

CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 03 - 2012

**AN ORDINANCE TO AMEND THE CITY OF DOUGLAS ZONING
ORDINANCE AND ZONING MAP TO ESTABLISH THE WEST SHORE
GOLF COURSE REDEVELOPMENT PLANNED UNIT DEVELOPMENT
PROJECT.**

The City of Douglas (the "City") Ordains:

Section I. An Amendment to the City of Douglas Zoning Ordinance.

The application received from Kevin Einfeld of Douglas Property Development, LCC (hereinafter referred to as the "Developer") for Planned Unit Development designation for the proposed Westshore Golf Redevelopment Planned Unit Development Project (hereinafter referred to as the "Project") was recommended by the City of Douglas Planning Commission for approval at the July 11, 2012 Planning Commission meeting following a public hearing. The property at issue was previously zoned R-1 PUD, but no PUD ordinance was prepared at that time. This PUD ordinance is enacted pursuant to Article 27 of the City of the Village of Douglas Zoning Ordinance.

Section II. Legal Description.

The legal description of the Project is as follows:

West Shore Golf PUD Description:

Part of the North 1/2 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan described as: Commencing at the Northeast corner of said Section; thence S00°21'57"W 1203.72 feet along the East line of said North 1/2 to the Point of Beginning; thence N89°17'50"W 431.89 feet; thence N00°53'13"W 337.43 feet; thence N80°31'00"W 874.96 feet; thence S00°25'11"W 421.70 feet along the East line of McVea Plat and the extension thereof; thence N89°59'26"W 1471.32 feet along the South line of said Plat and its

extension; thence S00°17'10"W 164.97 feet; thence N89°23'53"W 261.35 feet to a point on the East line of Lot 8, Trumbull's Addition to the Village of Douglas; thence N63°36'10"W 112.61 feet; thence S26°11'58"W 20.00 feet along the Southeast line of Lakeshore Drive; thence S63°36'10"E 117.13 feet to a point being 5.00 feet Northeasterly along the East line of said Lot from the Southeast corner of said Lot 8; thence S89°23'53"E 266.04 feet; thence S00°17'10"W 597.78 feet; thence S88°20'23"E 164.16 feet along the North line of Wildwood Lane to the North and South 1/4 line of said Section; thence N89°41'57"E 1004.98 feet along North line of West Shore Woods Condominiums and the extension thereof; thence S00°27'10"W 686.00 feet along the East line of said Condominiums; thence N90°00'00"E 1155.80 feet along said South line; thence N00°21'57"E 150.00 feet; thence N90°00'00"E 117.00 feet; thence N00°21'57"E 200.00 feet; thence N90°00'00"E 333.00 feet; thence N00°21'57"E 1052.88 feet along the East line of said North 1/2 to the point of beginning. Subject to highway right-of-way for 131st Avenue over the South 33.0 feet thereof, and for Ferry Street over the East 33.0 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

Also, part of the Northeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan described as: Commencing at the East 1/4 corner of said Section; thence S90°00'00"W 1005.80 feet along the East and West 1/4 line of said Section to the Point of Beginning; thence S90°00'00"W 300.00 feet; thence N00°27'10"E 300.00 feet to Reference Point "B"; thence N00°27'10"E 15 feet, more or less, to the centerline of a drain; thence Southeasterly 380 feet, more or less, along said centerline to a line which bears N00°27'10"E from the Point of Beginning; thence S00°27'10"W 17 feet, more or less, to Reference Point "C", said Reference Point being S51°10'45"E 175.00 feet and S72°47'35"E 170.00 feet from said Reference Point "B"; thence S00°27'10"W 140.00 feet to the point of beginning. Subject to highway right-of-way for 131st Avenue (Center Street) over the South 33.0 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

Also, part of the Northeast 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan described as: Commencing at the East 1/4 corner of said Section; thence S90°00'00"W 1305.80 feet along the East and West 1/4 line of said Section to the Point of Beginning; thence S90°00'00"W 300.00 feet to the East line of West Shore Woods Condominiums; thence N00°27'10"E 100.00 feet along said East line to Reference Point "A"; thence N00°27'10"E 24 feet, more or less, to the centerline of a drain; thence Northeasterly 370 feet, more or less, along said centerline to a line which bears N00°27'10"E from the Point of Beginning; thence S00°27'10"W 15 feet, more or less, to Reference Point "B", said Reference Point being N56°26'58"E 361.87 feet from said Reference Point "A"; thence S00°27'10"W 300.00 feet to the point of beginning. Subject to highway right-of-way for 131st Avenue (Center Street) over the South 33.0 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.

Contains 77.3 acres more or less.

Subject to any easements, restrictions or rights of way of record.

Section III. General Provisions.

The following provisions shall hereby apply to the project, in addition to those provisions outlined in Article 27 of the City of the Village of Douglas Zoning Ordinance.

Section IV. Purpose.

The Project occupies approximately 77.3 acres in the City. The Project will be a site condominium development containing 48 detached single family dwelling units. Not less than 65% of the property is to be preserved as open space. The Planned Unit Development technique has been chosen by the Developer to give it and the eventual owners of each unit more control over the Project's aesthetics and appearance. This development technique provides the developer with the ability to develop the Project in a manner to meet market expectations where more traditional mechanisms such as creating subdivision plats do not.

The regulations contained herein are established to define the procedures necessary to ensure high quality development in the Project. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section V. Approval Limitations.

A. The provisions of this Ordinance are not intended as a substitute for the City of the Village of Douglas Zoning Ordinance and the Final PUD Plan, nor do they in any way relieve the developer from obtaining all approvals

and permits required by the City, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this ordinance, the specifications and requirements of the City of the Village of Douglas Zoning Ordinance shall apply. Furthermore, all other City ordinances shall still govern the Project where applicable.

B. Except as expressly otherwise provided herein, the Developer and his assigns must meet all applicable provisions, ordinance requirements, and regulations of City of Douglas, as well as federal and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.

C. This PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the City reserves the right to review the entire Project under the PUD provisions of the City of Douglas Zoning Ordinance, and further, to withdraw its approval of this PUD if the City finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.

D. All conditions contained herein and in the final approved site plan shall be binding upon the Developer, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, approved site plan, and ordinance amendment. The Project must be constructed and operated, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the final approved site plan), and no deviations can occur without prior formal written approval by the City. So called minor deviations as provided for within Article 27 of the City's Zoning Ordinance shall not occur unilaterally by the Developer or its successors, tenants, or assigns. Any deviation without prior formal written approval by

the City will constitute a violation of this Ordinance and the City of Douglas Zoning Ordinance.

E. This approval document shall be recorded with the Allegan County Register of Deeds by the Developer prior to construction occurring on site and shall run with and bind the lands involved. Copies of this recorded document shall be supplied by the Developer to the City of Douglas Clerk.

F. Failure to comply with the site plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the City of Douglas Zoning Ordinance.

G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:

"I, Kevin Einfeld, have fully read the above PUD ordinance amendment, understand its provisions and fully agree with all requirements and conditions contained in the same, on behalf of myself and my assigns, successors and transferees in and to the property involved."

Section VI. Site Condominium Documents and Plans.

A. Specific controls relating to architectural elements, common elements of the site condominium project, construction materials, size and space requirements, improvements and out buildings, specific prohibitions and rules of conduct shall be governed by site condominium bylaws and master deed. These restrictions shall become part of this Ordinance by reference.

B. The Project shall be developed exactly in accordance with the site plan approved and signed by the City. The site plan shall indicate the approximate location of each building envelope and shall provide appropriate measurements demonstrating compliance with Section 16.25

of the Zoning Ordinance. Engineering plans and documents relating to utilities, topography, drainage, and the survey of each phase of the Project shall be reviewed and approved by the City Engineer. Approval of these documents shall be based upon their meeting the requirements of the Zoning Ordinance and also meeting recognized, acceptable engineering standards and practices. Once it has been determined that the plans have met City requirements, the City Engineer shall sign and mark these plan documents as "Approved," and forward them to the Developer. Only approved plan documents shall be recorded with the appropriate county and state agencies.

C. The number of building sites may be reduced or consolidated within the Project only after the review by and written approval of the Zoning Administrator. The proposed changes to the site/survey plan to reduce or consolidate building sites shall be reviewed by the Zoning Administrator to ensure compliance with the City of Douglas Zoning Ordinance, this PUD Ordinance, and any other requirements. Once approved by the Zoning Administrator, the amended site/survey shall then be recorded with the Allegan County Register of Deeds Office and the appropriate state agencies by the Developer at his cost. A copy of the recorded site/survey plan shall be forwarded to the City Clerk, so that accurate files regarding the development can be maintained.

Section VII. Permitted Uses.

The permitted uses for the Westshore Golf Course Redevelopment PUD are as follows:

A. Single Family Residences.

B. Accessory buildings customarily incidental to a single family residence, subject to the provisions of the Final Approved PUD Submittal, attached hereto as Exhibit (X).

C. Signs. All signs for the Project shall conform with the City of Douglas Sign Ordinance (Ordinance 111-D).

Section VIII. Design Guidelines, Requirements and Limitations.

The Project shall be developed in exact accordance with the site plan approved by the City and the narrative documentation provided within the Final approved Submittal for PUD. No alterations, expansions or additions may occur as to the Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

A. Maximum Number of Residential Units - The maximum number of single-family detached site condominium units within the Project shall be limited to forty six (46) units until such time as the developer submits a revised PUD plan to be reviewed by the City Planning Commission in accordance with the standards of Article 24 and 27 of the City of Douglas Zoning Ordinance and approved by the Douglas City Council.

Section IX. Private Street Development.

A. The Developer shall submit a street construction, maintenance, and pavement plan consistent with Article 18 of the Zoning Ordinance. The Developer may establish private streets to serve the Project provided the roads are constructed in accordance with the City of Douglas engineering requirements and standards for private streets and the following specifications:

1. All grades shall be sufficient to allow safe ingress/egress of emergency vehicles.
2. The private streets shall be posted with signs stating the street names. These signs shall be consistent with Allegan County Road Commission standards and requirements and shall be installed at the Developer's cost.
3. Any private street shall intersect any public road at a 90 degree angle or a 180 degree angle where appropriate.
4. Copies of any permits required by the Allegan County Road Commission

to connect the private street to any public road shall be provided to the City Zoning Administrator by the Developer.

B. The Developer of the Project shall provide a disclosure statement on all property deeds to all owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the City (and its employees, officials, and agents) shall not be responsible for any aspect of the private street.

C. It shall be the responsibility of the Developer and its successors or the individual property owners to fully maintain and keep the private access street in good repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.

D. No combustible building materials may be erected on the Project until a temporary access road and operable fire hydrants are constructed to within 150 feet of the furthest point of a structure. Such road shall be a minimum 24 feet wide and be able to support 20 tons on a single axle with dual wheels and standard road tires.

Section X. Temporary Buildings.

No structure of a temporary nature; trailer, tent or construction shack shall be constructed, placed or maintained within the Project except accessory to and during construction of any building or infrastructure improvement.

Section XI. Easements

Prior to any construction occurring, the Westshore Golf Course Redevelopment PUD shall provide recorded copies of all permanent easements providing public access to trailways and/or conserving open space on the site. These easements have been illustrated on the site plan dated July 25, 2012.

Section XII. Utilities.

A. Water and Sewer - The Project will be served by municipal sewer and water and each individual unit shall be serviced by a private lateral. Such systems shall be designed, installed, and maintained pursuant to all applicable requirements of the City of Douglas and the Kalamzoo Lake Sewer and Water Authority.

B. Stormwater Drainage -

In lieu of requiring that an Act 433 agreement or a drainage district be established with the Allegan County Drain Commissioner, City of Douglas has agreed to approve the site plan for the Project so long as the Project (and any and all portions thereof) always complies with the City of Douglas Zoning Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances). Accordingly, the property owner's association (the "Association") and all landowners within the Project ("Co Owners") are required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes, ponds, and facilities for the Project (collectively, the "Facilities") shown on the approved site plan or as otherwise required by the City of Douglas Zoning Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances, all of which shall collectively be referred to hereinafter as the "Zoning Ordinance"). Such requirements and obligations of the Association and Co-Owners include, but are not necessarily limited to, the following:

1. Maintenance and repair regarding the following items shall be done on a regular basis and in such fashion as to ensure that all components of the Facilities function properly at all times:

- (a) Sediment removal;
- (b) Erosion control;
- (c) Ensuring constant structural integrity of the physical systems; and
- (d) Designate access to the facilities.

2. The City (including its designated officials, officers, agents, and

contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the City, there is a threat to the public health, safety, or welfare.

3. Buildings, structures, landscaping, trees, or similar items shall not be installed, planted, or placed over any portion of the Facilities without prior written approval from the City.

4. The Association and Co-Owners shall supply the City with a permanent recordable easement (in a form acceptable to the City) regarding the following after installation and within 60 days of the date requested by the City for the following:

- (a) Storm sewer pipes;
- (b) Basins;
- (c) Spillways;
- (d) Waterways; and
- (e) Designated access routes

5. The City shall be supplied with an engineer's "as-built" certification to certify that the Facilities as constructed and installed matches the approved design. The City shall also be supplied with a reduced copy of the approved site plan graphically showing the Facilities, together with any and all easements therefore.

6. The City shall be supplied with a permanent easement or irrevocable license allowing the City (as well as its designated officials, officers, agents, and contractors) to have access between the public road right-of-way to any and all portions of the Facilities.

7. Should the Facilities not be properly installed, maintained, and/or repaired, in compliance with all of the requirements of this Section XII.B, the approved site plan, and the Stormwater Ordinance (whether due to the fault or neglect of the developer, the Association, and/or the Co-Owners), and any such noncompliance or deficiency shall not have been fully

remedied within 30 days of the date when the City has given the Association written notice of any such noncompliance or deficiencies, the City, at its sole option and discretion, shall have the right and authority to perform any and all installations, repairs, and/or maintenance which is reasonably required and charge back the costs thereof to the Association and Co-Owners (together with reasonable administrative costs and legal fees, should any challenge occur regarding the City's actions) as follows:

(a) Establish a Special Assessment District. The City may establish a special assessment district for the Project to pay for or reimburse the City for any and all such costs (as well as to ensure future required repairs and maintenance) pursuant to whichever state statute the City desires to utilize. In such event, all of the Co-Owners and the Association shall be deemed to have consented to the establishment of such a special assessment district.

