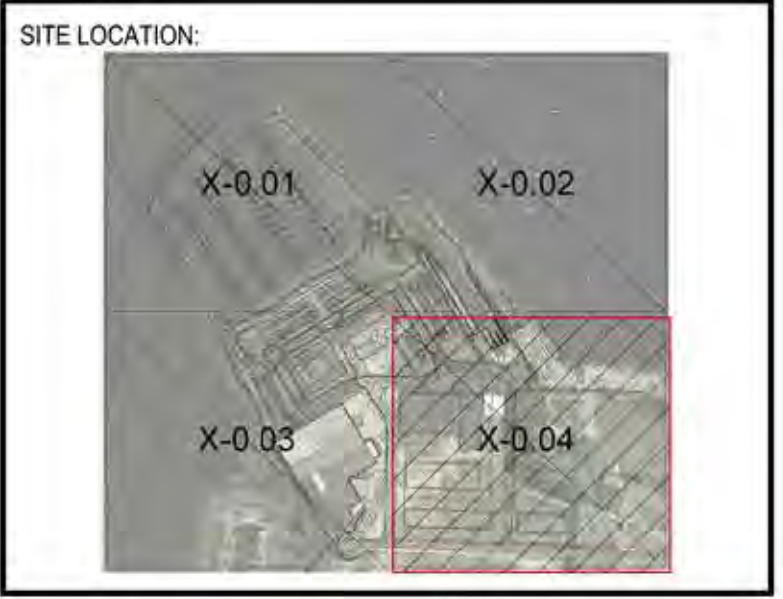
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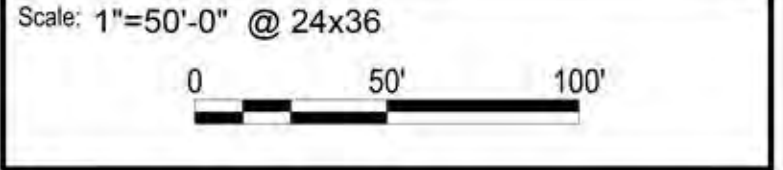
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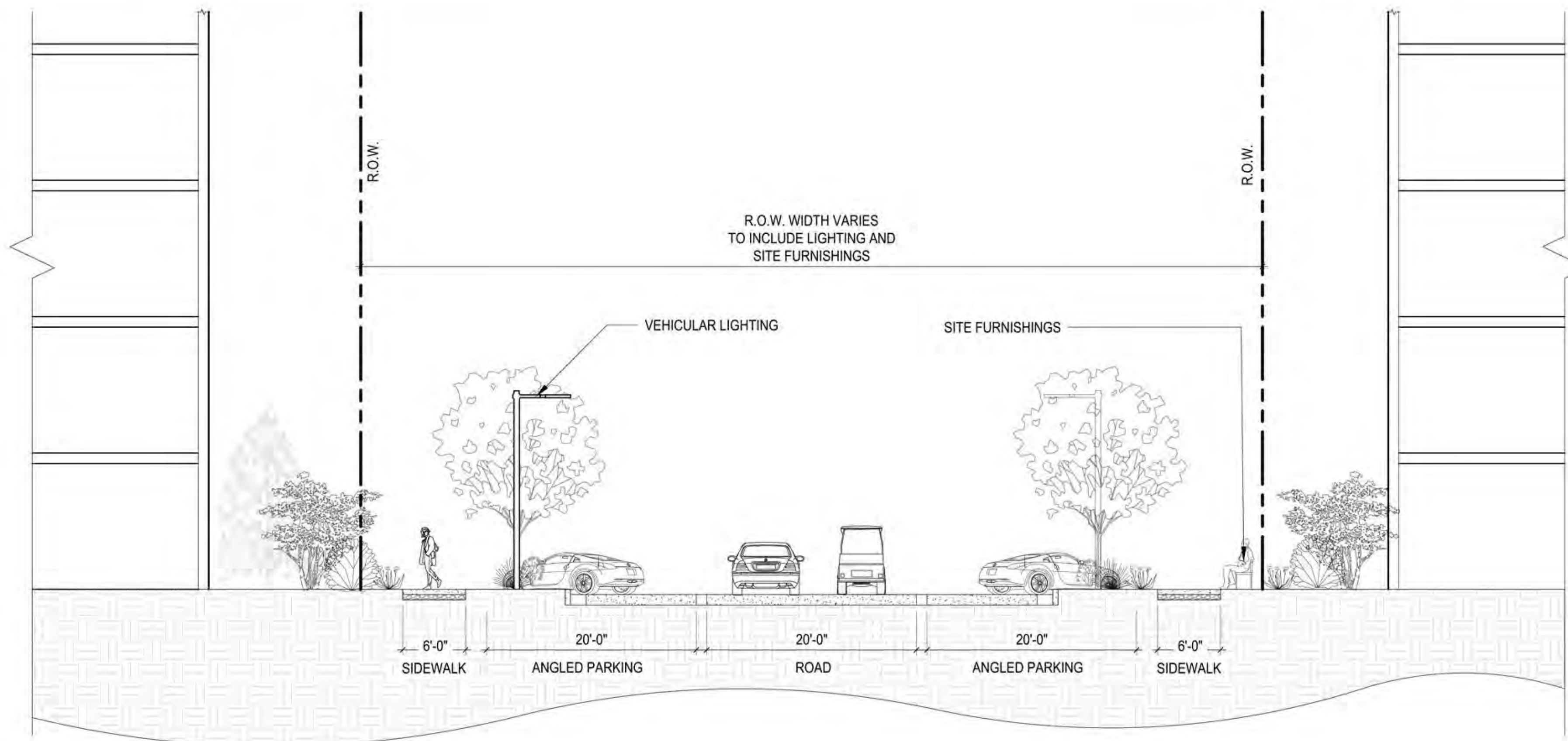


