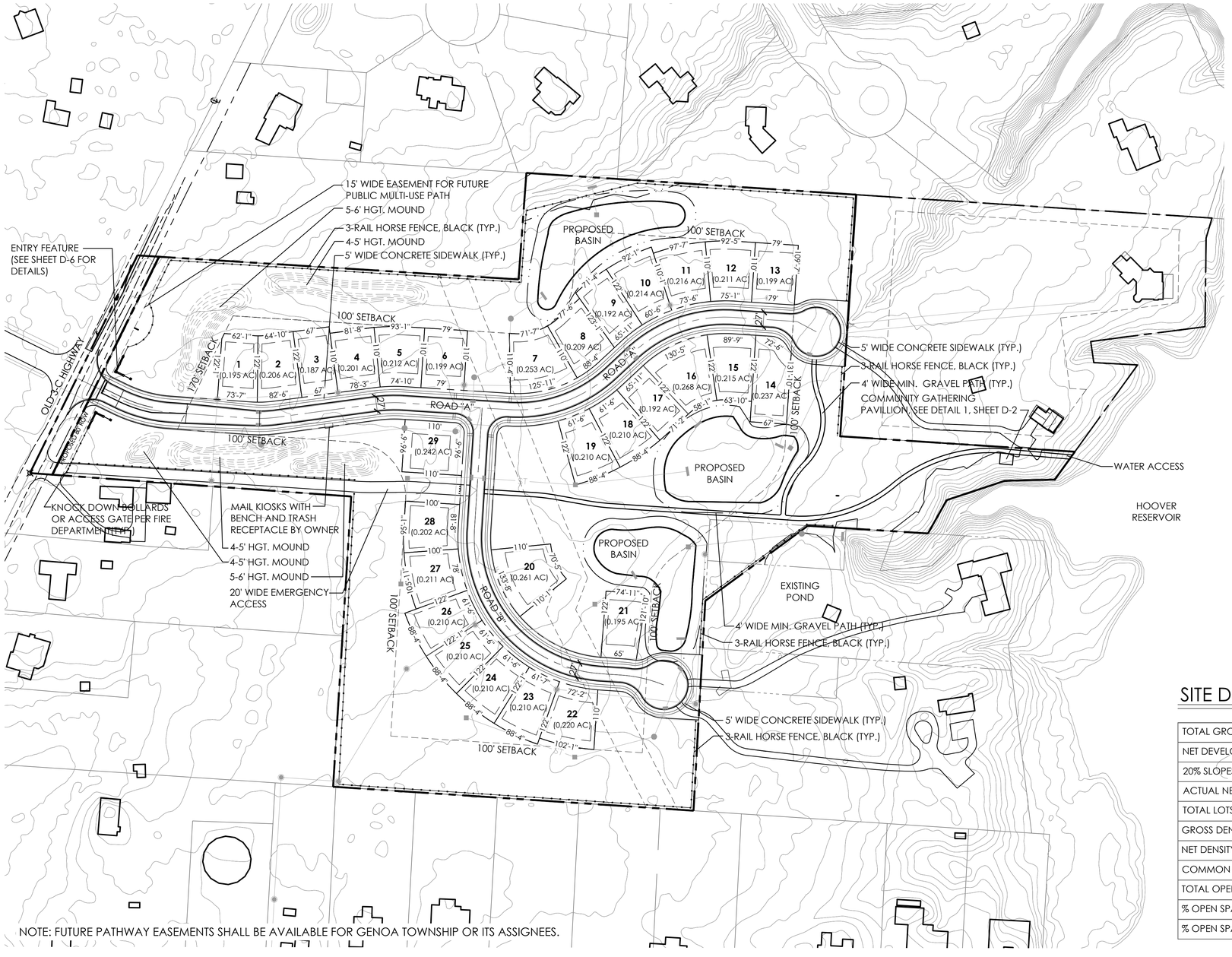
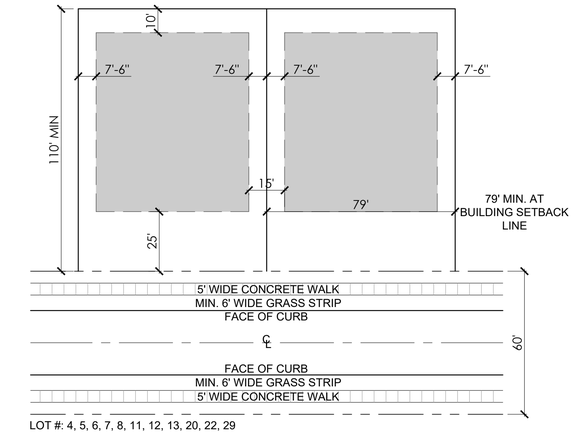
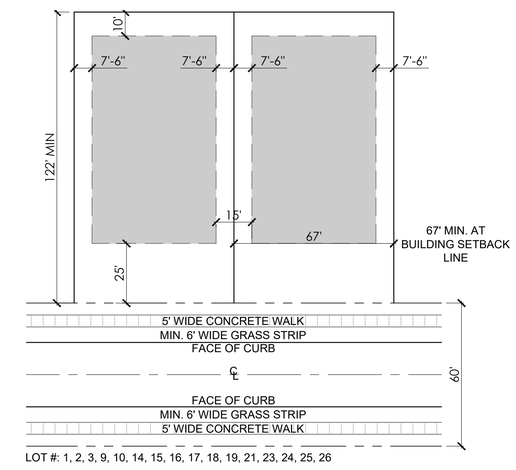