(b) Proceeding to Collect Pursuant to the Master Deed and Condominium Documents. Alternately, the City shall also have the authority to collect or seek reimbursement for any and all such costs from the Association and Co-Owners as if such obligations of the Association and Co-Owners were in the form of a permanent deed restriction or covenant on the Project. Should the City pursue this remedy, the City would have any and all rights attributable to the Association when collecting dues or assessments from Co-Owners. Additionally, such costs shall be a lien on each of the Units, which shall be enforceable in accordance with Act No. 94 of the Public Acts of 1933, as amended from time to time. Any such charges which are delinquent for six (6) months or more may be certified annually to the City Treasurer, who shall enter the lien on the next tax roll against the applicable Unit, and the costs shall be collected in the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the roll in the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the City shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended. The above alternate remedies (being (a) and (b)) shall be deemed to be in addition to any and all other remedies provided for elsewhere in the Master Deed or condominium documents or at law or equity. The City shall have

the sole authority and discretion to determine whether or not to proceed pursuant to (a) or (b), above.

C. The Developer shall provide all necessary easements within the Project for telephone, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Allegan County Register of Deeds and be provided to each utility provider for their records.

D. Exterior Lighting. All street lighting shall be consistent with Section 19.05 of the Zoning Ordinance and shall either be installed prior to the issuance of any certificate of occupancy for the first building in the Project or paid for prior to the issuance of any certificate of occupancy for the project.

Section XIII. Soil Erosion Control Requirements.

The Developer shall submit a soil erosion control plan showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Project. This plan shall be reviewed and approved by the City Engineer prior to commencing any excavation on the site.

Section XIV. Performance Guarantee.

To ensure compliance with this Ordinance and any conditions herein, the City may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, drainage, lighting, roads, and utilities. The City Council, Engineer, or Zoning Administrator may require such guarantees at any time they deem reasonably necessary to ensure completion of the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee as shall be approved by the City. The performance guarantees to be required by the City may include only the provision of performance and payment bonds by an approved surety or the provision of a letter of credit from an approved financial institution.

Section XV. Permanent Common Open Space.

The permanent common open space area is to remain in its present undeveloped state in perpetuity. To ensure this occurs, the following regulations shall apply to the permanent common open space area:

A. No buildings, structures, fences, or driveways shall be erected, constructed or placed within the common open space area. The private streets and their associated infrastructure improvements may encroach into this area provided all plans are approved by the City and are consistent with the development plan for this Project.

B. There shall be no tree or vegetation cutting or removal within the common open space areas except to remove fallen, dead, diseased or dangerous trees or vegetation. The required detention and mitigation areas must also be constructed according to the approved plans.

C. There shall be no draining, filling or any other improvements of the wetlands within this common open space area other than that already permitted by the Michigan Department of Environmental Quality (MDEQ). The project must stay in full compliance with applicable MDEQ permits.

Section XVI. Consistency of the Master Deed and/or Deed Restrictions/Covenants with the PUD Approval.

If the Project will be a condominium project (in whole or in part), the master deed (and attachments) shall be reviewed and approved by the City Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Project will be governed by deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/restrictive covenants shall be reviewed and approved by the City Attorney before recording to ensure consistency with this Ordinance.

Section XVII. Consistency with Planned Unit Development (PUD) Standards.

The rezoning to Planned Unit Development will result in a recognizable

benefit to the ultimate users of the Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use and public non-motorized pathways.

In relation to the underlying zoning (R-1) the City finds the Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the City Engineer and the appropriate County and State agencies.

The Project has been determined by the City to be compatible with the 2005 Tri-Community Comprehensive Plan and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Project has been determined to be a "Residential" use, which is consistent with the City of Douglas Comprehensive Plan.

The City finds the Project will not result in an unreasonable negative economic impact upon surrounding properties.

The City finds the Project to have at least the same amount of green areas and usable open space than would typically be required by the City Zoning Ordinance.

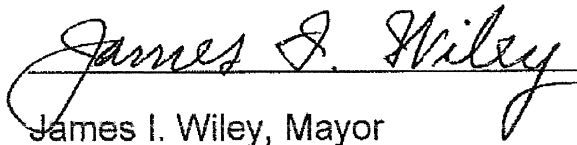
Finally, the City recognizes the Project will be under single ownership or control. The City recognizes that the Developer or its assigns will retain ownership and control of the Premises until a majority of the site condominium units are purchased for single family residential purposes.

Section XVIII. Effective Date.

This Ordinance shall become effective twenty (20) days after publication of the ordinance, or a summary thereof, in a newspaper of general circulation within City of Douglas.

The foregoing Ordinance was offered for adoption by Greenwood,
supported by Mayer. The roll call vote being as follows:
YEAS: Bailey, Greenwood, Harvath, Hoexter, Mayer, Smith, Wiley
NAYS: None
ABSENT: None

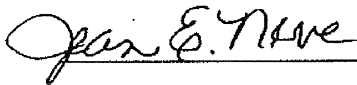
Ordinance Declared Adopted.



James I. Wiley, Mayor

8-21-12

Date




Jean E. Neve, City Clerk

8-21-12

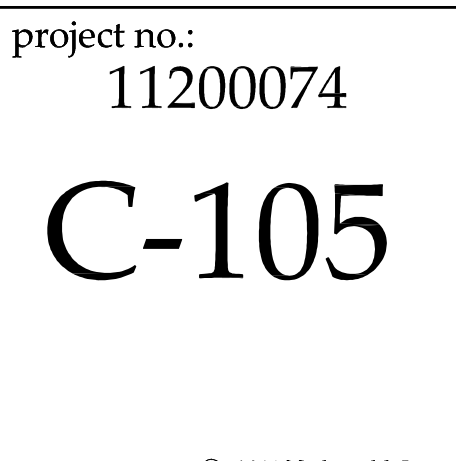
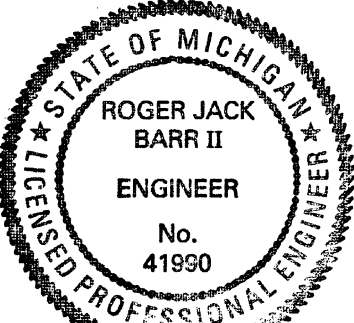
Date

CERTIFICATION

I hereby certify the foregoing Ordinance was adopted by the City Council of the City of the Village of Douglas at a meeting held on August 20, 2012 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the City Charter and the Open Meetings Act, Public Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

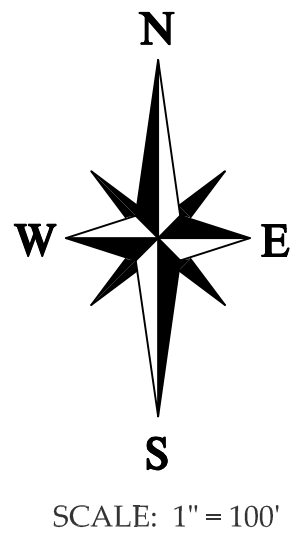


Jean E. Neve
City of Douglas Clerk

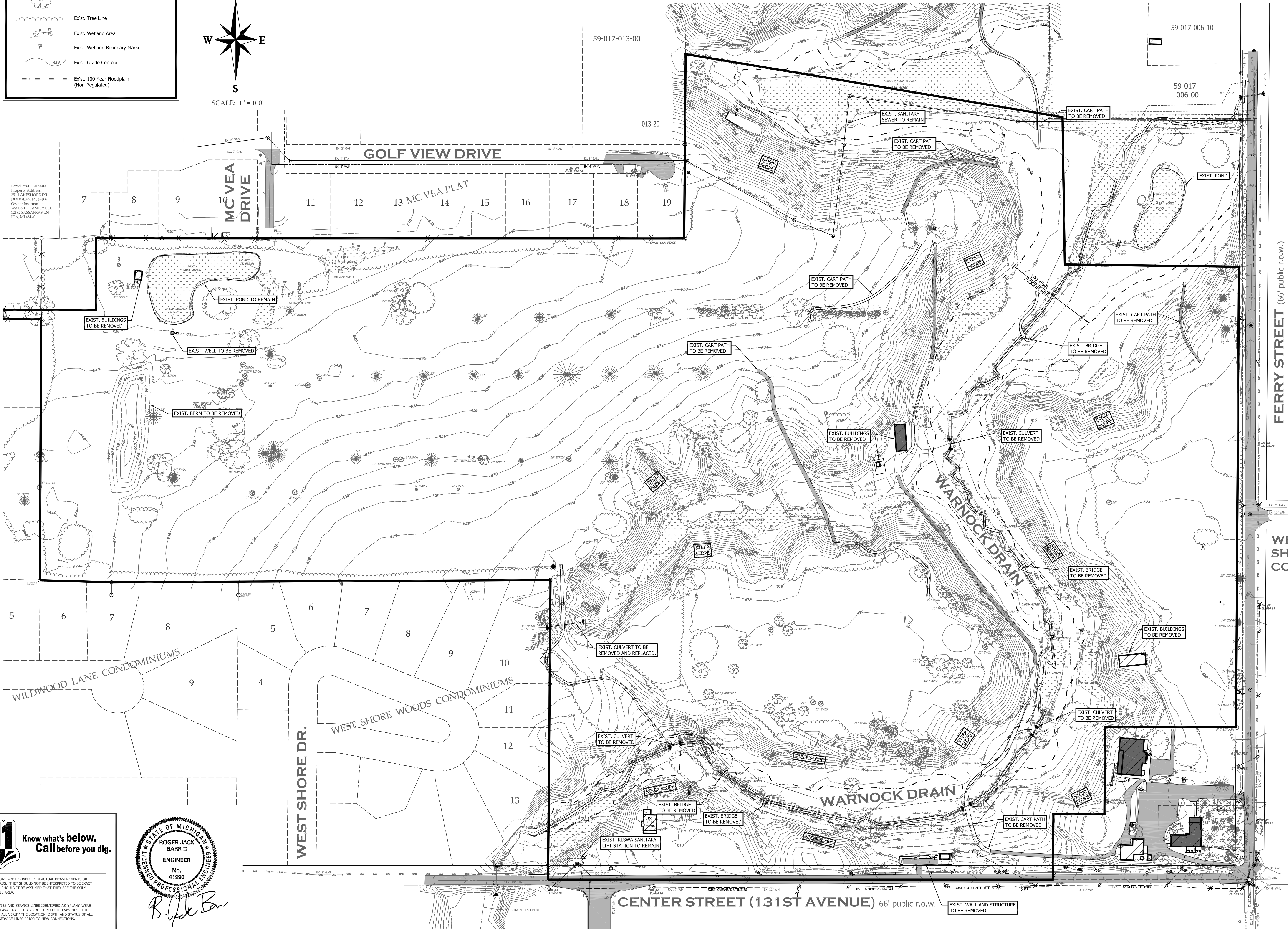


LEGEND

- Exist. Evergreen Tree
- Exist. Deciduous Tree
- Exist. Tree Line
- Exist. Wetland Area
- Exist. Wetland Boundary Marker
- Exist. Grade Contour
- Exist. 100-Year Floodplain (Non-Regulated)

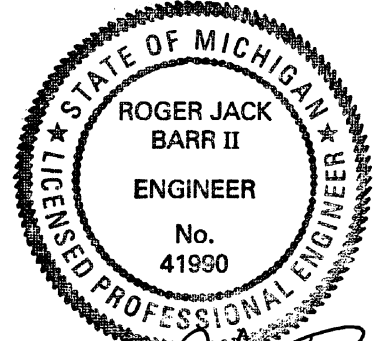


NOTE:
EXISTING WOODED AREAS AND INDIVIDUAL TREES WILL BE SELECTIVELY REMOVED ONLY AS NECESSARY FOR CONSTRUCTION OF ROADS, UTILITIES, SIDEWALKS AND BUILDINGS. MASS TREE CLEARING OF THE SITE IS NOT PROPOSED.



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 "PLAN" 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.



R. J. Barr

NEDERVELD

www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.573.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Natural Features Inventory Map

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

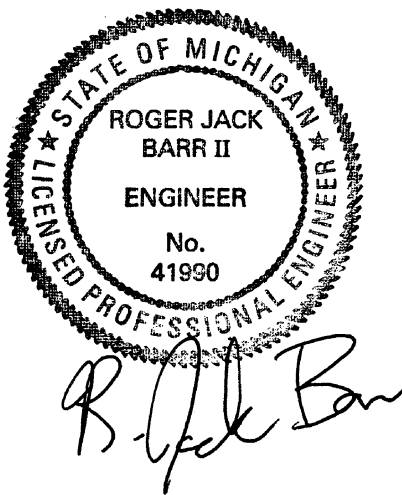
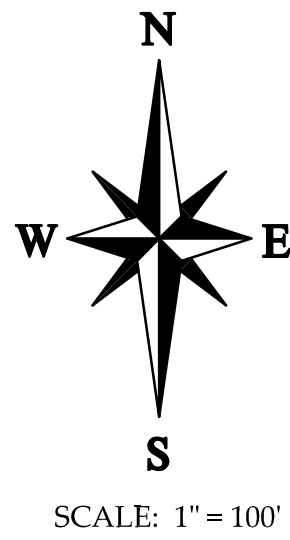
Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	drawn by	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	WDS	11/29/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12		
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12		
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12		
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12		
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12		
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12		
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12		