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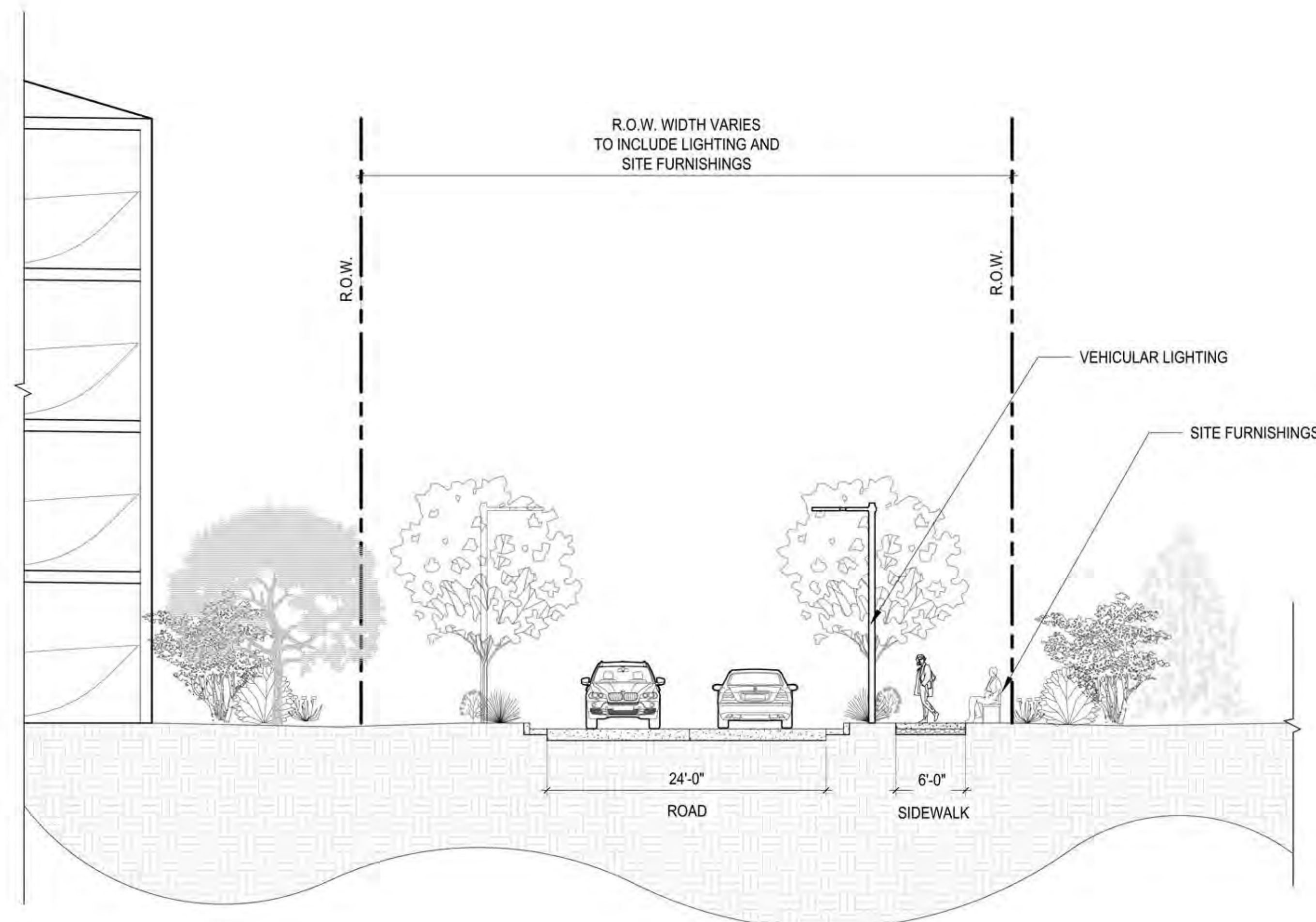
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Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L-2.04**



