

August 29, 2024

Mr. Corey Broersma  
Community Development Director  
Holland Charter Township  
353 North 120<sup>th</sup> Avenue  
Holland, MI 49424

RE: Macatawa Legends – Fairway View 1  
PPN: 70-16-06-200-044, Holland Township, Ottawa County, Michigan

Enclosed please find the following items being submitted for Major Change Amendment and Final PUD Approval for Macatawa Legends, specifically the area now known as Fairway View, located at PPN: 70-16-06-200-044.

1. Application
2. Survey sketch and legal description of proposed phase boundary
3. Narrative
4. PUD site plan set
5. Fee (\$1,000)

This application package is being submitted for a public hearing at the regular Planning Commission meeting on October 1, 2024. Should you have any questions or comments, please do not hesitate to contact me at (616) 988-1339 or at [kkuiper@eastbrookhomes.com](mailto:kkuiper@eastbrookhomes.com).

Sincerely,



Kelly Kuiper  
Manager of Land Planning & Entitlement



# APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

### Applicant Information

Contact Name Kelly Kuiper  
Address 1188 East Paris Ave  
Grand Rapids, MI 49546

Company Eastbrook Homes  
Phone (616) 988-1339  
Email kkuiper@eastbrook.com

### Owner Information

Contact Name \_\_\_\_\_  
Address 3918 Egypt Valley Ave NE  
Ada, MI 49301

Company REIP Land Investments LLC  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

### Plan Preparer Information

Contact Name Eric Klompmaker  
Address 12330 James Street, Suite H80  
Holland, MI 49424

Company Driesenga & Associates, Inc.  
Phone (616) 396-0255  
Email erick@driesenga.com

### Property Information

PUD Project Name Macatawa Legends  
Address or Location Fairway View Phase 1  
Parcel Number 70 - 16 - 06 - 200 - 044 Zoning District PUD  
Acreage of Parcel 44.34 Acreage to be Developed \_\_\_\_\_  
Present Use (s) Future development area (vacant) of Macatawa Legends  
Description of Proposed Use (attach additional pages as needed): 40 single family lots

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Kelly Kuiper 8/29/2024  
Signature of Applicant Date

[Signature] 8/29/2024  
Signature of Owner Date

**DO NOT WRITE BELOW THIS LINE**

Date Received \_\_\_\_\_ Amount of Fee Paid \$ \_\_\_\_\_ Check No. \_\_\_\_\_  
Planning Commission 1st Discuss on \_\_\_\_/\_\_\_\_/\_\_\_\_ Planning Commission Action on \_\_\_\_/\_\_\_\_/\_\_\_\_  
Application Accepted by \_\_\_\_\_

### **Final PUD Amendment Submittal Procedures**

A change that the Zoning Administrator or Planning Commission determines is not minor must be submitted as an amendment to the PUD and shall be processed in the same manner as a final PUD development.

A final PUD development plan shall be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date with the Planning Commission, including a hearing fee of \$1,000.00 and eleven (11) complete copies of:

1. This application;
  - a. One (1) original signature copy of the application must be submitted; the other ten (10) may be copies.
  - b. The Owner and Applicant must sign the final application. In the event that the Developer of project is not currently the Owner of record for the property, proof that the Owner of record agrees to the PUD must be submitted in written form.
2. The final development plan including the required content noted in Section 16.6.A. One (1) set of plans shall bear the original seal and signature of the architect or engineer who prepared them; the other ten (10) may be copies.
3. A narrative statement clearly captioned NARRATIVE STATEMENT;
  - a. The document must describe the overall objective of the development and how submission satisfies the intent, qualifying conditions, and standards of approval for a PUD.
4. An electronic copy of the entire submittal on CD or other file sharing device.

Any PUD submission found to be deficient shall be rejected and will not be scheduled for Planning Commission review.

ALL pages of ALL documents submitted in conjunction with the final PUD shall be labeled with the following (in addition to any other labeling requirement):

FINAL PUD – AMENDMENT # \_\_  
(Project Name)  
(Date and revised date(s), if applicable)  
(Page \_\_ of \_\_)

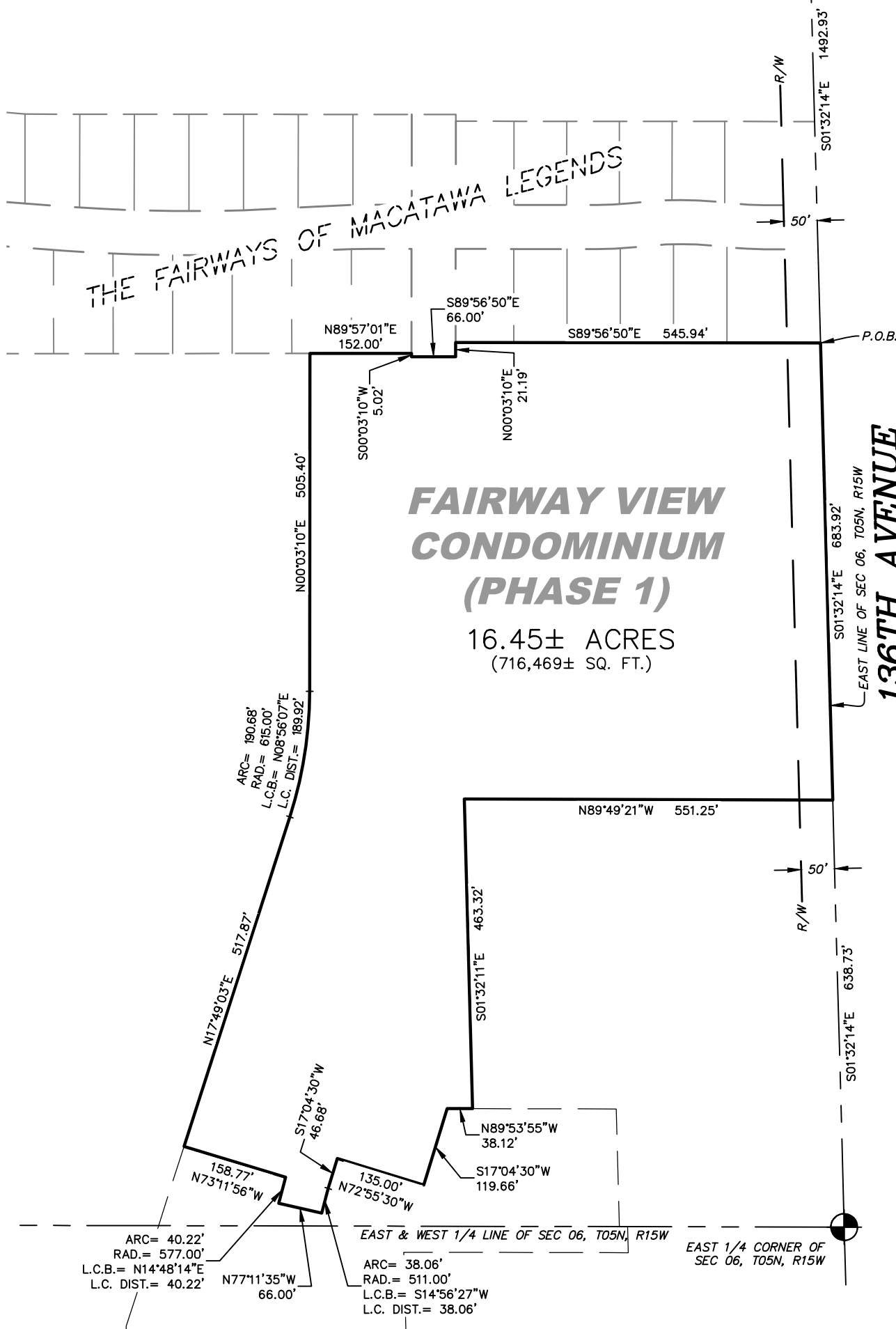
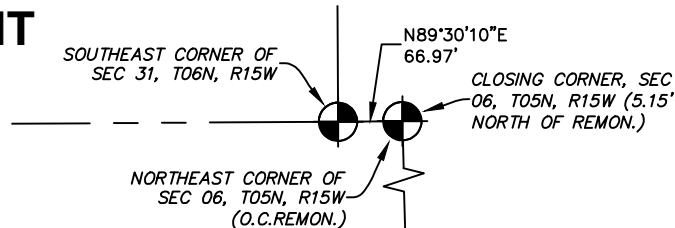
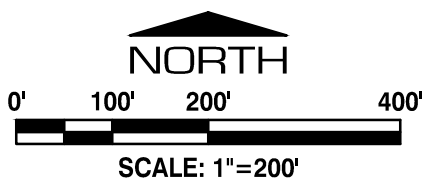
Rolled documents shall not be accepted. All documents must be folded to a size no larger than 9" x 12". If submittal contains multiple documents, the documents must be collated into "packets". Each packet shall be secured by clips, or rubber bands if necessary.

The Owner and/or Applicant are required to be present at the scheduled public hearing to present your application.

