



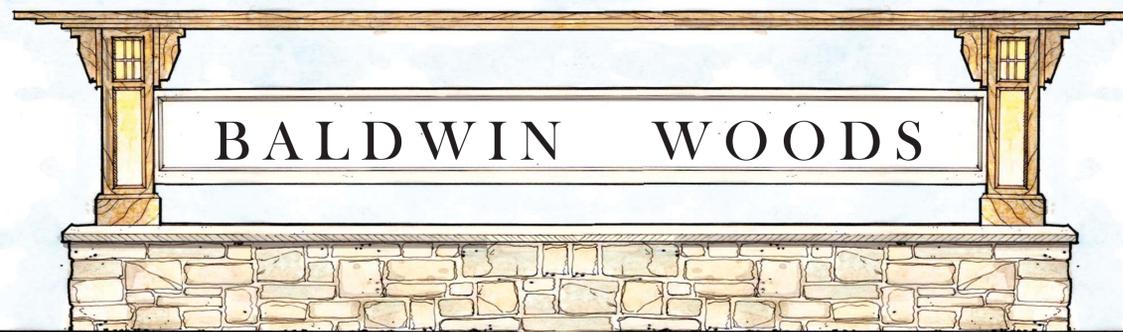
LEGEND

- ① Site Entrance
- ② Cul De Sac
- ③ Stormwater Detention
- ④ Existing Welland
- ⑤ Proposed Trail
- ⑥ Future Trail Connection
- ⑦ Proposed Entrance Feature

NOTES

Project Location:
 1347 Baldwin Street
 Jenison, Michigan 49428

Total Acreage	=	17.35 ac.
Total Condos	=	39
Duplex Condos	=	12 (24 Units)
Triplex Condos	=	5 (15 Units)
Total Length of Private Road	=	1,525 l.f.



ENTRANCE FEATURE CONCEPT

NTS

October 25, 2016



north 0' 25' 50' 100' scale 1" = 50'



LOCATION MAP
 NOT TO SCALE

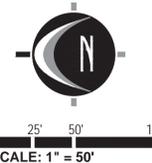
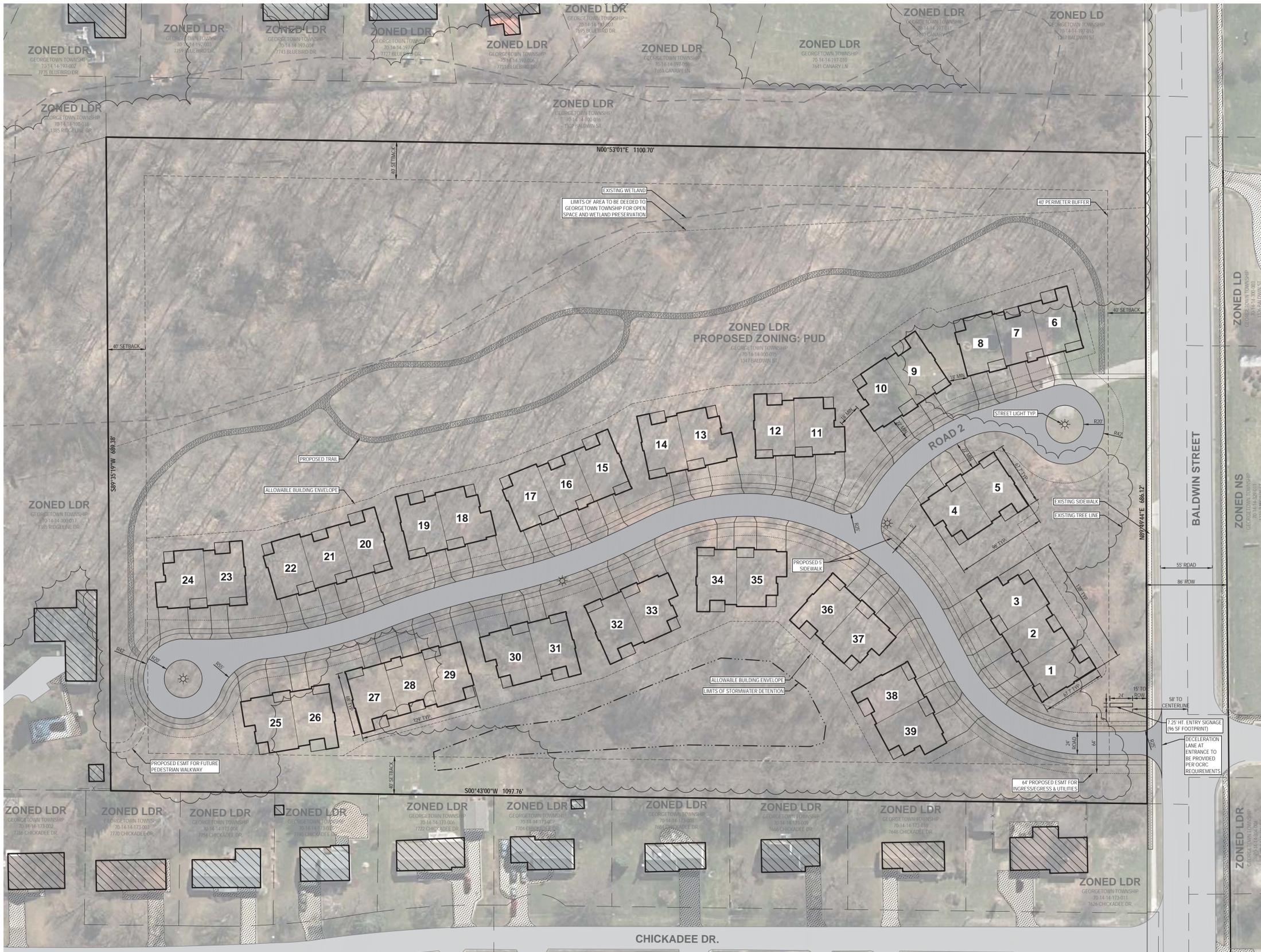
LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- APPROXIMATE EXISTING WETLAND
- PROPOSED DETENTION POND
- EXISTING TREE LINE

