



MEMORANDUM

City of Saugatuck Planning Commission

Memo Date:	September 12, 2025	Meeting Date:	September 18, 2025
Request:	Site Plan Review	Applicant:	Teresa Hendricks
Address:	142 Butler Street	Project Name:	Lucia's Imports
Parcel:	03-57-300-176-00	Plan Date:	July 28, 2025
Lot Size:	1,980 square feet	Zoning District:	City Center C-1
Complete:	Conditionally	Recommendation:	Deny or Postpone
City Staff:	Grayson Moore	Consultant:	David M. Jirousek, AICP

Overview

The applicant proposes revisions to the east storefront elevation, demolition of the first- and second-floor rear portions of the building, reconstruction of the first-floor rear addition, and construction of a second-floor bedroom addition and roof deck. This memo provides a compliance review related to all applicable zoning standards and requirements, including Section 154.025 C-1 City Center Commercial District and Section 154.060 Site Plan Review.

Background

2024 Historic District Commission and Administrative Review: In late 2024, the Historic District Commission approved a comprehensive façade renovation for the existing commercial building. The previous proposal featured a first-floor entry on the left and a second-floor unit entry to the right, with a projecting storefront window display area situated between them. This was also approved administratively as a site plan amendment.

2025 Historic District Commission Review: As part of the recent Historic District Commission and Planning Commission applications, the projecting storefront window plan was revised to be flush with the front wall of the building. The Historic District Commission denied the street facing window change, so the 2024 approval remains effective.

Concerning the rear building improvements, the Historic District Commission approved demolition of the first- and second-floor rear portions of the building, reconstruction of the first-floor rear addition, and construction of a second-floor bedroom addition and roof deck.

Zoning Commentary

City Center C-1: The table below outlines the dimensional requirements for the subject zoning district (Section 154.025). The proposal complies with all requirements aside from the south-side setback.

Regulation	Requirement	Review Comment
Front Setback	0 feet	Complies
Side Setback	0 feet*	South side setback is currently nonconforming and the proposed setback for improvements is nonconforming
Rear Setback	0 feet*	Complies
Minimum Lot Area	4,356	Currently nonconforming
Minimum Lot Width	33 feet of street frontage	Currently nonconforming
Maximum Lot Coverage	100%	Complies
* Subject to Fire Code Regulations		

Nonconforming Structure Issue: The primary zoning issue with the proposal relates to the nonconforming nature of the existing building, which encroaches onto the lot to the south. The applicant is voluntarily removing a portion of the nonconforming first-floor structure and reconstructing across the lot line. Similarly, on the second floor, a portion of the structure will be removed and replaced with a new bedroom that also extends slightly into the area of encroachment.

The Zoning Ordinance provisions for nonconforming structures specify that a lawful nonconforming structure may not be enlarged, expanded, or altered in a way that increases its nonconformity. Alterations are permitted only if they comply fully with the ordinance at every structural level. Notably, the ordinance also provides that when nonconforming elements are eliminated or reduced, those characteristics cannot later be re-established or increased (except for certain repairs and replacement after disaster, etc.). The applicant's proposal reduces certain nonconforming elements by removing portions of the structure, but also reconstructs in a manner that perpetuates the existing nonconforming encroachment.

To address the encroachment, the project may require a slight "jog" in both the first- and second-floor additions, a variance request, or another compliant solution.

Site Plan Standards of Approval

Applications: The submittal is sufficiently complete for review in accordance with Section 154.061, except that the applicant should provide information concerning any new exterior lighting and the location of trash receptacles.

Standards for Formal Site Plan Approval: The following standards for site plan review and approval apply to the project per Section 154.063. Comments related to each standard are provided for consideration by the Planning Commission.

- A. *All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings. The site will be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.*

Comment: The overall design includes logical and appropriate rear additions for rebuilt storage space and expanded second-floor living space. However, the nonconforming south side setback remains the primary concern related to compliance.

- B. *The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter.*

Comment: There will be no additional site disturbance, as all work is proposed within the existing building footprint. Existing natural features will remain unchanged, with no alterations to the topography.

- C. *The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping shall be used, as appropriate, to accomplish these purposes.*

Comment: The rear deck area of the upper residential unit is reasonably private, and no additional screening measures are recommended.

- D. *All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department.*

Comment: Approval of the site plan amendment is contingent upon approval of the Fire Department.

- E. *There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools,*

playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic. All federal, state, and local barrier free requirements shall be met.

Comment: This standard is not applicable. The proposed improvements have no impact on the overall pedestrian circulation system.

- F. The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern serving adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan.*

Comment: No changes to public or common ways for vehicle or pedestrian access are proposed.

- G. All streets shall be developed in accordance with city specifications, unless developed as a private road.*

Comment: This standard is not applicable, as streets are not proposed.

- H. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate storm water, prevent erosion and the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems.*

Comment: The City's engineering consultant has provided comments regarding water, sewer, and stormwater issues. All comments must be addressed by the applicant.

- I. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height. (See §§ 154.142 through 154.144).*

Comment: The applicant should provide information regarding current and proposed methods for storing trash bins.

- J. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.*

Comment: Lighting details were not provided.

K. In approving the site plan, the Planning Commission may recommend that a bond or other financial guarantee of ample sum be furnished by the developer to ensure compliance for such requirements as drives, walks, utilities, parking, landscaping and the like (see § 154.173).

Comment: A financial guarantee is not recommended.

Recommendation

It is our opinion that the application should be denied as presented due to the south side setback compliance issue. Alternatively, consideration could be postponed to a future meeting if the applicant plans to redesign the improvements to comply with the south side setback. The applicant should also address the engineering comments and provide lighting specifics and trash bin storage information. Fire Department approval is also necessary.

Application Fee: \$750
Escrow Deposit: \$2,000



Site Plan Review Application

City of Saugatuck Zoning Code: https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355

LOCATION INFORMATION

Address 142 Butler Street

Parcel Number 75-300-176-00

APPLICANTS INFORMATION

Name Teresa Hendricks

Address / PO Box _____

City _____

State _____

Zip _____

Phone _____

Interest In Project Owner

E-Mail _____

I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. I understand that this application will not be processed until it is deemed complete and the required fees and escrow deposit (if applicable) are paid. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature _____


Teresa Hendricks (Jul 28, 2025 13:08:58 EDT)

Date Jul 28, 2025

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____

Address / PO Box _____

City _____

State _____

Zip _____

Phone _____

E-Mail _____

I hereby authorize the applicant listed above to make this application for proposed work as my agent. I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature _____

Date _____

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name To be determined

Contact Name _____

Address / PO Box _____

City _____

State _____

Zip _____

Phone _____

Fax _____

E-Mail _____

License Number _____

Expiration Date _____

PROPERTY INFORMATION

Depth 99'-0" Width 20'-0" Size 1980 sq. ft. Zoning District C-1 Current Use Comm/Res

Check all that apply:

Waterfront ☐ Historic District ☒ Dunes ☐ Vacant ☐

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Main Level: demolition of existing 8'-0" x 8'-0" concrete block addition. Pour new foundation. Add new single story wood frame structure with second level roof deck.

Second Level: remove existing second level structure, including second level floor framing and roof up to original brick building structure. Build new second level wood frame structure.



Site Plan Review Application

SITE PLAN REQUIREMENTS (SECTION 154.061)

A) Applications for preliminary site plan approval shall consist of the following information unless waived by the Zoning Administrator.

