

From: [Pulick, Karen A - Xylem](#)
To: [Sean Homyen; City of Douglas](#)
Cc: [atknecht@sbcglobal.net](#); [Dab1642@aol.com](#); [joymcclen@gmail.com](#); [krmwitt2@yahoo.com](#)
Subject: Westshore PUD/City Council Mtg 7/1/2024
Date: Wednesday, June 26, 2024 4:32:35 PM
Attachments: [Ordinance 03-2012 \(West Shore PUD\).pdf](#)
[Westshore Final PUD drawing set page 11 of 25 C109.pdf](#)
[Final PUD Submittal booklet 07-25-2012.pdf](#)
[Final PUD Submittal Trail References.pdf](#)

Sean – Per our conversation today, Westshore HOA Board would like to submit this email and attachments to include in the packet for the July 1, 2024 City Council Public Hearing as written Public Communication.

City of Village of Douglas
City Council

To City of Village of Douglas City Council:

Following the Planning Committee meeting that was held on June 13, 2024, our HOA Board would like to provide information that should be relevant to any decisions being made in the City Council Meeting on 7/1/2024 regarding the trails in Westshore PUD.

- The Planning Committee, on 6/13/2024, strongly recommended that Ordinance 03-2012 be upheld as filed.
 - Westshore HOA Board is in support of this, and note the following:
 - Public vs Private: Ordinance 03-2012 does not have language that specifically states that all trails within the PUD **must** be public (see attached City copy of Ordinance 03-2012, sections XI. Easements and XVII. Consistency with Planned Unit Development (PUD) Standards.) These state that there are to be public trails and that easements for these public trails are to be recorded PRIOR to any development within the PUD. Note: from 2012 (approval) and 2016, (6) six building permits had been granted within Westshore PUD.
 - Site Plans referenced in Ordinance 03-2012, specifically page 11 of 25, C-109 (attached file ***Westshore Final PUD drawing set page 11 of 25_C109.pdf***), show the planned location and designation of the pathways.
 - Public pathways along Ferry Street (Complete), Center Street (Compete), and from Center Street to Lakeshore.
 - All other pathways have no public designation.
 - Final PUD Submittal document is also attached (***Final PUD Submittal booklet 07-25-2012.pdf***), which mentions trails in several areas, a summary can be found in attached file: ***Final PUD Submittal_Trail References.pdf***
 - Location of Pathways: We support the original plans showing the location of the pathways (public and private), with one exception:

- Original plans would have reduced need for boardwalks over wetlands – less impact to the area.
- Original plans utilize more of an existing pathway (either from former golf course or from public use over the years)
- Original plans provide more privacy to the homeowners on Golfview Dr (Public) and Golf View Dr (private)
- **Change to Original plan needed:** Original site plan showed a pathway from Golf View to the Open space between Unit #18 and Unit #19. We ask that the current proposal, showing the pathway from Golf View Dr to the open space on the north side of Unit #19 be approved.
 - This utilizes space that is already defined as General Common within Westshore Condominiums
 - Should remain private access as it feeds onto a private street.
 - Should have a connection to the public pathway going from Center Street to the Lakeshore.

We ask that this information be considered when reviewing the application from BDR, Inc. We as Westshore HOA Board Members, and as citizens of Douglas, MI, are confident that all changes being requested would still result in a recognizable benefit to the Community.

We appreciate everyone's time and effort in bringing this to resolution.

Regards,
Westshore Condominium HOA Board

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Final PUD Submittal for WESTSHORE GOLF COURSE REDEVELOPMENT

Douglas, Michigan

December 12, 2011

Revised: July 25, 2012



APPLICANT:
Douglas Property Development, LLC
5510 Cascade Road SE Suite 21
Grand Rapids, Michigan
p: 616.458.8505

DEVELOPER:

BDr Custom Homes
and Renovations
www.bdrcustomhomes.com

PREPARED BY:


NEDERVELD

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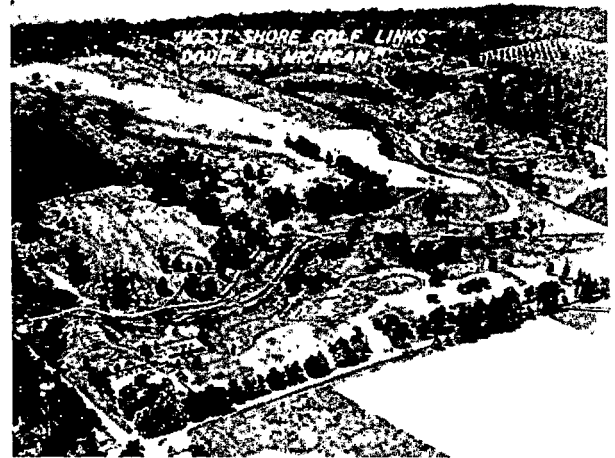
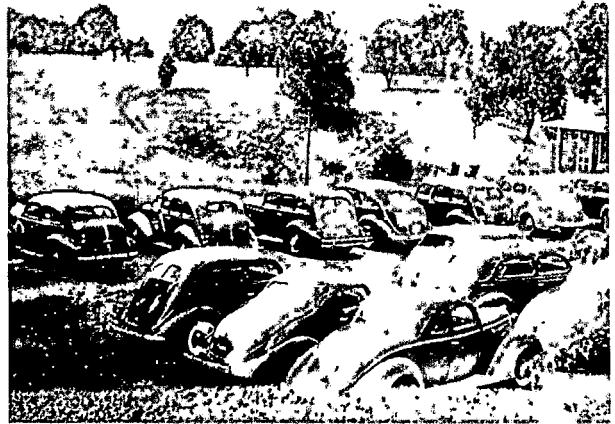
ATTACHED PLANS AND EXHIBITS

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| Proposed Overall Site Layout Plan (C-101) | |
| Ferry Street Frontage Area Site Plan (C-102) | |
| Golf View Drive Extension Area Site Plan (C-103) | |
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| Building Rendering | |

SITE HISTORY

Former Golf Course Use

The property was formerly a golf course. The golf course has not been operated for several years. Photographs from the early to mid 1900's show the golf course history of the site.



Prior Residential PUD Approval

In 2008, Paul Wicks and WS Development, LLC submitted a PUD for the golf course property that was approved by the City in February 2009. The prior PUD included 126 residential units which corresponds to 1.49 units per acre net density. The prior PUD included preservation of a 9 hole golf course.

The open space conservation easement that was granted to the City across the property with the prior PUD has now been vacated by the City.

Below is a copy of the prior approved PUD plan for reference. The prior PUD was mostly a detached single-family residential condominium product with some attached 2 and 3 unit condominium buildings.



DESIGN TEAM

Developer/Builder

BDR Custom Homes
5510 Cascade Rd. SE, Suite 200
Grand Rapids, MI 49546
p 616.458.8505
f 616.458.8008
www.bdrcustomhomes.com

Owner/Applicant

Douglas Property Development, LLC
5510 Cascade Rd. SE, Suite 21
Grand Rapids, MI 49546
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

Architecture

Sears Architects
16 Ionia Avenue, SW Suite 1
Grand Rapids, MI 49503
p 616.336.8495
f 616.336.8499
www.searsarchitects.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

DESIGN TEAM INFORMATION

BDR Executive Custom Homes: Developer/Builder

The developer of the West Shore neighborhoods is BDR Executive Custom Homes, Inc. Since BDR's inception in 1987, over 300 families have trusted BDR to build the custom home of their dreams. In doing so, BDR has become highly respected and admired in the residential and waterfront construction markets. BDR has received numerous "Home of the Year" awards, which demonstrates that BDR is recognized as one of Michigan's premier custom home builders.