GENERAL NOTES

- EXISTING ZONING OF PROPERTY: LDR - LOW DENSITY RESIDENTIAL
- PROPOSED ZONING OF PROPERTY: PUD - PLANNED UNIT DEVELOPMENT
 PUD REQUIREMENTS:
 A) PERMETER BUFFER = 40 FT.
 B) MINIMUM GARAGE TO SIDEWALK DISTANCE = 20 FT.
 C) MINIMUM FRONT SETBACK TO EDGE OF ROAD = 30 FT.
 D) MINIMUM DISTANCE BETWEEN UNITS = 18 FT.
 E) MAXIMUM HEIGHT OF PROPOSED BUILDING = 35 FT.
- SUMMARY OF LAND USE:
 A) ALLOWED USES: SINGLE FAMILY RESIDENTIAL ONLY
 B) TOTAL ACRES = 12.35 AC (55,859 SQ. FT.)
 C) TOTAL NUMBER OF UNITS = 39
 DUPLEX: 12 BUILDINGS (24 UNITS)
 TRIPLEX: 5 BUILDINGS (15 UNITS)
 D) LENGTH OF ROADS = 1,529 FT.
 E) TOTAL AREA OF UTILITIES ESMT = 107,326 SQ. FT.
 F) TOTAL AREA OF WETLAND = 146,118 SQ. FT.
 G) AREA TO BE DEEDED TO GEORGETOWN TOWNSHIP = 167,485 SQ. FT.
 H) BUILDING ENVELOPE AREA = 204,064 SQ. FT.
 I) PERMETER BUFFER (OUTSIDE OF WETLAND) = 87,890 SQ. FT.
 J) STORMWATER DETENTION POND = 22,780 SQ. FT.
 K) NET DEVELOPABLE AREA = 177,086 SQ. FT.
 L) TOTAL OPEN SPACE = 36.46%
 M) DENSITY = 2.83 UNITS PER ACRE (PER SEC 3.20)
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, 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 PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-14-100-015. THE ADDRESS OF THE PROPERTY IS 1347 BALDWIN STREET.
- THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL. THE EXISTING HOUSE WILL BE REMOVED AS PART OF THIS PROJECT.
- BUILDINGS MAY BE BUILT AS INDIVIDUAL SINGLE UNIT BUILDINGS, 2-UNIT BUILDINGS, OR 3-UNIT BUILDINGS. TYPICAL BUILDING TYPES SHOWN ON PLAN ARE ILLUSTRATED IN THE BUILDING TYPE EXHIBIT.
- ALL TRASH RECEPTACLES TO BE HANDLED PRIVATELY AND WILL BE STORED WITHIN EACH UNIT.
- ALL SITE LIGHTING WILL MEET THE REQUIREMENTS OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.
- A DECELERATION LANE WILL BE PROVIDED AT ENTRANCE OFF BALDWIN PER OCRC REQUIREMENTS.