project no.:
11200074

C-106



NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.573.5340

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Aerial Photograph

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

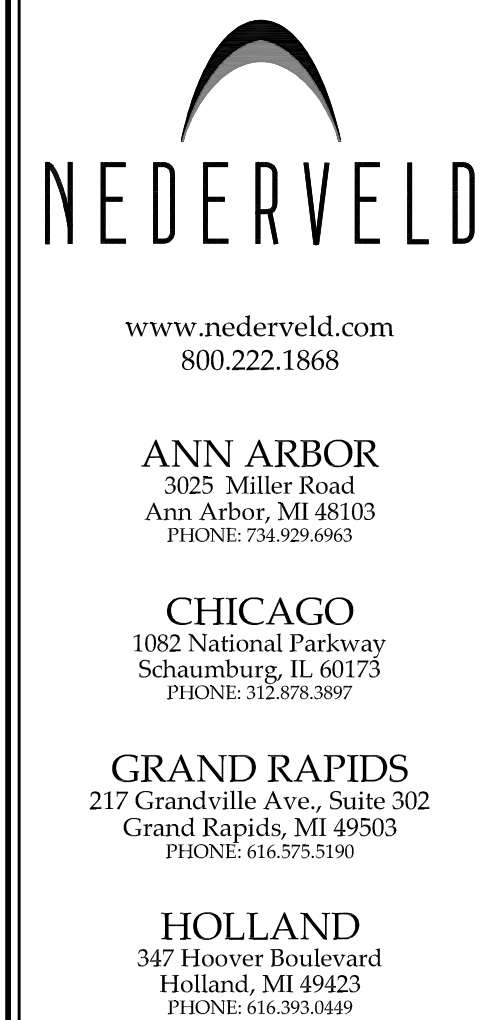
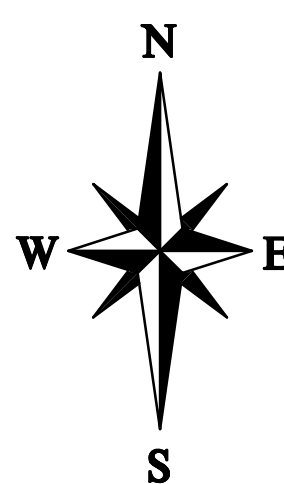
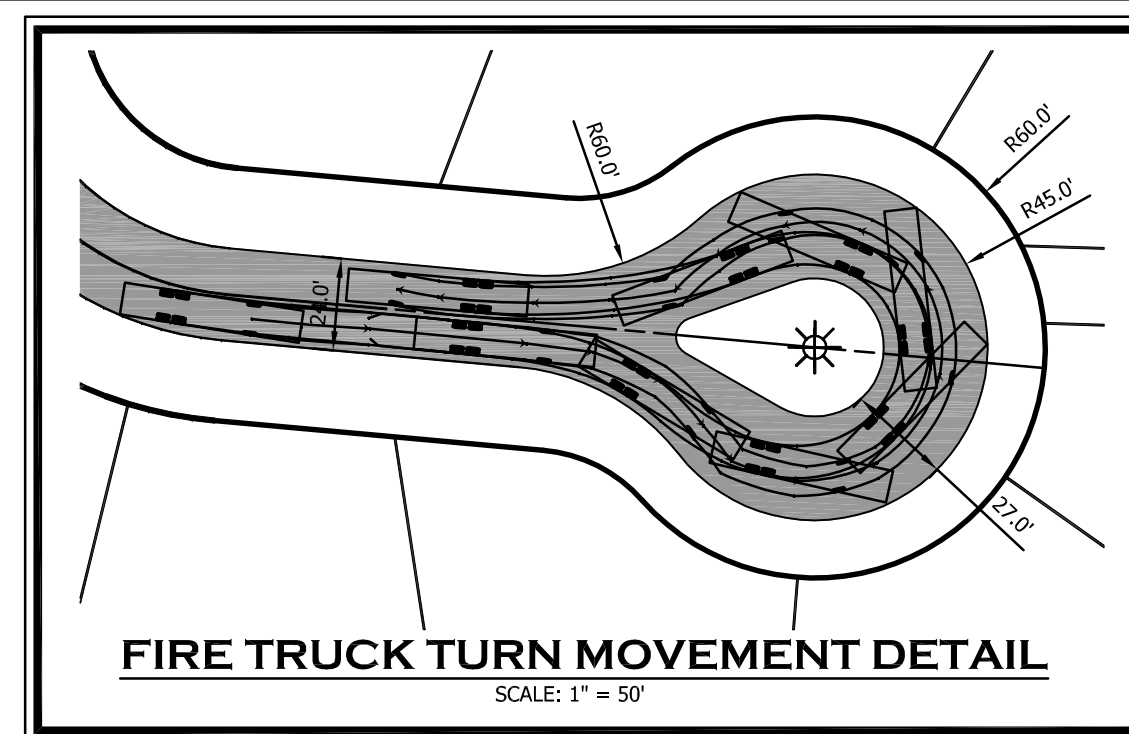
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11

project no.:
11200074

C-107

© 2011 Nederveld, Inc.



Existing and Proposed Road Network Plan

WESTSHORE GOLF
REDEVELOPMENT P.U.D.

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

4510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
checked by: <u> </u>	date: <u> </u>	drawn by: <u> </u>	date: <u> </u>	

project no.:
11200074

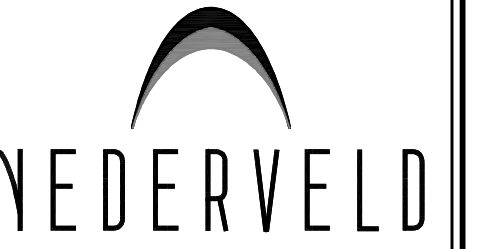
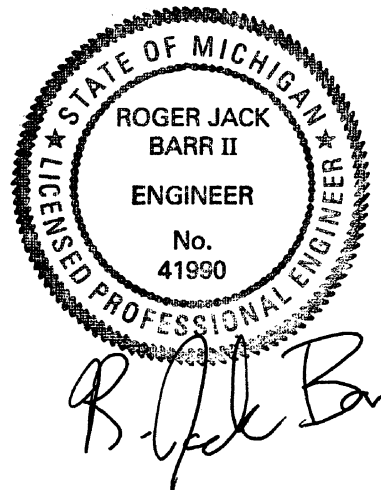
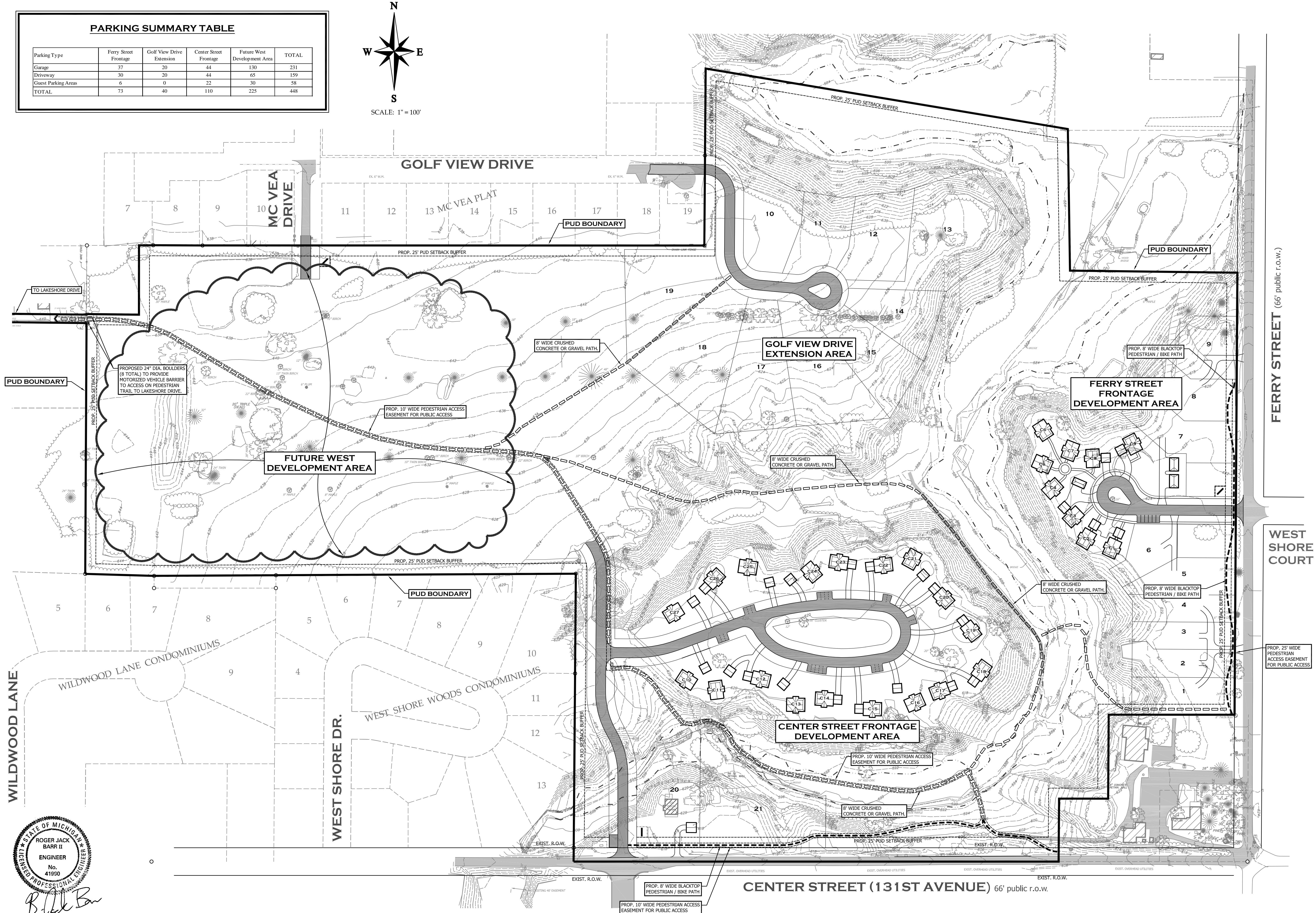
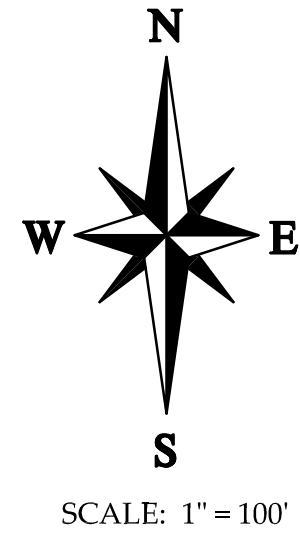
C-108

© 2011 Nederveld, Inc.

DATE	TIME	LOCATION
10/10/2008	10:00	1000000000

PARKING SUMMARY TABLE

Parking Type	Ferry Street Frontage	Golf View Drive Extension	Center Street Frontage	Future West Development Area	TOTAL
Garage	37	20	44	130	231
Driveway	30	20	44	65	159
Guest Parking Areas	6	0	22	30	58
TOTAL	73	40	110	225	448



www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Vehicle and Pedestrian Access Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

DOUGLAS PROPERTY
DEVELOPMENT, LLC

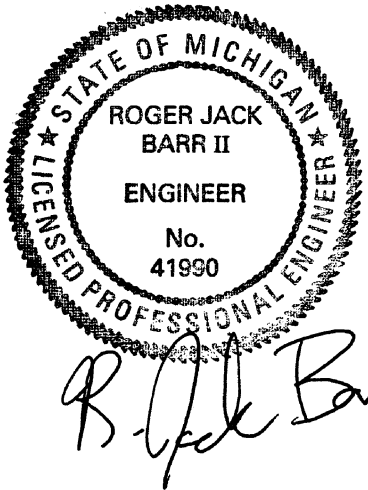
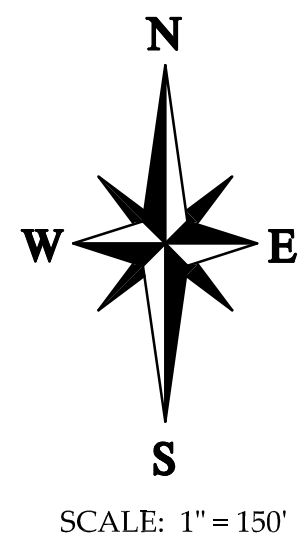
Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	comment	checked by	date	drawn by	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	WDS	11/29/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12		
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12		
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12		
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12		
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12		
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12		
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12	8	FINAL PUD SUBMITTAL	RJB	07/25/12		

project no.:
11200074

C-109



NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5340

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Vicinity Land Use Map

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

**Attention:
Kevin Einfeld**

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	comment	checked by	date	drawn by	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	WDS	11/29/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	WDS	03/07/12
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	WDS	03/28/12
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	WDS	04/20/12
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	WDS	05/21/12
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	WDS	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	WDS	07/25/12
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	FINAL PUD SUBMITTAL	RJB	12/12/11	WDS	11/29/11

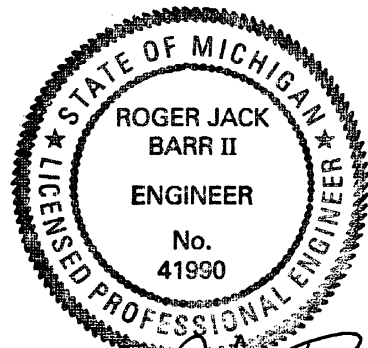
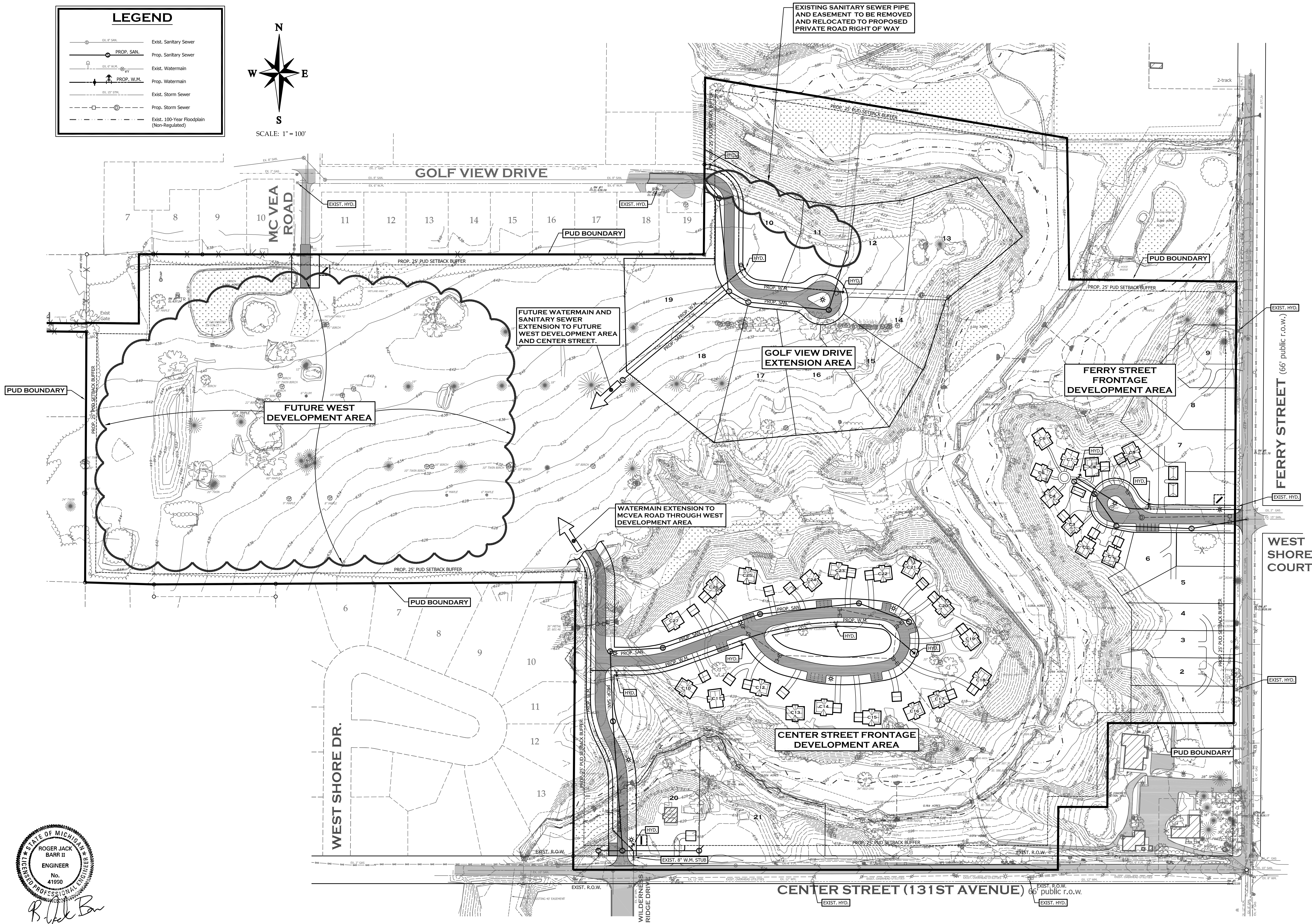
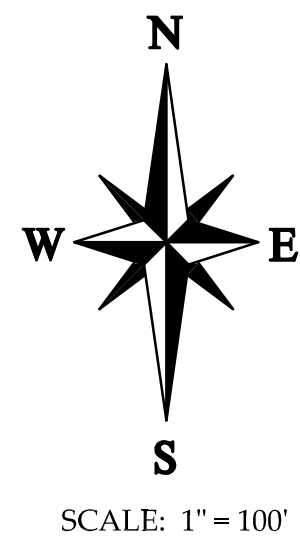
project no.:
11200074