Y N NA

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Property dimensions |
| ☐ | ☐ | ☒ | Significant vegetation |
| ☐ | ☐ | ☒ | Water courses and water bodies, including human-made surface drainage ways |
| ☒ | ☐ | ☐ | Existing public right-of-way, pavements and/or private easements |
| ☒ | ☐ | ☐ | Existing and proposed uses, buildings, structures and parking areas |
| ☒ | ☐ | ☐ | Zoning classification of abutting properties |
| ☒ | ☐ | ☐ | The name, address and telephone number of the person and firm who prepared the site plan, and the date on which it was prepared |
| ☒ | ☐ | ☐ | A north arrow |

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. One (1) paper copy of a final site plan (no greater than 11" x 17") and one (1) digital copy, at a scale of not less than one inch equals ten feet, shall include:

Y N NA

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Dimensions of property of the total site area, |
| ☐ | ☐ | ☒ | Contours at 2-foot intervals |
| ☒ | ☐ | ☐ | Locations of all buildings |
| ☒ | ☐ | ☐ | Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property |
| ☐ | ☐ | ☒ | Parking areas |
| ☐ | ☐ | ☒ | Driveways |
| ☒ | ☐ | ☐ | Required and proposed building setbacks |
| ☐ | ☐ | ☒ | Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths; |
| ☐ | ☐ | ☒ | Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate; |
| ☐ | ☐ | ☒ | Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths; |
| ☒ | ☐ | ☐ | Proposed water supply and wastewater systems locations and sizes; |
| ☐ | ☐ | ☒ | Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain; |
| ☐ | ☐ | ☒ | Proposed common open spaces and recreational facilities, if applicable; |
| ☐ | ☐ | ☒ | Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials; |
| ☐ | ☐ | ☒ | Signs, including type, locations and sizes; |



Site Plan Review Application

- ☐ ☐ ☒ Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;
- ☒ ☐ ☐ Exterior lighting showing area of illumination and indicating the type of fixture to be used.
- ☒ ☐ ☐ Elevations of proposed buildings drawn to an appropriate scale shall include:
 1. Front, side and rear views;
 2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and
 3. Exterior materials and colors to be used.
- ☐ ☐ ☒ Location, if any, of any views from public places to public places across the property;
- ☐ ☐ ☒ Location, height and type of fencing; and
- ☒ ☐ ☐ The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared.

STANDARDS FOR APPROVAL (SECTION 154.063)

Please respond to each of the following questions by explaining how the proposed development will meet the standards for site plan approval:

*note: not all questions will apply for all requests.

- (1) How will the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings? Will the site be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter? _____
Building mass is designed within the zoning requirements and is in the character of the adjoining property.
- (2) How will the landscape be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter? _____
No landscaping is required for the proposed project.
- (3) How will the site plan provide reasonable visual and sound privacy for all dwelling units located therein? How will fences, walks, barriers and landscaping shall be used, as appropriate, be used to accomplish these purposes? _____
N/A
- (4) How will all buildings or groups of buildings be arranged so as to permit necessary emergency vehicle access as required by the Fire Department? _____
Proposed project will not affect existing emergency vehicle access.
- (5) How will there be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic? (All federal, state and local barrier free requirements shall be met.) _____
Proposed project will not affect existing pedestrian circulation.



Site Plan Review Application

- (6) How will the arrangement of public or common ways for vehicular and pedestrian circulation be connected to existing or planned streets and pedestrian or bicycle pathways in the area? Will streets and drives which are part of an existing or planned street pattern serving adjacent development be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan?

N/A

- (7) How will all streets be developed in accordance with city specifications, unless developed as a private road?

N/A

- (8) How will appropriate measures be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system? Will provisions be made to accommodate storm water, prevent erosion and the formation of dust? The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems.

N/A

- (9) How will all loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height? (See §§ [154.142](#) through [154.144](#)).

Existing fencing shall remain.

- (10) How will exterior lighting be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? Flashing or intermittent lights shall not be permitted.

New lighting shall be directed down and dark sky compliant.

2025-07-23 Site Plan Review - Second Level Build-out

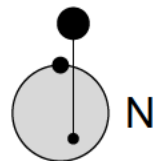
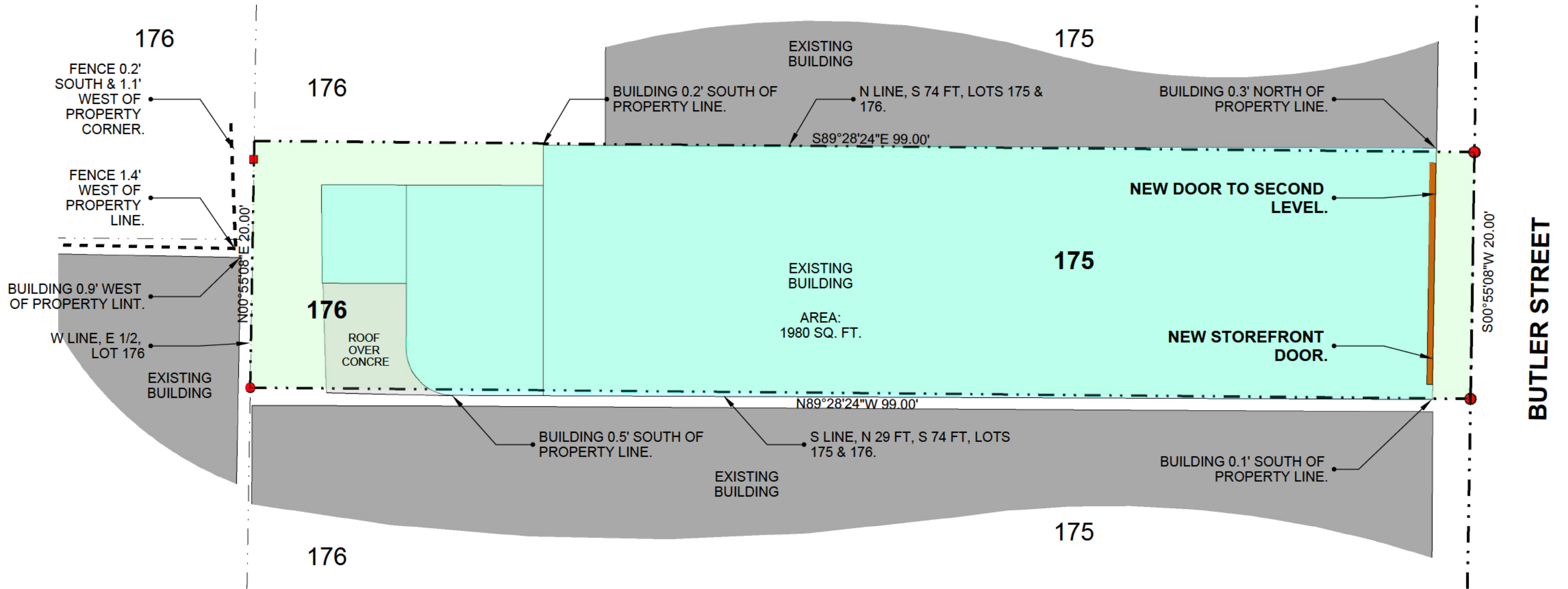
Final Audit Report

2025-07-28

Created:	2025-07-28
By:	Charles Carlson ([redacted])
Status:	Signed
Transaction ID:	CBJCHBCAABAA-AaycK5sq-hckJ6Nrcjg40ckGeZRvYGE

"2025-07-23 Site Plan Review - Second Level Build-out" History

-  Document created by Charles Carlson ([redacted])
2025-07-28 - 3:07:43 PM GMT- IP address: 67.143.128.74
-  Document emailed to [redacted] for signature
2025-07-28 - 3:09:18 PM GMT
-  Email viewed by [redacted]
2025-07-28 - 5:07:13 PM GMT- IP address: 146.75.128.1
-  Signer [redacted] entered name at signing as Teresa Hendricks
2025-07-28 - 5:08:56 PM GMT- IP address: 152.117.83.40
-  Document e-signed by Teresa Hendricks [redacted]
Signature Date: 2025-07-28 - 5:08:58 PM GMT - Time Source: server- IP address: 152.117.83.40
-  Agreement completed.
2025-07-28 - 5:08:58 PM GMT



SITE PLAN
SCALE: 1/8" = 1'-0"



- EXISTING BRICK (ORIGINAL) BUILDING.
- EXISTING BLOCK ADDITION TO REMAIN.
- EXISTING FENCE TO REMAIN.
- NEIGHBORING SPACE. THIS MAY BE PART OF A COMMON ALLEY.