### **Final PUD Amendments (Section 16.9)**

- A. *Minor Changes.* A minor change to an approved final PUD development plan may be approved by the Zoning Administrator per the requirements of this section, if already approved by the Township Board. A change that would alter any specified conditions imposed as part of the original approval shall not be considered as a minor change. Minor changes include the following:
  1. Reduction of the size of any building and/or sign.
  2. Movement of buildings or signs by no more than 50 feet, provided the required setbacks are not reduced.
  3. Landscaping approved in the final development plan that is replaced by landscaping of an equal or greater extent.
  4. Changes in floor plans of up to 10 percent of the total floor area that do not alter the character of the use or increase the amount of required parking.
  5. Internal rearrangement of a parking lot that does not affect the number of spaces, access locations, or design.
  6. Changes required or requested by the township, county, or other state or federal regulatory agency to conform to laws or regulations.
- B. *Other Minor Changes.* A change that is not considered minor may be submitted to the Planning Commission to determine if the change is minor in scope and/or effect and that the change would not alter the basic design or intent of the approved PUD. If the Planning Commission determines that the proposed change is minor, the Zoning Administrator shall be authorized to approve it administratively.
- C. *Major Changes.* A change that the Zoning Administrator or Planning Commission determines is not minor must be submitted as an amendment to the PUD and shall be processed in the same manner as a final PUD development plan review process.

# EXHIBIT



**DRISENGA & ASSOCIATES, INC.**

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## FAIRWAY VIEW CONDOMINIUM - PHASE 1

SECTION 06, T05N, R15W, HOLLAND TWP., OTTAWA CO.

-FOR-

### EASTBROOK HOMES

1188 EAST PARIS AVE SE #100, GRAND RAPIDS, MI 49546

DRAWN BY: GLK	DATE: 08-08-2024
SHEET 1 OF 2	JOB NO. 1310543.5A

# EXHIBIT

## LEGAL DESCRIPTION FAIRWAY VIEW CONDOMINIUM - PHASE 1

PART OF THE NORTHEAST 1/4 OF SECTION 06, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWN 06 NORTH, RANGE 15 WEST; THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS EAST 66.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 06, SAID NORTHEAST CORNER BEING 5.15 FEET SOUTH OF THE CLOSING CORNER OF SAID SECTION 06; THENCE ALONG THE EAST LINE OF SAID SECTION 06, SOUTH 01 DEGREE 32 MINUTES 14 SECONDS EAST 1492.93 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREE 32 MINUTES 14 SECONDS EAST 683.92 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS WEST 551.25 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 11 SECONDS EAST 463.32 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 55 SECONDS WEST 38.12 FEET; THENCE SOUTH 17 DEGREES 04 MINUTES 30 SECONDS WEST 119.66 FEET; THENCE NORTH 72 DEGREES 55 MINUTES 30 SECONDS WEST 135.00 FEET; THENCE SOUTH 17 DEGREES 04 MINUTES 30 SECONDS WEST 46.68 FEET; THENCE SOUTHERLY 38.06 FEET ALONG THE ARC OF A 511.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 14 DEGREES 56 MINUTES 27 SECONDS WEST 38.06 FEET; THENCE NORTH 77 DEGREES 11 MINUTES 35 SECONDS WEST 66.00 FEET; THENCE NORTHERLY 40.22 FEET ALONG THE ARC OF A 577.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 14 DEGREES 48 MINUTES 14 SECONDS EAST 40.22 FEET; THENCE NORTH 73 DEGREES 11 MINUTES 56 SECONDS WEST 158.77 FEET; THENCE NORTH 17 DEGREES 49 MINUTES 03 SECONDS EAST 517.87 FEET; THENCE NORTHERLY 190.68 FEET ALONG THE ARC OF A 615.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 08 DEGREES 56 MINUTES 07 SECONDS EAST 189.92 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST 505.40 FEET TO THE SOUTH LINE OF THE FAIRWAYS OF MACATAWA LEGENDS, OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 604; THENCE ALONG THE SOUTH LINE OF SAID CONDOMINIUM ON THE FOLLOWING FIVE COURSES, NORTH 89 DEGREES 57 MINUTES 01 SECOND EAST 152.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST 5.02 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST 66.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 10 SECONDS EAST 21.19 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 50 SECONDS EAST 545.94 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT AND OF RECORD. SUBJECT TO THE RIGHT OF WAY FOR 136TH AVENUE OVER THE MOST EASTERLY 50 FEET THEREOF. SAID PARCEL CONTAINS 16.45± ACRES (716,469± SQ. FT.).



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### FAIRWAY VIEW CONDOMINIUM - PHASE 1

SECTION 06, T05N, R15W, HOLLAND TWP., OTTAWA CO.

-FOR-

### EASTBROOK HOMES

1188 EAST PARIS AVE SE #100, GRAND RAPIDS, MI 49546

DRAWN BY: GLK

DATE: 08-08-2024

SHEET 2 OF 2

JOB NO. 1310543.5A



July 17, 2024

*via email only*

Mr. Corey Broersma  
**HOLLAND CHARTER TOWNSHIP**  
353 North 120<sup>th</sup> Avenue  
Holland, MI 49424

**Re: Macatawa Legends (DAI #1310543.1)**  
**Section 6, T5N, R15W, Holland Township, Ottawa County, Michigan**

Dear Corey,

Attached you will find the proposed amended PUD plan for the Macatawa Legends development in Holland Township. Below is a summary of changes made to the plan since the most recently approved plan dated 12/5/2023.

Unit Count / Total Density:

- Overall, the total unit count and density in the project (604 units at 1.69 units per acre) does not change in this proposed amendment.

Fairway View at Macatawa Legends Phase 1:

- Additional plan sheets have been provided to address the PUD layout, utility, and landscaping requirements for Fairway View Phase 1.
- The phase site plan shows 40 total units with a single point of access. No more than 30 building permits will be issued in this phase prior to construction of a future road connection to Georgian Bay Drive in a manner that meets requirements for emergency access.
- The 20' gap that previously existed between the northernmost unit on the west side of Mattison Drive and the phase boundary to the north (Fairways Phase 2) has been removed. Lot lines on the west side of the road have been adjusted heading south into the future Fairway View phase to maintain the same number of units that was previously approved (108). The 20' gap was originally intended to be for golf course maintenance access between the golf course and the previous maintenance building north of Harrington Landing which no longer exists.
- Side yard lot lines west of Mattison Drive have been extended to the parcel boundary to eliminate the gap (varying width) that was shown behind the rear lot lines in the previously approved plan. This change occurs in phase 1 and partially into the future phase of Fairway View.
- The two culdesac roads in phase 1 have been extended 10' east to widen the frontage of the pie-shaped lots at the culdesac ends.
- The three units on the east side of Mattison Drive that abut the four stub road units have had their rear lot lines shifted 12' west to create more width for the stub road units.

Private Street Specifications & Schedule:

- Private streets in Fairway View Phase 1 will be constructed according to the most recent Township resolution and report for Macatawa Legends (dated 02/06/2024), which states private streets shall be constructed and completed consistent with the requirements of Section 8.2.D.3 and 8.2.E of the Zoning Ordinance, and that surface course pavement shall be installed within 2 years of the date a development phase has issued its first building permit. As there may be a significant time between street construction and surface course installation, Eastbrook Homes has voluntarily increased the base course thickness from the minimum 1.5 inches to 2.0 inches. With a 1.5-inch surface course, this creates a total thickness of 3.5 inches. Eastbrook Homes has found



Mr. Corey Broersma  
Holland Charter Township  
September 3, 2024  
Page 2 of 2

that a thicker base course has a greater resiliency under construction traffic and leaves less damage that may reflect up through the surface course after it is installed.

Objective and Satisfaction of Standards/Conditions:

- The objective of this amendment is to improve the layout of the Fairway View portion of the development and provide additional details required to satisfy PUD requirements. The content of this amendment satisfies the intent, qualifying conditions, and standards of approval for a PUD.

Please let me know if you have any questions or comments.

Thank you.

Sincerely,

**DRISENGA & ASSOCIATES, INC.**

Eric Klompmaker, P.E., Project Engineer

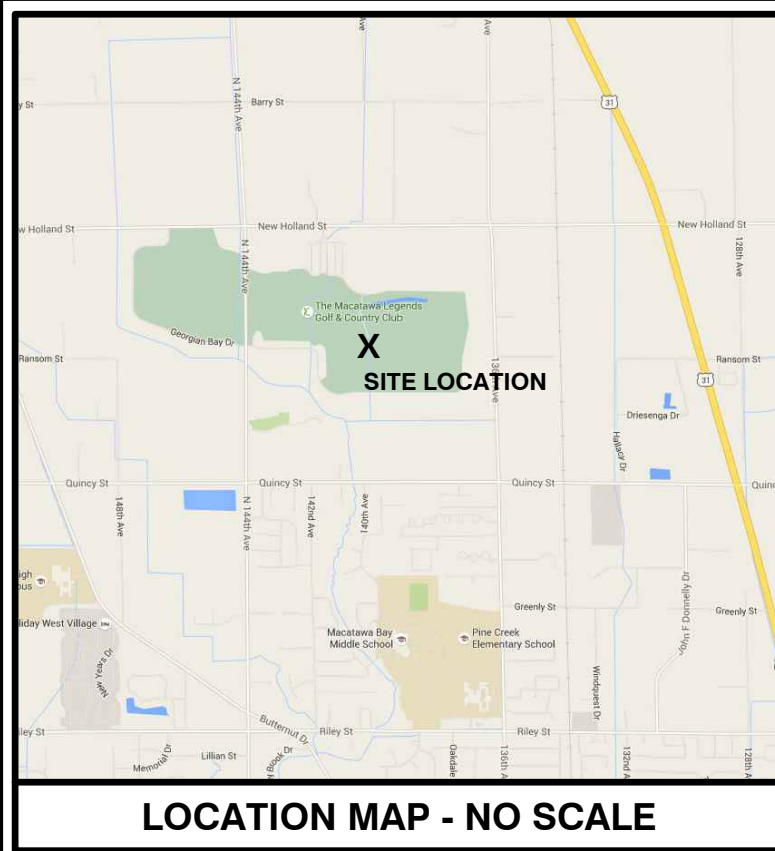
CC: Michael McGraw, Mick McGraw – Eastbrook Homes (via email only)

