

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@eastbrookhomes.com

Owner Information

Contact Name Michael McGraw
Address 1188 East Paris Ave
Grand Rapids, MI 49546

Company Signature Land Dev. Corp.
Phone 616-988-1324
Email mmcgraw@eastbrookhomes.com

Plan Preparer Information

Contact Name John Tenpas, P.E.
Address 12330 James Street, Suite H80
Holland, MI 49424

Company Driesenga & Associates, Inc.
Phone 616-396-0255
Email john.tenpas@driesenga.com

Property Information

PUD Project Name Macatawa Legends
Address or Location New Holland Street between 136th Ave and 144th Ave
Parcel Number 70 - 16 - 06 - 100 - 051 Zoning District PUD
Acreage of Parcel 29.32 ac (4 parcels) Acreage to be Developed 17.63 ac
Present Use (s) Future development area (vacant) of Macatawa Legends PUD
Description of Proposed Use (attach additional pages as needed): Current phase includes parcels -06-100-051, -06-100-053, -06-100-054, and -06-100-055. Development includes 69 residential units: 16 in Trailpoint Condominiums, 20 in Courtyard Homes, 22 in Clubside Villas, and 11 in Sunset View.

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 1/31/25
Signature of Applicant Date

[Signature] 1/31/25
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 _____



February 4, 2025

via email only

Mr. Corey Broersma
HOLLAND CHARTER TOWNSHIP
353 North 120th 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 9/3/2024.

Unit Count / Total Density:

- The overall unit count for the Macatawa Legends PUD has increased by 1 (from 604 to 605), and the density (1.69 units per acre) has not changed. The unit count within Clubside Villas increases by 8 units, while Sunset View decreases by 7 units.

Clubside at Macatawa Legends Phase 2:

- Additional plan sheets have been provided to address the PUD layout, utility, grading, and landscaping requirements for Clubside Phase 2.
- The eight units west of Mulligan Trail and north of the 144th Ave connection were previously part of Sunset View, but are now part of Clubside Villas.
- One unit was added within Sunset View on the south side of Flagstick Lane (Unit 34). This area was previously labeled “potential condo lot or golf course use” in the 2023 amendment. Two existing parking spaces will be removed to allow for a driveway for this unit.

Objective and Satisfaction of Standards/Conditions:

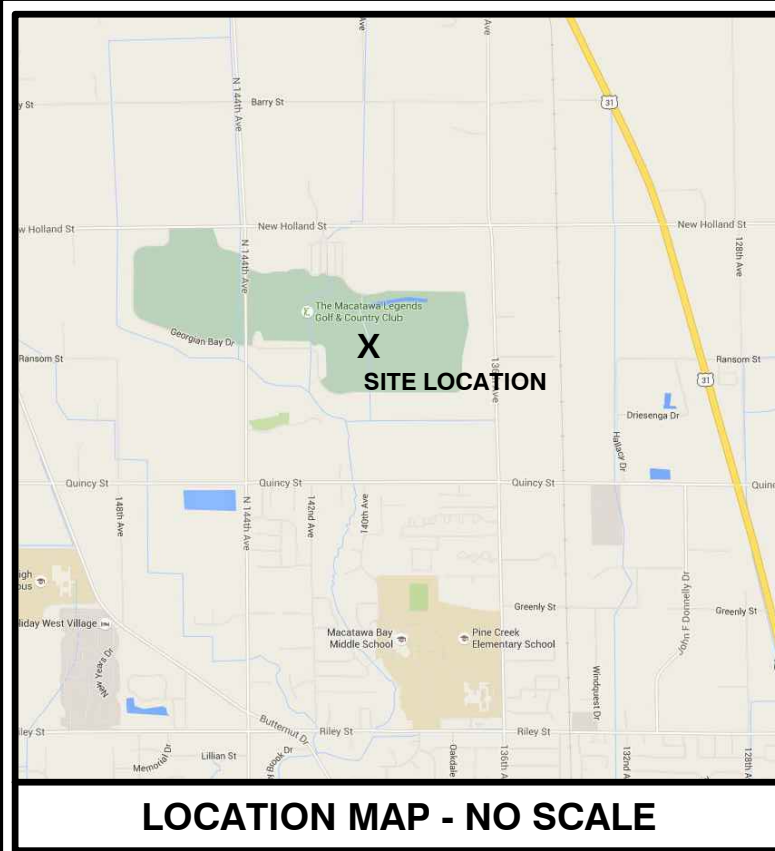
- The objective of this amendment is to improve the layout of the Clubside Phase 2 portion of the development and provide additional details required to satisfy PUD requirements. The content of this amendment satisfies the intent, qualifying conditions, and standards of approval for a PUD.

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

Sincerely,
DRIESENKA & 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



LOCATION MAP - NO SCALE

EASTBROOK HOMES MACATAWA LEGENDS

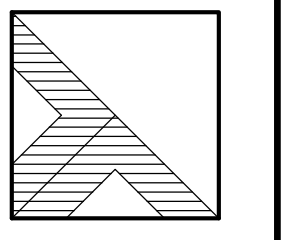
--SUBMISSION FOR PUD AMENDMENT--

SECTION 6, T05N, R15W HOLLAND TOWNSHIP, MICHIGAN 49424

SHEET INDEX

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- 10 CLUBSIDE PHASE 2 GRADING PLAN
- 11 CLUBSIDE PHASE 2 LANDSCAPE PLAN
- 12 CLUBSIDE PHASE 2 LANDSCAPE PLAN

APPLICANT
EASTBROOK HOMES 1188 EAST PARIS AVENUE GRAND RAPIDS, MI 49546 (616) 988-1324 CONTACT mmcgraw@eastbrookhomes.com
CIVIL ENGINEER
DRIESENGA & ASSOCIATES, INC. 12330 JAMES STREET, SUITE H80 HOLLAND, MICHIGAN 49424 (616) 396-0255 JOHN TENPAS, P.E. john.t@drisesenga.com



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Lansing, MI
517-889-6210
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

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10	REVISED PER OWNER 11-06-2020
11	REVISED PER TWP COMMENTS 11-24-2020
12	REVISED PER OWNER 04-12-2022
13	REVISED PER TWP COMMENTS 06-14-2022
14	REVISED PER TWP COMMENTS 06-23-2022
15	REVISED PER OWNER 10-03-2023
16	REVISED PER OWNER 12-09-2023
17	REVISED PER OWNER 07-18-2024
18	REVISED PER OWNER 09-03-2024
19	REVISED PER OWNER 01-03-2025
20	REVISED PER OWNER 02-08-2025

Project Manager:
JOHN TENPAS
Project #
1310543.1A
Sheet Title:

