



# APPLICATION FOR PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APPROVAL

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

### Applicant Information

Contact Name Patrick Vawter  
Address 431 Office Park Drive, Birmingham,  
AL 35223

Company Capstone Communities  
Phone [REDACTED]  
Email [REDACTED]

### Owner Information

Contact Name John Vawter  
Address 431 Office Park Drive, Birmingham,  
AL 35223

Company Capstone Communities  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

### Plan Preparer Information

Contact Name Bruce Callen  
Address 108 E Savidge St, Spring Lake, MI  
49456

Company Callen Engineering  
Phone [REDACTED]  
Email [REDACTED]

### Property Information

PUD Project Name The Cottages at Holland  
Address or Location 3717 Beeline Road, Holland, MI 49424  
Parcel Number 70 - 16 - 09 - 200 - 037 Zoning District R-3 High Density Residential  
Acreage of Parcel 28.48 Acreage to be Developed 27.63  
Present Use (s) previous use AG  
Description of Proposed Use (attach additional pages as needed): Please reference attached Project Narrative.

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.

[Signature] 3/17/26  
Signature of Applicant Date

[Signature] 3/17/2026  
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 \_\_\_\_\_

### **Preliminary PUD Submittal Procedures**

The owner and/or Applicant shall attend a pre-application conference with the Zoning Administrator to review the concept and determine the eligibility of the request.

Eligible requests may be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date with the Planning Commission. Each request shall include a hearing fee of \$600.00 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 preliminary 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 preliminary development plan including the required content noted in Section 16.5.B. 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 preliminary PUD shall be labeled with the following (in addition to any other labeling requirement):

PRELIMINARY PUD  
(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.

### **Preliminary PUD Standards of Approval (Section 16.8)**

A preliminary PUD development plan shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this article:

- A. Intent and Qualification. The proposed PUD complies with the intent and the applicable qualifying conditions of Sections 16.1 C and 16.2 C of this article, respectively.
- B. Uses. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with the Holland Charter Township Comprehensive Plan.
- C. Design. The proposed PUD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.
- D. Character. The PUD shall not change the essential character of the surrounding area.
- E. Impact. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
- F. Public Service Capacity. The PUD shall not place demands on public services and facilities more than current or anticipated future capacity.
- G. Utilities. Underground utilities, including telephone and electrical systems, are required within the limits of all PUDs. Appurtenances to these systems, which can be effectively screened, may be exempt from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.



## MEMORANDUM

**DATE:** JUNE 9, 2026

**TO:** HOLLAND CHARTER TOWNSHIP  
ATTN: COMMUNITY DEVELOPMENT DEPARTMENT  
353 NORTH 120TH AVENUE  
HOLLAND, MI 49424

**FROM:** BRUCE A. CALLEN, PE

**SUBJECT:** APPLICATION FOR PRELIMINARY PLANNED UNIT  
DEVELOPMENT W/ RESPONSE TO PLAN REVIEW  
COMMENTS  
CAPSTONE COTTAGES AT HOLLAND  
3717 BEELINE ROAD  
PPN:70-16-09-200-037  
HOLLAND CHARTER TOWNSHIP, OTTAWA COUNTY, MI

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On behalf of Capstone Communities, applicant for the above subject project, we hereby submit this plan narrative related to proposed improvements to the property at 3717 Beeline Road in Holland Charter Township, Ottawa County, Michigan. This narrative is intended to supplement the Preliminary P.U.D. Plan, dated June 9, 2026, and the supporting documents provided in the submittal package.

The applicant seeks site plan approval for improvements to the 28.48 acre (27.63 acre net) property located on the west side of Beeline Road, and north of existing road right-of-way that aligns with Greenly Street.

The Cottages at Holland, MI is a cottage neighborhood that emphasizes classic American architecture and a pedestrian-friendly design in order to foster a true sense of community.

The community is comprised of cottages, townhomes, and Manor House-inspired walk-ups based on the style and scale of pre-war American neighborhoods. The traditional American style appeals to potential residents of all ages and backgrounds.

