



SIKKEL &
KROMMENDYK, PLC

WILLIAM A. SIKKEL IV

320 N 120th Ave., Ste. 150
Holland, Michigan 49424

March 16, 2026

Corey Broersma
Community Development Director
Holland Charter Township
353 North 120th Avenue
Holland, MI 49424

RECEIVED

MAR 16 2026

HOLLAND TWP.

Re: Application for Minor Amendment to Crossings Court PUD

Dear Mr. Broersma:

I am writing with regard to the recent amendment to the Crossings Court PUD, which the Planning Commission considered at the December 2, 2025 Planning Commission Meeting. That amendment sought approval for various changes to the design and location of the “east” building, along with approval for the east building to be used for contractor facilities.

During the meeting the Planning Commission indicated that a contractor facility does not allow storage of personal property such as cars and boats. Although not part of the request that evening, my client did express a desire to use the east building for storage of personal property such as cars and boats, similar to what had been previously approved for the west building that is part of this PUD.

In follow-up to that meeting I have reviewed the original PUD approval back in May of 2016, and a subsequent amendment approved in 2018. As you will recall, the overall project was originally approved as a mixed use development consisting of a variety of commercial and industrial uses. The original approval allowed for the west building to be used for uses permitted in the C-1 and C-2 Zone Districts, as well as for the storage of personal recreational equipment and vehicle storage. In October, 2018 the Planning Commission approved a minor amendment to the PUD to allow for the west building to also be used as a contractor suite.

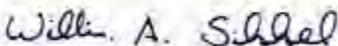
The original 2016 approval allowed for the “east” building to be used for uses within the I-1 Zoning District, including “warehouses and cartage businesses”. Under Section 22.2 of the Ordinance, “warehousing” is defined as a facility that stores furniture or household goods, among other items. Additionally, marina and boat storage are both permitted uses under the I-1 District. Based on the original 2016 approval, we believe that the east building can be used for warehouse uses, including boat and vehicle storage, and that no other approvals are needed for this use.

Should it be determined that the 2016 approval did not allow for boat and rv storage, we would then ask that this be considered as a minor PUD Amendment to be approved either by staff or the Planning Commission. In that regard, I've attached an application for a minor PUD Amendment.

While I appreciate the Planning Commission's comments at the last meeting that they are generally not in favor of approving any storage units, I think a couple of things warrant a different consideration with respect to this particular project. First, the other building in this PUD was already approved for this use, and is actively being used for this purpose. This is not a new project. It is part of an existing comprehensive development. Allowing the east building to be used for the same purposes as the west building would be harmonious and within the original intent of the PUD. Second, the east building is surrounded by industrial zone districts on the north and east, and allowing this use would be compatible with the surrounding area. Nor would this use change the essential character of the surrounding areas.

While we believe that this use is fully covered by the original approval, should the Township not agree with that conclusion we would ask that this be scheduled for Planning Commission consideration at the April 14, 2026 meeting.

Sincerely,



William A. Sikkel

c.c. Tom Vroon



APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN APPROVAL

RECEIVED

MAR 16 2026

HOLLAND TWP.

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name William Sikkel
Address 320 N. 120th Ave, Ste 150
Holland, MI 49424

Company Sikkel & Krommendyk, PLC
Phone
Email

Owner Information

Contact Name Tom Vroon
Address 95 Crosswind Dr
Holland, MI 49424

Company T2 Properties
Phone
Email

Plan Preparer Information

Contact Name Bruce Zeinstra
Address

Company Holland Engineering
Phone
Email

Property Information

PUD Project Name Crossings Court Planned Unit Development
Address or Location 11555 Crossings Court + Vacant Land
Parcel Number 70 - 16 - 22 - 271 - 011 Zoning District C-2 Community Commercial
Acreage of Parcel 1.2 Acres Acreage to be Developed 1.2 Acres
Present Use (s) Contractor Facility
Description of Proposed Use (attach additional pages as needed): Storage Suites for storage of personal and recreational property. Please see attached for additional information

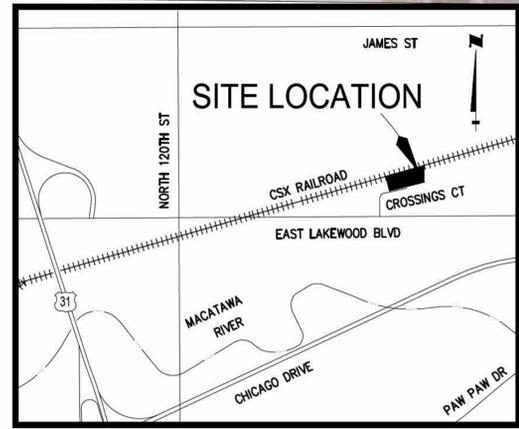
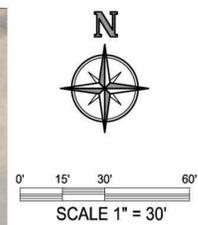
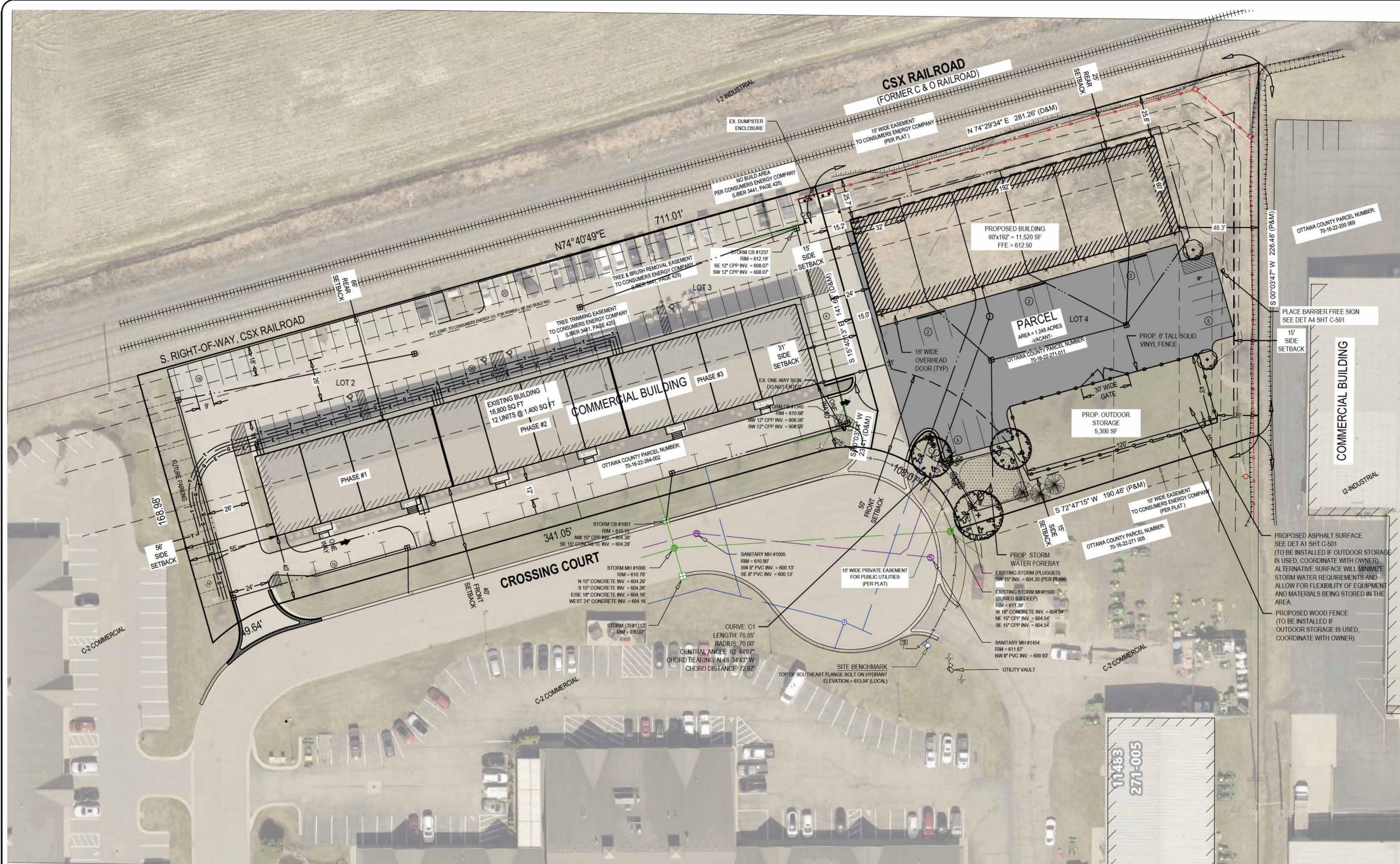
I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Signature of Applicant: William A. Sikkel, Date: 03/16/26

Signature of Owner: Thomas Vroon, Date: 03/16/2026

DO NOT WRITE BELOW THIS LINE

Date Received, Amount of Fee Paid \$, Check No., Planning Commission 1st Discuss on, Planning Commission Action on, Application Accepted by