In addition to custom home construction, BDR has developed various residential neighborhoods in the Grand Rapids market, including:

- Flowers Mill – An upscale residential community
- Flowers Crossing – An upscale residential community
- Watermark – Reconfigured 18-hole Championship Golf Course, 151 homes site, new Country Club facility, new pool facility
- Pine Nook – An upscale residential community
- Waterleaf – An upscale residential community with 52 home sites currently under construction

More information about BDR can be found at www.bdrcustomhomes.com

PUD Application

VILLAGE OF DOUGLAS
APPLICATION FOR PLANNED UNIT DEVELOPMENT

FEE: \$1000.00 Non-refundable

Before your proposed PLANNED UNIT DEVELOPMENT will be considered by the VILLAGE OF DOUGLAS, you must complete the following application and return it to the Village Clerk's Office, together with **TWELVE (12) COPIES OF THE APPLICATION** and Application Fee as required in the VILLAGE OF DOUGLAS - "SCHEDULE OF FEES." An incomplete Application will be returned to the applicant, and will not be considered for approval.

Acceptance for review of the Application by the VILLAGE OF DOUGLAS does not constitute final approval of your proposed project. Final approval shall be considered in accordance with CHAPTER XV & CHAPTER XIII, if applicable, of the VILLAGE OF DOUGLAS ZONING ORDINANCE.

(1)

- A. Applicant's name Douglas Property Development, LLC
Address 5510 Castade Road, SE Suite 21
Grand Rapids, MI 49546
- B. Applicant's home & business telephone, including area code: (616) 458-8505
- C. Is the applicant the owner of record of the property involved? Yes
- D. If the applicant is not the owner of the property involved, but acting on his or her behalf, state the name and address of the record owner: N/A
- E. State the street address and legal description of the property involved: The legal description is included on the existing conditions survey plan included in the PUD submittal package.

(2)

- A. Attach a small-scale sketch of properties, streets and uses within one-half (1/2) mile of the property involved.
A Vicinity Land Use Map is included in the PUD submittal package
- B. Attach a map to scale showing and identifying any existing or proposed arrangements of the following:
- I. Streets
 - II. Lot and Buildings
 - III. Access points
 - IV. Other Transportation Arrangements
 - V. Buffer Strips
 - VI. Natural Characteristics
 - VII. Signs indicating the location and type of lighting if any.

(3) Provide a written narrative description covering the following:

- I. The overall objectives of the proposed PLANNED UNIT DEVELOPMENT (attach additional sheets if necessary):

See attached narrative report

II. State the total estimated development cost of each stage of the proposed PLANNED UNIT DEVELOPMENT. Give the total estimated cost, and state your source and method of financing the proposed PLANNED UNIT DEVELOPMENT:

See attached narrative report.

III. What is the number of acres allotted to each proposed use?

See attached narrative report.

IV. What is the gross area in buildings, parking, public or private drives or streets, and necessary yards and densities?

See attached narrative report.

V. Describe the proposed method of providing sewer and water service, as well as other public and private utilities:

See attached narrative report.

VI. Describe the proposed method of providing storm drainage:

See attached narrative report.

I do hereby affirm that the information provided herein is true and accurate to the best of my knowledge, information and belief.

December 9, 2011.

Dated


Signature of Applicant

FOR VILLAGE USE ONLY

Date Application Received: _____

Date Application Reviewed: _____

Date of Planning Commission Review: _____

Application rejected and returned for the following reasons:

VILLAGE OF DOUGLAS
SCHEDULE OF FEES

Application for preliminary approval of PLANNED UNIT DEVELOPMENT \$1,000.00 non-refundable deposit.

Said deposit to be applied against any and all expenses incurred by the VILLAGE in reviewing said Application, including, but not limited to, publication of notices, legal and technical consultation, clerical expenses, and special meetings. Applicant shall also pay any such expenses in excess of said deposit, and shall receive a refund of any unused portion of said deposit. (Resolution dated 5/7/84, Ordinance #93)

Application for final approval of PLANNED UNIT DEVELOPMENT, same as Preliminary approval. (Resolution dated 5/7/84)

Applicant Identification (24.02.01)

Douglas Property Development, LLC
5510 Cascade Rd. SE Suite 21
Grand Rapids, MI 49546
p 616.458.8505
f 616.458.8008
keinfeld@bdrinc.com

Proof of Ownership (24.02.02)

Based on Allegan County records, Douglas Property Development, LLC is the site owner.

General Property Information

Allegan County

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 59-017-031-00 Unit: DOUGLAS CITY

For Further information, please contact the local unit listed above

| | | | |
|--|-------------------|-------------------------------|------------|
| Property Address | | [collapse] | |
| 14 FERRY ST DOUGLAS, MI 49406 | | | |
| Owner Information | | [collapse] | |
| DOUGLAS PROPERTY DEV LLC 5510 CASCADE RD STE 21 GRAND RAPIDS, MI 49546 | | Unit: | 59 |
| Taxpayer Information | | [collapse] | |
| SEE OWNER INFORMATION | | | |
| General Information for Tax Year 2011 | | [collapse] | |
| Property Class: | 201 | Assessed Value: | \$961,400 |
| School District: | 03080 - Saugatuck | Taxable Value: | \$528,381 |
| State Equalized Value: | \$961,400 | Map # | 78 |
| ACTION | 0 | Date of Last Name Chg: | 06/10/2011 |
| | | Date Filed: | |
| | | Notes: | N/A |

There are no purchase options or liens against the property.

Project Impact Statement (24.02.03)

The proposed project is not anticipated to have a detrimental affect on natural resources or utility infrastructure of the City. The proposed project is designed around existing significant natural land features and environmentally sensitive areas. In addition, the project will preserve 50.25 acres of conservation open space as required by City ordinance.

Existing utility infrastructure in the vicinity of the site has the capacity to service the site without adding a burden to existing infrastructure systems. Prior to preliminary PUD submittal, several meetings with the Kalamazoo Lake Sewer and Water Authority and City staff have occurred to discuss infrastructure issues.

Dixon Environmental has completed a Phase 1 Environmental Site Assessment of the property. Groundwater contamination is associated with the site from historic groundwater impact upstream to the south of the property. A detailed soil and groundwater management plan is summarized in subsequent sections of this document.

The project is not anticipated to have a detrimental impact relating to local roads or traffic. There are four proposed road outlets for the project which will help disperse traffic so that impact to existing roads is minimized to the extent practical.

Property Identification (24.02.04)

An existing conditions survey plan is included in this document. It identifies the property boundaries, boundary dimensions, legal description, and existing site features. It also includes the required drawing scale and north arrow.

