

March 9, 2021

Narrative and Statement of Compliance

Lowing Woods Planned Unit Development Amendment

Objectives (per Section 22.1):

The primary objectives of the Lowing Woods PUD remain as originally intended: a well-planned residential community with natural features preservation, community gathering areas, open spaces, and a diverse arrangement of choices for home ownership, including townhomes, ranch condominiums, and single-family lots at varying sizes and pricing levels.

The primary changes to the project are in the northerly and future phases, which are situated near a steep and wooded ravine. Under the previous layout, sanitary sewer would cross the ravine in at least two locations to serve the remainder of the property. The crossings would have involved substantial clearing and grading of the ravine area, and it was determined that a better route should be considered. Additionally, the Ottawa County Road Commission (OCRC) is on record recommending better inter-connectivity within the development. The proposed changes to the layout result in conformance with the OCRC's recommendations and the preservation of the ravine areas.

Qualifying Conditions (per Section 22.2)

Qualifying conditions have not changed, as the request for a PUD Amendment substantially conforms to the originally approved PUD (and subsequent PUD Amendments) for utilities, land ownership, the Master Plan for the property, integrated and safe pedestrian access, coordinated architecture throughout the community, safe and efficient traffic circulation and movements, and open space (over 20% open space).

Phasing

Future phases of the project will begin with proposed Lowing Woods No. 12, which is proposed to be platted as a 29 lot subdivision. Future phases beyond that will be driven by market demand and will average roughly 20-30 units per phase. Most phases are completed (i.e., sold to new homeowners) within two to three years.

Deed Restrictions

Deed restrictions and restrictive covenants remain as previously provided.

PUD Site Plan Items per Georgetown Township ordinance:

- a. The date, north arrow, and scale (1"=200') are provided.
- b. Nederveld has prepared the plans. The name and address of Nederveld are depicted on the plans.
- c. The name and address of the property owners and petitioners. are shown on the plans.
- d. Legal description of the PUD site is shown on the plans.
- e. The size of the PUD site (298.56 acres) is provided on the plans.
- f. Perimeter property lines are shown and dimensioned. A typical lot setback detail is provided on the Amended PUD plan (sheet 2 of 2). This item will be provided in further detail on the Final PUD Development plan.
- g. A location sketch is shown on each plan.
- h. The location of all existing structures, driveways, and parking areas within 100' of the PUD site's boundaries are shown on the plan.
- i. The location and dimensions of all existing structures on the PUD site (houses, landscape area, and project sign) have been built in accordance with the PUD requirements are as presented in earlier Final Development Plans.
- j. Proposed structures on the PUD site will be built within the lots or on the building footprints depicted on the plans. Further details and dimensions will be provided on the Final PUD Development plan.
- k. The location and dimension of proposed lots are depicted on the plans (dimensions are per the legend on the plan). Further details and dimensions will be provided on the Final PUD Development plan.
- l. The location, pavement width and right-of-way width of all abutting roads, streets, and easements are depicted on the plans.
- m. The existing zoning and use of all properties abutting and including the PUD site are shown on the plans.
- n. The location of all existing vegetation is shown on the proposed plans (noted as "Treeline" on the plans). The general location of proposed landscape areas, berms, landscape islands and buffers are depicted on the plans in various locations.
- o. The size and location of existing utilities, including a short narrative note on the site plan pertaining to the PUD's proposed utility needs and concepts are provided on the site plan and are in accordance with the original PUD approval.
- p. The proposed location and estimated size(s) of all surface and subsurface water drainage facilities are depicted on the plans (storm sewer pipes and detention area).
- q. Existing topographic contours and conceptual topographic patterns for the PUD are shown at two-foot contour intervals.
- r. Location, type and size of areas to be dedicated for common open space are depicted on the plans.
- s. Trash receptacles will be located inside individual garages, or as designated on Final Development Plans. The community clubhouse and townhome areas may require outside receptacles. Details for screening and location will be provided at the time of Final PUD Development Plan submittal.

- t. Proposed streets, curbed areas, service drives and parking lot locations, and driving surface widths as required by the Ottawa County Road Commission's standards are depicted on the Amended PUD plans. Further details and dimensions will be provided on the Final PUD Development plan.
- u. Sidewalks will be provided along all public roadways, and as depicted on the plans.
- v. Proposed lighting will be per standard Consumers Energy requirements.
- w. Proposed architectural style/design concepts that will be incorporated into final approval plans, including both buildings and structures will be as provided in the Original PUD submittal. No changes to the general architectural style are anticipated.
- x. Proposed setbacks, lot widths, and lot areas are generally shown in the legend on the plans. Further details and dimensions will be provided on the Final PUD Development plan.
- y. Proposed uses to be included in the PUD project are noted on the plans.
- z. There are no regulated 100-year floodplains on the site. This is noted in the General Notes of the Amended PUD plans