- EXISTING BRICK (ORIGINAL) BUILDING.
- EXISTING NON CODE COMPLIANT STRUCTURE TO BE REMOVED.
- EXISTING NEIGHBORING FENCE.



- EXISTING 8'-0" x 8'-0" BLOCK STRUCURE TO BE REMOVED.



- EXISTING BRICK (ORIGINAL) BUILDING.
- EXISTING NON CODE COMPLIANT STRUCTURE TO BE REMOVED.
- EXISTING NON CODE COMPLIANT ROOF DECK TO BE REMOVED.
- END OF EXISTING (ORIGINAL) SINGLE STORY BRICK STRUCTURE.



- EXISTING BLOCK WALL ADDITION TO REMAIN.
- EXISTING 8'-0" x 8'-0" BLOCK STRUCTURE TO BE REMOVED.



- EXISTING NON CODE COMPLIANT STRUCTURE TO BE REMOVE.



Lucia's Imports
142 Butler Street
Saugatuck, MI 49453

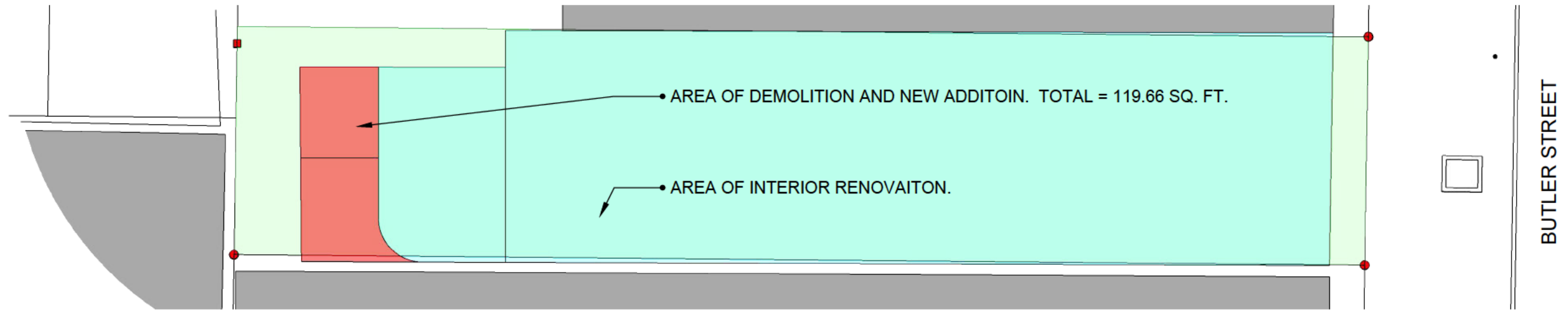
Project Photos

For City HD & SPA Permitting Only
Not For Construction

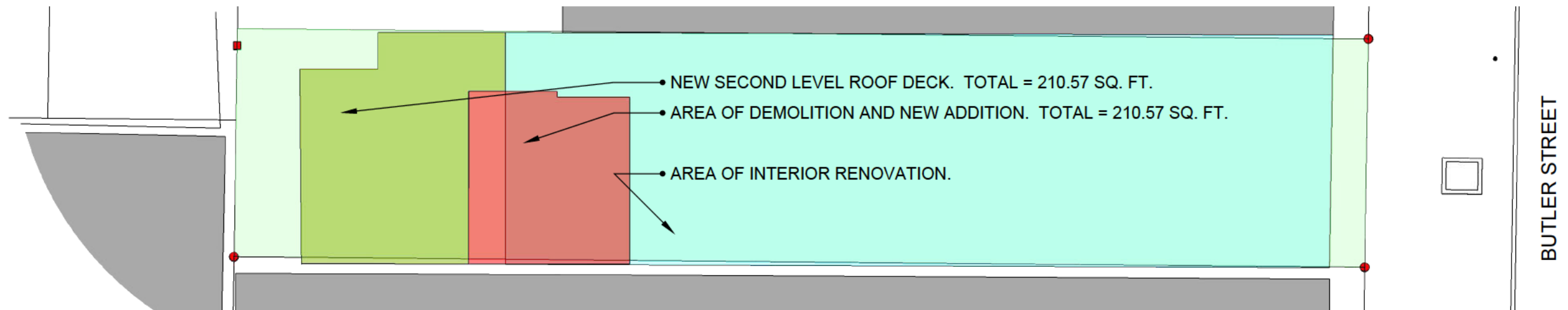
Project Number: 2404
August 15, 2025

02 of 08

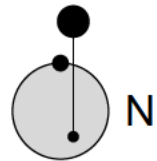
COPYRIGHT © KC Architect LLC, 2025

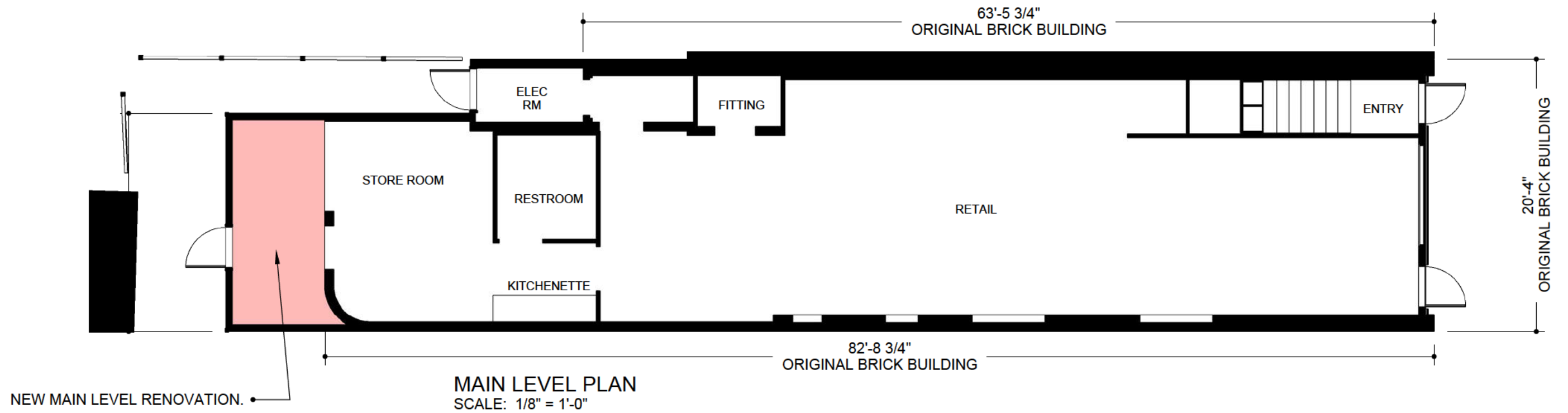
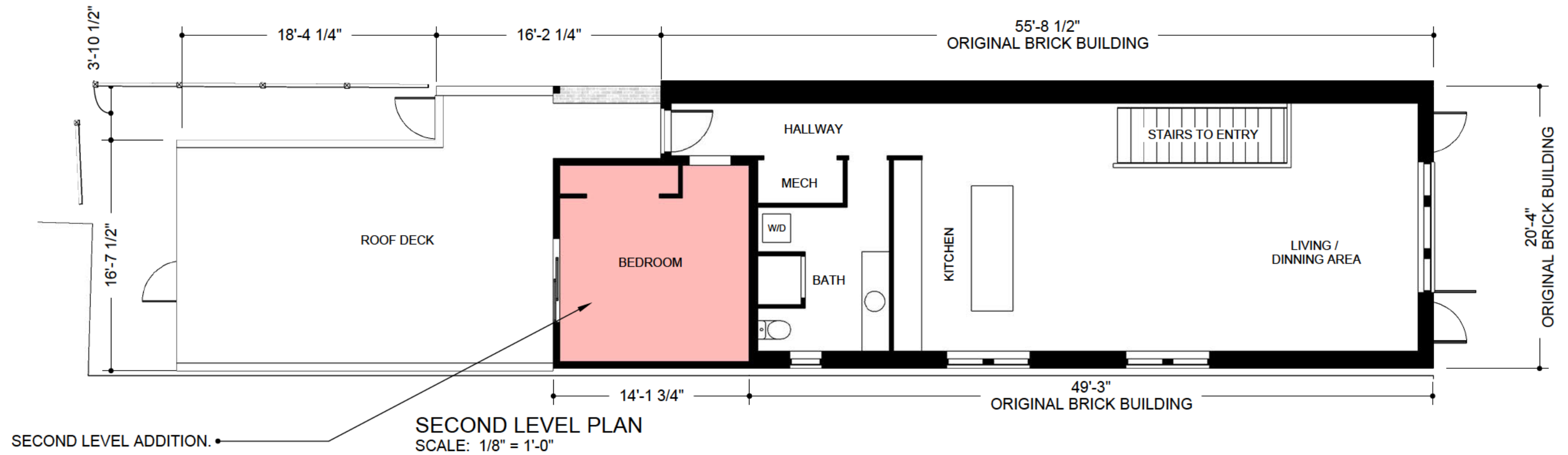