TITLE SHEET

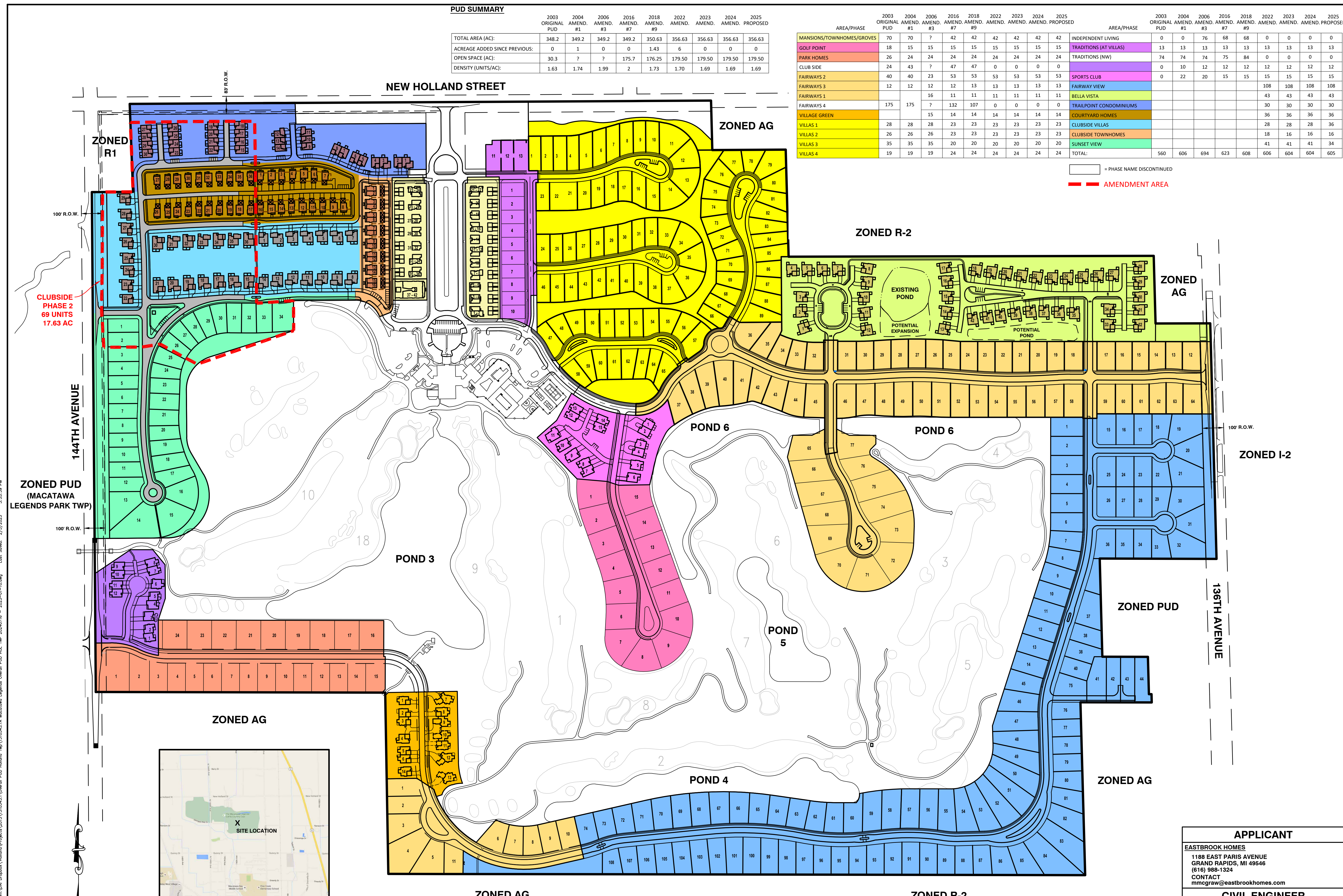
Sheet #
PUD
1 of 12

PUD SUMMARY

	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND.	2023 AMEND.	2024 AMEND.	2025 PROPOSED
TOTAL AREA (AC):	348.2	349.2	349.2	349.2	350.63	356.63	356.63	356.63	356.63
ACREAGE ADDED SINCE PREVIOUS:	0	1	0	0	1.43	6	0	0	0
OPEN SPACE (AC):	30.3	?	?	175.7	176.25	179.50	179.50	179.50	179.50
DENSITY (UNITS/AC):	1.63	1.74	1.99	2	1.73	1.70	1.69	1.69	1.69

AREA/PHASE	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND.	2023 AMEND.	2024 AMEND.	2025 PROPOSED	AREA/PHASE	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND.	2023 AMEND.	2024 AMEND.	2025 PROPOSED
MANSIONS/TOWNHOMES/GROVES	70	70	?	42	42	42	42	42	42	INDEPENDENT LIVING	0	0	76	68	68	0	0	0	0
GOLF POINT	18	15	15	15	15	15	15	15	15	TRADITIONS (AT VILLAS)	13	13	13	13	13	13	13	13	13
PARK HOMES	26	24	24	24	24	24	24	24	24	TRADITIONS (NW)	74	74	74	75	84	0	0	0	0
CLUB SIDE	24	43	?	47	47	0	0	0	0	SPORTS CLUB	0	10	12	12	12	12	12	12	12
FAIRWAYS 2	40	40	23	53	53	53	53	53	53	FAIRWAY VIEW	0	22	20	15	15	15	15	15	15
FAIRWAYS 3	12	12	12	12	13	13	13	13	13	BELLA VISTA									
FAIRWAYS 1				16	11	11	11	11	11	TRAILPOINT CONDOMINIUMS							43	43	43
FAIRWAYS 4	175	175	?	132	107	0	0	0	0	COURTYARD HOMES							30	30	30
VILLAGE GREEN				15	14	14	14	14	14	CLUBSIDE VILLAS							36	36	36
VILLAS 1	28	28	28	23	23	23	23	23	23	SUNSET VIEW							41	41	41
VILLAS 2	26	26	26	23	23	23	23	23	23	TOTAL:	560	606	694	623	608	606	604	604	605
VILLAS 3	35	35	35	20	20	20	20	20	20										
VILLAS 4	19	19	19	24	24	24	24	24	24										

□ = PHASE NAME DISCONTINUED
 - - - - - AMENDMENT AREA



MACATAWA LEGENDS

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- REVISED PER OWNER 02-06-2025

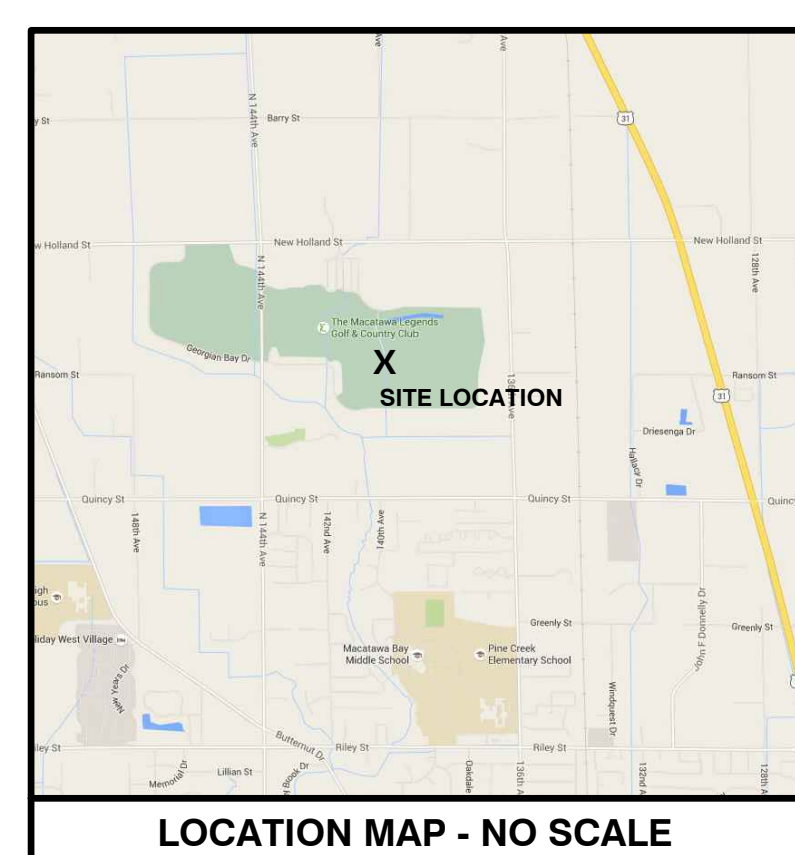
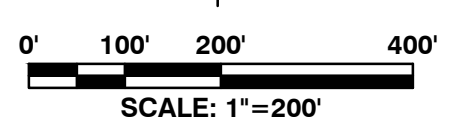
Project Manager:
JOHN TENPAS

Project #
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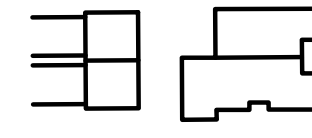
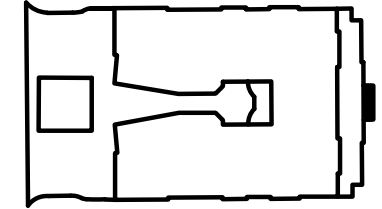
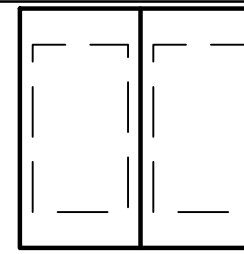
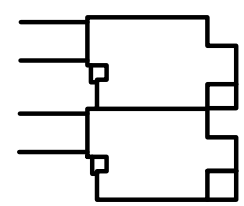
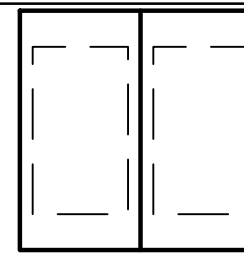
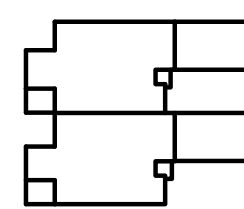
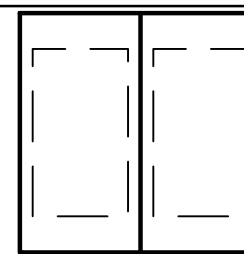
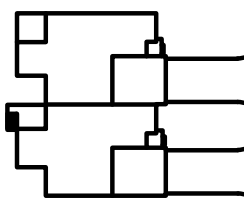
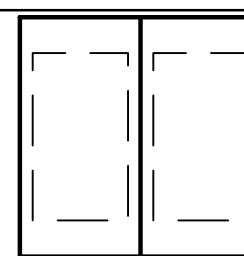
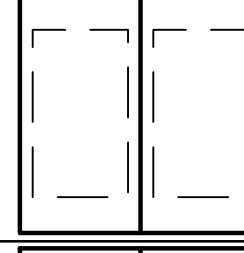
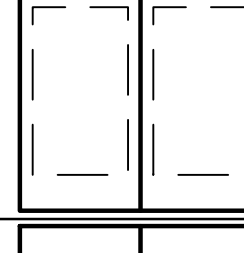
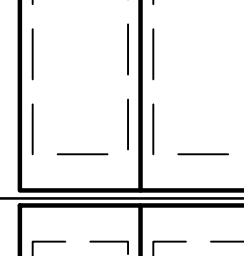
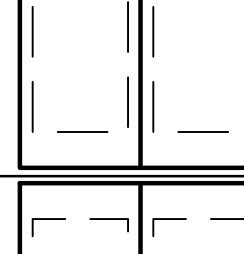
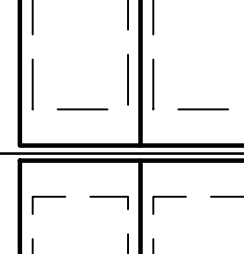
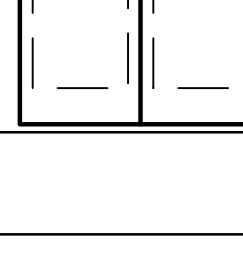
Sheet Title:
OVERALL PUD PLAN

