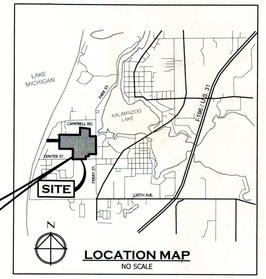
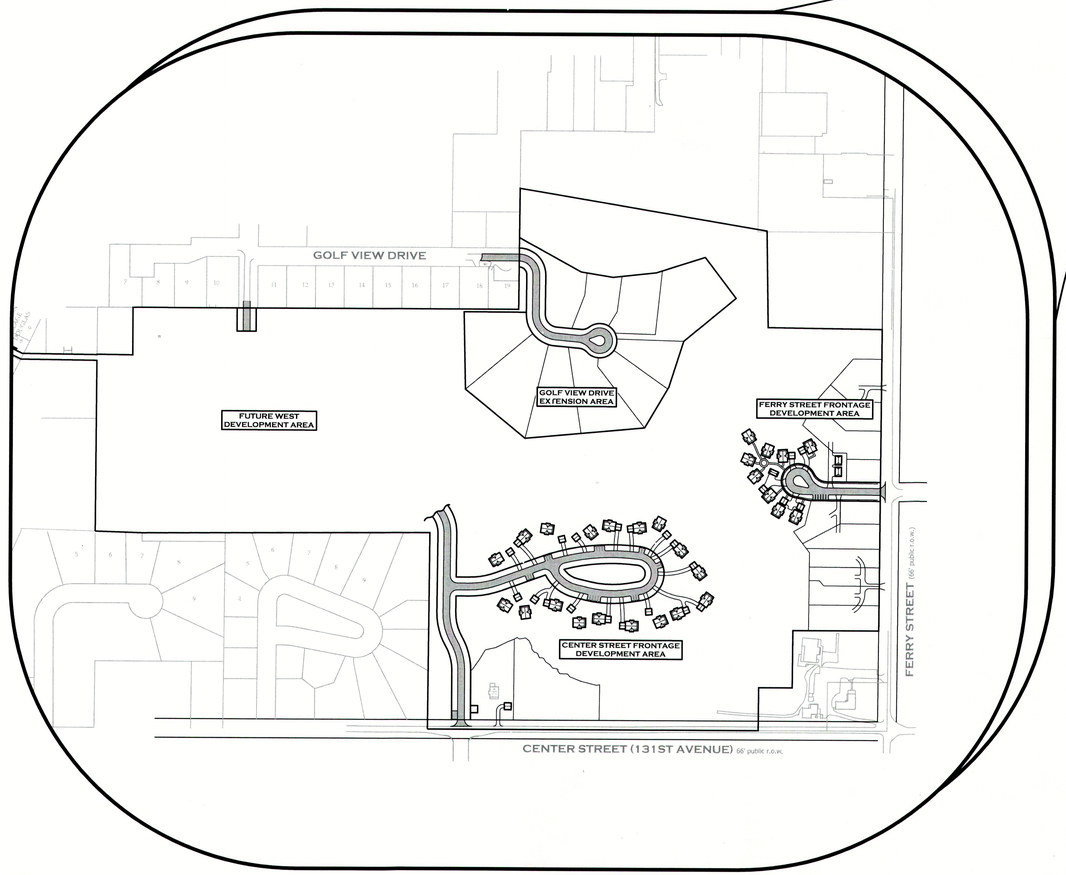
WESTSHORE GOLF REDEVELOPMENT P.U.D.

CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN





DESIGN TEAM

DEVELOPER/BUILDER
BDR Custom Homes
5510 Cascade Rd. SE, Suite 21
Grand Rapids, MI 49546
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f 616.458.8008
www.bdrcustomhomes.com

PLANNING/ENGINEERING
Nederveld, Inc.
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Grand Rapids, MI 49503
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f 616.575.6644
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OWNER/APPLICANT
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ENVIRONMENTAL
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www.dixonenvironmental.com

SHEET INDEX:

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Cover Sheet

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

no.	comment	date
1	PRELIMINARY PUD SUBMITTAL	12/12/11
2	PRELIMINARY PUD SUBMITTAL	03/07/12
3	PRELIMINARY PUD SUBMITTAL	03/26/12
4	FINAL PUD SUBMITTAL	04/20/12
5	FINAL PUD SUBMITTAL	05/21/12
6	FINAL PUD SUBMITTAL	06/26/12
7	FINAL PUD SUBMITTAL	07/25/12
8		

drawn by: WDS date: 11/29/11
checked by: RJB date: 12/12/11

project no.: 11200074

COVER

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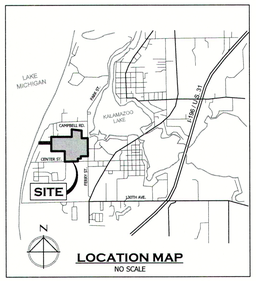

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SCALE: 1" = 100'

SCHEDULE B-SECTION II NOTES

(6) Drain Easement, Liber 3051, Page 502, affects the subject property as plotted and shown hereon.

(7) Drain Easement, Liber 3051, Page 506, Allegan County records, affects the subject property as plotted and shown hereon.

(11) Easement to Allegan County Department of Public Works, Liber 932, Page 496, Allegan County records, affects the subject property as plotted and shown hereon.

(16) Non-Regulated Floodplain

LEGEND

- Exist. Evergreen Tree
- Exist. Deciduous Tree
- Exist. Tree Line
- Exist. Wetland Area
- Exist. Wetland Boundary Marker
- Exist. Grade Contour (638)
- Exist. 100-Year Floodplain (Non-Regulated)
- Exist. Wetlands

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

811 Know what's below. Call before you dig.

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

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(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.

GOLF VIEW DRIVE

MC VEA ROAD

MC VEA PLAT

M=N89°59'26"W 1346.32'

M=N89°59'28"W 362.06'

N80°31'00"W 847.96'

S00°25'11"W 421.79'

N00°53'13"W 437.43'

N89°17'50"W 431.89'

N00°21'57"E 1052.88'

N00°00'00"E 333'

S90°00'00"W 117'

N00°21'57"E 150'

N89°41'57"E 1004.98'

S88°20'23"W 164.16'

S00°27'10"W 686.00'

S00°24'52"W 28.97'

N00°27'27"E 30.66'

Parcel: 59-017-020-00
Property Address:
291 LAKESHORE DR
DOUGLAS, MI 49406
Owner Information:
WAGNER FAMILY LLC
12182 SARAFRAS LN
IDA, MI 48140

Parcel: 59-017-051-00
Property Address:
192 LAKESHORE DR
DOUGLAS, MI 49406
Owner Information:
HIGGINS CHARLES G
400 S SPRING AVE
LA GRANGE, IL 60525

59-017
-006-00

Building 1.2' N. of prop. line

Fence on prop. line ±

Fence 1.0' N. & W. of property line

Exist. bldg.

Exit Gate 125'

Open water on March 30, 2011

Drainage (4'-6' wide)

Ditch

Gravel

Asphalt

Existing Buildings

Existing building

Building 4 (See det.)

Bridge (typ.)

WEST SHORE DR.

WEST SHORE COURT

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

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

WILDERNESS RIDGE DRIVE

E-W 1/4 line, Section 17

E. line, NE 1/4, Section 17

N-S 1/4 line, Section 17

E. 1/4 CORNER SECTION 17, T3N, R16W

WILDWOOD LANE CONDOMINIUMS

WEST SHORE WOODS CONDOMINIUMS

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.

Except, the North of 165' of the Westerly 125' thereof.

Contains 77.3 acres more or less.

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HOLLAND
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PHONE: 616.393.0449

Existing Conditions & Survey 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

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RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
checked by: RJB	date: 12/12/11	8	drawn by: WJVS	date: 11/20/11