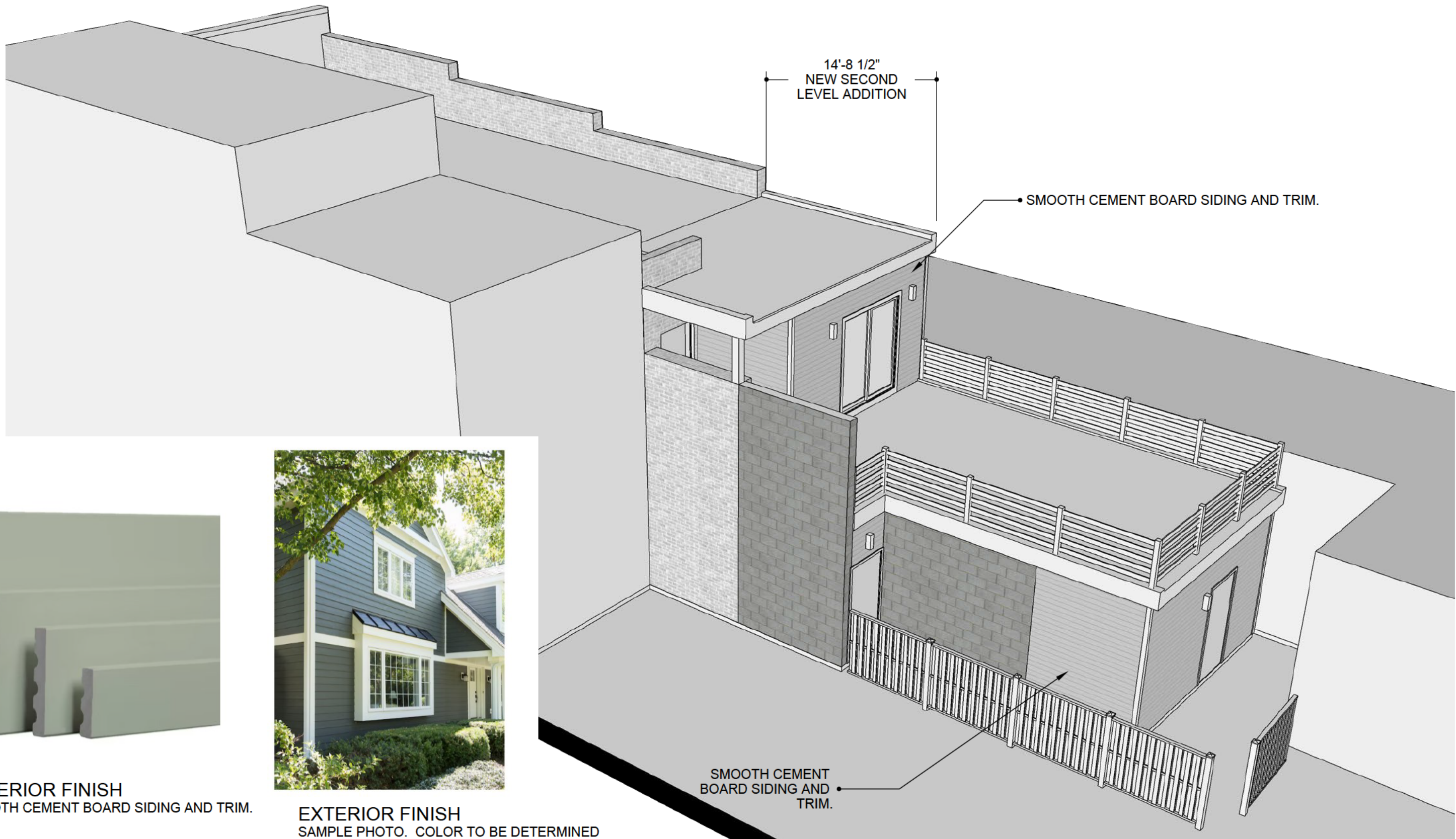
MAIN LEVEL SITE BUILDOUT PLAN
SCALE: 3/23" = 1'-0"



SECOND LEVEL SITE BUILDOUT PLAN
SCALE: 3/32" = 1'-0"





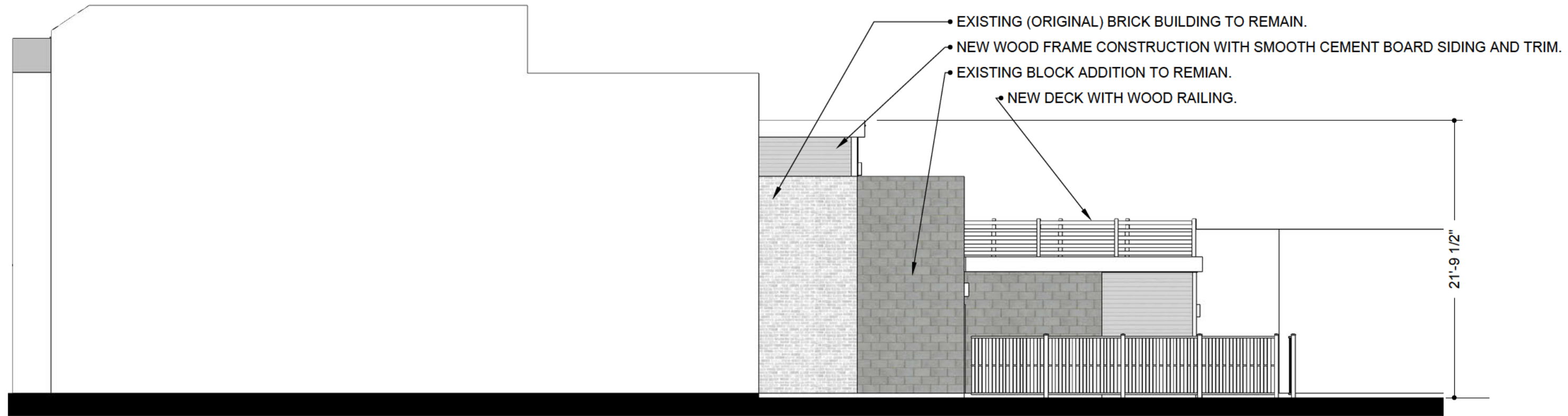


EXTERIOR FINISH
SMOOTH CEMENT BOARD SIDING AND TRIM.

