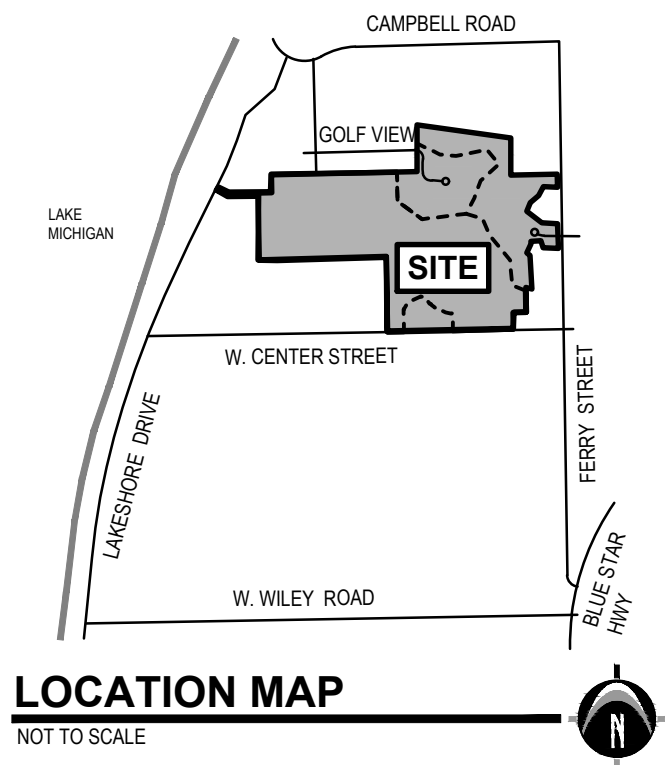




WESTSHORE

PUD AMENDMENT

CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



DESIGN TEAM

DEVELOPER/BUILDER

BDR Custom Homes
50 Craphen Ave., NE, Suite 200
Grand Rapids, MI 49525
p 616.458.8505
f 616.458.8008
www.bdrcustomhomes.com

OWNER/APPLICANT

Douglas Property Development, LLC
50 Craphen Ave. NE, Suite 200
Grand Rapids, MI 49525
p 616.458.8505
f 616.458.8008

PLANNING/ENGINEERING

Nederveld, Inc.
217 Grandville Avenue, SW Suite 302
Grand Rapids, MI 49503
p 616.575.5190
f 616.575.6644
www.nederveld.com

ENVIRONMENTAL

Dixon Environmental Consulting, Inc.
1560 North Taylor Avenue
Grand Rapids, MI 49505
p 616.742.5511
f 616.742.5522
www.dixonenvironmental.com

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OVERALL PUD DESCRIPTION

Part of the Northeast 1/4 of Section 17, T3N, R16W, City of the Village of Douglas, Allegan County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N90°00'00"W 450.00 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence N90°00'00"W 1155.80 feet along the East-West 1/4 line of said Section; thence N00°27'10"E 686.05 feet; thence S89°41'57"W 1004.98 feet (the previous two courses being along the boundary and boundary extended of West Shore Woods Condominiums, Allegan County Records); thence N88°20'23"W 164.17 feet along the boundary of Wildwood Lane Condominiums, Allegan County Records; thence N00°17'10"E 597.78 feet; thence N89°23'53"W 266.04 feet to the Easterly line of Lot 8, Trumbull's Addition to the Village of Douglas, Allegan County Records; thence N63°36'10"W 117.13 feet parallel with the Southerly line of said Lot 8; thence N26°11'58"E 20.00 feet along the Westerly line of said Lot 8; thence S63°36'10"E 112.61 feet; thence S89°23'53"E 261.35 feet; thence S89°59'26"E 125.00 feet; thence N00°17'10"E 164.97 feet; thence S89°59'26"E 1346.32 feet; thence N00°25'11"E 421.70 feet (the previous two courses being along the boundary of McVea Plat, Allegan County Records); thence S80°31'00"E 874.96 feet; thence S00°53'13"E 337.43 feet; thence S89°17'50"E 431.89 feet; thence S00°21'57"W 1052.88 feet along the North-South 1/4 line of said Section; thence N90°00'00"W 333.00 feet; thence S00°21'57"W 200.00 feet; thence N90°00'00"W 117.00 feet; thence S00°21'57"W 150.00 feet to the Point of Beginning. Subject to highway right of way for 131st Avenue over the South 33.00 feet thereof and for Ferry Street over the East 33.00 feet thereof.

Contains 78 acres more or less.

PPW 03-59-630-000-02

EXISTING WESTSHORE CONDOMINIUMS DESCRIPTION

Part of the Northeast 1/4 of Section 17, Town 3 North, Range 16 West, City of the Village of Douglas, Allegan County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N00°21'57"E 350.00 feet along the East line of said Section to the Point of Beginning; thence N90°00'00"W 333.00 feet parallel with the East-West 1/4 line of said Section; thence N65°57'24"W 133.18 feet; thence N03°04'08"W 228.39 feet; thence N38°02'56"W 305.04 feet; thence N20°43'28"W 155.47 feet (the previous three courses being along the centerline of the Drainage Easement, recorded in Liber 3051, Page 506, Allegan County Records); thence N75°00'51"W 149.85 feet; thence S84°48'49"W 416.89 feet; thence N49°30'10"W 268.35 feet; thence N02°23'54"W 275.19 feet; thence S89°59'26"E 190.93 feet; thence N00°25'11"E 421.70 feet (the previous two courses being along the boundary of McVea Plat, Allegan County Records); thence S80°31'00"E 874.96 feet; thence S00°53'13"E 337.43 feet; thence S89°17'50"E 431.89 feet; thence S00°21'57"W 1052.88 feet along the East line of said Section to the Point of Beginning.

Also, commencing at the East 1/4 corner of said Section; thence N90°00'00"W 1005.80 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence N00°27'10"E 140.00 feet to Reference Point A; thence N00°27'10"E 17 feet, more or less, to the centerline of a drain; thence Northwest and Southwesterly 577 feet, more or less, along said centerline to a line bearing N00°00'00"E from Reference Point B, said Reference Point B being N72°47'35"W 170.00 feet, N51°10'45"W 175.00 feet and S56°16'58"W 182.38 feet from Reference Point A; thence S00°00'00"W 7 feet, more or less, to said Reference Point B; thence S00°00'00"W 199.20 feet; thence N90°00'00"W 150.38 feet along the East-West 1/4 line of said Section; thence N00°27'10"E 686.05 feet; thence S89°41'57"W 1004.98 feet (the previous two courses being along the boundary and boundary extended of West Shore Woods Condominiums, Allegan County Records) to the North-South 1/4 line of said Section; thence N88°20'23"W 164.17 feet along the boundary of Wildwood Lane Condominiums, Allegan County Records; thence N00°17'10"E 597.78 feet; thence N89°23'53"W 266.04 feet to the Easterly line of Lot 8, Trumbull's Addition to the Village of Douglas, Allegan County Records; thence N63°36'10"W 117.13 feet parallel with the Southerly line of said Lot 8; thence N26°11'58"E 20.00 feet along the Westerly line of said Lot 8 also being the Southeast line of Lakeshore Drive; thence S63°36'10"E 112.61 feet; thence S89°23'53"E 261.35 feet; thence S89°59'26"E 125.00 feet; thence N00°17'10"E 164.97 feet; thence S89°59'26"E 1155.39 feet along the boundary of McVea Plat, Allegan County Records; thence S02°23'54"E 275.19 feet; thence S49°30'10"E 268.35 feet; thence N84°48'49"E 418.89 feet; thence S75°00'51"E 149.85 feet; thence S20°43'28"E 155.47 feet; thence S38°02'56"E 305.04 feet; thence S03°04'08"E 228.39 feet (the previous three courses being along the centerline of the Drainage Easement, recorded in Liber 3051, Page 506, Allegan County Records); thence S65°57'24"E 133.18 feet; thence S00°21'57"W 200.00 feet parallel with the East line of said Section; thence N90°00'00"W 117.00 feet parallel with the East-West 1/4 line of said Section; thence S00°21'57"W 150.00 feet to the Point of Beginning. Contains 46 acres more or less. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 131st Avenue over the most Southerly 33 feet thereof.

PROPOSED PUD AMENDMENT AREA DESCRIPTION

Part of the North 1/2 of Section 17, Town 3 North, Range 16 West, and part of Lot 8 of Trumbull's Addition to the Village of Douglas, as recorded in Liber 3 of Plats, Page 6, City of Douglas, Allegan County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N90°00'00"W 450.00 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence N90°00'00"W 555.80 feet along said East-West 1/4 line; thence N00°27'10"E 140.00 feet to Reference Point A; thence N00°27'10"E 17 feet, more or less, to the centerline of a drain; thence Northwest and Southwesterly 577 feet, more or less, along said centerline to a line bearing N00°00'00"E from Reference Point B, said Reference Point B being N72°47'35"W 170.00 feet, N51°10'45"W 175.00 feet and S56°16'58"W 182.38 feet from Reference Point A; thence S00°00'00"W 7 feet, more or less, to said Reference Point B; thence S00°00'00"W 199.20 feet; thence N90°00'00"W 150.38 feet along the East-West 1/4 line of said Section; thence N00°27'10"E 686.05 feet; thence S89°41'57"W 1004.98 feet (the previous two courses being along the boundary and boundary extended of West Shore Woods Condominiums, Allegan County Records) to the North-South 1/4 line of said Section; thence N88°20'23"W 164.17 feet along the boundary of Wildwood Lane Condominiums, Allegan County Records; thence N00°17'10"E 597.78 feet; thence N89°23'53"W 266.04 feet to the Easterly line of Lot 8, Trumbull's Addition to the Village of Douglas, Allegan County Records; thence N63°36'10"W 117.13 feet parallel with the Southerly line of said Lot 8; thence N26°11'58"E 20.00 feet along the Westerly line of said Lot 8 also being the Southeast line of Lakeshore Drive; thence S63°36'10"E 112.61 feet; thence S89°23'53"E 261.35 feet; thence S89°59'26"E 125.00 feet; thence N00°17'10"E 164.97 feet; thence S89°59'26"E 1155.39 feet along the boundary of McVea Plat, Allegan County Records; thence S02°23'54"E 275.19 feet; thence S49°30'10"E 268.35 feet; thence N84°48'49"E 418.89 feet; thence S75°00'51"E 149.85 feet; thence S20°43'28"E 155.47 feet; thence S38°02'56"E 305.04 feet; thence S03°04'08"E 228.39 feet (the previous three courses being along the centerline of the Drainage Easement, recorded in Liber 3051, Page 506, Allegan County Records); thence S65°57'24"E 133.18 feet; thence S00°21'57"W 200.00 feet parallel with the East line of said Section; thence N90°00'00"W 117.00 feet parallel with the East-West 1/4 line of said Section; thence S00°21'57"W 150.00 feet to the Point of Beginning. Contains 46 acres more or less. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 131st Avenue over the most Southerly 33 feet thereof.

PREPARED FOR:

Douglas Property Development LLC
Ric Dyk

50 Craphen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

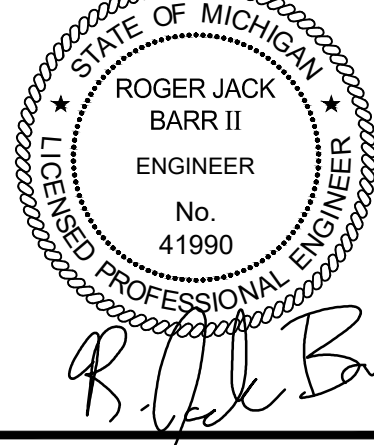
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Drawn: JWDC Checked: RUB Date: 01.07.2026
Title: Amended PUD Re-Submittal
Drawn: JWDC Checked: RUB Date: 01.28.2026

WESTSHORE PUD AMENDMENT

Cover Sheet

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:

25202094

SHEET NO:

C-100

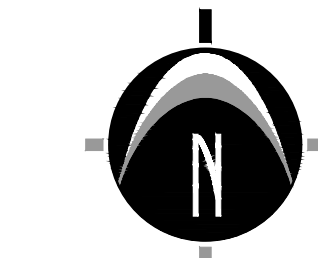


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www.nederveld.com
800.222.1868