Sheet #
PUD 2 of 12

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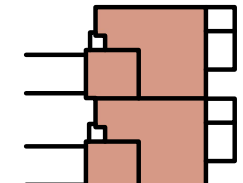
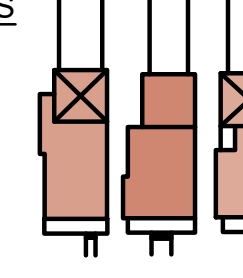
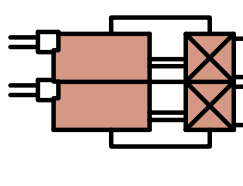
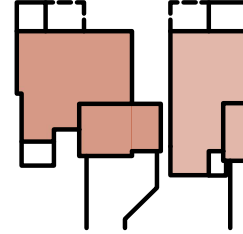
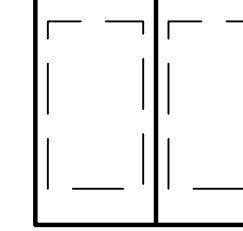
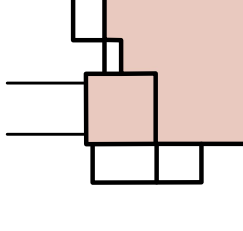
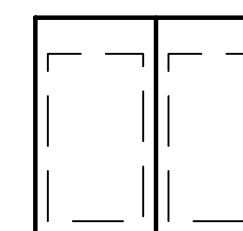


EXISTING UNIT TYPE/QUANTITY AND SETBACKS

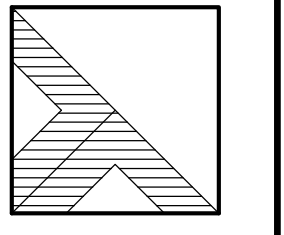
<p>THE TOWNHOMES</p> <p>(36) UNITS DETACHED GARAGE REAR-LOADED 2-STORY TOWNHOMES</p> 	<p>SETBACKS</p> <p>10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 22' REAR YARD SETBACK</p>
<p>THE GROVE</p> <p>(6) UNITS ATTACHED GARAGE REAR-LOADED 3-STORY</p> 	<p>SETBACKS</p> <p>10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 0' REAR YARD SETBACK</p>
<p>THE TRADITIONS</p> <p>(13) UNITS ATTACHED GARAGE REAR/FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 13' SIDE YARD SEPARATION FROM ADJACENT UNIT 10' REAR YARD SETBACK</p>
<p>SPORTS CLUB</p> <p>(15) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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>GOLF POINT</p> <p>(15) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>35' FRONT YARD SETBACK 5' SIDE YARD SETBACK 25' REAR YARD SETBACK</p>
<p>CLUB 10</p> <p>(12) UNITS ATTACHED GARAGE FRONT-LOADED 1-STORY</p> 	<p>SETBACKS</p> <p>5' SETBACK FROM NORTH & EAST SIDES OF PHASE BOUNDARY VARIABLE SETBACK FROM SUNNYCREST COURT 10' SIDE YARD SEPARATION FROM ADJACENT UNIT VARIABLE SETBACK FROM 144th AVENUE & GEORGIAN BAY DRIVE</p>
<p>PARK HOMES</p> <p>(24) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>30' FRONT YARD SETBACK 5' SIDE YARD SETBACK 10' SIDE YARD SEPARATION FROM ADJACENT UNIT 30' REAR YARD SETBACK</p>
<p>VILLAGE GREEN</p> <p>(14) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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>FAIRWAYS PHASE 1</p> <p>(11) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>20' FRONT YARD SETBACK 7' SIDE YARD SETBACK 30' REAR YARD SETBACK</p>
<p>FAIRWAYS PHASE 2</p> <p>(53) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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>FAIRWAYS PHASE 3</p> <p>(13) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>44' FRONT YARD SETBACK FROM PAVED SURFACE 7' SIDE YARD SETBACK 30' REAR YARD SETBACK</p>
<p>VILLAS PHASE 1</p> <p>(23) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>30' FRONT YARD SETBACK FROM PAVED SURFACE, TYP. 35' FRONT YARD SETBACK FROM PAVED SURFACE WHERE SIDEWALK & WHERE SHOWN 5' SIDE YARD SETBACK 20' REAR YARD SETBACK</p>
<p>VILLAS PHASE 2</p> <p>(23) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>30' FRONT YARD SETBACK FROM PAVED SURFACE, TYP. 35' FRONT YARD SETBACK FROM PAVED SURFACE WHERE SIDEWALK & WHERE SHOWN 5' SIDE YARD SETBACK 20' REAR YARD SETBACK</p>
<p>VILLAS PHASE 3</p> <p>(20) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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>VILLAS PHASE 4</p> <p>(24) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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>TRAILPOINT CONDOMINIUMS</p> <p>(30) UNITS ATTACHED GARAGE FRONT-LOADED 1-STORY</p> 	<p>SETBACKS</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 & 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>COURTYARD HOMES</p> <p>(36) UNITS ATTACHED GARAGE REAR-LOADED</p> 	<p>SETBACKS</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>CLUBSIDE TOWNHOMES</p> <p>(16) UNITS 'TOWN-SQUARE' DETACHED GARAGE REAR-LOADED 2-STORY TOWNHOMES</p> 	<p>SETBACKS</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>CLUBSIDE VILLAS</p> <p>(36) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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>SUNSET VIEW</p> <p>(34) UNITS 64'-100' +/- WIDE LOTS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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 & WINDOW WELLS MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.</p>
<p>BELLA VISTA</p> <p>(42) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</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 & 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>FAIRWAY VIEW</p> <p>(108) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY</p> 	<p>SETBACKS</p> <p>30' FRONT YARD SETBACK. 7' SIDE YARD SETBACK. 30' REAR YARD SETBACK. * A/C UNITS & 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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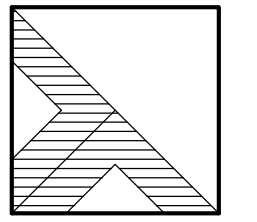
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**UNIT
TYPE/QUANTITY
& SETBACK
SUMMARY**