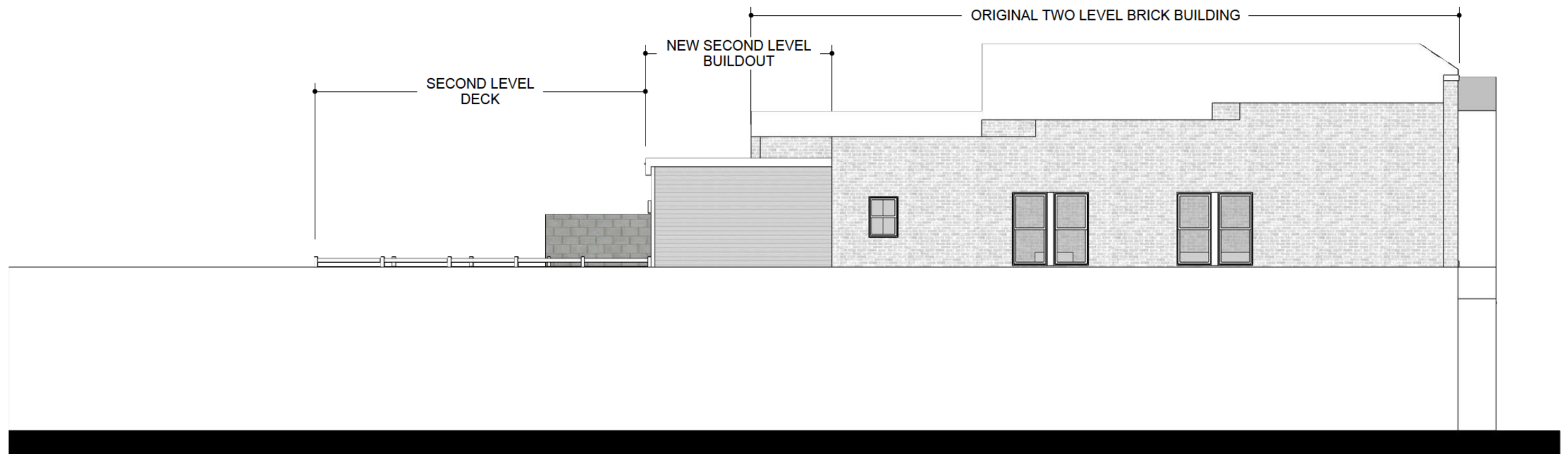


EXTERIOR FINISH
SAMPLE PHOTO. COLOR TO BE DETERMINED

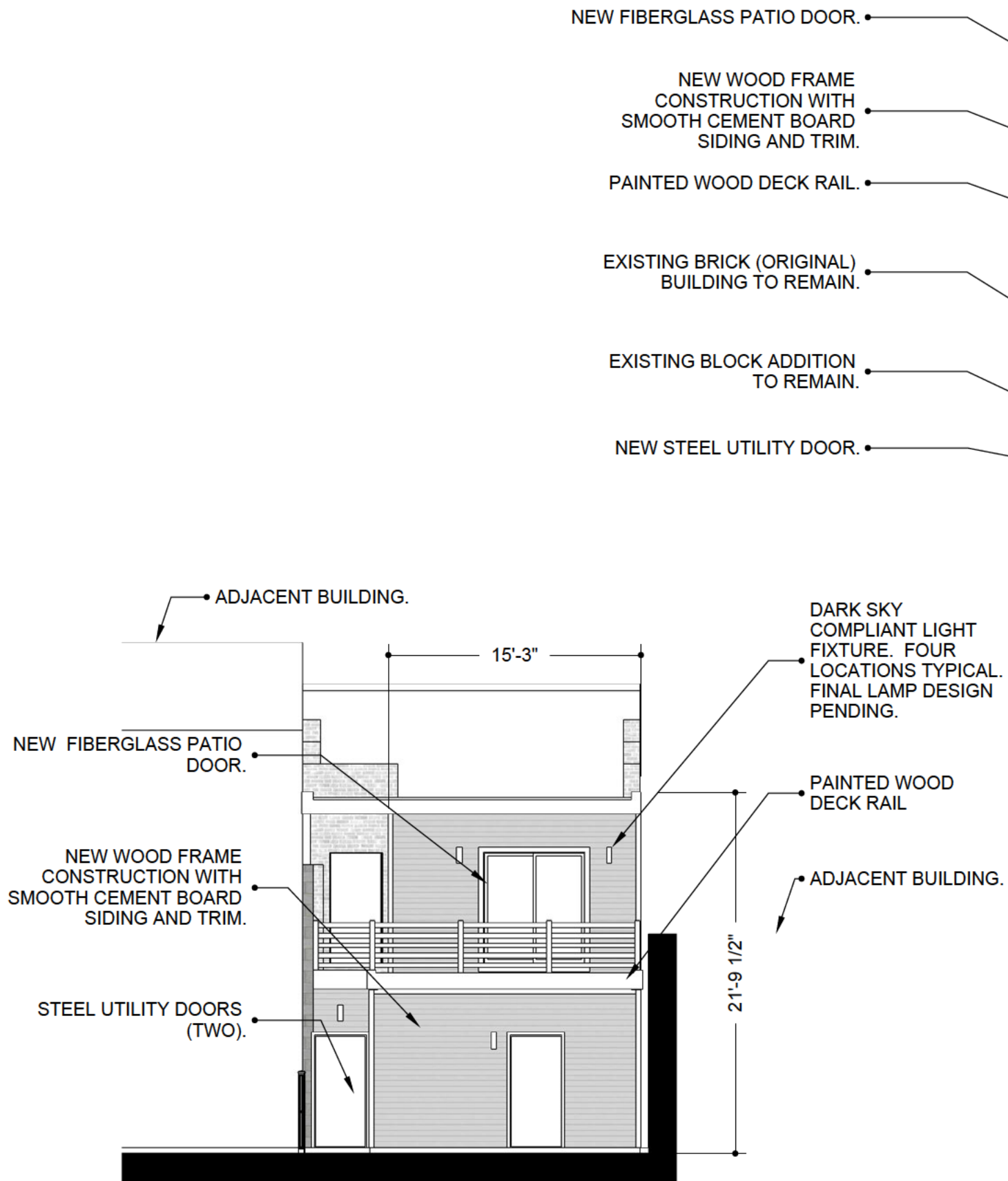
PERSPECTIVE
SCALE: N/A



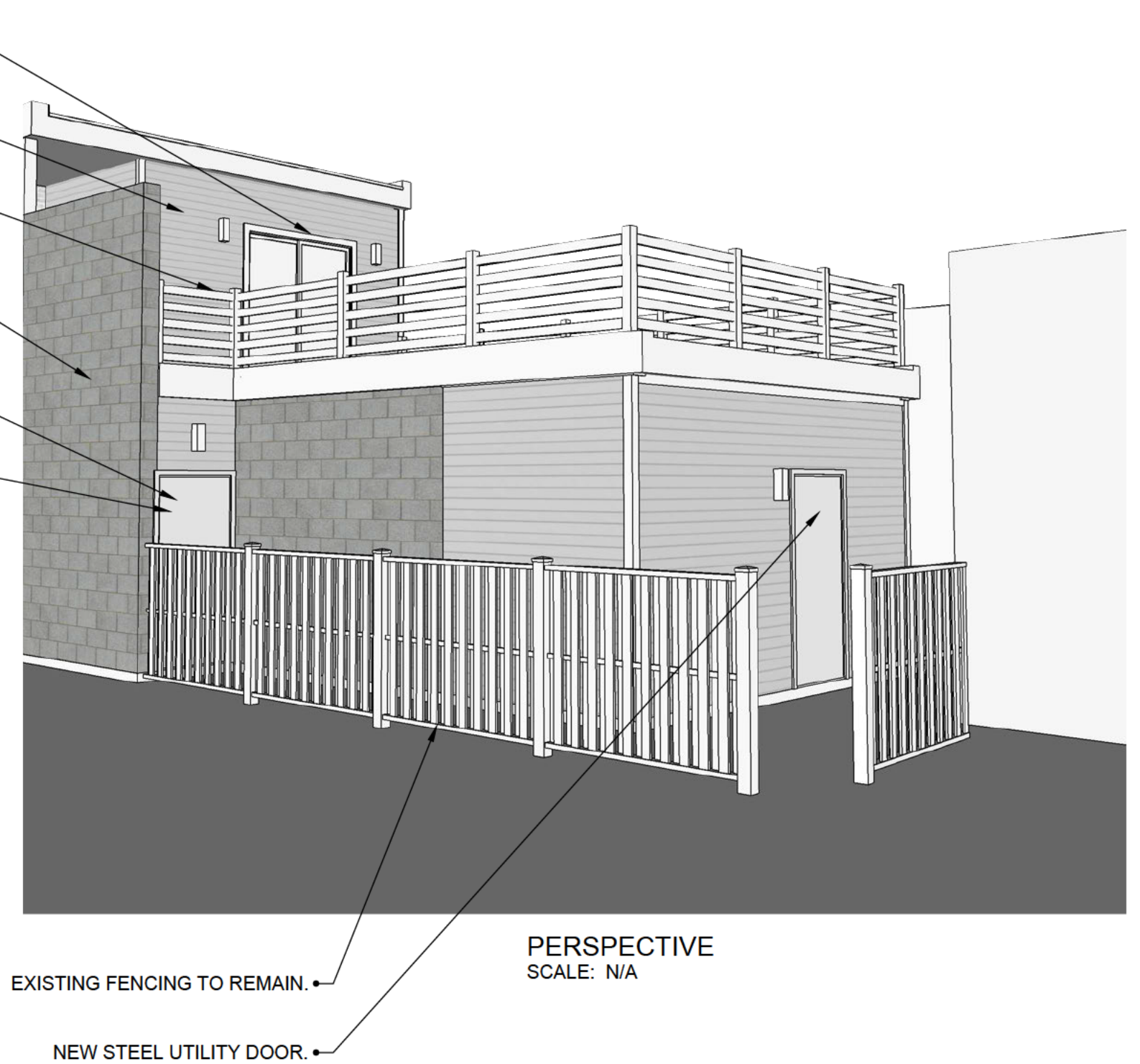
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