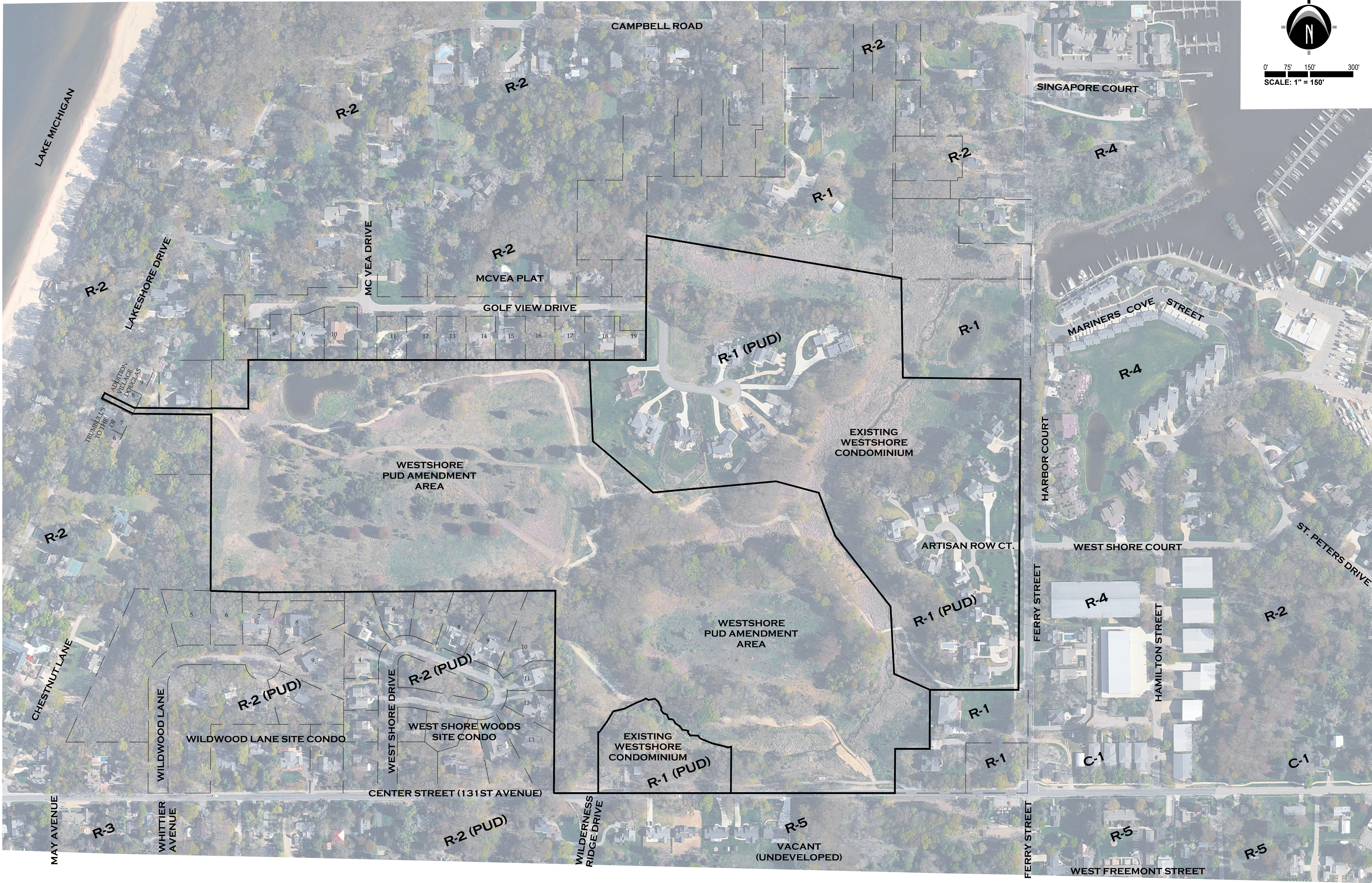
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.353.0449

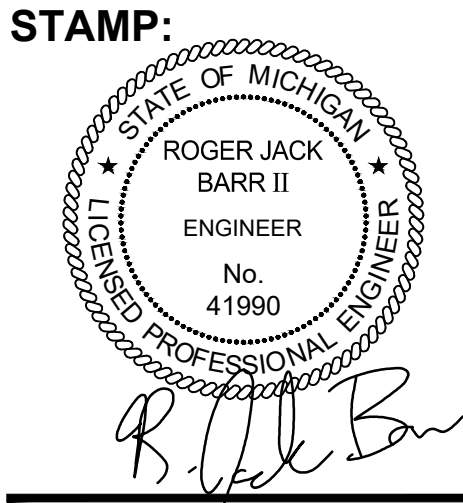


0' 75' 150' 300'
SCALE: 1" = 150'



**WESTSHORE
PUD AMENDMENT**
**Aerial Photograph &
Vicinity Land Use Map**
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



ROGER JACK
BARR II
ENGINEER
No.
41990

PROJECT NO:
25202094

SHEET NO:
C-101

Douglas Property Development LLC
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50 Crahen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

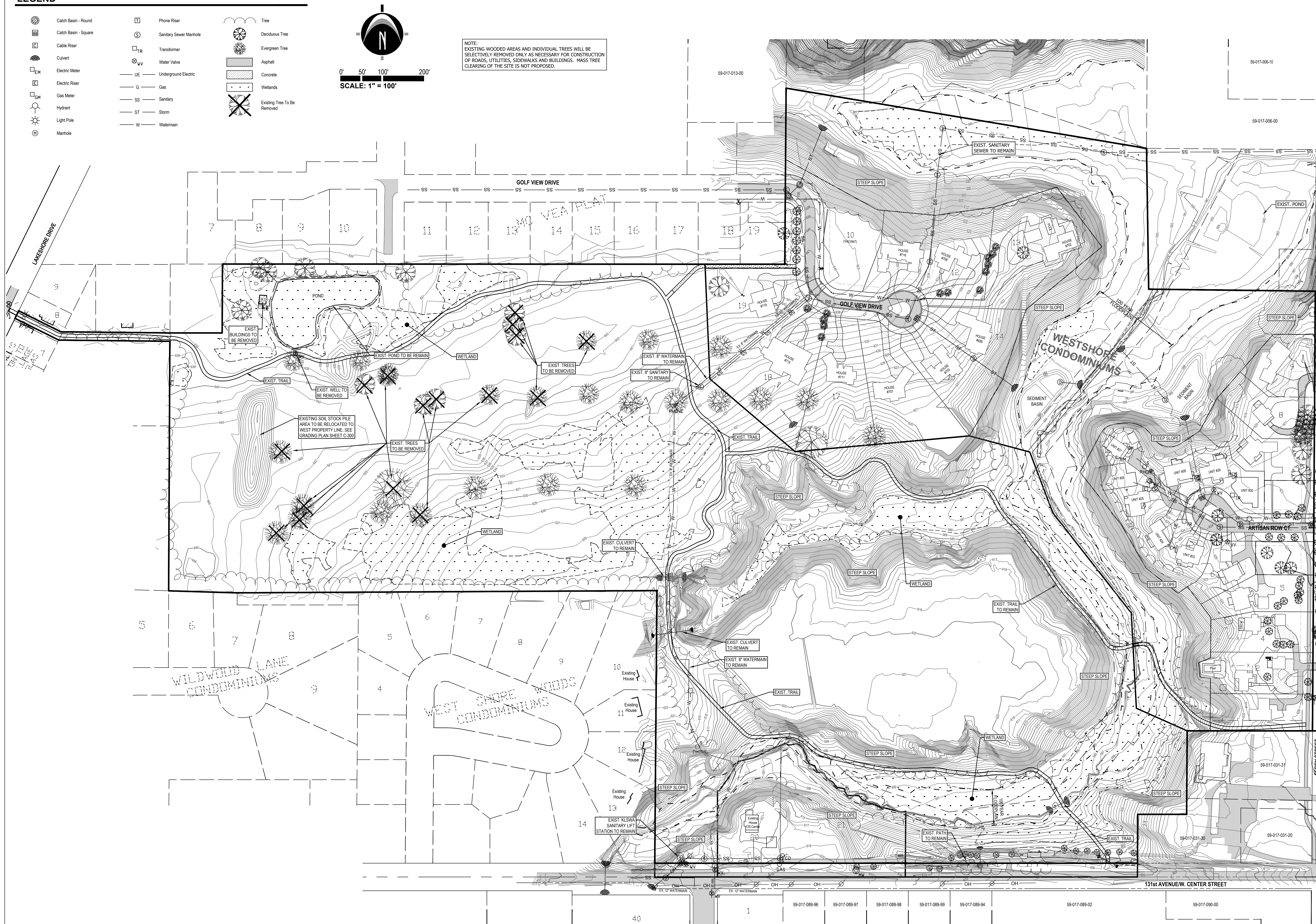
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Drawn: JW/DC	Checked: RJB	Date: 01.07.202
Title: Amended PUD Re-Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.28.202

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

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

R. J. Barr

SHEET NO:
C-102



Douglas Property Development LLC
Ric Dyk

50 Crahen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

Title: Amended PUD Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.07.202
Title: Amended PUD Re-Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.28.202