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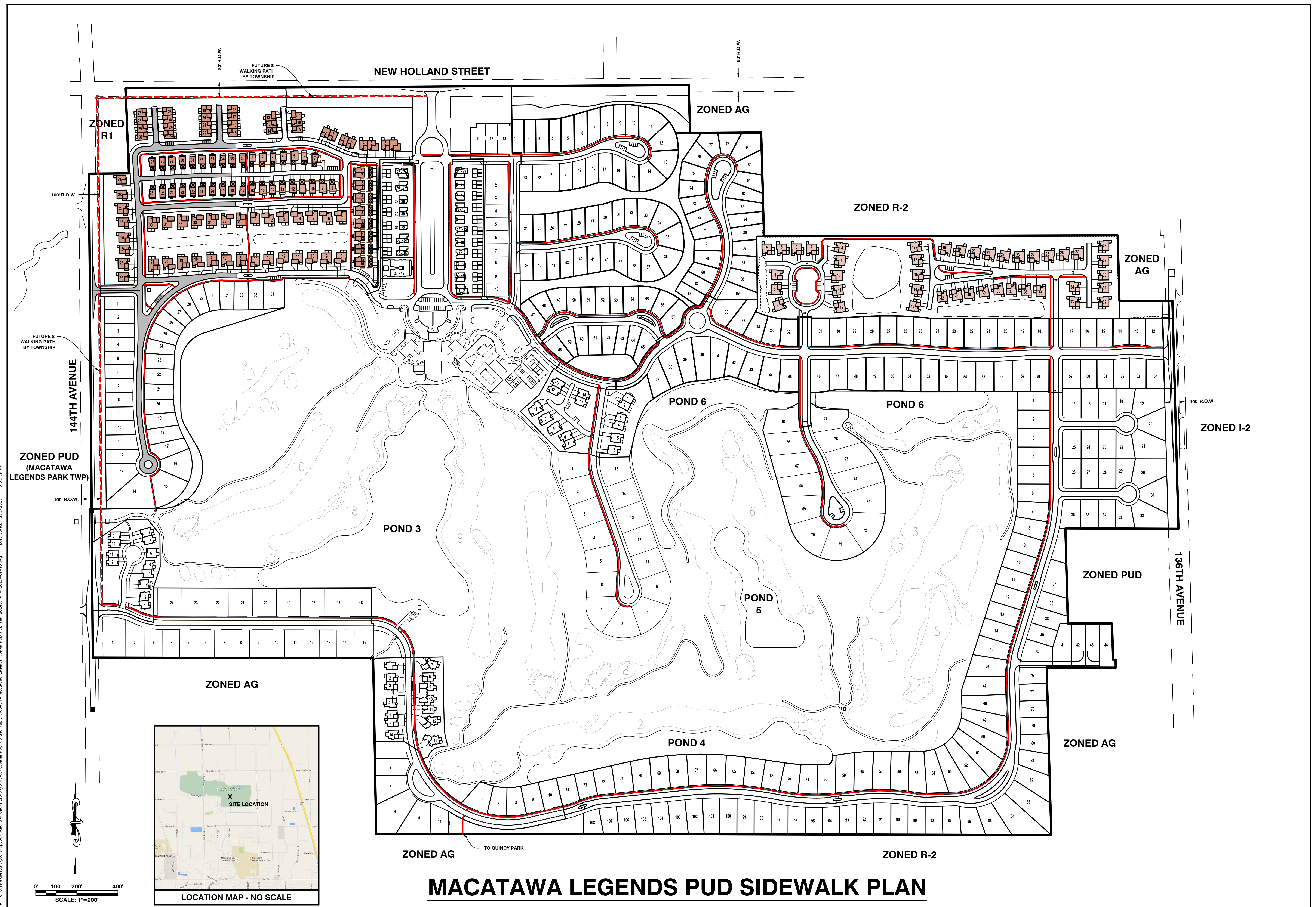
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**PUD
SIDEWALK
PLAN**

Sheet #

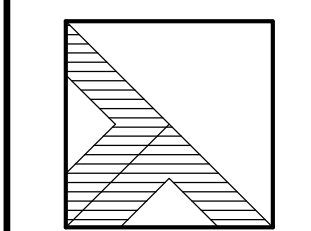
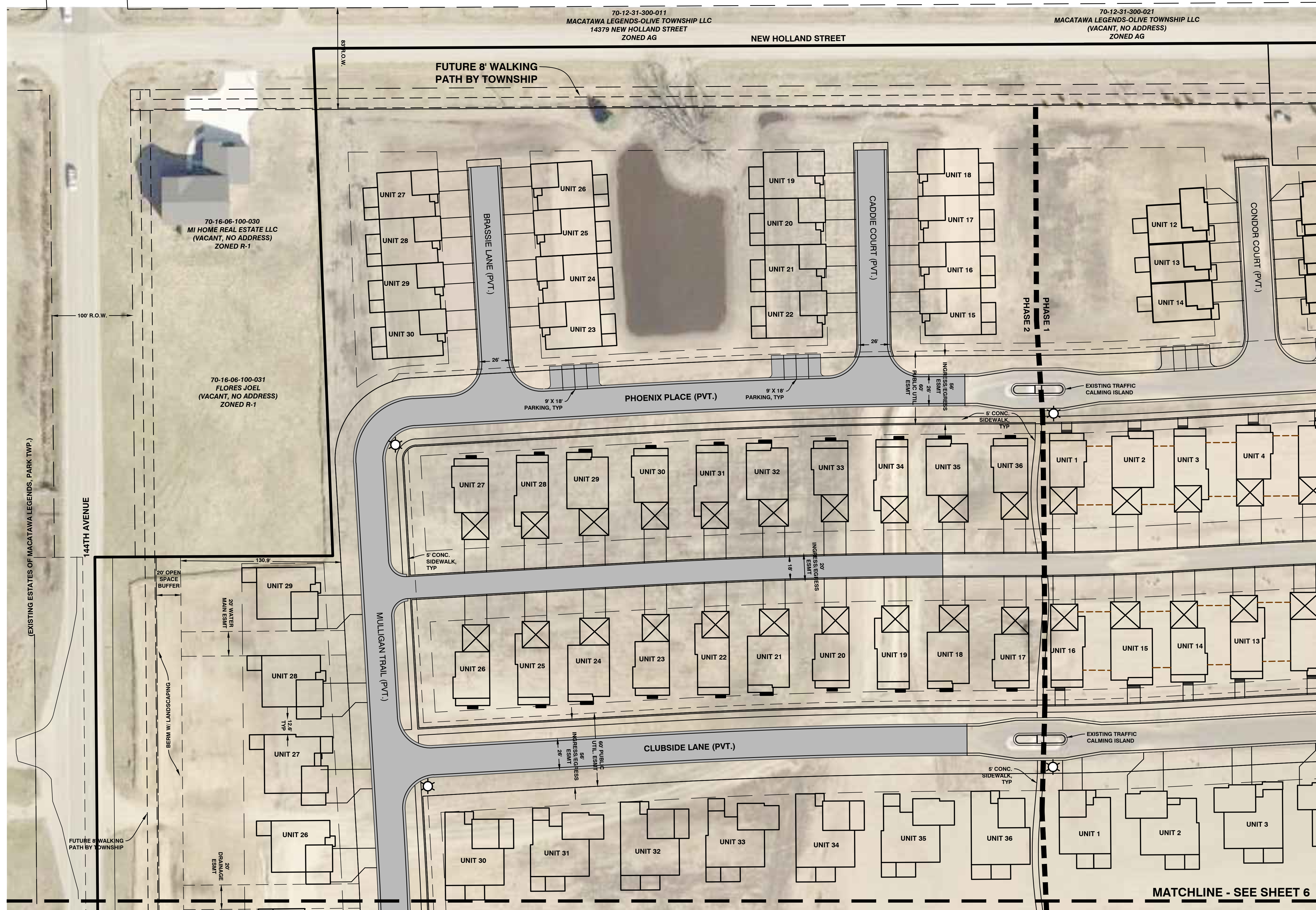
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MACATAWA LEGENDS PUD SIDEWALK PLAN

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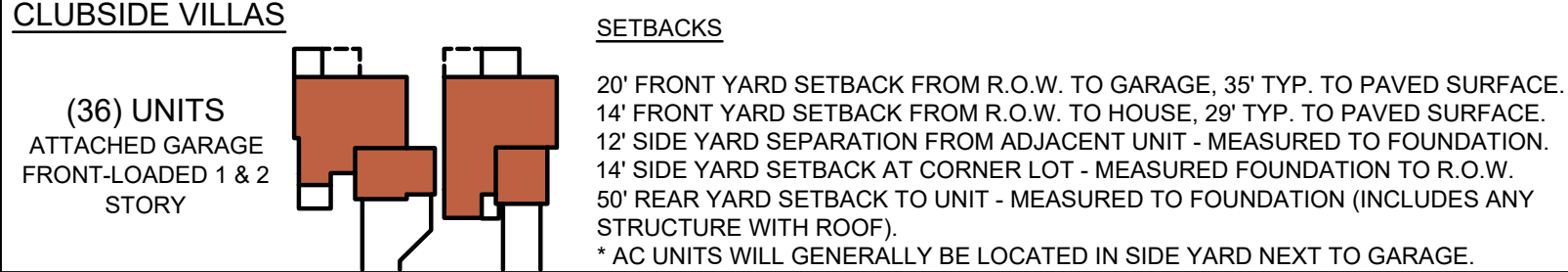
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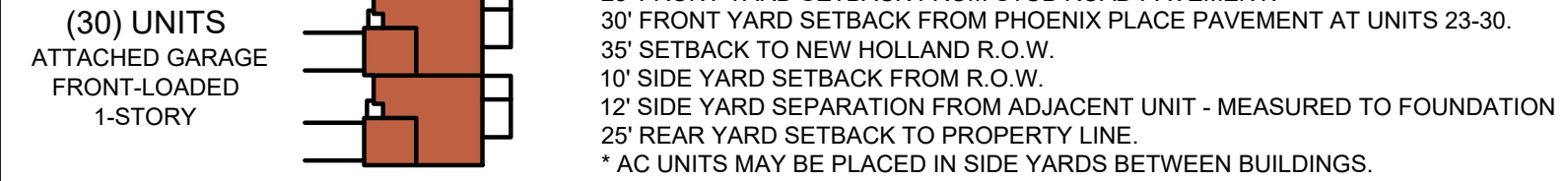
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 Sheet #

