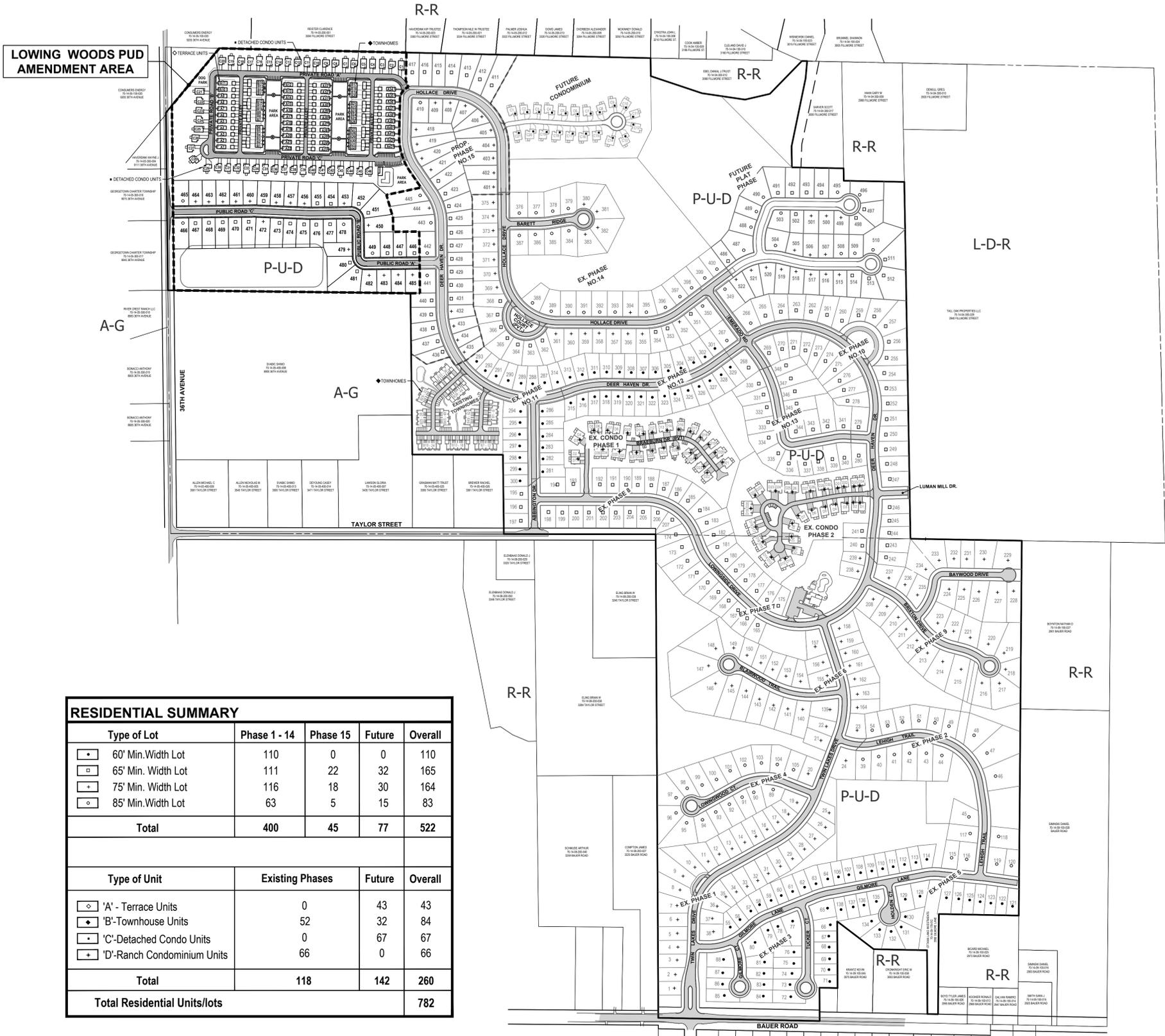
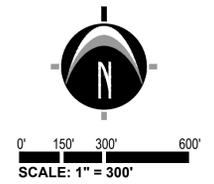