Project Description (24.02.05)

The proposed PUD includes a total of 77.3 acres. The PUD is a combination of four distinct development areas. These include the Ferry Street frontage area, Golf View Drive extension area, Center Street frontage area, and the future west development area. Below is a summary of each development area.

| | 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 (feet) | 65 | 21 | 150 | Undefined | |
| Setbacks (feet) | | | | | |
| 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 | Up to 60 | Up to 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 | Up to 60 | Up to 108 |
| Length of Street (feet) | 330 | 530 | 1,800 | Undefined | |
| Street Class | Private | Private | Private | Private | |
| Street Type | A | A | A | A | |

A total of 108 units are proposed for the entire PUD. This is supported by the base density determination Test Plan discussed in subsequent sections of this document. The net density of the PUD is 1.40 units per acre (108 units on 77.3 acres).

The proposed PUD includes a total of 50.25 acres of open space (65% of the total PUD land area). The City ordinance requires 65% open space for the PUD. The open space areas will be preserved and placed in conservation easement to the City as required by the ordinance. **Pedestrian trails** are proposed within the open space but no other structures or amenities are proposed in the open space.

All the roads within the PUD will be private. A cross section detail of the road showing the road pavement width and right-of-way width is discussed in subsequent sections of this document.

The building architecture of the proposed PUD will be as follows:

For the Golf View extension development area, the homes will be custom built on larger lots with varying architecture. This area of 10 homes will not be themed, but will have a unified look. Each architectural plan will be reviewed and approved by an architectural review committee. All homes will be required to have natural finishes such as stone, brick, stucco, wood or cementitious products.

The other buildings within the PUD will be designed and built to resemble the historic nature of an earlier era. Each phase will have a varied design in architecture. The architecture will be period architecture done in a sensible scale. Units will have footprints of about 1,000 square feet and total finished square footage of around 2,000 square feet

above grade. Finished materials will again be natural products cedar siding and cementitious siding. Each unit will have asphalt roofs as well as insulated windows. All decks and porches will have composite or wood decking.

Natural Features (24.02.06)

Warnock Drain runs through the west side of the site and flows from Center Street toward Ferry Street where it outlets to Kalamazoo Lake to the east of the property. The drain is typically 4-foot deep and has a defined top of bank. There are regulated wetlands associated with the Warnock Drain corridor. A non-regulated 100-year floodplain is also associated with Warnock Drain and it is identified on the Natural Features Inventory Map. Based on correspondence with the Michigan DEQ, this floodplain is not regulated based on the contributing drainage area being less than 2 square miles. Nonetheless, FEMA floodplain inventory maps show a 100-year floodplain across the property but do not identify the elevation.

The west half of the site is fairly level and slopes toward the east. A small irrigation pond is located in the northwest corner of the property and it will remain.

The east half of the site has steep slopes and ravines that direct runoff toward Warnock Drain. Plateaus at the top of these ravines provide great building sites for the proposed PUD.

The site is mostly open field area with trees and vegetation following the steep slope and ravine areas as well as along former golf fairways. Wooded areas and significant trees are identified on the Natural Features Inventory Map.

Existing and Proposed Roads (24.02.07)

The site is bordered to the east by Ferry Street and to the south by Center Street. North of the site is McVea Drive and Golf View Drive. All of these streets are public and controlled by the City. All of these streets have a 66-foot right-of-way with a pavement width of approximately 24-feet. The proposed PUD will connect to all of these existing public streets. The proposed Ferry Street frontage development area will connect at the intersection with West Shore Court. The Center Street frontage development area will connect at the intersection with Wilderness Ridge Drive. The Golf View Drive extension development area will extend Golf View Drive approximately 530-feet to the east for the proposed ten lots associated with this area of the project. The future west development area will connect to McVea Drive and will also connect to Center Street and the Center Street frontage development area.

All of the proposed roads within the PUD will be private. The proposed road has a 24-foot pavement width within a 66-foot right-of-way. Bituminous valley gutter curb edge will be provided on both sides of the roads for stormwater collection and control.

Vehicle and Pedestrian Access Plan (24.02.08)

The proposed Ferry Street frontage development area will have a private road connection at the intersection with West Shore Court. The Center Street frontage development area will have a private road connection at the intersection with Wilderness Ridge Drive. The Golf View Drive extension development area will extend Golf View Drive approximately 530-feet to the east for the proposed ten lots associated with this area of the project. The future west development area

will connect to McVea Drive and will also connect to Center Street and the Center Street frontage development area.

All the units within the PUD will be provided with at least a 2-stall garage for homeowner parking. Guest parking is provided in driveways for each unit and in designated parking areas adjacent to the private street as shown on the site plans. Total vehicle parking for the PUD is as follows:

| 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 |

Pedestrian trails will be provided through the development. Some existing cart paths from the former golf course use will be preserved and used for this purpose. No formal sidewalks along the private streets are proposed.

Vicinity Land Uses (24.02.09)

The vicinity of the site is developed primarily with low to medium density single-family residential homes. The property is bordered to the east by Ferry Street and to the south by Center Street. North of the site is Golf View Drive and McVea Drive which are residential streets with single-family homes. To the southwest are West Shore Woods and Wildwood Lane single-family developments. South of Center Street is Wilderness Ridge single-family development.

A Vicinity Land Use Map showing adjacent uses and zoning is included herein.

Utility Service Plan (24.02.10)

The Ferry Street frontage development area will be serviced with sanitary sewer and watermain off the existing utility lines in Ferry Street. The proposed lots that have direct frontage on Ferry Street will be serviced by private sanitary laterals and water lines off the existing main lines in Ferry. The condominium units at the end of the proposed cul-de-sac will be serviced by new utility mains that will be run down the proposed private road off Ferry Street

The Golf View Drive extension area will be serviced with sanitary sewer from the existing sanitary sewer that runs across the property from Ferry Street to Golf View Drive. Water service for this area will be provided by extension of existing watermain in Golf View Drive.

Meetings with KLSWA indicate the existing watermain in McVea is not suitable for extension into the proposed PUD. A recently completed water system reliability study by KLSWA indicates the undersized watermain in McVea will need to be upgraded prior to extension of the McVea or Golfview Drive water system into the PUD.

The Center Street frontage development area will be serviced with sanitary sewer and watermain from the existing utilities in Center Street. The two proposed lots that have direct frontage on Center Street will be serviced by private sanitary laterals and water lines off the existing main lines in Center. The condominium units on the plateau to the north of Center Street will be serviced by new utility mains that will be run down the proposed private road off Center Street.

The future west development area will be serviced with sanitary sewer from the existing sanitary sewer that runs across the property from Ferry Street to Golf View Drive. Watermain for this area will be looped from McVea to Ferry Street along the private road route.

Stormwater management facilities for the proposed PUD are described elsewhere in the document.

The entire PUD will be serviced by buried electric, gas and telephone lines.

Accessory Structure (24.02.11)

No non-residential accessory buildings or fences are proposed for the PUD. Street signs at private street intersections will be provided along with street light poles as shown on the Site Lighting Plan. Development signs will be provided at the Ferry Street entrance, the Center Street entrance and the McVea Drive future entrance.

No accessory residential dwelling units are proposed for this PUD. Although the developer and condominium association may allow sleeping quarters to be constructed on the upper level of attached or detached garages within the PUD. These sleeping quarters would not be provided with kitchens and therefore would not be classified by the City as an accessory dwelling unit.

Landscape Plan (24.02.12)

Existing wooded areas and individual trees will be selectively removed only as necessary for construction of the roads, utilities, driveways, sidewalks, buildings and view corridors. Mass tree clearing of the site is not proposed. The intent is to leave the existing vegetation and character of the site to the extent possible.