**1** TYPICAL ONE WAY ROAD  
SCALE: 1/8"=1'-0"  
SECTION



**2** TYPICAL TWO WAY ROAD  
SCALE: 1/8"=1'-0"  
SECTION

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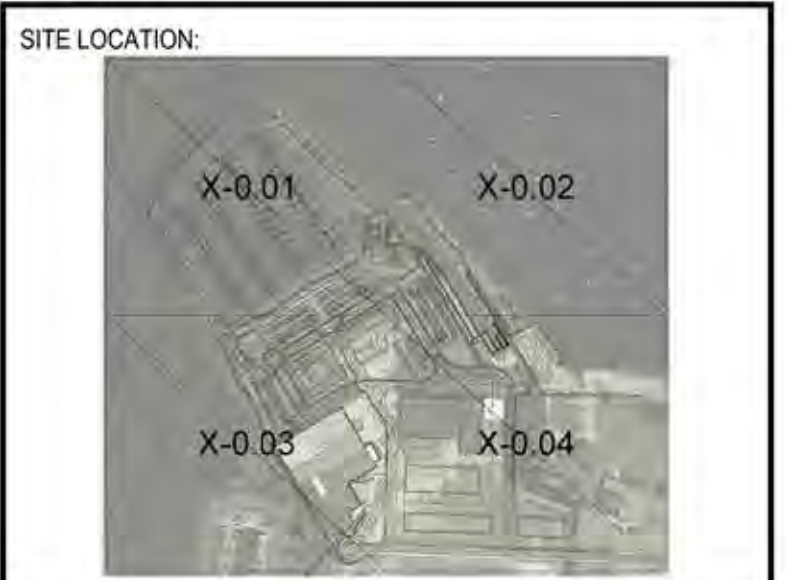
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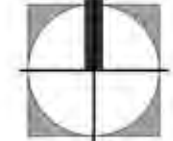


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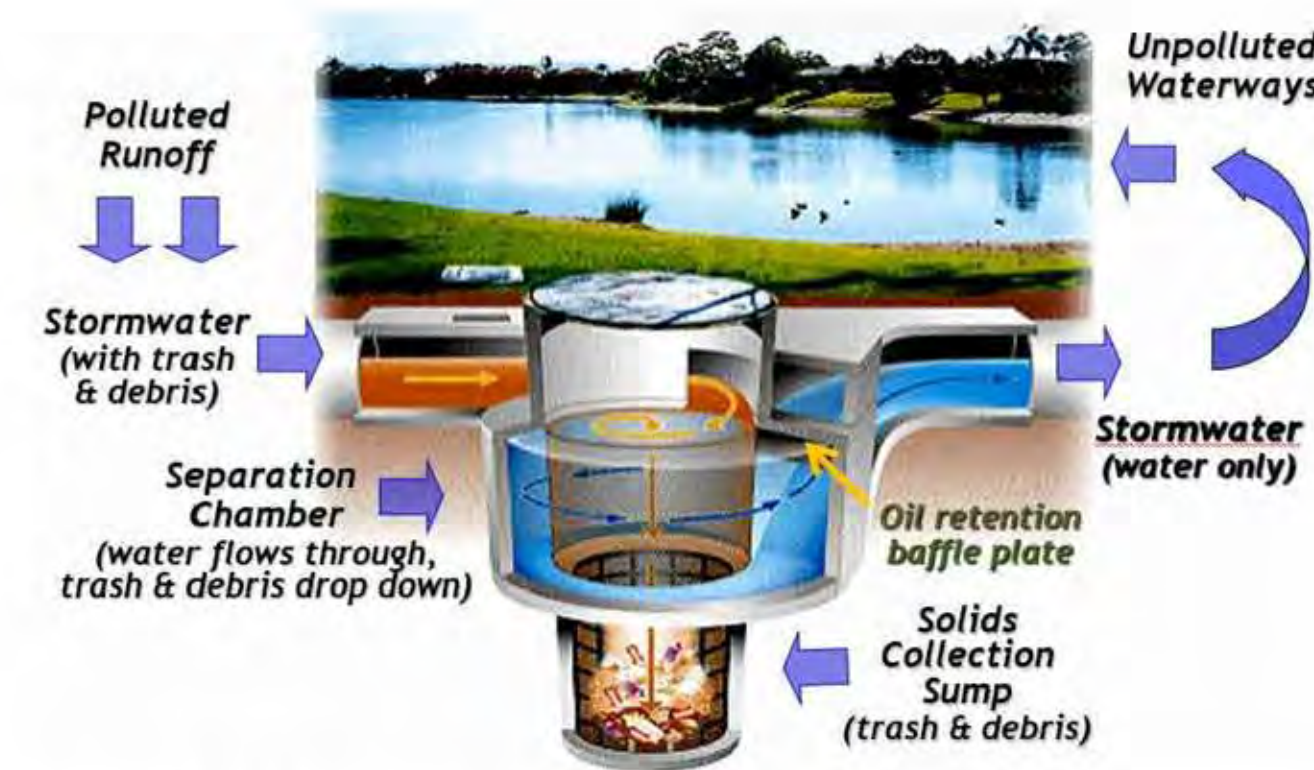
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Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: LANDSCAPE SECTIONS