UNIT TYPE/QUANTITY AND SETBACKS

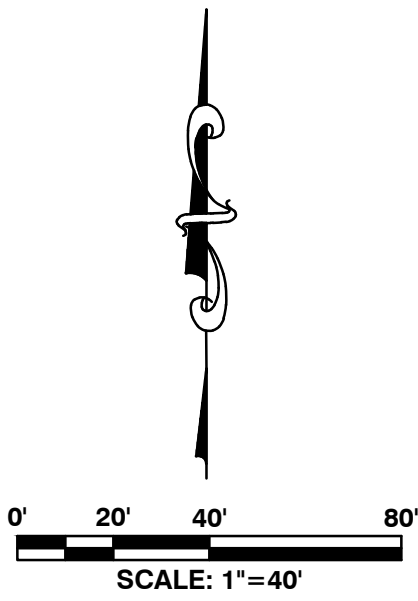
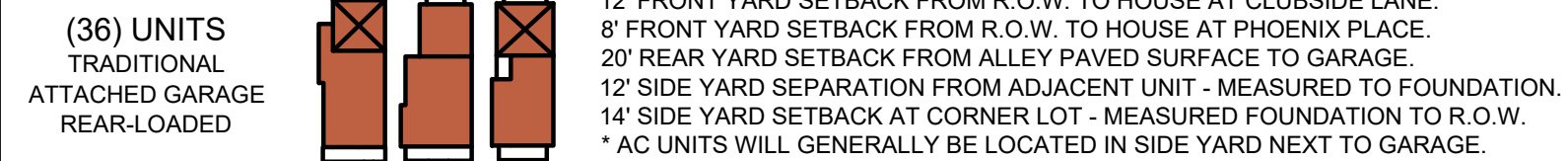
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LIGHTING: ☆ LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS TO BE CONFIRMED BY HOLLAND BOARD OF PUBLIC WORKS.



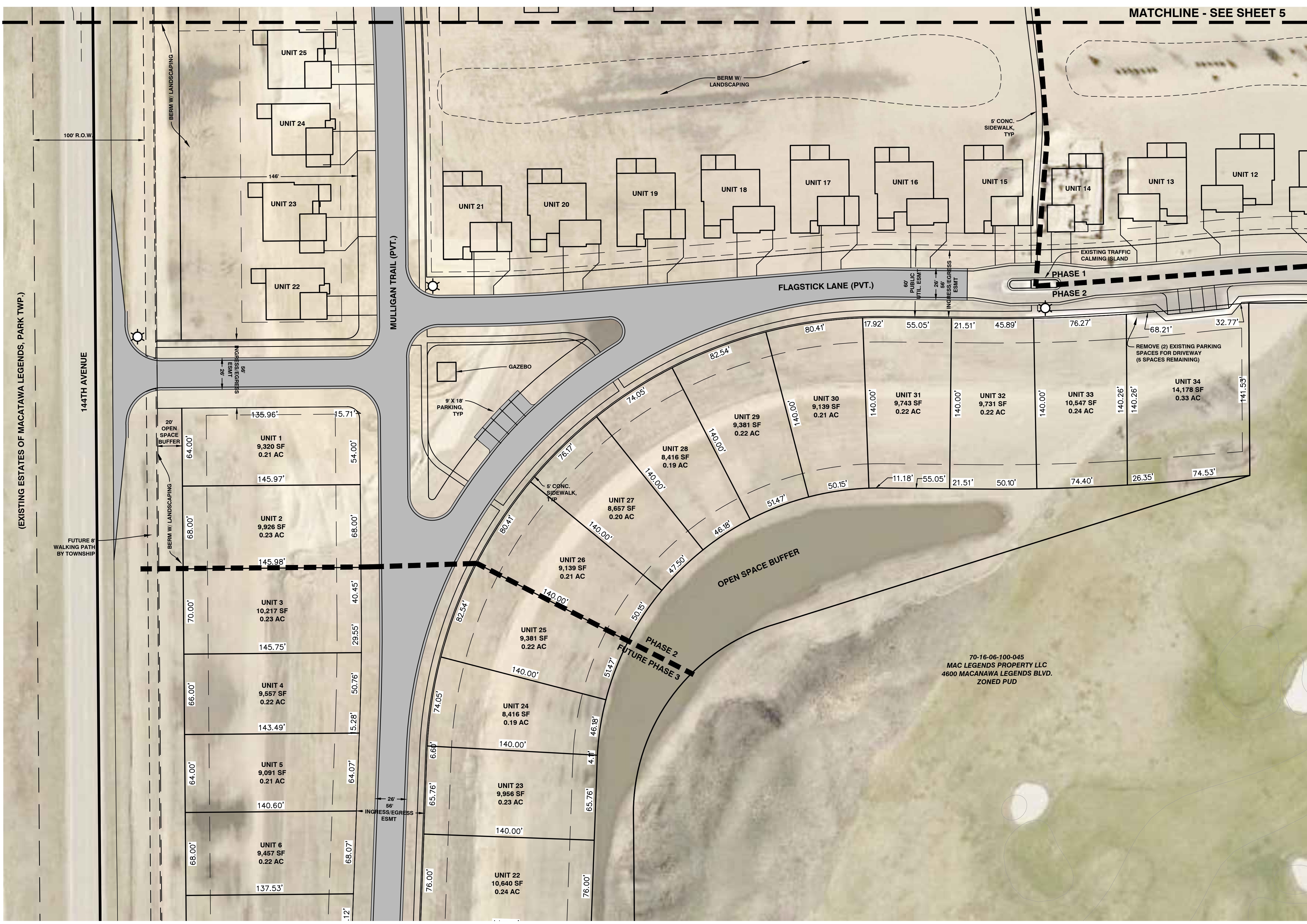
TRAILPOINT CONDOMINIUMS



COURTYARD HOMES



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

SUNSET VIEW

(34) UNITS
 67'-73" +/- WIDE LOTS
 ATTACHED GARAGE
 FRONT LOADED 1 & 2 STORY

SETBACKS

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 MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.

CLUBSIDE VILLAS

(36) UNITS
 ATTACHED GARAGE
 FRONT LOADED 1 & 2 STORY

SETBACKS

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).
 * AC UNITS WILL GENERALLY BE LOCATED IN SIDE YARD NEXT TO GARAGE.

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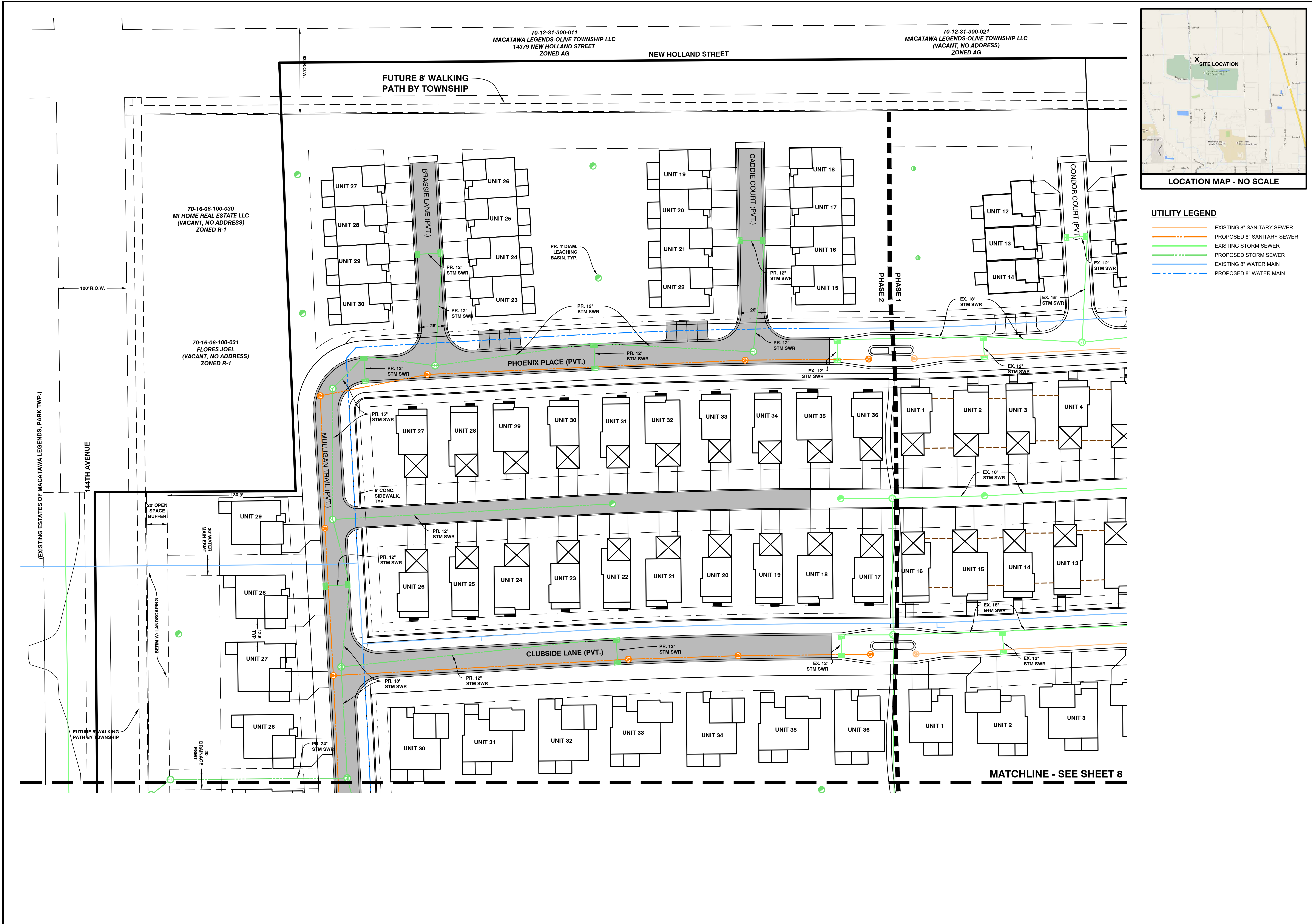
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- UTILITY LEGEND**
- EXISTING 8" SANITARY SEWER
 - PROPOSED 8" SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING 8" WATER MAIN
 - PROPOSED 8" WATER MAIN