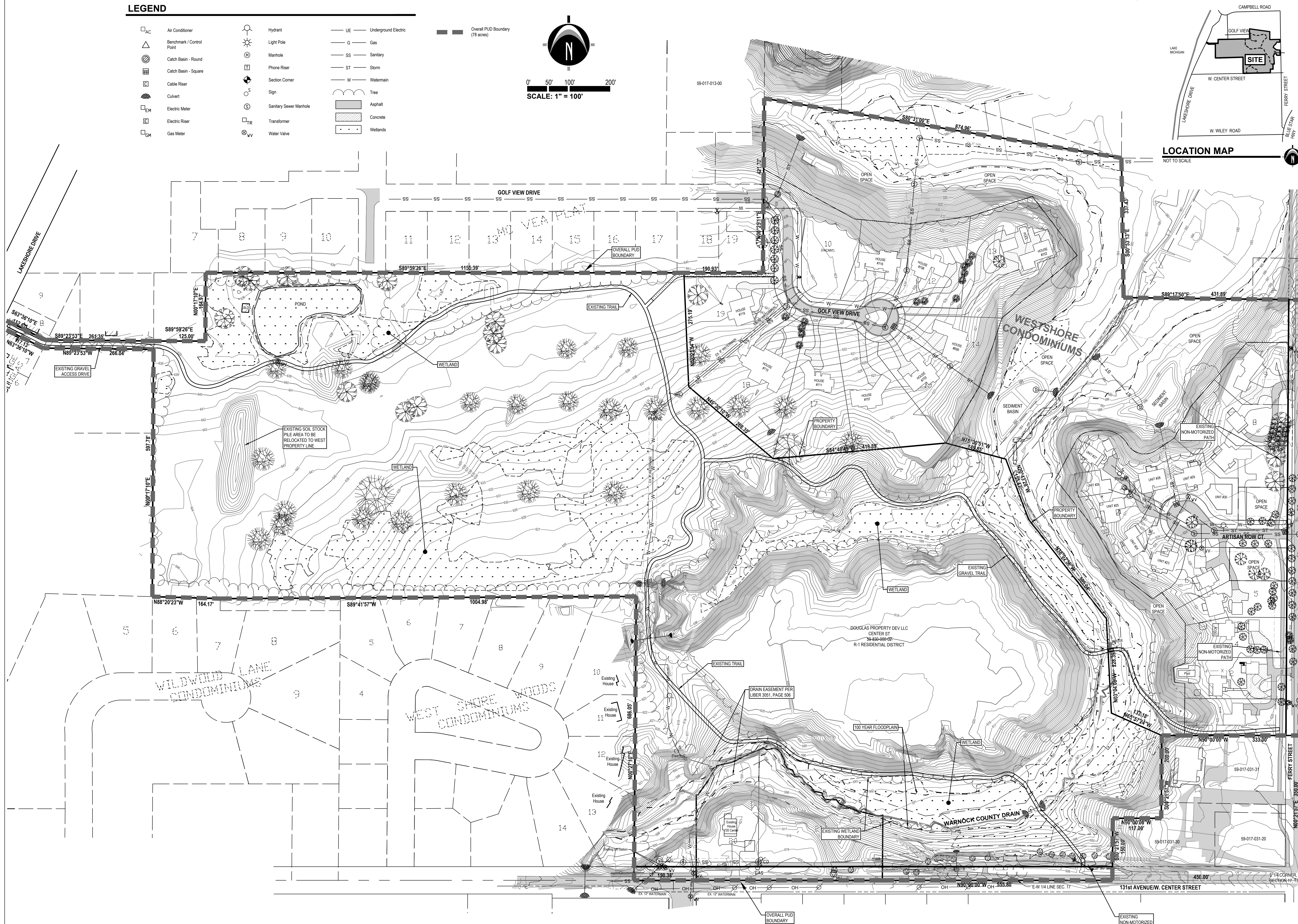
WESTSHORE PUD AMENDMENT

Existing Site Conditions & Survey Plan

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

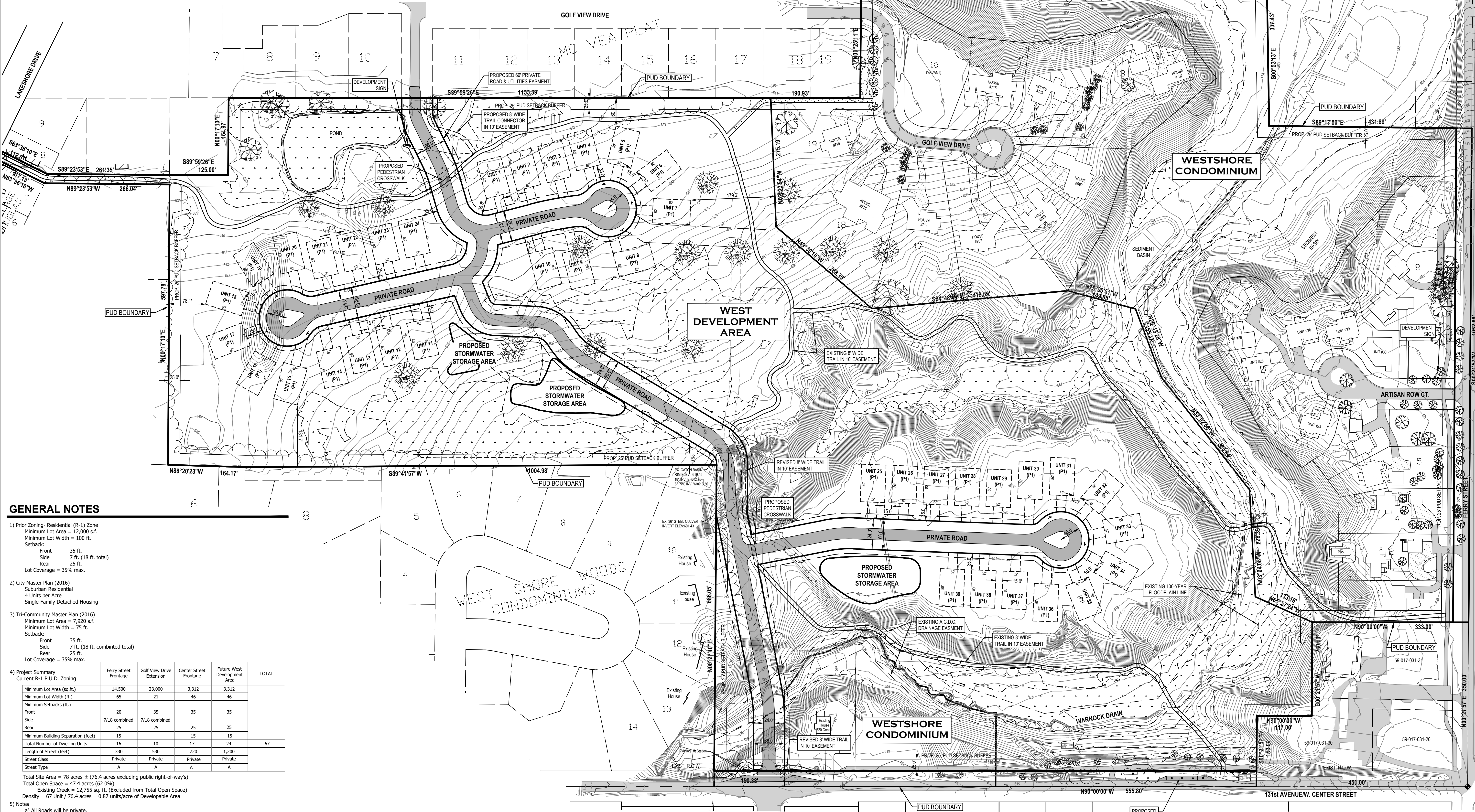
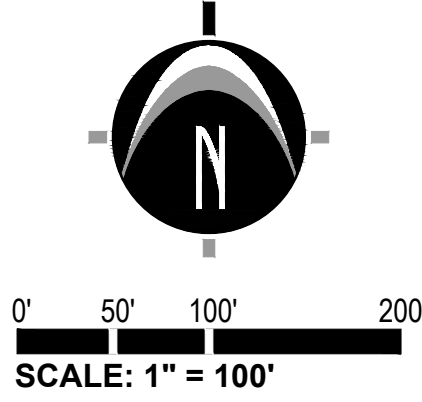
PROJECT NO:
25202094

SHEET NO:
C-201



LEGEND

- EX. GRADE CONTOUR
EX. BITUMINOUS
EX. CONCRETE
PROPOSED BITUMINOUS
UNIT #
(P1)
STANDARD UNIT (52'W X 80'D)



GENERAL NOTES

- 1) Prior Zoning- Residential (R-1) Zone
Minimum Lot Area = 12,000 s.f.
Minimum Lot Width = 100 ft.
Setback:
Front 35 ft.
Side 7 ft. (18 ft. total)
Rear 25 ft.
Lot Coverage = 35% max.
- 2) City Master Plan (2016)
Suburban Residential
4 Units per Acre
Single-Family Detached Housing
- 3) Tri-Community Master Plan (2016)
Minimum Lot Area = 7,920 s.f.
Minimum Lot Width = 75 ft.
Setback:
Front 35 ft.
Side 7 ft. (18 ft. combined total)
Rear 25 ft.
Lot Coverage = 35% max.
- 4) Project Summary
Current R-1 P.U.D. Zoning

	Ferry Street Frontage	Golf View Drive Frontage	Center Street Frontage	Future West Development Area	TOTAL
Minimum Lot Area (sq.ft.)	14,500	23,000	3,312	3,312	
Minimum Lot Width (ft.)	65	21	46	46	
Minimum Setbacks (ft.)					
Front	20	35	35	35	
Side	7/18 combined	7/18 combined	-----	-----	
Rear	25	25	25	25	
Minimum Building Separation (feet)	15	-----	15	15	
Total Number of Dwelling Units	16	10	17	24	67
Length of Street (feet)	330	530	720	1,200	
Street Class	Private	Private	Private	Private	
Street Type	A	A	A	A	

Total Site Area = 78 acres ± (76.4 acres excluding public right-of-way's)
Total Open Space = 47.4 acres (62.0%)
Existing Creek = 12,755 sq. ft. (Excluded from Total Open Space)
Density = 67 Unit / 76.4 acres = 0.87 units/acre of Developable Area

- 5) Notes
a) All Roads will be private.
b) The community will be serviced by public watermain and public sanitary sewer. All utilities will be buried.
c) All development signs shall conform to City sign ordinance.
d) Street lighting is not proposed.

NEDERVELD
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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
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PREPARED FOR:

Douglas Property Development LLC
Ric Dyk

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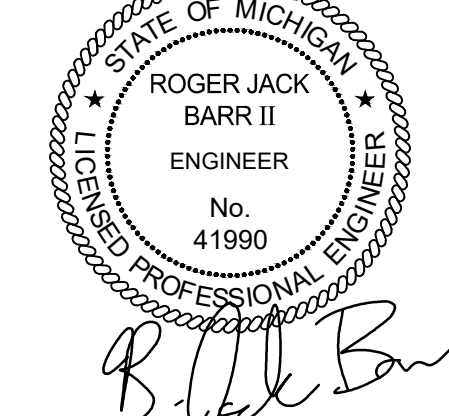
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Drawn: JWDC Checked: RUB Date: 01/28/2026

**WESTSHORE
PUD AMENDMENT**
Proposed Overall Site Layout Plan

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25202094

SHEET NO:
C-205

PREPARED FOR:
Douglas Property Development LLC
Ric Dyk
50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

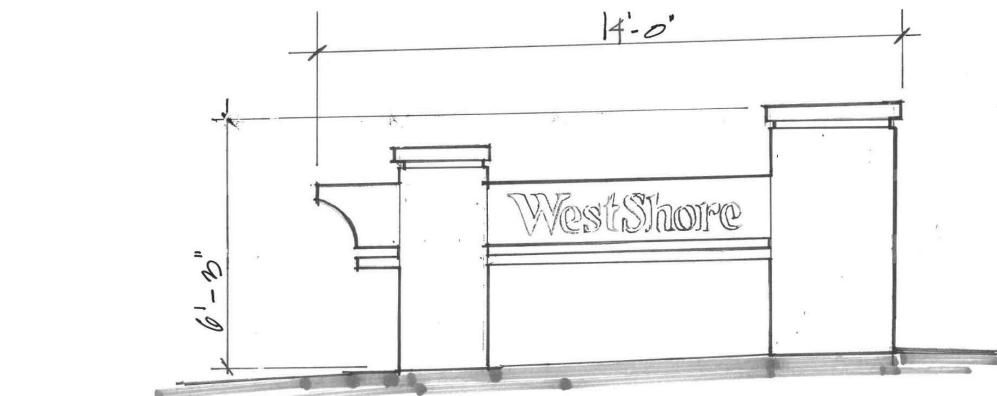
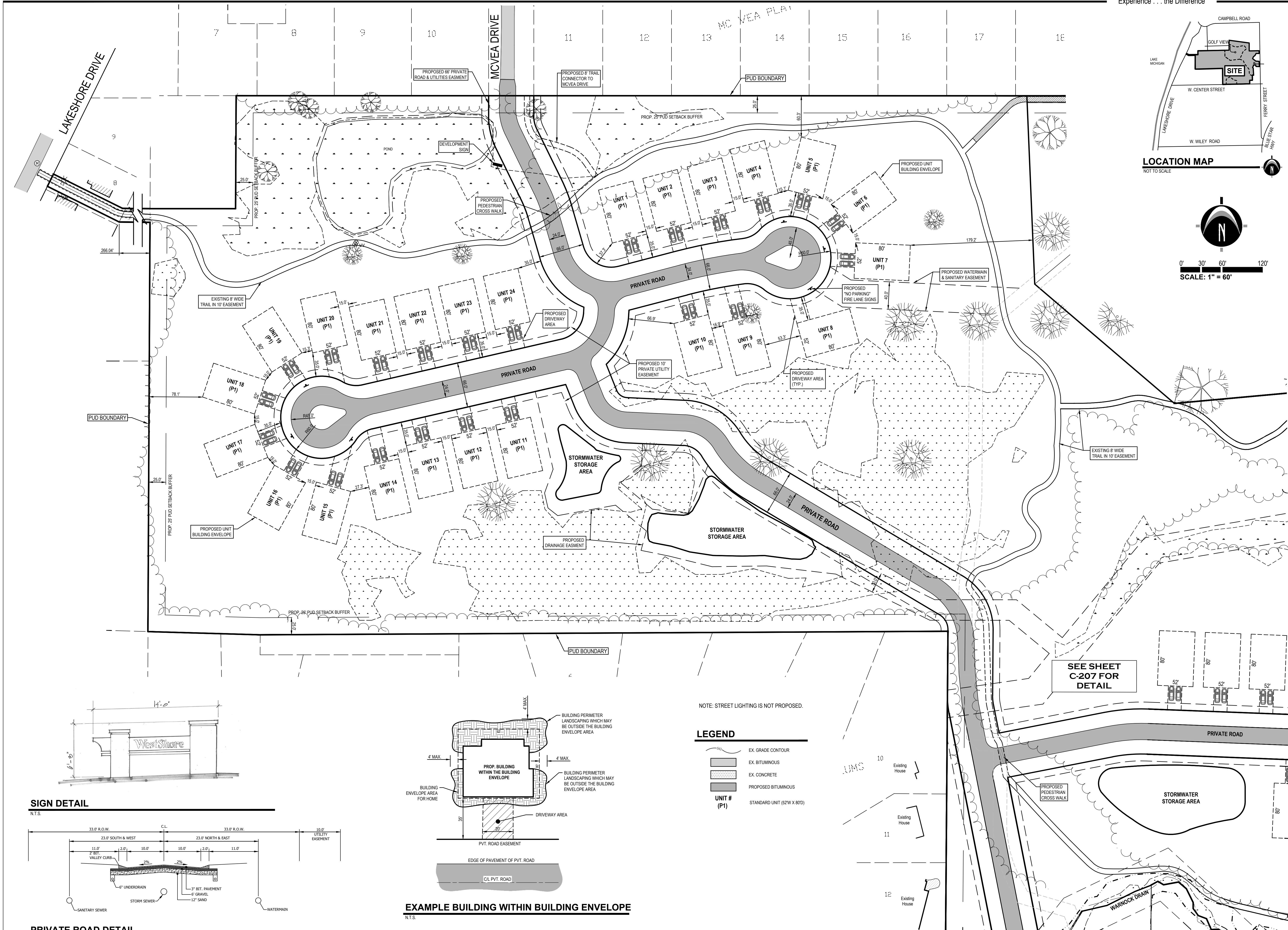
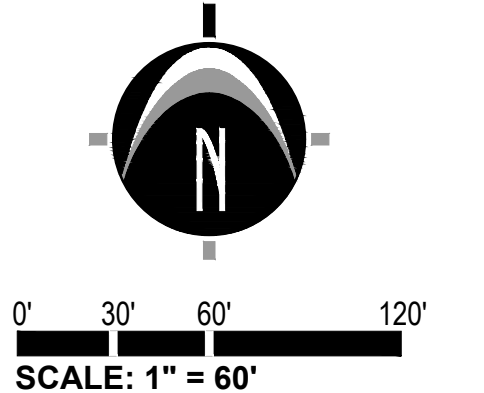
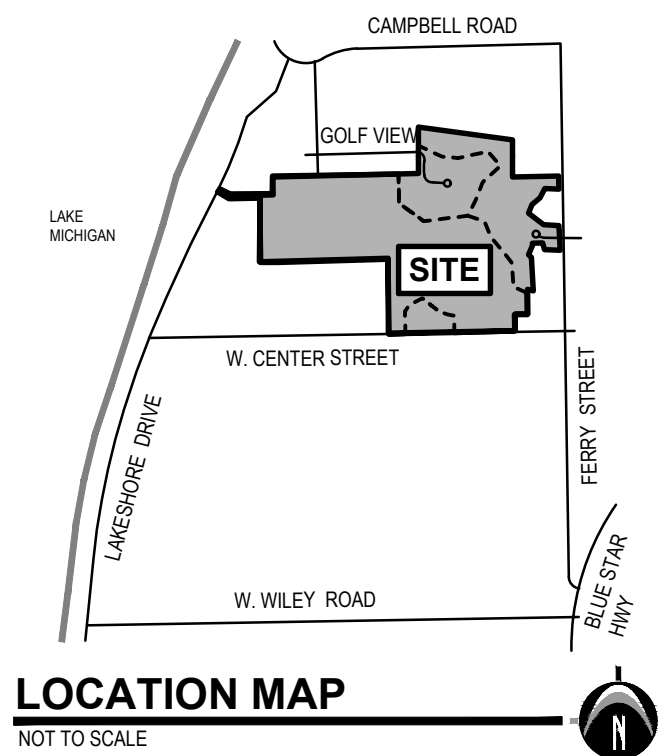
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**WESTSHORE
PUD AMENDMENT
WEST DEVELOPMENT AREA
PROPOSED SITE PLAN**
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

