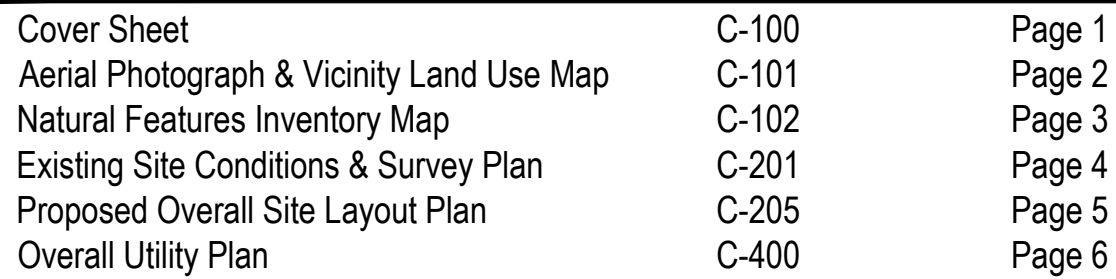


LOCATION MAP

NOT TO SCALE

[illegible]

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



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 330.00 feet along the East line of said Section to the Point of Beginning; thence N90°00'00" W 330.00 feet parallel with the East-West 1/4 line of said Section; thence N65°57'24" W 138.18 feet; thence N03°40'08" W 228.39 feet; thence N38°02'56" W 305.04 feet; thence N20°43'28" W 55.51 feet (the previous three courses being along the center line of the Drainage Easement), recorded in said Section 17; thence S89°58'21" W 190.93 feet; thence N73°05'00" W 140.85 feet; thence S54°48'49" W 418.89 feet; thence N49°30'10" W 263.35 feet; thence N02°23'54" W 275.19 feet; thence S89°58'21" W 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 87.96 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 N60°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 Northwesterly and Southwesterly 577 feet, more or less, along said centerline to a line bearing N00°00'00" 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°26'58" 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 S90°00'00" E 449.62 feet along said East-West 1/4 line to the Point of Beginning.

Contains 32 acres more or less. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Ferry Street over the most Easterly 33 feet thereof. Also subject to highway right-of-way for 131st Avenue over the most Southerly 33 feet thereof.

Part of the North 1/2 of Section 17, Town 3 North, Range 6 West, and part of Lot 8 of Trumbull's Addition to the Village of Douglas, as recorded in Local Plat 3, Page 16, City of Douglas, Algonquin 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 555.50 feet along said East-West 1/4 line; thence the S80°25'58"W 170.00 feet to Reference Point A; thence N00°00'00"W 77.10 feet, more or less, to the centerline of a drain; thence the N08°00'00"W Southeasterly 577.77 feet, more or less, to Reference Point B; thence S00°00'00"W 170.00 feet 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°26'58"W 182.38 feet from Reference Point A; thence S00°00'00"W 7.7 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, Algonquin County Records) to the North-East 1/4 line of said Section; thence N88°20'23"W 164.17 feet along the boundary of Wildwood Lane to the North-East 1/4 line of said Section; thence S89°23'56"W 125.61 feet; thence S89°23'56"W 236.04 feet to the Eastern 1/2 line of Lot 8, Trumbull's Addition to the Village of Douglas, Algonquin County Records; thence S63°31'07"W 117.13 feet parallel with the Southerly line of said Lot 8; thence N06°11'58"E 20.00 feet along the Westerly line of said Lot 8 also being the Southeast line of Lakeshore Drive; thence S63°31'06"E 112.61 feet; thence S89°23'56"W 261.35 feet; thence S89°59'26"E 125.00 feet; thence N00°17'10"E 164.97 feet; thence S89°59'26"E 115.39 feet along the boundary of McVea Plat, Algonquin County Records; thence S02°23'54"E 275.19 feet; thence S49°30'10"E 263.35 feet; thence N48°48'49"E 418.89 feet; thence S75°05'15"E 149.85 feet; thence S20°43'28"E 155.47 feet; thence S38°02'56"E 305.04 feet; thence S03°04'45"E 228.39 feet (the previous three courses being along the boundary of Lakeshore Drive, Algonquin County Records); thence S00°00'00"W 150.00 feet along the East-West 1/4 line of said Section; 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 of 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.