Sheet Number: L-3.10

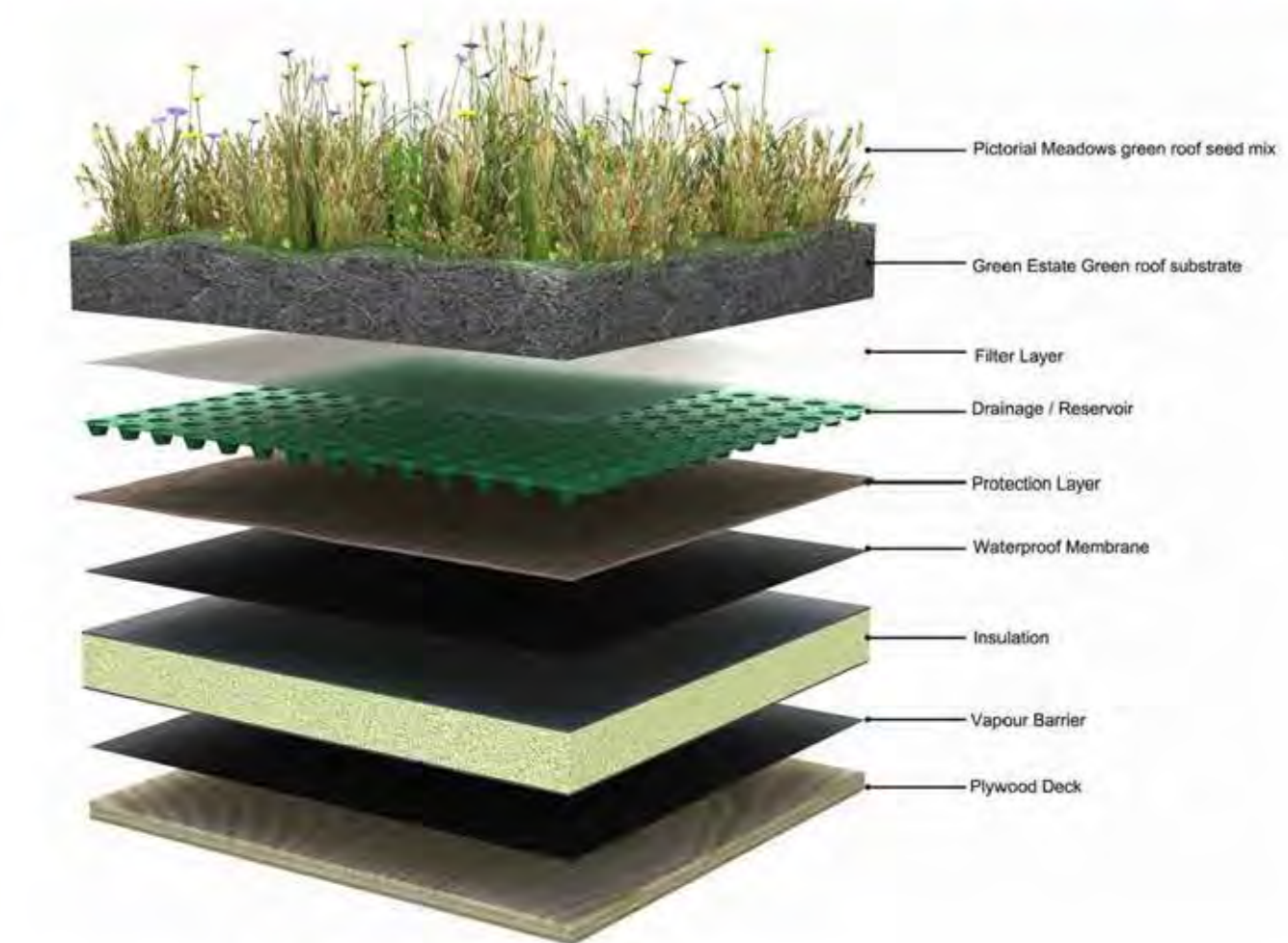


**1** **STORMWATER QUALITY UNIT**  
SCALE: NTS

**2** **NATURALIZED SHORELINE**  
SCALE: NTS

**3** **BIOSWALE**  
SCALE: NTS

**4** **GREEN ROOF**  
SCALE: NTS



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Sheet Title: LANDSCAPE DETAILS

Sheet Number:

L-5.10

Scientific Name	Common Name	Sun Exposure	Water Requirements	Mature Height	Planted Size	Hardiness Zone
<b>Trees</b>						
Acer saccharum	Sugar Maple	Full Sun to Part Shade	Medium	40'-80'		3 to 8
Betula pendula	European White Birch	Full Sun to Part Shade	Medium to Wet	30'-40'		2 to 6
Quercus macrocarpa	Burr Oak	Full Sun	Dry to Medium	60'-80'		3 to 8
Quercus robur 'Fastigiata'	Columnar English Oak	Full Sun	Medium	50'-60'		5 to 8
Picea glauca 'Densata'	Black Hill Spruce	Full Sun	Medium	20'-40'		3 to 6
Pinus strobus	White Pine	Full Sun to Part Shade	Medium	50'-80'		3 to 8
<b>Shrubs</b>						
Ceanothus americanus	New Jersey Tea	Full Sun to Part Shade	Dry to Medium	3'-4'		4 to 8
Cephalanthus occidentalis	Buttonbush	Full Sun to Part Shade	Medium to Wet	5'-12'		5 to 9
Cornus amomum	Silky Dogwood	Full Sun to Part Shade	Medium	6'-12'		5 to 8
Ilex verticillata	Winterberry	Full Sun to Part Shade	Medium to Wet	3'-12'		3 to 9
Viburnum prunifolium	Blackhaw Viburnum	Full Sun to Part Shade	Dry to Medium	12'-15'		3 to 9
<b>Grasses</b>						
Andropogon gerardii	Big Bluestem	Full Sun	Dry to Medium	4'-6'		4 to 9
Carex pensylvanica	Pennsylvania Sedge	Part Shade to Full Sun	Dry to Medium	.5'-1'		3 to 8
Panicum virgatum	Switchgrass	Full Sun to Part Shade	Medium to Wet	3'-6'		5 to 9
Schizachyrium scoparium	Little Bluestem	Full Sun	Dry to Medium	2'-4'		3 to 9
<b>Wildflowers</b>						
Asclepias tuberosa	Butterfly Milkweed	Full Sun	Dry to Medium	1'-2.5'		3 to 9
Symphyotrichum novae-angliae	New England Aster	Full Sun	Medium	3'-6'		4 to 8
Echinacea pallida	Pale Purple Coneflower	Full Sun to Part Shade	Dry to Medium	2'-3'		3 to 10
Echinacea purpurea	Purple Coneflower	Full Sun to Part Shade	Dry to Medium	2'-5'		3 to 8
Echinacea purpurea 'Avalanche'	Avalanche Coneflower	Full Sun to Part Shade	Dry to Medium	1'-1.5'		3 to 8
Echinacea x 'Balsomador'	Sombrero Adobe Orange Coneflower	Full Sun to Part Shade	Dry to Medium	1'-2'		4 to 9
Echinacea x 'Daydream'	Daydream Coneflower	Full Sun	Dry to Medium	1'-2'		4 to 10
Liatris spicata	Spiked Gayfeather	Full Sun	Medium	2'-4'		3 to 8
Lobelia cardinalis	Cardinal Flower	Full Sun to Part Shade	Medium to Wet	2'-4'		3 to 9
Rudbeckia triloba	Brown Eyed Susan	Full Sun to Part Shade	Medium	5'		3 to 9
Solidago canadensis	Canada Goldenrod	Full Sun	Medium	4'-5'		3 to 9
Symphyotrichum ericoides	Heath Aster	Full Sun	Dry to Medium	1'-3'		3 to 10