The perimeter of the PUD provides the required 25-foot setback buffer. No fencing, berming or tree planting within the 25-foot setback buffer is proposed.

Along the frontage of Ferry Street, the ordinance requires 2" caliper deciduous tree planting at a 30-foot interval. The Ferry Street frontage will be provided with 13 deciduous trees in order to comply with this standard. Far north and south ends of the Ferry Street frontage already have trees and vegetation to meet this standard.

Along the frontage of Center Street, the ordinance requires 2" caliper deciduous tree planting at a 30-foot interval. The east half of the Center Street frontage will be provided with 19 deciduous trees in order to comply with this standard. The west half of the Center Street already has trees and vegetation to meet this standard.

The landscape plan shows the general landscaping to be provided around each condominium building.

The proposed PUD includes a total of 50.25 acres of open space (65% of the total PUD land area). The City ordinance requires 65% open space for the PUD. The open space areas will be preserved and placed in conservation easement to the City as required by the ordinance. **Pedestrian trails** are proposed within the open space but no other structures or amenities are proposed in the open space.

No berms are proposed for the PUD.

Storage Facility (24.02.13)

No storage facilities are proposed in the PUD.

Stormwater Management Plan (24.02.14)

Like the prior PUD that was reviewed and approved in 2009, on-site stormwater detention is not proposed for the PUD. Given the proximity of the PUD to Kalamazoo Lake and the capacity of the existing Warnock Drain, stormwater for the project will be collected in enclosed storm sewer and discharged to Warnock Drain at five locations as shown on the Stormwater Management Plan.

Site Lighting (24.02.15)

Street lighting will be provided on one side of the private streets at approximately every 400-feet of road. Decorative posts and lamps will be used to blend in with the architectural theme and style of the PUD. The light fixture will meet the City dark sky lighting ordinance.

Decorative wall lamps will also be used on the exterior of the cottages and garages.

The development signs at the entrances will also have lighting.

Construction Permit Identification (24.02.16)

Permits required before construction starts include the follows:

| <u>Permit</u> | <u>Approving Agency</u> |
|---|-------------------------|
| Soil Erosion & Sedimentation Control Permit | County |
| NPDES Stormwater Discharge Permit | State DEQ |
| Sanitary Sewer Construction Permit | State DEQ |
| Watermain Construction Permit | State DEQ |
| Wetland Crossing Permit | State DEQ |

Project Completion Schedule (24.02.17)

The Ferry Street frontage area and the Golf View Drive extension area will be the first phase which will commence in 2012, pending all approvals and permit. The remaining phases of the development will be built based on sales and market demand.

Compliance with the Tri-Community Plan (24.02.18)

The Tri-Community plan designates this area of the City for medium to high density single and multi-family residential uses. The proposed PUD will be lower density than the Tri-Community Plan anticipated but will generally be in conformance with the objectives of the plan by preservation of 50.25 acres of open space (65%).

Professional Seal (24.02.20)

The professional engineer seal of the plan preparer is included on all the drawings as required.

Soil and Groundwater Management Plan (24.02.21)

A Soil Management Plan (relating to environmental contamination) is not necessary for the Westshore Village Development (subject property or subject site). The unsaturated soil was not impacted and the future plans do not intend to remove soil from the subject property. In addition, based on the preliminary design details, the development activities do not intend to encroach upon the impacted groundwater at the subject site. Under the current design, the impacted groundwater will remain in-place and undisturbed. A narrative summary of the environmental conditions and the assessments are provided below.

Based on historical groundwater monitoring results and recent environmental due diligence investigations, the subject site was confirmed as a "facility" as under Michigan Public Act 451, Part 201, as amended. The contamination relates to halogenated volatile organic compounds (VOCs), specifically tetrachloroethene, trichloroethene and vinyl chloride, which have only impacted the groundwater on portions of the subject site and a portion of the Wicks Creek Drain. The VOCs were released prior to the 1970's from Chase Manufacturing Corporation (currently, Haworth Douglas Plant), which exists at the intersection of Ferry Street and Blue Star Highway (approximately 1/4 mile southeast of the subject site). The VOC contamination migrated with the groundwater under the southeastern portion of the subject site. Wick's Creek appears to serve as a discharge point for the VOC impacted groundwater. Remediation activities have taken place since 2004 and groundwater monitoring of the VOC plume continues with MDEQ oversight.

The recent environmental due diligence investigations included additional soil sampling across the former golf course area. The investigation focused on the herbicide and pesticide storage and application areas, maintenance areas and fueling management areas used by the former golf course operators. Based on the sampling results, no significant impact was identified and the former operations of the golf course did not appear to impact the subject site.

Previous investigations have also been conducted to assess certain due care exposure risks. DEC has previously conducted a soil vapor survey over the buildable portion of the site that is situated above the VOC groundwater plume in the southeaster portion of the subject site. The vapor data results supported that concentrations were approximately 100 times less than the relevant residential screening criteria. In addition, certain metals inherent to pesticide use were assessed in the shallow soils across the golf course property. None of the data exceeded the residential use screening criteria. A comprehensive Due Care Analysis and Plan will be prepared to consider the future construction activities and future residential use of the property. The DCAP will review and compile the available data, review the specific design and construction details and address the potential exposure pathways relating to the documented VOCs in the groundwater.

PUD Eligibility Criteria

Recognizable and Substantial Benefit (27.03.01)

The primary recognizable and substantial benefit of this PUD is the preservation of 50.25 acres (65%) of the site as permanent open space and conservation easement area. This property is one of the largest undeveloped areas in the City. Using only 35% of the site for development will help ensure the character of the community. The preservation of this area would not be possible with traditional development forms.

In addition, the public pedestrian trails that are proposed through the project will be a substantial benefit to the community. Public pedestrian paths are proposed along the Ferry Street frontage, Center Street frontage and through the development from Center Street to Lake Shore Drive.

Minimum Area and Density (27.03.02)

The entire PUD includes a total of 77.3 acres which meets the minimum area requirement of the PUD. The total number of units determined by the Test Plan is 108. The total number of units proposed for the PUD is 108, therefore the overall density of PUD is not exceeding that permitted within the underlying zone district.

Availability and Capacity of Public Services (27.03.03)

Based on pre-application meetings with City staff and KLSWA, the existing utility system has capacity for the proposed PUD. The only area needing utility upgrade is the existing watermain in McVea which will need to be upgraded prior to extension of the McVea or Golfview water system.

Compatibility with the Tri-Community Comprehensive Plan (27.03.04)

The Tri-Community plan designates this area of the City for medium to high density single and multi-family residential uses. The proposed PUD will be lower density than the Tri-Community Plan anticipated but will generally be in conformance with the objectives of the plan by preservation of 50.25 acres of open space (65%).

Compatibility with the PUD Intent (27.03.05)

The intent of the PUD ordinance is to "...achieve integration of the proposed land development project with the characteristics of the project area. The permanent preservation of open space, natural areas and the existing small town rural character of Douglas are major objectives..." The proposed PUD complies with this intent.

Economic Impact (27.03.06)

The proposed PUD will be harmonious with existing surrounding land uses and will not impede the continued use or development of surrounding properties. The proposed PUD is substantially similar in character to existing surrounding land use patterns.

Unified Control of Property (27.03.07)

The entire PUD property is under unified control by the applicant, Douglas Property Development, LLC

Dedication of Utilities and Roads (27.03.08)

Utility easements will be conveyed to the City for future maintenance of the watermain and sanitary sewer systems.

