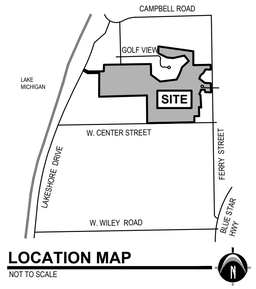
## LEGEND

- EX. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE

NOTE: PEDESTRIAN TRAILS ARE EXISTINGTHROUGH 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.




**LOCATION MAP**
NOT TO SCALE




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

## GENERAL NOTES

1) Prior Zoning- Residential (R-1) Zone
   Minimum Lot Area = 12,000 s.f.
   Minimum Lot Width = 100 ft.
   Setback:
   Front 35 ft.
   Side 7 ft. (18 ft. total)
   Rear 25 ft.
   Lot Coverage = 35% max.

2) City Master Plan (March 2025)
   Suburban Residential
   4 Units per Acre
   Single-Family Detached Housing

3) 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 | ----- | |
| Rear | 25 | 25 | 25 | |
| Minimum Building Separation (feet) | 15 | ------ | NA | To Be Removed From PUD |
| 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

4) Notes
   a) All Roads are private.
   b) The community is serviced by public watermain and public sanitary sewer. All utilities are buried.
   c) All development signs conform to City sign ordinance.

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Ric Dyk

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**REVISIONS:**

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

# WESTSHORE PUD AMENDMENT

## Proposed Overall Site Layout Plan

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

**STAMP:**

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

**PROJECT NO:**
25202094

**SHEET NO:**
C-205



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