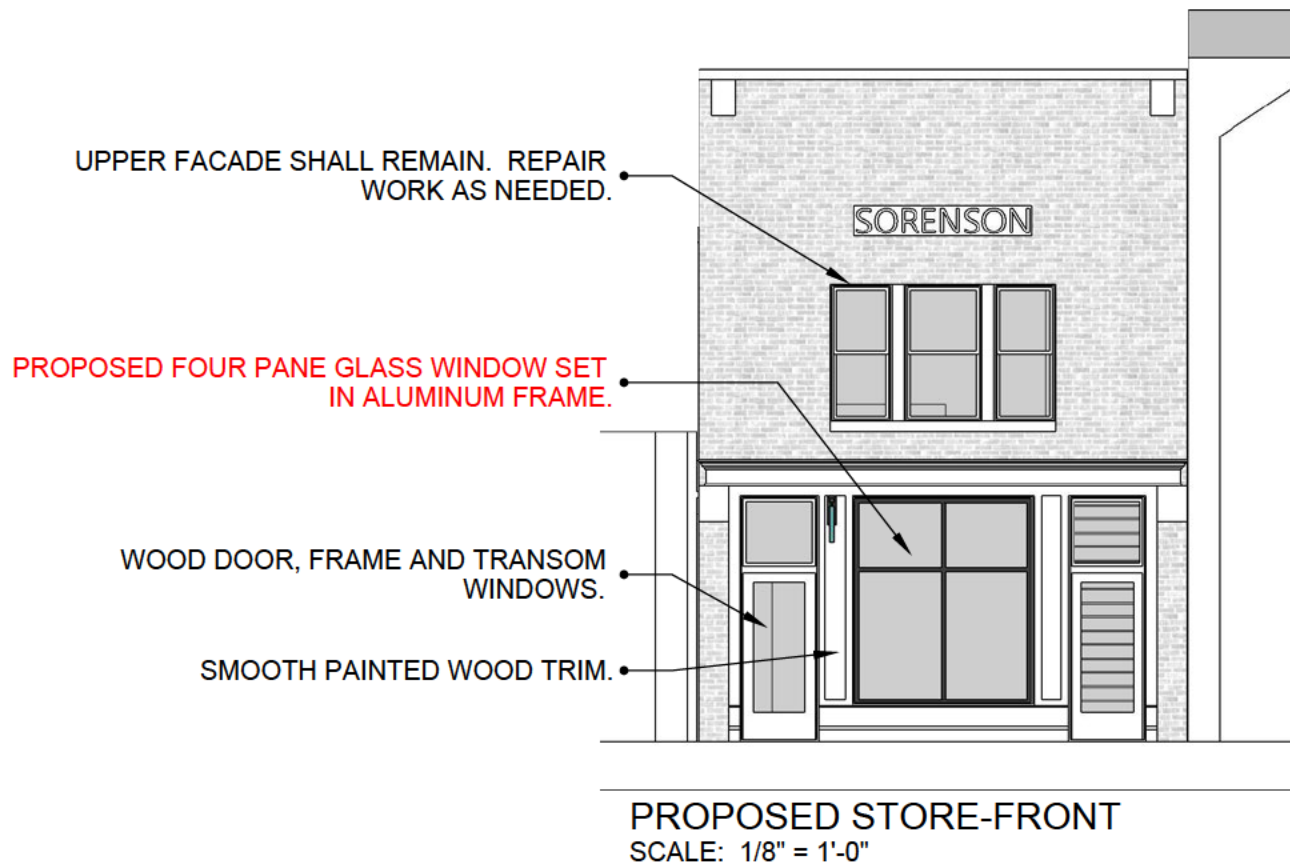
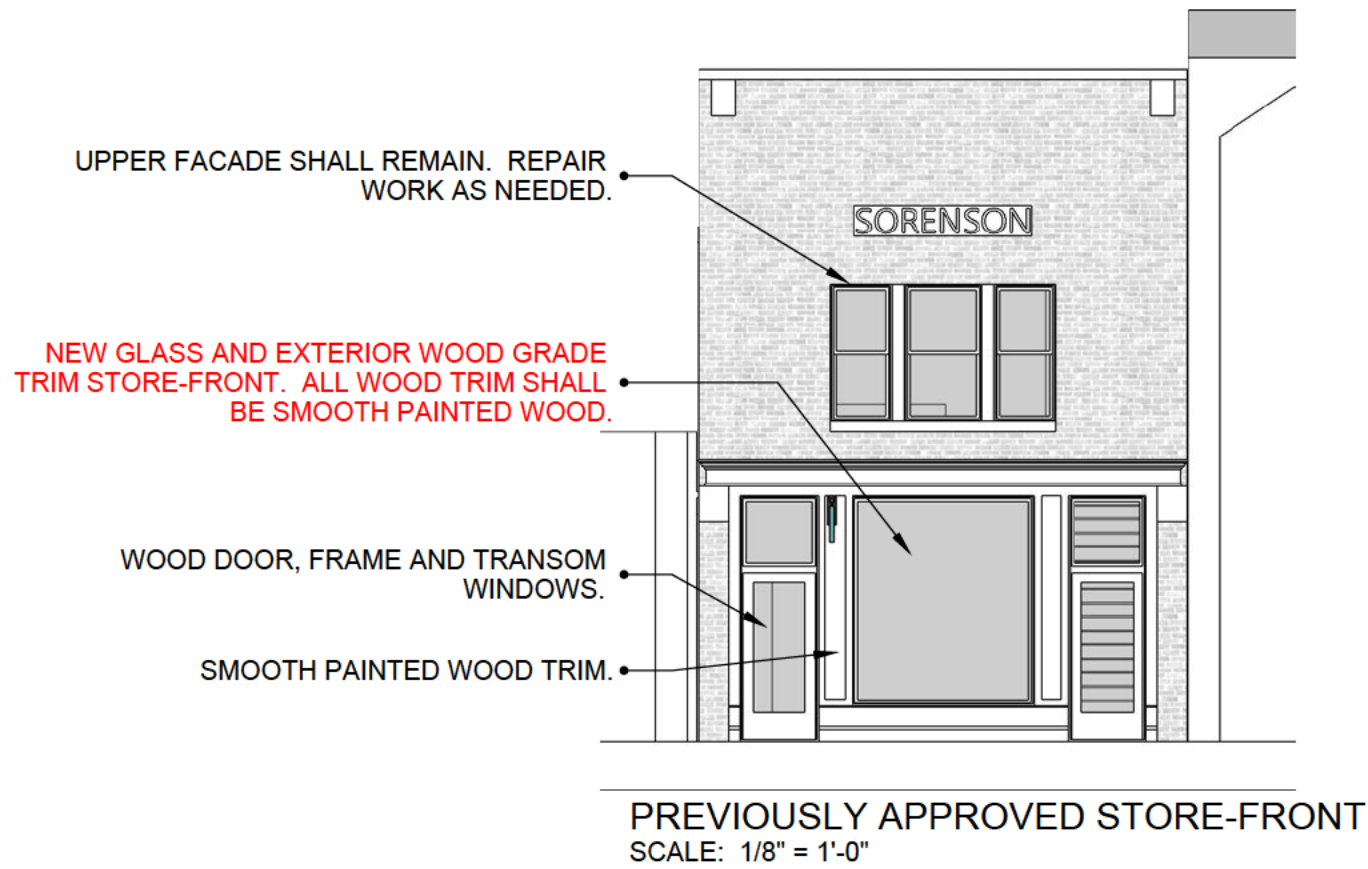
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