**1 LANDSCAPE SCHEDULE**  
SCALE: NTS



**2 LANDSCAPE PALETTE**  
SCALE: NTS

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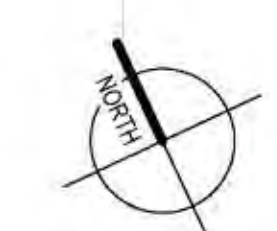
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Sheet Number:

L-5.20



**FIRST FLOOR 8,840 SF**



FIRST FLOOR PLAN  
1/8" = 1'-0"

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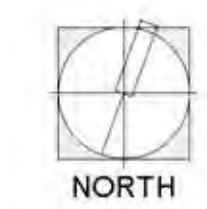
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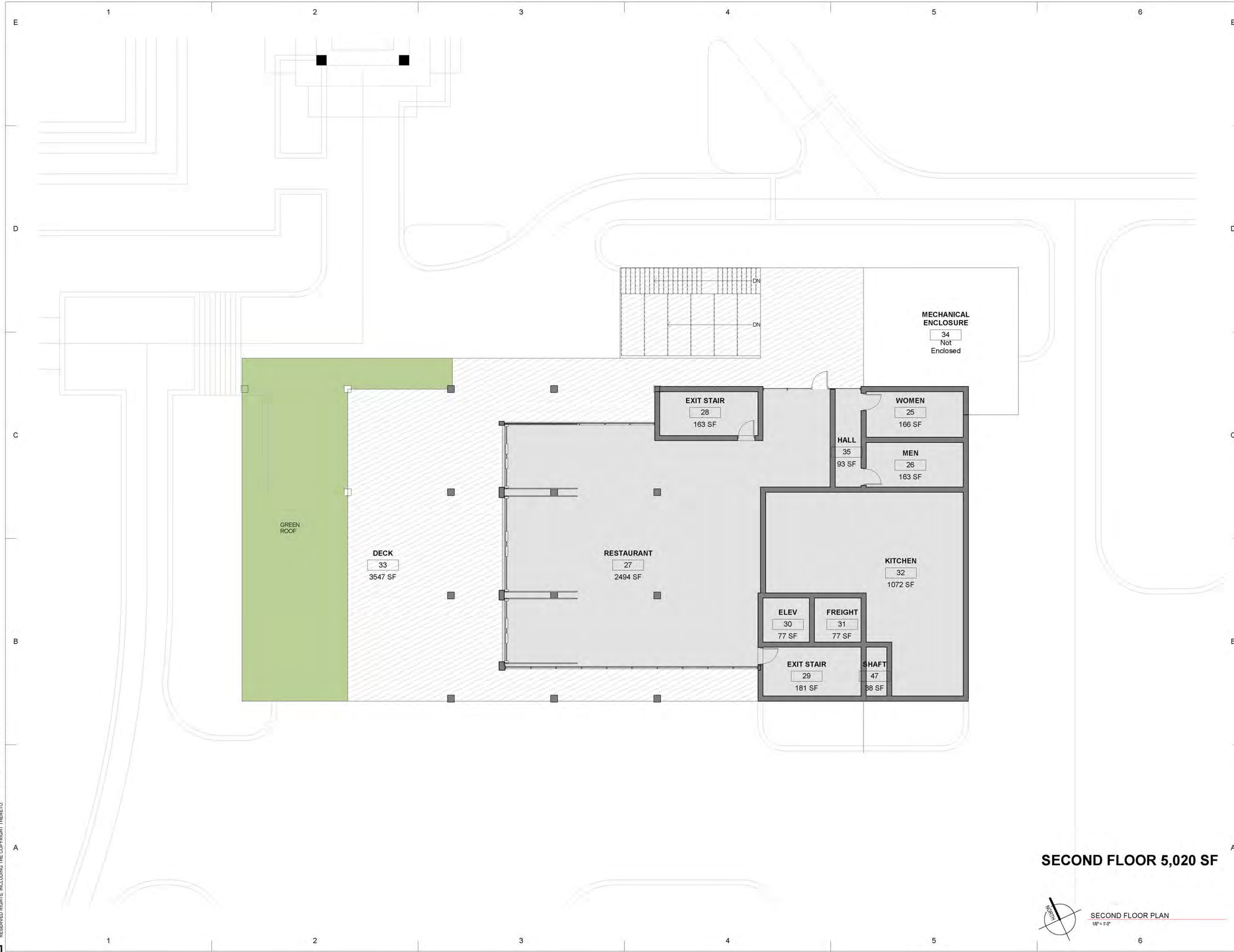
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Sheet Number: A-2.01