John Tenpas, P.E. – Driesenga & Associates, Inc. (via email only)

File

*C:\Users\eric\_klompmaker\DAI Dropbox\Holland\Projects\2013\1310543.1\Overall PUD Holland Twp\DOCS\PUD Amendment Summary To Holl Twp 20240717.docx*





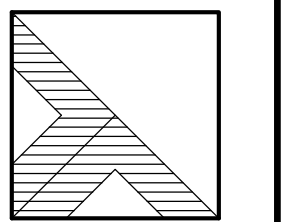
LOCATION MAP - NO SCALE

**EASTBROOK HOMES**  
**MACATAWA LEGENDS**  
**--SUBMISSION FOR PUD AMENDMENT--**  
**SECTION 6, T05N, R15W**  
**HOLLAND TOWNSHIP, MICHIGAN 49424**

**SHEET INDEX**

- 1 TITLE SHEET**
- 2 OVERALL PUD PLAN**
- 3 UNIT TYPE/QUANTITY & SETBACK SUMMARY**
- 4 PUD SIDEWALK PLAN**
- 5 FAIRWAY VIEW PHASE 1 SITE PLAN**
- 6 FAIRWAY VIEW PHASE 1 UTILITY PLAN**
- 7 FAIRWAY VIEW PHASE 1 GRADING PLAN**
- 8 FAIRWAY VIEW PHASE 1 LANDSCAPE PLAN**

<b>APPLICANT</b>
<b>EASTBROOK HOMES</b> 1188 EAST PARIS AVENUE GRAND RAPIDS, MI 49546 (616) 968-1324 CONTACT mmcgraw@eastbrookhomes.com
<b>CIVIL ENGINEER</b>
<b>DRIESENGA &amp; ASSOCIATES, INC.</b> 12330 JAMES STREET, SUITE H80 HOLLAND, MICHIGAN 49424 (616) 396-0255 JOHN TENPAS, P.E. johnt@driesenga.com



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Ypsilanti, MI  
734-368-9483

**MACATAWA LEGENDS**  
SOUTH OF NEW HOLLAND ST. BETWEEN 144TH AVE. & 136TH AVE.  
SECTION 6, T05N, R15W, HOLLAND TWP., OTTAWA CO.  
-FOR-  
**EASTBROOK HOMES**  
1188 EAST PARIS AVE., GRAND RAPIDS, MI 49546

ISSUED FOR:	
1	REVISED PER OWNER 08-23-2017
2	REVISED PER TWP 07-21-2017
3	REVISED PER OWNER 08-04-2017
4	REVISED PER OWNER 11-17-2017
5	REVISED PER OWNER 11-27-2017
6	REVISED PER OWNER 11-30-2017
7	REVISED LOT NUMBERS 03-15-2019
8	REVISED PER OWNER 12-19-2019
9	REVISED PER OWNER 12-19-2019
10	REVISED PER TWP 01-15-2020
11	REVISED LOT NUMBERS 08-17-2020
12	REVISED PER OWNER 11-08-2020
13	REVISED PER TWP COMMENTS 11-26-2020
14	REVISED PER OWNER 04-15-2022
15	REVISED PER TWP COMMENTS 06-14-2022
16	REVISED PER TWP COMMENTS 08-23-2022
17	REVISED PER OWNER 10-03-2023
18	REVISED PER OWNER 12-08-2023
19	REVISED PER OWNER 07-18-2024
20	REVISED PER OWNER 08-02-2024

Project Manager:  
**JOHN TENPAS**  
Project #  
1310543.1A

Sheet Title:  
**TITLE SHEET**

Sheet #  
**PUD**  
1 of 8



**PUD SUMMARY**

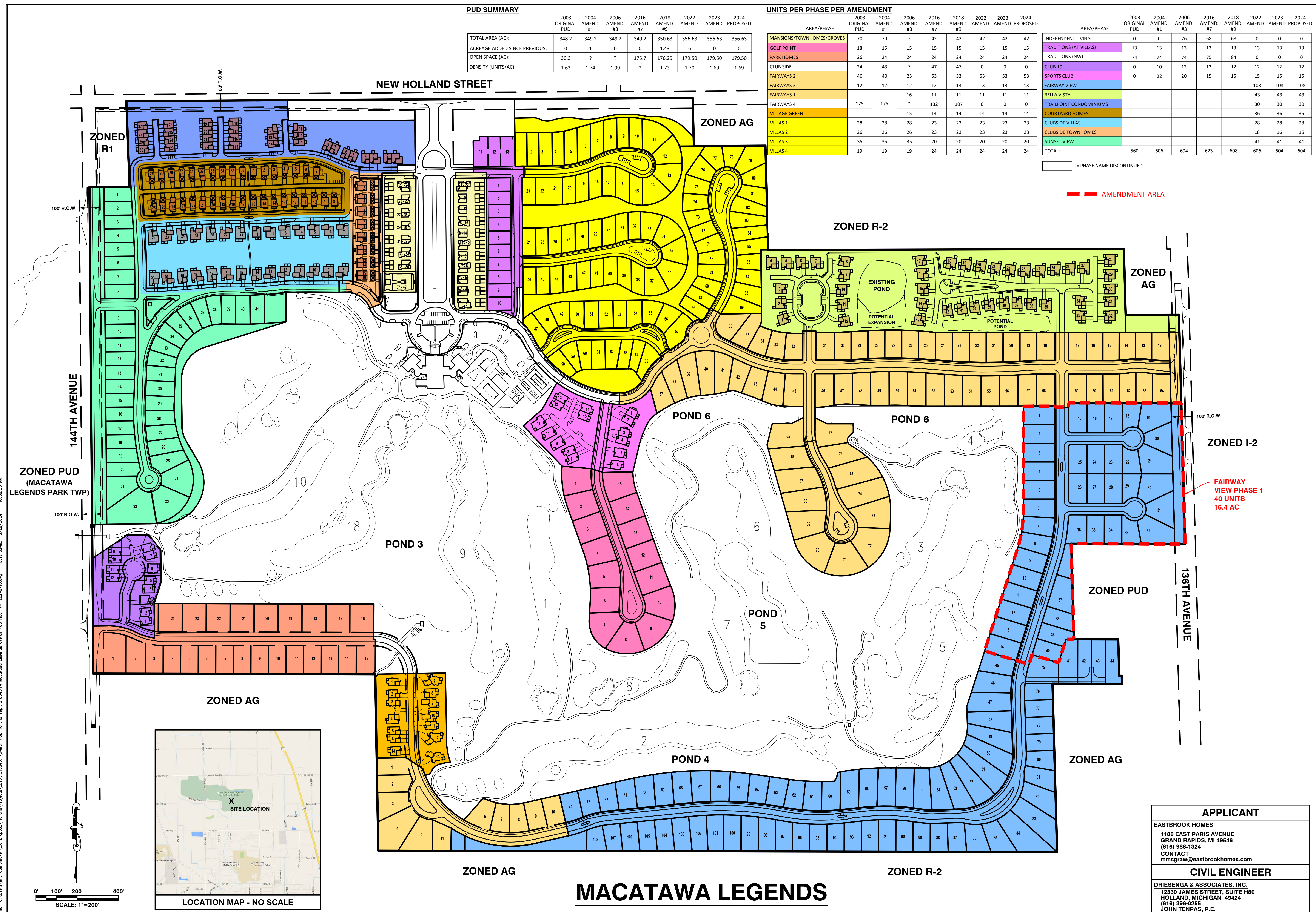
	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND. #11	2023 AMEND. #12	2024 PROPOSED
TOTAL AREA (AC):	348.2	349.2	349.2	349.2	350.63	356.63	356.63	356.63
ACREAGE ADDED SINCE PREVIOUS:	0	1	0	0	1.43	6	0	0
OPEN SPACE (AC):	30.3	?	?	175.7	176.25	179.50	179.50	179.50
DENSITY (UNITS/AC):	1.63	1.74	1.99	2	1.73	1.70	1.69	1.69

**UNITS PER PHASE PER AMENDMENT**

AREA/PHASE	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND. #11	2023 AMEND. #12	2024 PROPOSED
MANSIONS/TOWNHOMES/GROVES	70	70	?	42	42	42	42	42
GOLF POINT	18	15	15	15	15	15	15	15
PARK HOMES	26	24	24	24	24	24	24	24
CLUB SIDE	24	43	?	47	47	0	0	0
FAIRWAYS 2	40	40	23	53	53	53	53	53
FAIRWAYS 3	12	12	12	12	13	13	13	13
FAIRWAYS 1			16	11	11	11	11	11
FAIRWAYS 4	175	175	?	132	107	0	0	0
VILLAGE GREEN	15	14	14	14	14	14	14	14
VILLAS 1	28	28	28	23	23	23	23	23
VILLAS 2	26	26	26	23	23	23	23	23
VILLAS 3	35	35	35	20	20	20	20	20
VILLAS 4	19	19	19	24	24	24	24	24
INDEPENDENT LIVING	0	0	76	68	68	0	0	0
TRADITIONS (AT VILLAS)	13	13	13	13	13	13	13	13
TRADITIONS (NW)	74	74	74	75	84	0	0	0
CLUB 10	0	10	12	12	12	12	12	12
SPORTS CLUB	0	22	20	15	15	15	15	15
FAIRWAY VIEW						108	108	108
BELLA VISTA						43	43	43
TRAILPOINT CONDOMINIUMS						30	30	30
COURTYARD HOMES						36	36	36
CLUBSIDE VILLAS						28	28	28
CLUBSIDE TOWNHOMES						18	16	16
SUNSET VIEW						41	41	41
TOTAL:	560	606	694	623	608	606	604	604