C-110

© 2011 Nederveld, Inc.

LEGEND

- EX. 8" SAN. ———— Exist. Sanitary Sewer
- PROP. SAN. ———— Prop. Sanitary Sewer
- EX. 6" W.M. ———— Exist. Watermain
- PROP. W.M. ———— Prop. Watermain
- EX. 18" STM. ———— Exist. Storm Sewer
- PROP. STM. ———— Prop. Storm Sewer
- EX. 100-YEAR FLOODPLAIN (Non-Regulated) ————



R. Jack Barr

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Public Utility Service Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T2N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	checked	date	no.	comment	date	no.
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12	8	RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12	8

project no.:
11200074

C-111A

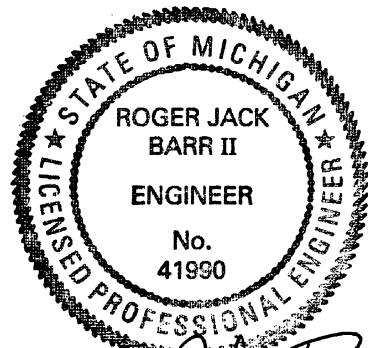
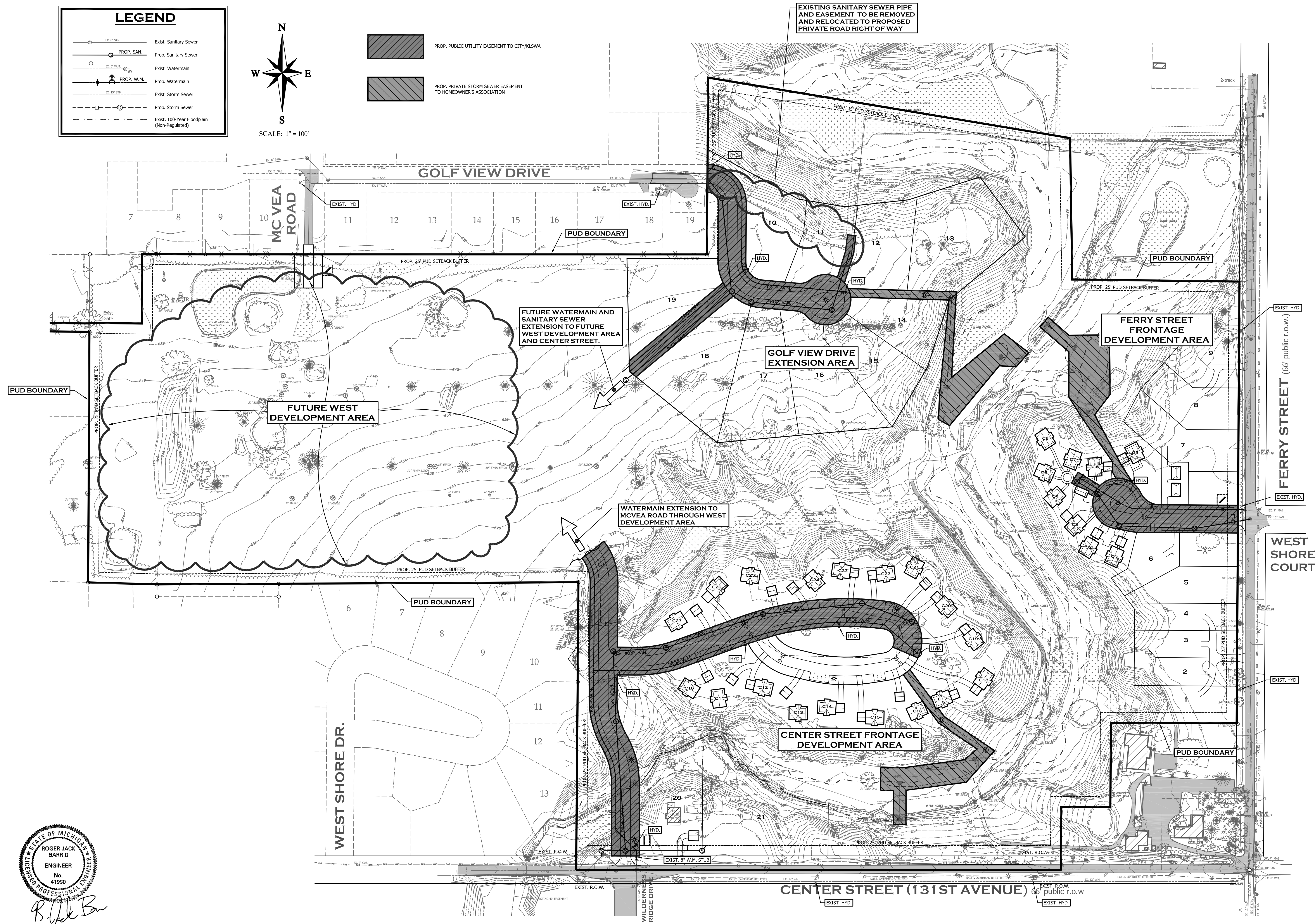
LEGEND

- EX. 8" SAN. ———— Exist. Sanitary Sewer
- PROP. SAN. ———— Prop. Sanitary Sewer
- EX. 6" W.M. ———— Exist. Watermain
- PROP. W.M. ———— Prop. Watermain
- EX. 18" STM. ———— Exist. Storm Sewer
- PROP. STM. ———— Prop. Storm Sewer
- EX. 100-Year Floodplain (Non-Regulated) ————



PROP. PUBLIC UTILITY EASEMENT TO CITY/KLSWA

PROP. PRIVATE STORM SEWER EASEMENT TO HOMEOWNER'S ASSOCIATION



R. Jack Barr

NEDERVELD

www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Public Utility Easement Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

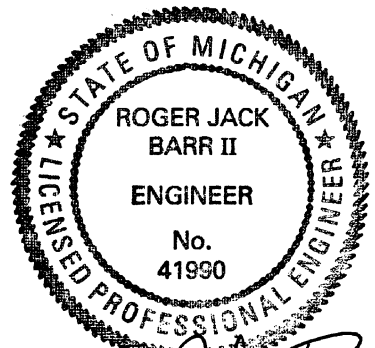
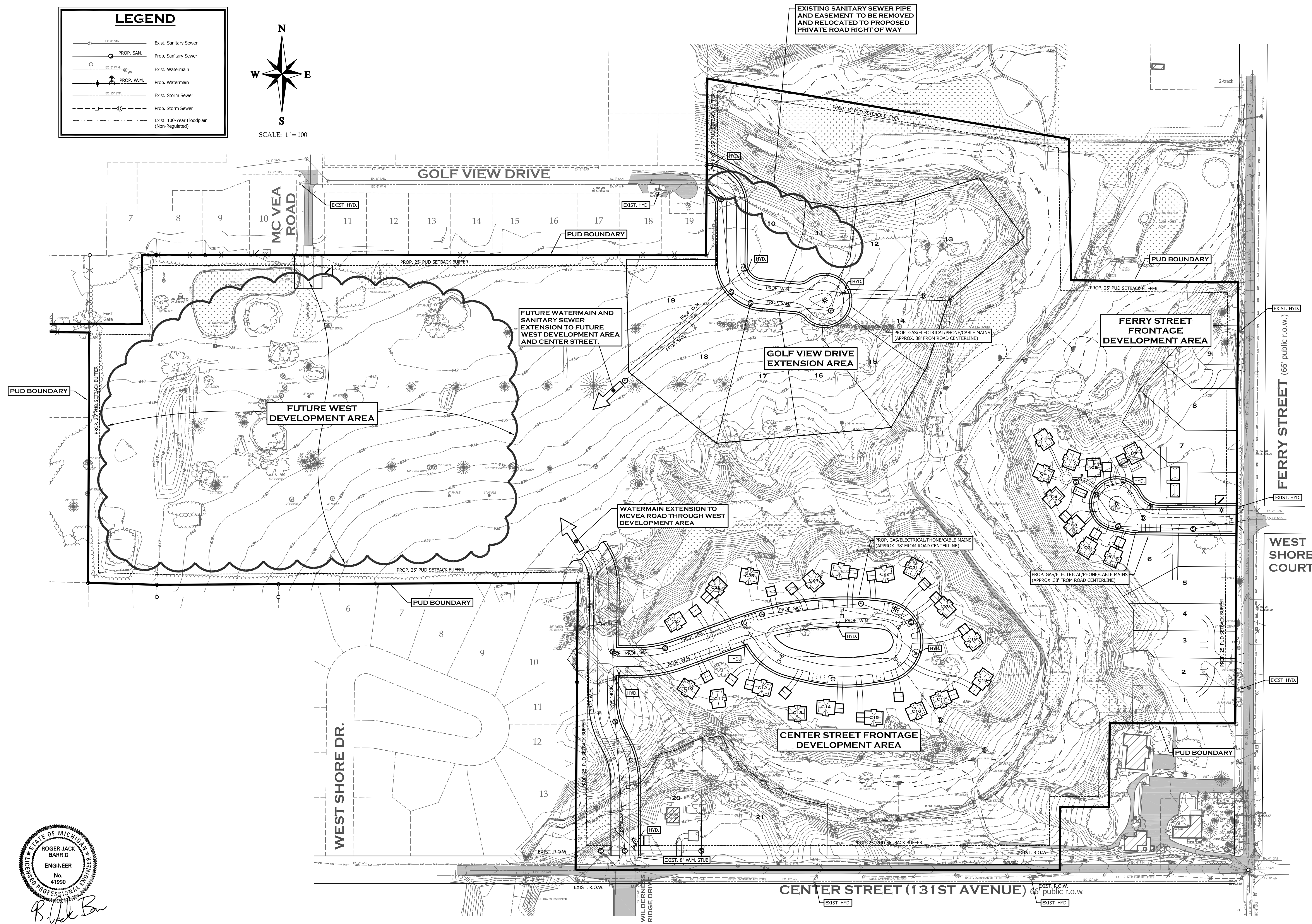
checked	date	no.	comment	date	no.	checked	date	no.	comment	date	no.
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8

project no.:
11200074

C-111B

LEGEND

- EX. 8" SAN. ———— Exist. Sanitary Sewer
- PROP. SAN. ———— Prop. Sanitary Sewer
- EX. 6" W.M. ———— Exist. Watermain
- PROP. W.M. ———— Prop. Watermain
- EX. 18" STM. ———— Exist. Storm Sewer
- PROP. STM. ———— Prop. Storm Sewer
- EX. 100-YEAR FLOODPLAIN (Non-Regulated) ————



R. Jack Barr

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Private Utility Service Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	checked	date	no.	comment	date	no.
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8

project no.:
11200074

C-111C

LEGEND

- EX. 12" SAN. Exst. Sanitary Sewer
- PROP. SAN. Prop. Sanitary Sewer
- EX. 12" W.M. Exst. Watermain
- PROP. W.M. Prop. Watermain
- EX. 18" STW. Exst. Storm Sewer
- PROP. STW. Prop. Storm Sewer
- EX. 100-Year Floodplain (Non-Regulated)



PROP. UTILITY EASEMENTS FOR GAS/ELECTRICAL/PHONE/CABLE
(APPROX. 10' WIDE FROM EDGE OF PRIVATE ROAD EASEMENT)

EXISTING SANITARY SEWER PIPE
AND EASEMENT TO BE REMOVED
AND RELOCATED TO PROPOSED
PRIVATE ROAD RIGHT OF WAY

FUTURE WATERMAIN AND
SANITARY SEWER
EXTENSION TO FUTURE
WEST DEVELOPMENT AREA
AND CENTER STREET.