All the proposed roads with the PUD will be private and will be built in accordance with the private road ordinance for material thicknesses.

PUD Project Design Standards

Location (27.04.01)

PUD projects are allowed in any zoning district so the proposed PUD meets this design standard.

Compatibility with Adjacent Uses (27.04.02)

The architecture of the proposed PUD buildings will be consistent in mass and style with surrounding homes. In addition, the placement of the buildings on the site plateaus and preservation of the ravine area will provide screening and buffering of the proposed PUD buildings from adjacent uses. The existing wooded areas and mature trees along with the trees to be planted along the Ferry Street and Center Street frontages will provide additional screening and buffering.

Permitted Uses (27.04.03)

The only use permitted with the proposed PUD is single-family residential which is consistent with the underlying R-1 zone district.

Applicable Base Regulations (27.04.04)

The proposed PUD seeks a deviation from the underlying R-1 zone district lot sizes and building setbacks as summarized below.

| | <u>Underlying R-1 Zone</u> | <u>Proposed PUD</u> |
|------------------|----------------------------|---------------------|
| Lot Width (feet) | 100 | 21 |
| Setbacks (feet) | | |
| Front | 35 | 20 |

All other lot and building requirements of the underlying R-1 zone district will be followed.

The proposed PUD also seeks a deviation from the accessory structure placement standards in the Zoning Ordinance. The Zoning Ordinance requires unattached garages and accessory structures to be located behind the front of the home. The proposed PUD would allow the following unattached garage placement:

Ferry Street Frontage Area – unattached garages must be at least 100-feet from the centerline of Ferry Street for lots 1 thru 5, 7 and 8 and the overhead garage doors shall not face east toward Ferry Street. An unattached garage for lot 6 must be at least 75-feet from the centerline of the proposed private road. An unattached garage for lot 9 must be at least 70-feet from the centerline of Ferry Street and the overhead garage doors shall not face east toward Ferry Street .

Golfview Drive Extension Area – unattached garages must be at least 100-feet from the centerline of the proposed private road.

Center Street Frontage Area – unattached garages must be at least 70-feet from the centerline of Center Street for lots 20 and 21 and the overhead garage doors shall not face south toward Center Street. Unattached garages must be at least 48-feet from the centerline of the proposed private road for condominium units C10 thru C27.

Regulatory Flexibility (27.04.05)

As described above, the PUD is seeking a deviation from the ordinance for lot width, front yard setback and accessory structure placement. All other provisions of the zoning ordinance will be followed by the PUD.

Residential Density (27.04.06)

A Test Plan consistent with the underlying R-1 zone district has been prepared to determine the base density of the PUD. The Test Plan demonstrates that 108 lots could be built on the PUD site.

Permitted Mix of Uses (27.04.07)

There are no non-residential components for this PUD. All uses within the PUD will be single-family residential.

Open Space Requirements (27.04.08)

The proposed PUD includes a total of 50.25 acres of open space (65% of the total PUD land area). The City ordinance requires 65% open space for the PUD. The open space areas will be preserved and placed in conservation easement to the City as required by the ordinance. **Pedestrian trails are proposed within the open space but no other structures or amenities are proposed in the open space.**

Frontage and Access (27.04.09)

The site is bordered to the east by Ferry Street and to the south by Center Street. North of the site is McVea Drive and Golf View Drive. All of these streets are public and controlled by the City. All of these streets have a 66-foot right-of-way with a pavement width of approximately 24-feet. The proposed PUD will connect to all of these existing public streets. The proposed Ferry Street frontage development area will connect at the intersection with West Shore Court. The Center Street frontage development area will connect at the intersection with Wilderness Ridge Drive. The Golf View Drive extension development area will extend Golf View Drive approximately 530-feet to the east for the proposed ten lots associated with this area of the project. The future west development area will connect to McVea Drive and will also connect to Center Street and the Center Street frontage development area.

All of the proposed roads within the PUD will be private. The proposed PUD roads have a 24-foot pavement width within a 66-foot right-of-way. Bituminous valley gutter curb edge will be provided for stormwater collection and control.

Utilities (27.04.10)

All utilities within the PUD will be placed underground.

Privacy of Dwelling Units (27.04.11)

Existing topography and mature trees will provide buffering and privacy for both the proposed PUD buildings and the existing surrounding uses. The majority of the buildings in the PUD are setback a significant distance from the PUD boundary and buffered by both topography and vegetation.

Emergency Access (27.04.12)

The proposed road network provides access for emergency vehicles through the PUD. The roads are designed to provide a minimum subgrade gravel base width of 26-feet in order to provide support for emergency vehicles in accordance with the Fire Code. Paved cul-de-sac turn arounds at the end of dead end streets are proposed and are designed in accordance with the Fire Code.

Pedestrian and Vehicular Circulation (27.04.13)

The proposed Ferry Street frontage development area will have a private road connection at the intersection with West Shore Court. The Center Street frontage development area will have a private road connection at the intersection with Wilderness Ridge Drive. The Golf View Drive extension development area will extend Golf View Drive approximately 530-feet to the east for the proposed ten lots associated with this area of the project. The future west development area will connect to McVea Drive and will also connect to Center Street and the Center Street frontage development area.

Pedestrian trails will be provided through the development. Some existing cart paths from the former golf course use will be preserved and used for this purpose. No formal sidewalks along the private streets or along the public road frontages are proposed.

Public pedestrian trails are proposed through the project. Public pedestrian paths are proposed along the Ferry Street frontage, Center Street frontage and through the development from Center Street to Lake Shore Drive.

Maximum Height (27.04.14)

Maximum building height within the PUD will be consistent with the underlying R-1 zone district.

Minimum Spacing (27.04.15)

Minimum spacing between detached buildings within the PUD will be 15-feet in accordance with the PUD ordinance requirement. Generally the distance between the conventional condominium buildings will be 20-feet.

Building Length (27.04.16)

No multi-family buildings are proposed for the PUD. No building in the PUD will be longer than 120-feet as required by the PUD ordinance.

Sensitive Natural Features (27.04.17)

All sensitive natural features of the site will be preserved as open space within the PUD. The Warnock Drain corridor, existing wetland areas, existing floodplain areas and steep slope areas will all be preserved. The only exception being the required private road access off Center Street which will require crossing of these natural features.

Buffer Zone Along Streams (27.04.18)

There is an existing 65-foot drainage easement to the County Drain Commission over Warnock Drain. All of the proposed buildings and lots within the PUD are setback at least 80-feet from the drain.

Buffer Zone Along Property Lines (27.04.19)

A 25-foot PUD buffer setback is proposed around the entire PUD.

Parking Areas (27.04.20)

Several guest parking areas are proposed for the Center Street and Ferry Street frontage development areas. These are the only formal parking facilities proposed for the PUD. Homeowner and guest parking for the remainder of the development will be provided in 2-stall garages and driveways. Most driveways within the PUD area at least 40-feet long which can accommodate two cars per driveway.

Common Property (27.04.21)

The open space and private road easement areas will be general common elements of the PUD and condominium. These areas will be so designated on the condominium master deed & by-laws.