□ = PHASE NAME DISCONTINUED

— AMENDMENT AREA



**MACATAWA LEGENDS**

**APPLICANT**  
 EASTBROOK HOMES  
 1188 EAST PARIS AVENUE  
 GRAND RAPIDS, MI 49546  
 (616) 988-1324  
 CONTACT  
 mmcgraw@eastbrookhomes.com

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 JOHN TENPAS, P.E.  
 johnt@driesenga.com

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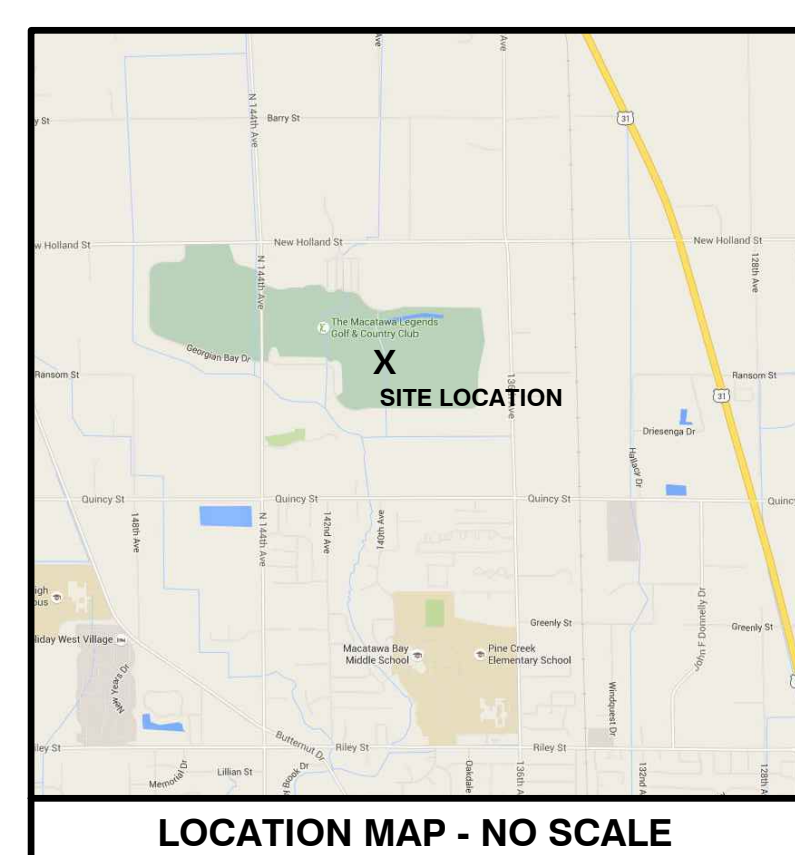
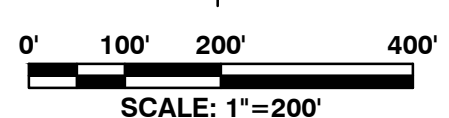
Project Manager:  
**JOHN TENPAS**

Project #  
 1310543.1A

Sheet Title:  
**OVERALL PUD PLAN**

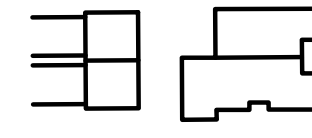
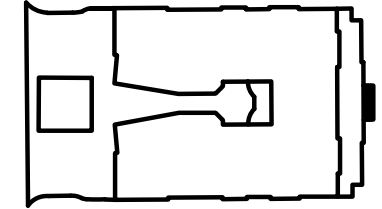
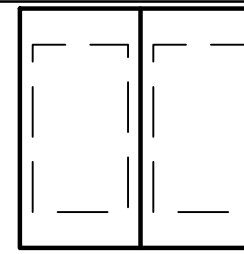
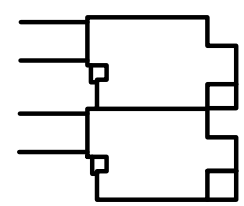
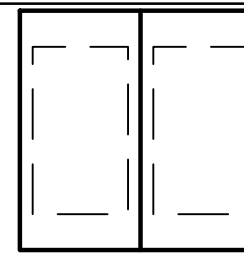
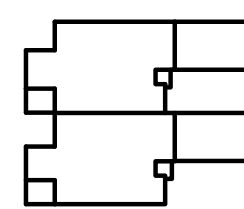
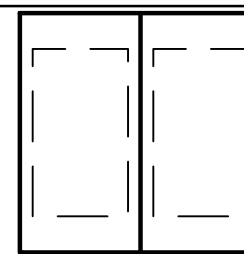
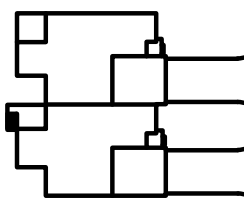
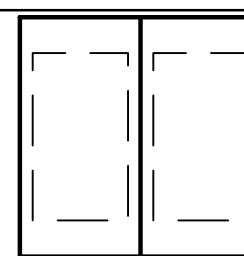
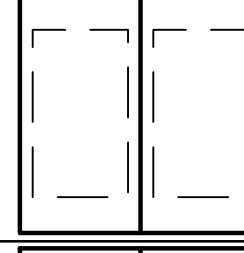
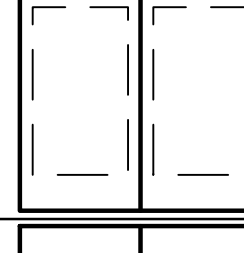
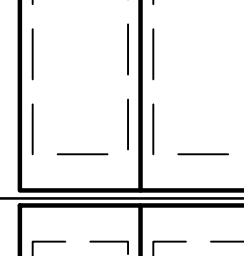
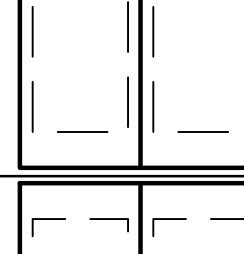
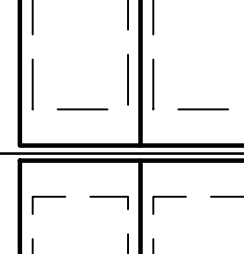
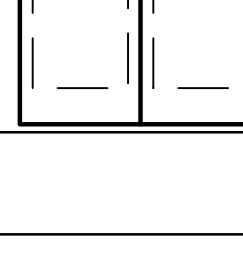
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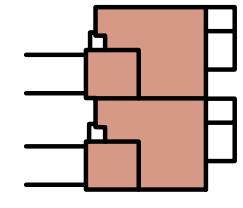
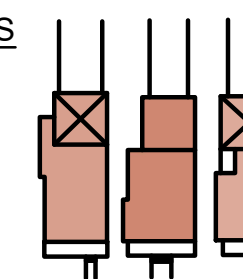
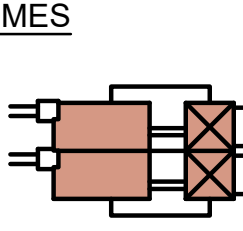
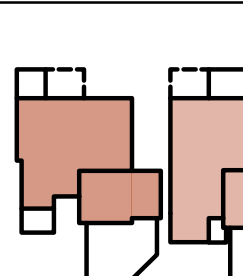
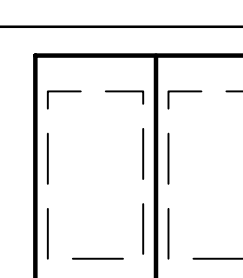
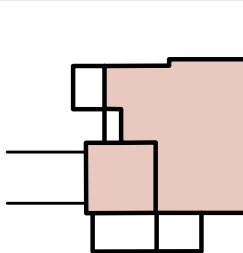
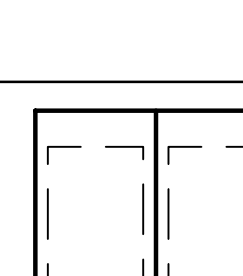