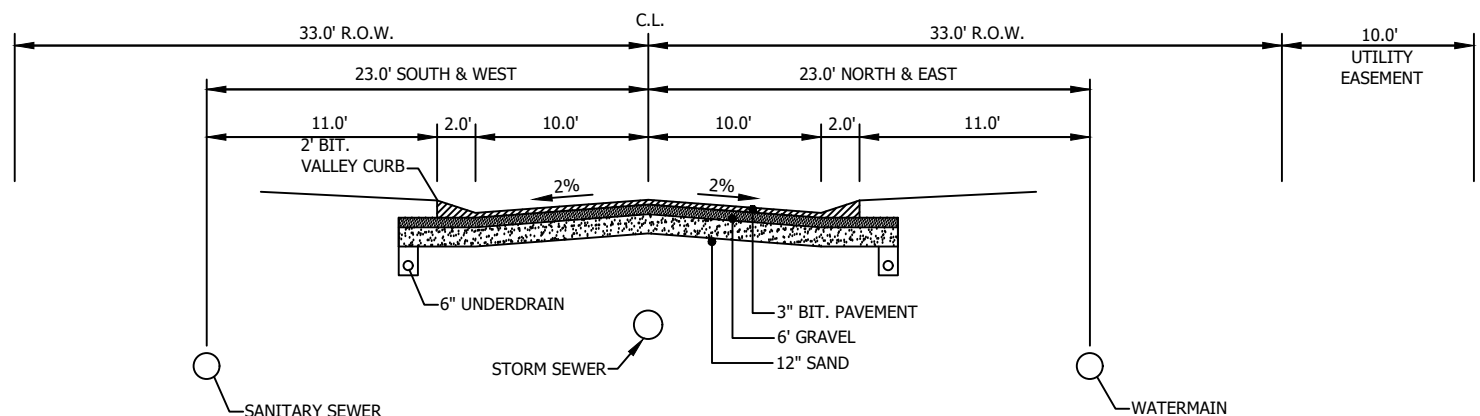
STAMP:
STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202094

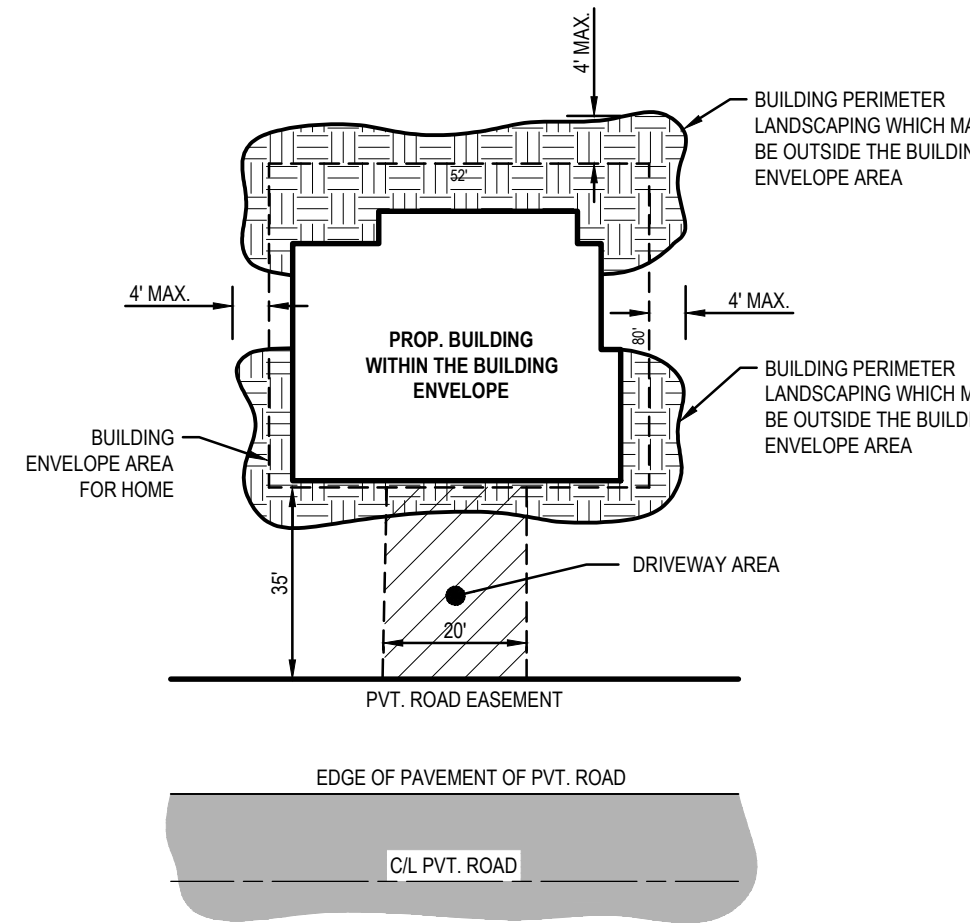
SHEET NO:
C-206



SIGN DETAIL
N.T.S.



PRIVATE ROAD DETAIL
N.T.S.



EXAMPLE BUILDING WITHIN BUILDING ENVELOPE
N.T.S.

NOTE: STREET LIGHTING IS NOT PROPOSED.

- LEGEND**
- EX. GRADE CONTOUR
 - EX. BITUMINOUS
 - EX. CONCRETE
 - PROPOSED BITUMINOUS
 - UNIT # (P1)
 - STANDARD UNIT (52'W X 80'D)

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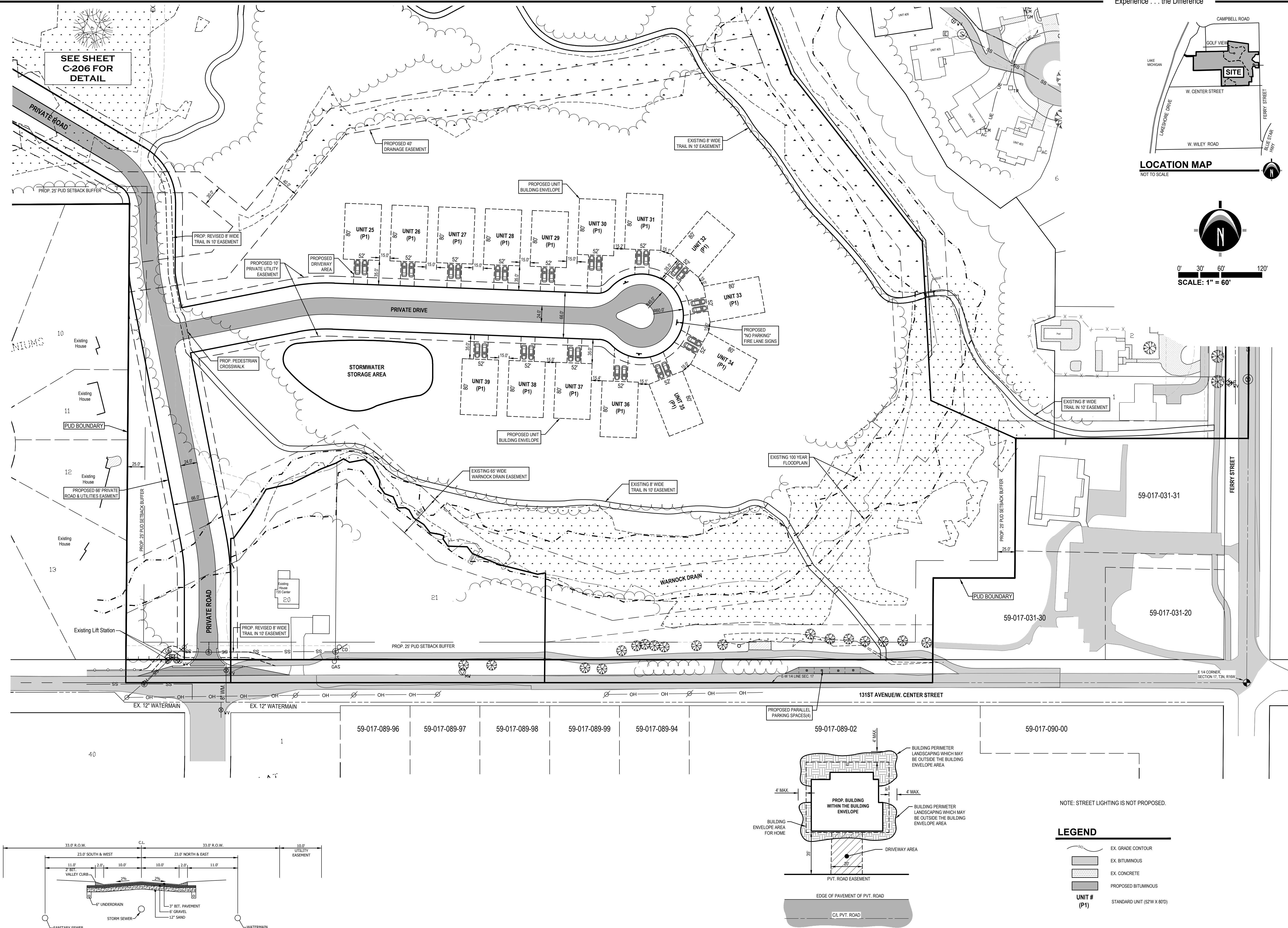
**WESTSHORE
PUD AMENDMENT
WEST DEVELOPMENT AREA
PROPOSED SITE PLAN**
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

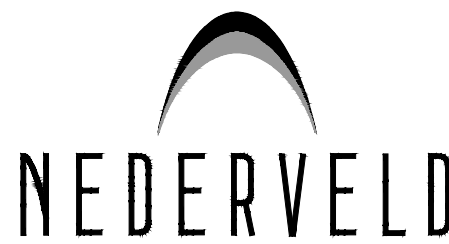
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STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
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SHEET NO:
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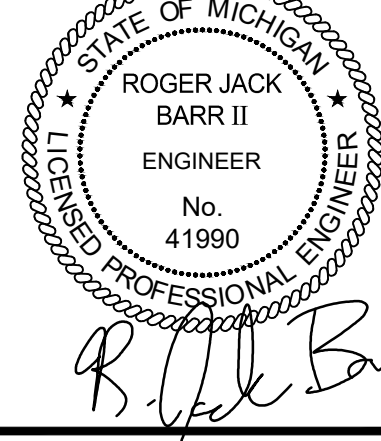
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**WESTSHORE
PUD AMENDMENT
WEST DEVELOPMENT AREA
EMERGENCY ACCESS PLAN**