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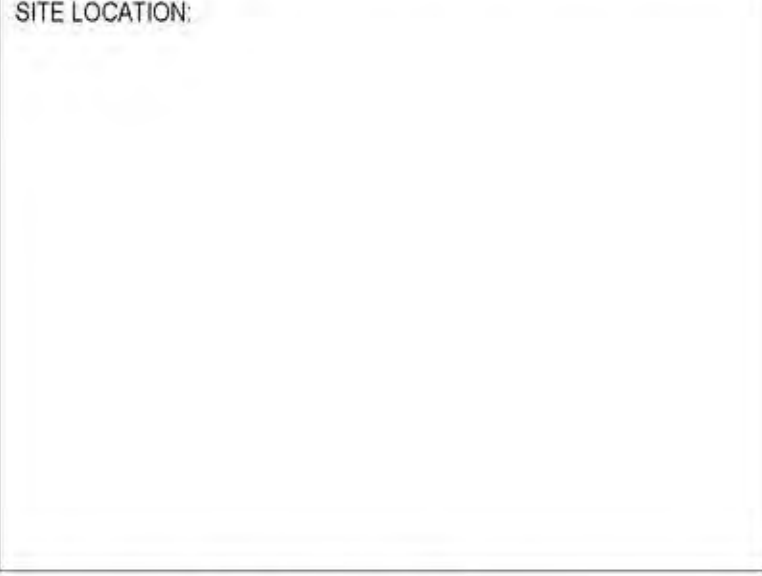


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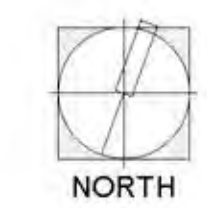


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Sheet Title: 2ND FLOOR PLAN

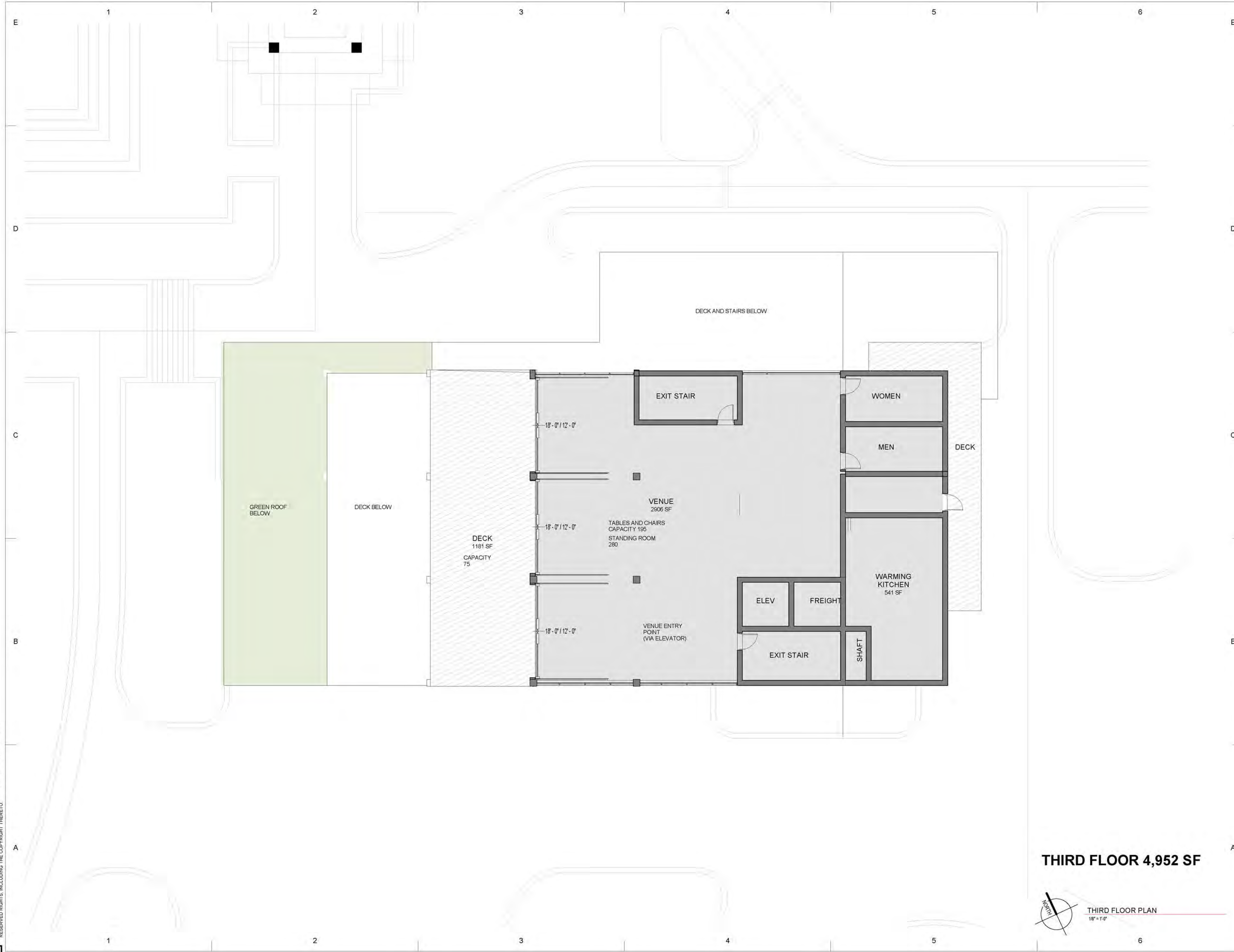
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**SECOND FLOOR 5,020 SF**