**EXISTING UNIT TYPE/QUANTITY AND SETBACKS**

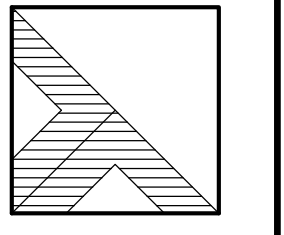
<p><b>THE TOWNHOMES</b></p> <p>(36) UNITS DETACHED GARAGE REAR-LOADED 2-STORY TOWNHOMES</p> 	<p><b>SETBACKS</b></p> <p>10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 22' REAR YARD SETBACK</p>
<p><b>THE GROVE</b></p> <p>(6) UNITS ATTACHED GARAGE REAR-LOADED 3-STORY</p> 	<p><b>SETBACKS</b></p> <p>10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 0' REAR YARD SETBACK</p>
<p><b>THE TRADITIONS</b></p> <p>(13) UNITS ATTACHED GARAGE REAR/FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 13' SIDE YARD SEPARATION FROM ADJACENT UNIT 10' REAR YARD SETBACK</p>
<p><b>SPORTS CLUB</b></p> <p>(15) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>10' SETBACK ALONG PERRY CIRCLE AND WEST SIDE OF GRAND POINT VARIABLE SETBACK ON EAST SIDE OF GRAND POINT 15' SETBACK ADJACENT TO CLUBHOUSE 10' SIDE YARD SEPARATION FROM ADJACENT UNIT 5' SETBACK FROM SOUTH PHASE BOUNDARY AND POND 6 EASEMENT</p>
<p><b>GOLF POINT</b></p> <p>(15) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>35' FRONT YARD SETBACK 5' SIDE YARD SETBACK 25' REAR YARD SETBACK</p>
<p><b>CLUB 10</b></p> <p>(12) UNITS ATTACHED GARAGE FRONT-LOADED 1-STORY</p> 	<p><b>SETBACKS</b></p> <p>5' SETBACK FROM NORTH &amp; EAST SIDES OF PHASE BOUNDARY VARIABLE SETBACK FROM SUNNYCREST COURT 10' SIDE YARD SEPARATION FROM ADJACENT UNIT VARIABLE SETBACK FROM 144th AVENUE &amp; GEORGIAN BAY DRIVE</p>
<p><b>PARK HOMES</b></p> <p>(24) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>30' FRONT YARD SETBACK 5' SIDE YARD SETBACK 10' SIDE YARD SEPARATION FROM ADJACENT UNIT 30' REAR YARD SETBACK</p>
<p><b>VILLAGE GREEN</b></p> <p>(14) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>35' FRONT YARD SETBACK WEST SIDE OF GEORGIAN BAY DRIVE 20' FRONT YARD SETBACK EAST SIDE OF GEORGIAN BAY DRIVE 5' SIDE YARD SETBACK 7' SIDE YARD SEPARATION FROM ADJACENT UNIT 30' REAR YARD SETBACK WEST SIDE OF GEORGIAN BAY DRIVE 15' REAR YARD SETBACK EAST SIDE OF GEORGIAN BAY DRIVE</p>
<p><b>FAIRWAYS PHASE 1</b></p> <p>(11) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>20' FRONT YARD SETBACK 7' SIDE YARD SETBACK 30' REAR YARD SETBACK</p>
<p><b>FAIRWAYS PHASE 2</b></p> <p>(53) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>48' FRONT YARD SETBACK FROM PAVED SURFACE ON 66' R.O.W. 44' FRONT YARD SETBACK FROM PAVED SURFACE ON 56' R.O.W. 7' SIDE YARD SETBACK 30' REAR YARD SETBACK</p>
<p><b>FAIRWAYS PHASE 3</b></p> <p>(13) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>44' FRONT YARD SETBACK FROM PAVED SURFACE 7' SIDE YARD SETBACK 30' REAR YARD SETBACK</p>
<p><b>VILLAS PHASE 1</b></p> <p>(23) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>30' FRONT YARD SETBACK FROM PAVED SURFACE, TYP. 35' FRONT YARD SETBACK FROM PAVED SURFACE WHERE SIDEWALK &amp; WHERE SHOWN 5' SIDE YARD SETBACK 20' REAR YARD SETBACK</p>
<p><b>VILLAS PHASE 2</b></p> <p>(23) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>30' FRONT YARD SETBACK FROM PAVED SURFACE, TYP. 35' FRONT YARD SETBACK FROM PAVED SURFACE WHERE SIDEWALK &amp; WHERE SHOWN 5' SIDE YARD SETBACK 20' REAR YARD SETBACK</p>
<p><b>VILLAS PHASE 3</b></p> <p>(20) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>30' FRONT YARD SETBACK FROM PAVED SURFACE, TYP. 35' FRONT YARD SETBACK FROM PAVED SURFACE WHERE SIDEWALK PRESENT 5' SIDE YARD SETBACK 20' REAR YARD SETBACK</p>
<p><b>VILLAS PHASE 4</b></p> <p>(24) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>30' FRONT YARD SETBACK FROM PAVED SURFACE, TYP. 35' FRONT YARD SETBACK FROM PAVED SURFACE WHERE SIDEWALK PRESENT 5' SIDE YARD SETBACK 20' REAR YARD SETBACK</p>

NOTE: NO PORTION OF ANY STRUCTURE SHALL BE CLOSER THAN 10' TO ANY ADJACENT STRUCTURE.

**PROPOSED UNIT TYPE/QUANTITY AND SETBACKS**

<p><b>TRAILPOINT CONDOMINIUMS</b></p> <p>(30) UNITS ATTACHED GARAGE FRONT-LOADED 1-STORY</p> 	<p><b>SETBACKS</b></p> <p>25' FRONT YARD SETBACK FROM STUB ROAD PAVEMENT. 30' FRONT YARD SETBACK FROM PHOENIX PLACE PAVEMENT AT UNITS 23-30. 35' SETBACK TO NEW HOLLAND R.O.W. 10' SIDE YARD SETBACK FROM R.O.W. 12' SIDE YARD SEPARATION FROM ADJACENT UNIT - MEASURED TO FOUNDATION 25' REAR YARD SETBACK TO PROPERTY LINE. * A/C UNITS &amp; WINDOW WELLS MAY BE PLACED IN SIDE YARDS BETWEEN BUILDINGS BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.</p>
<p><b>COURTYARD HOMES</b></p> <p>(36) UNITS ATTACHED GARAGE REAR-LOADED</p> 	<p><b>SETBACKS</b></p> <p>12' FRONT YARD SETBACK FROM R.O.W. TO HOUSE AT CLUBSIDE LANE. 8' FRONT YARD SETBACK FROM R.O.W. TO HOUSE AT PHOENIX PLACE. 20' REAR YARD SETBACK FROM ALLEY PAVED SURFACE TO GARAGE. 12' SIDE YARD SEPARATION FROM ADJACENT UNIT - MEASURED TO FOUNDATION. 14' SIDE YARD SETBACK AT CORNER LOT - MEASURED FOUNDATION TO R.O.W. * A/C UNITS WILL GENERALLY BE LOCATED IN SIDE YARD NEXT TO GARAGE BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.</p>
<p><b>CLUBSIDE TOWNHOMES</b></p> <p>(16) UNITS 'TOWN-SQUARE' DETACHED GARAGE REAR-LOADED 2-STORY TOWNHOMES</p> 	<p><b>SETBACKS</b></p> <p>13' FRONT YARD SETBACK FROM SIDEWALK TO FRONT PORCH. 12' SIDE YARD SEPARATION FROM ADJACENT UNIT - MEASURED TO FOUNDATION. 10' SIDE YARD FROM FOUNDATION TO R.O.W. 22' REAR YARD SETBACK FROM ALLEY PAVED SURFACE TO GARAGE. * A/C UNITS MAY BE PLACED IN SIDE YARDS BETWEEN BUILDINGS BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.</p>
<p><b>CLUBSIDE VILLAS</b></p> <p>(28) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>20' FRONT YARD SETBACK FROM R.O.W. TO GARAGE, 35' TYP. TO PAVED SURFACE. 14' FRONT YARD SETBACK FROM R.O.W. TO HOUSE, 29' TYP. TO PAVED SURFACE. 12' SIDE YARD SEPARATION FROM ADJACENT UNIT - MEASURED TO FOUNDATION. 14' SIDE YARD SETBACK AT CORNER LOT - MEASURED FOUNDATION TO R.O.W. 50' REAR YARD SETBACK TO UNIT - MEASURED TO FOUNDATION (INCLUDES ANY STRUCTURE WITH ROOF). * A/C UNITS WILL GENERALLY BE LOCATED IN SIDE YARD NEXT TO GARAGE BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.</p>
<p><b>SUNSET VIEW</b></p> <p>(41) UNITS 67-73' +/- WIDE LOTS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>62' MIN. WIDTH - MEASURED AT FRONT SETBACK. 20' FRONT YARD SETBACK TO R.O.W. 6' SIDE YARD SETBACK TO LOT LINE - MEASURED TO FOUNDATION. 20' REAR YARD SETBACK TO PROPERTY LINE. * A/C UNITS &amp; WINDOW WELLS MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.</p>
<p><b>BELLA VISTA</b></p> <p>(42) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>28' FRONT YARD SETBACK FROM PAVED SURFACE TO HOUSE. 20' FRONT SETBACK AT "OUTLOT A". 12' SIDE YARD SEPARATION FROM ADJACENT UNIT - MEASURED TO FOUNDATION. 14' SIDE YARD SETBACK TO PAVED SURFACE, 25' WHERE SIDEWALK PRESENT. 25' REAR YARD SETBACK TO PROPERTY LINE. 35' REAR YARD SETBACK TO PAVED SURFACE AT UNITS 33 &amp; 34. * A/C UNITS WILL GENERALLY BE LOCATED IN SIDE YARD NEXT TO GARAGE BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.</p>
<p><b>FAIRWAY VIEW</b></p> <p>(108) UNITS ATTACHED GARAGE FRONT-LOADED 1 &amp; 2 STORY</p> 	<p><b>SETBACKS</b></p> <p>30' FRONT YARD SETBACK. 7' SIDE YARD SETBACK. 30' REAR YARD SETBACK. * A/C UNITS &amp; WINDOW WELLS MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.</p>

NOTE: NO PORTION OF ANY STRUCTURE SHALL BE CLOSER THAN 10' TO ANY ADJACENT STRUCTURE.