project no.:
11200074

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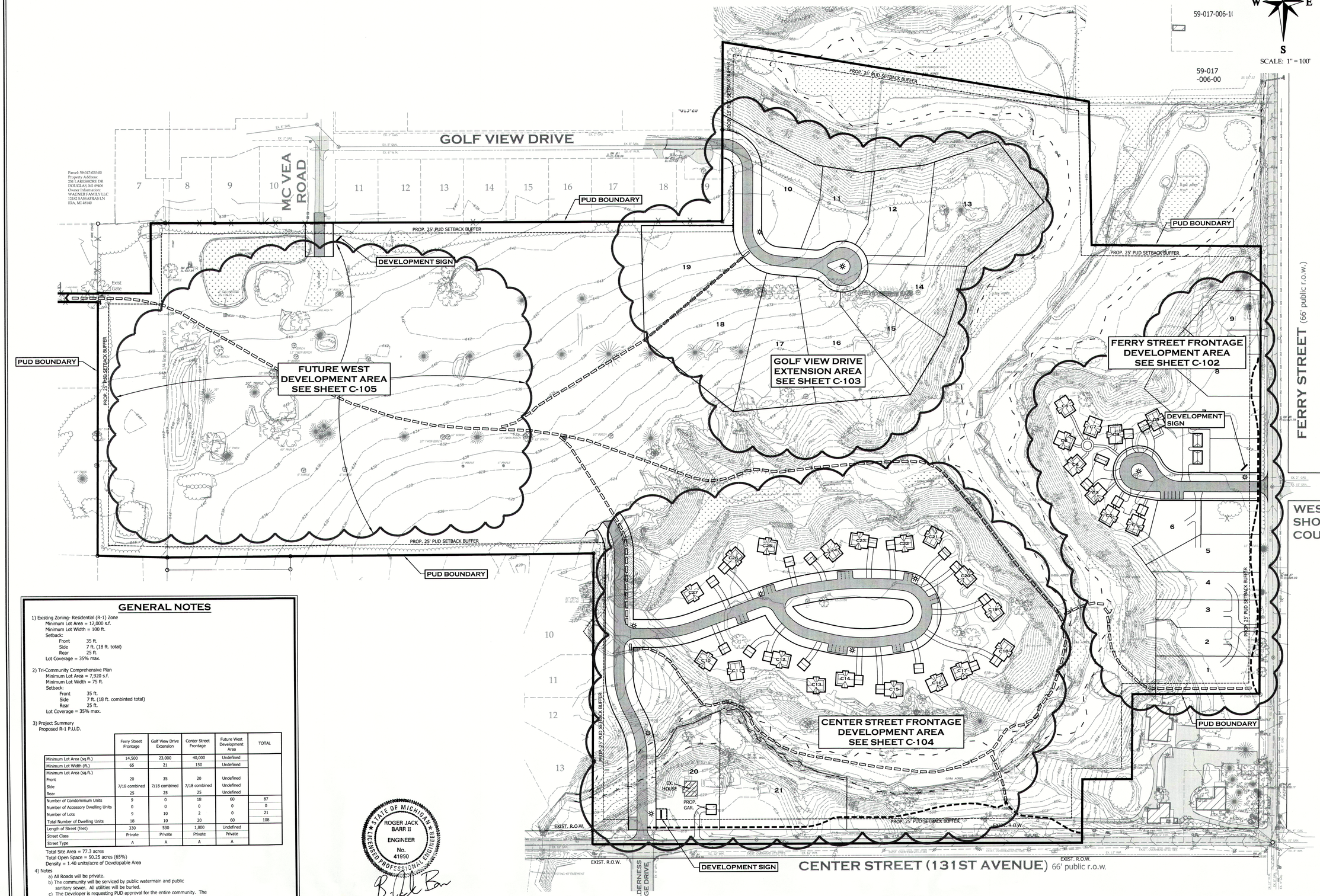

GENERAL NOTES

1) Existing 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) Tri-Community Comprehensive Plan
   Minimum Lot Area = 7,920 s.f.
   Minimum Lot Width = 75 ft.
   Setback:
   Front 35 ft.
   Side 7 ft. (18 ft. combinted total)
   Rear 25 ft.
   Lot Coverage = 35% max.

3) Project Summary
   Proposed R-1 P.U.D.

	Ferry Street Frontage	Golf View Drive Extension	Center Street Frontage	Future West Development Area	TOTAL
Minimum Lot Area (sq.ft.)	14,500	23,000	40,000	Undefined	
Minimum Lot Width (ft.)	65	21	150	Undefined	
Minimum Lot Area (sq.ft.)					
Front	20	35	20	Undefined	
Side	7/18 combined	7/18 combined	7/18 combined	Undefined	
Rear	25	25	25	Undefined	
Number of Condominium Units	9	0	18	60	87
Number of Accessory Dwelling Units	0	0	0	0	0
Number of Lots	9	10	2	0	21
Total Number of Dwelling Units	18	10	20	60	108
Length of Street (feet)	330	530	1,800	Undefined	
Street Class	Private	Private	Private	Private	
Street Type	A	A	A	A	

Total Site Area = 77.3 acres
Total Open Space = 50.25 acres (65%)
Density = 1.40 units/acre of Developable Area

4) 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) The Developer is requesting PUD approval for the entire community. The phases will be determined and defined based on market demand.
   d) All development signs shall conform to City sign ordinance.

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

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Proposed Overall Site Layout Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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DOUGLAS PROPERTY DEVELOPMENT, LLC

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RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
checked by: RJB		8	date: 12/12/11	drawn by: WDS date: 11/29/11

project no.:
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C-101

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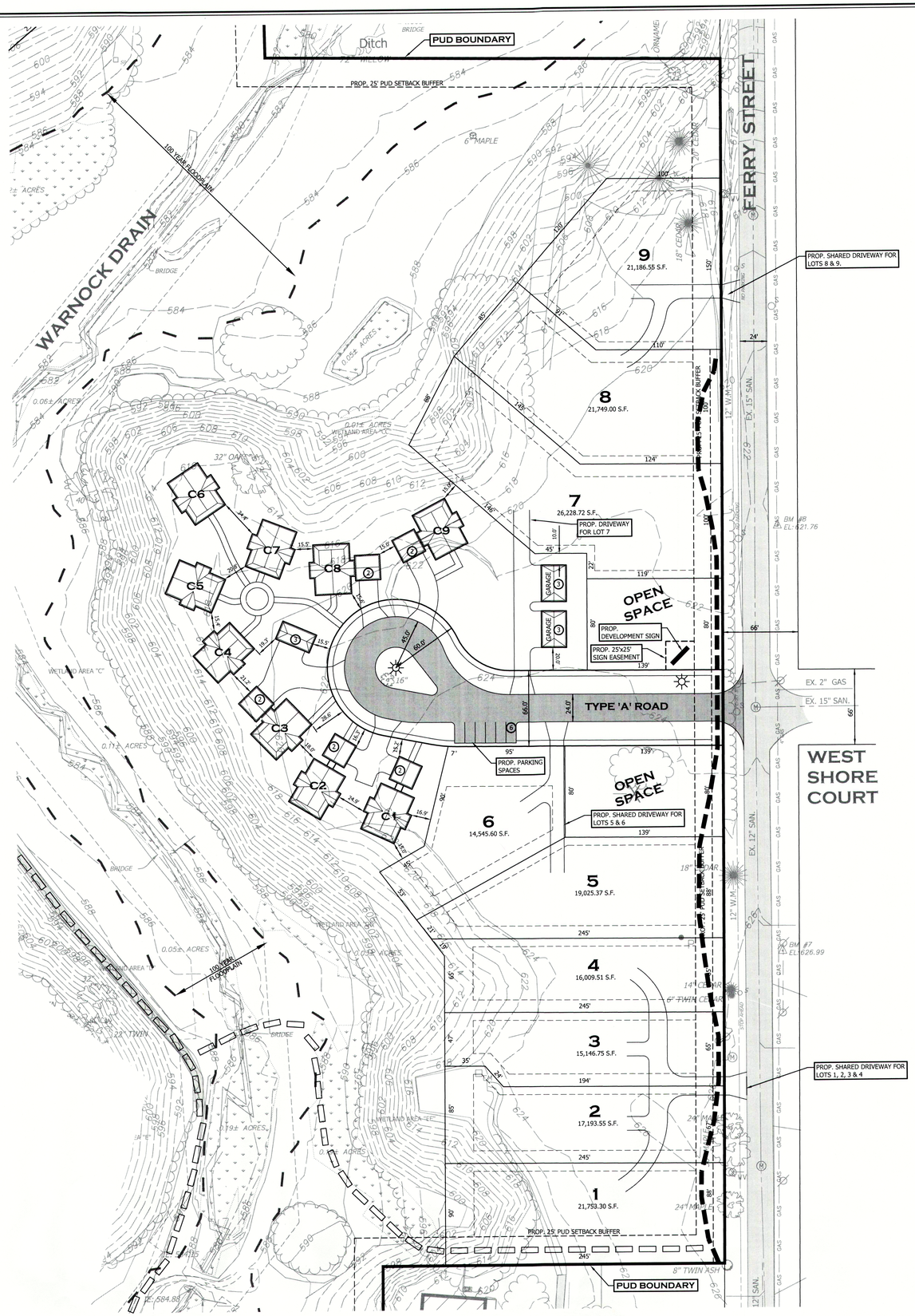

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SCALE: 1" = 50'