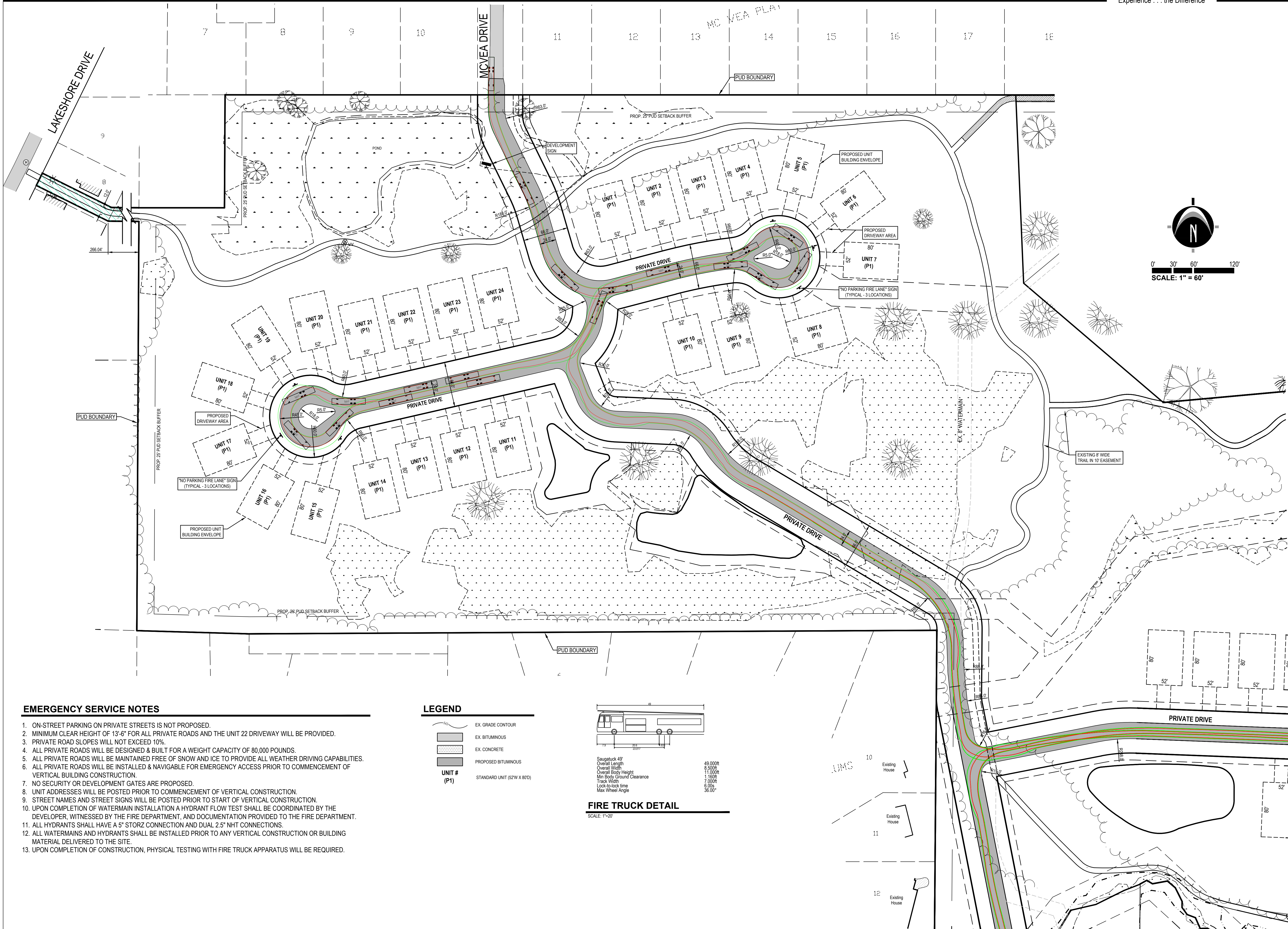
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CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

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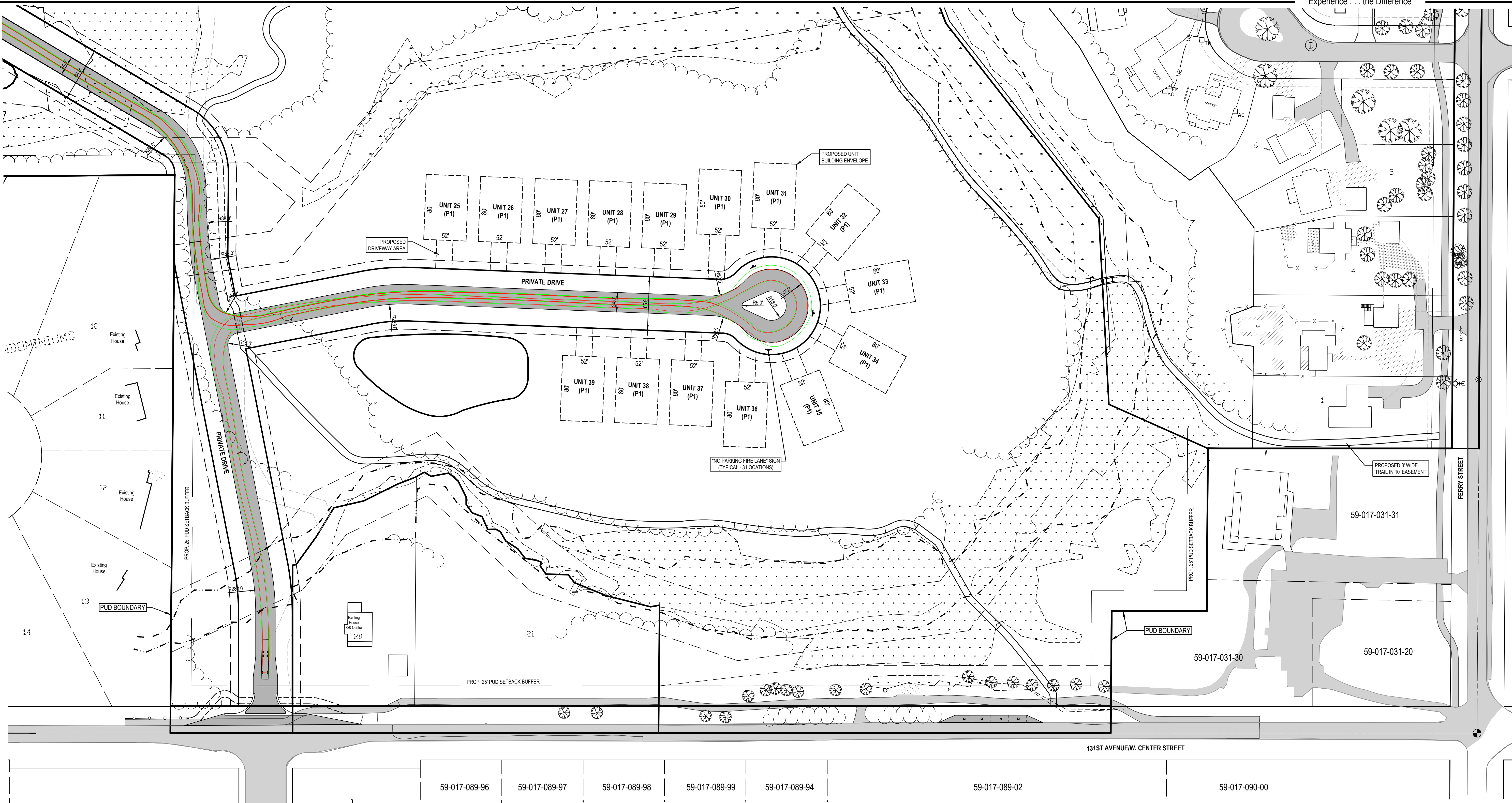


EMERGENCY SERVICE NOTES

- ON-STREET PARKING ON PRIVATE STREETS IS NOT PROPOSED.
- MINIMUM CLEAR HEIGHT OF 13'-6" FOR ALL PRIVATE ROADS AND THE UNIT 22 DRIVEWAY WILL BE PROVIDED.
- PRIVATE ROAD SLOPES WILL NOT EXCEED 10%.
- ALL PRIVATE ROADS WILL BE DESIGNED & BUILT FOR A WEIGHT CAPACITY OF 80,000 POUNDS.
- ALL PRIVATE ROADS WILL BE MAINTAINED FREE OF SNOW AND ICE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- ALL PRIVATE ROADS WILL BE INSTALLED & NAVIGABLE FOR EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF VERTICAL BUILDING CONSTRUCTION.
- NO SECURITY OR DEVELOPMENT GATES ARE PROPOSED.
- UNIT ADDRESSES WILL BE POSTED PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION.
- STREET NAMES AND STREET SIGNS WILL BE POSTED PRIOR TO START OF VERTICAL CONSTRUCTION.
- UPON COMPLETION OF WATERMAIN INSTALLATION A HYDRANT FLOW TEST SHALL BE COORDINATED BY THE DEVELOPER, WITNESSED BY THE FIRE DEPARTMENT, AND DOCUMENTATION PROVIDED TO THE FIRE DEPARTMENT.
- ALL HYDRANTS SHALL HAVE A 5" STORZ CONNECTION AND DUAL 2.5" NHT CONNECTIONS.
- ALL WATERMAINS AND HYDRANTS SHALL BE INSTALLED PRIOR TO ANY VERTICAL CONSTRUCTION OR BUILDING MATERIAL DELIVERED TO THE SITE.
- UPON COMPLETION OF CONSTRUCTION, PHYSICAL TESTING WITH FIRE TRUCK APPARATUS WILL BE REQUIRED.

LEGEND

- EX. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS
- UNIT # (P1) STANDARD UNIT (52'W X 80'D)

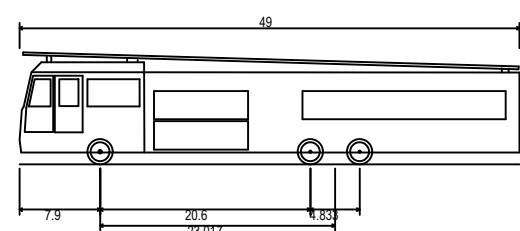


EMERGENCY SERVICE NOTES

1. ON-STREET PARKING ON PRIVATE STREETS IS NOT PROPOSED.
2. MINIMUM CLEAR HEIGHT OF 13'-6" FOR ALL PRIVATE ROADS AND THE UNIT 22 DRIVEWAY WILL BE PROVIDED.
3. PRIVATE ROAD SLOPES WILL NOT EXCEED 10%.
4. ALL PRIVATE ROADS WILL BE DESIGNED & BUILT FOR A WEIGHT CAPACITY OF 80,000 POUNDS.
5. ALL PRIVATE ROADS WILL BE MAINTAINED FREE OF SNOW AND ICE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
6. ALL PRIVATE ROADS WILL BE INSTALLED & NAVIGABLE FOR EMERGENCY ACCESS PRIOR TO COMMENCEMENT OF VERTICAL BUILDING CONSTRUCTION.
7. NO SECURITY OR DEVELOPMENT GATES ARE PROPOSED.
8. UNIT ADDRESSES WILL BE POSTED PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION.
9. STREET NAMES AND STREET SIGNS WILL BE POSTED PRIOR TO START OF VERTICAL CONSTRUCTION.
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11. ALL HYDRANTS SHALL HAVE A 5" STORZ CONNECTION AND DUAL 2.5" NHT CONNECTIONS.
12. ALL WATERMAINS AND HYDRANTS SHALL BE INSTALLED PRIOR TO ANY VERTICAL CONSTRUCTION OR BUILDING MATERIAL DELIVERED TO THE SITE.
13. UPON COMPLETION OF CONSTRUCTION, PHYSICAL TESTING WITH FIRE TRUCK APPARATUS WILL BE REQUIRED.

LEGEND

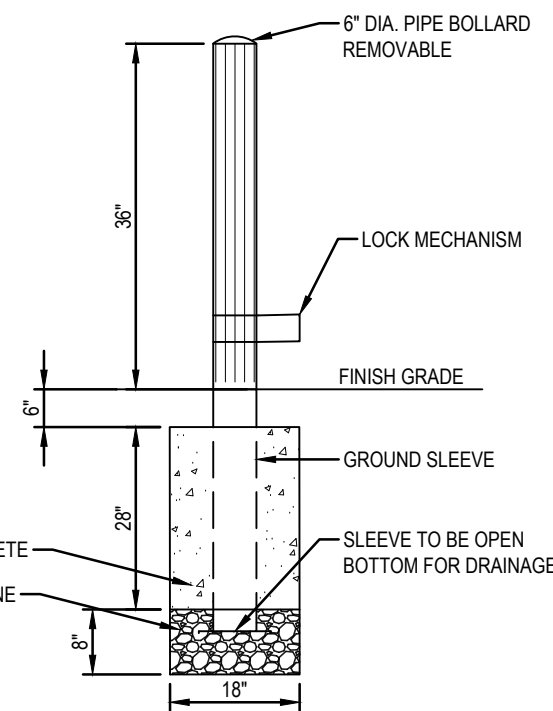
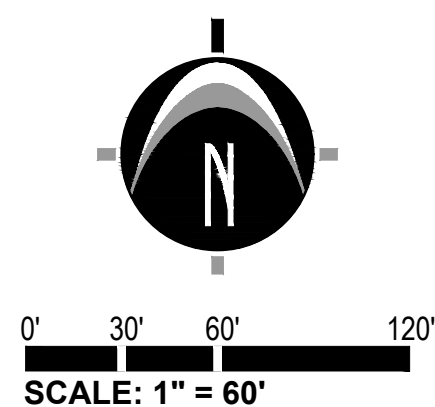
- EX. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS
- UNIT # (P1)
- STANDARD UNIT (52'W X 80')



Saugatuck 45'
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-Lock Time
Max Wheel Angle

FIRE TRUCK DETAIL

SCALE: 1"=20'



REMOVABLE PIPE BOLLARD DETAIL

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PREPARED FOR:

Douglas Property Development LLC
Ric Dyk

50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

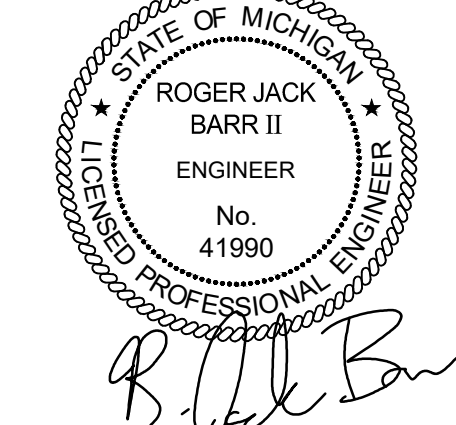
Title: Amended PUD Submittal
Drawn: JWDC Checked: RJB Date: 01.07.2026
Title: Amended PUD Re-Submittal
Drawn: JWDC Checked: RJB Date: 01.28.2026

