1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Approval Of The Minutes Of The Previous Meeting
5. Old Business
6. New Business

Documents:

PUD1902 LOWING WOODS PRELIMINARY FINAL PLAN STAFF REPORT 3.PDF
PUD1902 APPLICATION AND PLANS.PDF

7. Communications, Letters And Reports
8. Public Comments
9. Other Business
10. Commissioner/Staff Comments
11. Adjournment
REQUEST

(PUD1902) and (PUD1902-52) West Michigan Development Company, Ottawa Land Investments LLC, is requesting REVISED preliminary planned unit development plan approval and final development plan approval for single family detached home sites, attached and detached condominiums, clubhouse, open spaces and other amenities, on parcels of land described as follows, Ottawa County, Michigan.

1. 70-14-05-400-022
2. 70-14-05-400-023
3. 70-14-05-400-024
4. 70-14-04-300-030
5. 70-14-09-100-062
6. 70-14-04-300-036
7. 70-14-05-400-041
8. 70-14-09-400-040
9. 70-14-05-400-040
10. 70-14-05-489-001
The request is to approve a REVISED previously approved (and now partially completed) preliminary development plan for a residential planned unit development with the major change of changing the setbacks between all condo units (including single detached and attached) to a minimum of 14 feet. The previously approved preliminary plan already allowed a minimum of 14 feet between the single detached condos, but **required a minimum of 16 feet between multi-family condos.**

Note that Chapter 24 footnote (j) requires a minimum of 25 feet between contiguous buildings. The previously approved preliminary plan showed:

1) a minimum of a 7 foot side yard setback for the single family homes;
2) a minimum of 14 feet between the single detached condos; and
3) a minimum of 16 feet between the attached multi-family condos.

The request is also to approve (PUD1902-52) a REVISED final development plan for phase 2 of the condos to include an additional unit.
Previously approved:

**Proposed Zoning requirements**

**PUD zoning** - **Single family lots**

- Minimum Lot area =
- Minimum Lot width = 60 ft

**SETBACKS**

- Front yard = 25 ft
- Side yard = 7 ft
- Rear yard = 25 ft

**Multi-family Condominium**

**SETBACKS**

- Front yard = 26 ft from edge of pavement
- Side yard = 16 ft between Buildings

**Single-family Condominium’s**

**SETBACKS**

- Front yard = 26 ft from edge of pavement
- Rear yard = 25 ft
- Side yard = 14 ft between buildings

**Summary of Proposed Land use:**

Maximum Allowable Density Per Township PUD Standards = 3.5 units

(1,045 units/lots on 298.56 acres)

**Total Project as currently depicted—**

- 565= total lots
- 112= Townhouse Units
- 122= Ranch Condominium Units
- 23= Villa Units
- *822= total Residential units/lots

* Depending on market conditions, the developer will be allowed to increase the density from what is depicted on this plan to a maxim of 852 units on 298.56 acres.

**HISTORY-2007**

The preliminary PUD plan was approved in 2004. The plats of Lowing Woods No. 1, 2, 3 and 4 were approved in 2005. Lowing Woods No. 5 was approved in 2007, No. 6 in 2012 and No. 7 in 2013. A revised preliminary plan was approved in 2012 because the time frame lapsed and the PUD became null and void. Lowing Woods No. 10 was approved in 2016; however, this application is for a revision to that plan. The first phase for the condos was approved in 2014. The second phase for the condos was approved in 2016 and revised in 2017. This is the second revision for phase 2 of the condos.
Sec. 22.12  CHANGES TO AN APPROVED PUD.

Changes to an approved PUD shall be permitted only under the following circumstances:

(A)  **Notify Zoning Administrator:** The holder of an approved PUD final development plan shall notify the Zoning Administrator of any desired change to the approved PUD.

(B)  **Minor Change Determination:** Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

1. Reduction of the size of any building and/or sign.
2. Movement of buildings and/or signs by no more than ten (10) feet.
3. Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent.
4. Changes in floor plans, of up to five (5) percent of the total floor area, which do not alter the character of the use or increase the amount of required parking.
5. Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design.
6. Changes required or requested by the Georgetown Township, Ottawa County, and other State or Federal regulatory agency in order to conform to other laws or regulations.

(C)  **Major Change Determination:** A proposed change not determined by the Zoning Administrator to be minor shall be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application for the final development plan.

The proposed changes are as follows:

<table>
<thead>
<tr>
<th>Previous PUD in 2004</th>
<th>Amended Plan in 2007</th>
<th>Amended Plan in 2012</th>
<th>2019 Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>289.28 acres in 2004</td>
<td>298.56 acres</td>
<td>same</td>
<td>same</td>
</tr>
<tr>
<td>65.2 acres of open space</td>
<td>66.2 acres of open space</td>
<td>67.2 acres of open space</td>
<td>same</td>
</tr>
<tr>
<td>126 lots with 60’ min width</td>
<td>187 lots with 60’ min width</td>
<td>177 (decrease of 10 lots)</td>
<td>same</td>
</tr>
<tr>
<td>136 lots with 65’ min width</td>
<td>142 lots with 65’ min width</td>
<td>150 lots (increase of 8 lots)</td>
<td>same</td>
</tr>
<tr>
<td>112 lots with 75’ min width</td>
<td>99 lots with 75’ min width</td>
<td>110 lots (increase of 11 lots)</td>
<td>92 (-18)</td>
</tr>
<tr>
<td>128 lots with 85’ min width</td>
<td>96 lots with 85’ min width</td>
<td>106 lots (increase of 10 lots)</td>
<td>96 (-10)</td>
</tr>
<tr>
<td>22 lots with 95’ min width</td>
<td>22 lots with 95’ min width</td>
<td>same</td>
<td>same</td>
</tr>
<tr>
<td>112 townhouse units</td>
<td>112 townhouse units</td>
<td>same</td>
<td>156 (+44)</td>
</tr>
<tr>
<td>125 ranch condo units</td>
<td>158 condominium units</td>
<td>122 units (decrease 36 units)</td>
<td>118 (-4)</td>
</tr>
<tr>
<td>23 villa units</td>
<td>23 villa units</td>
<td>same</td>
<td>same</td>
</tr>
</tbody>
</table>