SECOND FLOOR PLAN  
 1/8" = 1'-0"

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**THIRD FLOOR 4,952 SF**

THIRD FLOOR PLAN  
1/8" = 1'-0"

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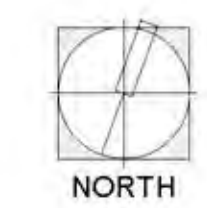
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1 NORTH ELEVATION  
 1/8" = 1'-0"



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

**EXTERIOR MATERIALS**

- SIDING  
 QUALITY EDGE - HORIZONTAL SIDING, METAL  
 NICHHA USA - COMPOSITE PANELS  
 CERTAINTEED, HORIZONTAL SIDING, RESTORATION CLASSIC, D412
- FLASHING AND SHEET METAL  
 ALUMINUM FASCIA
- DOORS AND WINDOWS  
 KAWNEER 1600 - U-FACTOR WITH LOW-E GLASS: 0.26
- OVERHEAD DOORS  
 12' H x 10' W QHD'S CLOPAY (OR EQUAL) PREMIUM SHORT PANEL w/  
 LITES IN ALL PANELS  
 8'X10' LOADING DOCK DOOR - OVERHEAD DOOR OR EQUAL
- WINDOWS & SLIDING GLASS DOORS  
 KAWNEER 1600 THERMALLY BROKEN FRAMES WITH INSULATED  
 GLAZING



3 SOUTH ELEVATION 1/8" = 1'-0"



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

**EXTERIOR MATERIALS**

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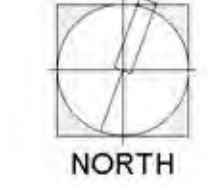
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KORB + ASSOCIATES ARCHITECTS

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SITE LOCATION:

Date: 10 AUGUST 2021  
 Project No: 1201



NORTH

Scale: AS INDICATED

Seal:

Project Phase: PUD SUBMITTAL

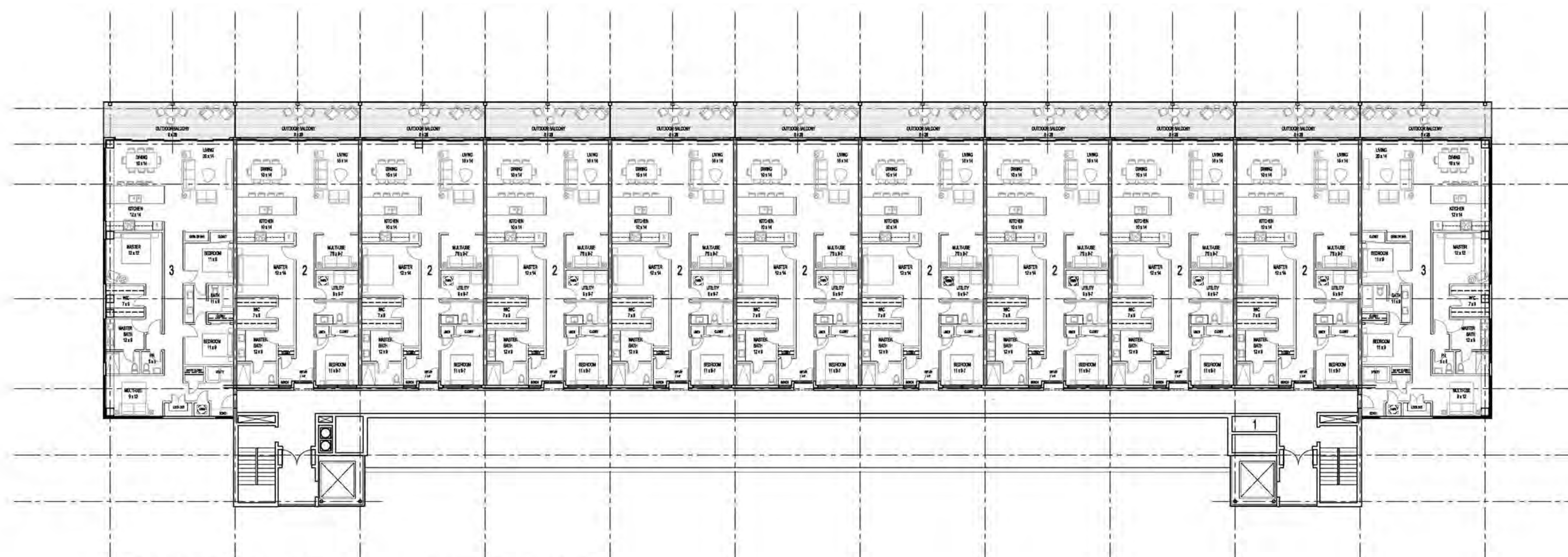
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**3D VIEWS**