**WESTSHORE
PUD AMENDMENT**

**WEST DEVELOPMENT AREA
EMERGENCY ACCESS PLAN**

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25202094

SHEET NO:
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Ric Dyk

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Phone: 616.458.8505

REVISIONS:

Title: Amended PUD Submittal	Drawn: JWDC	Checked: RJB	Date: 01.07.2026
Title: Amended PUD Re-Submittal	Drawn: JWDC	Checked: RJB	Date: 01.28.2026

**WESTSHORE
PUD AMENDMENT**

Pedestrian Access Plan

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

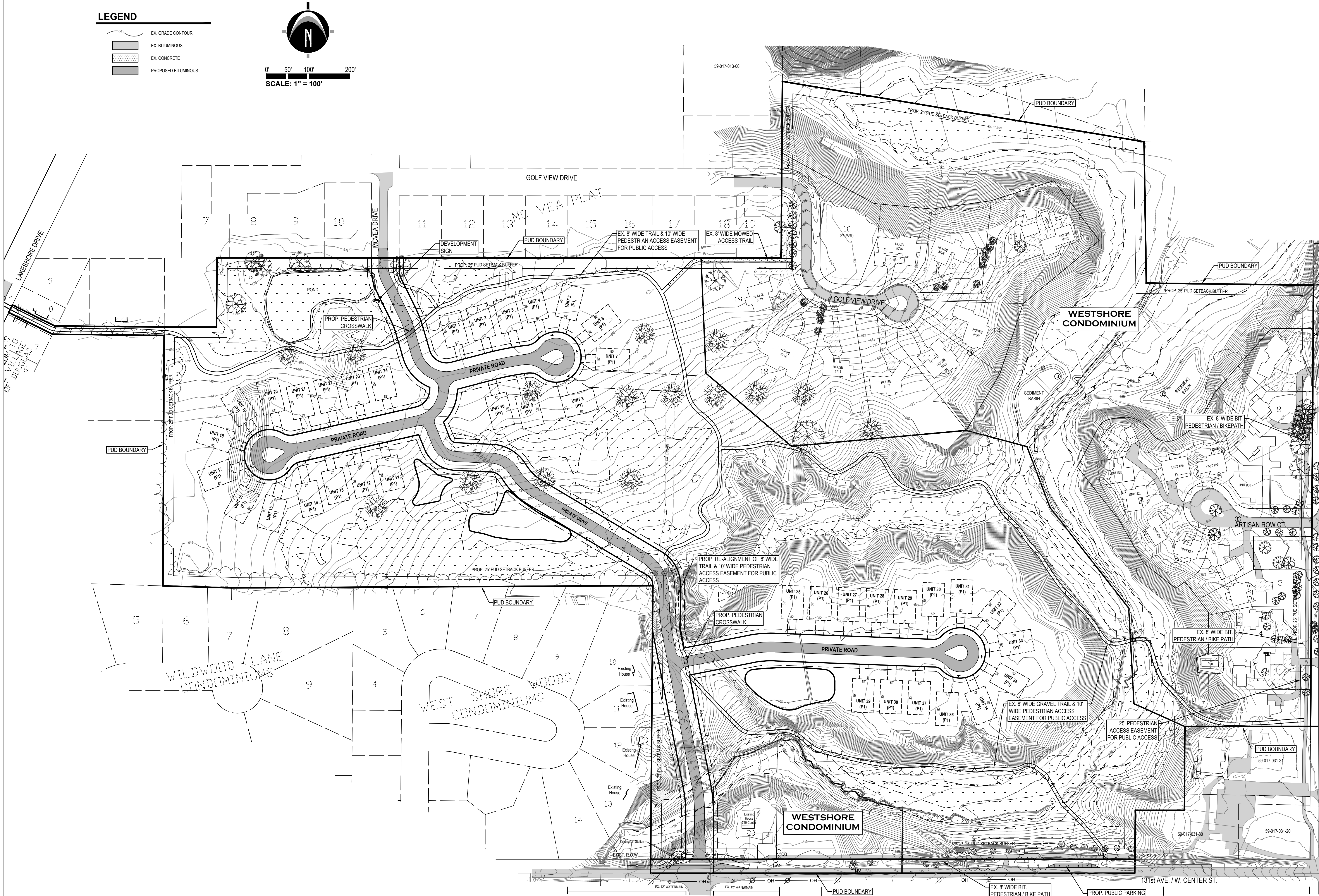
STAMP:

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

RJB

PROJECT NO:
25202094

SHEET NO:
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PREPARED FOR:

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Ric Dyk

50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

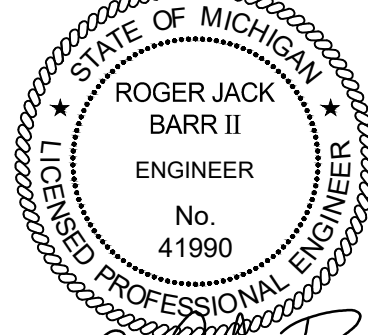
REVISIONS:

Title: Amended PUD Submittal
Drawn: JWDC Checked: RJB Date: 01.07.2026
Title: Amended PUD Re-Submittal
Drawn: JWDC Checked: RJB Date: 01.28.2026

**WESTSHORE
PUD AMENDMENT
WEST DEVELOPMENT AREA
GRADING PLAN**

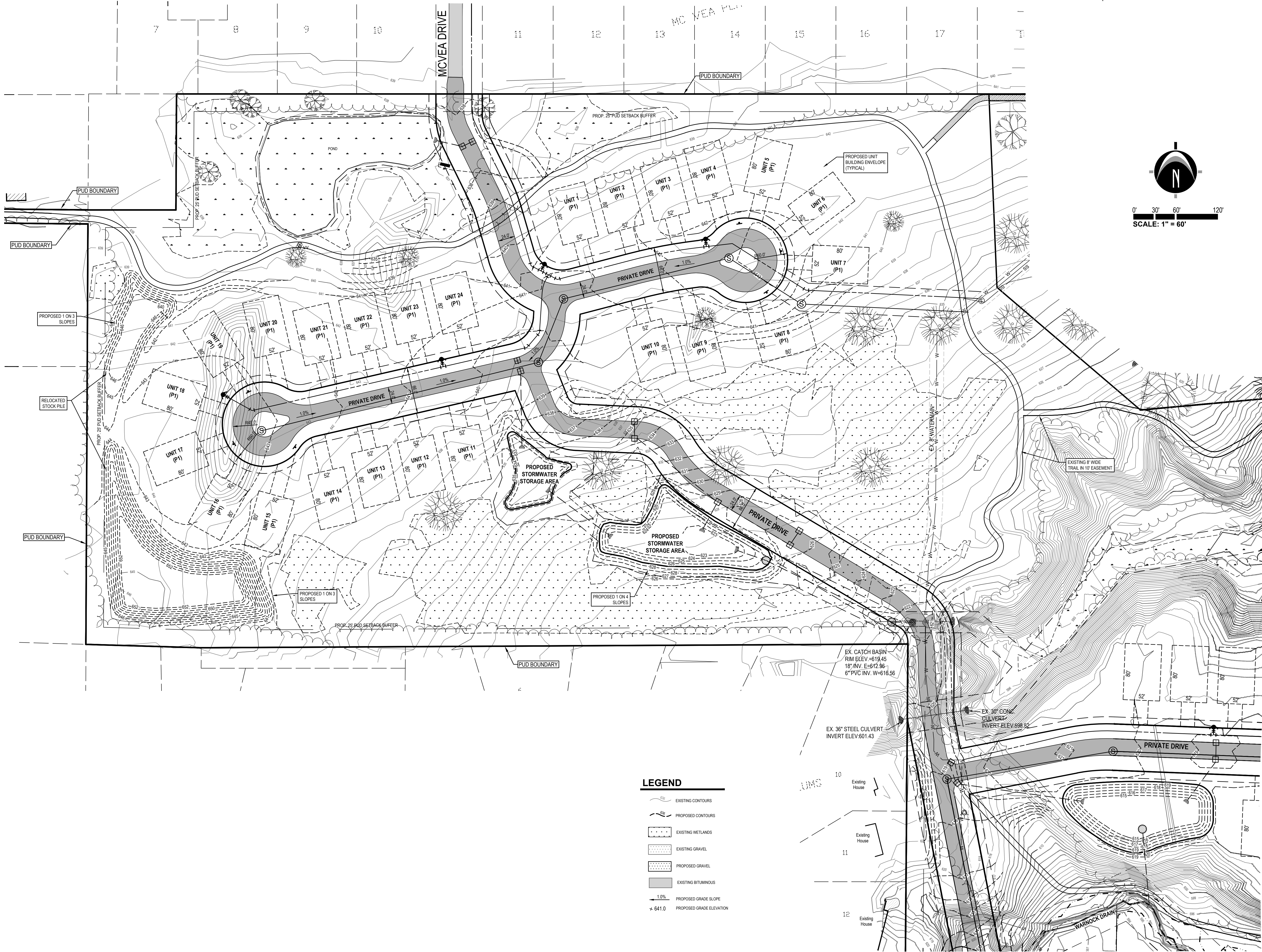
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25202094

SHEET NO:
C-300





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Phone: 616.350.0449

PREPARED FOR:

Douglas Property Development LLC
Ric Dyk

50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

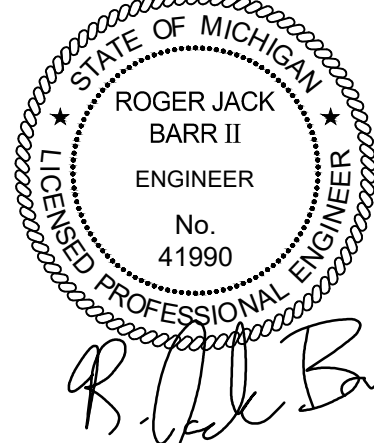
REVISIONS:

Title: Amended PUD Submittal
Drawn: JWDC Checked: RJB Date: 01/07/2026
Title: Amended PUD Re-Submittal
Drawn: JWDC Checked: RJB Date: 01/28/2026

**WESTSHORE
PUD AMENDMENT
WEST DEVELOPMENT AREA
GRADING PLAN**

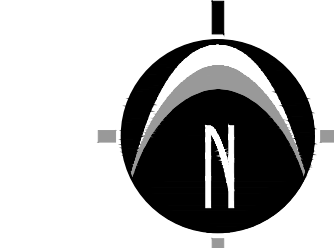
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25202094

SHEET NO:
C-301



0' 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WETLANDS
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING BITUMINOUS
- 1.0% PROPOSED GRADE SLOPE
- 641.0 PROPOSED GRADE ELEVATION



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PREPARED FOR:

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Ric Dyk

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Phone: 616.458.8505

REVISIONS:

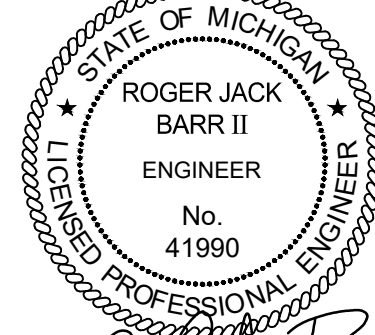
Title: Amended PUD Submittal
Drawn: JWDC Checked: RJB Date: 01.07.2026
Title: Amended PUD Re-Submittal
Drawn: JWDC Checked: RJB Date: 01.28.2026