Total of 834 units, an overall increase of 12 from the 2012 plan; however, the applicant has requested the ability to remain at the minimum of 852 as noted on the previously approved plan in case of changes.
Residential Summary

- 187 Lots - 60' Min. Width  same
- 142 Lots - 65 Min. Width  same
- 99 Lots - 75' Min. Width  92
- 96 Lots - 85' Min. Width  96 same
- 22 Lots - 95' Min. Width  same

546 = Total Lots

- 112 - Townhouse Units  156
- 158 - Ranch Condominium Units  118 same
- 23 - Villa Units

* 839 = Total Residential Units/lots = 834

*Maximum not to exceed 852 units on 298.56 acres
** Open Space Total= 67.2 acres
Total Site Area= 298.56 acres same
SUMMARIES and MOTIONS for the preliminary development plan and the final development plan

SUMMARY and MOTION for the preliminary development plan

An entire review of each of the stipulations in the ordinance for preliminary plan approval has not been conducted because there are only a few proposed small changes, with all other approvals remaining in effect as per the preliminary plan approved in 2012.

The following items must be addressed:
1. The Planning Commission must determine if 14 feet between attached multi-family condos is acceptable.
2. The PUD agreement must be recorded and provided. A previous agreement was provided; however, the plan has changed.
3. Signs were previously approved and such approval remains in effect.
4. The previously approved minimum of 900 square feet is required for the area of the attached condominiums and townhomes.
5. All other previous approvals remain in effect, except with the changes from the 2012 plan as noted below:

1. Number of types of units:

<table>
<thead>
<tr>
<th>2012 Plan</th>
<th>2019 Revisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>lots with 75’ min width - 110 lots</td>
<td>92 (-18)</td>
</tr>
<tr>
<td>lots with 85’ min width - 106 lots</td>
<td>96 (-10)</td>
</tr>
<tr>
<td>112 townhouse units</td>
<td>156 (+44)</td>
</tr>
<tr>
<td>122 units</td>
<td>118 (-4)</td>
</tr>
</tbody>
</table>

With the possible total number of overall units to not exceed 852, as previously approved.

And with the major change of revising the setbacks between all condo units (including single detached and attached) to a minimum of 14 feet. (The previously approved preliminary plan already allowed a minimum of 14 feet between the single detached condos, but required a minimum of 16 feet between multi-family condos.)

Note that Chapter 24 footnote (j) requires a minimum of 25 feet between contiguous buildings. The previously approved preliminary plan showed:
1) a minimum of a 7 foot side yard setback for the single family homes;
2) a minimum of 14 feet between the single detached condos; and
3) a minimum of 16 feet between the attached multi-family condos, now revised to a minimum of 14 feet between the attached multi-family condos.

The request is also to approve a REVISED final development plan for phase 2 of the condos to include one additional unit.
OPTION FOR MOTION—for the preliminary development plan

If the Planning Commission determines that the minimum of 14 feet between multi-family condos is acceptable, and requirements of the ordinance have been met and all other elements of the proposal are acceptable, the following motion is offered. If the Planning Commission determines that more revisions are necessary or more information should be provided, the item could be tabled.

Motion: To adopt the staff report as finding of fact and to approve (PUD1902) the revised preliminary development plan for West Michigan Development Company, Ottawa Land Investments LLC, to have a planned unit development (preliminary development plan) for single family detached home sites, attached condominiums, clubhouse, open spaces and other amenities, on parcels of land described as

1. 70-14-05-400-022
2. 70-14-05-400-023
3. 70-14-05-400-024
4. 70-14-04-300-030
5. 70-14-09-100-062
6. 70-14-04-300-036
7. 70-14-05-400-041
8. 70-14-05-400-040
9. 70-14-05-489-001 to -010 (condos)

Georgetown Township, Ottawa County, Michigan, as shown on the following:

a. The same preliminary development plan 1 dated 7/31/12 previously approved on September 19, 2012;
b. The same preliminary development plan 2 dated 6/14/12 previously approved on September 19, 2012;

Except with the changes as noted below:

<table>
<thead>
<tr>
<th>2012 Plan</th>
<th>2019 Revisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>lots with 75’ min width - 110 lots</td>
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<td>156 (+44)</td>
</tr>
<tr>
<td>122 units</td>
<td>118 (-4)</td>
</tr>
</tbody>
</table>

With the total units of 834 and with the possible total number of overall units to not exceed 852, as previously approved.

And with the major change of revising the setbacks between all condo units (including single detached and attached) to a minimum of 14 feet. (The previously approved preliminary plan already allowed a minimum of 14 feet between the single detached condos, but required a minimum of 16 feet between multi-family condos.)

Note that Chapter 24 footnote (j) requires a minimum of 25 feet between contiguous buildings. The previously approved preliminary plan showed:
1) a minimum of a 7 foot side yard setback for the single family homes;
2) a minimum of 14 feet between the single detached condos; and
3) a minimum of 16 feet between the attached multi-family condos, now revised to a minimum of 14 feet between the attached multi-family condos.

Including a REVISED final development plan for phase 2 of the condos to include an additional unit.
On the basis that the following are met:

a. Qualifying conditions in Sec. 22.2.

b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.

c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.

d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.

e. The proposed PUD meets all the site plan requirements of Chapter 22 including Sec. 22.8, D.

f. The information as per Sec. 22.5 is provided.

g. The plan meets the ordinance requirements of Sec. 22.10.

And with the following conditions:

a. The previously approved landscaping plan remains in effect.

b. The previously approved minimum of 900 square feet is required for the area of the attached condominiums and townhomes.

c. The eyebrows on the street layout are not required and the street may have the eyebrows provided at the developer’s discretion.

d. Previous approval for signs remains in effect. Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way. Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All signs other than the plat entry waterfall sign must meet ordinance requirements because the approval does not include any signs.

e. All other previous approvals not explicitly changed with this new approval remain in effect.

f. The PUD agreement shall be recorded and provided prior to the issuance of any building permits.

**SUMMARY and MOTION for (PUD1902-52) the final development plan for Lowing Woods Condos No. 2 REVISED**

(PUD1902-52) Final Development Plan for revised Phase 52 (Condo No. 2 REVISED) for Ottawa Land Investments LLC. The request is also to approve a REVISED final development plan for phase 2 of the condos to include one additional unit, for a total of 34 units which is one more than the 33 units approved in 2017, on parcels as follows: P.P. #70-14-09-100-062 and 70-14-04-300-036.

The proposed number of units is as follows:

8 single condos = 8 units
13 duplex condos = 26 units

Total of 34 units (one more than previously approved. Also, the plan shows a front yard setback of 26 feet from the road, a 25 foot rear yard setback and the minimum of 14 feet between the condo buildings.
Review for final development plan

Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION.

B. **Final Development Plan Approval Time Period – Dual or Multi Phased:** If the project includes phases, then the applicant must submit a request within twelve (12) months of the Township Board’s approval of the preliminary plan and PUD rezoning for final development plan approval of a phase. Following the final approval of the first PUD phase, the applicant must submit each subsequent phase within twenty-four (24) months of the approval date for the previous phase. If the applicant fails to submit the first phase within twelve (12) months or each subsequent phase within the twenty-four (24) month time period then the preliminary site plan incorporating all phases not already approved for final site plan shall be determined to be invalid.

**Met. Preliminary plan just approved.**

C. **Final Development Plan Application Requirements:** A final development plan application shall consist of the following (unless determined by the Zoning Administrator or Planning Commission to be unnecessary):

1. A completed application form, supplied by the Zoning Administrator. **Provided**
2. Payment of a fee, as established by the Township Board. **Paid**
3. A written response to the findings, review comments, and conditions, if any, from the Township Board’s review and approval of the preliminary development plan and a narrative explanation of the changes made to the plan in response to those items. **NA.**
4. A site plan containing all of the information required in this PUD Chapter and the following information shown below: (If the plan consists of phases, then the above-mentioned information is only required for the specific phase(s) being presented for final approval. Each subsequent phase shall be reviewed in the same manner).

   a. The location and dimensions of all proposed structures and buildings on the PUD site.

      PROVIDED.

   b. The location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks / pathways / bikepaths, curbing, parking areas (including the dimensions of a typical parking space and the total number of parking spaces to be provided), and unloading areas. Street names must also be included.

      PROVIDED.

   c. The location of all proposed signs and lighting, including the sizes and types.

      The plan notes that previous approvals remain in effect.

   d. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.).

      The plan notes that previous approvals remain in effect.

   e. The location, type and size of all utilities and storm water drainage facilities, including fire protection, sanitary sewers, water services, etc.

      PREVIOUSLY PROVIDED.

   f. Existing and proposed topographic contours at a maximum of three (3) foot intervals.

      PREVIOUSLY PROVIDED.

   g. Elevation views of all proposed structures and floor plans for all multi-family residential dwelling units.

      PREVIOUSLY PROVIDED.

   h. Proposed open space areas, including recreational amenities (playgrounds, etc.).

      PREVIOUSLY PROVIDED.

   i. Floodplain areas.

      PROVIDED.
B. The Planning Commission may request from the applicant any additional graphics or written materials, prepared by a qualified person or persons, to assist in determining the appropriateness of the site plan. Such material may include, but need not be limited to, aerial photography, photographs; traffic impacts; impact on significant natural features and drainage; soil tests; and other pertinent information.

Sec. 22.9 PLANNING COMMISSION REVIEW OF FINAL DEVELOPMENT PLAN.

A. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions of the PUD rezoning. If it is determined that the final plan is not in substantial conformance with the preliminarily development plan, the review process shall be conducted as a preliminary development plan review, in accordance with the procedures of Sections 22.5 - 22.7 of this Ordinance.

The final development plan for phase 2 of the condos appears to be in conformance with the new preliminary development plan.

B. Planned Unit Developments, whether established as a single or multiphase development, shall reasonably accommodate for the intent of the PUD in each phase. If the proposed PUD appears to provide for phases that do not incorporate the intent of the proposed PUD, the Planning Commission may require bonding or other similar financial obligation, which shall be established in the PUD agreement. If a portion of the PUD intent it to provide for a variety of uses (i.e. - apartments and single family homes), then the proposed phasing schedule shall show how the development of these uses will be balanced in the phased development schedule.

The final development plan appears to accommodate the intention of the PUD.

C. If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for approval in Section 22.10.

See the review under Sec. 22.10.

D. The Planning Commission shall prepare a record of its findings and shall approve, approve with conditions, or deny the final development plan.

Minutes will be prepared.

E. Any regulatory modification from traditional district requirements shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of this PUD process of the approved site plans may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual residential lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD site plan.

PREVIOUSLY PROVIDED.

F. A table shall be provided on the final site plan which specifically details all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general
provisions, or Township subdivision regulations which would otherwise be applicable to the uses and developments proposed in the absence of this PUD article and rezoning.

PREVIOUSLY PROVIDED.

Sec. 22.10 STANDARDS FOR APPROVAL (both preliminary and final).
A PUD shall be approved only if it complies with each of the following standards:

A. The proposed PUD complies with all qualifying conditions of Section 22.2. Previously determined to be met and the revised plan appears to meet this condition.

B. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development. Previously determined to be met and the revised plan appears to meet this condition.

C. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community. Previously determined to be met and the revised plan appears to meet this condition.

D. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning. Previously determined to be met and the revised plan appears to meet this condition.

E. The proposed PUD meets all the site plan requirements of this Chapter, respective of being either a preliminary or final PUD request (Preliminary PUD’s must meet Section 22.5, A and Final PUD’s must meet Section 22.8, D.) Previously determined to be met and the revised plan appears to meet the requirements of Section 22.5A.

Sec. 22.11 PUD AGREEMENT.

A. Prior to the issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Township in recordable form, setting forth the applicant's obligations with respect to the PUD.

B. The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required revisions, other documents which comprise the PUD, and all conditions attached to the approval by the Township Board.

C. A phasing plan shall also be submitted describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.

D. The agreement shall also establish the remedies of the Township in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.

E. All documents shall be executed and recorded in the office of the Ottawa County Register of Deeds. A condition of approval: the recorded PUD agreement shall be submitted prior to the time the first building permit application is submitted to the Township. A new agreement must be submitted due to the changes in the PUD in regard to the single family dwellings and removal of the soccer fields.
OPTION FOR MOTION-for the final development plan for the revised phase 2 of the condos

Motion: To adopt the staff report as finding of fact and to approve the final development plan for (PUD1902-52), West Michigan Development Company, Ottawa Land Investments LLC, to have attached and detached condominiums, on parcels of land described as follows, Ottawa County, Michigan.

1. 70-14-09-100-062
2. 70-14-04-300-036

CONTINGENT UPON THE APPROVAL OF THE REVISED PRELIMINARY PLAN;

as shown on the following:

a. Final development plan sheet C-102, dated 05/30/19,
b. Final development plan sheet C-101, dated 07/05/19.

On the basis that the following are met:

a. Qualifying conditions in Sec. 22.2.
b. The proposed PUD is compatible with surrounding uses of land, the natural environment, and the capacities of public services and facilities affected by the development.
c. The proposed uses within the PUD will not possess conditions or effects that would be injurious to the public health, safety, or welfare of the community.
d. The proposed project is consistent with the spirit and intent of the PUD District, as described in Section 22.1 and represents an opportunity for improved or innovative development for the community that could not be achieved through conventional zoning.
e. The proposed PUD meets all the site plan requirements of Chapter 22 including Section 22.8, D.

And with the following conditions:

a. A recorded PUD agreement (according to Sec. 22.11) is submitted prior to the submission of a building permit application for this phase.
b. Sign permits must be obtained for ALL signs. Any signs not expressly approved with the PUD MUST meet ordinance requirements. No sign shall be located within the road right-of-way. Any sign not approved with the PUD and not allowed by the ordinance must be removed immediately or changed to a conforming sign. All previous approvals for signs remain in effect.
c. The location, type and size of all proposed landscaping and site amenities (art work, fences, gateway features, etc.) were approved with the previous approvals and remain in effect.
d. Approval from the Ottawa County Water Resources Commission is required.
July 8, 2019

Ms. Mannette Minier  
Zoning Administrator  
Georgetown Charter Township  
1515 Baldwin Street  
PO Box 769  
Jenison, MI 49429  

RE: Lowing Woods Planned Unit Development – Major Amendment

Dear Ms. Minier:

Included with this cover letter are the following items being submitted for a Major Planned Unit Development (PUD) Amendment for the Lowing Woods PUD. The amendment requests that the condominium building separation distance requirement be decreased from 20 feet to 14 feet (to match the total minimum separation required between two (2) single family homes). In addition, a minor change to the Condos No. 2 phase is also being requested. The configuration of unit types has been revised which results in one (1) additional unit within the phase.

1. Application  
2. Legal Description (Condos No. 2)  
3. Major Amendment (Condo Setback) Narrative  
4. Minor Amendment (Condos No. 2) Narrative  
5. Lowing Woods Unit Count Summary  
6. Overall Revised Final Development Plan  
7. Lowing Woods Condos No. 2 Revised Final Development Plan  
8. Lowing Woods Condos No. 2 Original Final Development (for reference only)

These items are being submitted for the regular Planning Commission meeting on August 21, 2019. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

Kelly Kuiper  
Project Manager
APPLICATION FOR PLANNED UNIT DEVELOPMENT
Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>COMPANY NAME:</th>
<th>PHONE:</th>
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<tbody>
<tr>
<td>West Michigan Development, Ottawa Land Investments LLC</td>
<td>616.455.0200</td>
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<table>
<thead>
<tr>
<th>APPLICANT NAME:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael R McGraw</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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<th>CITY / STATE / ZIP:</th>
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</thead>
<tbody>
<tr>
<td>1188 East Paris Avenue SE Suite 100</td>
<td>Grand Rapids, MI 49546</td>
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PROPERTY INFORMATION