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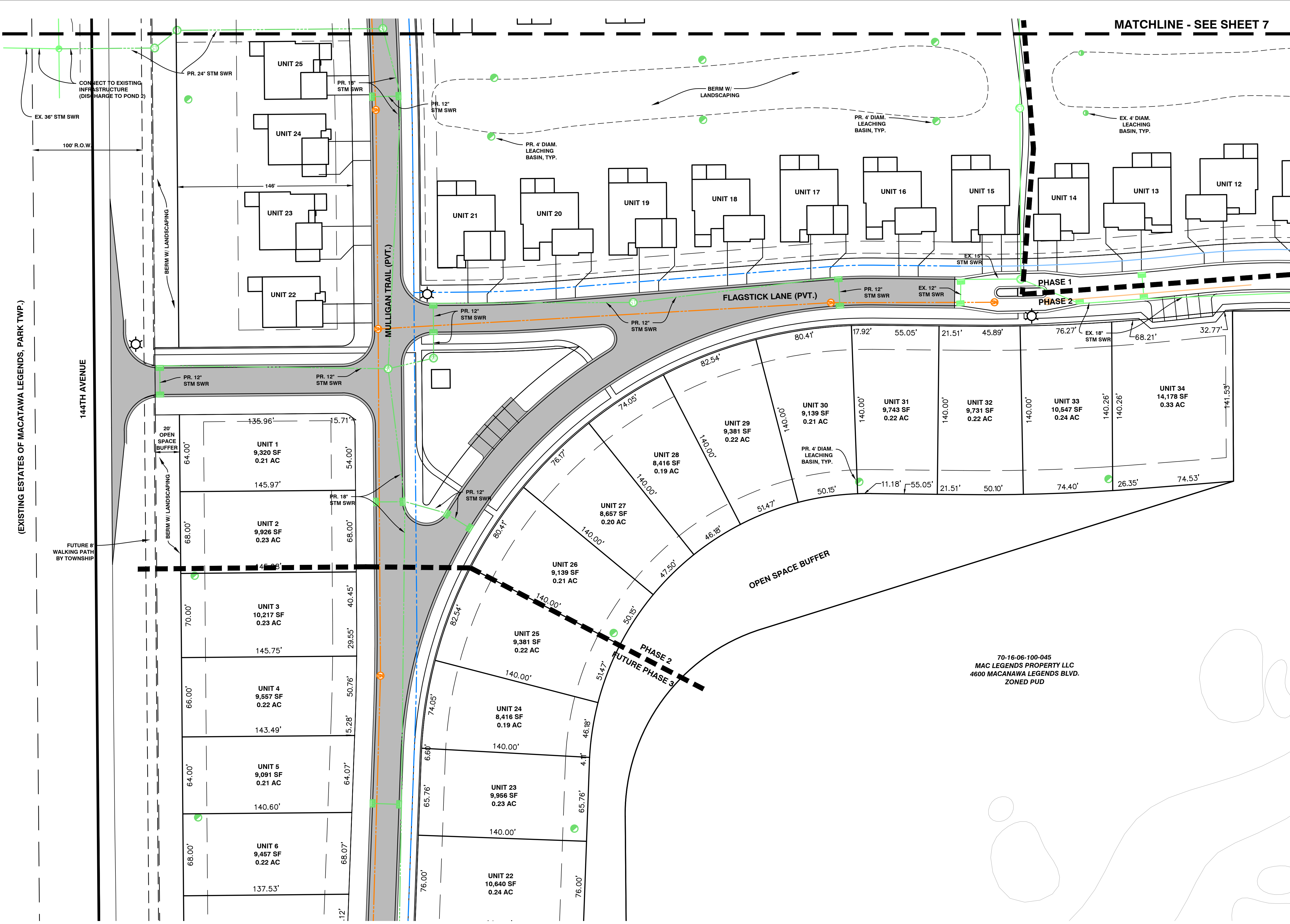
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- UTILITY LEGEND**
- EXISTING 8" SANITARY SEWER
 - - - PROPOSED 8" SANITARY SEWER
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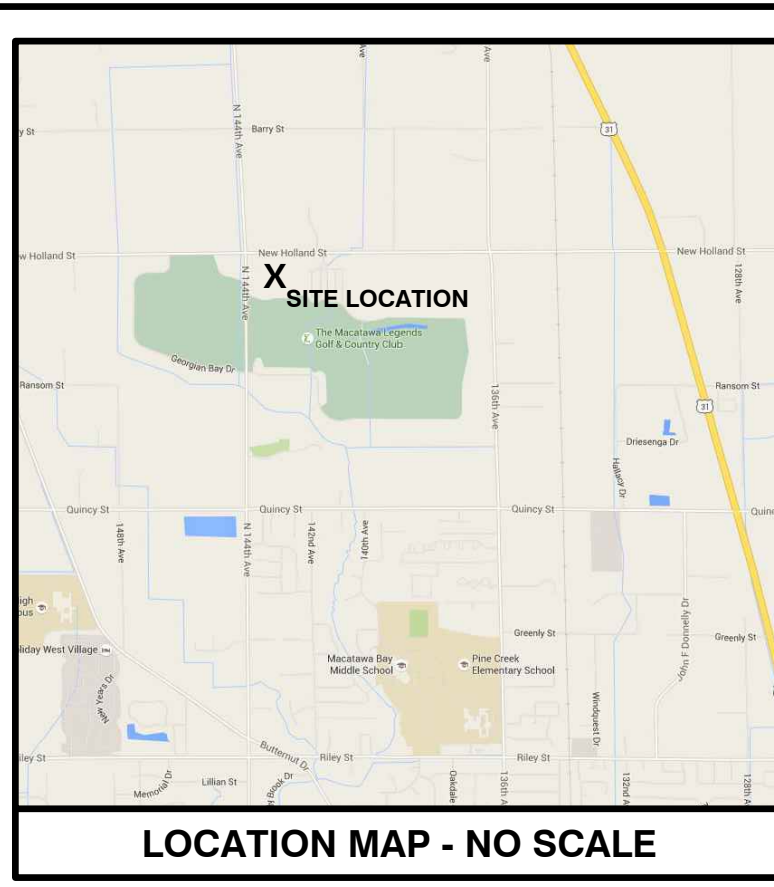
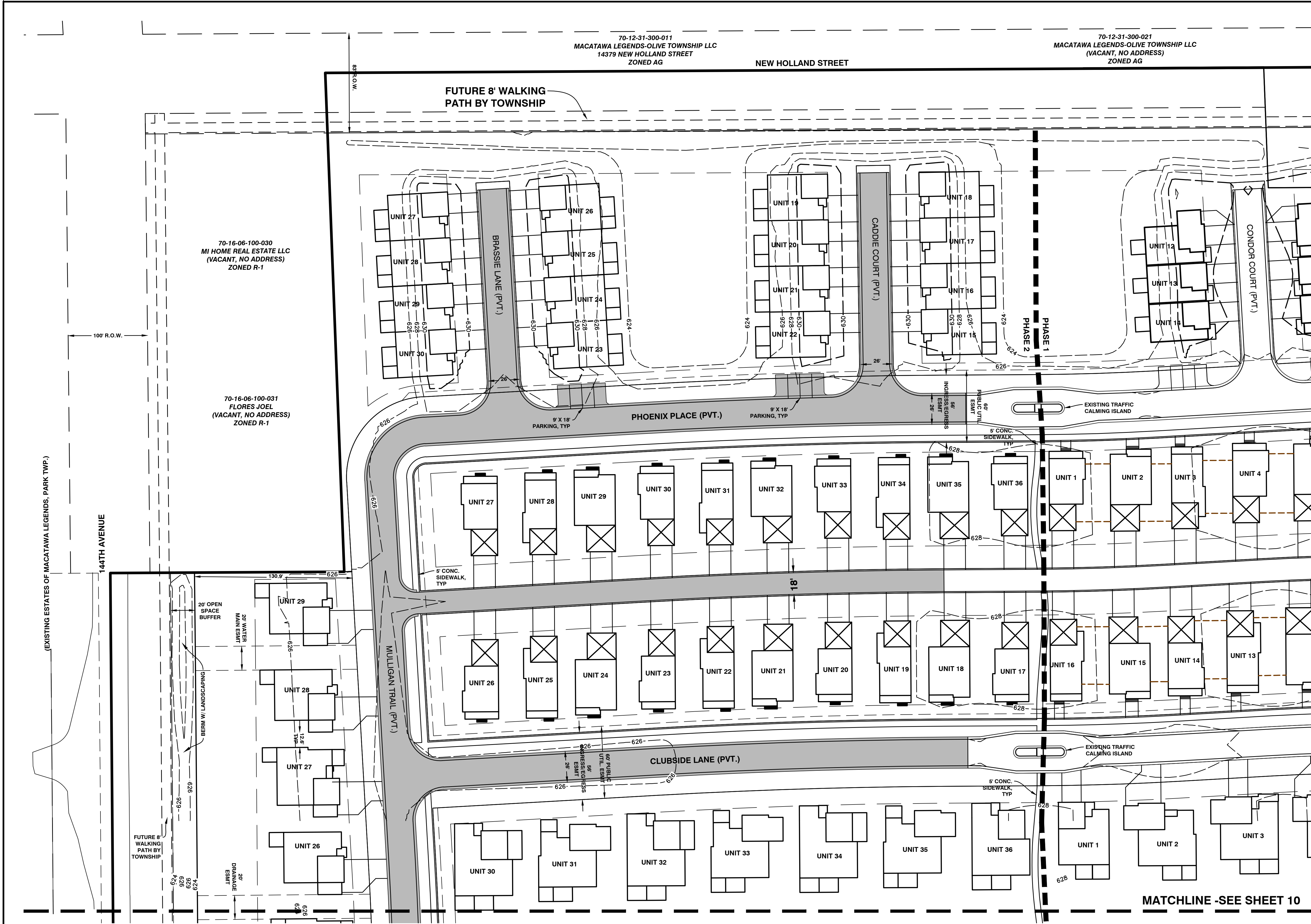
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- GRADING LEGEND**
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 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