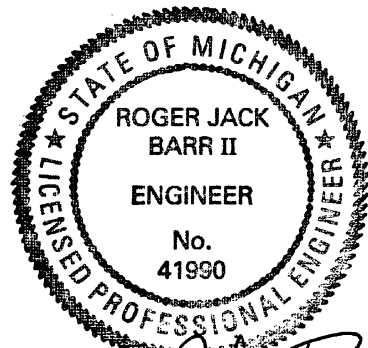
GOLF VIEW DRIVE
EXTENSION AREA

FERRY STREET
FRONTAGE
DEVELOPMENT AREA

FUTURE WEST
DEVELOPMENT AREA

WATERMAIN EXTENSION TO
MCVEA ROAD THROUGH WEST
DEVELOPMENT AREA

CENTER STREET FRONTAGE
DEVELOPMENT AREA



R. Jack Barr

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Private Utility Easement Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

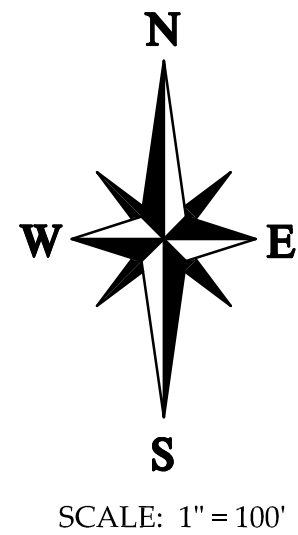
checked	date	no.	comment	date	no.	comment	checked	date	no.	comment
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	4	FINAL PUD SUBMITTAL
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	5	FINAL PUD SUBMITTAL
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	6	FINAL PUD SUBMITTAL
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	7	FINAL PUD SUBMITTAL
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	FINAL PUD SUBMITTAL	RJB	12/12/11	8	FINAL PUD SUBMITTAL

project no.:
11200074

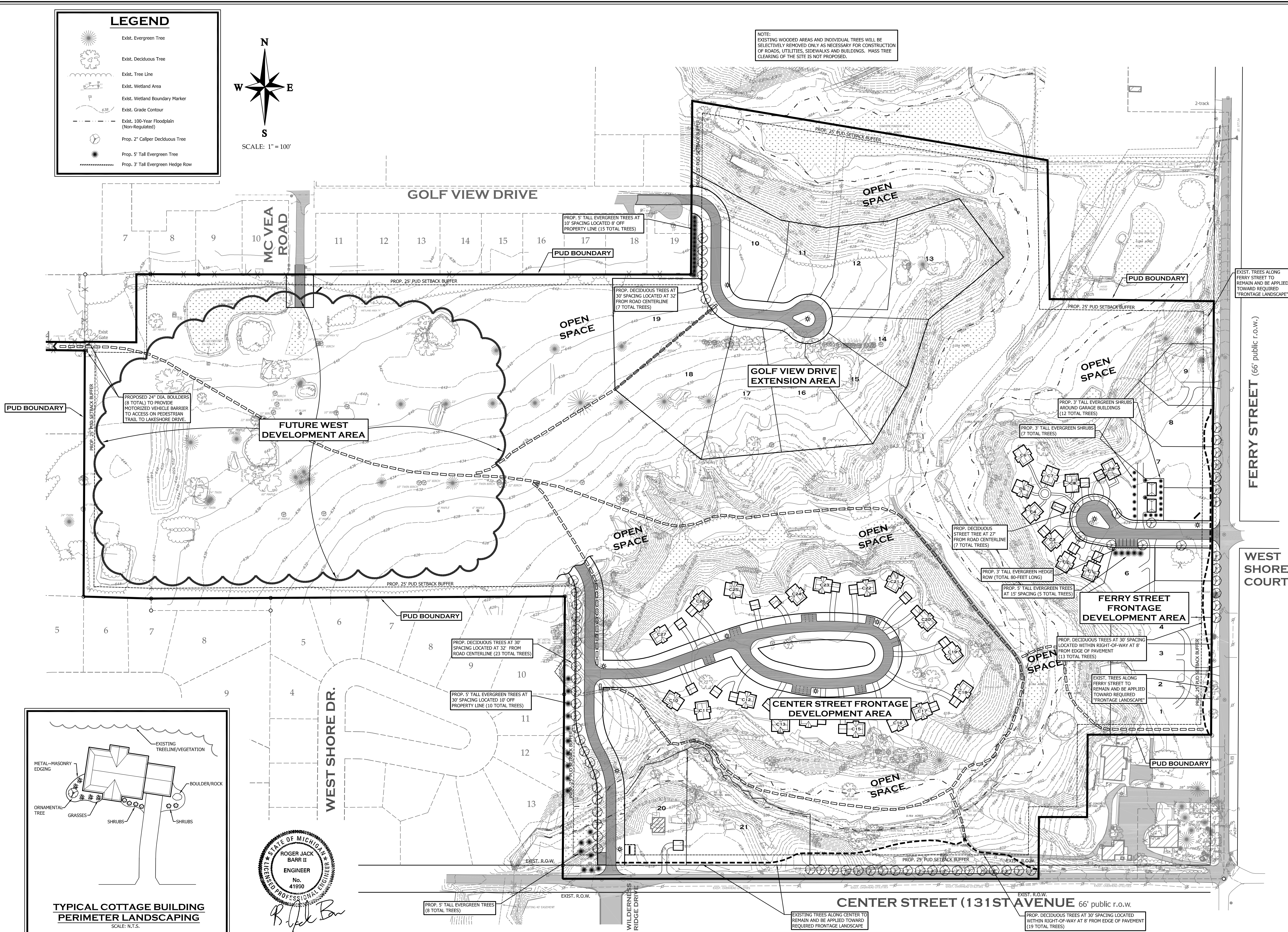
C-111D

LEGEND

- Exist. Evergreen Tree
- Exist. Deciduous Tree
- Exist. Tree Line
- Exist. Wetland Area
- Exist. Wetland Boundary Marker
- Exist. Grade Contour
- Exist. 100-Year Floodplain (Non-Regulated)
- Prop. 2" Calliper Deciduous Tree
- Prop. 5' Tall Evergreen Tree
- Prop. 3' Tall Evergreen Hedge Row



NOTE:
EXISTING WOODED AREAS AND INDIVIDUAL TREES WILL BE SELECTIVELY REMOVED ONLY AS NECESSARY FOR CONSTRUCTION OF ROADS, UTILITIES, SIDEWALKS AND BUILDINGS. MASS TREE CLEARING OF THE SITE IS NOT PROPOSED.



TYPICAL COTTAGE BUILDING PERIMETER LANDSCAPING
SCALE: N.T.S.

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Landscape Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T2N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**
Attention:
Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
checked by:	date:	drawn by:	date:	
RJB	12/12/11	WDS	11/29/11	

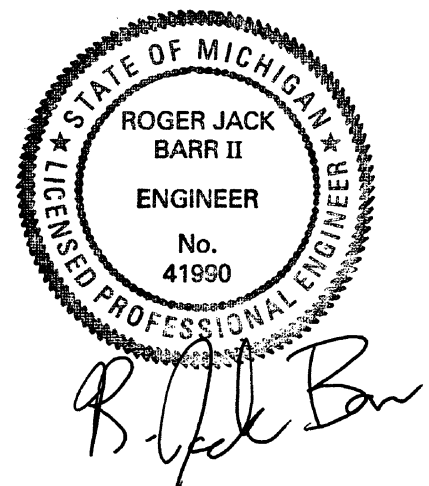
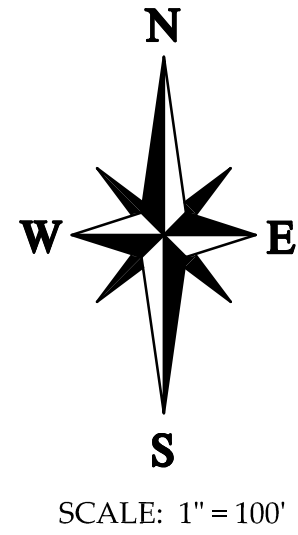
project no.:
11200074

C-112A

© 2011 Nederveld, Inc.

LEGEND

- Exist. Evergreen Tree
- Exist. Deciduous Tree
- Exist. Tree Line
- Exist. Wetland Area
- Exist. Wetland Boundary Marker
- Exist. Grade Contour
- Exist. 100-Year Floodplain (Non-Regulated)
- Area of Tree Preservation
- Prop. 2" Caliper Deciduous Tree
- Prop. 5' Tall Evergreen Tree
- Prop. 3' Tall Evergreen Hedge Row



NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5310

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Tree Preservation Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T2N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

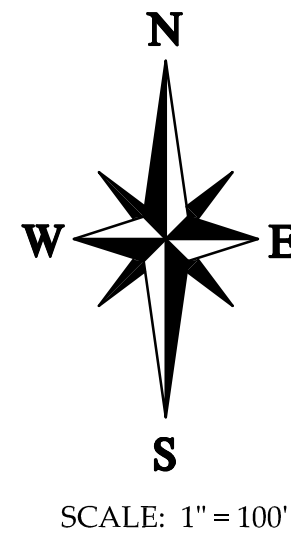
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	comment	checked	date	no.	comment
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	4	FINAL PUD SUBMITTAL
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	5	FINAL PUD SUBMITTAL
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	6	FINAL PUD SUBMITTAL
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	7	FINAL PUD SUBMITTAL
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	FINAL PUD SUBMITTAL	RJB	12/12/11	8	FINAL PUD SUBMITTAL

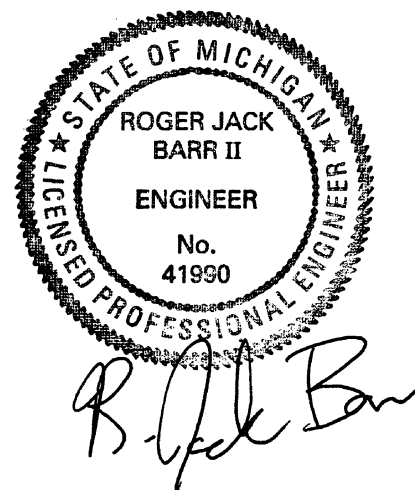
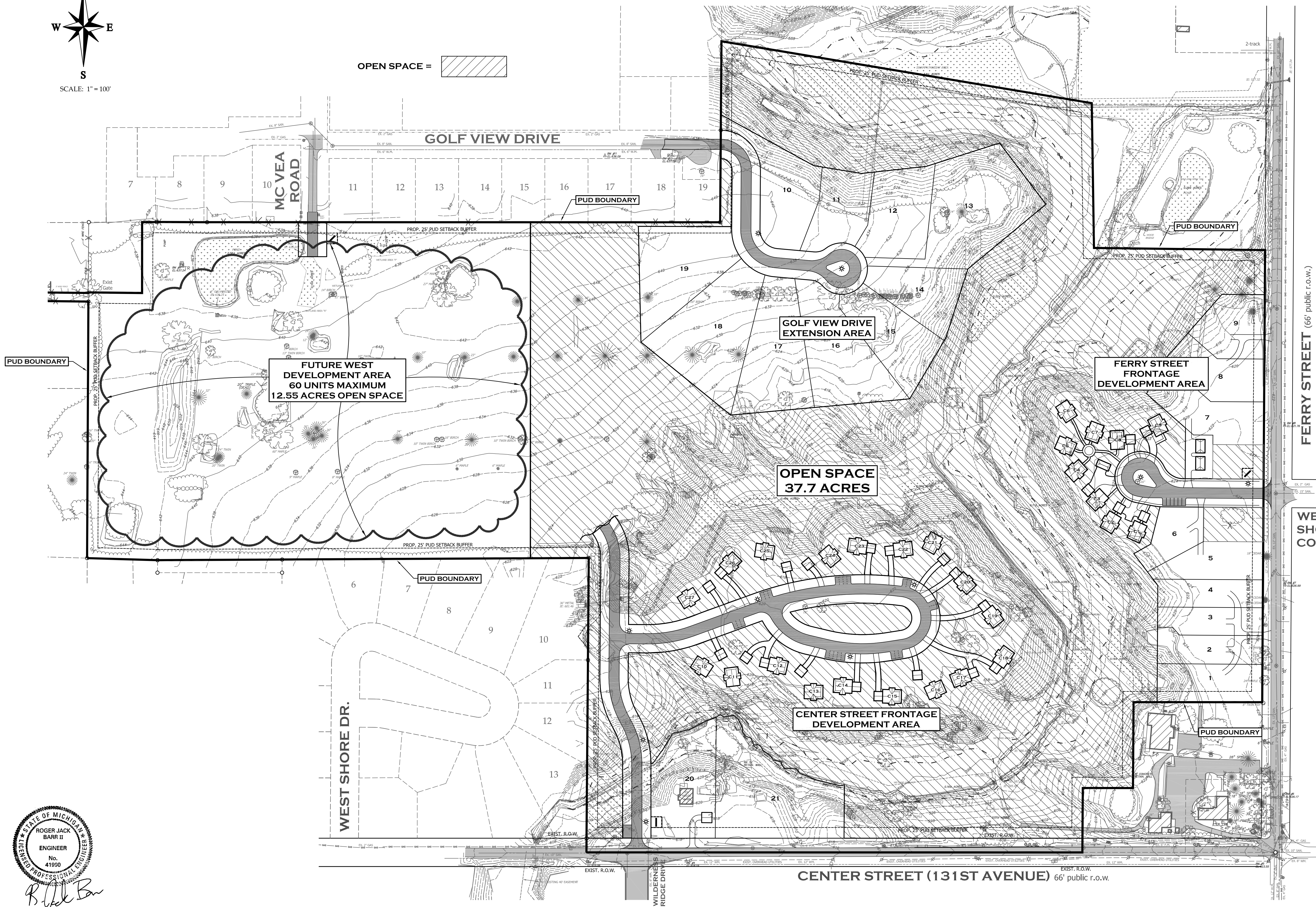
project no.:
11200074

C-112B

© 2011 Nederveld, Inc.