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Ferry Street Frontage Area
Proposed Site Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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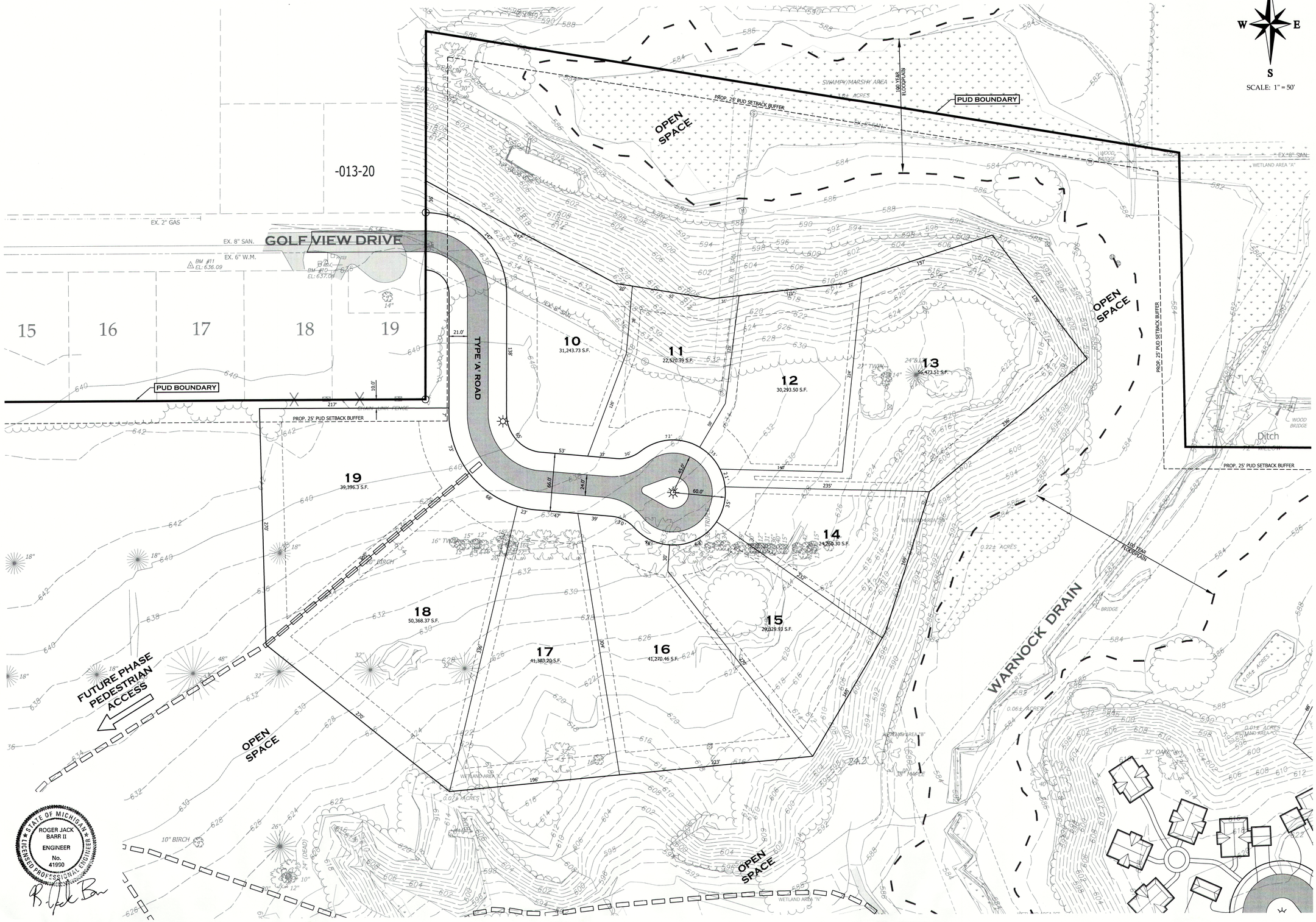
N
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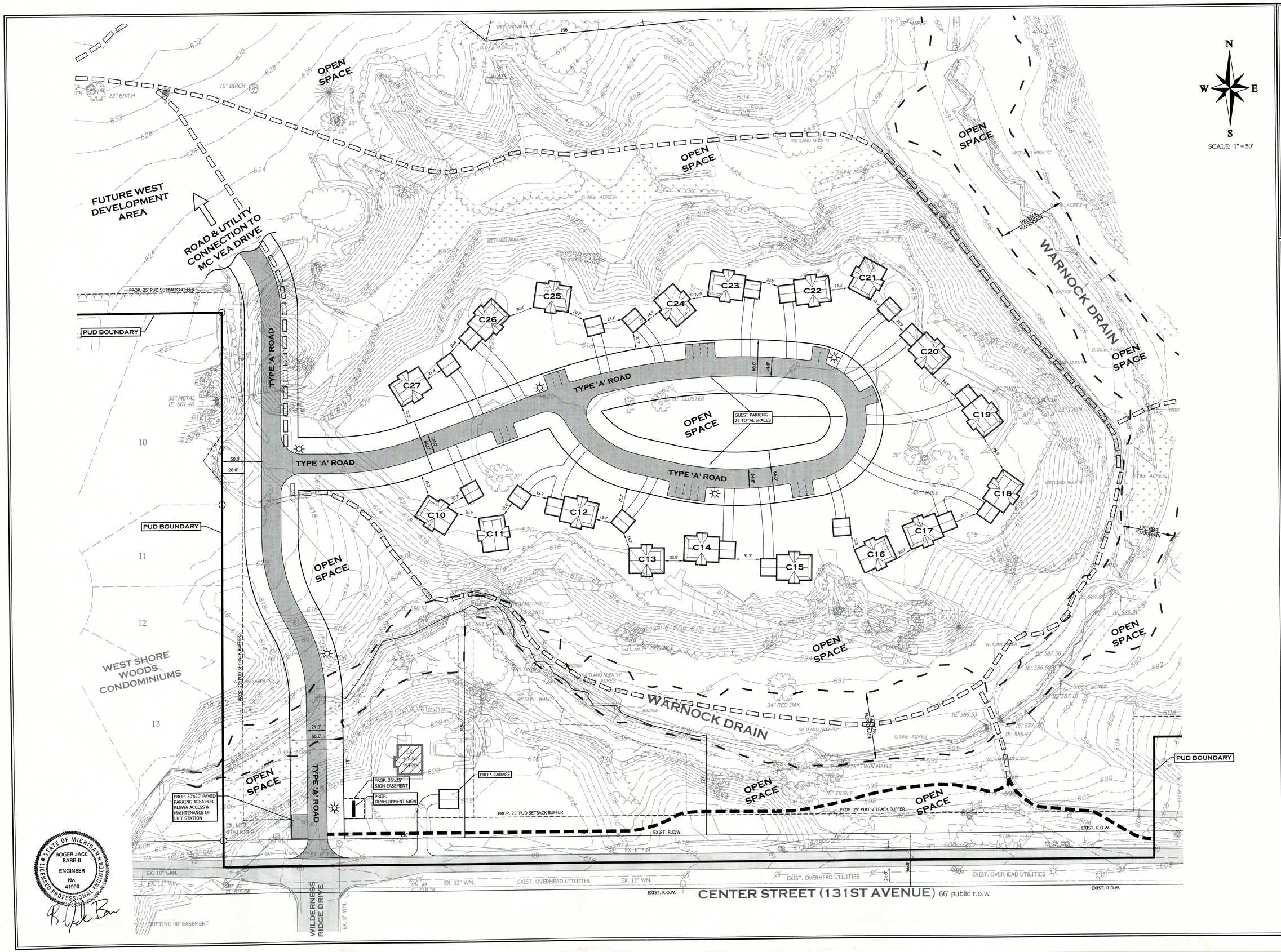
S
SCALE: 1" = 50'
-013-20
EX. 2" GAS
EX. 8" SAN.
EX. 6" W.M.
GOLF VIEW DRIVE
BM #11
EL: 636.09
BM #10
EL: 637.09
15
16
17
18
19
PUD BOUNDARY
PROP. 25' PUD SETBACK BUFFER
TYPE 'A' ROAD
OPEN SPACE
SWAMPY/MARSHY AREA
1.84± ACRES
100 YEAR FLOODPLAIN
EX. 8" SAN.
WETLAND AREA "A"
WOOD BRIDGE
Ditch
10
31,243.73 S.F.
11
22,570.39 S.F.
12
30,293.50 S.F.
13
56,473.51 S.F.
14
24,760.30 S.F.
15
29,029.93 S.F.
16
41,270.46 S.F.
17
41,383.20 S.F.
18
50,368.37 S.F.
19
39,396.3 S.F.
100 YEAR FLOODPLAIN
WARNOCK DRAIN
0.22± ACRES
0.06± ACRES
0.01± ACRES
WETLAND AREA "B"
WETLAND AREA "C"
WETLAND AREA "D"
0.01± ACRES
WETLAND AREA "E"
0.01± ACRES
WETLAND AREA "F"
FUTURE PHASE PEDESTRIAN ACCESS
OPEN SPACE
OPEN SPACE
OPEN SPACE
6' CHAIN LINK FENCE
16" TWIN
15" 12"
21" TWIN
24" TWIN
32" OAK
38" MAPLE
10" BIRCH
24" (DEAD)
26"
48"
WILLOW
WILLOW
WILLOW



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Center Street Frontage Area
Proposed Site Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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DOUGLAS PROPERTY DEVELOPMENT, LLC