CURRENT USES IN EXISTING BUILDING:
 UNIT 10: CROSSFIT - FITNESS STUDIO (1,400 SF)
 UNIT 20: LPL FINANCIAL CONSULTING - OFFICE (1,400 SF)
 UNITS 30-40: INNOVATIVE CONSTRUCTION - CONTRACTORS FACILITY (2,800 SF)
 UNIT 50: BRIAN HOLT - PERSONAL STORAGE (TOY BARN) (1,400 SF)
 UNITS 60-90: FORCED SAFETY - LED RETROFIT OF EMERGENCY VEHICLES (4,200 SF)
 UNITS 100-110: ANCHOR ROCK SERVICES - CONTRACTOR FACILITY (2,800 SF)
 UNIT 120: MARK - PERSONAL STORAGE (TOY BARN) (1,400 SF)

REQUIRED PARKING FOR CURRENT USES (OFFICE AREAS ARE ESTIMATED):
 10: CROSSFIT - 1 PER 100 SF: 1400 / 100 = 14 SPACES
 20: LPL OFFICE - 1 PER 300SF: 1400 / 300 = 5 SPACES
 30 & 40: ICS CONTRACTOR - 1 PER 300 OFFICE + 1 PER 2,000 WAREHOUSE: 800 / 300 + 2000 / 2000 = 4 SPACES
 50: HOLT TOY BARN - 1 PER 2,000 SF: 1,400 SF / 2,000 = 1 SPACE
 60-90: FORCED SAFETY - VEHICLE REPAIR: 2 PER STALL + 1 PER 300 SF OFFICE: 4 STALLS X 2 + 900 SF / 300 = 11 SPACES
 100-110: ARS CONTRACTOR - 1 PER 300 OFFICE + 1 PER 2,000 WAREHOUSE: 800 / 300 + 2000 / 2000 = 4 SPACES
 120: MARK TOY BARN - 1 PER 2,000 SF: 1,400 SF / 2,000 = 1 SPACE

TOTAL SPACES REQUIRED FOR EXISTING USES: 40 SPACES
CURRENTLY AVAILABLE: 100 SPACES + 16 FUTURE SPACES

LEGAL DESCRIPTION:
 LOTS 2, 3, & 4, THE CROSSINGS, PART OF THE NE 1/4, SECTION 22, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

EXISTING PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED PUD SETBACKS:
 FRONT YARD: LOT 2 42 FEET MIN.
 LOT 3 42 FEET MIN.
 LOT 4 50 FEET MIN.
 SIDE YARD: LOT 2 0 AND 55 FEET MIN.
 LOT 3 0 AND 38 FEET MIN.
 LOT 4 20 FEET MIN.
 REAR YARD: LOT 2 66 FEET MIN.
 LOT 3 66 FEET MIN.
 LOT 4 50 FEET MIN.
 HEIGHT: 35 FEET OR 2.5 STORIES MAX.

PARKING REQUIREMENTS:
 OFFICE: 1 SPACE PER 300 SQFT
 RETAIL / GENERAL BUSINESS: 1 SPACE PER 100 SQFT
 WAREHOUSE: 1 SPACE PER 2,000 SQFT

LOT 2 AND 3: 71 SPACES PROVIDED INCLUDING 4 BARRIER FREE
 16,800 SQFT / 71 SPACES = 1 SPACE PER 237 SQFT
 46 FUTURE SPACES SHOWN PLUS 51 PLANNED & FUTURE SPACES AVAILABLE THROUGH SHARED PARKING AGREEMENT W/ LOT 4 = 1 SPACE PER 100 SQFT

LOT 4:
 3,750 SQFT OFFICE / 300 = 13 SPACES
 7,700 SQFT WAREHOUSE / 2,000 = 4 SPACES
 TOTAL REQUIRED: = 17 SPACES
 49 SPACES PROVIDED INCLUDING 2 BARRIER FREE
 W/ 46 FUTURE SPACES

PROPOSED PUD AMENDMENT

PROPOSED PUD SETBACKS:
 FRONT YARD: LOT 4 50 FEET MIN.
 SIDE YARD: LOT 4 15 FEET MIN.
 REAR YARD: LOT 4 25 FEET MIN.

PROPOSED PERMITTED USES ADDED TO THE WEST PARCEL:
 • CONTRACTORS FACILITY
 • OUTDOOR STORAGE

PARKING:
 LOTS 2 AND 3:
 • 100 EXISTING SPACES INCLUDING 4 BARRIER FREE
 • 16 FUTURE SPACES
 • TOTAL PARKING: 116 SPACES
 • 16,800 SF / 116 = 1 SPACE PER 145 SF

LOT 4:
 • OFFICE: 1 SPACE PER 300 SF
 • 1 SPACE PER UNIT X 6 UNITS = 6 SPACES
 • WAREHOUSE: 1 SPACE PER 2,000 SF
 • 1,700 SF / 2,000 = 1 SPACE EPR UNIT X 6 UNITS = 6 SPACES
 • REQUIRED PARKING: 12 SPACES
 • PROPOSED: 16 SPACES INCLUDING 1 BARRIER FREE SPACE
 • 1 SPACE PER 720 SF

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766

The Surveyor's / Engineer's liability for any errors or omissions in this plan is limited to those arising out of the negligence, gross negligence, or willful misconduct. Warranties or representations shall amount no greater than the service fee.

VRON CONSTRUCTION
 ATTN: MR. TOM VROON
 95 CROSSWIND DR.
 HOLLAND, MI 49424

THE CROSSINGS PUD PHASE 2
 CROSSINGS COURT
 HOLLAND, MICHIGAN 49424
 PT. OF LOTS 3 & 4 OF THE CROSSINGS
 PT. OF THE NE 1/4, SECT. 22, T5N, R15W
 HOLLAND TWP., OTTAWA COUNTY, MI

Issued for:	
Date	Description
08/29/2025	EXISTING CONDITIONS TOPOGRAPHIC MAP
09/02/2025	CONCEPT
10/02/2025	SITE PLAN SUBMITTAL
11/03/2025	PUD AMENDMENT SUBMITTAL
02/10/2026	UPDATED PER P.C. COMMENTS

Project Manager	
BRUCE ZEINSTRÄ, LLA	
Vertical Datum	Horz. Datum
NGVD '29	LOCAL
Drawn by	
BRUCE ZEINSTRÄ, LLA	
Checked by	Date
Survey	.
Civil	.
Struc.	.
L. A.	.
HEI Project Number	
25-08-005	
Sheet Title	
AMENDED PUD SITE PLAN	
Sheet No.	
C-100	

THE CROSSINGS COURT PHASE 2

CROSSINGS COURT
HOLLAND, MI 49424

ZONING

ZONING: C-2 COMMERCIAL

SETBACKS:

- FRONT: 50'
- SIDE: 15' OR 50' ABUTTING RESIDENTIAL
- REAR: 25' OR 50' ABUTTING RESIDENTIAL

MAX BUILDING COVERAGE: 25%

MAX BUILDING HEIGHT: 35' / 50' WITH INCREASE SETBACK

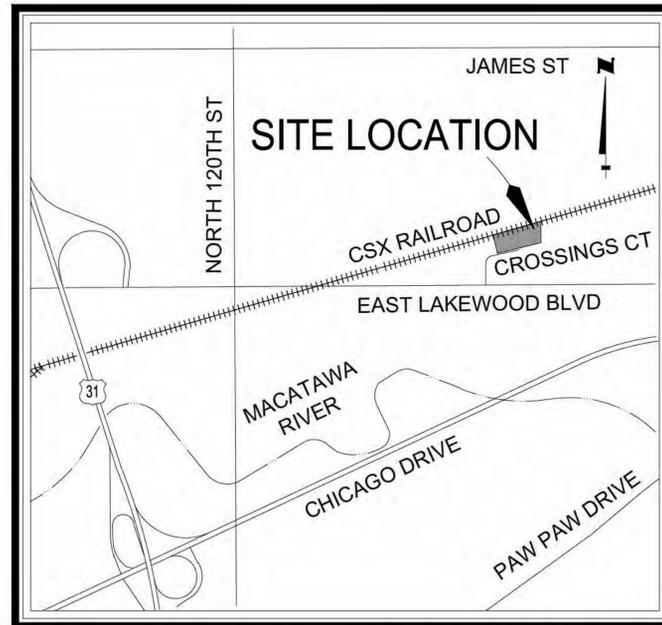
ROOFTOP EQUIPMENT SETBACK 10' FROM EDGE, UNLESS SCREENED

PARKING REQUIREMENTS: 9'x18' WITH 24' AISLE

- OFFICE: 1 SPACE PER 300 SF
- 1 SPACE PER UNIT x 6 UNITS = 6 SPACES
- WAREHOUSE: 1 SPACE PER 2,000 SF
- 1,700 SF / 2,000 = 1 SPACE PER UNIT x 6 UNITS = 6 SPACES

PARKING PROVIDED:

16 SPACES INCLUDING 1 BARRIER FREE SPACE.



LOCATION MAP NOT TO SCALE

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE & SESC PLAN
SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN

PARCEL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 701260930CML
COMMITMENT DATE: JULY 29, 2025

PART OF LOTS 3 AND 4, THE CROSSINGS, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 42 OF PLATS, PAGE 59, OTTAWA COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY 76.65 FEET ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 62 DEGREES 44 MINUTES 07 SECONDS, AND A CHORD THAT BEARS NORTH 48 DEGREES 34 MINUTES 43 SECONDS WEST 72.87 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CROSSINGS COURT; THENCE NORTH 10 DEGREES 03 MINUTES 14 SECONDS EAST 23.41 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS WEST 141.65 FEET, PARALLEL WITH THE WEST LINE OF SAID LOT 3; THENCE NORTH 74 DEGREES 29 MINUTES 34 SECONDS EAST 281.26 FEET ALONG THE NORTH LINE OF SAID LOTS 3 AND 4; THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 226.48 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE SOUTH 72 DEGREES 47 MINUTES 15 SECONDS WEST 190.48 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.



HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49424-3766

The Surveyors / Engineers liability for any errors or omissions shall not be limited to those arising out of the Surveyors / Engineers negligence, gross misconduct, warranties or misrepresentations shall amount no greater than the service fee.

VRON CONSTRUCTION

ATTN: MR. TOM VROON
95 CROSSWIND DR.
HOLLAND, MI 49424

THE CROSSINGS PUD
PHASE 2

CROSSINGS COURT
HOLLAND, MICHIGAN 49424
PT. OF LOTS 3 & 4 OF THE CROSSINGS
PT. OF THE NE 1/4, SECT. 22, T3N, R15W
HOLLAND TWP, OTTAWA COUNTY, MI

Date	Description	Issued for:
08/29/2025	EXISTING CONDITIONS TOPOGRAPHIC MAP	
09/02/2025	CONCEPT	
10/02/2025	SITE PLAN SUBMITTAL	
11/03/2025	PUD AMENDMENT SUBMITTAL	
02/10/2026	UPDATED PER PC COMMENTS	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager
BRUCE ZEINTRA, LLA

Vertical Datum
NGVD '29

Horz. Datum
LOCAL

Drawn by
PETER BULTEN, P.E.

Checked by
Survey

Date

Civil

Struc.

L. A.

HEI Project Number

25-08-005

Sheet Title

COVER
SHEET

Sheet No.

G-100

PARCEL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 701260930CML
 COMMITMENT DATE: JULY 29, 2025

PART OF LOTS 3 AND 4, THE CROSSINGS, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 42 OF PLATS, PAGE 59, OTTAWA COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH WESTERLY 76.85 FEET ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 62 DEGREES 44 MINUTES 07 SECONDS, AND A CHORD THAT BEARS NORTH 48 DEGREES 34 MINUTES 43 SECONDS WEST 72.87 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CROSSINGS COURT; THENCE NORTH 10 DEGREES 03 MINUTES 14 SECONDS EAST 23.41 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS WEST 141.85 FEET, PARALLEL WITH THE WEST LINE OF SAID LOT 3; THENCE NORTH 74 DEGREES 29 MINUTES 34 SECONDS EAST 281.26 FEET ALONG THE NORTH LINE OF SAID LOTS 3 AND 4; THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 226.48 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE SOUTH 72 DEGREES 47 MINUTES 15 SECONDS WEST 190.48 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING ITEMS PER SCHEDULE B, EXCEPTIONS OF CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 701260930CML
 COMMITMENT DATE: JULY 29, 2025

- 7 EASEMENT(S), IF ANY, OVER AND ACROSS THE LAND DESCRIBED IN SCHEDULE A, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE EASEMENT(S), AS MORE DEFINED AND SET FORTH IN MICHIGAN PUBLIC ACT 235 OF 2022, MCLA 565.104.
 THIS ITEM MAY AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
- 9 RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE BOUNDS OF ANY STREET, ROAD, ALLEY OR HIGHWAY.
 THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.
- 10 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT.
 THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.
- 11 RIGHTS OF OTHERS IN AND TO THE USE OF THE DRAIN LOCATED OVER, ACROSS, IN OR UNDER THE LAND, AND THE RIGHTS TO ENTER THE LAND TO MAINTAIN THE SAME.
 THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.
- 12 RAILROAD LINE, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, AND ALL RIGHTS THEREIN.
 THIS ITEM MAY AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
- 13 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) RECORDING NO: LIBER 3441, PAGE 425
 THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.
- 14 RESTRICTIONS, TERMS, COVENANTS, AND CONDITIONS OF DECLARATION OF RESTRICTIONS AS SET FORTH BELOW.
 RECORDING NO: LIBER 4371, PAGE 29
 THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
- 15 EASEMENTS, TERMS, COVENANTS, AND CONDITIONS OF AGREEMENT FOR THE ESTABLISHMENT OF A COUNTY DRAIN AND COUNTY DRAINAGE DISTRICT PURSUANT TO SECTION 433 OF ACT NO. 40 OF THE PUBLIC ACTS OF 1956, AS AMENDED AS SET FORTH BELOW; RECORDING NO: LIBER 4556, PAGE 447
 THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.
- 16 EASEMENTS, TERMS, COVENANTS, AND CONDITIONS OF DECLARATION AND GRANT OF EASEMENTS AS SET FORTH BELOW:
 RECORDING NO: INSTRUMENT NO. 2016-0002776, AS AFFECTED BY THE FIRST AMENDED DECLARATION AND GRANT OF EASEMENTS RECORDED IN INSTRUMENT NO. 2016-0002637
 THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.

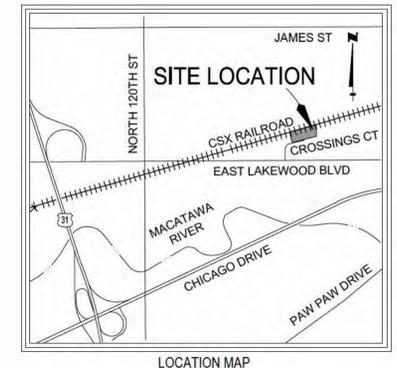
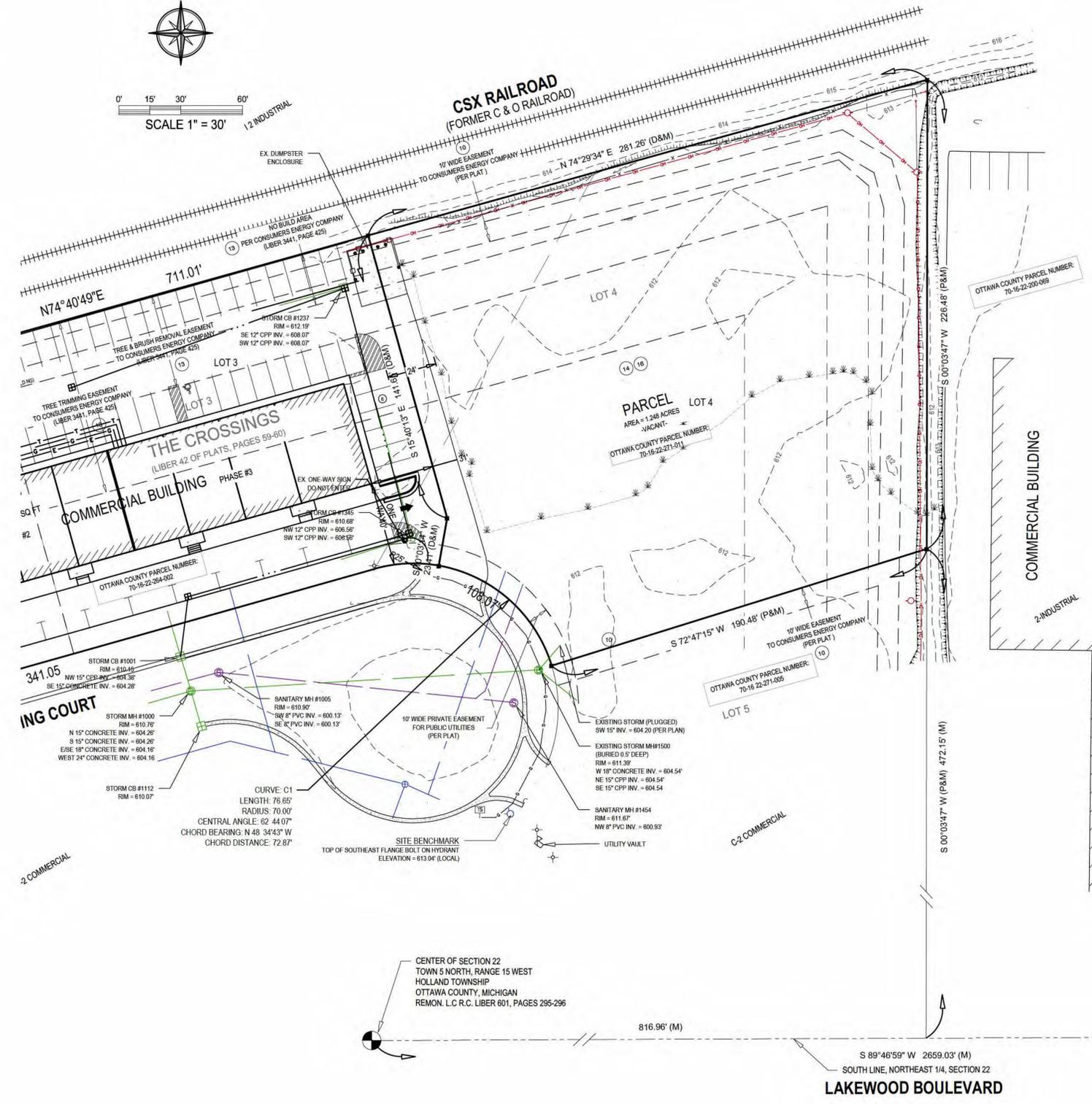
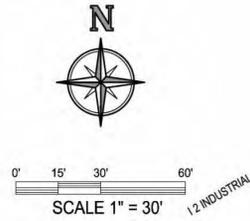
SURVEYOR'S NOTES