Easements Across Common Property (27.04.22)

Easement for sanitary and watermain utilities will be granted to the City over and across the PUD to provide for future maintenance of said utilities. In addition, public pedestrian access easements will be granted to the City for the waling paths on Center Street, Ferry Street and through the development from Center Street to Lake Shore Drive.

ADDITIONAL PUD INFORMATION

Building Footprint Flexibility

The PUD plans show building footprints for the condominium units. However, the developer needs the flexibility to locate the condominium units as needed based on topography, views, vegetation, etc. Therefore, the building footprints shown on the PUD site plans are for basic intent only. In general the distance between buildings will be maintained as shown plus or minus 20-feet with no building being closer than 15-feet to another building.

In addition, the PUD site plans show all the condominium unit buildings as being the same footprint and design. However, each condominium building will be a custom home and therefore the size, shape and design of each building will vary.

Common Area Maintenance

Common yard areas in and around the condominium units will be identified within the condominium master deed and by-laws as general common element. These areas will be maintained by an outside lawn service hired by the condominium association. The master deed and by-laws will restrict placement of fences between or around the condominium units.

Final Construction Plans for Road and Utilities

Construction plans for roads and utilities will be prepared by the developer's engineer and provided to the City and Kalamazoo Lakes Sewer and Water Authority for review and approval prior to start of construction for each phase. All necessary construction permits for site infrastructure will be obtained prior to start of construction of each phase. Final water and sewer utility easements will also be provided to the City prior to start of construction of each phase.

Following infrastructure construction of each phase, but no later than 4 months after completion of construction, the developer will provide the City with utility as-built record plans.

Phasing of Development and Improvements

Lots 20 and 21 on Center Street, the Ferry Street frontage area and the Golfview Drive extension area will be the first phase and will be built in 2012, pending approvals. The remainder of the development will be built on market demand.

Regarding the public pedestrian paths, these will be built according to the following schedule:

| Path Section | Construction Type | Schedule for Installation |
|---|--|---|
| Ferry Street public sidewalk | Asphalt | By 12/31/13 |
| Center Street public sidewalk | Asphalt | By 12/31/13 |
| Public access from Center Street to Lakeshore Drive | Maintained as a mowed path with vegetation kept to 12 inch height or less at all times upon issuance of the first Certificate of Occupancy within the development and then converted to crushed concrete, gravel, or similar by 12/31/14 | By 12/31/14 |
| Internal connector - Ferry Street to loop around Plateau | Crushed concrete, gravel, or similar | Upon 4 Certificates of Occupancy at Ferry Street, but no later than 36 months from final PUD approval |
| Internal connector - North section of loop around Plateau | Crushed concrete, gravel, or similar | Upon 6 Certificates of Occupancy at Plateau area, but no later than 48 months from final PUD approval |
| Internal connector - Golfview to west | Crushed concrete, gravel, or similar | Upon 4 Certificates of Occupancy at Golfview, but no later than 36 months from final PUD approval |

Final PUD Submittal, revision date July 25, 2012 (Applicant Douglas Property Development, LLC, Developer BDR)

Page 15 of 28 - Project Description (24.02.05): Pedestrian trails are proposed within the open space but no other structures or amenities are proposed in the open space.

Page 17 of 28 - Vehicle and Pedestrian Access Plan (24.02.08): Pedestrian trails will be provided through the development.

Page 19 of 28 - Landscape Plan (24.02.12): Pedestrian trails are proposed within the open space but no other structures or amenities are proposed in the open space.

Page 21 of 28 – PUD Eligibility Criteria, Recognizable and Substantial Benefit (27.03.01): Public pedestrian paths are proposed along the Ferry Street frontage, Center Street frontage and through the development from Center Street to Lake Shore Drive.

Page 24 of 28 – Open Space Requirements (27.04.08): Pedestrian trails are proposed within the open space but no other structures or amenities are proposed in the open space.

Page 25 of 28 – Pedestrian and Vehicular Circulation (27.04.13): Pedestrian trails provided through the development...Public pedestrian paths are proposed along the Ferry Street frontage, Center Street frontage and through the development from Center Street to Lake Shore Drive.

Page 28 of 28 – Phasing of Development and Improvements – construction schedule of pathways:

| Path Section | Construction Type | Schedule for Installation |
|--|--|---|
| Ferry Street public sidewalk | Asphalt | By 12/31/13 |
| Center Street public sidewalk | Asphalt | By 12/31/13 |
| Public access from Center Street to Lakeshore Drive | Maintained as a mowed path with vegetation kept to 12 inch height or less at all times upon issuance of the first Certificate of Occupancy within the development and then converted to crushed concrete, gravel, or similar by 12/31/14 | By 12/31/14 |
| Internal connector - Ferry Street to loop around Plateau | Crushed concrete, gravel, or similar | Upon 4 Certificates of Occupancy at Ferry Street, but no later than 36 months from final PUD approval |
| Internal connector - North section of loop around Plateau | Crushed concrete, gravel, or similar | Upon 6 Certificates of Occupancy at Plateau area, but no later than 48 months from final PUD approval |
| Internal connector - Golfview to west | Crushed concrete, gravel, or similar | Upon 4 Certificates of Occupancy at Golfview, but no later than 36 months from final PUD approval |

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.

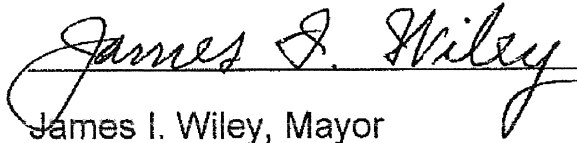
The foregoing Ordinance was offered for adoption by Greenwood, supported by Mayer. The roll call vote being as follows:

YEAS: Bailey, Greenwood, Harvath, Hoexter, Mayer, Smith, Wiley

NAYS: None

ABSENT: None

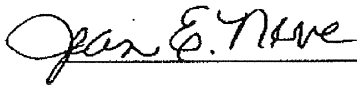
Ordinance Declared Adopted.