Sheet Number:

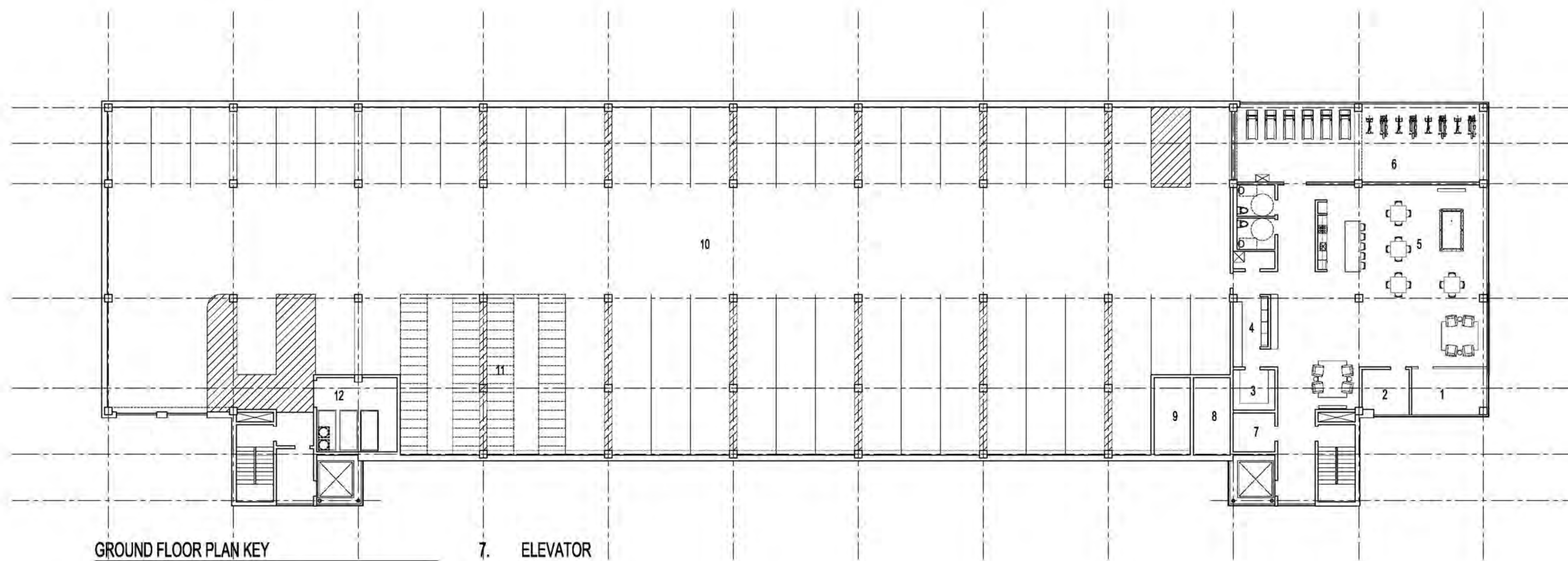
**A-3.03**



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- SECOND - SIXTH FLOOR PLAN KEY**
- |                        |                          |
|------------------------|--------------------------|
| 1. TELE/ DATA/ STORAGE | GSF PER PLATE: 20,530 SF |
| 2. TWO BEDROOM + DEN   | WASTE: 2,672 SF          |
| 3. THREE BEDROOM       | 87.0% EFFICIENT          |



- GROUND FLOOR PLAN KEY**
- |                    |                                 |
|--------------------|---------------------------------|
| 1. ENTRY VESTIBULE | 7. ELEVATOR                     |
| 2. OFFICE          | 8. RISER                        |
| 3. PARCEL          | 9. ELECTRICAL                   |
| 4. MAIL            | 10. PARKING - 59 STALLS         |
| 5. COMMUNITY       | 11. BICYCLE PARKING - 72 STALLS |
| 6. FITNESS         | 12. TRASH / RECYCLING           |



**ADELAIDE POINTE**  
 1204 WEST WESTERN AVENUE  
 MUSKEGON, MI 49441  
 P: (855) MKG-LAKE  
<https://www.adelaidepointe.com>

Consultants:  
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SITE LOCATION:

Date: 8/11/2021  
 Project No: 21-004

Scale: 1/16"=1'-0" @ 24x36

Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: GROUND & TYPICAL FLOOR PLANS

Sheet Number: A100



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SITE LOCATION:

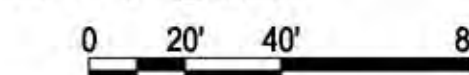
Date: 8/11/2021

Project No: 21-004



NORTH

Scale: 1/16"=1'-0" @ 24x36



Seal:

Project Phase: PUD SUBMITTAL

Sheet Title: ELEVATIONS

Sheet Number:

A200



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION