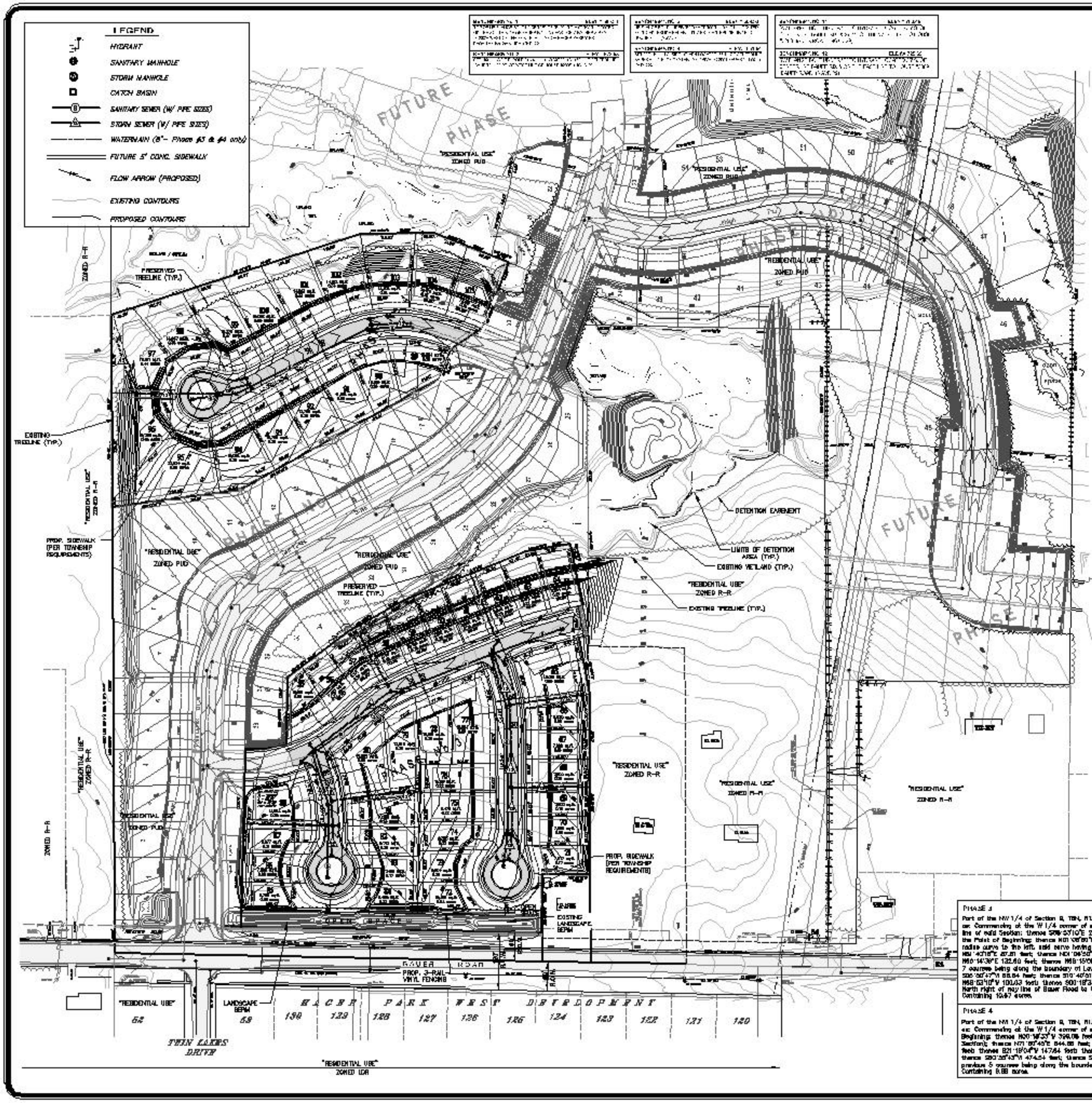
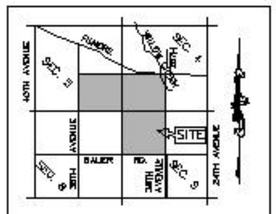


SCALE: 1" = 100'




**LOCATION MAP**
NO SCALE

## GENERAL NOTES

1) Current PUD Zoning requirements
   Minimum Lot width = 60 ft
   SETBACKS
   Front yard = 25 ft
   Side yard = 7 ft
   Rear yard = 25 ft

2) Summary of Proposed Land use:

   Phase 3:
   a) Length of street 1,647 lnft
   b) Total acreage 10.67 acres
   c) Total Number of Lots 34 Lots
   d) Total R.O.W. 2.57 acres (111,918 s.f.)
   e) Total Open Space 0.73 acres

   Phase 4:
   a) Length of street 847 lnft
   b) Total acreage 8.88 acres
   c) Total Number of Lots 17 Lots
   d) Total R.O.W. 1.08 acres ( 46,864 s.f.)