James I. Wiley, Mayor

8-21-12

Date




Jean E. Neve, City Clerk

8-21-12

Date

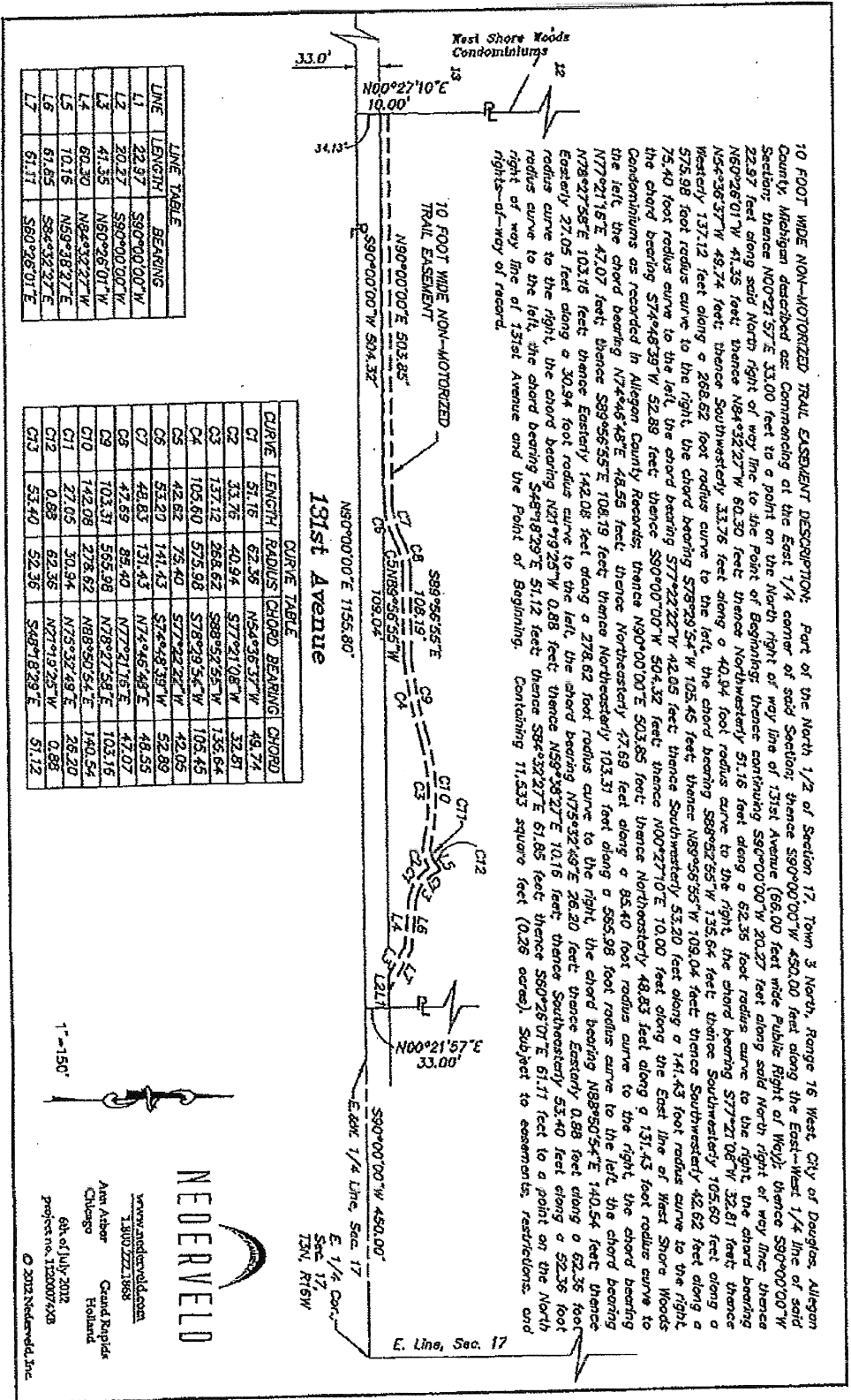
CERTIFICATION

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

EXHIBIT "B"



10 FOOT WIDE NON-MOTORIZED TRAIL EASEMENT 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 East 1/4 corner of said Section; thence S90°00'00\"/>

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 22.97 | S90°00'00\"/> |

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
|-------|--------|--------|---------------|-------|
| C1 | 51.76 | 62.36 | N54°56'37\"/> | |

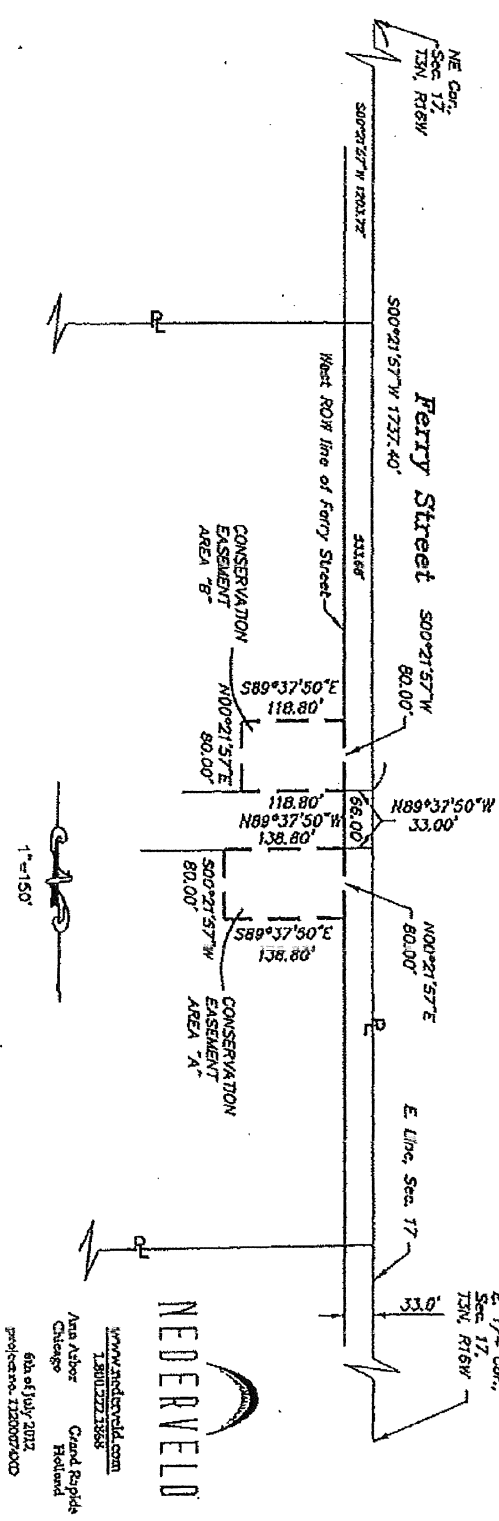
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 Chicago Holland
 6th of July 2012
 projection: 1120007438
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E. Line, Sec. 17
 E 1/4 Cor.
 Sec. 17
 T3N, R16W

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 $S00^{\circ}21'57''W$ 1803.40 feet along the East line of said North 1/2; thence $N89^{\circ}37'50''W$ 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 $N89^{\circ}37'50''W$ 138.80 feet; thence $S00^{\circ}21'57''W$ 80.00 feet; thence $S89^{\circ}37'50''E$ 138.80 feet to a point on said West right of way line; thence $N00^{\circ}21'57''E$ 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 $S00^{\circ}21'57''W$ 1737.40 feet along the East line of said North 1/2; thence $N89^{\circ}37'50''W$ 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 $N89^{\circ}37'50''W$ 118.80 feet; thence $S00^{\circ}21'57''E$ 80.00 feet; thence $S89^{\circ}37'50''E$ 118.80 feet to a point on said West right of way line; thence $S00^{\circ}21'57''W$ 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.