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**MACATAWA LEGENDS**  
SOUTH OF NEW HOLLAND ST. BETWEEN 144TH AVE. & 136TH AVE.  
SECTION 6, T05N, R15W, HOLLAND TWP., OTTAWA CO.  
**EASTBROOK HOMES**  
-FOR-  
1188 EAST PARIS AVE., GRAND RAPIDS, MI 49546

**ISSUED FOR:**

1	REVISED PER OWNER	08-23-2017
2	REVISED PER TWP	07-21-2017
3	REVISED PER OWNER	08-04-2017
4	REVISED PER OWNER	11-15-2017
5	REVISED PER OWNER	11-27-2017
6	REVISED PER OWNER	11-30-2017
7	REVISED LOT NUMBERS	03-16-2019
8	REVISED PER OWNER	12-18-2019
9	REVISED PER OWNER	12-19-2019
10	REVISED PER TWP	01-15-2020
11	REVISED LOT NUMBERS	08-17-2020
12	REVISED PER OWNER	11-08-2020
13	REVISED PER TWP COMMENTS	11-26-2020
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18	REVISED PER OWNER	12-08-2023
19	REVISED PER OWNER	07-19-2024
20	REVISED PER OWNER	08-02-2024

Project Manager:  
**JOHN TENPAS**

Project #  
1310543.1A

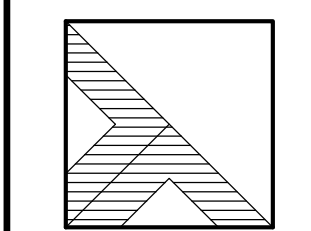
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**UNIT  
TYPE/QUANTITY  
& SETBACK  
SUMMARY**

Sheet #

**PUD**  
3 of 8





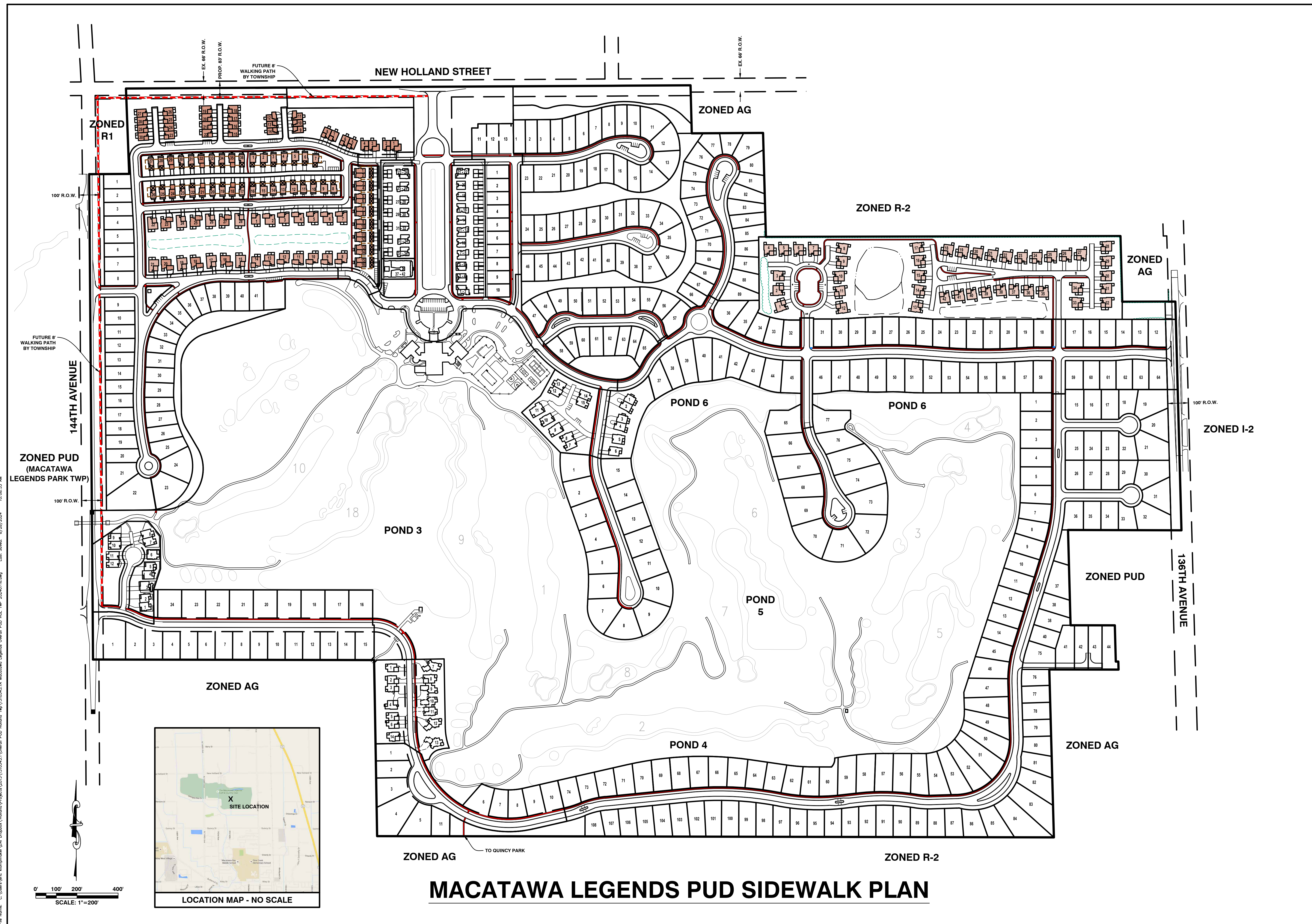
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2	REVISED PER TWP 07-21-2017
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18	REVISED PER OWNER 12-08-2023
19	REVISED PER OWNER 07-18-2024
20	REVISED PER OWNER 08-02-2024

Project Manager:  
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 Sheet Title:  
**PUD  
 SIDEWALK  
 PLAN**  
 Sheet #  
**PUD  
 4 of 8**



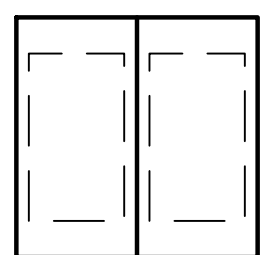
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**MACATAWA LEGENDS PUD SIDEWALK PLAN**

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**FAIRWAY VIEW PHASE 1**  
**(40) UNITS**  
 ATTACHED GARAGE  
 FRONT-LOADED  
 1 & 2 STORY



**SETBACKS**  
 30' FRONT YARD SETBACK.  
 7' SIDE YARD SETBACK.  
 30' REAR YARD SETBACK.  
 \* AC UNITS & WINDOW WELLS MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.

**LIGHTING:** ⚡ LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS TO BE CONFIRMED BY HOLLAND BOARD OF PUBLIC WORKS.