All amenities and services offered create an effort-free lifestyle for the residents. The clubhouse and pool area are thoughtfully designed to bring residents together for relaxation and socializing, while the open greenspaces, ponds, and walking paths provide a sense of peace and opportunities for activity.

civil engineers

108 East Savidge St.  
Spring Lake MI 49456  
616.414.5260  
callenengineering.com

The homes have deep front porches that encourage sitting, private rear yards, and multiple sides with windows to the surrounding landscape. The units are equipped with smart home features, and the cottage and carriage units are designed with vaulted ceilings.

The Cottages at Holland, MI will be the perfect home for all who appreciate community-inspired design and the relaxing cottage lifestyle, and is in line to be the next great Holland neighborhood.

The property is currently located within the R-3 (High Density Residential) zoning district and is bordered by R-3 (High Density Residential) zoned properties to the west; R-2 (Moderate Density) to the north; R-2A (Medium Density Residential) to the north; Planned Unit Development to the north; and AG (Agricultural) to the south, west, and east. Most of the property is comprised of abandoned blueberry field, with one existing single-family residence fronting Beeline Road. The Bareman (Baarman) Drain crosses Beeline Road at the intersection with the Greenly Street right-of-way at the southeast corner of the site. The county drain is located within a flood hazard zone. A wetland delineation was previously completed, and is subject to updating upon start of the growing season. The project includes the construction of two hundred sixty-five (265) apartment units located within eighty-eight (87) buildings. Related improvements include garage buildings, a new clubhouse building with pool facilities, maintenance building, trash enclosure facilities, driveway connections to proposed Greenly

Street corridor improvement (linking the Greenly cul-de-sac to a point east of Beeline Road) and Beeline Road, an emergency-only curbcut onto Greenly Street, new one-way and two-way internal drives and parking facilities, sidewalk and pedestrian pathway facilities, utilities (including two watermain connections to existing watermain in Greenly Street, and one connection to the existing watermain in the Authentix residential community), site lighting, site signage, community mailbox (located at the clubhouse), landscaping and screening, storm water drainage facilities, utilities, and all related improvements.

Three (3) full-service driveways are proposed; two (2) onto Greenly Street, and one (1) onto Beeline Road. The westerly driveway onto Greenly Street shall provide two lanes of egress. The easterly driveway onto Greenly Street is located such that the center turn lane does not conflict with the required Greenly Street taper length – required to convert Greenly Street as the through-street at typical county road speeds. The site circulation plan was revised using a representative fire truck template, similar to the township's 42-ft truck and overhang.

With regard to the circulation patterns and safety controls being considered for the 3-way intersection and the offset 4-way intersection near the west end of the Beeline Road entry drive, we illustrate pavement arrows to indicate traffic flow, improved crosswalk markings, and stop signs to clearly indicate the prioritization of traffic flow at those intersections.

Six hundred fifteen (615) parking spaces are proposed, including 272 garage spaces, and 343 surface parking spaces. Zoning requires 663 parking spaces, based on two parking spaces per residential unit, and one guest parking space per two residential units. Standard parking spaces measure 18' x 9'. Interior drive widths measure 24-feet (two-way) and 18 feet (one-way). Driveway widths at hydrant locations shall accommodate the required 26-ft width requirement. Driveway entrances onto public street measure 30 feet wide to ensure safe and effective emergency vehicle and delivery truck turning movements. All drives and parking areas shall be paved with hot-mix-asphalt surface or concrete pavement. Bicycle parking is provided within the garage stalls.

We understand the Greenly Street corridor will need to be completed in coordination with the site development. New 3-lane public street shall extend from the existing cul-de-sac in Greenly Street easterly toward Beeline Road, tapering to two lanes prior the Beeline Road intersection, and aligning with the existing street section east of Beeline Road.

One (1) accessible dumpster enclosure is located at the north end of the site. Capstone has been successful operating all cottage communities via valet trash service to (1) accessible dumpster enclosure/compactor. Valet trash service occurs every five (5) days. Details shall be provided for subsequent review packages.

Recreational Amenities will include a Clubhouse providing office space for on-site property management, a fully furnished exercise room with modern equipment, a conference room and resort style pool. Additional details on a dog park/dog waste stations and community pool pavilion will be provided for subsequent review packages.

Site storm water runoff shall be captured via storm sewer and directed to onsite wet detention ponds at the northeast and southeast corners of the site, with controlled-rate discharge to the Baerman (Baarman) Drain. Pretreatment is achieved via proprietary treatment structures and/or vegetated filter strips. We acknowledge the requirement for Ottawa County Water Resources Commission review and approval, and seek conditional approval in that regard.

The development shall be served by new public watermain and sanitary sewer. We propose to connect to existing watermain in existing watermain easement in the Authentix development to the north, and to new, proposed 12-inch watermain in Beeline Road at two locations. New 12-inch watermain shall be extended northerly in Beeline Road, providing two additional connections points, ensuring adequate water quality and flows. Existing sanitary sewer exists adjacent to our west property line and provides convenient connection points to serve our development. We understand the township's downstream sanitary lift station was recently upgraded to accommodate the anticipated flows. Utility easements will be provided with the engineered construction drawings required for EGLE permitting.

Development signs shall be located at the entrances to the facility, meeting the requirements of the zoning ordinance.

Barrier-free sidewalk is provided internally to allow pedestrian access to community amenities.

Site lighting shall consist of pole- and wall-mounted fixtures, directed downward, away from neighboring properties, and to not interfere with motorist vision. A photometric plan shall be included in subsequent submittal packages.

Landscaping and screening shall meet the intent of the zoning ordinance. An accurate, updated landscape summary table was incorporated into the landscape plan.

With regard to the impact on the community:

We anticipate there will be a nominal increase in emergency calls for service as is consistent with any residential development.

We do not anticipate negative effects on the natural environment. The storm water system shall be designed per county standards, and runoff will be released pre-treated and metered to mitigate quality and quantity concerns.

We understand the sanitary sewer system was recently upgraded to accommodate this service area. Proposed watermain improvements will improve water quality and add redundancy to the township water system.

We do not anticipate negative effects on automobile and truck circulation patterns. The proposed driveways and parking lots are sized to accommodate the intended vehicle uses, including first responders, and related turning movements. An exhibit illustrating turning movements for emergency vehicles is included in the submittal package.

We do not anticipate negative effects on the local traffic volume. This is a residential development that will be served by new Greenly Street improvements with direct access to US-31. We are coordinating with Ottawa County Road Commission and township staff on required improvements to Greenly Street.

We believe all elements of the site plan are harmonious and efficiently organized in relation to zoning, topography, the size and type of the lot, the character of adjoining properties and the type and size of buildings. All site amenities meet the required setbacks and are illustrated on the plan drawings. Upon completion of construction activities, all surfaces shall be promptly and properly restored.

With regard to the request for Planned Unit Development approval, we believe the development is consistent with the Holland Charter Township Comprehensive Plan.

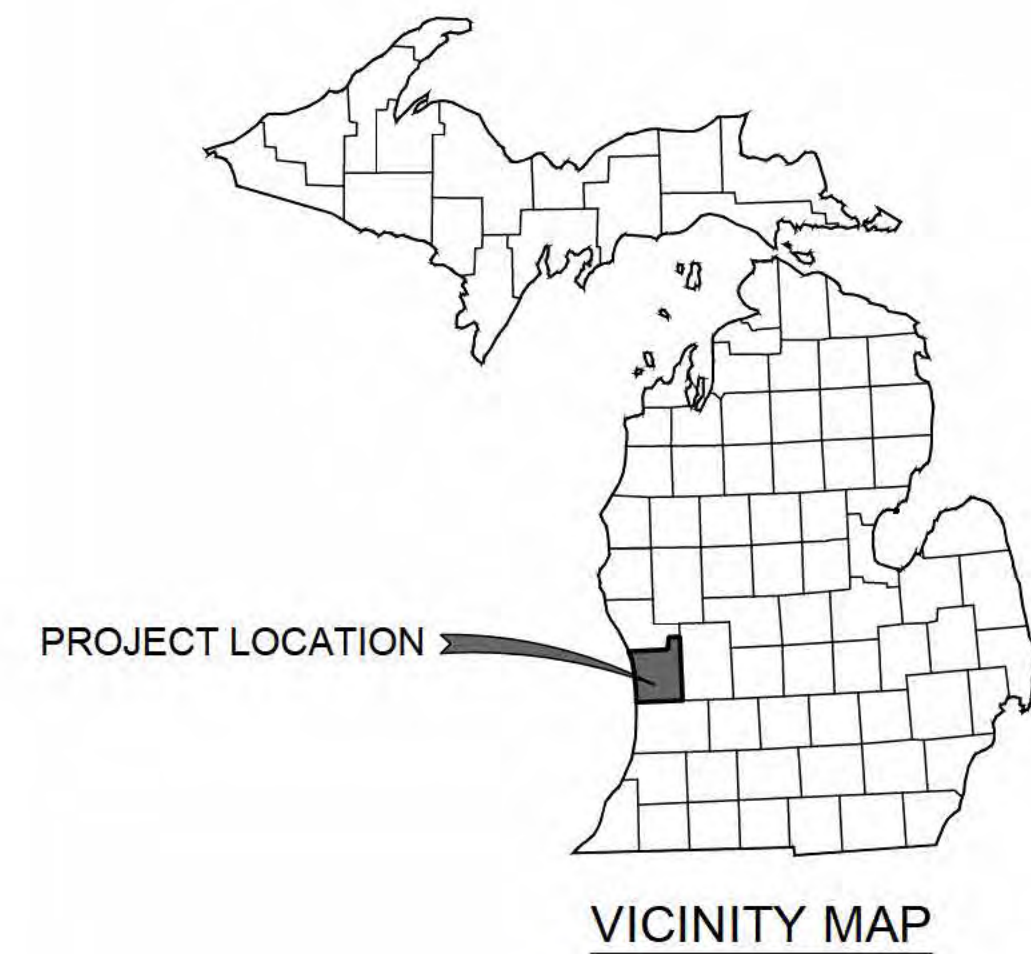
We believe the proposed planned unit development demonstrates the following elements, which, when considered individually or wholly, could not be attained through a project designed under conventional zoning:

- ❖ Variety of housing types - including a mix of studio lofts, carriage and cottage units, flats, townhouses, and multi-plex units.
- ❖ Significant public street and utility improvements for the betterment of the community-at-large – improving traffic flow to US-31, and improving water quality and flows for those communities along the Greenly Street, Beeline Road, and Quincy Road corridors.
- ❖ Pedestrian/transit-oriented design with parking facilities (including garage access and surface parking) at the rear of the units, and the building fronts facing internal lawn areas with pedestrian facilities.
- ❖ Expansive landscaping beyond the site plan requirements of this ordinance, providing ample width between building faces and view extensive view corridors throughout the development
- ❖ Provision of open space – provided via expansive lawn areas within the interior of the project, and community amenities, including a community building and pool facilities.
- ❖ Effective transition between higher and lower density uses – by providing a mixture of single-family and multi-family dwellings of varying story heights.

On behalf of Capstone Communities., we respectfully request preliminary planned unit development approval for parcel 70-16-09-200-037, 3717 Beeline Road, Holland Charter Township, Ottawa County, Michigan.

**INDEX OF SHEETS**

CS	COVER SHEET
ALTA	ALTA / NSPS LAND TITLE SURVEY
C0.1	EXISTING CONDITIONS & REMOVALS PLAN
C1.0	OVERALL SITE PLAN
C1.1	FIRETRUCK TURNING TEMPLATE
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

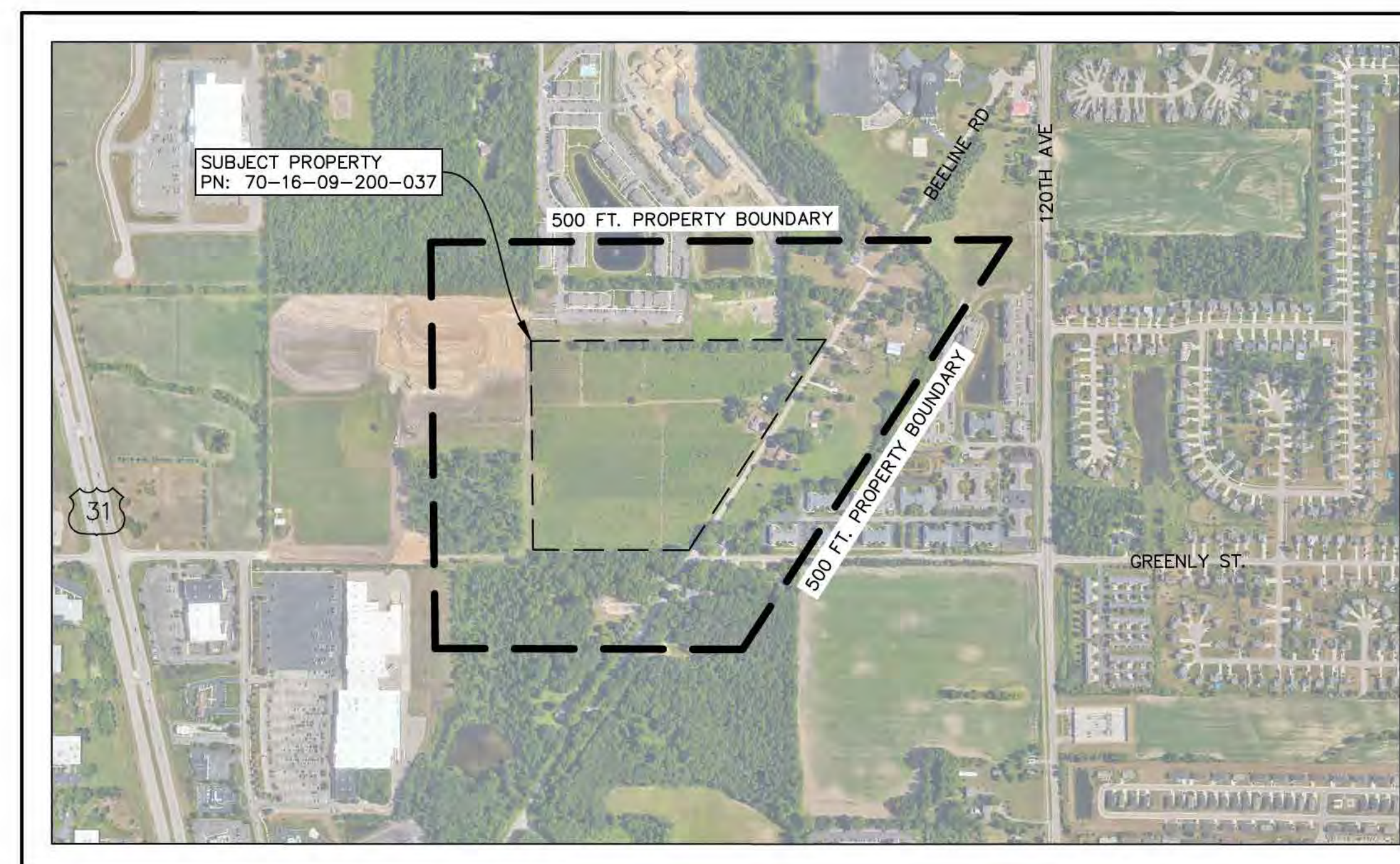


# CAPSTONE COTTAGES AT HOLLAND

## A NEW MULTI-FAMILY DEVELOPMENT

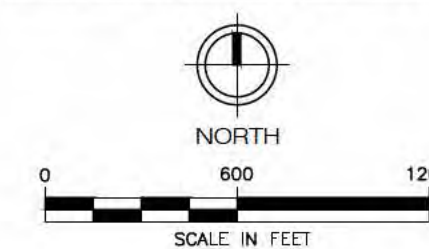
### 3717 BEELINE ROAD

### HOLLAND CHARTER TOWNSHIP, MICHIGAN 49428



Parking Type	TOTAL
Carriage Garage Spaces	44
Manor Garage Spaces	94
Cottage/Townhouse Attached Garage Spaces	118
Stand-Alone Garage Spaces	16
Sub-Total Garage Spaces	272
Surface Parking Spaces	350
<b>Total Parking Spaces Provided</b>	<b>622</b>
<b>Total Parking Spaces Required @ 2.50 PER RESIDENTIAL UNIT</b>	<b>663</b>

NEIGHBORHOOD MAP



Know what's below.  
Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

**BENCH MARKS:**

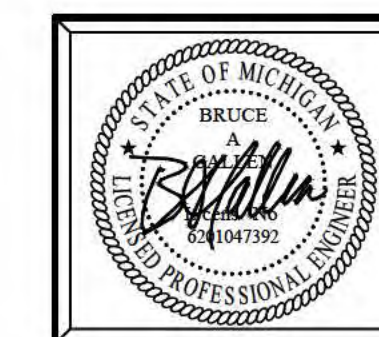
- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF  $\epsilon$  OF GREENLY ST. AND APPROX. 25' W. OF  $\epsilon$  OF BEELINE RD. Elevation: 627.74 ft. (NAVD 88)
- BM 2 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 20' N. OF  $\epsilon$  OF GREENLY ST. AND APPROX. 25' W. OF  $\epsilon$  OF BEELINE RD. Elevation: 626.85 ft. (NAVD 88)

**PROJECT LOCATION**

**SECTION 9, T5N, R15W,  
HOLLAND CHARTER TOWNSHIP,  
OTTAWA COUNTY, MICHIGAN**

**OWNER**

**CAPSTONE COMMUNITIES  
431 OFFICE PARK DRIVE  
BIRMINGHAM, ALABAMA  
PHONE: 205-414-6400**



Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456

PRELIMINARY - NOT FOR CONSTRUCTION

DATE OF PLAN: 06-09-26

ISSUANCES	
PRELIM PUD SUBMITTAL	03-17-26
REVISED PRELIM PUD REVIEW	06-09-26
REVISIONS	
DESIGNED BY:	
<b>Callen Engineering, Inc.</b> 108 East Savidge Street Spring Lake, MI 49456 T.616.414.5260 www.callenengineering.com	
Drawn by	J.W.C.
Engineer	B.A.C. Check A.J.B.
Callen Engineering Project No.	
025 - CAPSTONE	Sheet No. CS

# ALTA / NSPS LAND TITLE SURVEY

## Surveyor's Notes

Basis of Bearings: Michigan State Plane South Zone.

Buildings observed on surveyed property including a single family house and various out buildings.

Site has a street address of 3717 Beeline Rd

Property has direct physical access to Beeline Rd, a public right of way.

Subject property contains ±28.21 ACRES

Pursuant to Table A Item 9, no identifiable parking spaces observed on the subject property in the process of conducting the field work.

Pursuant to Table A Item 10, there were no party walls observed on the subject property in the process of conducting the field work.

Pursuant to Table A Item 11, utility lines were obtained by field observations and plans provided by the Miss Dig Design Ticket program.

Pursuant to Table A Item 16, no evidence of current earth moving work, building construction or building additions observed in the process of conducting the field work.