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-100



NEDERVELD
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HOLLAND
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Holland, MI 49423
Phone: 616.353.0449

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

REVISIONS:
Title: Amended PUD Submittal
Drawn: JW Checked: RJB Date: 09.10.2026

**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

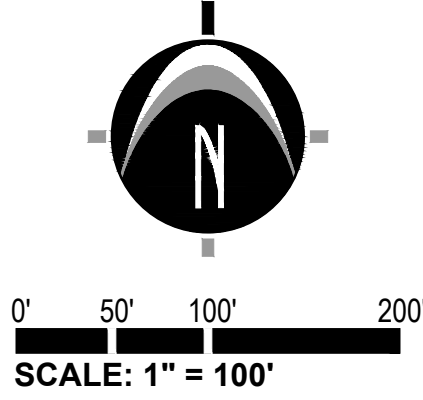
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STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER
R. J. Barr II

PROJECT NO:
25202094

SHEET NO:
C-101

LEGEND

- | | | | | | |
|--|----------------------|--|------------------------|--|----------------|
| | Catch Basin - Round | | Phone Riser | | Tree |
| | Catch Basin - Square | | Sanitary Sewer Manhole | | Deciduous Tree |
| | Cable Riser | | Transformer | | Evergreen Tree |
| | Culvert | | Water Valve | | Asphalt |
| | Electric Meter | | Underground Electric | | Concrete |
| | Electric Riser | | Gas | | Wetlands |
| | Gas Meter | | Sanitary | | |
| | Hydrant | | Storm | | |
| | Light Pole | | Watermain | | |
| | Manhole | | | | |



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REVISIONS:

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**WESTSHORE
PUD AMENDMENT**
Natural Features Inventory Map

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

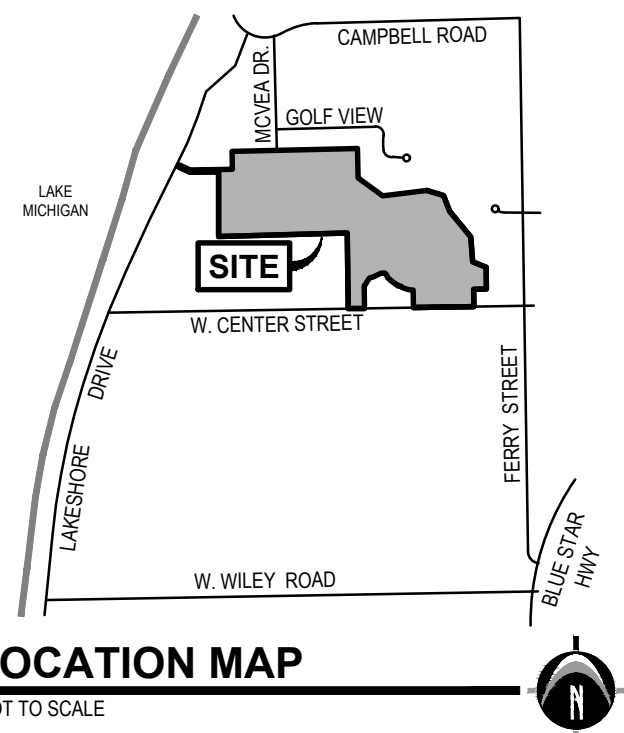
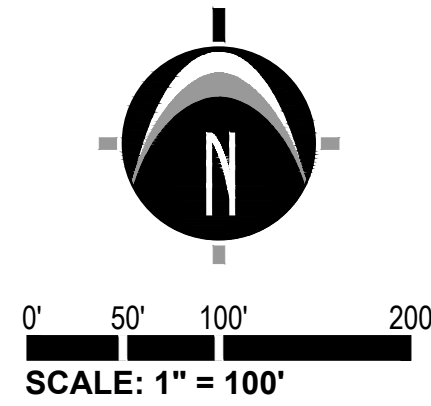
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R. J. Barr II