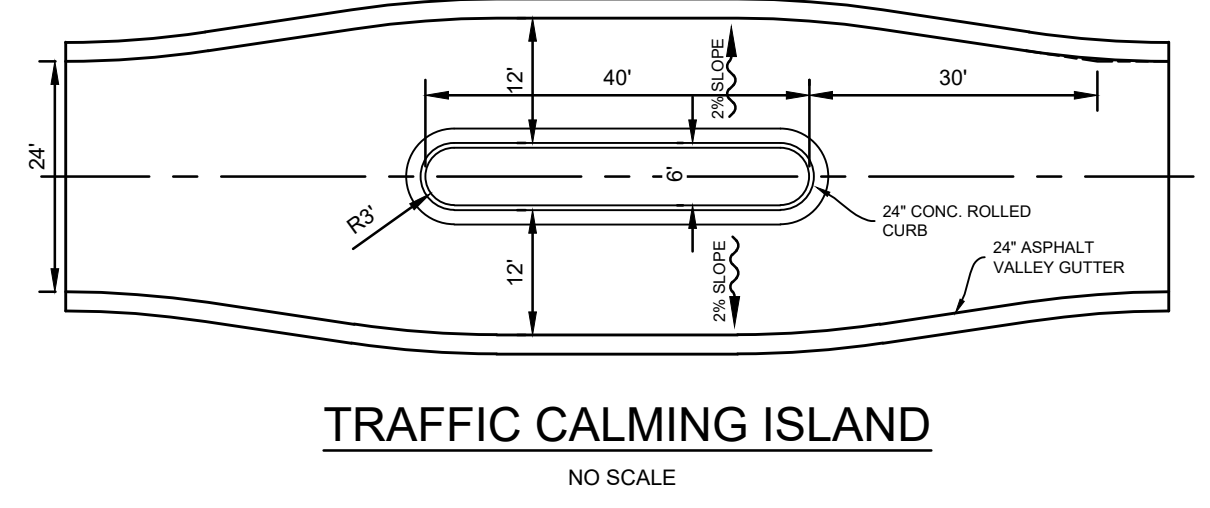
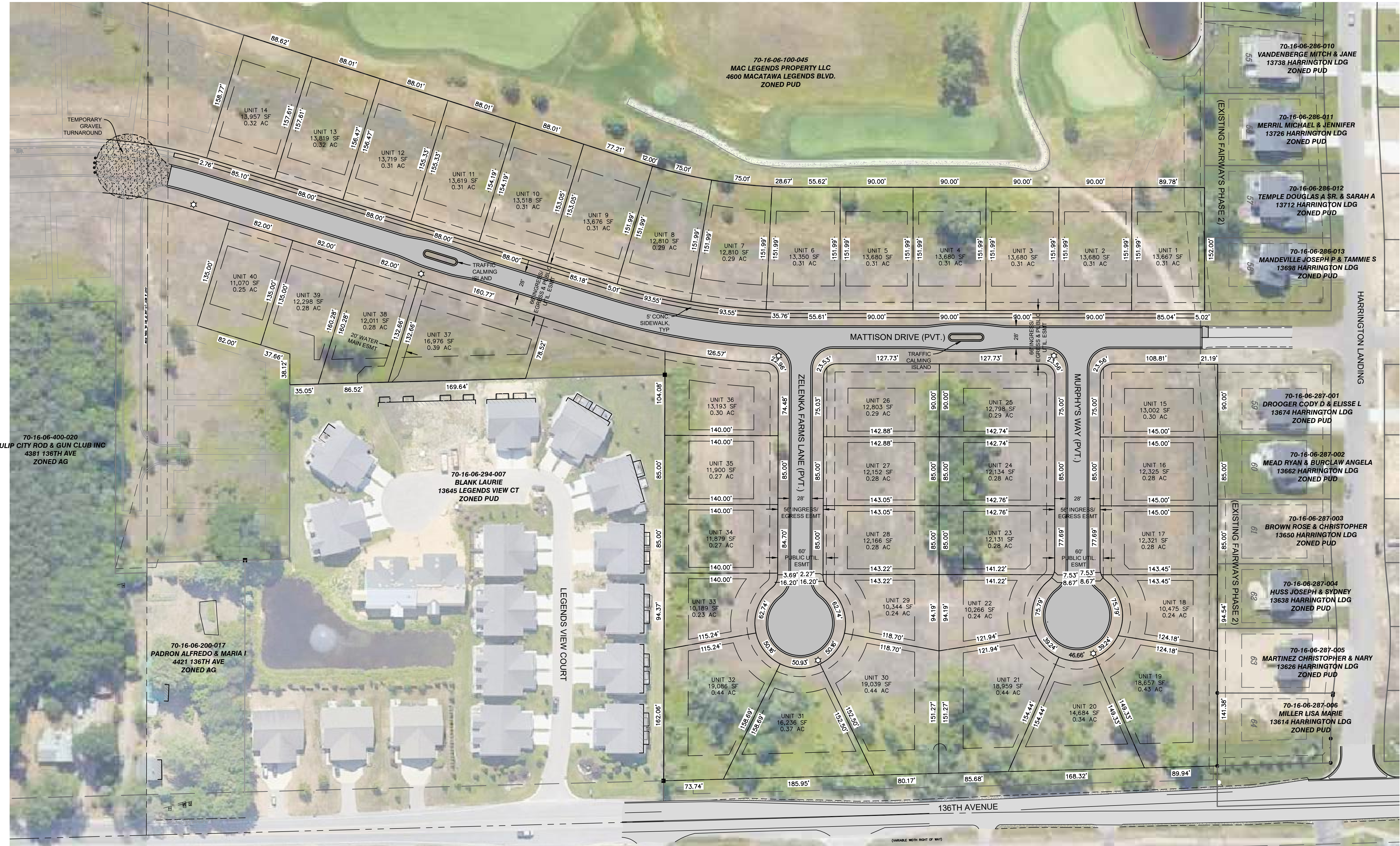
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 SECTION 6, T05N, R15W, HOLLAND TWP., OTTAWA CO.  
 -FOR-  
**EASTBROOK HOMES**  
 1188 E PARIS AVE SE #100, GRAND RAPIDS, MICHIGAN 49546

**ISSUED FOR:**

1	REVISED PER OWNER	06-23-2017
2	REVISED PER TWP	07-21-2017
3	REVISED PER OWNER	08-04-2017
4	REVISED PER OWNER	11-17-2017
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20	REVISED PER OWNER	09-25-2024

Project Manager:  
**JOHN TENPAS**  
 Project #  
 1310543.1A  
 Sheet Title:  
**SITE PLAN**  
 Sheet #  
**PUD**  
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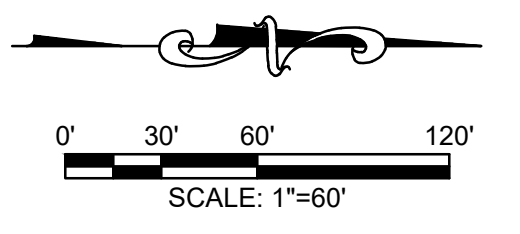


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70-16-05-100-024  
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 4552 136TH AVE  
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**BEECHWOOD AUTOMOTIVE**  
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**BEECHWOOD AUTOMOTIVE**  
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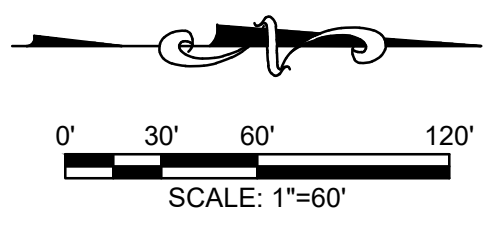
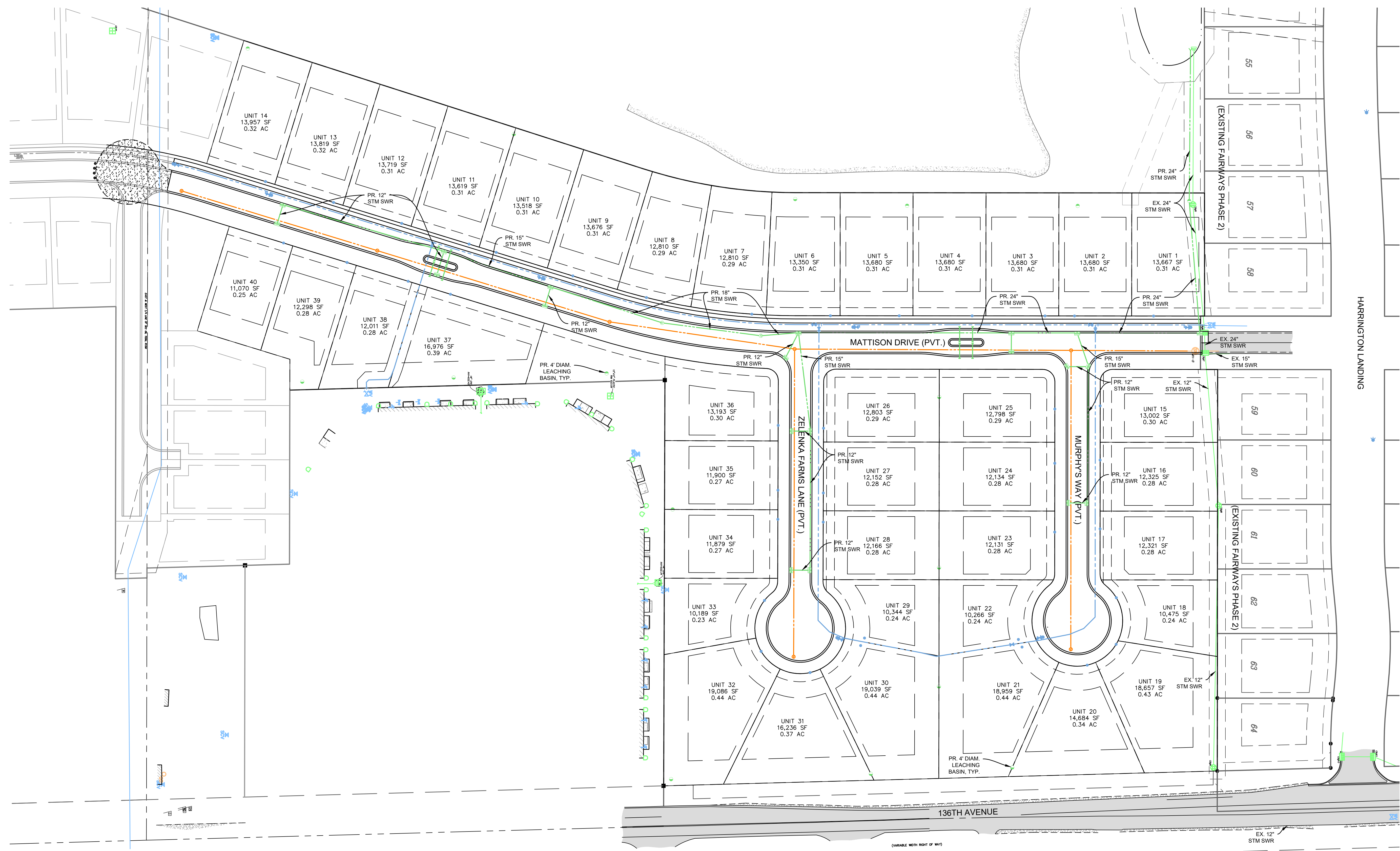
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**UTILITY LEGEND**

- EXISTING 8" SANITARY SEWER
- - - PROPOSED 8" SANITARY SEWER
- EXISTING STORM SEWER
- - - PROPOSED STORM SEWER
- EXISTING 8" WATER MAIN
- - - PROPOSED 8" WATER MAIN



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 Ypsilanti, MI  
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**MACATAWA LEGENDS**  
 SOUTH OF NEW HOLLAND ST. BETWEEN 144TH AVE. & 136TH AVE.  
 SECTION 6, T05N, R15W, HOLLAND TWP., OTTAWA CO.  
 -FOR-  
**EASTBROOK HOMES**  
 1188 E PARIS AVE SE #100, GRAND RAPIDS, MICHIGAN 49546