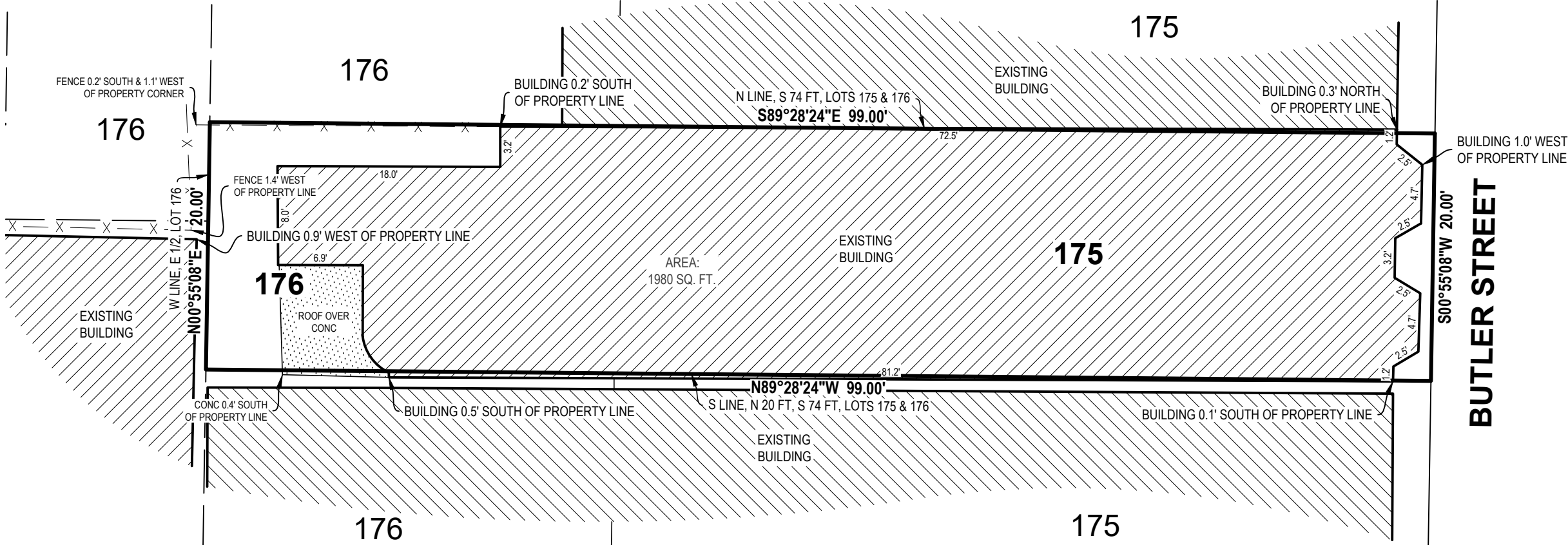


WEST ELEVATION
SCALE: 1/8" = 1'-0"



PERSPECTIVE
SCALE: N/A





DESCRIPTION

The Land is described as follows: Situated in the City of Saugatuck, County of Allegan, State of Michigan

The North 20 feet of the South 74 feet of Lot 175, AND the North 20 feet of the South 74 feet of the East 1/2 of Lot 176, KALAMAZOO PLAT, according to the recorded plat thereof, as recorded in Liber 111, Page 551, Allegan County Records.

(ATA National Title Group, Commitment No. 03-24921089-HOL, dated July 8, 2024)

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCHEDULE B - SECTION II NOTES

- 9 Easement as disclosed in Fiduciary Deed recorded in Liber 1035, Page 609. (The location of the easement cannot be determined from the record document, and is not shown on this survey.)

LEGEND

- Fence
- Existing Building
- Concrete

By: *Scott A. Hendges*

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

SCALE: 1" = 10'

0' 5' 10'

N

Mill Pond Realty
Laura Durham
747 Water Street
P.O. Box 1093
Saugatuck, MI 49453

Teresa Hendricks
142 Butler St

DRAWN BY: JV
REV. BY:
REV.:

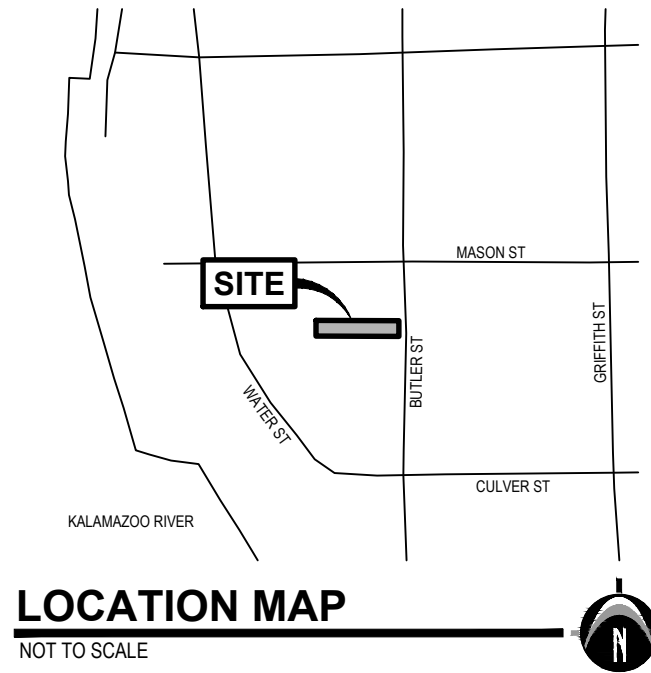
DATE: 07-23-2024
REV. DATE:

PRJ #: 24201120

1 OF 1

STATE OF MICHIGAN
Scott A. Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

NEDERVELD
www.nederveld.com • 800.222.1868
Holland
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449
Grand Rapids • Ann Arbor



TITLE INFORMATION

The Title Description and Schedule B items hereon are from ATA National Title Group, Commitment No. 03-24921089-HOL, dated July 8, 2024.

TITLE DESCRIPTION

The Land is described as follows: Situated in the City of Saugatuck, County of Allegan, State of Michigan.

The North 20 feet of the South 74 feet of Lot 175, AND the North 20 feet of the South 74 feet of the East 1/2 of Lot 176, KALAMAZOO PLAT, according to the recorded plat thereof, as recorded in Liber 111, Page 551, Allegan County Records.