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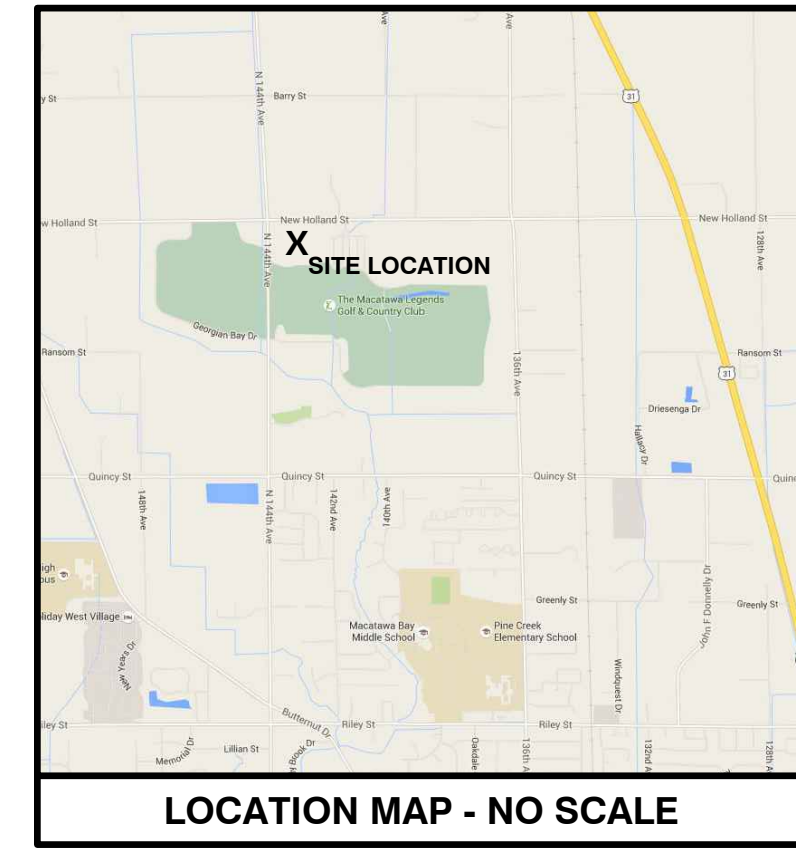
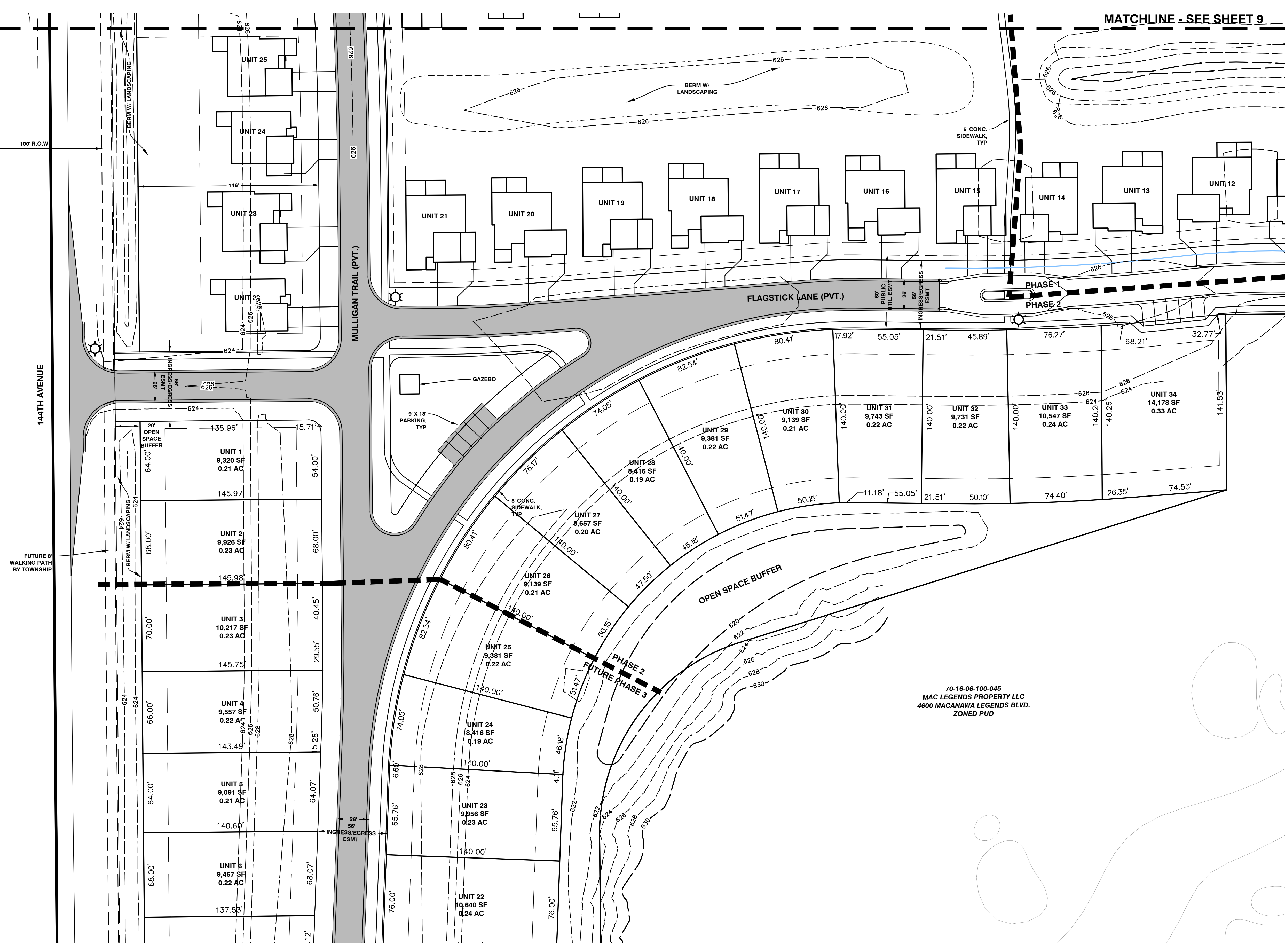
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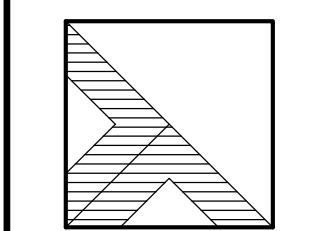
Project Manager:
JOHN TENPAS
 Project #
 1310543.1A
 Sheet Title:

GRADING PLAN

(EXISTING ESTATES OF MACATAWA LEGENDS, PARK TWP.)