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<table>
<thead>
<tr>
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<th>TITLE:</th>
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</thead>
<tbody>
<tr>
<td>Michael R McGraw</td>
<td>Owner</td>
</tr>
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</table>

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<thead>
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<th>CITY / STATE / ZIP:</th>
</tr>
</thead>
<tbody>
<tr>
<td>See attached sheets</td>
<td>Jenison and Hudsonville, MI 49428 and 49426</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>PARCEL NUMBER:</th>
<th>ZONING DISTRICT:</th>
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<tbody>
<tr>
<td>See attached sheets</td>
<td>PUD</td>
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<tr>
<th>LEGAL DESCRIPTION:</th>
<th>PARCEL SIZE (IN ACRES):</th>
</tr>
</thead>
<tbody>
<tr>
<td>See attached sheets</td>
<td>See attached sheets</td>
</tr>
</tbody>
</table>

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

Major amendment to decrease condo setbacks to 14 feet to match the minimum distance between two (2) single family homes.

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.

APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

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APPLICANT SIGNATURE: [Signature]

DATE: 7/3/19

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

DATE OF PLANNING COMMISSION MEETING:

DATE OF TOWNSHIP BOARD MEETING:

DATE NOTICE PUBLISHED:

DATE PROPERTY NOTICES WERE SENT:
LOWING WOODS PLANNED UNIT DEVELOPMENT

Property Information

Below is an image of the parcels included/identified in the request and a list of the corresponding addresses, parcel numbers, legal descriptions, and sizes.

<table>
<thead>
<tr>
<th>Parcel 1</th>
<th>Parcel 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>70-14-05-400-022</td>
<td>70-14-05-400-023</td>
</tr>
<tr>
<td>Unaddressed Jenison, MI 49428</td>
<td>Unaddressed Jenison, MI 49428</td>
</tr>
<tr>
<td>NE 1/4 OF SE 1/4 EXC COM NW COR, TH E 298.51 FT, S 38D 22M W 460.15 FT TO N&amp;S 1/4 LI, TH N 360.4 FT ALG SD LI TO BEG. SEC 5 T6N R16W</td>
<td>PART OF N 1/2 OF SE 1/4 COM N 88D 42M 15S W 617.08 FT FROM E 1/4 COR, TH S 0D 37M 05S E 1314.1 FT TO S LI OF N 1/2 OF SE 1/4, TH N 89D 18M W 721.28 FT ALG SD LI, TH N 0D 38M 03S W 1321.62 FT ALG W LI OF NE 1/4 OF SE 1/4, TH S 88D 42M 15S E 721.86 FT ALG E&amp;W 1/4 LI TO BEG. SEC 5 T6N R13W</td>
</tr>
<tr>
<td>39.56 ac</td>
<td>21.82 ac</td>
</tr>
<tr>
<td>PARCEL 3</td>
<td>Unaddressed Jenison, MI 49428</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<p>| PARCEL 4                                                                                       | 3024 Fillmore St Jenison, MI 49428 | PART OF NW 1/4 OF SW 1/4 COM S 0D 37M 05S E 99 FT FROM W 1/4 COR, TH S 71D 32M 01S E 297.84 FT, S 81D 39M 01S E 240 FT, TH N 77D 0M 59S E 140 FT, N 44D 30M 59S E 253 FT, TH S 88D 52M 46S E 28.95 FT ALG E&amp;W 1/4 LI, TH S 05D 16M 19S W 95.25 FT, S 11D 42M 58S W 381.18 FT, TH S 01D OM 21S E 115 FT, S 88D 52M 46S E 285 FT, TH S 01D OM 21S E 68.36 FT ALG W LI OF N 1/2 OF E 10 ACRES OF NW 1/4 OF SW 1/4, TH S 88D 54M 48S E 333.63 FT, S 01D OM 21S E 653.16 FT ALG E LI OF NW 1/4 OF SW 1/4, TH N 88D 56M 50S W 1396.96 FT ALG S LI OF SD NW 1/4 OF SW 1/4, TH N OD 37M 05S W 1208.69 FT ALG W SEC LI TO BEG, EXC LOWING WOODS NO 10, ALSO SW 1/4 OF SW 1/4 EXC LOWING WOODS NO 7, ALSO EXC LOWING WOODS NO 8, ALSO EXC LOWING WOODS CONDOS, ALSO EXC LOWING WOODS NO 10, ALSO EXC THAT PART OF FOLLOWING DESC IN SW 1/4 OF SEC 4: PART OF SW 1/4 SEC 4 &amp; PART OF NW 1/4 SEC 9 COM AT SW COR SEC 4, TH S 89D 0M 51S E 436.64 FT TO PT OF BEG, TH N 16D 02M 54S W 162.45 FT, N 13D 49M 39S E 111.57 FT, N 17D 41M 45S E 154.99 FT, N 57D 50M 49S E 97.38 FT, S 32D 09M 11S E 77.7 FT, S 60D 14M 52S E 133.93 FT, S 86D 38M 40S E 114.92 FT, TH N 79D 47M 25S E 352.76 FT ALG S LI &amp; EXTENDED S LI OF LOT 280 LOWING WOODS NO 10, TH S'LY 52.44 FT ALG A 1033 FT RAD CURVE TO LEFT (CHD BEARS S 0D 45M 18S E 52.43 FT), S'LY 268.22 FT ALG A 967 FT RAD CURVE TO RIGHT (CHD BEARS S 0D 15M 48S E 267.36 FT), N 88D 53M 12S W 141.07 FT, S 0D 12M 01S E 156.22 FT, S 12D 27M 43S W 73.31 FT, N 73D 19M 53S W 147.74 FT, S 51D 16M 52S W 227.79 FT, S 0D 33M 23S W 17.5 FT, N 57D 42M 10S W 62.42 FT, N 47D 53M 23S W 66.34 FT, N 43D 22M 03S W 217.58 FT, TH N 16D 02M 54S W 40.15 FT TO BEG. ALSO EXC COM AT SW SEC COR, TH S 89D 0M 51S E 412.24 FT &amp; N OD 59M 09S E 954.56 FT TO PT OF BEG, TH S 54D 12M 30S W 106.39 FT, N 54D 47M 30S W 104 FT, N 54D 12M 30S E 105.39 FT, S 36D 20M 36S E 10 FT, S 54D 12M 30S W 95.49 FT, S 35D | 43.87 ac |</p>
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Address</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>70-14-04-300-036</td>
<td>3024 Fillmore St, Jenison, MI 49428</td>
<td>That part of following desc in SW 1/4 of Sec 4: Part of SW 1/4 Sec 4 &amp; Part of NW 1/4 Sec 9, Com at SW Cor Sec 4, TH S 89D 0M 51S E 436.64 FT to PT of BEG, TH N 16D 02M 54S W 162.45 FT, N 13D 49M 39S E 111.57 FT, N 17D 41M 45S E 154.99 FT, N 57D 12M 05S W 77.7 FT, S 83D 14M 52S W 133.93 FT, S 86D 40M 39S E 114.92 FT, TH N 79D 47M 25S E 352.76 FT ALG E LI OF W 1/2 OF SW 1/4 TO PT OF BEG, TH S 88D 02M 16S W 10 FT, N 01D 0M 21S W 66.01 FT, N 88D 02M 16S E 10 FT, TH S 01D OM 21S E 66.01 FT ALG SD E LI TO BEG. SEC 4 T6N R13W</td>
</tr>
<tr>
<td>70-14-09-100-062</td>
<td>Unaddressed, Jenison, MI 49428</td>
<td>That part of following desc in NW 1/4 of Sec 9: Part of SW 1/4 Sec 4 &amp; Part of NW 1/4 Sec 9, Com at SW Cor Sec 4, TH S 89D 0M 51S E 436.64 FT to PT of BEG, TH N 16D 02M 54S W 162.45 FT, N 13D 49M 39S E 111.57 FT, N 17D 41M 45S E 154.99 FT, N 57D 12M 05S W 77.7 FT, S 08D 14M 52S W 133.93 FT, S 86D 40M 39S E 114.92 FT, TH N 79D 47M 25S E 352.76 FT ALG E LI OF W 1/2 OF SW 1/4 TO PT OF BEG, TH S 88D 02M 16S W 10 FT, N 01D 0M 21S W 66.01 FT, N 88D 02M 16S E 10 FT, TH S 01D OM 21S E 66.01 FT ALG SD E LI TO BEG. SEC 4 T6N R13W</td>
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PARCEL 7