Pursuant to Table A Item 17, there were no proposed changes in street right of way lines. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Tax description does not match provided title description. Title description excepts the North 10 acres of the South 1/2 of the NE 1/4 lying West of Beeline Rd whereas the tax description describes land in the South 1/2 of the NE 1/4 except that part lying north of a line defined by metes and bounds. The tax description matches found monumentation and is in harmony with legal description lying north of subject parcel. Surveyor found possible evidence of tax descriptions changing in 2008 per Ottawa County website. This surveyor is holding found monumentation as North line of parcel.

## Record Easements From Schedule B

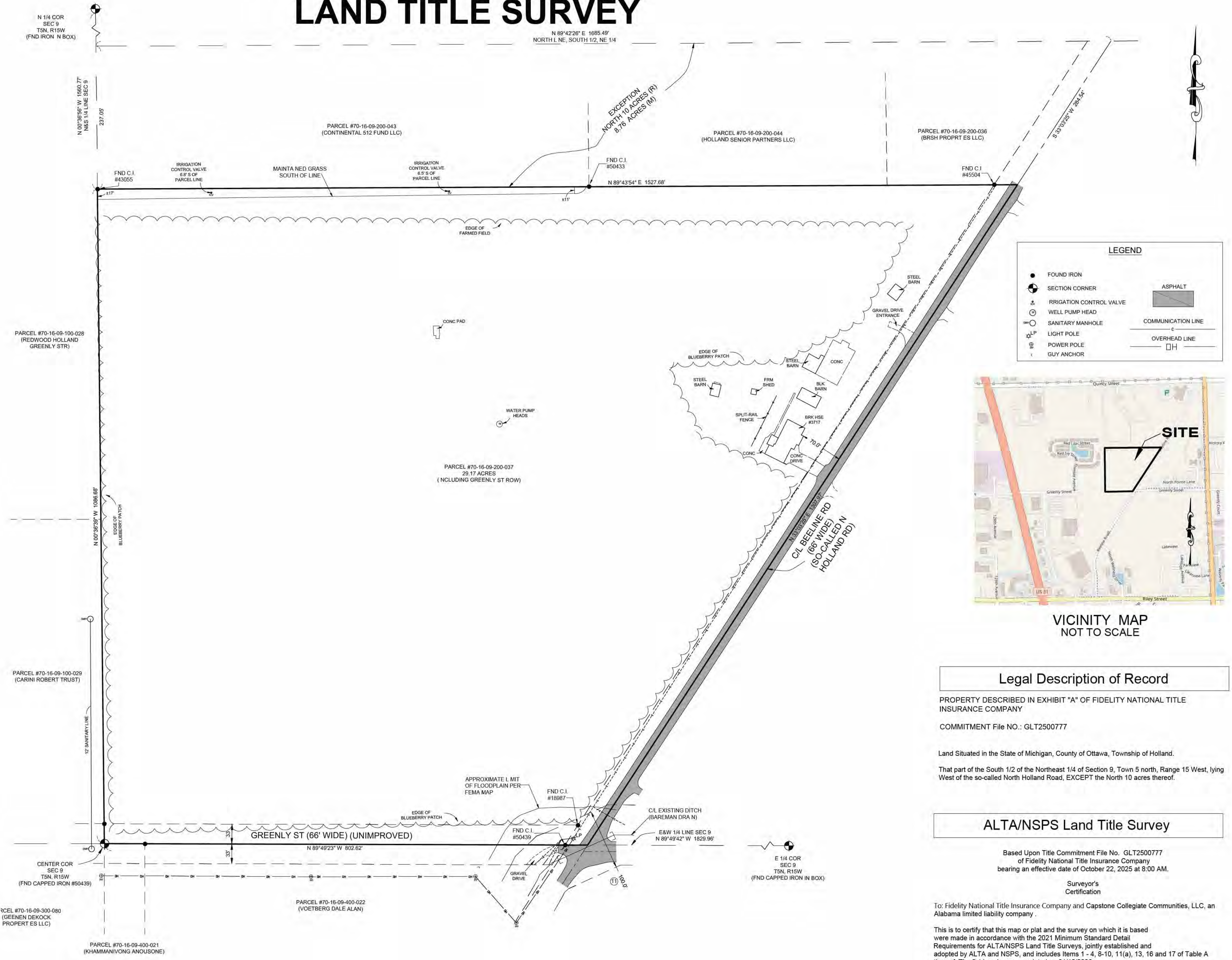
- 1-8. NOT MATTERS OF SURVEY
9. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway. (SHOWN ON SURVEY)
10. Loss or damage sustained as a result of any discrepancy between the assessed description for tax parcel identification number(s) 70-16-09-200-037 and the legal description as set forth in Schedule A. (SEE NOTE ABOVE)
11. Easement(s) and the terms, covenants, conditions, and provisions of Release of Right of Way in favor of the County of Ottawa contained in the Affidavit of Right of Way as set forth below: Recording No: 2012-0033539 (DOCUMENT DESCRIBES ROUTE AND COURSE OF BAREMAN DRAIN, DOES NOT MATCH AS-BUILT LOCATION OF DRAIN. EASEMENT SHOWN IS BASED OFF AS-BUILT DRAIN LOCATION)
12. NOT MATTERS OF SURVEY