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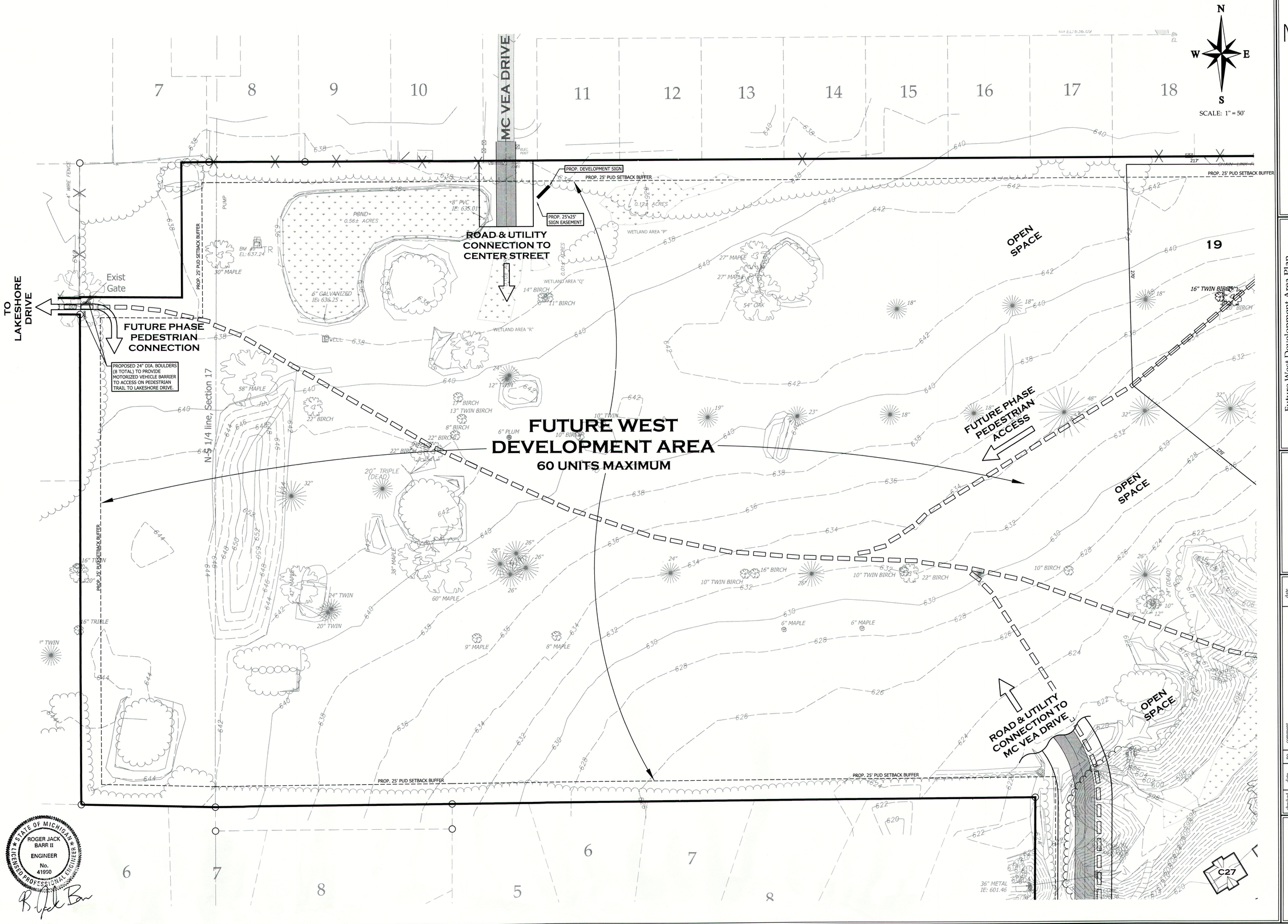
MC VEA DRIVE
PROP. DEVELOPMENT SIGN
PROP. 25' PUD SETBACK BUFFER
PROP. 25'x25' SIGN EASEMENT
ROAD & UTILITY CONNECTION TO CENTER STREET
OPEN SPACE
TO LAKESHORE DRIVE
Exist Gate
FUTURE PHASE PEDESTRIAN CONNECTION
PROPOSED 24" DIA. BOULDERS (8 TOTAL) TO PROVIDE MOTORIZED VEHICLE BARRIER TO ACCESS ON PEDESTRIAN TRAIL TO LAKESHORE DRIVE.
N-S 1/4 line, Section 17
FUTURE WEST DEVELOPMENT AREA
60 UNITS MAXIMUM
FUTURE PHASE PEDESTRIAN ACCESS
ROAD & UTILITY CONNECTION TO MC VEA DRIVE
POND 0.56± ACRES
WETLAND AREA "P"
WETLAND AREA "Q"
WETLAND AREA "R"
4' WIRE FENCE
PUMP
BM EL: 637.24
8" PVC IE: 635.01
6" GALVANIZED IE: 636.25
30" MAPLE
58" MAPLE
22" BIRCH
20" TRIPLE (DEAD)
32"
16" TWIN BIRCH
20"
16" TRIPLE
11" TWIN
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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)

N / W / E / S

SCALE: 1" = 100'

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.

Parcel: 59-017-020-00
Property Address:
251 LAKESHORE DR
DOUGLAS, MI 49406
Owner Information:
WAGNER FAMILY LLC
12182 SASSAFRAS LN
IDA, MI 48140

GOLF VIEW DRIVE

MC VEA DRIVE

MC VEA PLAT

59-017-013-00

-013-20

59-017-006-10

59-017
-006-00

EXIST. SANITARY SEWER TO REMAIN

EXIST. CART PATH TO BE REMOVED

EXIST. POND

EXIST. POND TO REMAIN

EXIST. BUILDINGS TO BE REMOVED

EXIST. WELL TO BE REMOVED

EXIST. BERM TO BE REMOVED

EXIST. BRIDGE TO BE REMOVED

EXIST. CULVERT TO BE REMOVED

EXIST. BUILDINGS TO BE REMOVED

EXIST. CULVERT TO BE REMOVED AND REPLACED.

EXIST. KLSWA SANITARY LIFT STATION TO REMAIN

EXIST. WALL AND STRUCTURE TO BE REMOVED

STEEP SLOPE

100 YEAR FLOODPLAIN

WARNOCK DRAIN

WEST SHORE DR.

WEST SHORE WOODS CONDOMINIUMS

WILDWOOD LANE CONDOMINIUMS

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

WEST SHORE COURT

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

EXIST. OVERHEAD UTILITIES

811 Know what's below. Call before you dig.

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

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(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.

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

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Schaumburg, IL 60173
PHONE: 312.878.3897

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

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
RJB	12/12/11	1	PRELIMINARY PUD SUBMITTAL	12/12/11
RJB	03/07/12	2	PRELIMINARY PUD SUBMITTAL	03/07/12
RJB	03/26/12	3	PRELIMINARY PUD SUBMITTAL	03/26/12
RJB	04/20/12	4	FINAL PUD SUBMITTAL	04/20/12
RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12
RJB	06/26/12	6	FINAL PUD SUBMITTAL	06/26/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
		8		
checked by:	RJB	date:	12/12/11	drawn by: WDS date: 11/29/11

project no.:
11200074

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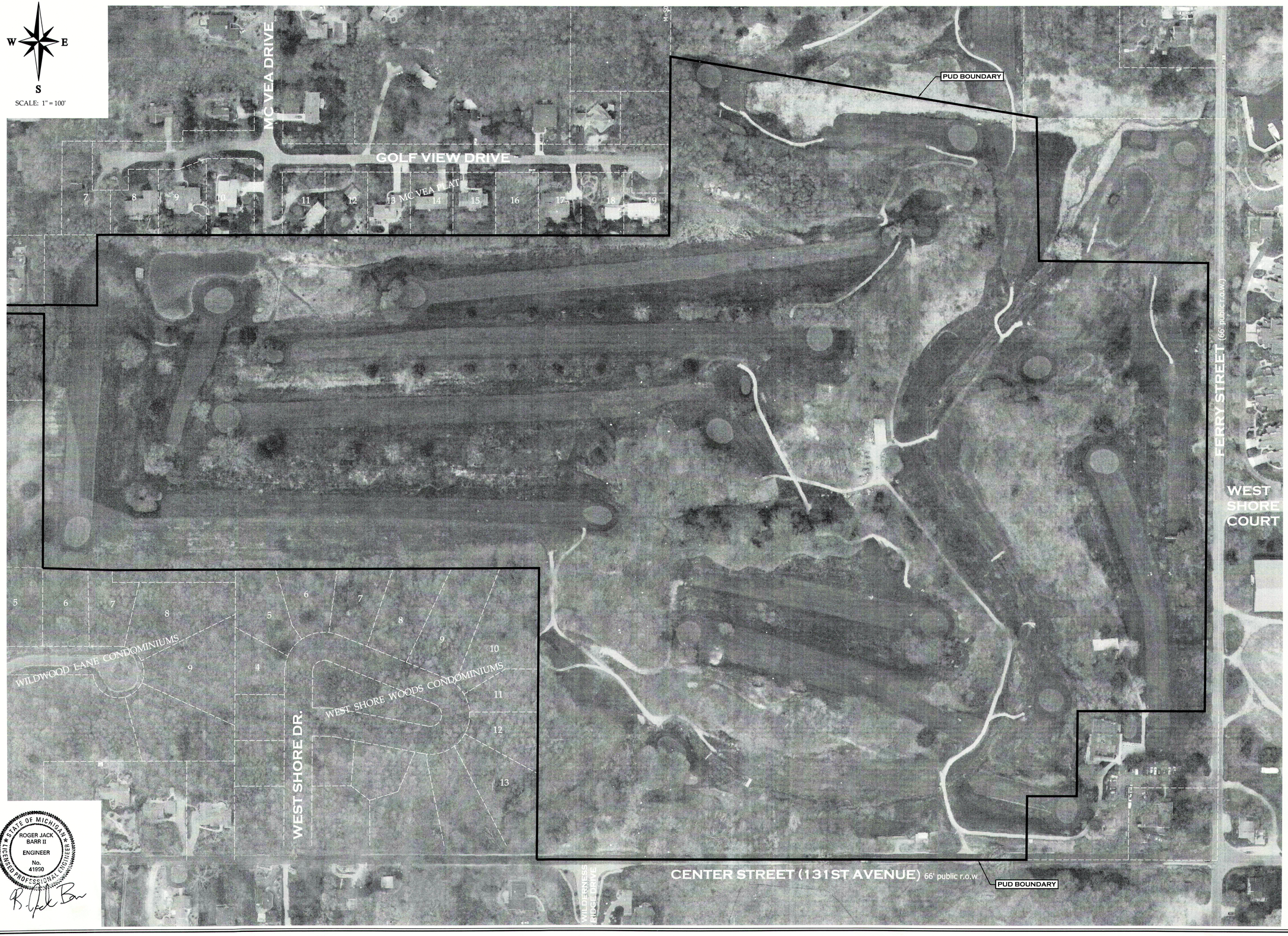

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Aerial Photograph

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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7	FINAL PUD SUBMITTAL	07/25/12
8		

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project no.:
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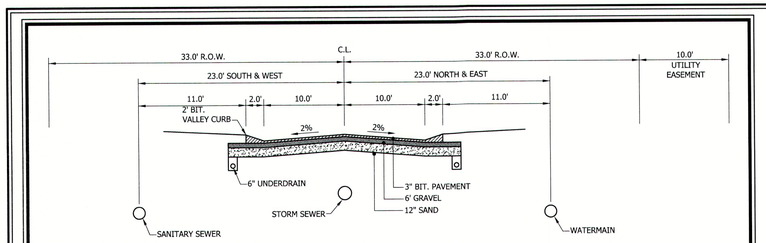
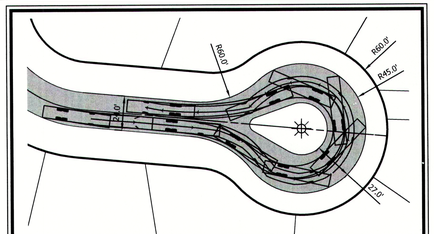


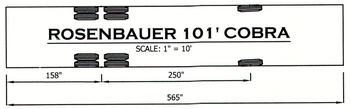
ROAD TYPE 'A'

SCALE: N.T.S.