- 1 THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
- 2 BEARINGS ARE BASED ON A LOCAL COORDINATE SYSTEM AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22 HAVING A BEARING OF SOUTH 89°46'59" WEST.
- 3 ELEVATIONS HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- 4 SOURCE BENCHMARK - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATION: E 25 P.D. NG0014 ELEVATION = 616.16' (NAVD 88) (ADJUSTED TO NGVD 29 ELEVATIONS)
- 5 UTILITIES SHOWN HEREON ARE BASED UPON VIS BLE ABOVE GROUND OBSERVATIONS AND FIELD MARKING AS THE RESULT OF MULTIPLE MISS DIG TICKETS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.
 NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- 6 PER THE FLOOD INSURANCE RATE MAP CHARTER TOWNSHIP OF HOLLAND OTTAWA COUNTY, MICHIGAN MAP NUMBER: 26139C0312E EFFECTIVE DATE: DECEMBER 16, 2011
 THE SUBJECT PARCEL LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT IN AN AREA OF FLOOD HAZARD.
- 7 DATE OF FIELD SURVEY: AUGUST 15, 2025.

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON, THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
 220 HOOVER BOULEVARD
 HOLLAND, MICHIGAN 49423
 (616) 992-9938

MARK O. SCOVILL
 MICHIGAN PROFESSIONAL SURVEYOR #4001045504



- LEGEND**
- SECTION CORNER
 - FOUND CONCRETE MONUMENT
 - STORM MANHOLE
 - SANITARY MANHOLE
 - UTILITY MANHOLE
 - STORM CATCH BASIN
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - GUY ANCHOR
 - TELEPHONE PEDESTAL
 - ABOVE GROUND MARKER FOR UNDERGROUND UTILITY
 - TEST STATION FOR UNDERGROUND UTILITY
 - PARCEL LINE
 - PLATTED LOT PARCEL LINE
 - EASEMENT LINE
 - FIELD/VEGETATION LINE
 - UNDERGROUND SANITARY LINE
 - UNDERGROUND STORM LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - OVERHEAD UTILITY LINE
 - VINYL FENCE LINE
 - WIRE FENCE LINE
 - RAILROAD TRACKS
 - MINOR CONTOUR
 - MAJOR CONTOUR
 - CONCRETE SURFACE
 - ASPHALT SURFACE
 - (D) - DESCRIBED DIMENSION
 - (M) - MEASURED DIMENSION
 - (P) - PLATTED DIMENSION
 - INV - INVERT
 - ELEV. - ELEVATION
 - PVC - POLY VINYL CHLORIDE
 - CPP - CORRUGATED PLASTIC PIPE

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766

The Surveyor's / Engineers liability for any errors or omissions arising out of the Surveyors / Engineers' negligence, gross negligence, or willful misconduct, shall not be limited in amount to the amount of the service fee.

VRON CONSTRUCTION
 ATTN: MR. TOM VROON
 95 CROSSWIND DR.
 HOLLAND, MI 49424

THE CROSSINGS PUD PHASE 2
 CROSSINGS COURT
 HOLLAND, MICHIGAN 49424
 P.I. OF LOTS 3 & 4 OF THE CROSSINGS
 P.I. OF THE NE 1/4, SECT. 22, T5N, R15W
 HOLLAND TWP., OTTAWA COUNTY, MI

Issued for:	
No.	Description
08/29/2025	EXISTING CONDITIONS TOPOGRAPHIC MAP
09/02/2025	CONCEPT
10/02/2025	SITE PLAN SUBMITTAL
11/03/2025	PUD AMENDMENT SUBMITTAL
02/10/2026	UPDATED PER P.C. COMMENTS

Project Manager
BRUCE ZEINTRA, LLA
 Vertical Datum: NGVD '29
 Horiz. Datum: LOCAL
 Drawn by: JOHN M. RANKIN

Checked by: Survey Date
 Civil
 Struc.
 L. A.

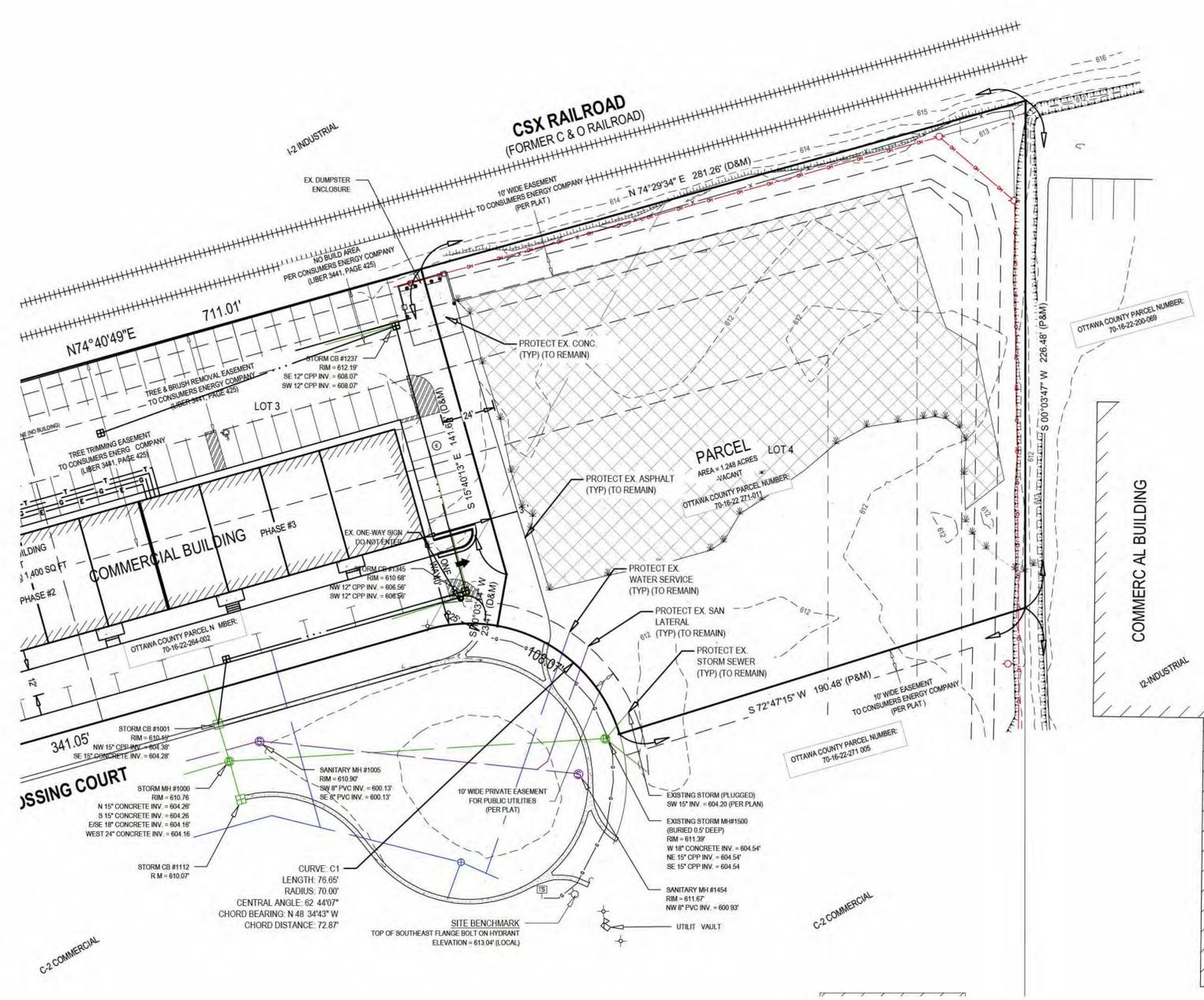
HEI Project Number: 25-08-005
 Sheet Title: EXISTING CONDITIONS

Sheet No.: V-101



0' 15' 30' 60'

SCALE 1" = 30'



DEMO LEGEND

- x x x x x UTILITY REMOVAL
- X TREE REMOVAL
- [Cross-hatched box] TALL GRASS REMOVAL
- [Diagonal-hatched box] CONCRETE / ASPHALT REMOVAL

CIVIL DEMOLITION NOTES:

1. SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
2. LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
4. CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
5. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
6. REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
7. REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
8. ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
9. ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
10. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
11. ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
13. ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, OTTAWA COUNTY ROAD COMMISSION, AND HOLLAND TOWNSHIP.
14. THERE ARE EXISTING WETLAND AREAS ON THE PROPERTY. THESE WETLAND AREAS SHALL NOT BE DISTURBED. SHOULD DISTURBANCE TO THE WETLAND AREAS BECOME NECESSARY, CONTRACTOR SHALL ACQUIRE A PERMIT FROM THE EGLE PRIOR TO ANY DISTURBANCE.
15. THE PROPERTY IS ENCLUMBERED BY A 100-YEAR FLOODPLAIN. CONTRACTOR SHALL NOT DISTURB THE FLOODPLAIN AREA UNLESS A EGLE / USAGE JOINT PERMIT HAS BEEN ACQUIRED FOR THE DISTURBANCE.
16. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND
ENGINEERING

220 Hoover Boulevard
Holland, Michigan 49423-3766

The Surveyors / Engineers liability for any errors or omissions in this plan is limited to the amount of the fee for the service fee.