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EXHIBIT "D"

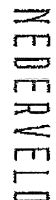
CONSERVATION EASEMENT AREA "E" DESCRIPTION: Part of the NE 1/4 of Section 17, Town 3 North, Range 16 West, City of Douglas, Allegan County, Michigan described as Commencing at the East 1/4 corner of said Section; thence S80°00'00"W 1,521.42 feet along the East-West 1/4 line of said Section; thence N00°00'00"W 33.00 feet to a point on the North Right of way line of 31st 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°42'48"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 59.61 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 N00°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 48.72 feet; thence Northwesterly 30.26 feet along a 20.23 foot radius curve to the right, the chord bearing N15°59'58"E 22.65 feet; thence Northwesterly 196.03 feet along a 523.53 foot radius curve to the right, the chord bearing N47°23'23"E 196.01 feet; thence Northwesterly 55.34 feet along a 285.33 foot radius curve to the right, the chord bearing N63°35'07"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°02'22"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 31.70 feet; thence S47°50'51"E 16.29 feet; thence Southwesterly 28.00 feet along a 28.81 foot radius curve to the left, the chord bearing N89°41'35"E 94.36 feet; thence Northwesterly 42.91 feet along a 94.89 foot radius curve to the left, the chord bearing N72°50'40"E 42.83 feet; thence Northwesterly 54.39 feet along a 70.46 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 28.48 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 54.67 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 S09°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°09'58"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 43.58 feet; thence Southwesterly 21.57 feet along a 104.86 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 S87°30'21"W 98.34 feet; thence Southwesterly 72.07 feet along a 117.00 foot radius curve to the left, the chord bearing N85°58'13"W 147.12 feet; thence Northwesterly 88.42 feet along a 35.36 foot radius curve to the left, the chord bearing N77°00'45"W 87.37 feet; thence Northwesterly 225.28 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 161.40 feet; thence Southwesterly 129.42 feet along a 150.00 foot radius curve to the left, the chord bearing S51°45'19"E 125.45 feet; thence Northwesterly 44.23 feet; thence Southwesterly 155.57 feet along a 400.00 foot radius curve to the left, the chord bearing S87°47'55"E 154.58 feet; thence Northwesterly 359.16 feet along a 745.00 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°51'48"W 355.69 feet; thence Southwesterly 36.27 feet along a 267.00 foot radius curve to the right, the chord bearing 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 | N81°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°58'19"E | 125.45 |
| C46 | 155.57 | 400.00 | S87°47'55"E | 154.58 |
| C47 | 270.90 | 95.00 | N00°37'59"W | 188.01 |
| C48 | 359.16 | 745.00 | S83°51'48"W | 355.69 |
| C49 | 36.27 | 267.00 | S73°56'38"W | 36.24 |

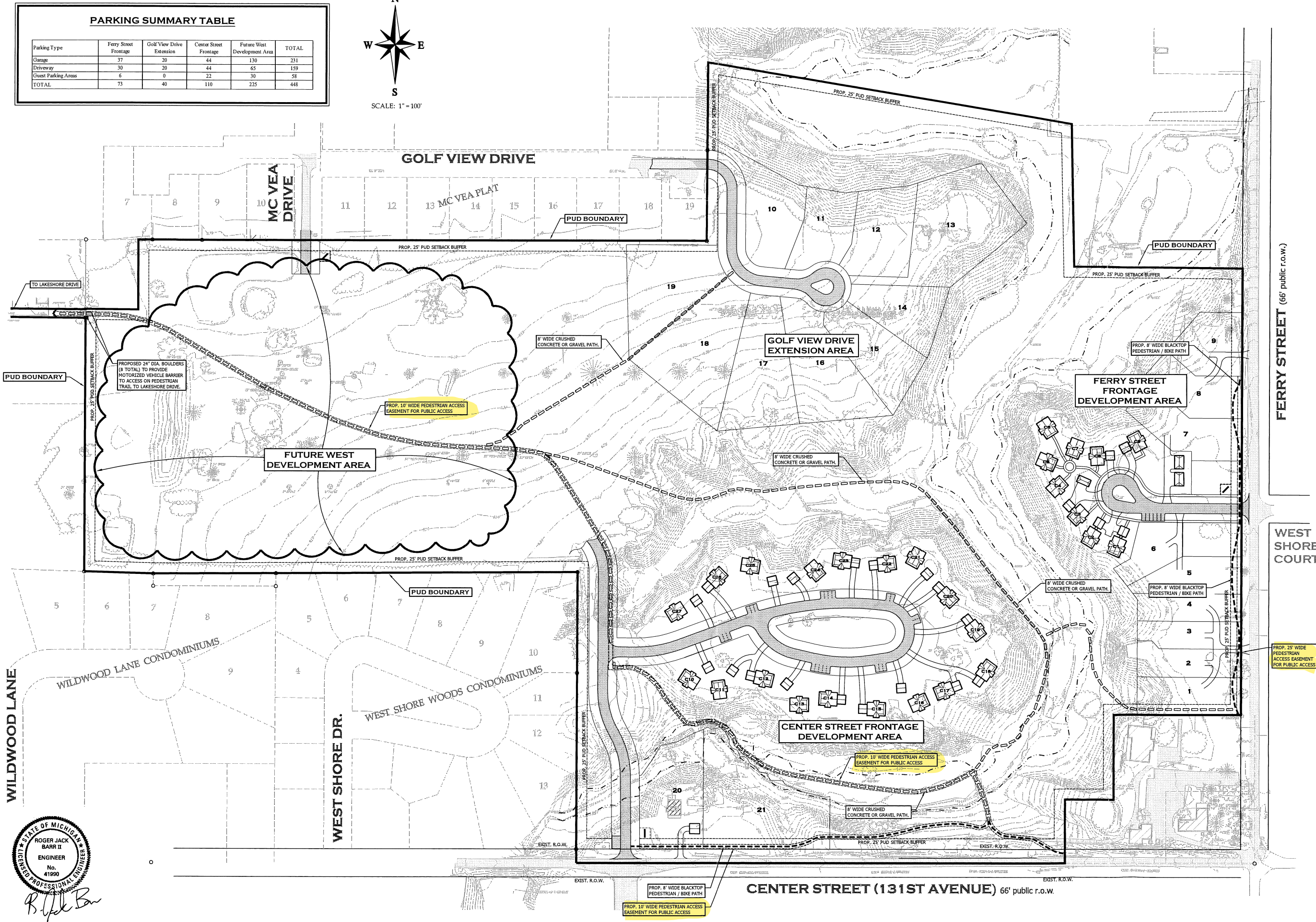
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PARKING SUMMARY TABLE

| 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 |



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 Ann Arbor, MI 48103
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CHICAGO
 1052 National Parkway
 Schaumburg, IL 60173
 PHONE: 312.678.3897

GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 PHONE: 616.575.5195

HOLLAND
 347 Hoover Boulevard
 Holland, MI 49423
 PHONE: 616.393.6449

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 |
|---------|----------|-----|---------------------------|----------|-----|---------------------------|------------|----------|----------|----------|
| | 12/21/11 | 1 | PRELIMINARY PUD SUBMITTAL | 12/21/11 | 1 | PRELIMINARY PUD SUBMITTAL | RB | 12/21/11 | WJS | 11/29/11 |
| | 03/07/12 | 2 | PRELIMINARY PUD SUBMITTAL | 03/07/12 | 2 | PRELIMINARY PUD SUBMITTAL | RB | | | |
| | 06/28/12 | 3 | PRELIMINARY PUD SUBMITTAL | 06/28/12 | 3 | PRELIMINARY PUD SUBMITTAL | RB | | | |
| | 04/20/12 | 4 | FINAL PUD SUBMITTAL | 04/20/12 | 4 | FINAL PUD SUBMITTAL | RB | | | |
| | 05/21/12 | 5 | FINAL PUD SUBMITTAL | 05/21/12 | 5 | FINAL PUD SUBMITTAL | RB | | | |
| | 06/28/12 | 6 | FINAL PUD SUBMITTAL | 06/28/12 | 6 | FINAL PUD SUBMITTAL | RB | | | |
| | 07/25/12 | 7 | FINAL PUD SUBMITTAL | 07/25/12 | 7 | FINAL PUD SUBMITTAL | RB | | | |

project no.:
 11200074

C-109

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

R. Jack Barr