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REVISIONS:

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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

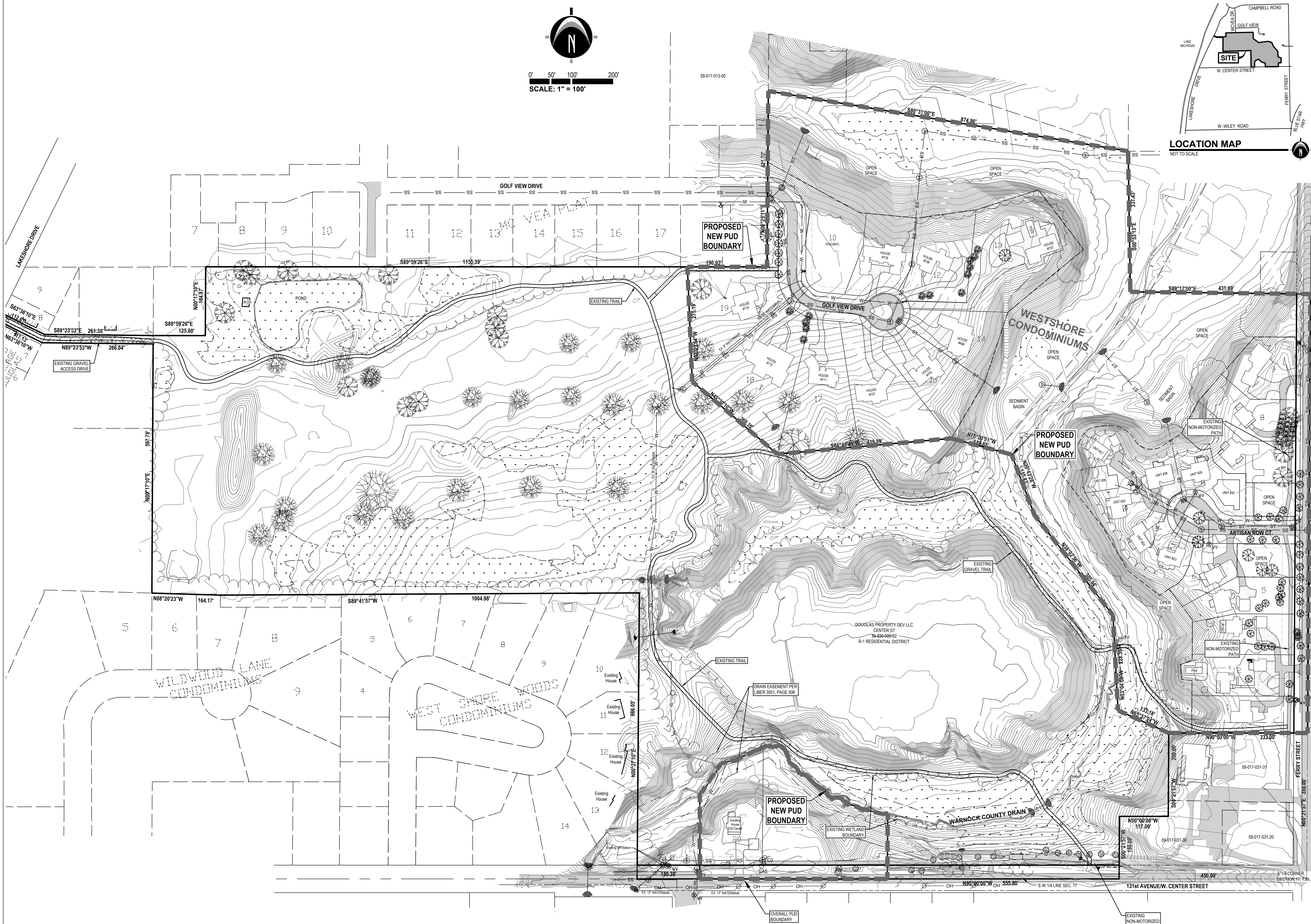
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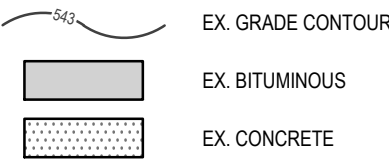
R. J. Barr II