VRON CONSTRUCTION

ATTN: MR. TOM VROON
95 CROSSWIND DR.
HOLLAND, MI 49424

THE CROSSINGS PUD
PHASE 2

CROSSINGS COURT
HOLLAND, MICHIGAN 49424

PT. OF LOTS 3 & 4 OF THE CROSSINGS
PI. OF THE NE 1/4, SECT. 22, T5N, R15W
HOLLAND TWP., OTTAWA COUNTY, MI

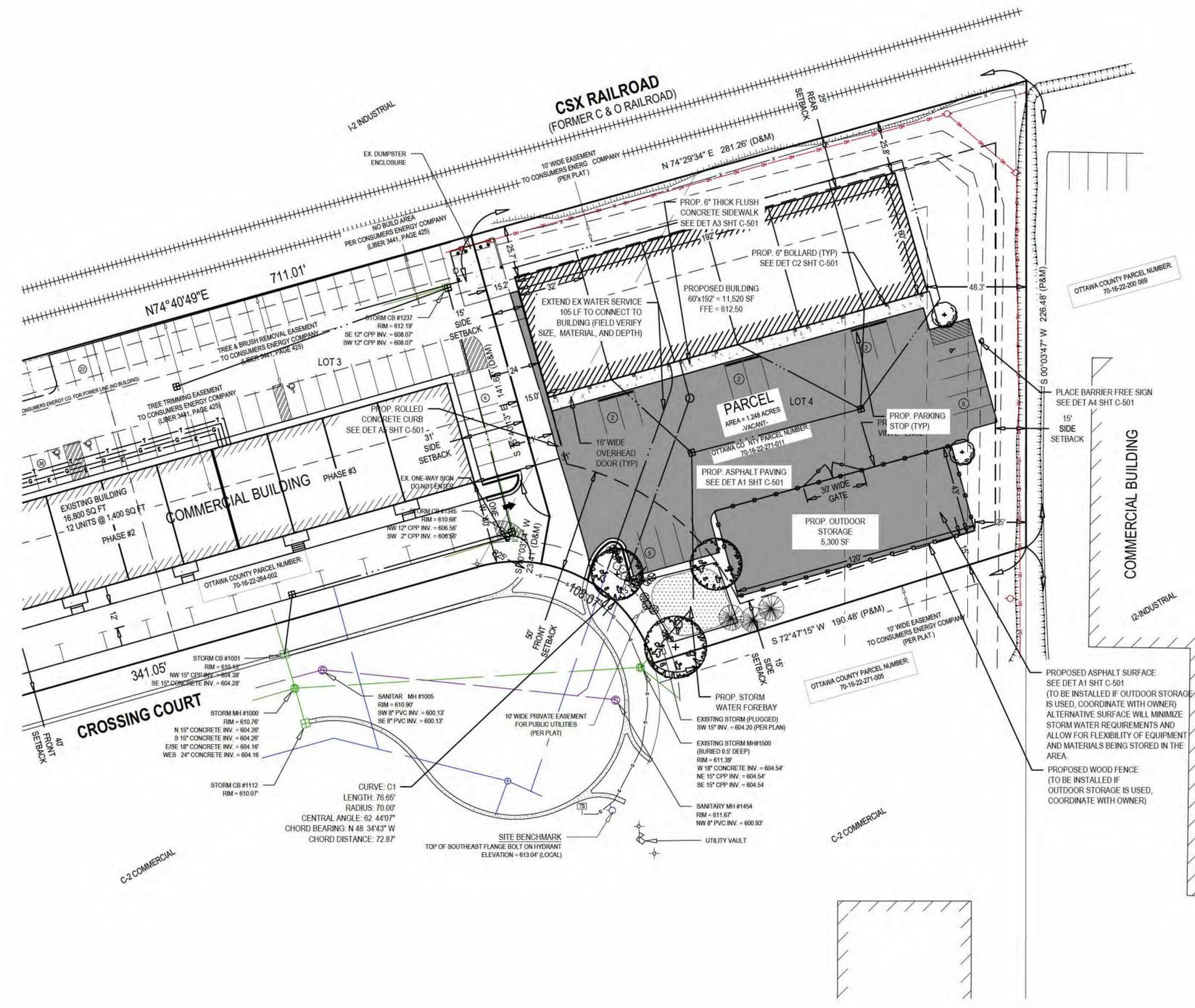
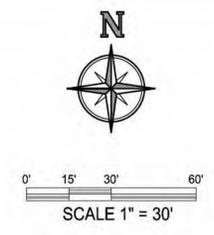
Issued for:	
No.	Description
A	EXISTING CONDITIONS TOPOGRAPHIC MAP
B	CONCEPT
C	SITE PLAN SUBMITTAL
D	PUD AMENDMENT SUBMITTAL
E	UPDATED PER P.C. COMMENTS
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.	

Project Manager BRUCE ZEINSTRAL, L.L.A.	
Vertical Datum NGVD '29	Horz. Datum LOCAL
Drawn by PETER BULTEN, P.E.	
Checked by Survey	Date
Civil	
Struc.	
L. A.	

HEI Project Number
25-08-005

Sheet Title
**CIVIL
DEMOLITION**

Sheet No.
CD-101



ZONING: C-2 COMMERCIAL
SETBACKS:
 • FRONT: 50'
 • SIDE: 15' OR 50' ABUTTING RESIDENTIAL
 • REAR: 25' OR 50' ABUTTING RESIDENTIAL

MAX BUILDING COVERAGE: 25%
 MAX BUILDING HEIGHT: 35' / 50' WITH INCREASE SETBACK

PARKING REQUIREMENTS: 9'x18' WITH 24' AISLE
 • OFFICE: 1 SPACE PER 300 SF
 • 1 SPACE PER UNIT X 6 UNITS = 6 SPACES
 • WAREHOUSE: 1 SPACE PER 2,000 SF
 • 1,700 SF / 2,000 = 1 SPACE EPR UNIT X 6 UNITS = 6 SPACES

OUTDOOR STORAGE:
SETBACKS:
 • FRONT: 50'
 • SIDE: 15' TO NON-RESIDENTIAL
 • REAR: 25' TO NON-RESIDENTIAL

SCREENING: ENCLOSED BY A 6' HIGH OPAQUE PRIVACY FENCE OR COMPARABLE EVERGREEN VEGETATIVE SCREEN, BERM, OR COMBINATION.
SURFACE OF STORAGE AREA SHALL BE ASPHALT OR CONCRETE; OR ALTERNATIVE MATERIAL SUCH AS GRAVEL OR CRUSHED ROCK THAT IS PROPERLY DRAINED, MINIMAL DUST, MAINTAIN CHARACTER OF DEVELOPMENT, AND MAINTAINED FREE OF WEEDS AND GRASS.

DEVELOPMENT SUMMARY:
 LOT AREA: 1.248 ACRES (54,383 SF)
 PROPOSED BUILDING: 60' x 192' = 11,520 SF
 BUILDING COVERAGE: 11,520 / 54,383 = 21.2%

PARKING PROVIDED:
 16 SPACES INCLUDING 1 BARRIER FREE SPACE

STORAGE AREA:
 • PROPOSED 6' TALL SOLID WOOD FENCE
 • PROPOSED SURFACE TO BE ASPHALT

- LAYOUT & UTILITY NOTES:**
1. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 3. CALL MISSING DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 4. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 5. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 6. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 7. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE HOLLAND CHARTER TOWNSHIP WATER AND SEWER STANDARDS & SPECIFICATIONS.
 8. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE HOLLAND CHARTER TOWNSHIP WATER AND SEWER STANDARDS & SPECIFICATIONS.
 9. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM THE OTTAWA COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 10. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH OTTAWA COUNTY ROAD COMMISSION.
 11. SITE CONTRACTOR RESPONSIBLE TO CONNECT EXISTING AND PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL, REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
 12. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 13. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE.
 14. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 15. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 16. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

The Surveyors / Engineers liability for any errors or omissions arising out of the Surveyors / Engineers negligence, gross negligence, or willful misconduct, warranties or representations shall amount no greater than the service fee.