- GRADING LEGEND**
- PROPOSED SWALE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR



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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
 1188 EAST PARIS AVE., GRAND RAPIDS, MI 49546

ISSUED FOR:

1	REVISED PER OWNER	08-04-2017
2	REVISED PER OWNER	11-17-2017
3	REVISED PER OWNER	11-27-2017
4	REVISED PER OWNER	11-28-2017
5	REVISED LOT NUMBERS	03-18-2018
6	REVISED PER OWNER	12-18-2019
7	REVISED PER OWNER	12-18-2019
8	REVISED PER TWP	01-21-2020
9	REVISED LOT NUMBERS	11-06-2020
10	REVISED PER OWNER	08-17-2020
11	REVISED PER TWP COMMENTS	11-24-2020
12	REVISED PER OWNER	04-12-2022
13	REVISED PER TWP COMMENTS	06-14-2022
14	REVISED PER TWP COMMENTS	06-20-2022
15	REVISED PER OWNER	10-03-2023
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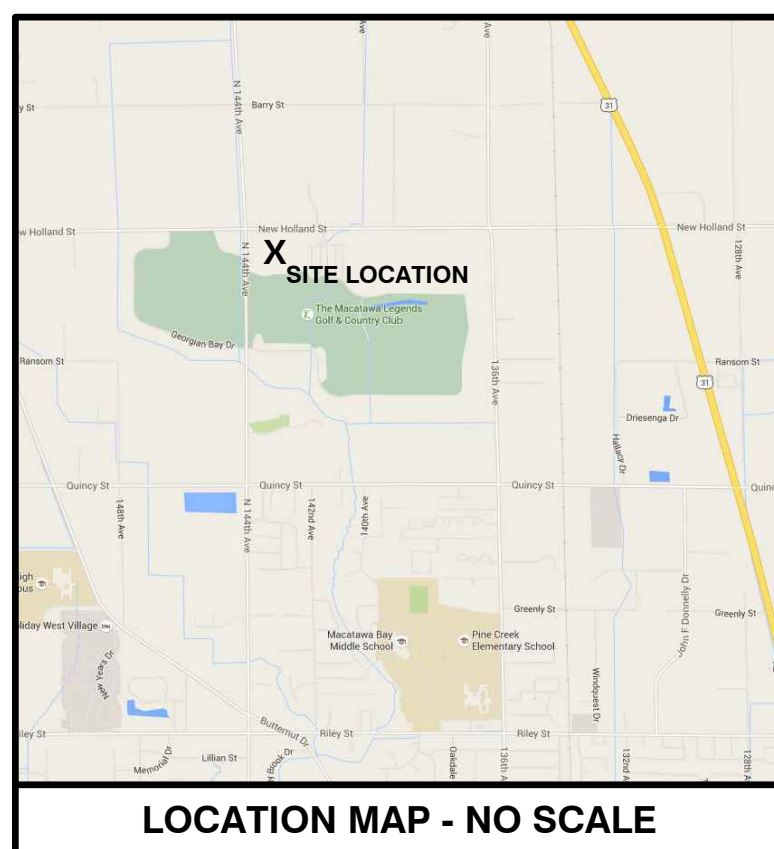
Project Manager:
JOHN TENPAS
 Project #
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 Sheet Title:

GRADING PLAN

Sheet #
PUD
 10 of 12

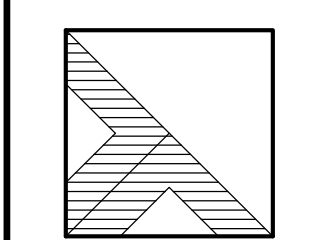
70-16-06-100-045
 MAC LEGENDS PROPERTY LLC
 4600 MACANAWA LEGENDS BLVD.
 ZONED PUD

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LANDSCAPE LEGEND

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



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-FOR-
EASTBROOK HOMES
1188 EAST PARIS AVE., GRAND RAPIDS, MI 49546

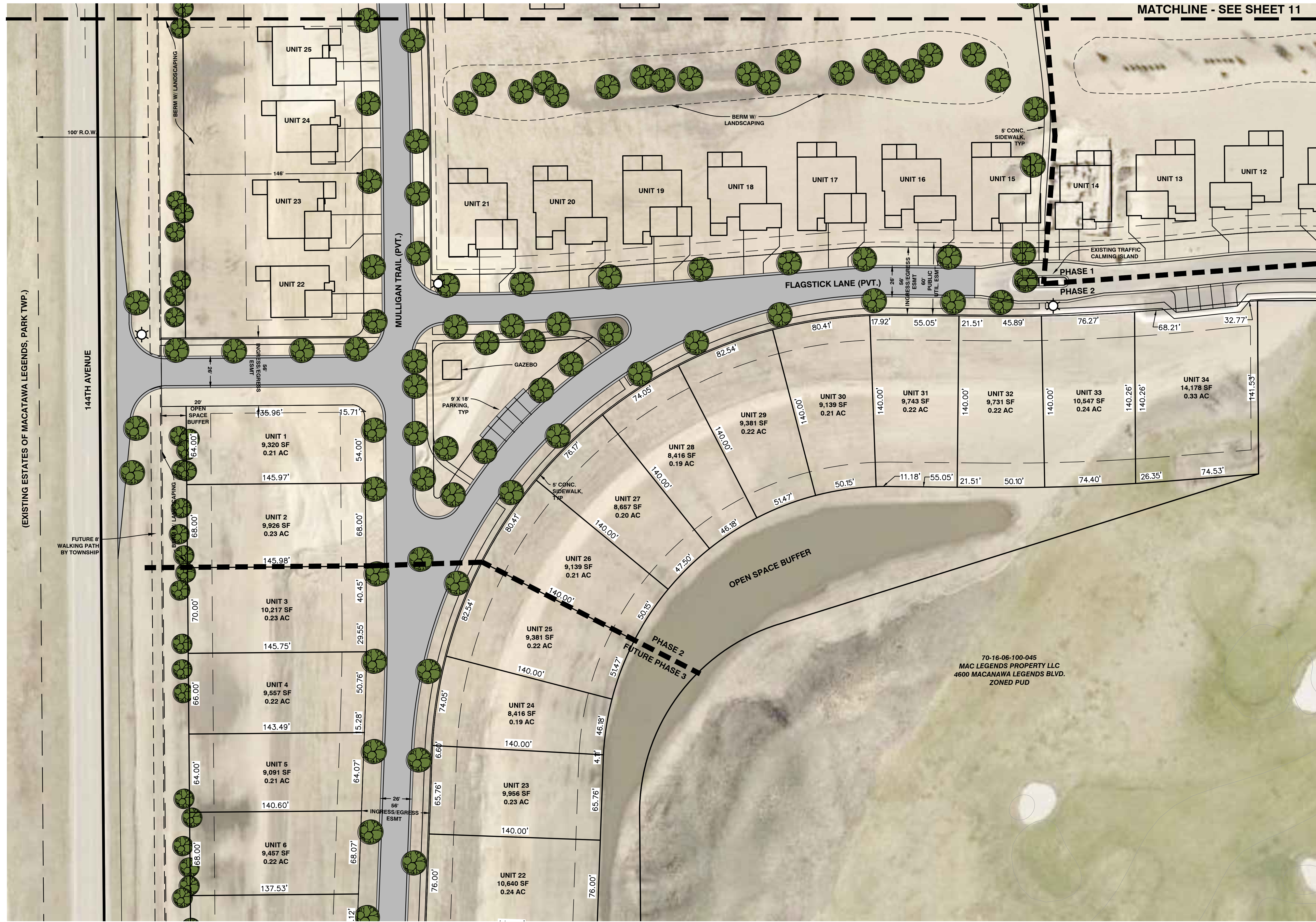
ISSUED FOR:

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2	REVISED PER OWNER	11-17-2017
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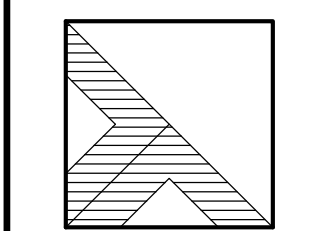
Project Manager:
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LANDSCAPING PLAN

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



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