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ST. LOUIS

PREPARED FOR:
 Nevada Creek Development Company
 Michael R. McGraw
 1188 East Paris Ave. SE,
 Grand Rapids, MI 49546
 Phone: 616.455.0200

REVISIONS:
 Title: Revised Preliminary Development Plan Submittal
 Drawn: JM Checked: RP Date: 08.24.25
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RESIDENTIAL SUMMARY				
Type of Lot	Phase 1 - 14	Phase 15	Future	Overall
60' Min. Width Lot	110	0	0	110
65' Min. Width Lot	111	22	32	165
75' Min. Width Lot	116	18	30	164
85' Min. Width Lot	63	5	15	83
Total	400	45	77	522
Type of Unit	Existing Phases	Future	Overall	
'A'-Terrace Units	0	43	43	
'B'-Townhouse Units	52	32	84	
'C'-Detached Condo Units	0	67	67	
'D'-Ranch Condominium Units	66	0	66	
Total	118	142	260	
Total Residential Units/lots				782

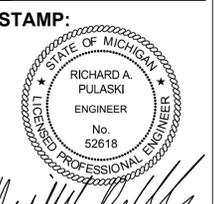
LEGAL DESCRIPTION
 REVISED PRELIMINARY DEVELOPMENT PLAN AREA DESCRIPTION:
 Part of the Southeast 1/4 of Section 5, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N88°42'15"W 1347.03 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence S01°17'45"W 153.55 feet; thence S21°30'18"E 38.32 feet; thence Southwesterly 85.62 feet along a 73.00 foot radius curve to the left, said curve having a central angle of 67°11'56", and a chord bearing S34°53'43"W 80.79 feet; thence S01°17'45"W 200.00 feet; thence Southeasterly 208.34 feet along a 333.00 foot radius curve to the left, said curve having a central angle of 35°50'47", and a chord bearing S16°37'38"E 204.96 feet; thence S34°33'02"E 108.75 feet; thence S78°04'27"W 194.92 feet; thence S16°21'36"E 129.85 feet; thence S00°38'03"E 78.19 feet; thence N69°21'57"E 144.10 feet; thence S00°38'03"E 338.36 feet; thence S39°21'57"W 52.00 feet to the Southeast corner of the NW 1/4 of the SE 1/4 of said Section; thence N89°18'00"W 1338.18 feet along the South line of the Northwest 1/4 of the SE 1/4 of said Section; thence N00°39'01"W 975.15 feet along the North-South 1/4 line of said Section to a point located S00°39'01"E 360.40 feet from Center of said Section; thence N39°46'22"E 460.10 feet to a point on said East-West 1/4 line located S88°42'15"E 298.51 feet from Center of said Section; thence S88°42'15"E 1032.34 feet along said East-West 1/4 line of said Section to the Point of Beginning. Contains 39.05 acres. Subject to highway right-of-way for 36th Avenue over the most Westerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

- BENCHMARKS**
- BENCHMARK #1:** ELEV. = 685.53
 TOP OF NE FLANGE BOLT UNDER "E" OF "EJW" TO HYDRANT LOCATED ON THE SOUTH SIDE OF BAUER RD., 45' EAST OF WEATHER SIREN & 200' WEST OF THE PLAT LINE OF HAGER PARK WEST. NEAR EX. GAS LINE. (INGVD 29)
 - BENCHMARK #2:** ELEV. = 678.55
 SET NAIL S. SIDE P. POLE (0.5 A.G.L.) LOCATED ± 67' N. OF CENTERLINE BAUER "4" 93' W. OF WEST LINE OF HOUSE #2995. (INGVD 29)
 - BENCHMARK #3:** ELEV. = 668.53
 NE FLANGE BOLT UNDER "E" TO HYDRANT (1.9 A.G.L.) LOCATED 33' N. CENTERLINE BAUER, 100' WEST CENTERLINE DRIVE TO HOUSE 2995. (INGVD 29)
 - BENCHMARK #4:** ELEV. = 651.64
 SET 200 NAIL IN S. SIDE 10' ASH LOCATED 36' N. OF CENTERLINE BAUER ± 25' E. CENTERLINE DRIVE TO 2901 BAUER (1.1 A.G.L.). (INGVD 29)
 - BENCHMARK #11:** ELEV. = 703.46
 SW FLANGE BOLT UNDER "E" TO HYDRANT LOCATED 35' S. OF CENTERLINE BAUER RD. & 27' W. OF THE WEST LINE TO HOUSE #3280 BAUER ROAD. (INGVD29)