VRON CONSTRUCTION
 ATTN: MR. TOM VROON
 95 CROSSWIND DR.
 HOLLAND, MI 49424

THE CROSSINGS PUD PHASE 2
 CROSSINGS COURT
 HOLLAND, MICHIGAN 49424
 PT. OF LOTS 3 & 4 OF THE CROSSINGS
 PT. OF THE NE 1/4, SECT. 22, T5N, R15W
 HOLLAND TWP., OTTAWA COUNTY, MI

Issued for:	
Date	Description
06/29/2025	EXISTING CONDITIONS TOPOGRAPHIC MAP
06/29/2025	CONCEPT
10/02/2025	SITE PLAN SUBMITTAL
11/03/2025	PUD AMENDMENT SUBMITTAL
02/10/2026	UPDATED PER P.C. COMMENTS

Project Manager BRUCE ZEINTRA, LLA	
Vertical Datum NGVD '29	Horz. Datum LOCAL
Drawn by PETER BULTON, P.E.	
Checked by Survey	Date
Civil	
Struc.	
L. A.	

HEI Project Number
25-08-005
 Sheet Title
SITE LAYOUT PLAN
 Sheet No.
C-101

S.E.S.C. LEGEND
MICHIGAN UNIFIED KEYING SYSTEM

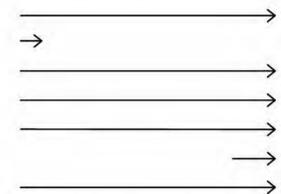
GRADING & STORM SEWER NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM OTTAWA COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARDS & SPECIFICATIONS.
- STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSION STORM WATER ORDINANCE.
- SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
- SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
- ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOCK H-10 OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
- ALL STORM PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF TABLES 1102.4, 1102.5 AND 1102.7 OF THE 2012 MICHIGAN PLUMBING CODE.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

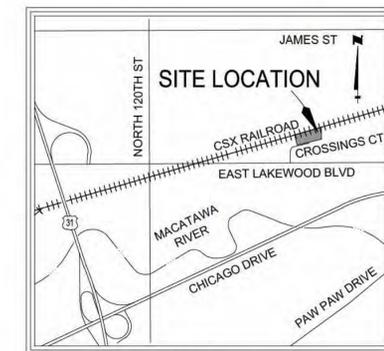
SESC NOTES:

- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE OTTAWA COUNTY WATER RESOURCE COMMISSION SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
- THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE SOIL EROSION CONTROL MEASUREMENTS.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HOLLAND CHARTER TOWNSHIP AND OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
- ALL FOREIGN MATERIAL OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
- THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
- CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
- STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE OTTAWA COUNTY WATER RESOURCE COMMISSION SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPILLS SHALL BE REMOVED FROM SITE.
- ALL EXCESS SPILLS SHALL BE HAULED OFFSITE AND LEGALLY PLACED ONSITE.
- THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE OTTAWA COUNTY WATER RESOURCE COMMISSION.
- THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN IN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

PROPOSED
CONSTRUCTION SCHEDULE



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



LOCATION MAP
NOT TO SCALE



220 Hoover Boulevard
Holland, Michigan 49423-3766

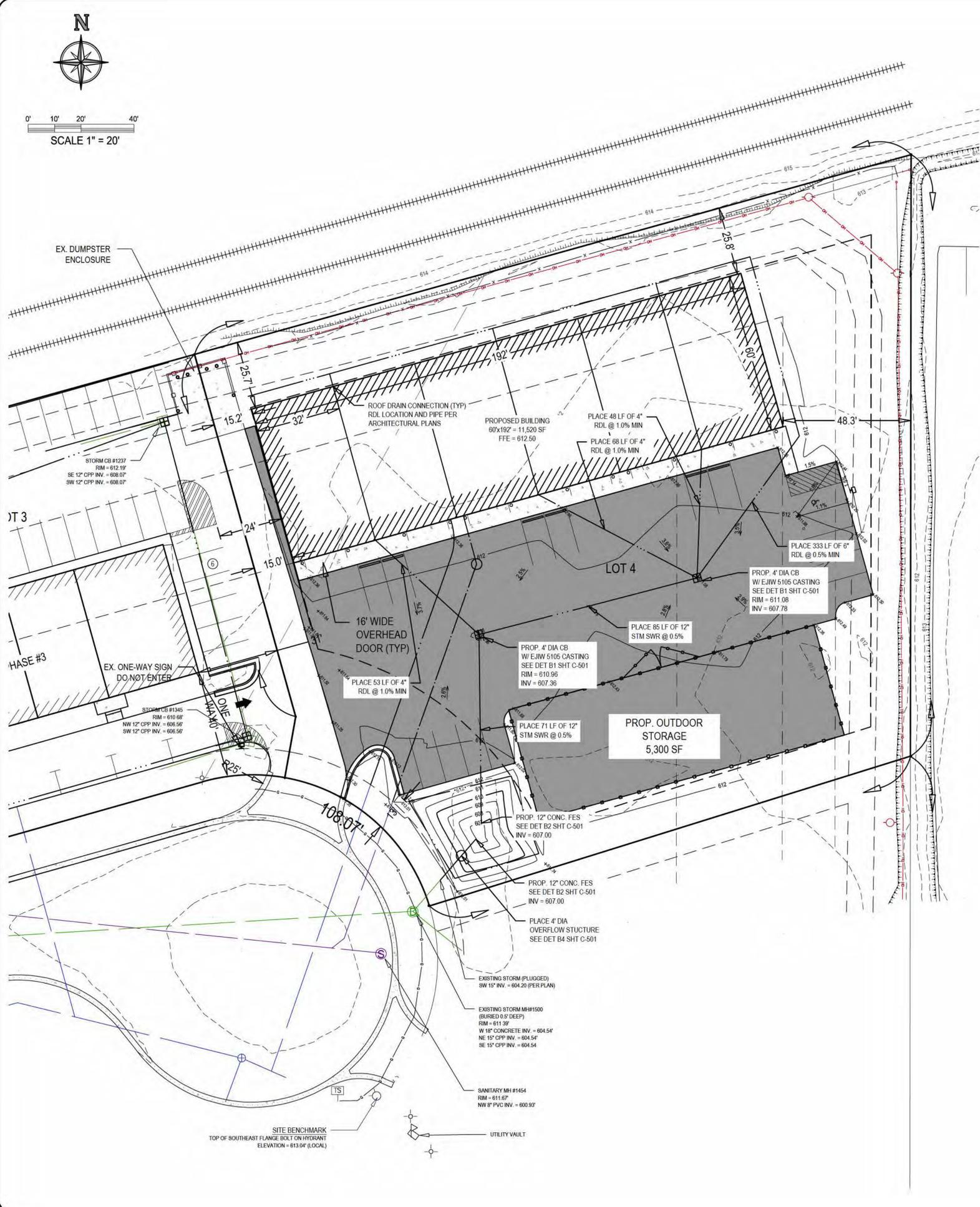
VRON CONSTRUCTION

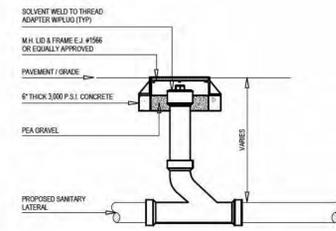
THE CROSSINGS PUD
PHASE 2

Issued for:	
Date	Description
08/29/2025	EXISTING CONDITIONS TOPOGRAPHIC MAP
09/02/2025	CONCEPT
10/02/2025	SITE PLAN SUBMITTAL
11/03/2025	PUD AMENDMENT SUBMITTAL
02/02/2026	UPDATED PER P.C. COMMENTS

Project Manager BRUCE ZEINTRA, LLA	
Vertical Datum NGVD '29	Horz. Datum LOCAL
Drawn by PETER BULTEN, P.E.	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 25-08-005	
Sheet Title GRADING STORM & SESC PLAN	
Sheet No. C-201	

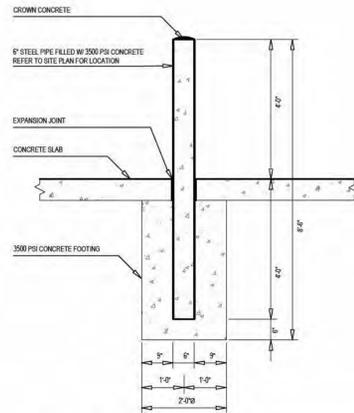
ATTN: MR. TOM VROON
95 CROSSWIND DR.
HOLLAND, MI 49424



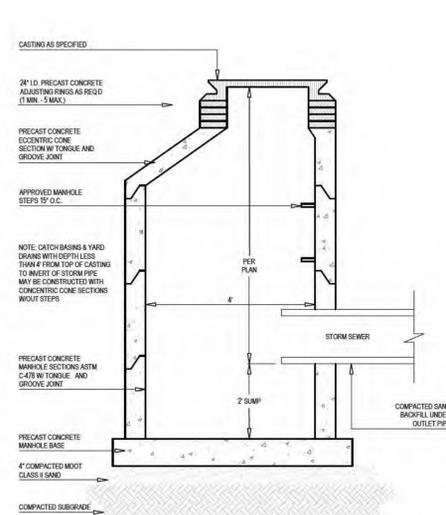


NOTE:
FOR MAIN AREAS OMIT M.H. LID, FRAME AND COVER.
PROVIDE 1 INCH MINIMUM COVER OVER PLUS PLACE
12" OF #4 REBAR NEXT TO RISER PIPE TO AID IN
LOCATING CLEANOUT.