**WESTSHORE
PUD AMENDMENT**

Overall Utility Plan

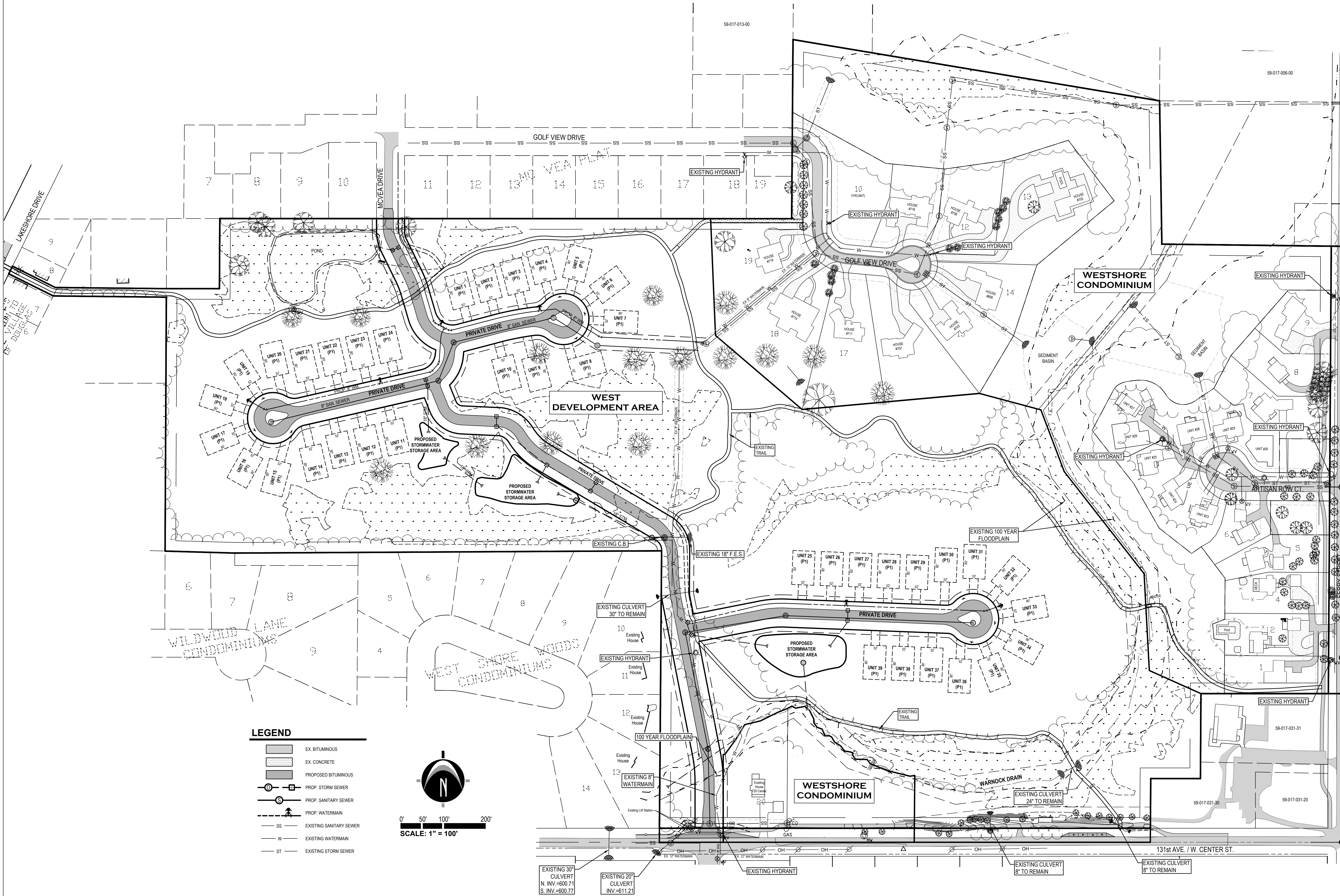
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

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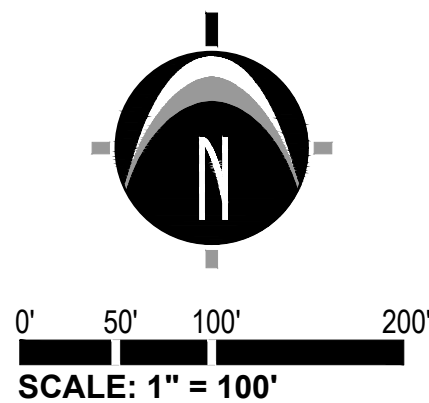
PROJECT NO:
25202094

SHEET NO:
C-400



LEGEND

- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- SS - EXISTING SANITARY SEWER
- W - EXISTING WATERMAIN
- ST - EXISTING STORM SEWER





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Phone: 616.393.0449

PREPARED FOR:

Douglas Property Development LLC
Ric Dyk

50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

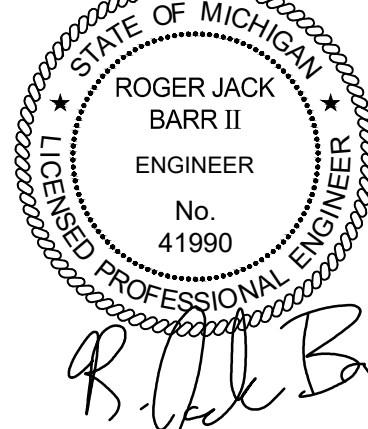
REVISIONS:

Title: Amended PUD Submittal
Drawn: JWDC Checked: RUB Date: 01.07.2026
Title: Amended PUD Re-Submittal
Drawn: JWDC Checked: RUB Date: 01.28.2026

**WESTSHORE
PUD AMENDMENT
WEST DEVELOPMENT AREA
UTILITY PLAN**

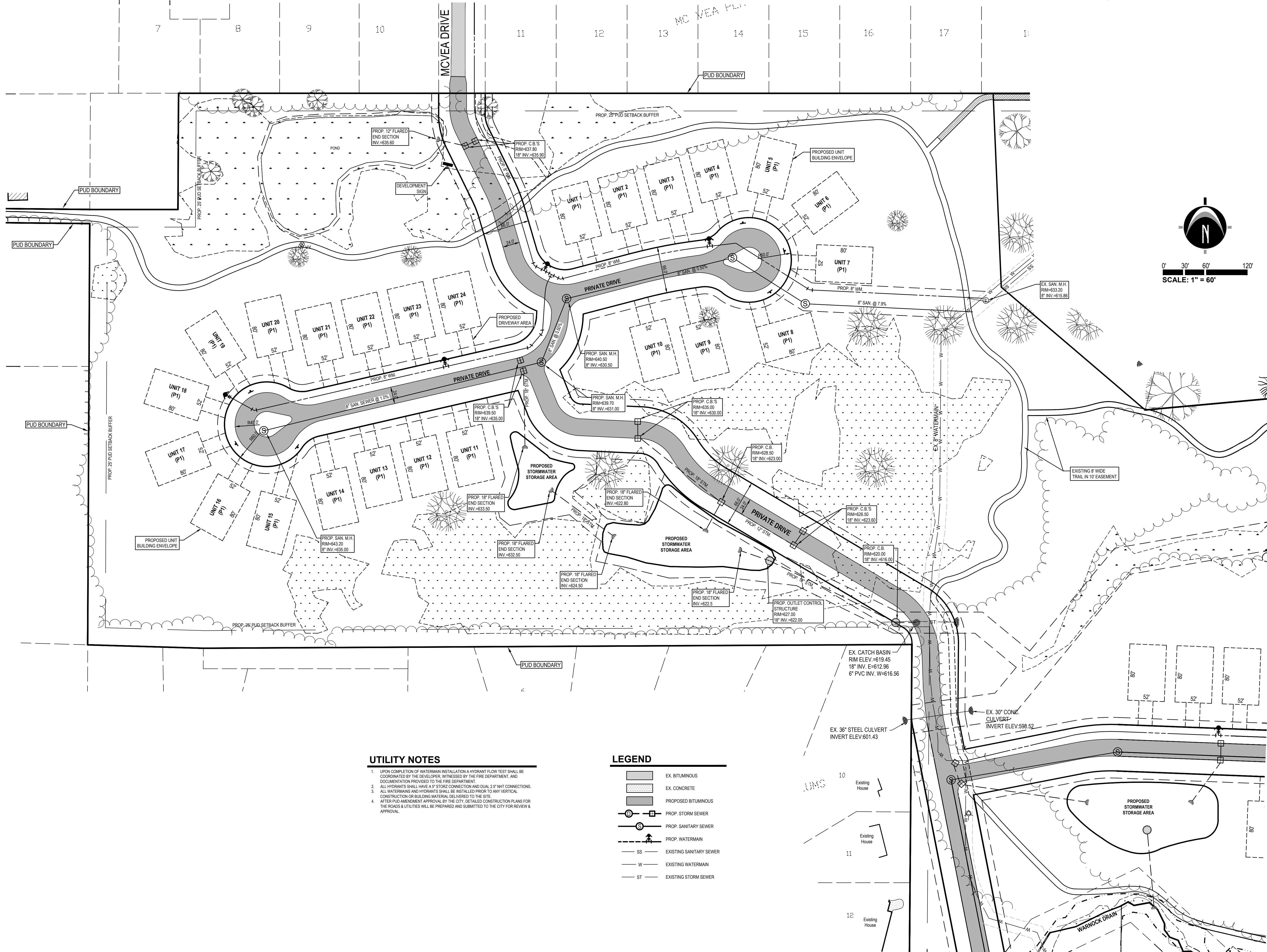
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25202094

SHEET NO:
C-401



UTILITY NOTES

- UPON COMPLETION OF WATERMAIN INSTALLATION A HYDRANT FLOW TEST SHALL BE COORDINATED BY THE DEVELOPER, WITNESSED BY THE FIRE DEPARTMENT, AND DOCUMENTATION PROVIDED TO THE FIRE DEPARTMENT.
- ALL HYDRANTS SHALL HAVE A 5" STORZ CONNECTION AND DUAL 2.5" NHT CONNECTIONS.
- ALL WATERMANS AND HYDRANTS SHALL BE INSTALLED PRIOR TO ANY VERTICAL CONSTRUCTION OR BUILDING MATERIAL DELIVERED TO THE SITE.
- AFTER PUD AMENDMENT APPROVAL BY THE CITY, DETAILED CONSTRUCTION PLANS FOR THE ROADS & UTILITIES WILL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW & APPROVAL.

LEGEND

- | | |
|--|-------------------------|
| | EX. BITUMINOUS |
| | EX. CONCRETE |
| | PROPOSED BITUMINOUS |
| | PROP. STORM SEWER |
| | PROP. SANITARY SEWER |
| | PROP. WATERMAIN |
| | EXISTING SANITARY SEWER |
| | EXISTING WATERMAIN |
| | EXISTING STORM SEWER |

REVISIONS:		
Title: Amended PUD Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.07.202
Title: Amended PUD Re-Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.28.202

STAMP:

The seal is circular with a double-line border. Inside the border, the text "STATE OF MICHIGAN" is at the top, "ROGER JACK BARR II" is in the center, "ENGINEER" is below the name, and "No. 41990" is below the title. The words "LICENSED PROFESSIONAL ENGINEER" are written along the bottom inner edge of the seal. A signature, "R. J. Barr", is written across the bottom of the seal.

5/20/04	DSCI 1	4:47
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REVISIONS:

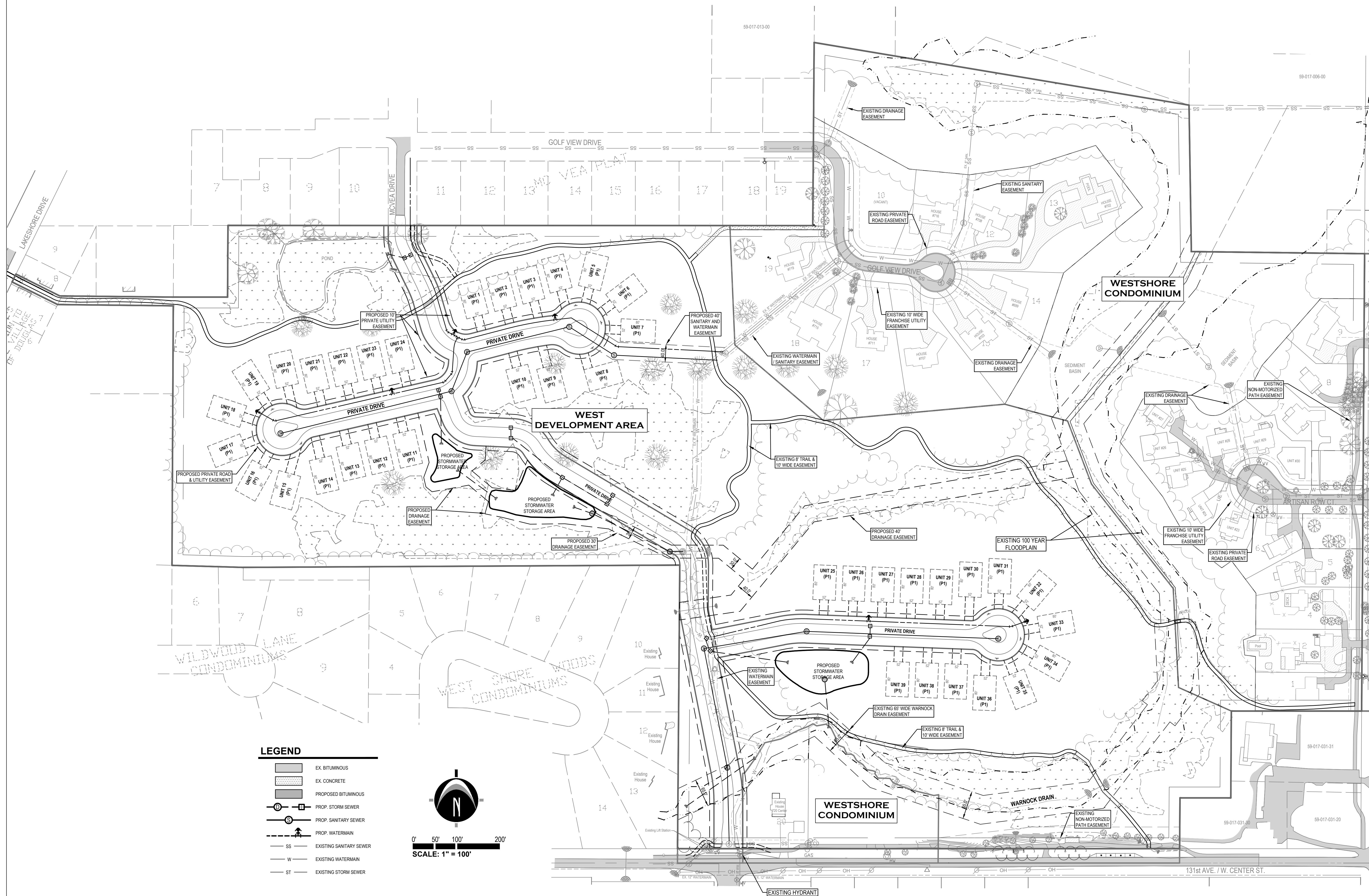
Title: Amended PUD Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.07.202
Title: Amended PUD Re-Submittal		
Drawn: JW/DC	Checked: RJB	Date: 01.28.202