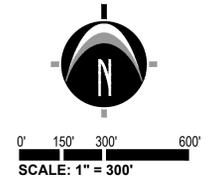
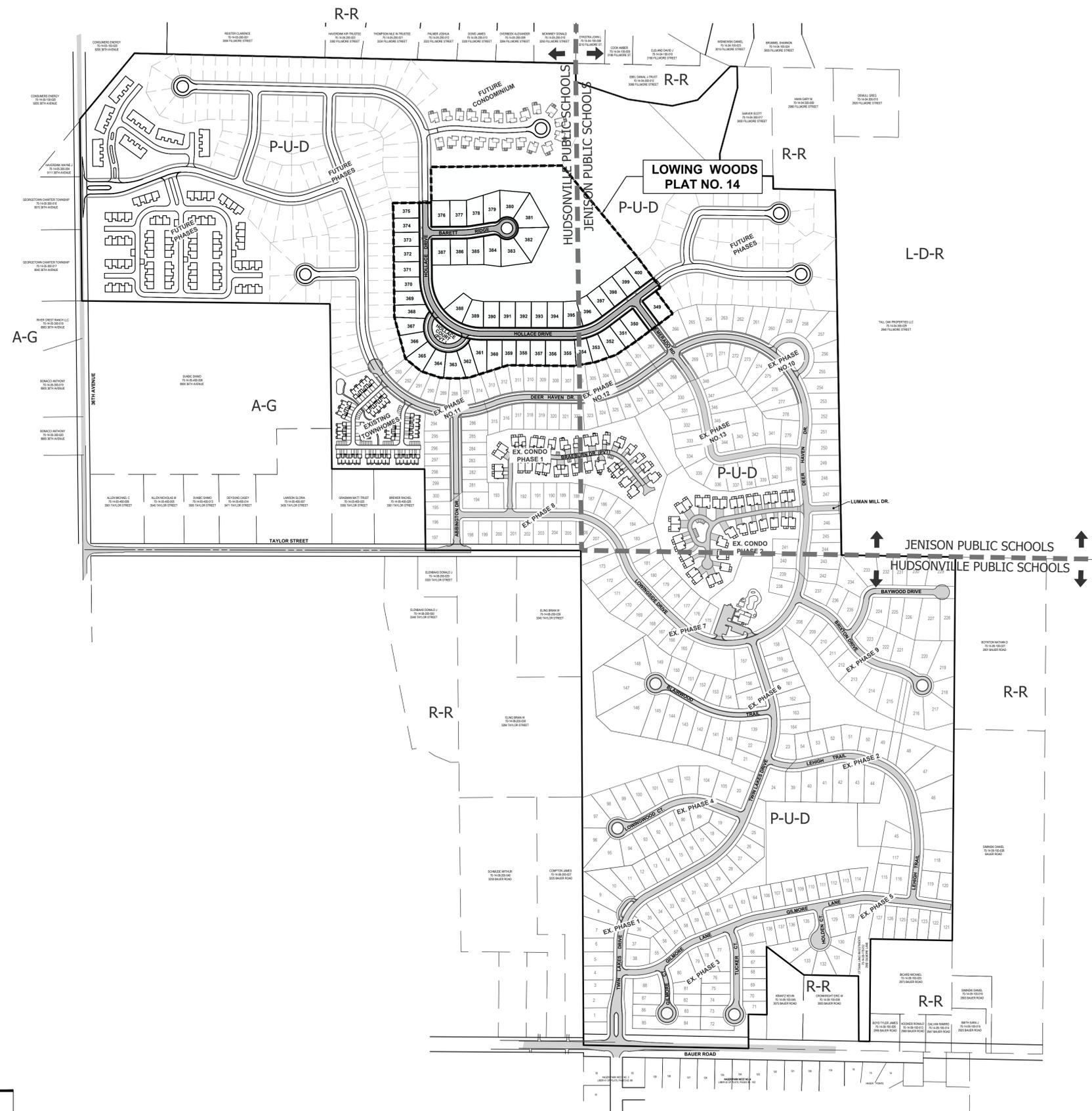
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LOWING WOODS
 Revised Preliminary Development Plan
 Overall Site Plan
 PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN



PROJECT NO:
 25201449

SHEET NO:
C-101



LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 5 and part of the Southwest 1/4 of Section 4, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of said Section 5 and the Southwest corner of said Section 4; thence N00°37'05"W 995.89 feet along the East of said Section 5, being the West line of said Section 4 to the Point of Beginning, said point being on the North line of Lowing Woods No. 12, according to the plat thereof, as recorded in Instrument No. 2022-0003561, Ottawa County Records; thence S80°06'07"W 27.31 feet; thence N89°22'25"W 355.31 feet; thence S72°25'12"W 216.60 feet (previous 3 courses being along the North line of said Lowing Woods No. 12), to the Northwest corner of said plat and the Northeast corner of Lowing Woods No. 11, according to the plat thereof, as recorded in Instrument No. 2019-0010650, Ottawa County Records; thence S84°27'31"W 53.58 feet; thence N89°51'57"W 52.55 feet; thence N85°49'07"W 53.51 feet; thence N71°25'17"W 108.72 feet; thence N15°05'33"W 108.56 feet (previous five courses being along the Northerly line of said Lowing Woods No. 11); thence N14°54'32"W 229.58 feet; thence N00°38'03"W 192.32 feet; thence N89°21'57"E 707.00 feet; thence S39°34'47"E 637.71 feet; thence S36°53'01"E 206.00 feet; thence S53°06'59"W 30.00 feet; thence S36°53'01"E 151.13 feet; thence S53°06'59"W 245.98 feet along the Northwesterly line of Lowing Woods No. 10, according to the plat thereof, as recorded in Instrument No. 2019-0010281, Ottawa County Records; thence S56°00'16"W 132.12 feet; thence S70°41'25"W 117.37 feet; thence S80°06'07"W 90.37 feet (previous three courses being along the Northerly line of said Lowing Woods No. 12) to the Point of Beginning. Contains 30.00 acres. Subject to easements, restrictions and rights-of-way of record.

BENCHMARKS

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TOP OF NE FLANGE BOLT UNDER "E" OF "EJW" TO HYDRANT LOCATED ON THE SOUTH SIDE OF BAUER RD., 45' EAST OF WEATHER SIREN & 200' WEST OF THE PLAT LINE OF HAGER PARK WEST, NEAR EX. GAS LINE. (NGVD 29)
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SET NAIL S. SIDE P. POLE (0.5 A.G.L.) LOCATED ± 67' N. OF CENTERLINE BAUER +/- 83' W. OF WEST LINE OF HOUSE #2995. (NGVD 29)
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- BENCHMARK #11:** ELEV. = 703.46
SW FLANGE BOLT UNDER "E" TO HYDRANT LOCATED 35' S. OF CENTERLINE BAUER RD. & 27' W. OF THE WEST LINE TO HOUSE #3280 BAUER ROAD. (NGVD29)

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 ST. LOUIS

PREPARED FOR:
 West Michigan Development
 Michael R. McGraw
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 Grand Rapids, MI 49546
 Phone: 616.455.0200

REVISIONS:

Title: Prelim. Plat Submittal	V. Date:
Drawn: Joel W. Checked: Rick P. S. Date: 01.09.24	
Title: Sanitary Sewer Easement	V. Date:
Drawn: Joel W. Checked: Rick P. S. Date: 02.22.24	
Title: Corner Lot Adjustment	V. Date:
Drawn: Joel W. Checked: Rick P. S. Date: 03.27.24	
Title: Final Preliminary Plat	V. Date:
Drawn: Joel W. Checked: Rick P. S. Date: 07.10.24	
Title: Revised Preliminary Development Plan Submittal	V. Date:
Drawn: JM Checked: RP Date: 10.23.25	

LOWING WOODS
 Previously Approved Preliminary
 Development Plan (2024) - Overall Site Plan
 PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