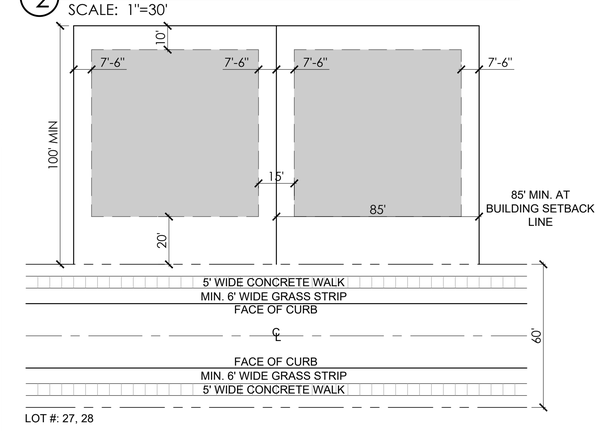
NOTE: FUTURE PATHWAY EASEMENTS SHALL BE AVAILABLE FOR GENOA TOWNSHIP OR ITS ASSIGNEES.



1 TYPICAL 79'X110' LOT CONFIGURATION
SCALE: 1"=30'



2 TYPICAL 67'X122' LOT CONFIGURATION
SCALE: 1"=30'



3 TYPICAL 85'X100' LOT CONFIGURATION
SCALE: 1"=30'

SITE DATA

TOTAL GROSS ACRES	±25.66 AC
NET DEVELOPABLE AREA (85% GROSS)	±21.81 AC
20% SLOPES	±.32 AC
ACTUAL NET DEVELOPABLE	±21.49 AC
TOTAL LOTS	29 LOTS
GROSS DENSITY	1.13 DU/AC
NET DENSITY	1.35 DU/AC
COMMON OPEN SPACE	+/- 14.03 AC
TOTAL OPEN SPACE	+/- 14.03 AC
% OPEN SPACE REQUIRED	50.00% (12.83 AC)
% OPEN SPACE PROVIDED	54.68%

DEVELOPMENT PLAN

EXHIBIT C-1

THE NEST AT HOOVER

PREPARED FOR GCSC HOLDINGS

DATE: 5.26.20

NORTH
SCALE: 1"=100'
0 50 100 200 300

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