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<tr>
<td>70-14-05-400-041</td>
<td>Unaddressed Jenison, MI 49428</td>
<td>Part of SE 1/4 of SE 1/4 Beg at SE Sec Cor, Th N 89D 53M 47S W 837.55 FT, N 0D 38M 03S W 435.64 FT, N 89D 53M 47S W 500 FT, Th N 0D 38M 03S W 783.54 FT Alg W Li of SE 1/4 of SE 1/4, Th S 89D 18M E 1008.06 FT, Th N 0D 37M 05S W 102.44 FT, Th S 89D 18M E 330.09 FT, Th S 0D 37M 05S E 1307.68 FT Alg E Sec Li to Beg, Exc Com at SE Sec Cor, Th N 89D 53M 47S W 1158.68 FT &amp; N 0D 06M 13S E 965.81 FT to PT of Beg, Th N 26D 11M 47S W 94.23 FT, N 68D 37M 04S E 104.37 FT, S 26D 11M 47S W 96.39 FT, S 35D 19M 57S E 46.7 FT, S 52D 43M 15S W 10.01 FT, N 35D 19M 57S W 47.84 FT, N 26D 11M 47S W 88 FT, S 68D 37M 04S W 84.3 FT, S 26D 11M 47S E 84.83 FT, Th S 72D 11M 40S W 10.11 FT to Beg, Also Exc Com at SE Sec Cor, Th N 89D 53M 47S W 494.73 FT &amp; N 0D 06M 13S E 744.61 FT to PT of Beg, Th W'ly 10 FT Alg A 533 FT Rad Curve to Right (Chd Bears S 70D 14M 28S W 10 FT), N 18D 31M 51S W 66.01 FT, W'ly 45.86 FT Alg A 467 FT Rad Curve to Right (Chd Bears S 73D 29M 41S W 45.84 FT), N 12D 56M 25S W 10 FT, E'ly 54.89 FT Alg A 457 FT Rad Curve to Left (Chd Bears N 72D 51M 03S E 54.86 FT), Th S 18D 31M 51S E 76.04 FT to Beg, Also Exc Lowing Woods No 8, Also Exc Lowing Woods No 10, Also Exc Lowing Woods Condos, Also Exc the Townhomes of Lowing Woods and Future Development Areas described in Master Deed 2018-0042554. SEC 5 T6N R13W</td>
<td>12.4 ac</td>
</tr>
</tbody>
</table>

PARCEL 8

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Address</th>
<th>Description</th>
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</tr>
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<tbody>
<tr>
<td>70-14-05-400-040</td>
<td>Unaddressed Jenison, MI 49428</td>
<td>Future Development Areas. The Townhomes at Lowing Woods as Recorded in Ottawa County Register of Deeds Doc #2018-0042554 Condo Plan #658 &amp; AMD in Ottawa County Register of Deeds Doc #2019-0005815 SEC 5 T6N R13W</td>
<td>0.96 ac</td>
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### PARCEL 9