OPEN SPACE =



NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Open Space Identification Exhibit Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

PART OF SECTION 17, T2N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**
Attention:
Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

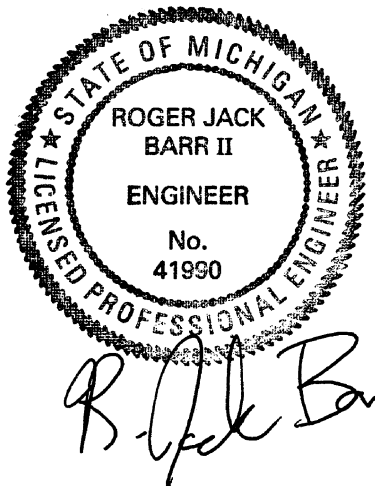
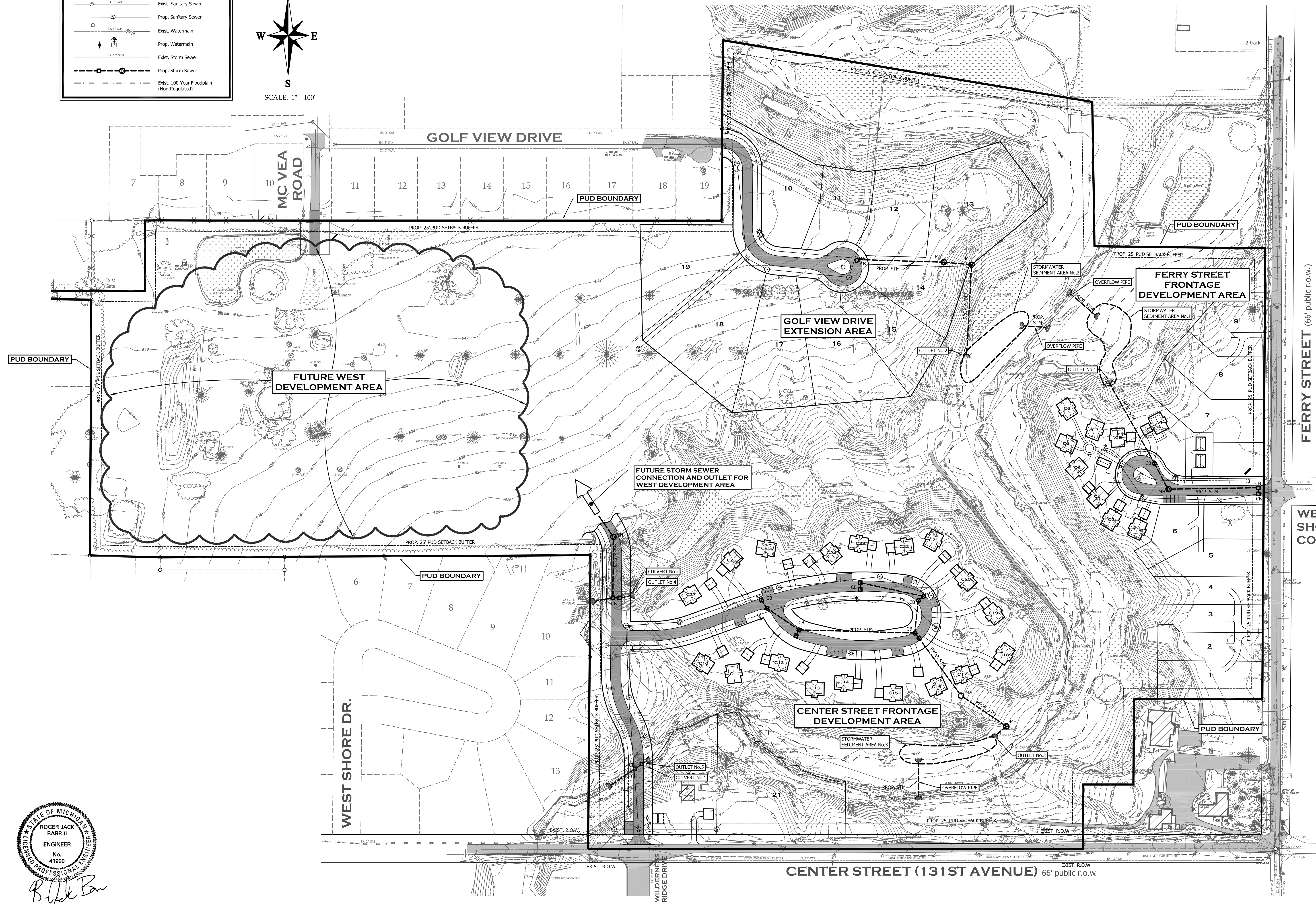
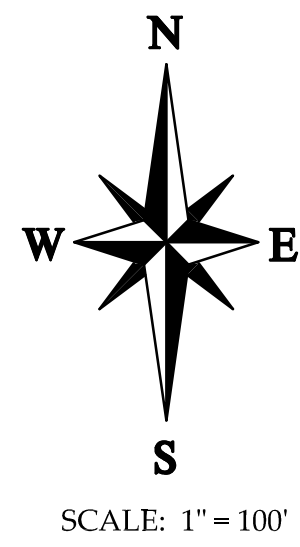
checked	date	no.	comment	date	no.	comment	checked	date	no.	comment
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	4	FINAL PUD SUBMITTAL
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	5	FINAL PUD SUBMITTAL
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	6	FINAL PUD SUBMITTAL
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	7	FINAL PUD SUBMITTAL
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	FINAL PUD SUBMITTAL	RJB	12/12/11	8	FINAL PUD SUBMITTAL

project no.:
11200074

C-113

LEGEND

- Exst. Sanitary Sewer
- Prop. Sanitary Sewer
- Exst. Watermain
- Prop. Watermain
- Exst. Storm Sewer
- Prop. Storm Sewer
- Exst. 100-Year Floodplain (Non-Regulated)



NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.353.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Storm Water Management Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

Attention:
Kevin Einfeld

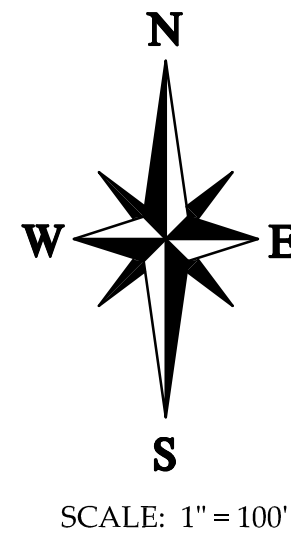
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	comment	checked	date	no.	comment
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	4	FINAL PUD SUBMITTAL
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	5	FINAL PUD SUBMITTAL
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	6	FINAL PUD SUBMITTAL
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	7	FINAL PUD SUBMITTAL
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12	8	FINAL PUD SUBMITTAL	RJB	07/25/12	8	FINAL PUD SUBMITTAL

project no.:
11200074

C-114

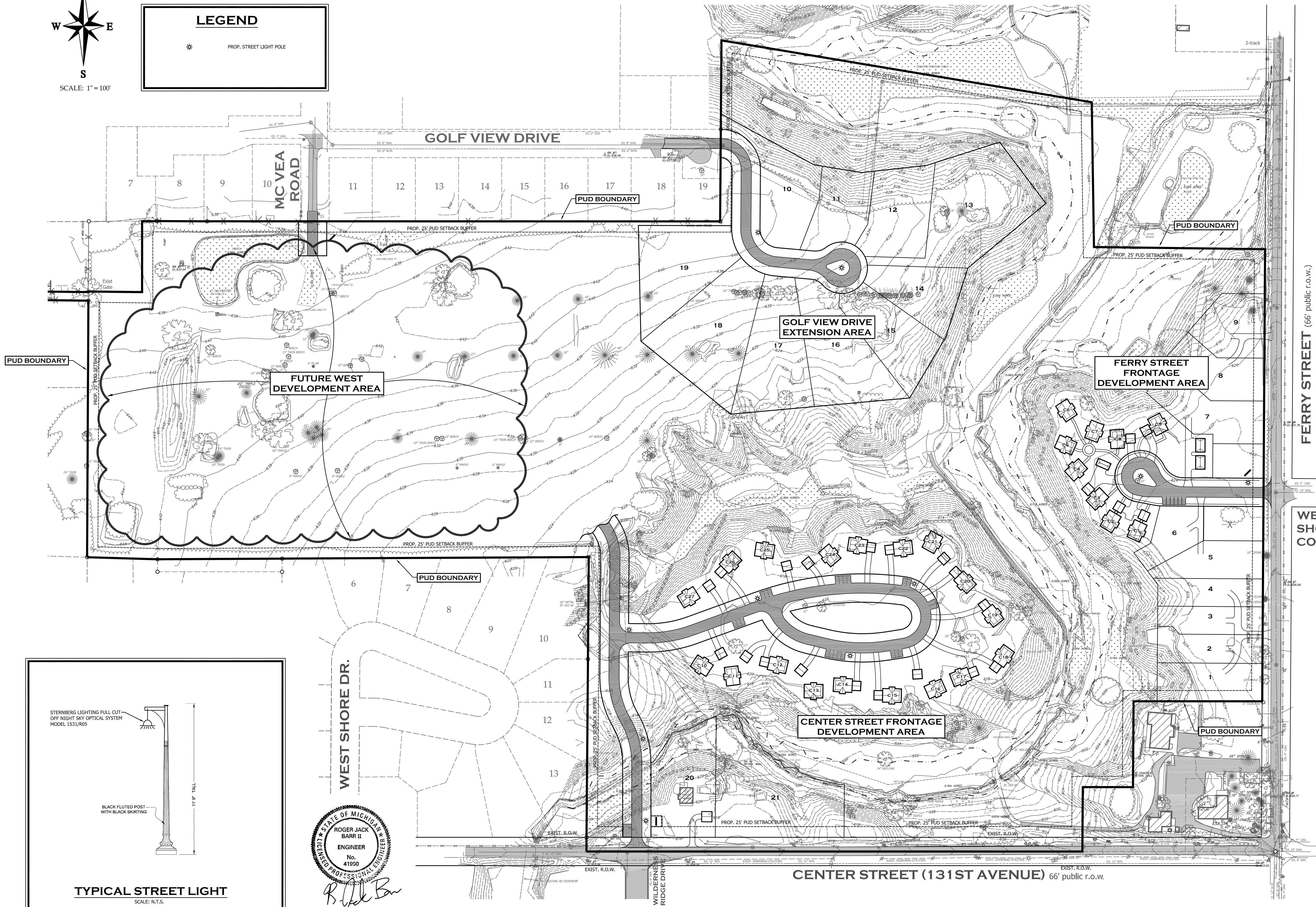
© 2011 Nederveld, Inc.



LEGEND

*

PROP. STREET LIGHT POLE



STERNBERG LIGHTING FULL CUT OFF NIGHT SKY OPTICAL SYSTEM MODEL 1531/R05

11' 9" TALL

BLACK FLUTED POST WITH BLACK SKIRTING

TYPICAL STREET LIGHT

SCALE: N.T.S.

STATE OF MICHIGAN

ROGER JACK BARR II

ENGINEER

No. 41900

PROFESSIONAL ENGINEER

R. Barr

NEDERVELD

www.nederveld.com
800.222.1868

ANN ARBOR

3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO

1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS

217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.573.5190

HOLLAND

347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Site Lighting Plan

**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**

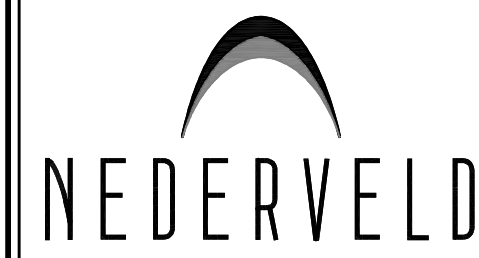
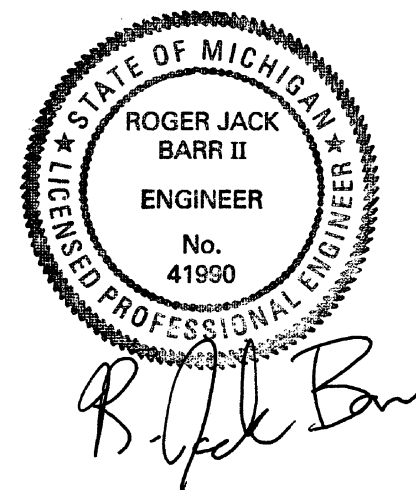
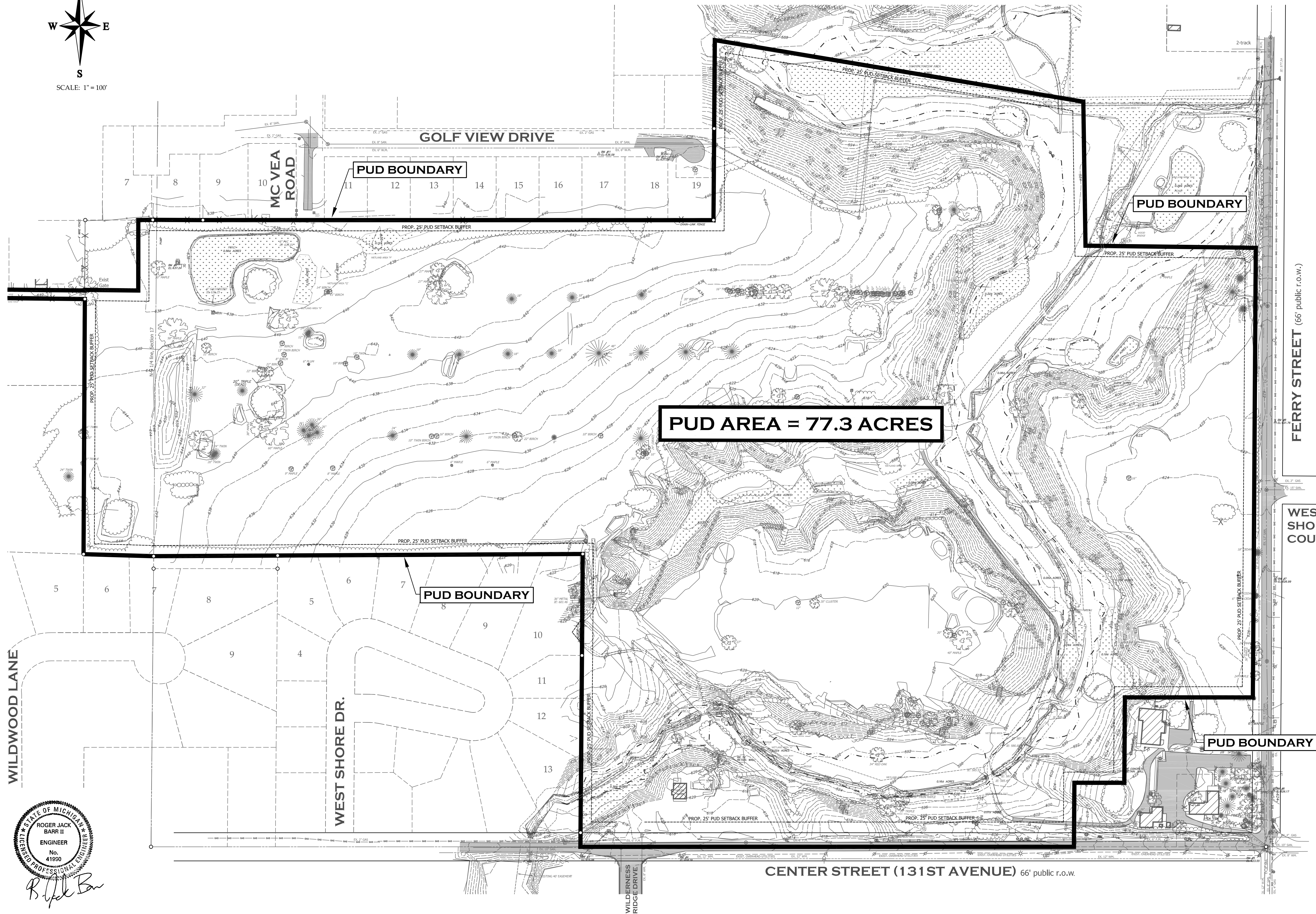
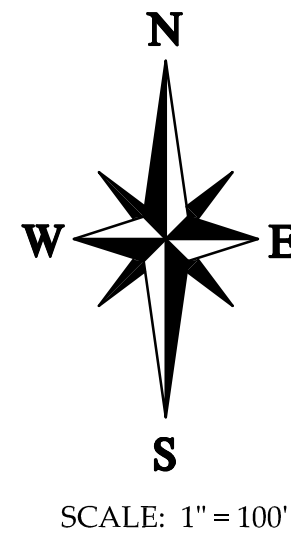
Attention:
Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

project no.:
11200074

C-115

© 2011 Nederveld, Inc.