   Overall Development:
   a) Minimum required open space= 57.9 acres
   b) Proposed open space= 65.13 acres

3) All streets with single family lots will be dedicated to the public and will be constructed per O.C.R.C. standards and specifications

4) Street lights to be provided per Consumers Energy. Street lights to be standard Consumers Energy pole-mounted "Lantern" style lights.

5) Sidewalk as per Township Ordinance.

6) Hours of construction operation:
   Mon. - Fri.: 7 am to 7 pm
   Saturday: 7 am to 3 pm
   No Sunday.

7) Road signs per Ottawa County Road Commission Standards and Specifications.

8) Phase #3 is not located in the Area of the 100-year Flood Plain, based on the National Flood Insurance Program Rate Maps. (checked by: R.P. 7/13/05)

9) Phase #4 is not located in the Area of the 100-year Flood Plain, based on the National Flood Insurance Program Rate Maps. (checked by: R.P. 7/13/05)

| Open Space/Lot Table | | | |
|---|---|---|---|
| Open Space Phase | Open space required | Actual Provided | Number of Units/Lots |
| Existing Phase 1 | --- | 2.18 acres | 38 |
| Existing Phase 2 | --- | 1.53 acres | 18 |
| Current Phase 3 | --- | 0.73 acres | 34 |
| Current Phase 4 | --- | 0 acres | 17 |
| Remainder | --- | 60.52 acres | 691 |
| Overall | 57.80 acres | 65.13 acres | 798 |

PHASE 3

Part of the NW 1/4 of Section 9, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the W 1/4 corner of said Section; thence N00°18'33"W 50.02 feet along the West line of said Section; thence S89°37'10"E 283.16 feet along the North right of way line of Bauer Road to the Point of Beginning; thence N01°08'50"E 373.78 feet; thence Easterly 83.04 feet along a 287.00 foot radius curve to the left, said curve having a central angle of 16°33'18", and a chord bearing N81°42'18"E 82.81 feet; thence N01°08'50"E 138.01 feet; thence N33°17'38"E 159.83 feet; thence N60°14'38"E 122.60 feet; thence N68°15'06"E 271.68 feet; thence N79°19'09"E 84.32 feet (the previous 7 courses being along the boundary of Loving Woods); thence S10°40'51"E 130.00 feet; thence S05°50'47"W 88.84 feet; thence S10°40'51"E 118.81 feet; thence S00°13'33"E 378.30 feet; thence N88°53'10"W 100.03 feet; thence S00°18'33"E 133.04 feet; thence N88°53'10"W 427.11 feet along the North right of way line of Bauer Road to the Point of Beginning.
Containing 10.67 acres.

PHASE 4

Part of the NW 1/4 of Section 9, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the W 1/4 corner of said Section; thence N00°18'33"W 828.82 feet to the Point of Beginning; thence N00°18'33"W 358.06 feet (the previous 2 courses being along the West line of said Section); thence N71°07'45"E 844.88 feet; thence N88°26'08"E 184.62 feet; thence S85°43'00"E 183.98 feet; thence S21°18'04"W 147.64 feet; thence S68°12'48"W 80.53 feet; thence S21°18'04"W 84.80 feet; thence S80°22'43"W 474.54 feet; thence S82°19'30"W 205.38 feet to the Point of Beginning (the previous 5 courses being along the boundary of Loving Woods).
Containing 8.88 acres.

*Final PUD Development Plan and Tentative Preliminary Plat*

# Lowing Woods

## Phase No. 3 & No. 4

FOR:
Eastbrook Development Company
Attn: Dale Kinker
2130 Enterprise Drive, SE
Grand Rapids, Michigan 49508
(616) 455-0200

PART OF THE SW 1/4 OF SECTION 4, T6N, R13W,
AND OF THE SE 1/4 OF SECTION 5, T6N, R13W,
AND OF THE NW 1/4 OF SECTION 9, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

| | | | | |
|---|---|---|---|---|
| R.P. 7/13/05 | J.D.A. 7/8/05 | GEORGETOWN TOWNSHIP | 7/20/05 | #8 |
| | | | | #7 |
| | | | | #6 |
| | | | | #5 |
| | | | | #4 |
| | | | | #3 |
| | | | | #2 |
| | | | | #1 |
| CHECKED BY / DATE | REVISED BY / DATE | REVISIONS PER | DATE | REVISION # |
| J.P. 6/22/05 | J.D.A. 6/16/05 | | | |

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SHEET No: 2 of 2 FILE No: 05100409

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