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Address</th>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>70-14-05-400-040</td>
<td>Unaddressed Jenison, MI 49428</td>
<td>Future Development Areas. The Townhomes at Lowing Woods as recorded in Ottawa County Register of Deeds Doc #2018-0042554 Condo Plan #658 &amp; AMD in Ottawa County Register of Deeds Doc #2019-0005815 Sec 5 T6N R13W</td>
<td>1.54 ac</td>
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### PARCEL 10

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<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>70-14-05-489-001 through 010</td>
<td>8917-8927 Barrington Ln, and 0 Taylor Street Jenison, MI 49428</td>
<td>Units 29-38. The Townhomes at Lowing Woods as recorded in Ottawa County Register of Deeds Doc #2018-0042554 Condo Plan #658 Sec 5 T6N R13W</td>
<td>2.59 ac</td>
</tr>
</tbody>
</table>
APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769
Jenison, MI 49429
616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: West Michigan Development, Ottawa Land Investments LLC

APPLICANT NAME: Michael R McGraw

PHONE: 616.455.0200

ADDRESS: 1188 East Paris Avenue SE Suite 100
CITY / STATE / ZIP: Grand Rapids, MI 49546

PROPERTY INFORMATION

COMPANY NAME: West Michigan Development, Ottawa Land Investments LLC

OWNER / AGENT NAME: Michael R McGraw

PHONE: 616.455.0200

ADDRESS: 3037 Lowingside Drive, 3203 Taylor Street
CITY / STATE / ZIP: Jenison, MI 49428

PARCEL NUMBER: 70-14-09-100-055, 70-14-04-300-024

ZONING DISTRICT: PUD

LEGAL DESCRIPTION: Attached

PARCEL SIZE (IN ACRES): 1.81 acres, 5.44 acres

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

Minor amendment to increase Condos No. 2 from 33 to 34 units.

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.

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APPLICANT SIGNATURE:  
DATE: 5/20/19

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING: 

DATE OF PLANNING COMMISSION MEETING: 

DATE OF TOWNSHIP BOARD MEETING:  

DATE NOTICE PUBLISHED:  

DATE PROPERTY NOTICES WERE SENT: 

LOWING WOODS CONDOMINIUM PHASE 2
Legal Description

Part of the Northwest 1/4 of Section 9 and part of the Southwest 1/4 of Section 4, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southwest corner of said Section 4, also being the Northwest corner of said Section 9; thence S89°00'51"E 436.64 feet along the North line of said Section 9 and the South line of said Section 4 to the Point of Beginning; thence N16°02'54"W 162.45 feet along the boundary of Lowing Woods No. 7, Inst. No. 2015-0025560; thence N13°49'39"E 111.57 feet; thence N17°41'45"E 154.99 feet (the previous two courses being along the boundary of Lowing Woods Condominium, Inst. No. 2018-0028654); thence N57°50'49"E 97.38 feet; thence S32°09'11"E 77.70 feet; thence S60°14'52"E 133.93 feet; thence S86°38'40"E 114.92 feet; thence N79°47'25"E 352.76 feet along the South line and South line extended of Lot 280, Lowing Woods No. 10; thence Southerly 52.44 feet along a 1033.00 foot radius curve to the left, said curve having a central angle of 2°54'31", and a chord bearing S06°45'18"E 52.43 feet; thence Southerly 268.22 feet along a 967.00 foot radius curve to the right, said curve having a central angle of 15°53'31", and a chord bearing S00°15'48"E 267.36 feet; thence N88°53'12"W 141.07 feet; thence N00°12'01"E 156.22 feet (the previous four courses being along the boundary of Lowing Woods No. 9, Inst. No. 2017-0011404); thence S12°27'43"W 73.31 feet along the boundary of Lowing Woods No. 9; thence S32°09'11"E 77.70 feet; thence S60°14'52"E 133.93 feet; thence S86°38'40"E 114.92 feet; thence N79°47'25"E 352.76 feet along the South line and South line extended of Lot 280, Lowing Woods No. 10; thence Southerly 52.44 feet along a 1033.00 foot radius curve to the left, said curve having a central angle of 2°54'31", and a chord bearing S06°45'18"E 52.43 feet; thence Southerly 268.22 feet along a 967.00 foot radius curve to the right, said curve having a central angle of 15°53'31", and a chord bearing S00°15'48"E 267.36 feet; thence N88°53'12"W 141.07 feet; thence S00°12'01"E 156.22 feet (the previous four courses being along the boundary of Lowing Woods No. 10); thence S12°27'43"W 73.31 feet along the boundary of Lowing Woods No. 9, Inst. No. 2017-0011404; thence N73°19'53"W 147.74 feet; thence S51°16'52"W 227.79 feet; thence S00°33'23"W 17.50 feet; thence N57°42'10"W 62.42 feet; thence N47°53'23"W 66.34 feet; thence N43°22'03"W 217.58 feet; thence N16°02'54"W 40.15 feet to the Point of Beginning (the previous four courses being along the boundary of said Lowing Woods No. 7). Contains 8.41 acres. Subject to easements, restrictions and rights of way of record.
A major amendment to the Lowing Woods Planned Unit Development is being applied for to request that the building separation distance required within condominium phases be decreased from 20 feet to 14 feet.