checked	date	no.	comment	date	no.	comment	checked by	date	drawn by	date
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11					WDS	11/29/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12						
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12						
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12						
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12						
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12						
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12						
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12						



www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.573.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

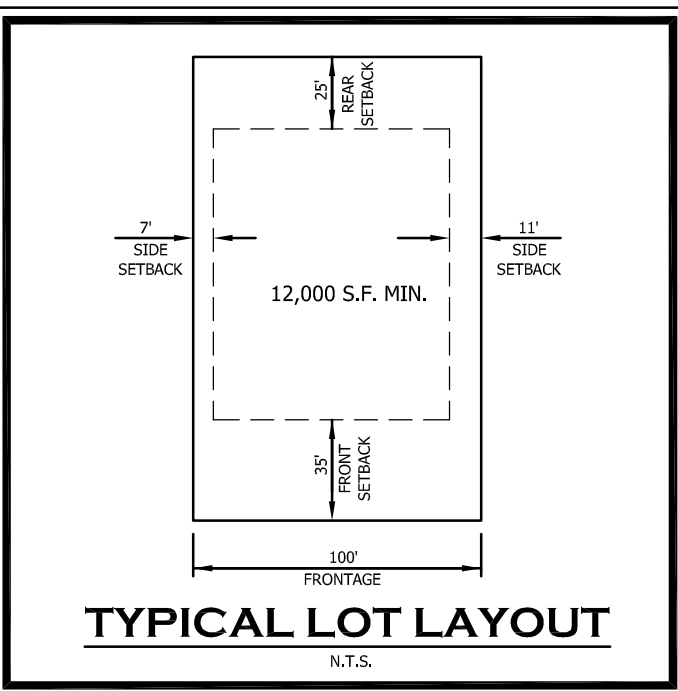
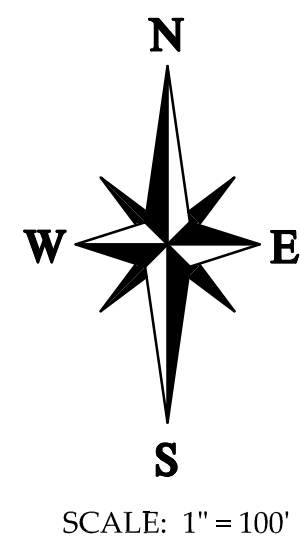
P.U.D. Boundary and Area Identification Plan
**WESTSHORE GOLF
REDEVELOPMENT P.U.D.**
PART OF SECTION 17, T2N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**
Attention:
Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

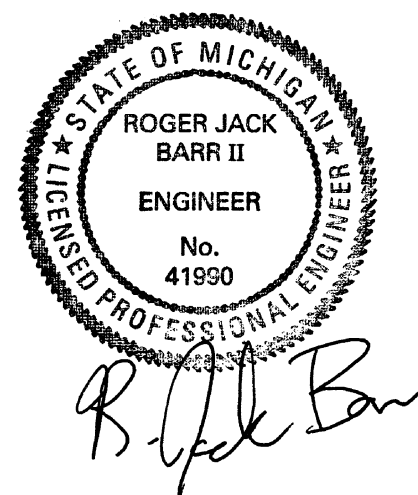
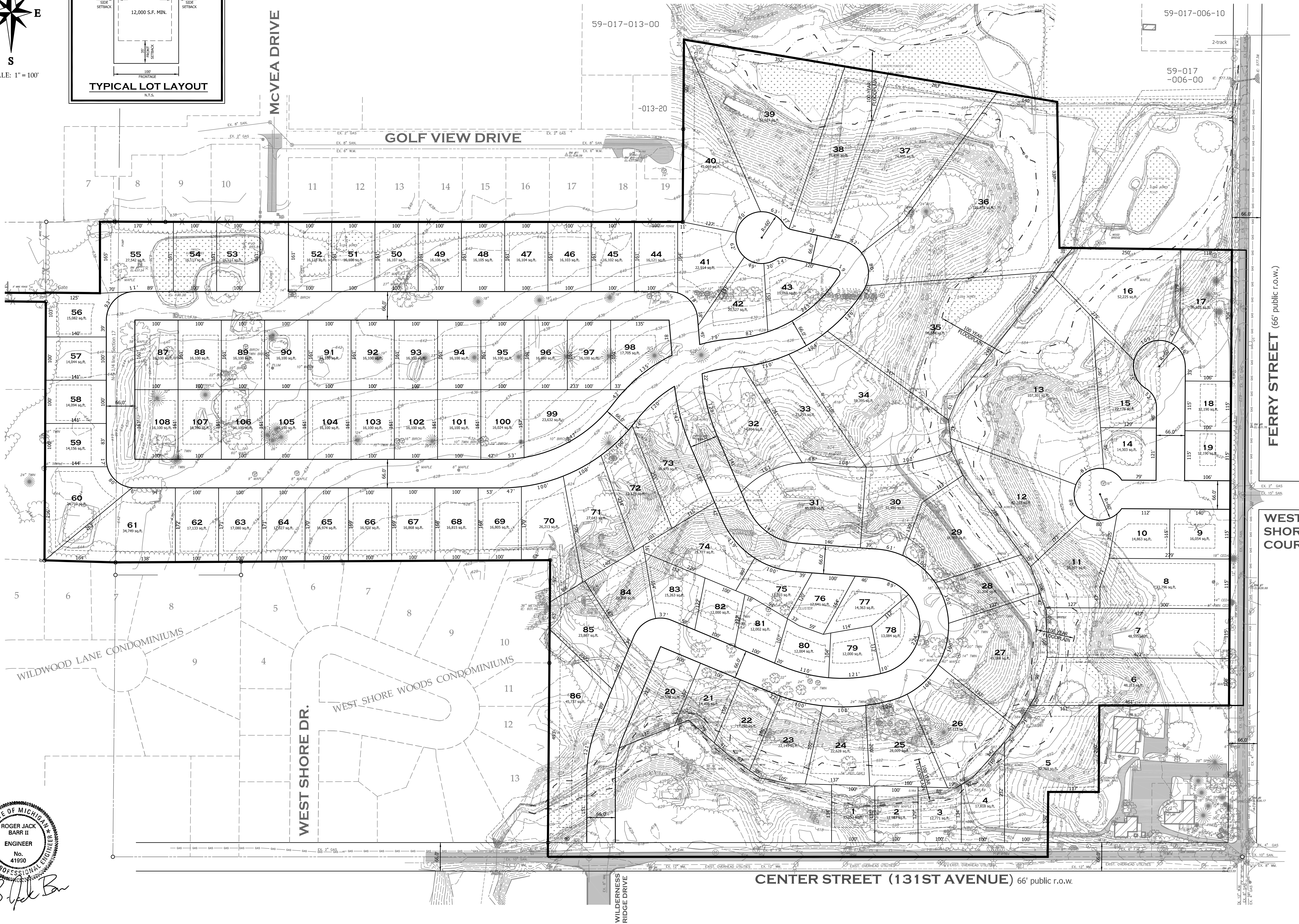
checked	date	no.	comment	date	no.	checked	date	no.	comment	date	no.
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8

project no.:
11200074

C-116



TOTAL TEST PLAN DENSITY = 108 UNITS



NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
920 N. Main St.
Ann Arbor, MI 48104
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5100

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0949

Test Plan

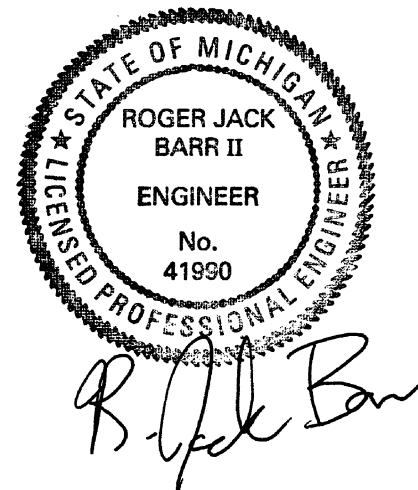
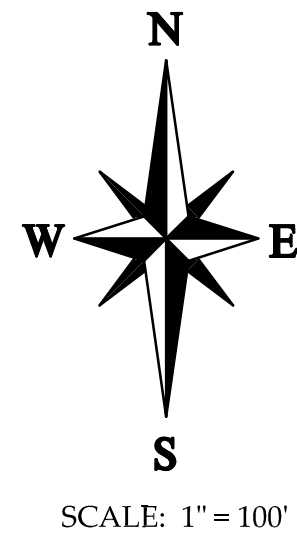
WEST SHORE GOLF REDEVELOPMENT P.U.D.

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**DOUGLAS PROPERTY
DEVELOPMENT, LLC**
Attention:
Kevin Einfeld
5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8565

checked	date	no.	comment	date	no.	comment	checked by:	date	drawn by:	date
RJB	12/21/11	1	PRELIMINARY PUD SUBMITTAL	12/21/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/21/11	WJPS	11/29/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	WJPS	03/07/12
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	WJPS	03/28/12
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	WJPS	04/20/12
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	WJPS	05/21/12
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	WJPS	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	WJPS	07/25/12
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12	8	FINAL PUD SUBMITTAL	RJB	07/25/12	WJPS	07/25/12

project no.:
11200074
C-117



www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.373.5340

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Aerial Overlay Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

PART OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

DOUGLAS PROPERTY
DEVELOPMENT, LLC

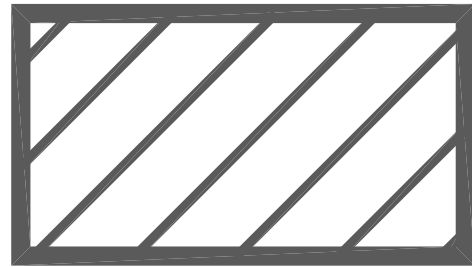
Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

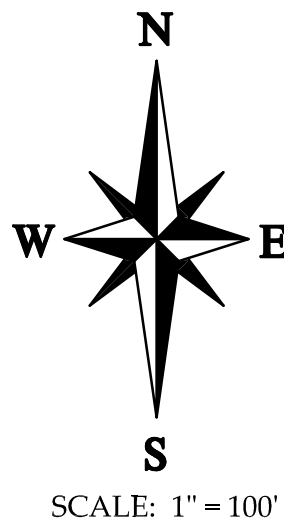
checked	date	no.	comment	date	no.	comment	checked	date	no.	comment	date	no.	comment
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL
RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	FINAL PUD SUBMITTAL	RJB	12/12/11	8	FINAL PUD SUBMITTAL	12/12/11	8	FINAL PUD SUBMITTAL

project no.:
11200074

C-118



= PROPOSED LOTS THAT ARE LESS THAN
THE R-1 ZONE - 100 FOOT FRONTAGE



59-017-006-11

59-017-006-00

SCALE: 1" = 100'

Parcel: 59-017-020-00
Property Address:
251 LAKE SHORE DR
DOUGLAS, MI 49606
Owner Information:
WAGNER FAMILY LLC
1200 NASSAU BLVD
IDA, MI 48140

MC VEA
ROAD

GOLF VIEW DRIVE

PUD BOUNDARY

DEVELOPMENT SIGN

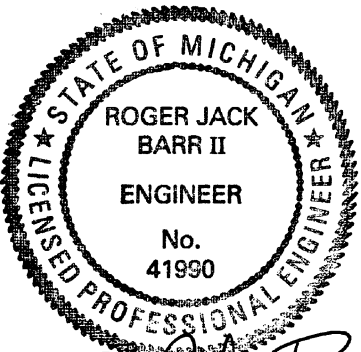
PUD BOUNDARY

PUD BOUNDARY

FERRY STREET (66' public r.o.w.)