FIRE TRUCK TURN MOVEMENT DETAIL

SCALE: 1" = 50'



ROSENBAUER 101' COBRA

SCALE: 1" = 10'



SCALE: 1" = 100'

GOLF VIEW DRIVE

MC VEA DRIVE

66.0' R.O.W.

13 MC VEA PLAT

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

TYPE 'A' ROAD

GOLF VIEW DRIVE EXTENSION AREA

FUTURE CONNECTION TYPE 'A' ROAD

FUTURE WEST DEVELOPMENT AREA

FERRY STREET FRONTAGE DEVELOPMENT AREA

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

24.0'

WEST SHORE COURT

CENTER STREET FRONTAGE DEVELOPMENT AREA

WILDWOOD LANE

WILDWOOD LANE CONDOMINIUMS

WEST SHORE DR.

WEST SHORE WOODS CONDOMINIUMS

WILDERNESS RIDGE DRIVE

EXIST. R.O.W.

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

EXIST. OVERHEAD UTILITIES

EXISTING 20' EASEMENT

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

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HOLLAND
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Holland, MI 49423
PHONE: 616.393.0449

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:
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6	FINAL PUD SUBMITTAL	06/26/12
7	FINAL PUD SUBMITTAL	07/25/12
8		

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project no.:
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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

N W E S

SCALE: 1" = 100'

GOLF VIEW DRIVE

MC VEA DRIVE

MC VEA PLAT

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

TO LAKESHORE DRIVE

PROPOSED 24" DIA. BOULDERS (8 TOTAL) TO PROVIDE MOTORIZED VEHICLE BARRIER TO ACCESS ON PEDESTRIAN TRAIL TO LAKESHORE DRIVE.

PROP. 10' WIDE PEDESTRIAN ACCESS EASEMENT FOR PUBLIC ACCESS

8' WIDE CRUSHED CONCRETE OR GRAVEL PATH.

FUTURE WEST DEVELOPMENT AREA

GOLF VIEW DRIVE EXTENSION AREA

FERRY STREET FRONTAGE DEVELOPMENT AREA

PROP. 8' WIDE BLACKTOP PEDESTRIAN / BIKE PATH

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

WEST SHORE COURT

CENTER STREET FRONTAGE DEVELOPMENT AREA

PROP. 25' WIDE PEDESTRIAN ACCESS EASEMENT FOR PUBLIC ACCESS

WILDWOOD LANE

WILDWOOD LANE CONDOMINIUMS

WEST SHORE DR.

WEST SHORE WOODS CONDOMINIUMS

EXIST. R.O.W.

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

PROP. 8' WIDE BLACKTOP PEDESTRIAN / BIKE PATH

PROP. 10' WIDE PEDESTRIAN ACCESS EASEMENT FOR PUBLIC ACCESS

STATE OF MICHIGAN
ROGER JACK BARR II
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Vehicle and Pedestrian Access Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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6	FINAL PUD SUBMITTAL	06/28/12
7	FINAL PUD SUBMITTAL	07/25/12
8		

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project no.:
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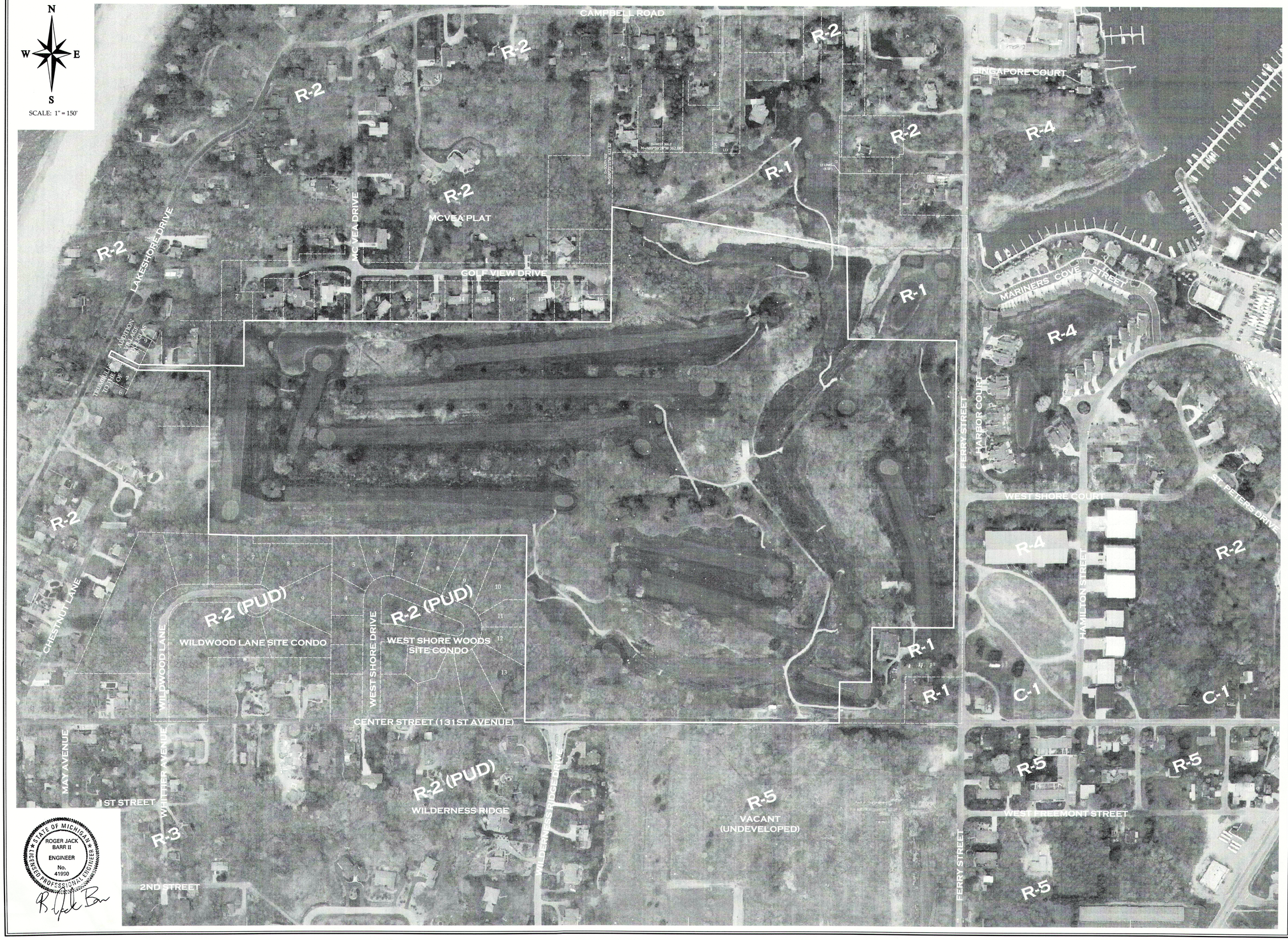

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HOLLAND
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PHONE: 616.393.0449

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

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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
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LEGEND

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

N W E S

SCALE: 1" = 100'

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

GOLF VIEW DRIVE

MC VEA ROAD

EXIST. HYD.

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

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

WEST SHORE COURT

WEST SHORE DR.

WILDERNESS RIDGE DRIVE

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

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

EXIST. R.O.W.

EXIST. 8" W.M. STUB

HYD.

PROP. W.M.

PROP. SAN.

Exist Gate

2-track

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Public Utility Service Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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

DOUGLAS PROPERTY DEVELOPMENT, LLC

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RJB	05/21/12	5	FINAL PUD SUBMITTAL	05/21/12
RJB	06/26/12	6	FINAL PUD SUBMITTAL	06/26/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
checked by: RJB		8	date: 12/12/11	drawn by: WDS date: 11/29/11

project no.:
11200074

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

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LEGEND

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

N W E S

SCALE: 1" = 100'

PROP. PUBLIC UTILITY EASEMENT TO CITY/KLSWA

PROP. PRIVATE STORM SEWER EASEMENT TO HOMEOWNER'S ASSOCIATION

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

GOLF VIEW DRIVE

MC VEA ROAD

EXIST. HYD.

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EXIST. 8" W.M. STUB

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Public Utility Easement Plan

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3	PRELIMINARY PUD SUBMITTAL	03/28/12
4	FINAL PUD SUBMITTAL	04/20/12
5	FINAL PUD SUBMITTAL	05/21/12
6	FINAL PUD SUBMITTAL	06/28/12
7	FINAL PUD SUBMITTAL	07/25/12
8		

checked by: RJB date: 12/12/11 drawn by: WPS date: 11/29/11

project no.:
11200074

C-111B

WS 07/25/12 10:36

11200074-PREL1

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LEGEND

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

N W E S

SCALE: 1" = 100'

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

GOLF VIEW DRIVE

MC VEA ROAD

EXIST. HYD.