Currently, all condominium buildings are required to be a minimum of 20 feet apart. The application requests that the required separation distance between condominium buildings be decreased to 14 feet in order to match the required minimum distance between the single family homes within the PUD. As you are aware, the required side setback distance for single family homes within the Lowing Woods PUD was decreased from the standard 10 foot distance in the LDR district down to seven (7) feet. This dimension provides for a minimum total building separation between single family homes of 14 feet. The requested major amendment will standardize the minimum building separation for all buildings and uses within the planned unit development.
LOWING WOODS PLANNED UNIT DEVELOPMENT
Condos No. 2 Minor PUD Amendment Description

A minor amendment to the Lowing Woods Planned Unit Development Condominiums No. 2 is being applied for to accommodate minor revisions to the proposed configuration and to increase the total unit count by one (1) unit.

The Lowing Woods Condos No. 2 received Final Development Plan approval on October 4, 2017. Since that time, the layout has been revised to include a modified configuration of duplex and stand-alone units. The revised layout includes eight (8) stand-alone condominiums that are located on the south side of Brayridge Drive and the remaining units are duplex units (13 buildings). Therefore, this is a revision from the original plan that included 13 stand-alone condominiums that were intermixed with the 10 duplex buildings. In addition, the increase in duplex style buildings resulted in one (1) additional unit in this phase. The previously approved plan included 33 total units and the minor revision proposes 34 units.

<table>
<thead>
<tr>
<th>2017 APPROVED LAYOUT</th>
<th>2019 PROPOSED LAYOUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>STAND-ALONE CONDOS</td>
<td>13</td>
</tr>
<tr>
<td>DUPLEX CONDOS</td>
<td>10</td>
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<tr>
<td>TOTAL</td>
<td>33</td>
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<tr>
<td>STAND-ALONE CONDOS</td>
<td>8</td>
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<tr>
<td>DUPLEX CONDOS</td>
<td>13</td>
</tr>
<tr>
<td>TOTAL</td>
<td>34</td>
</tr>
</tbody>
</table>

Previously included in this package was a unit count summary that lists the total approved units and what has been constructed thus far. No change in the overall total units approved for the Lowing Woods PUD is proposed with this minor amendment.
## LOWING WOODS PLANNED UNIT DEVELOPMENT
### Unit Count Summary

#### Single Family Residential
<table>
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<tr>
<th>Phase</th>
<th>Lots</th>
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<tr>
<td>Phase 1</td>
<td>38 lots</td>
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<tr>
<td>Phase 2</td>
<td>16 lots</td>
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<td>Phase 3</td>
<td>34 lots</td>
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<td>Phase 4</td>
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<td>Phase 5</td>
<td>33 lots</td>
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<td>Phase 6</td>
<td>27 lots</td>
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<td>Phase 7</td>
<td>19 lots</td>
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<td>Phase 8</td>
<td>24 lots</td>
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<td>Phase 9</td>
<td>32 lots</td>
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<tr>
<td>Phase 10</td>
<td>41 lots</td>
</tr>
<tr>
<td>Phase 11</td>
<td>20 lots</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>301 single family residential lots</strong></td>
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#### Condominiums
<table>
<thead>
<tr>
<th>Phase</th>
<th>Units</th>
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<tbody>
<tr>
<td>Phase 1</td>
<td>32 units</td>
</tr>
<tr>
<td>Phase 2</td>
<td>33 units approved in 2017; 34 units proposed with minor amendment</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>65 units currently approved; 66 units proposed with minor amendment</strong></td>
</tr>
</tbody>
</table>

**2019 Totals:** 366 units currently approved; 367 units proposed with minor amendment

**Total Units Approved:**
1. 839 units approved in 2007
2. Decreased to 822 units (shown) in 2012; however, the plans allowed for up to 852 units without a major amendment (*language included in the general notes of Phase 6*).
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS. ALL OF AND DEPTH LOCATION, THE VERIFY CONTRACTOR AS-BUILT AVAILABLE FROM OBTAINED WERE "(PLAN)" AS IDENTIFIED LINES UTILITIES EXISTING NOTE: ONLY UTILITIES IN THIS AREA. BE INTERPRETED BE NOT THEY THEY ARE ASSUMED SHOULD LOCATIONS EXACT TO BE KNOW WHAT'S BEFORE YOU DIG.

PROJECT NO: 16200695

HOURS OF CONSTRUCTION OPERATIONS:
- MON - FRI: 7AM - 7PM
- SATURDAY: 7AM - 3PM
- NO SUNDAY CONSTRUCTION

SUMMARY OF LAND USE:
- A) DUPLEX CONDOS NO. 2 = 20 UNITS
- B) SINGLE CONDOS (13) = 13 UNITS
- C) TOTAL NUMBER OF UNITS = 33 UNITS
- D) TOTAL ACREAGE = 8.44 ACRES (367,717 SQ.FT.)
- E) OPEN SPACE = 196,487 SQ.FT.
- F) LENGTH OF ROADS = 1,090 LN.FT.
- G) BREXTO DR.
- H) STANDARDS OF THE OTTAWA COUNTY ROAD COMMISSION FOR SAND SUBBASE, AGGREGATE BASE COURSE, AND ASPHALT PAVEMENT.
- I) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM.
- J) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL BE PER THE PUD APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
- K) CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- L) THERE IS CURRENTLY A VACANT BUILDING ON THE PARCEL.
- M) SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- N) NO SUNDAY CONSTRUCTION
- O) SATURDAY: 7AM - 3PM
- P) MON - FRI: 7AM - 7PM
- Q) HOURS OF CONSTRUCTION OPERATIONS:
- R) CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- S) THERE IS CURRENTLY A VACANT BUILDING ON THE PARCEL.
- T) SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.