PROJECT NO:
25202094

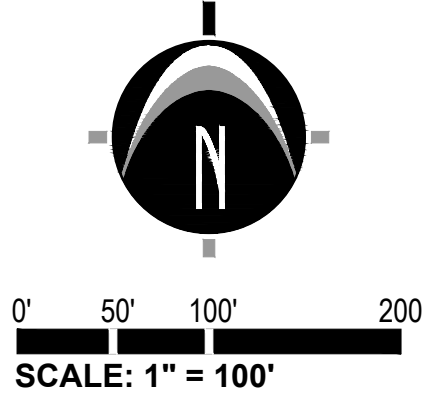
SHEET NO:
C-201



LEGEND



NOTE: PEDESTRIAN TRAILS ARE EXISTING THROUGH THE DEVELOPMENT. THE DEVELOPER HAS ALREADY CONSTRUCTED APPROXIMATELY 5,600 LINEAR FEET OF GRAVEL TRAILS WITHIN THE PUD AND APPROXIMATELY 2,000 LINEAL FEET OF PAVED PATH ALONG FERRY STREET AND CENTER STREET.



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Phone: 616.458.8505

REVISIONS:

Title: Amended PUD Submittal	Drawn: JW	Checked: RJB	Date: 09.10.2026
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**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

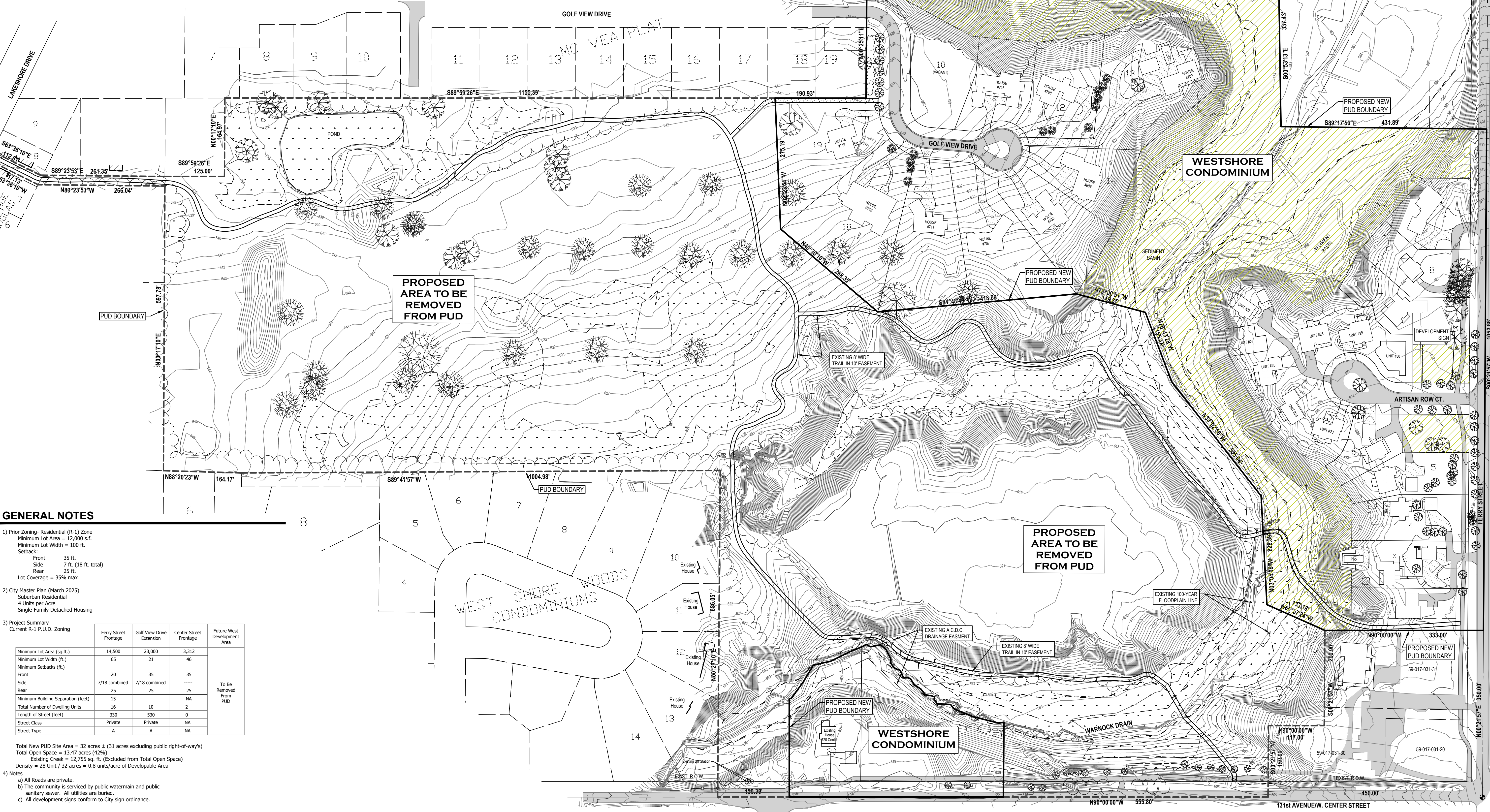
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No. 41990
PROFESSIONAL ENGINEER