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

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

FUTURE WEST DEVELOPMENT AREA

GOLF VIEW DRIVE EXTENSION AREA

PROP. GAS/ELECTRICAL/PHONE/CABLE MAINS (APPROX. 38' FROM ROAD CENTERLINE)

FERRY STREET FRONTAGE DEVELOPMENT AREA

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

WATERMAIN EXTENSION TO MCVEA ROAD THROUGH WEST DEVELOPMENT AREA

WEST SHORE COURT

CENTER STREET FRONTAGE DEVELOPMENT AREA

WEST SHORE DR.

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

WILDERNESS RIDGE DRIVE

EXIST. R.O.W.

EXIST. 8" W.M. STUB

PROP. W.M.

PROP. SAN.

HYD.

Exist Gate

2-track

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

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GRAND RAPIDS
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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, T5N, 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	03/26/12	3	PRELIMINARY PUD SUBMITTAL	03/26/12
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: RJB		8	date: 12/12/11	drawn by: WDS date: 11/20/11

project no.:
11200074

C-111C

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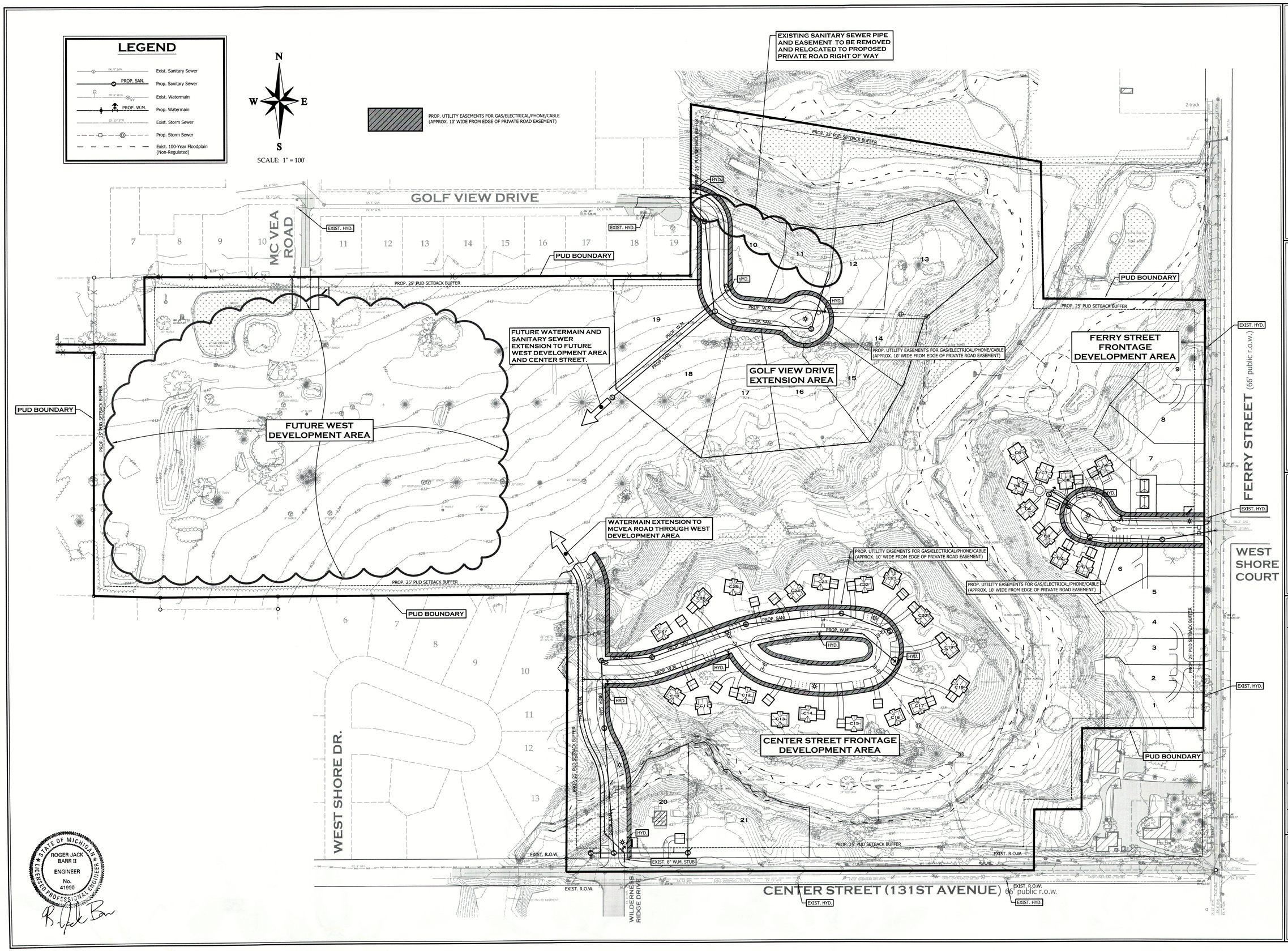
11200074-PAGE1 WS 07/25/12 D:36



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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:
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RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
		8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
11200074

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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" Caliper Deciduous Tree
- Prop. 5' Tall Evergreen Tree
- Prop. 3' Tall Evergreen Hedge Row

N W E S

SCALE: 1" = 100'

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.

GOLF VIEW DRIVE

MC VEA ROAD

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

PROP. 5' TALL EVERGREEN TREES AT 10' SPACING LOCATED 8' OFF PROPERTY LINE (15 TOTAL TREES)

PROP. DECIDUOUS TREES AT 30' SPACING LOCATED AT 32' FROM ROAD CENTERLINE (7 TOTAL TREES)

OPEN SPACE

GOLF VIEW DRIVE EXTENSION AREA

FUTURE WEST DEVELOPMENT AREA

PROPOSED 24" DIA. BOULDERS (8 TOTAL) TO PROVIDE MOTORIZED VEHICLE BARRIER TO ACCESS ON PEDESTRIAN TRAIL TO LAKESHORE DRIVE.

Exist. Gate

2-track

Ditch

EXIST. TREES ALONG FERRY STREET TO REMAIN AND BE APPLIED TOWARD REQUIRED "FRONTAGE LANDSCAPE"

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

PROP. 3' TALL EVERGREEN SHRUBS AROUND GARAGE BUILDINGS (12 TOTAL TREES)

PROP. 3' TALL EVERGREEN SHRUBS (7 TOTAL TREES)

PROP. DECIDUOUS STREET TREE AT 27' FROM ROAD CENTERLINE (7 TOTAL TREES)

PROP. 3' TALL EVERGREEN HEDGE ROW (TOTAL 80-FEET LONG)

PROP. 5' TALL EVERGREEN TREES AT 15' SPACING (5 TOTAL TREES)

FERRY STREET FRONTAGE DEVELOPMENT AREA

PROP. DECIDUOUS TREES AT 30' SPACING LOCATED WITHIN RIGHT-OF-WAY AT 8' FROM EDGE OF PAVEMENT (13 TOTAL TREES)

EXIST. TREES ALONG FERRY STREET TO REMAIN AND BE APPLIED TOWARD REQUIRED "FRONTAGE LANDSCAPE"

WEST SHORE COURT

WEST SHORE DR.

PROP. DECIDUOUS TREES AT 30' SPACING LOCATED AT 32' FROM ROAD CENTERLINE (23 TOTAL TREES)

PROP. 5' TALL EVERGREEN TREES AT 30' SPACING LOCATED 10' OFF PROPERTY LINE (10 TOTAL TREES)

CENTER STREET FRONTAGE DEVELOPMENT AREA

OPEN SPACE

EXIST. R.O.W.

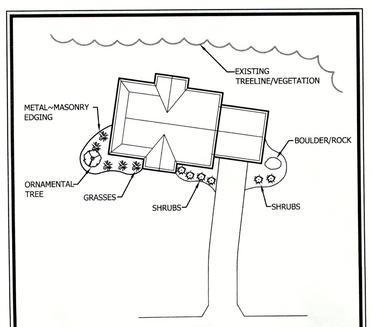
PROP. 5' TALL EVERGREEN TREES (8 TOTAL TREES)

WILDERNESS RIDGE DRIVE

EXISTING TREES ALONG CENTER TO REMAIN AND BE APPLIED TOWARD REQUIRED FRONTAGE LANDSCAPE

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

PROP. DECIDUOUS TREES AT 30' SPACING LOCATED WITHIN RIGHT-OF-WAY AT 8' FROM EDGE OF PAVEMENT (19 TOTAL TREES)



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

STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41950
LICENSED PROFESSIONAL ENGINEER

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Landscape Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