**ISSUED FOR:**

1	REVISED PER OWNER	06-23-2017
2	REVISED PER TWP	07-21-2017
3	REVISED PER OWNER	08-04-2017
4	REVISED PER OWNER	11-17-2017
5	REVISED PER OWNER	11-27-2017
6	REVISED PER OWNER	11-30-2017
7	REVISED LOT NUMBERS	03-18-2018
8	REVISED PER OWNER	12-18-2019
9	REVISED PER OWNER	12-19-2019
10	REVISED PER TWP	01-21-2020
11	REVISED LOT NUMBERS	08-11-2020
12	REVISED PER OWNER	11-06-2020
13	REVISED PER TWP COMMENTS	11-24-2020
14	REVISED PER OWNER	04-13-2022
15	REVISED PER TWP COMMENTS	05-14-2022
16	REVISED PER TWP COMMENTS	06-22-2022
17	REVISED PER OWNER	10-03-2023
18	REVISED PER OWNER	12-05-2023
19	REVISED PER OWNER	07-18-2024
20	REVISED PER OWNER	09-25-2024

Project Manager:  
**JOHN TENPAS**  
 Project #  
 1310543.1A  
 Sheet Title:  
**UTILITY PLAN**

Sheet #  
**PUD**  
 6 of 7

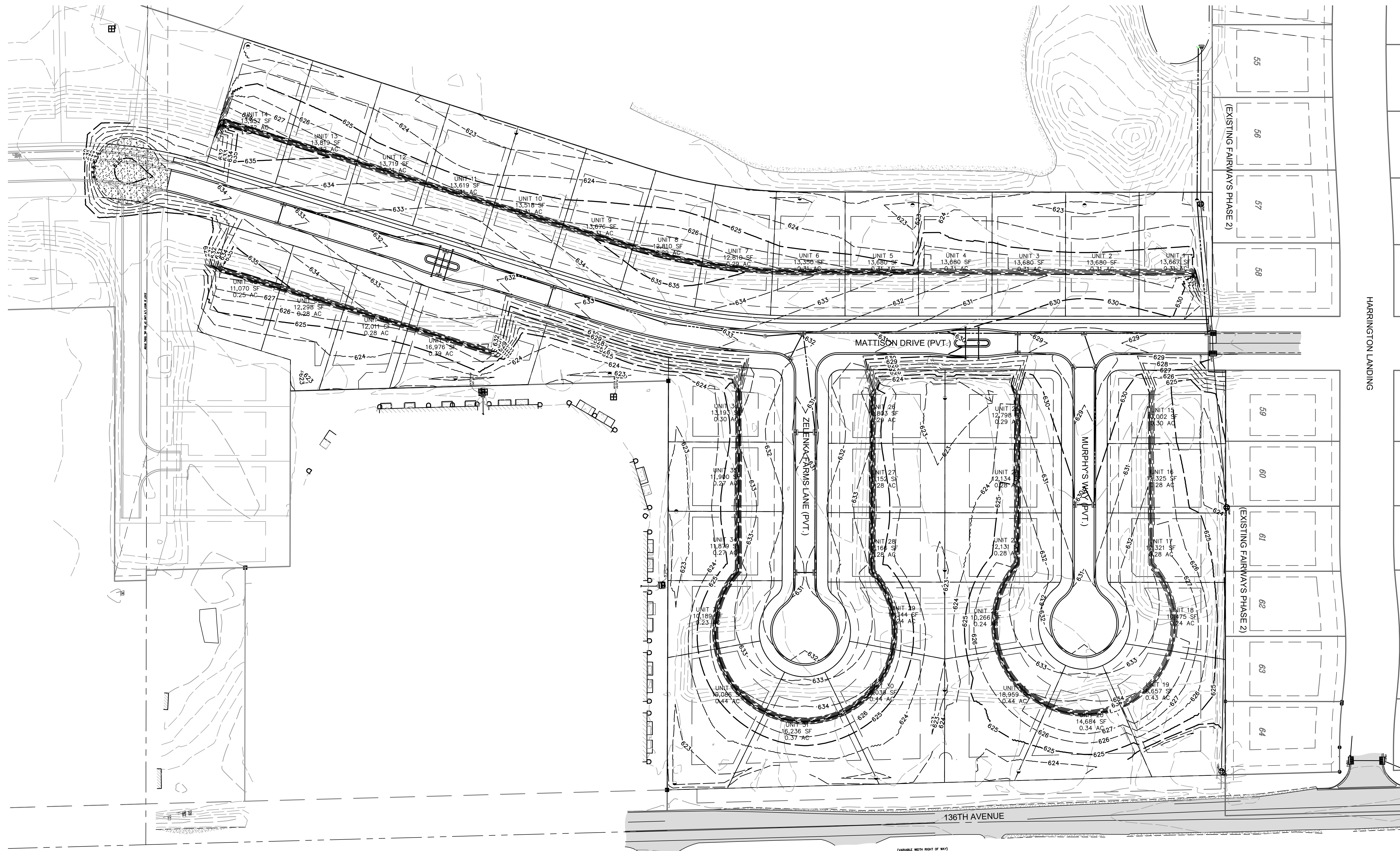
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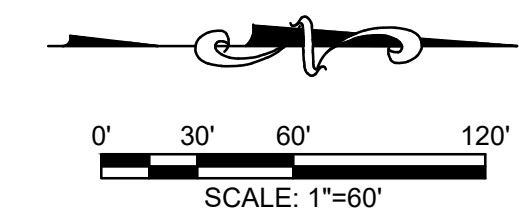


**GRADING LEGEND**

- PROPOSED SWALE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



HARRINGTON LANDING



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Sheet #  
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 7 of 8

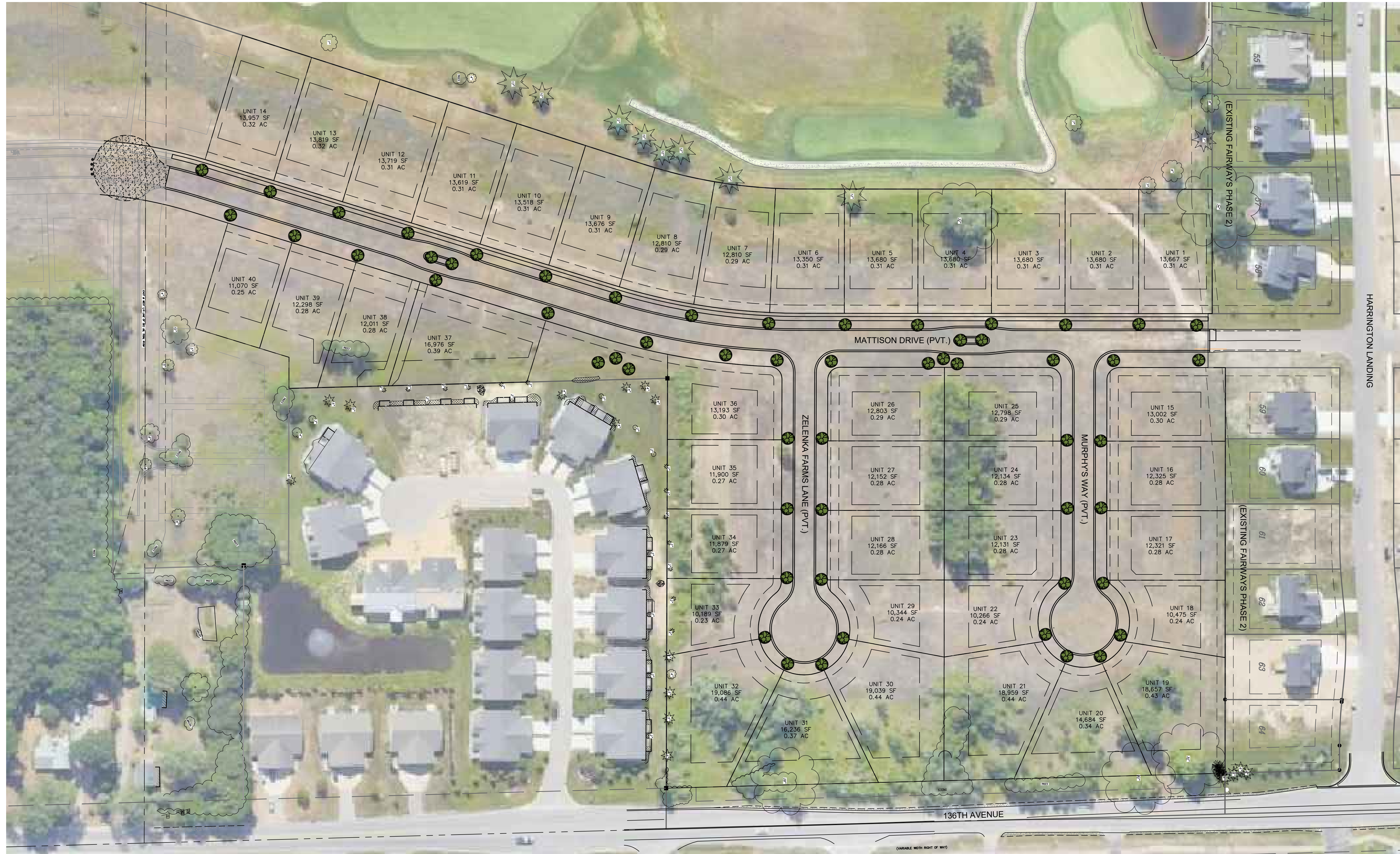
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LANDSCAPE LEGEND

 PROPOSED TREE (2.5'-3' CALIPER DECIDUOUS TREE OR 6'-8' TALL EVERGREEN)



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