SCHEDULE B - SECTION II NOTES

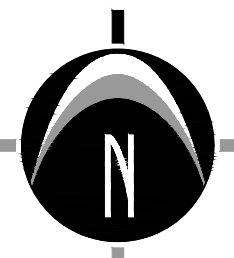
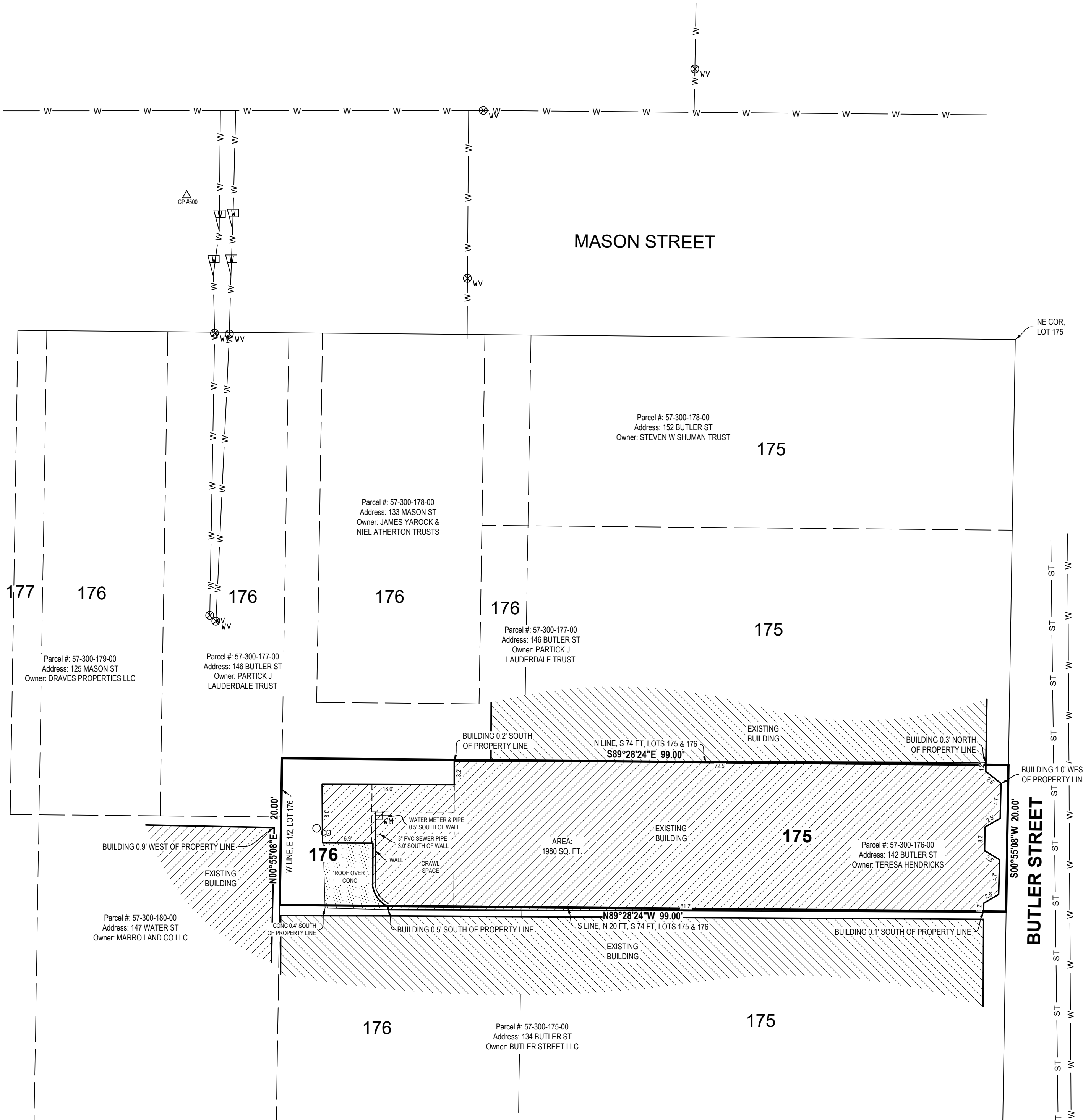
9 Easement as disclosed in Fiduciary Deed recorded in Liber 1035, Page 609. The location of the easement cannot be determined from the record document, and is not shown on this survey.

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260305, Panel Number 0164 G, Map Number 26005C0164G, with an Effective Date of June 21, 2023, shows this parcel to be located in Zone X (Area of Minimal Flood Hazard) (subject to map scale uncertainty).
- Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 611 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

LEGEND

- Control Point/Benchmark
- Cleanout
- Miss Dig Flag - Water
- Water Meter
- Water Valve
- Sanitary
- Storm Line
- Watermain
- Existing Building
- Concrete



0' 5' 10' 20'
SCALE: 1" = 10'



Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
www.nederveld.com
800.222.1868
HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.375.5100
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.928.6963

PREPARED FOR:
Teresa Hendricks

2024 Blaimore Rd
Lexington, KY 40502

CREATED:

Drawn: JH Date: 09.04.25

REVISIONS:

Rev: Drawn: Date:

142 Butler St

Topographic Survey

142 Butler St
PART OF THE SOUTHWEST 1/4 OF SECTION 9, T3N, R16W,
CITY OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN

SEAL:

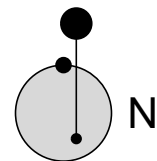
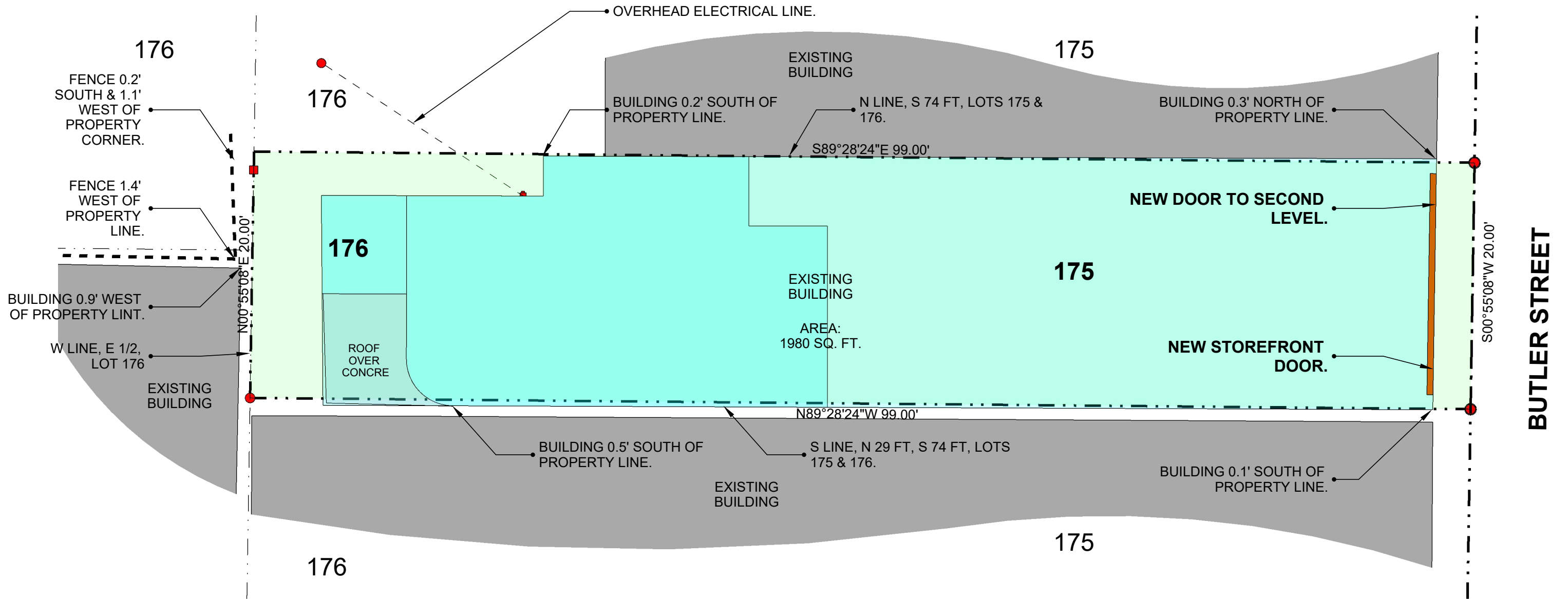


PROJECT NO:
25201499

SHEET NO:

TO

SHEET: 1 OF 1



SITE PLAN
SCALE: 1/8" = 1'-0"