PART OF SECTION 17, T5N, R16W,
CITY OF DOUGLAS, ALLEGAN COUNTY

DOUGLAS PROPERTY DEVELOPMENT, LLC

Attention:
Kevin Einfeld

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Phone: (616) 458-8505

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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
		8		

checked by: RJB date: 12/12/11 drawn by: MDS date: 11/29/11

project no.:
11200074

C-112A

WS 07/25/12 10:36

11200074-PP011

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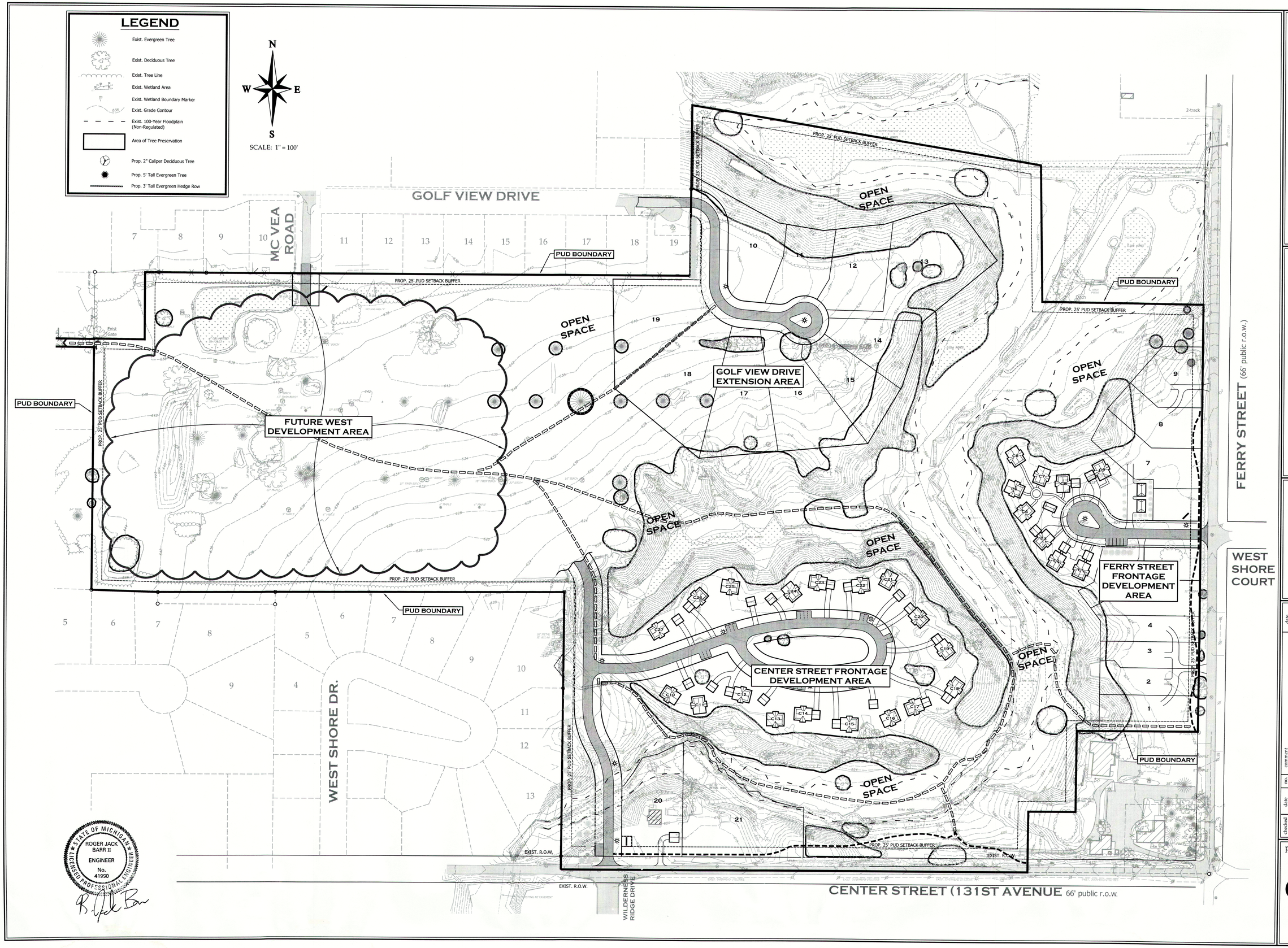

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Tree Preservation Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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

DOUGLAS PROPERTY DEVELOPMENT, LLC

Attention:
Kevin Einfeld

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RJB	06/28/12	6	FINAL PUD SUBMITTAL	06/28/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
		8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
11200074

C-112B

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N

W E

S

SCALE: 1" = 100'

OPEN SPACE =

GOLF VIEW DRIVE

MC VEA ROAD

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

FUTURE WEST DEVELOPMENT AREA
60 UNITS MAXIMUM
12.55 ACRES OPEN SPACE

GOLF VIEW DRIVE EXTENSION AREA

OPEN SPACE
37.7 ACRES

FERRY STREET FRONTAGE DEVELOPMENT AREA

CENTER STREET FRONTAGE DEVELOPMENT AREA

WEST SHORE COURT

WEST SHORE DR.

WILDERNESS RIDGE DRIVE

EXIST. R.O.W.

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

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

Exist Gate

2-track

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

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PHONE: 616.393.0449

Open Space Identification Exhibit 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

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no.	comment	date
1	PRELIMINARY PUD SUBMITTAL	12/12/11
2	PRELIMINARY PUD SUBMITTAL	03/07/12
3	PRELIMINARY PUD SUBMITTAL	03/28/12
4	FINAL PUD SUBMITTAL	04/20/12
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7	FINAL PUD SUBMITTAL	07/25/12
8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
11200074

C-113

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LEGEND

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

N W E S

SCALE: 1" = 100'

GOLF VIEW DRIVE

MC VEA ROAD

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

FUTURE WEST DEVELOPMENT AREA

GOLF VIEW DRIVE EXTENSION AREA

FERRY STREET FRONTAGE DEVELOPMENT AREA

STORMWATER SEDIMENT AREA No.2

STORMWATER SEDIMENT AREA No.1

OVERFLOW PIPE

PROP. STM

MH

CB

OUTLET No.1

OUTLET No.2

FUTURE STORM SEWER CONNECTION AND OUTLET FOR WEST DEVELOPMENT AREA

CULVERT No.2

OUTLET No.4

CENTER STREET FRONTAGE DEVELOPMENT AREA

STORMWATER SEDIMENT AREA No.3

OUTLET No.3

CULVERT No.1

OVERFLOW PIPE

EXIST. R.O.W.

WEST SHORE DR.

WILDERNESS RIDGE DRIVE

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

WEST SHORE COURT

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

2-track

Exist Gate

STATE OF MICHIGAN
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ENGINEER
No. 41990

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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

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RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
		8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
11200074

C-114

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N

W E

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SCALE: 1" = 100'

LEGEND

✲ PROP. STREET LIGHT POLE

GOLF VIEW DRIVE

MC VEA ROAD

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

FUTURE WEST DEVELOPMENT AREA

GOLF VIEW DRIVE EXTENSION AREA

FERRY STREET FRONTAGE DEVELOPMENT AREA

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

WEST SHORE COURT

WEST SHORE DR.

CENTER STREET FRONTAGE DEVELOPMENT AREA

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

WILDERNESS RIDGE DRIVE

EXIST. R.O.W.

Exist. Gate

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

BLACK FLUTED POST WITH BLACK SKIRTING

11'9" TALL

TYPICAL STREET LIGHT

SCALE: N.T.S.

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
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Site Lighting Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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

DOUGLAS PROPERTY DEVELOPMENT, LLC

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RJB	06/26/12	6	FINAL PUD SUBMITTAL	06/26/12
RJB	07/25/12	7	FINAL PUD SUBMITTAL	07/25/12
		8		
checked by: RJB		date: 12/12/11	drawn by: WPS	date: 11/20/11

project no.:
11200074

C-115

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N

W E

S

SCALE: 1" = 100'

GOLF VIEW DRIVE

MC VEA ROAD

PUD BOUNDARY

PROP. 25' PUD SETBACK BUFFER

PUD AREA = 77.3 ACRES

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

WEST SHORE COURT

WILDWOOD LANE

WEST SHORE DR.

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

WILDERNESS RIDGE DRIVE

Exist Gate

STATE OF MICHIGAN
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P.U.D. Boundary and Area Identification 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

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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
		8		

checked by: RJB date: 12/12/11 drawn by: WPS date: 11/29/11

project no.:
11200074

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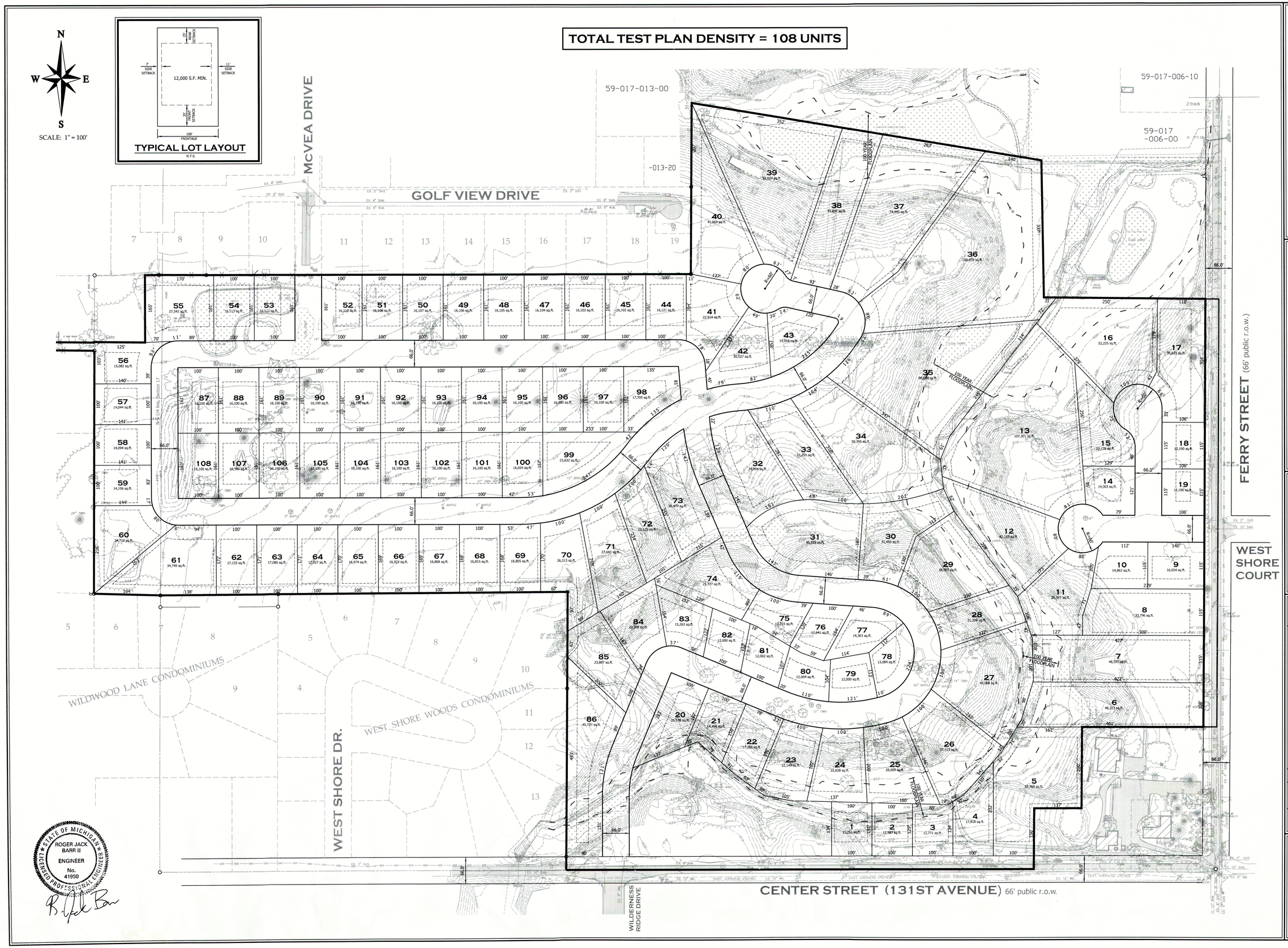