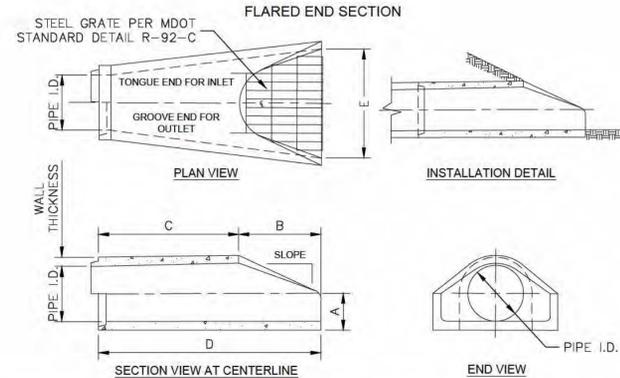
C1 SANITARY LATERAL CLEANOUT



C2 6" DIAMETER BOLLARD DETAIL

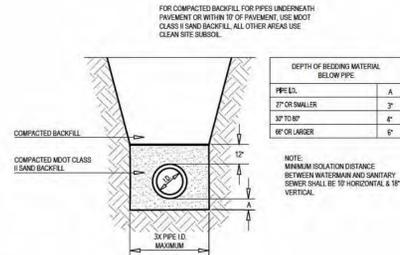


B1 4' DIA. CATCH BASIN

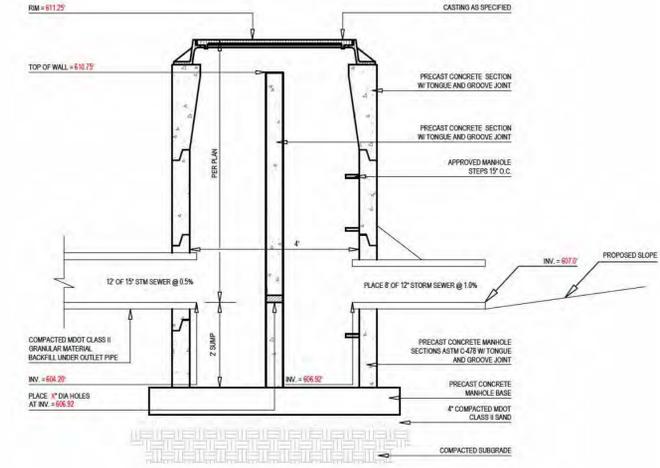


PIPE INNER DIAMETER (INCHES)	WALL THICKNESS (INCHES)	A (INCHES)	B (INCHES)	C (INCHES)	D (INCHES)	E (INCHES)	SLOPE	
12	2	4	24	48	7 7/8	72	7/8	3:1
15	2 1/4	6	27	45	7 3/8	73	3/4	3:1
18	2 1/2	9	27	45	7 3/8	73	3/4	3:1
24	3	9 1/2	43 1/2	30	73 1/2	48	3:1	
30	3 1/2	12	54	19 3/4	73 3/4	80	3:1	

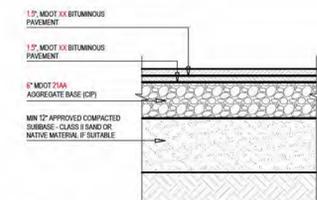
- NOTES:
- PRODUCED TO MEET ASTM SPECIFICATIONS. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR DETAILS NOT LISTED.
 - ALL CONCRETE FLARED END SECTIONS SHALL INCLUDE A STEEL GRATE PER MDOT STANDARD DETAIL R-92-C.



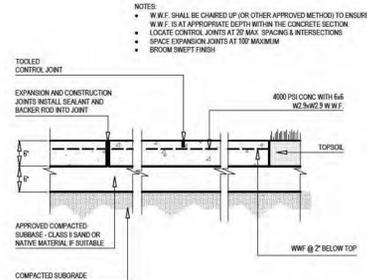
B3 CLASS B PIPE BEDDING



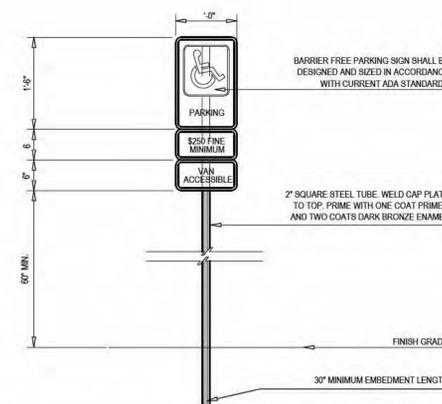
B4 4' DIA. OUTLET CONTROL OUTLET W/ WEIR WALL



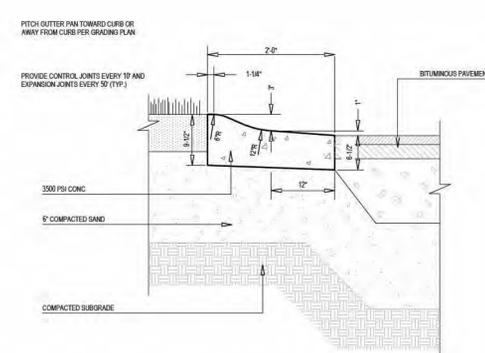
A1 PARKING LOT BITUMINOUS PAVEMENT SECTION



A3 6" CONCRETE PAVEMENT



A4 BARRIER FREE PARKING SIGN



A5 24" CONC ROLLED CURB DETAIL (PITCH OUT) W/O REBAR

The Surveyor's / Engineer's liability for any errors or omissions in this drawing shall not be limited to those arising out of the Surveyor's / Engineer's negligence, gross negligence, or gross misconduct. Warranties or representations shall not be made in an amount no greater than the service fee.

VRON CONSTRUCTION

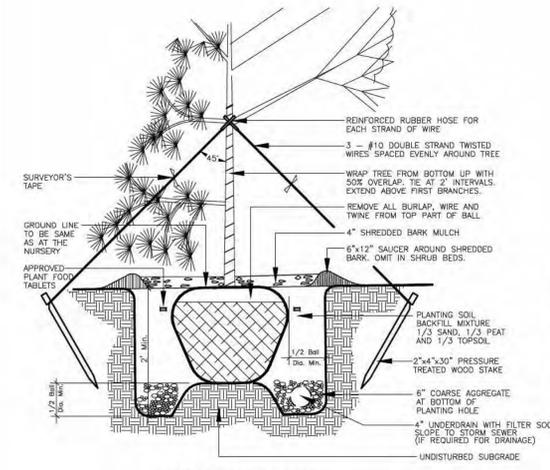
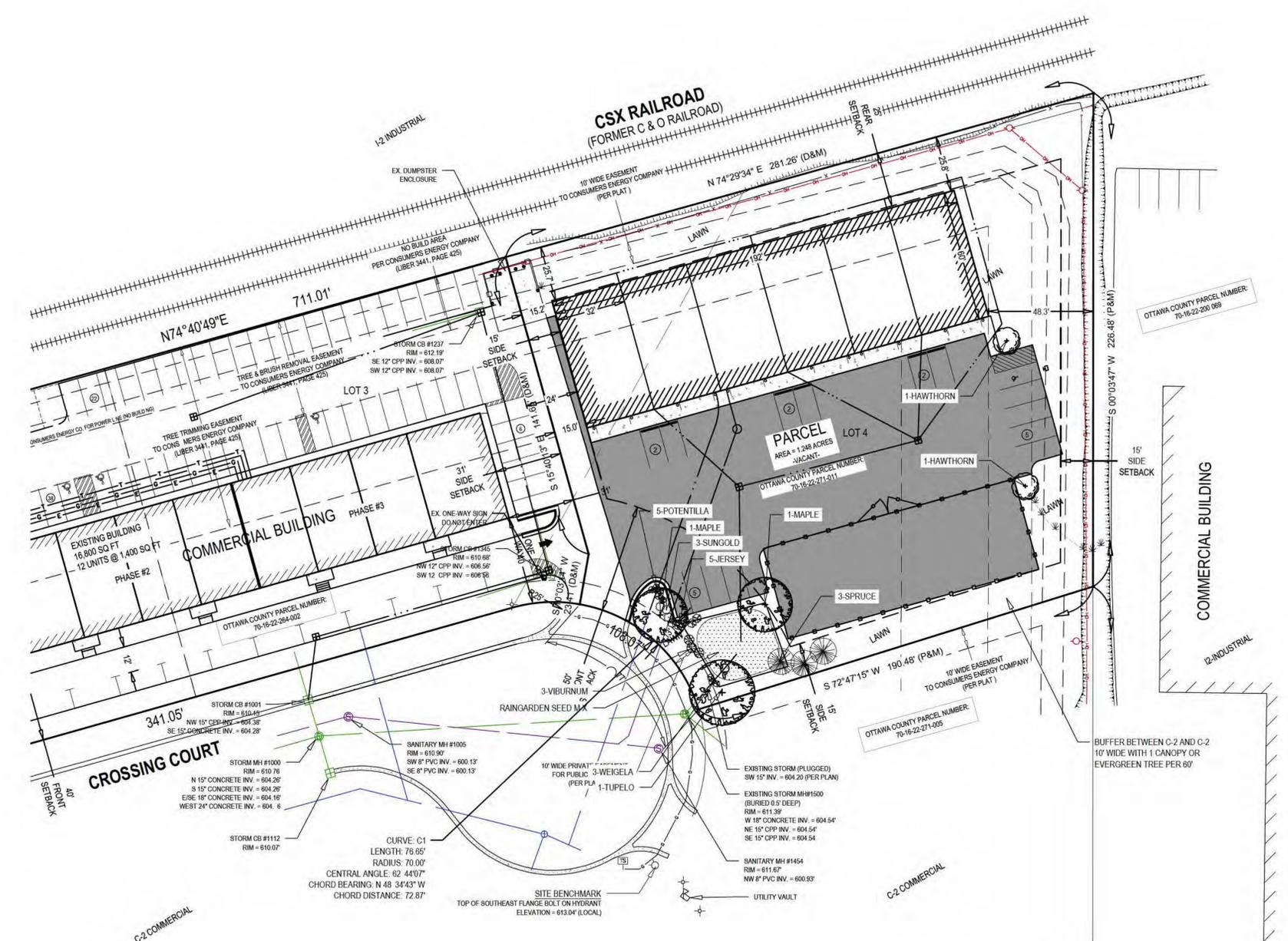
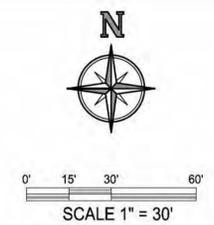
THE CROSSINGS PUD PHASE 2