Richard A. Pulaski

PROJECT NO:
 21201625
SHEET NO:
C-102

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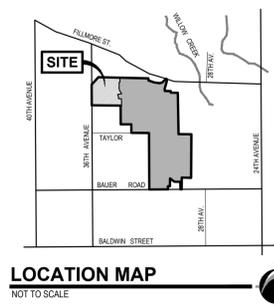
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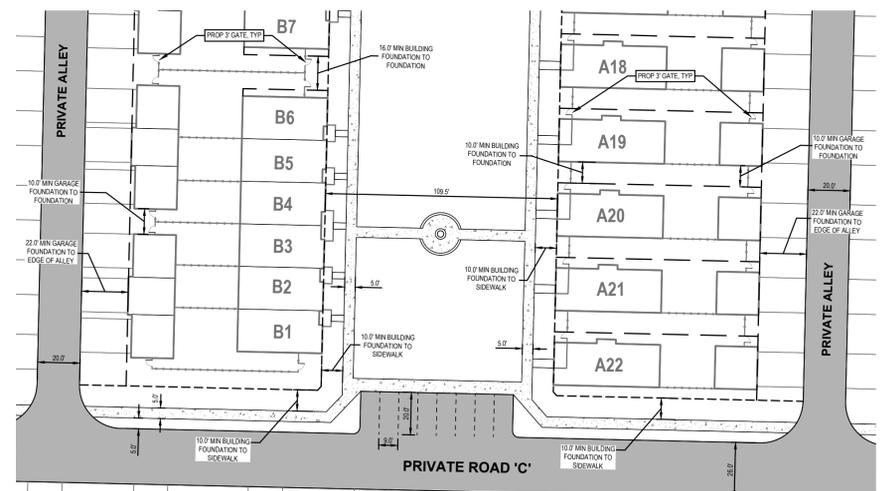
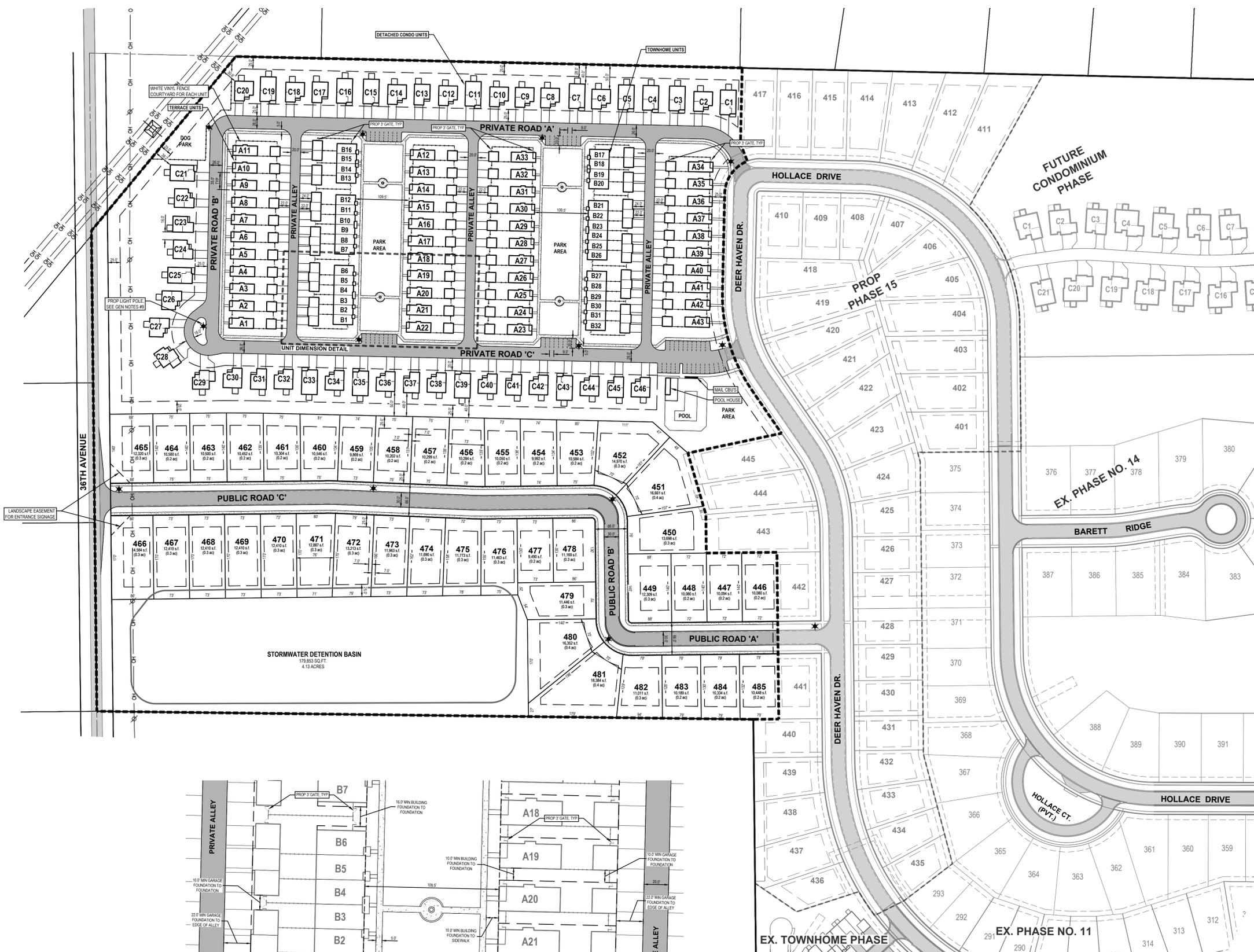
REVISIONS:

Title: Revised Preliminary Development Plan Submittal	Drawn: JM	Checked: RP	Date: 09.24.25
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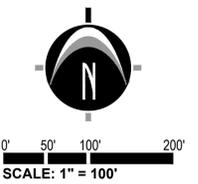


GENERAL NOTES

- ZONING OF CURRENT PROPERTY: PUD
PUD ZONING REQUIREMENTS
SINGLE FAMILY LOTS
A) MINIMUM LOT WIDTH = 60 FT
B) FRONT YARD SETBACK = 25 FT
C) SIDE YARD SETBACK = 7 FT
D) REAR YARD SETBACK = 25 FT
DETACHED CONDOMINIUMS
A) FRONT YARD SETBACK = 25 FT EDGE OF ROAD TO BUILDING FOUNDATION
B) SIDE YARD = 12 FT BUILDING FOUNDATION TO FOUNDATION SEPARATION*
C) REAR YARD = 25 FT BUILDING FOUNDATION TO PROPERTY LINE
* CONCRETE EGRESS WINDOW WELLS ARE ALLOWED TO ENCRoACH INTO FOUNDATION SEPARATION REQUIREMENTS AND SIDE YARD SETBACKS.
TOWNHOME UNITS
A) FRONT YARD SETBACK = 10 FT BUILDING FOUNDATION TO SIDEWALK
B) SIDE YARD = 16 FT BUILDING FOUNDATION TO FOUNDATION SEPARATION
C) REAR YARD = 10 FT GARAGE FOUNDATION TO FOUNDATION SEPARATION
= 22 FT EDGE OF ALLEY TO GARAGE FOUNDATION
TERRACE UNITS
A) FRONT YARD SETBACK = 10 FT BUILDING FOUNDATION TO SIDEWALK
B) SIDE YARD = 10 FT BUILDING FOUNDATION TO FOUNDATION SEPARATION
C) REAR YARD = 10 FT GARAGE FOUNDATION TO FOUNDATION SEPARATION
= 22 FT EDGE OF ALLEY TO GARAGE FOUNDATION
- SUMMARY OF LAND USE:
TOTAL PROJECT AS CURRENTLY DEPICTED
522 - SINGLE FAMILY LOTS
43 - 'A'-TERRACE UNITS
84 - 'B'-TOWNHOUSE UNITS
87 - 'C'-DETACHED CONDOMINIUM UNITS
86 - 'D'-RANCH CONDOMINIUM UNITS
*82 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 MAXIMUM OF 852 UNITS ON 298.56 ACRES.
A) LENGTH OF STREET = 33,375 L.N. FT.
B) TOTAL ACREAGE = 298.56 ACRES
C) TOTAL PUBLIC R.O.W. = 40.22 ACRES
D) TOTAL OPEN SPACE = 70.35 ACRES (60.99 PREVIOUSLY APPROVED)
E) HOME AND GARAGE REQUIREMENTS
a) SINGLE FAMILY DETACHED HOMES: 1000 S.F. FLOOR AREA ABOVE GRADE
b) GARAGES FOR SINGLE FAMILY DETACHED HOMES: 400 S.F.
c) ATTACHED CONDOMINIUMS AND TOWNHOMES: 900 S.F. FLOOR AREA ABOVE GRADE
d) GARAGES FOR CONDOMINIUMS AND TOWNHOMES: 235 S.F.
- ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OCRS STANDARDS AND SPECIFICATIONS
- ALL PRIVATE STREETS FOR CONDOMINIUMS WILL BE CONSTRUCTED TO GEORGETOWN TOWNSHIPS STANDARDS AND SPECIFICATIONS.
- THE SITE WILL BE SERVED BY BURIED UNDERGROUND UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, AND TELECOMMUNICATIONS.
- THE SITE WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATERMAIN EXTENDED FROM EXISTING UTILITIES IN PREVIOUS PHASES IN ACCORDANCE WITH GEORGETOWN TOWNSHIP DPW STANDARDS.
- SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCELS SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING TO BE PROVIDED BY CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- HOURS OF CONSTRUCTION OPERATIONS:
MON - FRI: 7AM - 7PM
SATURDAY: 7AM - 3PM
NO SUNDAY CONSTRUCTION
- SIGNS
A) ROAD SIGNS PER OCRS STANDARDS AND SPECIFICATIONS.
B) PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
- BEARING, LANDSCAPING, NARRATIVE STATEMENT, AND ARCHITECTURAL CONCEPT (ELEVATIONS) SHALL BE PER THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED BY GEORGETOWN CHARTER TOWNSHIP ON DECEMBER 20, 2004, AND AS AMENDED.
- THE EYEBROWS ON THE STREET LAYOUT ARE NOT REQUIRED AND THE STREET MAY HAVE THE EYEBROWS PROVIDED AT THE DEVELOPER'S DISCRETION.
- HYDRANT SPACING TO BE MAXIMUM OF 600 FT SEPARATION AND SUBJECT TO FIRE DEPARTMENT REVIEW AND APPROVAL.



UNIT DIMENSION DETAIL
SCALE: 1" = 40'



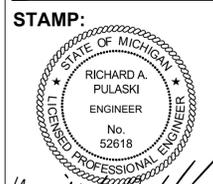
LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED LIGHT POLES



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LOWING WOODS
Revised Preliminary Development Plan
PUD Area Site Layout Plan
PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN



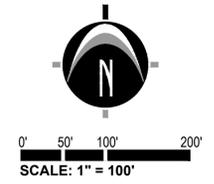
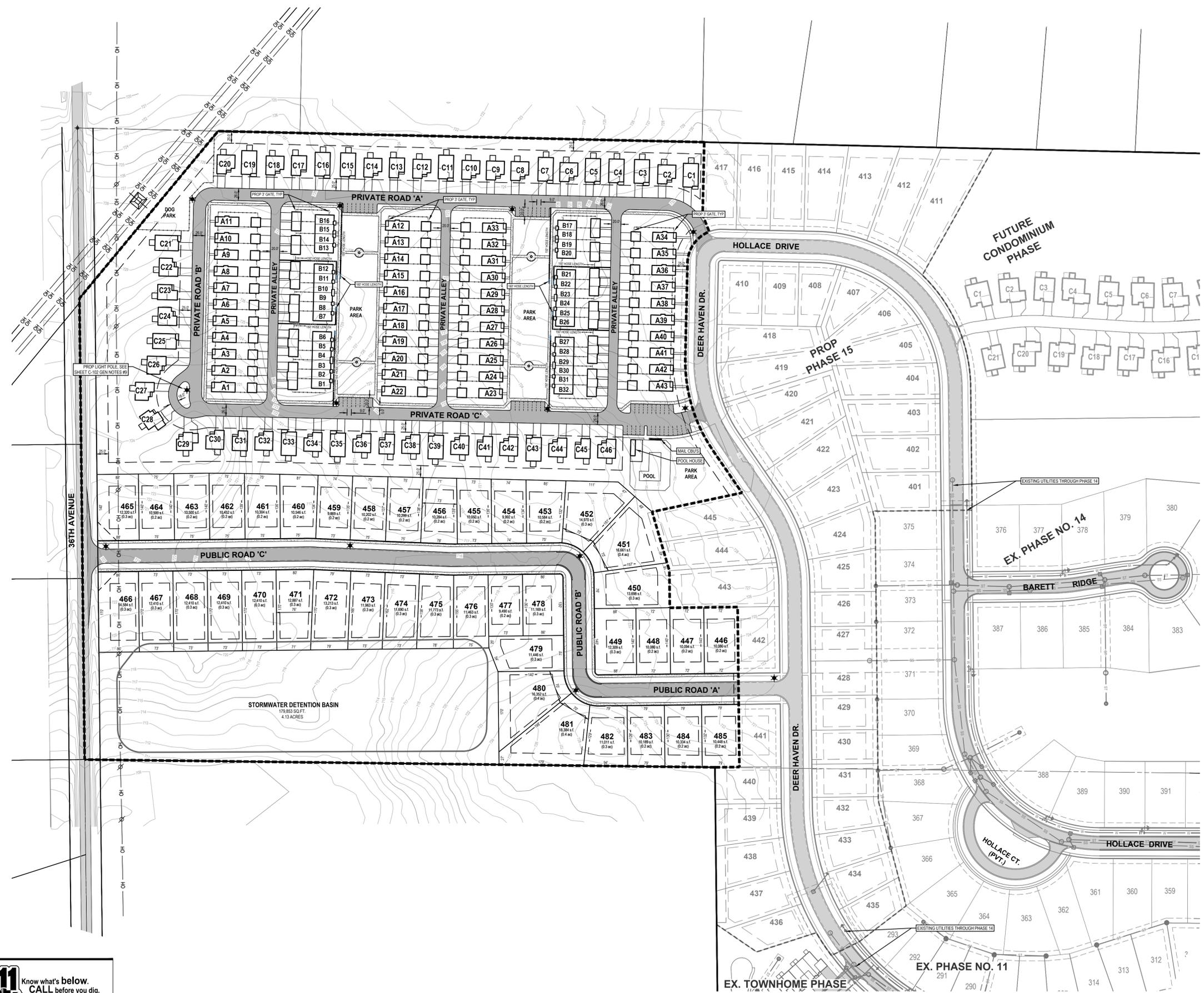
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LEGEND

	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	EXISTING GRADE CONTOUR
	EXISTING 8" WATERMAIN
	EXISTING 8" SANITARY SEWER
	EXISTING STORM SEWER 12" - 36"
	PROPOSED LIGHT POLES

LOWING WOODS
 Revised Preliminary Development Plan
 Existing Utility and Topography Plan
 PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

Richard A. Pulaski

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 25201449
SHEET NO:
C-104

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LEGEND

- ① REVISED DEVELOPMENT PLAN AREA
- ② PLATTED SINGLE FAMILY LOTS
- ③ 'A'-TERRACE UNITS
- ④ 'B'-TOWNHOME UNITS
- ⑤ 'C'-DETACHED CONDOMINIUM UNITS
- ⑥ CONCEPT LANDSCAPE
- ⑦ WOODLAND/ TREE ENHANCEMENT AREA

NOTES

Site Location: 36th Ave & Taylor St
Georgetown Twp, MI

Total Project Notes:

Site Area	=	298.56 ac.
Single Family Lots	=	522
'A'-Terrace Units	=	43
'B'-Townhome Units	=	84
'C'-Detached Condo Units	=	67
'D'-Ranch Condo Units	=	66
Unit Total	=	782

25201449-20251021-PUD-rendering 10/23/2025 @ 10:30 am