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PHONE: 616.393.0449

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

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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
		8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
11200074

C-117

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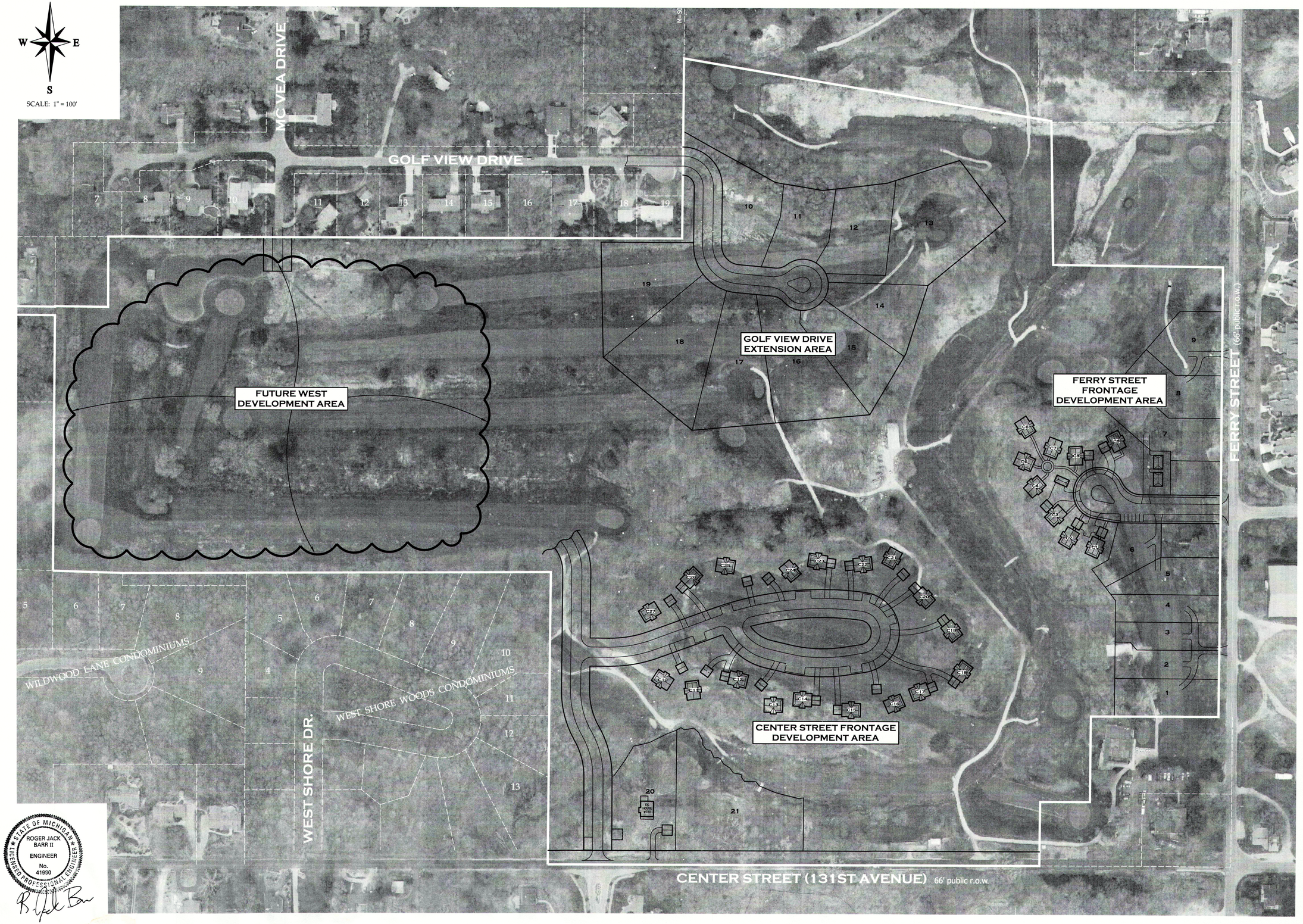

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Holland, MI 49423
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Aerial Overlay Plan

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
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
		8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
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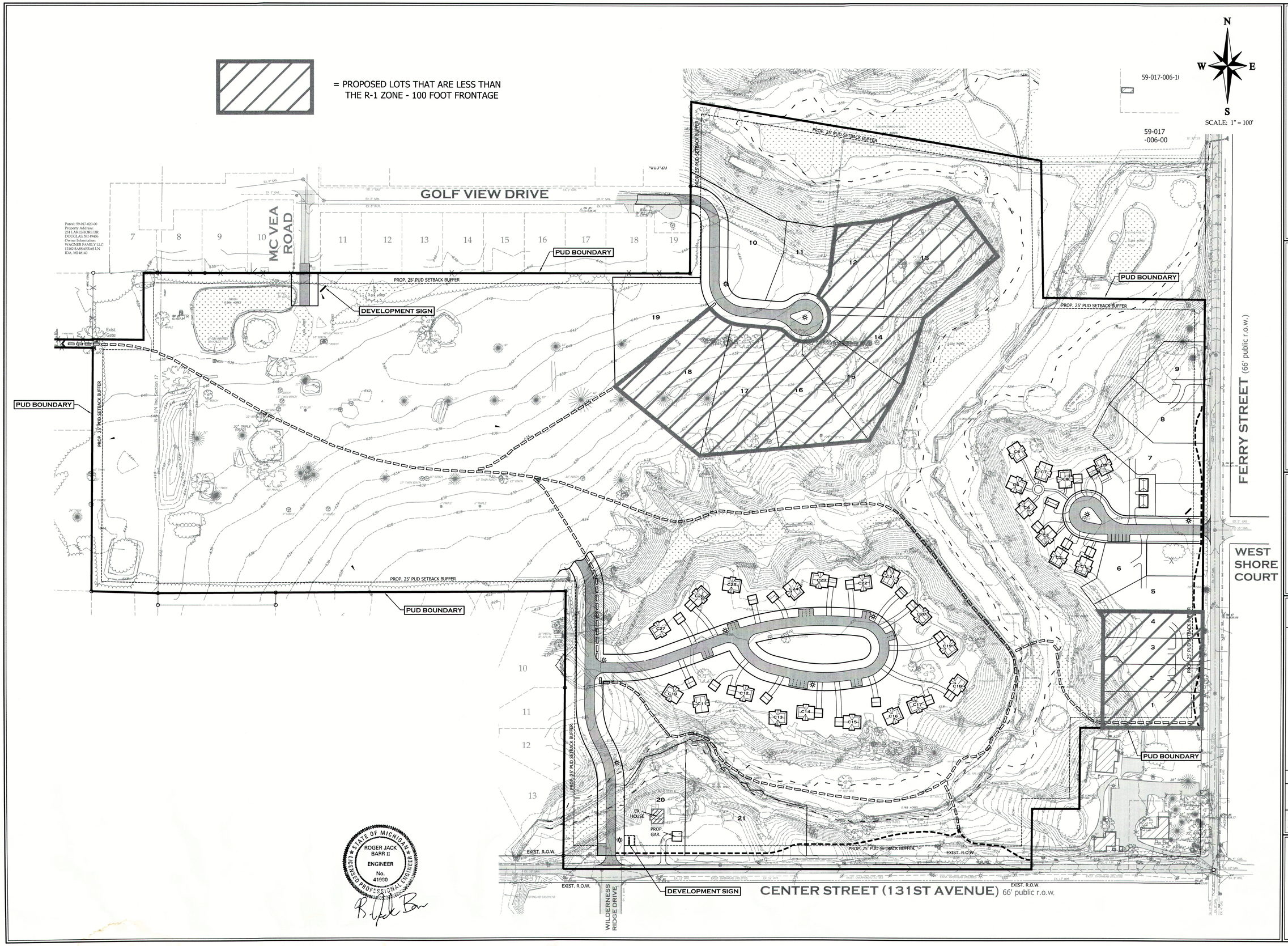

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Lot Size Plan

WESTSHORE GOLF REDEVELOPMENT P.U.D.

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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
		8		

checked by: RJB date: 12/12/11 drawn by: WDS date: 11/29/11

project no.:
11200074

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