R. J. Barr

PROJECT NO:
25202094

SHEET NO:
C-205



GENERAL NOTES

- 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.
 - City Master Plan (March 2025)
Suburban Residential
4 Units per Acre
Single-Family Detached Housing
 - Project Summary
Current R-1 P.U.D. Zoning
- | | Ferry Street Frontage | Golf View Drive Extension | Center Street Frontage | Future West Development Area |
|------------------------------------|-----------------------|---------------------------|------------------------|------------------------------|
| Minimum Lot Area (sq.ft.) | 14,500 | 23,000 | 3,312 | |
| Minimum Lot Width (ft.) | 65 | 21 | 46 | |
| Minimum Setbacks (ft.) | | | | |
| Front | 20 | 35 | 35 | |
| Side | 7/18 combined | 7/18 combined | 25 | |
| Rear | 25 | 25 | 25 | |
| Minimum Building Separation (feet) | 15 | NA | NA | |
| Total Number of Dwelling Units | 16 | 10 | 2 | |
| Length of Street (feet) | 330 | 530 | 0 | |
| Street Class | Private | Private | NA | |
| Street Type | A | A | NA | |
- Total New PUD Site Area = 32 acres ± (31 acres excluding public right-of-way's)
Total Open Space = 13.47 acres (42%)
Existing Creek = 12,755 sq. ft. (Excluded from Total Open Space)
Density = 28 Unit / 32 acres = 0.8 units/acre of Developable Area
- All Roads are private.
 - The community is serviced by public watermain and public sanitary sewer. All utilities are buried.
 - All development signs conform to City sign ordinance.