BUILDING TYPE EXHIBIT



LEGAL DESCRIPTION

E 66 FT OF SW 1/4 OF NW 1/4 EXC N 175 FT. ALSO EXC S 43 FT. ALSO W 12 OF SE 1/4 OF NW 1/4 EXC N 175 FT. ALSO EXC S 43 FT. ALSO EXC E 50 FT. SEC 14 T6N R13W

BALDWIN WOODS
PRELIMINARY PUD
SITE LAYOUT PLAN
 1347 Baldwin Street, Jenison, Michigan 49428
 PART OF SECTION 14, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 16200625

SHEET NO:
C-101

SHEET: 1 OF 3

REVISIONS:

Title	Drawn	Checked	V. Date
Title: Prelim. PUD Submittal	DC	KC	S. Date: 5.27.2016
Title: Prelim. PUD Summittal Revised	DC	RP	S. Date: 6.24.2016
Title: Prelim. PUD Summittal Revised	DC	RP	S. Date: 10.11.2016
Title: Prelim. PUD Summittal Revised	DC	RP	S. Date: 10.25.2016

LANDSCAPE LEGEND / SCHEDULE

TREES					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	AC	10	Abies fraseri	Fraser Fir	6' ht.
	AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2" - single stem
	CC	9	Cercis canadensis	Eastern Redbud	2" cal.
	NS	26	Nyssa sylvatica	Black Tupelo	2" cal.
	PO	16	Platanus occidentalis	American Sycamore	2" cal.

GROUND COVER					
SYMBOL	KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	As Needed ⁽¹⁾		N/A	Bark Mulch	3" depth
	As Needed ⁽²⁾		Poa pratensis	Kentucky Bluegrass Sod	Roll

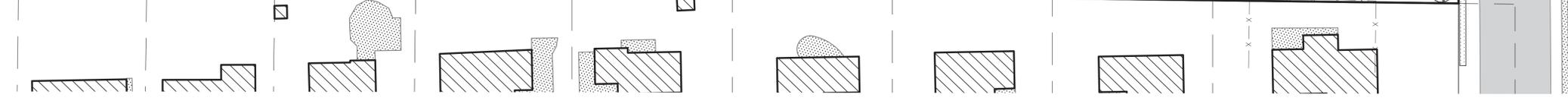
(1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".
 (2) All disturbed areas not otherwise programmed shall receive turf grass sod.

LANDSCAPE NOTES

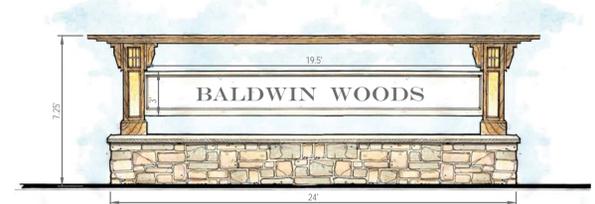
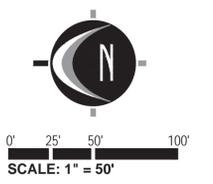
- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
 - SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
 - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
 - PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
 - REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
 - FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12" GAUGE STEEL LANDSCAPE EDGING.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

- TOPSOIL AND TURF NOTES:**
- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
 - DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
 - ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
 - SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
 - TURF SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRAGILE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LIMBS AND DEPRESSIONS.
 - ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

- IRRIGATION NOTES:**
- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

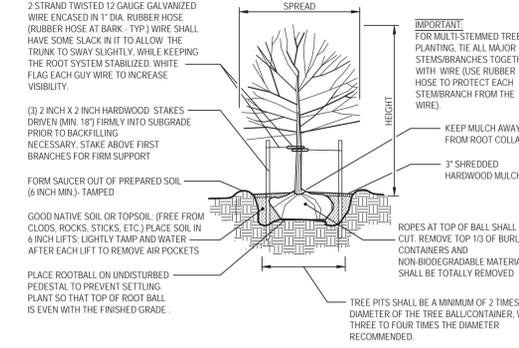


811 Know what's below. CALL before you dig.
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



ENTRANCE FEATURE CONCEPT
 N.T.S.

- SIGNAGE NOTES:**
- ALLOWABLE SIGN AREA = 64 SQ.FT.
 - PROPOSED SIGN AREA = 58.5 SQ.FT. (3'X19.5')



TYPICAL TREE PLANTING DETAIL
 N.T.S.