CROSSINGS COURT
HOLLAND, MICHIGAN 49424
PT. OF LOTS 3 & 4 OF THE CROSSINGS
DR. OF LOTS 1/4, SECT. 22, T5N, R15W
HOLLAND TWP., OTTAWA COUNTY, MI

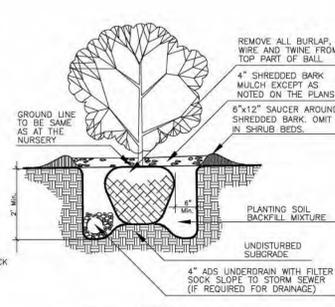
ATTN: MR. TOM VROON
95 CROSSWIND DR.
HOLLAND, MI 49424

No.	Description	Date
1	EXISTING CONDITIONS TOPOGRAPHIC MAP	08/29/2025
2	CONCEPT	09/09/2025
3	SITE PLAN SUBMITTAL	10/02/2025
4	PUD AMENDMENT SUBMITTAL	11/03/2025
5	UPDATED PER P.C. COMMENTS	02/10/2026

Project Manager	
BRUCE ZEINSTRAL, L.L.A.	
Vertical Datum	Horz. Datum
NGVD '29	LOCAL
Drawn by	
PETER BULTEN, P.E.	
Checked by	Date
Survey	
Civil	
Struc.	
L. A.	
HEI Project Number	
25-08-005	
Sheet Title	
GENERAL DETAILS	
Sheet No.	
C-501	



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANT LIST

QTY.	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE SIZE/COMMENTS
1	MAPLE	2-1/2"BB	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	45Hx25S; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
1	TUPELO	2-1/2"BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50Hx30S; PYRAMIDAL; ORANGE, RED & GOLD FALL COLOR
2	HAWTHORN	2-1/2"BB	CRUSADER HAWTHORN	CRATAEGUS C. INERMIS 'CRUZAM'	15Hx15S; SMALL, RUGGED, THORNLSS; GLOSSY FOLIAGE, WHITE FLOWER, RED FRUIT; FULL SUN
5	JERSEY	38" CONT.	NEW JERSEY TEA	CEANTHUS AMERICANUS	3-4Hx4-5S; WHITE FLOWERS, MAY-JULY; FULLPART SUN
5	POTENTILLA	24" CONT.	ABBOTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	2Hx3S; WHITE FLOWERS, EARLY SPRING-LATE FALL; FULL SUN
3	WEIGELA	24" CONT.	MINIJET WEIGELA	WEIGELA FLORIDA 'MINIJET'	3Hx3S; RUBY-RED FLOWER, MAY-JUNE; PARTFULL SUN
3	VIBURNUM	24" CONT.	COMPACT AMERICAN CRANBERRYBUSH	VIBURNUM TRILOBUM 'COMPACTUM'	5Hx6S; MAY FLOWERS, SUMMER RED BERRIES, FALL COLOR
3	SUNGOLD	24" CONT.	SUNGOLD FALSE CYPRESS	CHAMACEYPARIS PISEIFERA 'SUNGOLD'	3Hx4S; MOUNDING; YELLOW-GREEN THREAD-LIKE FOLIAGE; FULL SUN
3	SPRUCE	6-8" BB	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	40Hx12S; SHAPELY 'CHRISTMAS' TREE; SHORT BLUE-GREEN NEEDLES;

LAWN- SPARTAN GRADE A MIX
SEED RAIN GARDEN AREA WITH SPARTAN GRADE A MIXTURE by Earth Carpet SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PLURALIZED MULCH, FERTILIZER AND WATER.

RAIN GARDEN SEED MIX
SEED RAIN GARDEN AREA WITH SPARTAN GRADE A MIXTURE by Earth Carpet SEEDING RATE: 36 POUNDS/ACRE PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.

PLANTING NOTES:

- LANDSCAPE REQUIREMENTS FOR PROPOSED IMPROVEMENT AREA ONLY.
 - FRONT YARD LANDSCAPING: 1 TREE + 3 SHRUBS PER 40', PLACED BETWEEN ROW AND PARKING.
 - REQUIRED: 70' / 40' = 1.75 = 2 TREES + 6 SHRUBS
 - PROVIDED: 2 CANOPY TREES + 6 SHRUBS
 - BUFFER ZONE D BETWEEN C-2 ZONES: 10' WIDE BUFFER WITH 1 CANOPY OR 1 EVERGREEN PER 60'
 - REQUIRED SOUTH PARKING LINE: 190' / 60 = 3.16 = 3 CANOPY OR EVERGREEN TREES
 - PROVIDED: 3 PROPOSED EVERGREEN TREES
 - PARKING LOT CANOPY TREES: 1 TREE + 100 SF PER 12 SPACES, 1/2 OF TREES SHALL BE PLACED IN THE INTERIOR OF THE PARKING AREA.
 - REQUIRED: 16 PROPOSED SPACES / 12 = 1.33 = 2 TREES
 - PROVIDED: 1 CANOPY TREE + 2 ORNAMENTAL TREES (DUE TO ISLAND SIZE AND CONSUMERS TREE TRIMMING EASEMENT).
 - SCREENING- SCREEN PARKING AND DUMPSTER:
 - SCREEN PARKING FROM ROW AND ABUTTING AGRICULTURE AND RESIDENTIAL DISTRICTS WITH HEDGEROW OR WALL
 - PROPOSED: 13 SHRUBS ALONG PARKING
 - DUMPSTER SHALL HAVE ENCLOSURE CONSTRUCTED OF MASONRY, CONCRETE, METAL, TREATED WOOD, OR SIMILAR, PARKING SHALL BE SCREENED BY WALL OR HEDGEROW 30" TALL.
 - PROPOSED: EXISTING DUMPSTER ENCLOSURE
 - ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF 4' AWAY FROM PAVEMENT.
 - TREES ADJACENT TO PARKING LOTS AND DRIVES SHALL HAVE BRANCHES TRIMMED TO A MINIMUM HEIGHT OF 14'.
 - ALL LAWN AND PLANTING AREAS SHALL BE MAINTAINED IN SUCH WAY TO KEEP VEGETATION IN A HEALTHY AND GROWING MANNER.
 - ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
 - CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - SEED SHALL BE PLACED OVER 8" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
 - PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
 - FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED.

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3766

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

VRON CONSTRUCTION
ATTN: MR. TOM VROON
95 CROSSWIND DR.
HOLLAND, MI 49424

THE CROSSINGS PUD PHASE 2
CROSSINGS COURT
HOLLAND, MICHIGAN 49424
PT. OF LOTS 3 & 4 OF THE CROSSINGS
PT. OF THE NE 1/4, SECT. 22, T5N, R15W
HOLLAND TWP., OTTAWA COUNTY, MI

Issued for:	
No.	DATE
1	08/29/2025
2	09/02/2025
3	10/02/2025
4	11/03/2025
5	02/10/2026

Project Manager	
BRUCE ZEINTRA, LLA	
Vertical Datum	Horz. Datum
NGVD '29	LOCAL
Drawn by	
BRUCE ZEINTRA, LLA	
Checked by	Date
Survey	-
Civil	-
Struc.	-
L. A.	-
HEI Project Number	
25-08-005	
Sheet Title	
LANDSCAPE PLANTING PLAN	
Sheet No.	
L-101	