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

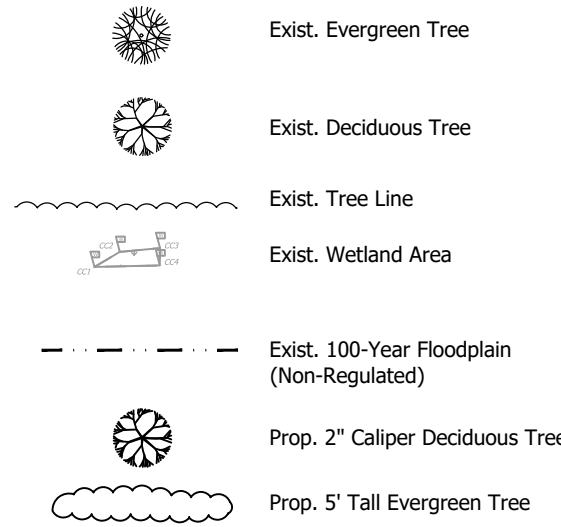
STATE OF MICHIGAN
★
ROGER JACK
BARR II
ENGINEER
No.
41990
★
LICENSED PROFESSIONAL ENGINEER

R. J. Barr

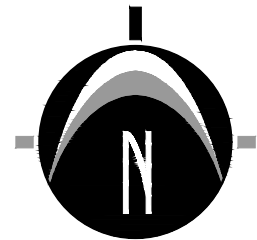
SHEET NO:
C-500



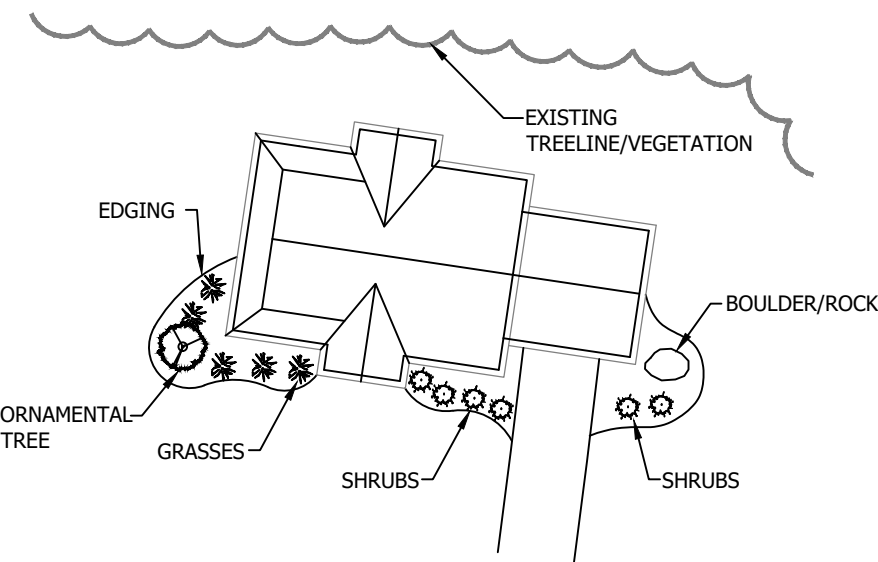
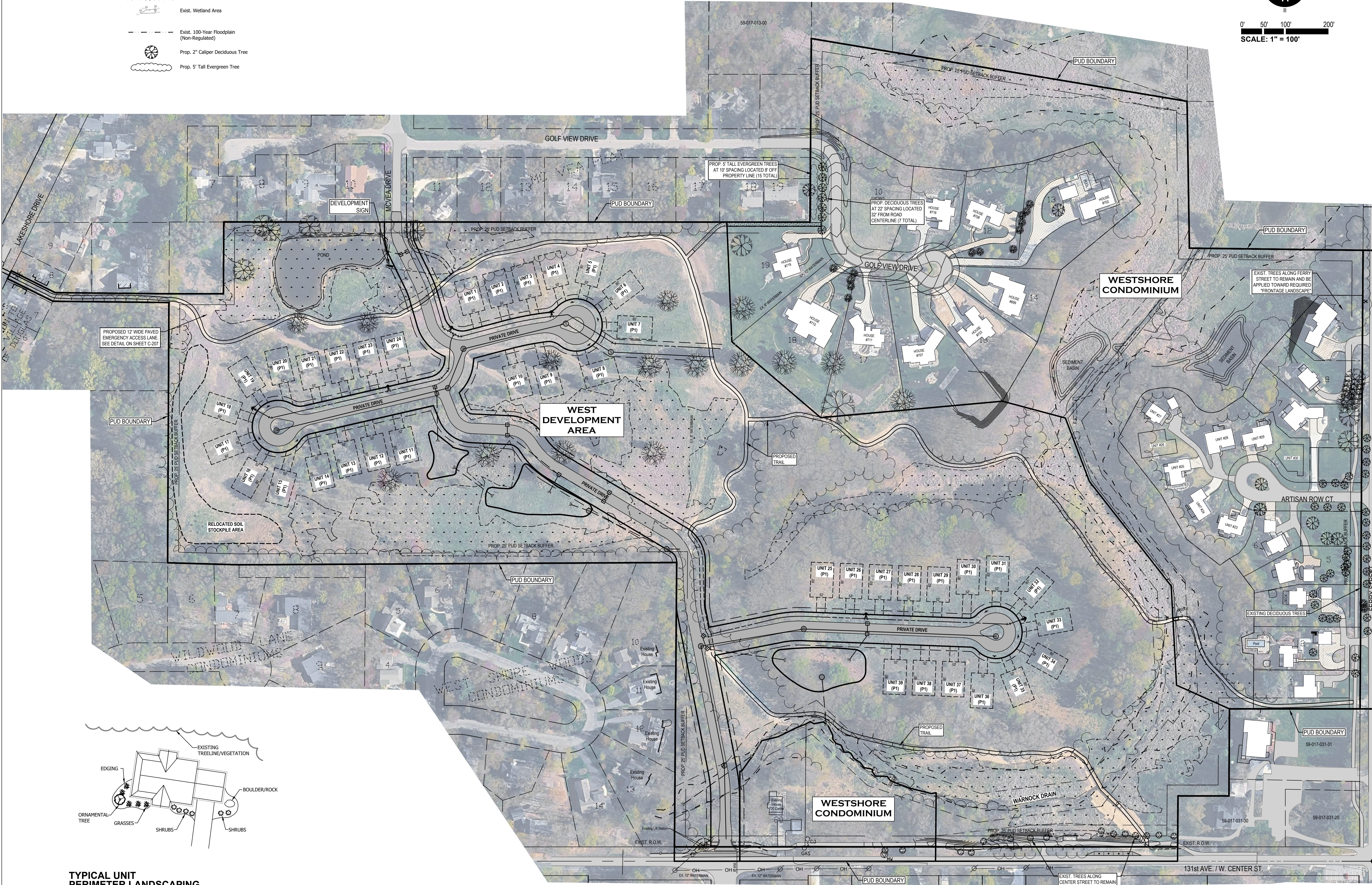
LEGEND



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.



0' 50' 100' 200'
SCALE: 1" = 100'



TYPICAL UNIT
PERIMETER LANDSCAPING

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PREPARED FOR:
Douglas Property Development LLC
Ric Dyk
50 Cragen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

Title: Amended PUD Submittal	Checked: RUB	Date: 01.07.2026
Drawn: JWDC	Checked: RUB	Date: 01.28.2026

**WESTSHORE
PUD AMENDMENT**
Landscape Plan
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

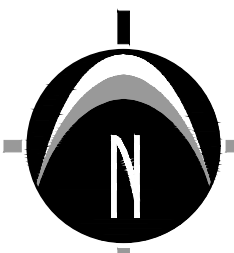
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STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER
R. Barr

PROJECT NO:
25202094

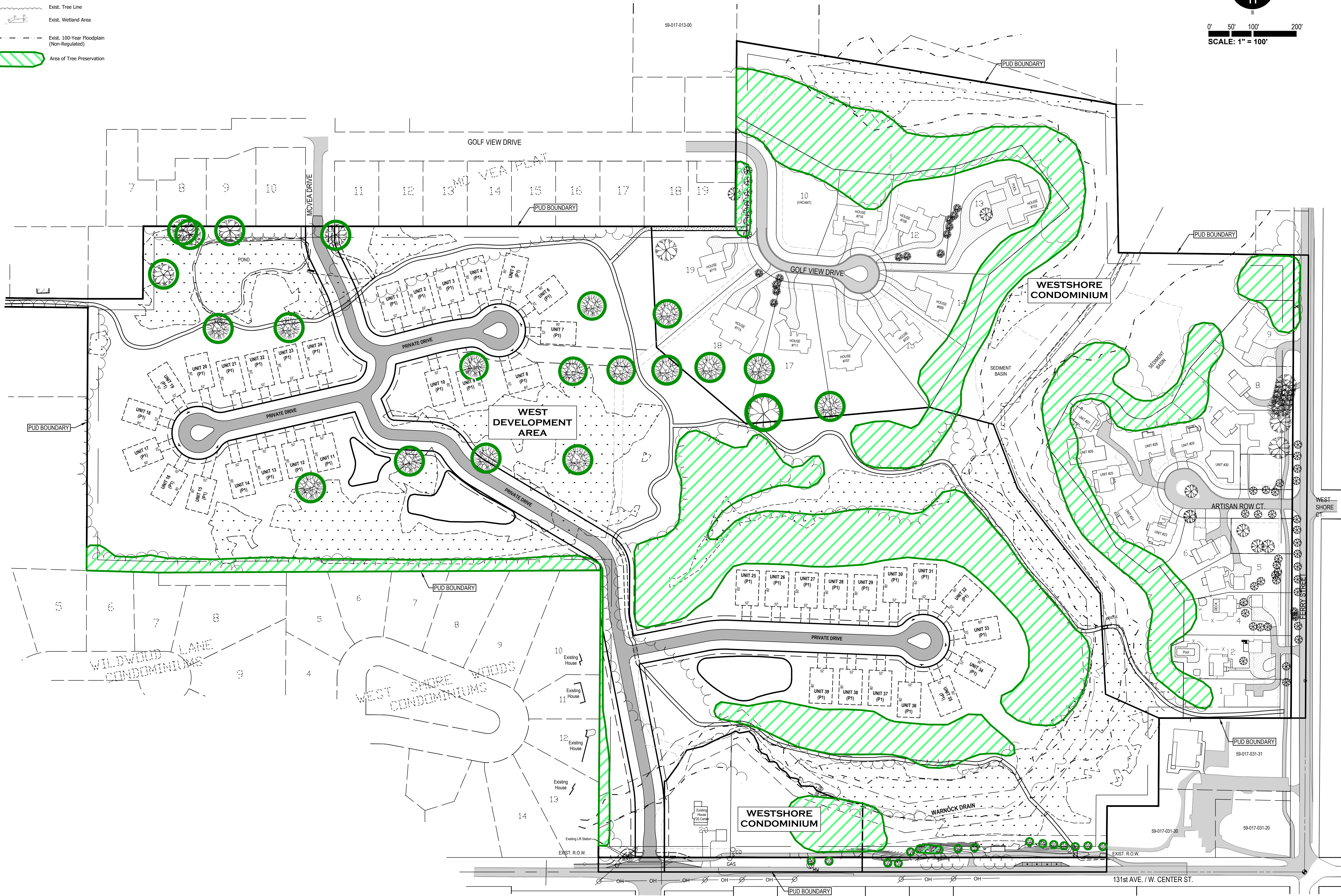
SHEET NO:
L-101

LEGEND

- Exist. Evergreen Tree
- Exist. Deciduous Tree
- Exist. Tree Line
- Exist. Wetland Area
- Exist. 100-Year Floodplain (Non-Regulated)
- Area of Tree Preservation



0' 50' 100' 200'
SCALE: 1" = 100'



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Title: Amended PUD Submittal	Checked: RUB	Date: 01.07.2026
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**WESTSHORE
PUD AMENDMENT**
Tree Preservation Plan
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R18W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

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

PROJECT NO:
25202094

SHEET NO:
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PREPARED FOR:
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Phone: 616.458.8505

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**WESTSHORE
PUD AMENDMENT**
Open Space Preservation Easement Plan
PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

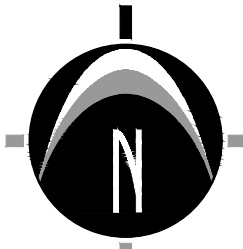
STAMP:
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ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER
RJB

PROJECT NO:
25202094

SHEET NO:
P-104

LEGEND

- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED OPEN SPACE PRESERVATION EASEMENT (35.35 AC.)
- EXISTING OPEN SPACE PRESERVATION EASEMENT (12.05 AC.)
- TOTAL OPEN SPACE = 47.4 AC. (62%)



0' 50' 100' 200'
SCALE: 1" = 100'