BALDWIN WOODS
PRELIMINARY PUD
LANDSCAPE PLAN
 1347 Baldwin Street, Jenison, Michigan 49428
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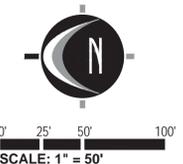
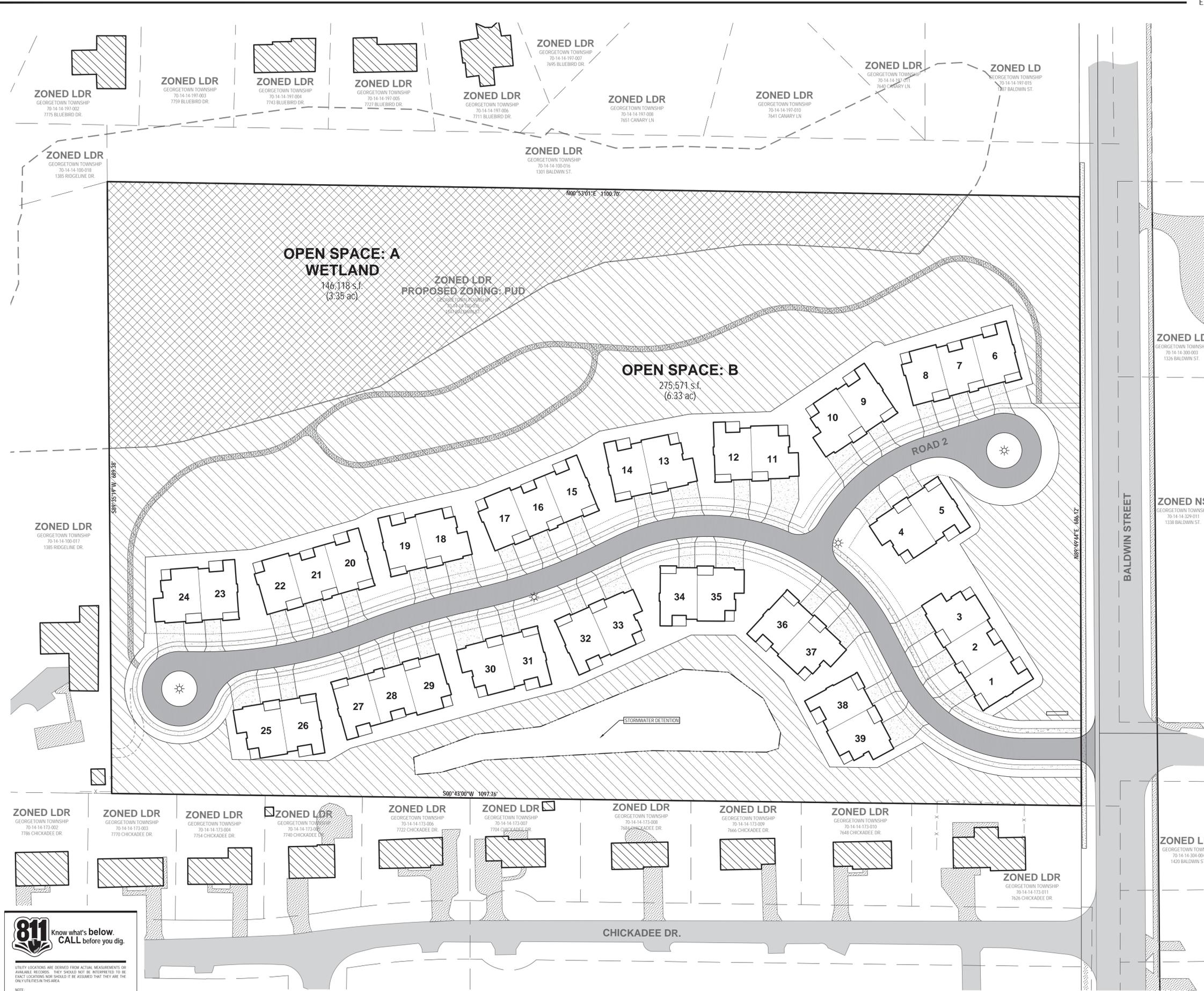
SHEET NO:
L-201

SHEET: 3 OF 3

PREPARED FOR:
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REVISIONS:

Title: Prelim PUD Submittal	V. Date: 5.22.2016
Drawn: DC	Checked: KC
Title: Prelim PUD Summit Revised	V. Date: 6.24.2016
Drawn: DC	Checked: RP
Title: Prelim PUD Summit Revised	V. Date: 10.11.2016
Drawn: DC	Checked: RP
Title: Prelim PUD Summit Revised	V. Date: 10.25.2016
Drawn: DC	Checked: RP



LEGEND

	UNCREDITED OPEN SPACE (WETLAND)
	CREDITED OPEN SPACE

OPEN SPACE CALCULATIONS

AREA	TOTAL O.S. (SF)	CREDITED O.S. (SF)
A (WETLAND)	146,118	0
B	275,571	275,571
GRAND TOTAL (SF)	421,689	275,571
GRAND TOTAL (AC)	9.6806	6.3262

BALDWIN WOODS
OPEN SPACE PLAN
 1347 Baldwin Street, Jenison, Michigan 49428
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SHEET NO:
C-103

SHEET: 1 OF 1

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