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REVISIONS:

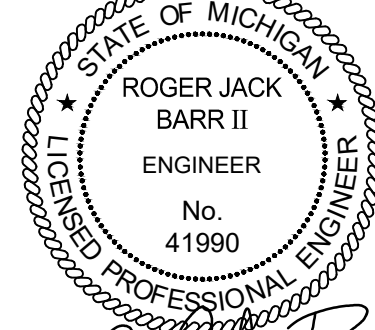
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**WESTSHORE
PUD AMENDMENT**

Overall Utility Plan

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

STAMP:

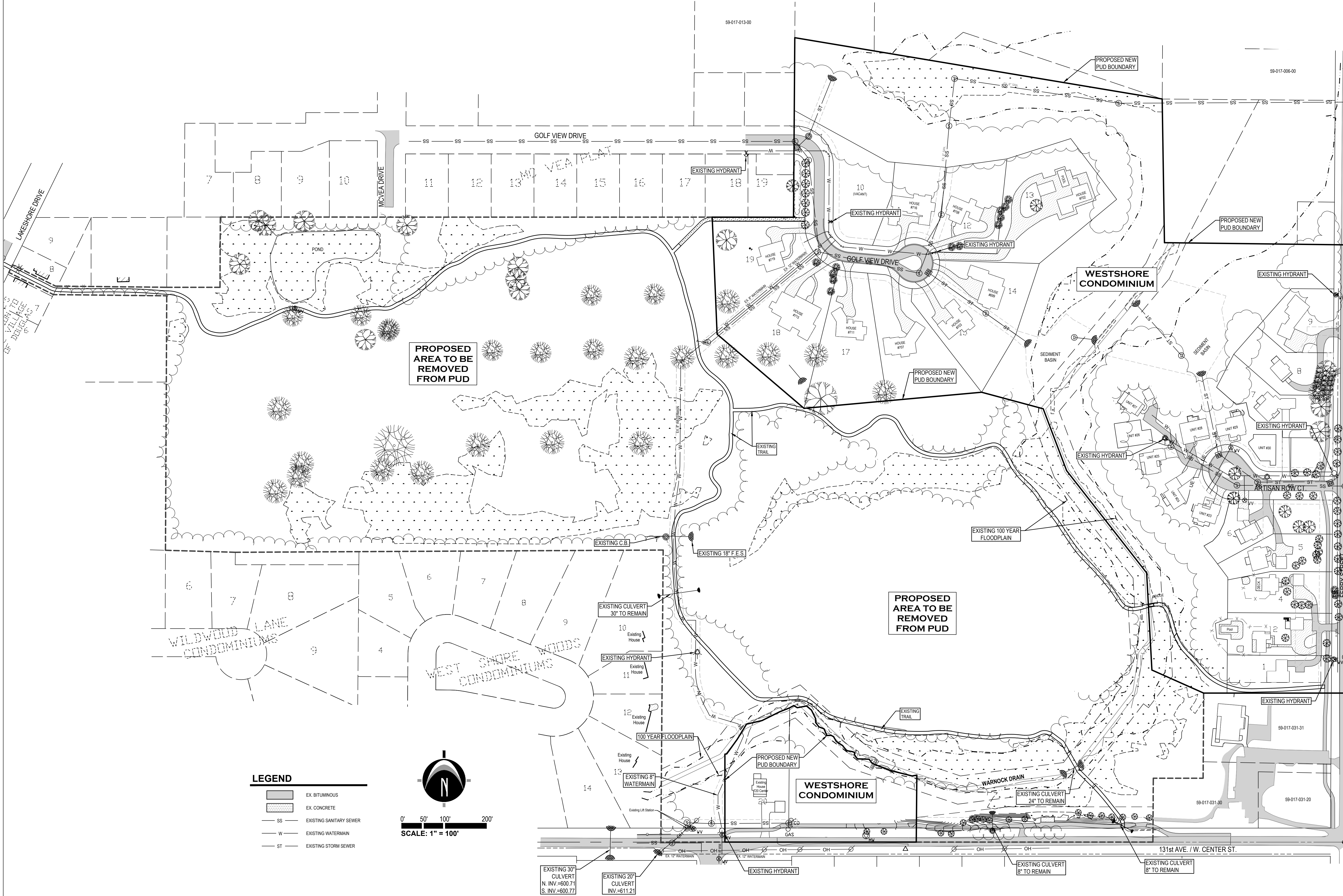


PROJECT NO:

25202094

SHEET NO:

C-400



LEGEND

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