WEST
SHORE COURT

PUD BOUNDARY



R. J. Barr

DEVELOPMENT SIGN

CENTER STREET (131ST AVENUE) 66' public r.o.w.



www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.578.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.573.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Lot Size Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

PART OF SECTION 17, T2N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

DOUGLAS PROPERTY
DEVELOPMENT, LLC

Attention:
Kevin Einfeld

5510 Cascade Road SE, Suite 21
Grand Rapids, Michigan 49546
Phone: (616) 458-8505

checked	date	no.	comment	date	no.	comment	checked	date	no.	comment
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11	1	PRELIMINARY PUD SUBMITTAL	RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12	2	PRELIMINARY PUD SUBMITTAL	RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL
RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL	03/28/12	3	PRELIMINARY PUD SUBMITTAL	RJB	03/28/12	3	PRELIMINARY PUD SUBMITTAL
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12	4	FINAL PUD SUBMITTAL	RJB	04/20/12	4	FINAL PUD SUBMITTAL
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12	5	FINAL PUD SUBMITTAL	RJB	05/21/12	5	FINAL PUD SUBMITTAL
RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12	6	FINAL PUD SUBMITTAL	RJB	06/28/12	6	FINAL PUD SUBMITTAL
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12	7	FINAL PUD SUBMITTAL	RJB	07/25/12	7	FINAL PUD SUBMITTAL
RJB	07/25/12	8	FINAL PUD SUBMITTAL	07/25/12	8	FINAL PUD SUBMITTAL	RJB	07/25/12	8	FINAL PUD SUBMITTAL

project no.:
11200074

C-119

EXHIBIT "B"

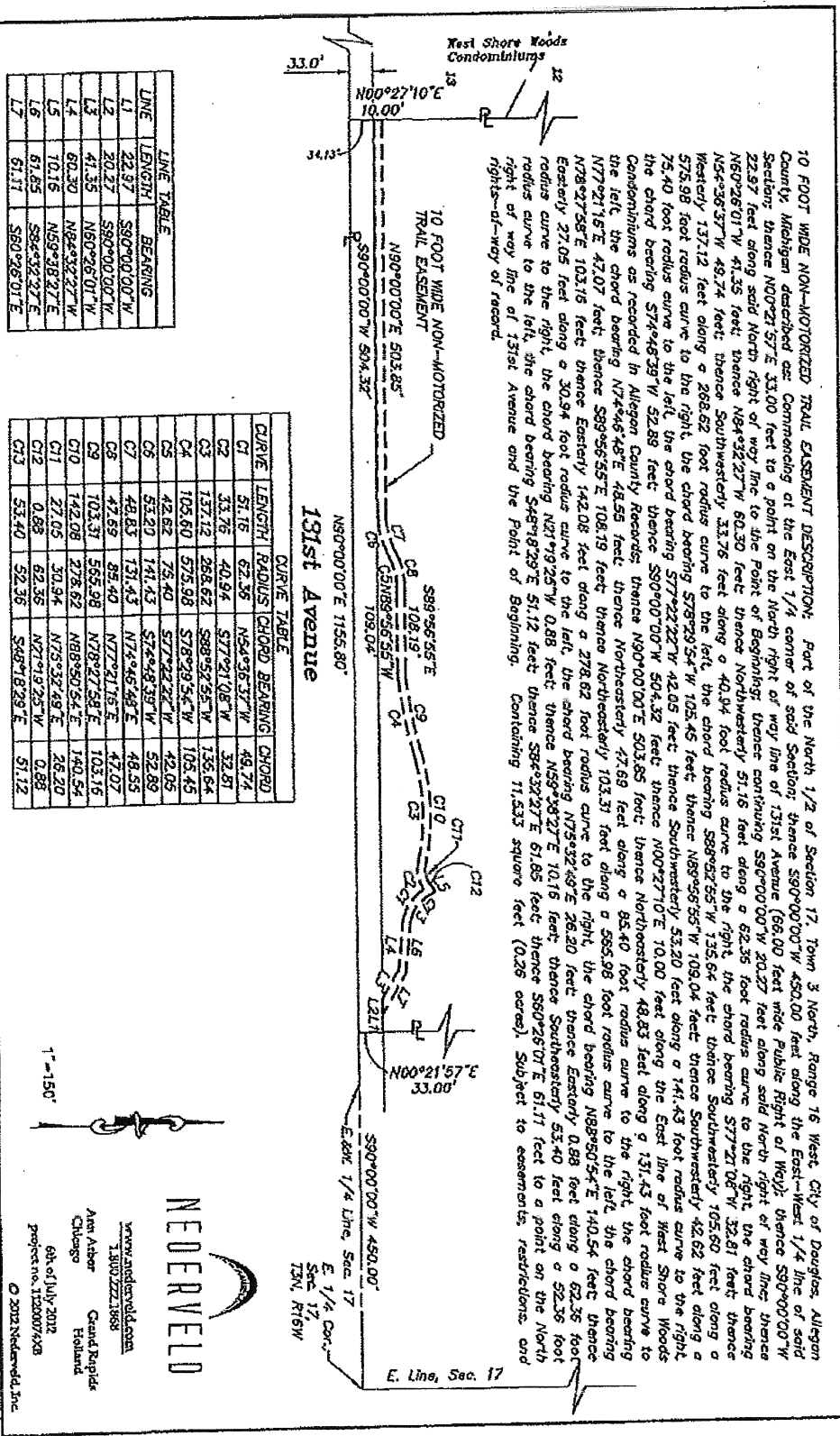
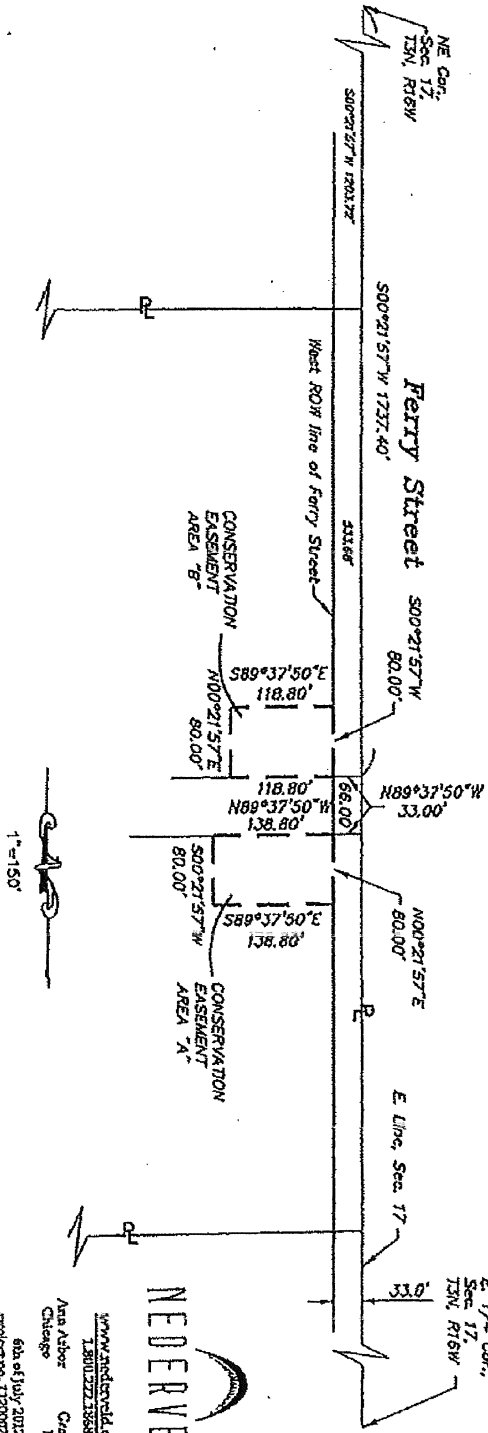


EXHIBIT "D"

CONSERVATION EASEMENT AREA "A" DESCRIPTION: Part of the North 1/2 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan described as: Commencing at the Northeast corner of said Section; thence S00°21'57"W 1803.40 feet along the East line of said North 1/2; thence N89°37'50"W 33.00 feet to a point on the West right of way line of Ferry Street (66.00 feet wide Public Right of Way) and the Point of Beginning; thence continuing N89°37'50"W 138.80 feet; thence S00°21'57"W 80.00 feet; thence S89°37'50"E 138.80 feet to a point on said West right of way line; thence N00°21'57"E 80.00 feet along said West right of way line to the Point of Beginning. Containing 11,104 square feet (0.25 acres). Subject to easements, restrictions, and rights-of-way of record.

CONSERVATION EASEMENT AREA "B" DESCRIPTION: Part of the North 1/2 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan described as: Commencing at the Northeast corner of said Section; thence S00°21'57"W 1737.40 feet along the East line of said North 1/2; thence N89°37'50"W 33.00 feet to a point on the West right of way line of Ferry Street (66.00 feet wide Public Right of Way) and the Point of Beginning; thence continuing N89°37'50"W 118.80 feet; thence S00°21'57"E 80.00 feet; thence S89°37'50"E 118.80 feet to a point on said West right of way line; thence S00°21'57"W 80.00 feet along said West right of way line to the Point of Beginning. Containing 9,504 square feet (0.22 acres). Subject to easements, restrictions, and rights-of-way of record.



1"=150'

www.niederfeld.com
1.800.222.1358
Ann Arbor Grand Rapids
Chicago Holland
6th of July 2012
project no. 120007000
© 2012 Niederfeld, Inc.

NIEDERFELD

EXHIBIT "D"

CONSERVATION EASEMENT AREA "E" DESCRIPTION: Part of the NE 1/4 of Section 17, Town 3 North, Range 15 West, City of Douglas, Allegan County, Michigan described as Commencing at the East 1/4 corner of said Section; thence S80°00'00"W 1,521.42 feet along the East-West 1/4 line of said Section; thence N00°00'00"W 33.00 feet to a point on the North Right of way line of 131st Avenue (56.00 feet wide Public Right of Way); thence continuing N00°00'00"W 173.47 feet; thence Northwesterly 87.04 feet along a 167.00 foot radius curve to the left, the chord bearing N14°55'55"W 86.06 feet; thence Northwesterly 122.23 feet along a 233.00 foot radius curve to the right, the chord bearing N14°42'46"W 121.80 feet; thence N00°26'18"E 278.36 feet; thence Northwesterly 60.70 feet along a 92.00 foot radius curve to the left, the chord bearing N18°27'50"W 55.61 feet; thence N51°23'02"E 88.01 feet; thence Southwesterly 105.69 feet along a 158.00 foot radius curve to the right, the chord bearing S18°43'30"E 101.73 feet; thence S00°26'18"W 154.33 feet; thence S89°33'42"E 44.06 feet; thence Northwesterly 58.73 feet along a 267.00 foot radius curve to the left, the chord bearing N84°08'13"E 58.61 feet to the Point of Beginning; thence Northwesterly 49.98 feet along a 138.95 foot radius curve to the right, the chord bearing N41°16'27"W 49.72 feet; thence Northwesterly 30.26 feet along a 20.73 foot radius curve to the right, the chord bearing N15°51'58"E 22.65 feet; thence Northwesterly 196.03 feet along a 523.53 foot radius curve to the right, the chord bearing N63°33'07"E 59.83 feet; thence Southwesterly 100.50 feet along a 58.06 foot radius curve to the right, the chord bearing S70°20'34"E 68.42 feet; thence Southwesterly 65.15 feet along a 46.43 foot radius curve to the left, the chord bearing S72°02'27"E 58.95 feet; thence Northwesterly 33.22 feet along a 23.50 foot radius curve to the left, the chord bearing N50°32'42"E 30.52 feet; thence Northwesterly 79.73 feet along a 68.53 foot radius curve to the right, the chord bearing N43°41'17"E 75.31 feet; thence Southwesterly 32.72 feet along a 30.77 foot radius curve to the right, the chord bearing S78°50'20"E 31.20 feet; thence S47°50'31"E 16.25 feet; thence Southwesterly 28.00 feet along a 28.61 foot radius curve to the left, the chord bearing S73°12'14"E 25.33 feet; thence N89°41'35"E 94.36 feet; thence Northwesterly 42.97 feet along a 93.83 foot radius curve to the left, the chord bearing N72°50'40"E 42.63 feet; thence Northwesterly 54.39 feet along a 716.46 foot radius curve to the right, the chord bearing N61°15'52"E 53.50 feet; thence Southwesterly 30.67 feet along a 23.17 foot radius curve to the right, the chord bearing S54°10'33"E 28.46 feet; thence Southwesterly 82.62 feet along a 70.40 foot radius curve to the right, the chord bearing S23°51'38"E 82.62 feet; thence Southwesterly 38.30 feet along a 34.67 foot radius curve to the left, the chord bearing S43°53'12"E 35.38 feet; thence Southwesterly 55.18 feet along a 53.36 foot radius curve to the right, the chord bearing S37°42'28"E 52.76 feet; thence Southwesterly 104.20 feet along a 488.51 foot radius curve to the right, the chord bearing S44°10'09"E 104.00 feet; thence Southwesterly 42.31 feet along a 26.92 foot radius curve to the right, the chord bearing S08°10'22"E 38.64 feet; thence Southwesterly 51.3 feet along a 141.51 foot radius curve to the left, the chord bearing S13°08'59"W 51.10 feet; thence Southwesterly 45.86 feet along a 43.32 foot radius curve to the right, the chord bearing S23°29'29"W 43.56 feet; thence Southwesterly 23.57 feet along a 104.66 foot radius curve to the left, the chord bearing S46°01'45"W 21.52 feet; thence Southwesterly 32.63 feet along a 28.61 foot radius curve to the right, the chord bearing S50°07'56"W 30.91 feet; thence Southwesterly 73.80 feet along a 96.76 foot radius curve to the left, the chord bearing S58°49'31"W 72.02 feet; thence Southwesterly 98.29 feet along a 69.67 foot radius curve to the right, the chord bearing S67°30'21"W 90.34 feet; thence Southwesterly 72.07 feet along a 117.00 foot radius curve to the left, the chord bearing N65°58'13"W 147.12 feet; thence Northwesterly 86.42 feet along a 35.36 foot radius curve to the left, the chord bearing N77°00'45"W 57.37 feet; thence Northwesterly 225.26 feet along a 159.62 foot radius curve to the right, the chord bearing N72°06'49"W 216.89 feet; thence Northwesterly 87.04 feet along a 167.00 foot radius curve to the left, the chord bearing N78°21'27"E 73.14 feet; thence Northwesterly 157.00 feet along a 333.00 foot radius curve to the left, the chord bearing S51°26'19"E 125.45 feet; thence S76°39'24"E 44.23 feet; thence Southwesterly 155.57 feet along a 400.00 foot radius curve to the left, the chord bearing S57°47'55"E 154.58 feet; thence N61°03'35"E 38.66 feet; thence Northwesterly 270.90 feet along a 95.00 foot radius curve to the left, the chord bearing N00°37'59"W 188.01 feet; thence Southwesterly 359.16 feet along a 745.00 foot radius curve to the left, the chord bearing S83°51'46"W 355.69 feet; thence S70°03'08"W 162.73 feet; thence Southwesterly 355.69 feet; thence S73°56'38"W 36.24 feet to the Point of Beginning. Containing 232.338 square feet (5.33 acres). Subject to easements, restrictions, and rights-of-way of record.

Sheet 6 of 7

LINE	LENGTH	BEARING
L34	161.40	N70°01'08"E
L35	44.23	S76°39'24"E
L36	38.66	N61°03'35"E
L37	162.73	S70°03'08"W

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C44	73.29	333.00	N16°21'27"E	73.14	
C45	129.42	150.00	S91°56'19"E	125.45	
C46	155.67	400.00	S87°40'26"E	154.58	
C47	270.90	95.00	N00°37'59"W	188.01	
C48	359.16	745.00	S83°51'46"W	355.69	
C49	36.27	267.00	S73°56'38"W	36.24	

1"=300'

NEDERVELD
www.nederveld.com
L8010221868
Ann Arbor
Chicago
Grand Rapids
Holland
6th of July 2012
Project No. 1120007400
© 2012 Nederveld, Inc.