## Floodplain

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY LIE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, A SMALL PORTION IN THE SOUTHEAST CORNER OF THE PARCELS LIES IN ZONE AE, COMMUNITY PANEL NO. 26139C035e, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2011.

THERE HAVE BEEN NO FEMA MAP UPDATES MADE FOR THE VICINITY OF THE SUBJECT PROPERTY SINCE THE ABOVE REFERENCED MAP PANEL WAS PUBLISHED.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



## Legal Description of Record

PROPERTY DESCRIBED IN EXHIBIT "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT File NO.: GLT2500777

Land Situated in the State of Michigan, County of Ottawa, Township of Holland.

That part of the South 1/2 of the Northeast 1/4 of Section 9, Town 5 north, Range 15 West, lying West of the so-called North Holland Road, EXCEPT the North 10 acres thereof.

## ALTA/NSPS Land Title Survey

Based Upon Title Commitment File No. GLT2500777 of Fidelity National Title Insurance Company bearing an effective date of October 22, 2025 at 8:00 AM.

Surveyor's Certification

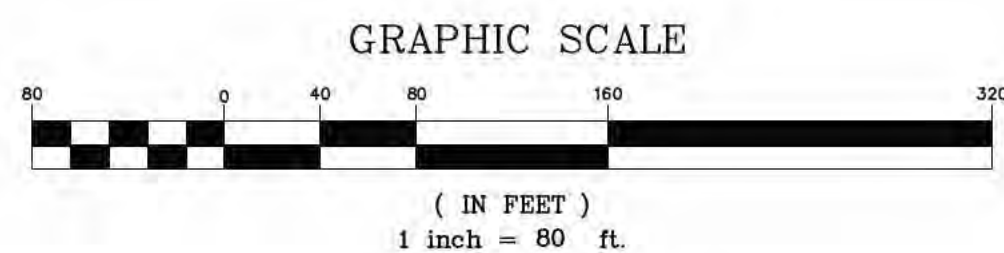
To: Fidelity National Title Insurance Company and Capstone Collegiate Communities, LLC, an Alabama limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 8-10, 11(a), 13, 16 and 17 of Table A thereof. The field work was completed on 01/12/2026.



Nicholas J. Battjes  
Professional Surveyor No. 400106504

01/16/2026  
Date of Plat or Map



LOCATION:	3717 BEELINE RD HOLLAND OTTAWA COUNTY, MICHIGAN 48424
DATE:	01/16/2026
DESCRIPTION:	ALTA SURVEY

108 E Savidge St  
Spring Lake, MI 49456  
(616) 843-7599  
www.lakemichianaansurveying.com

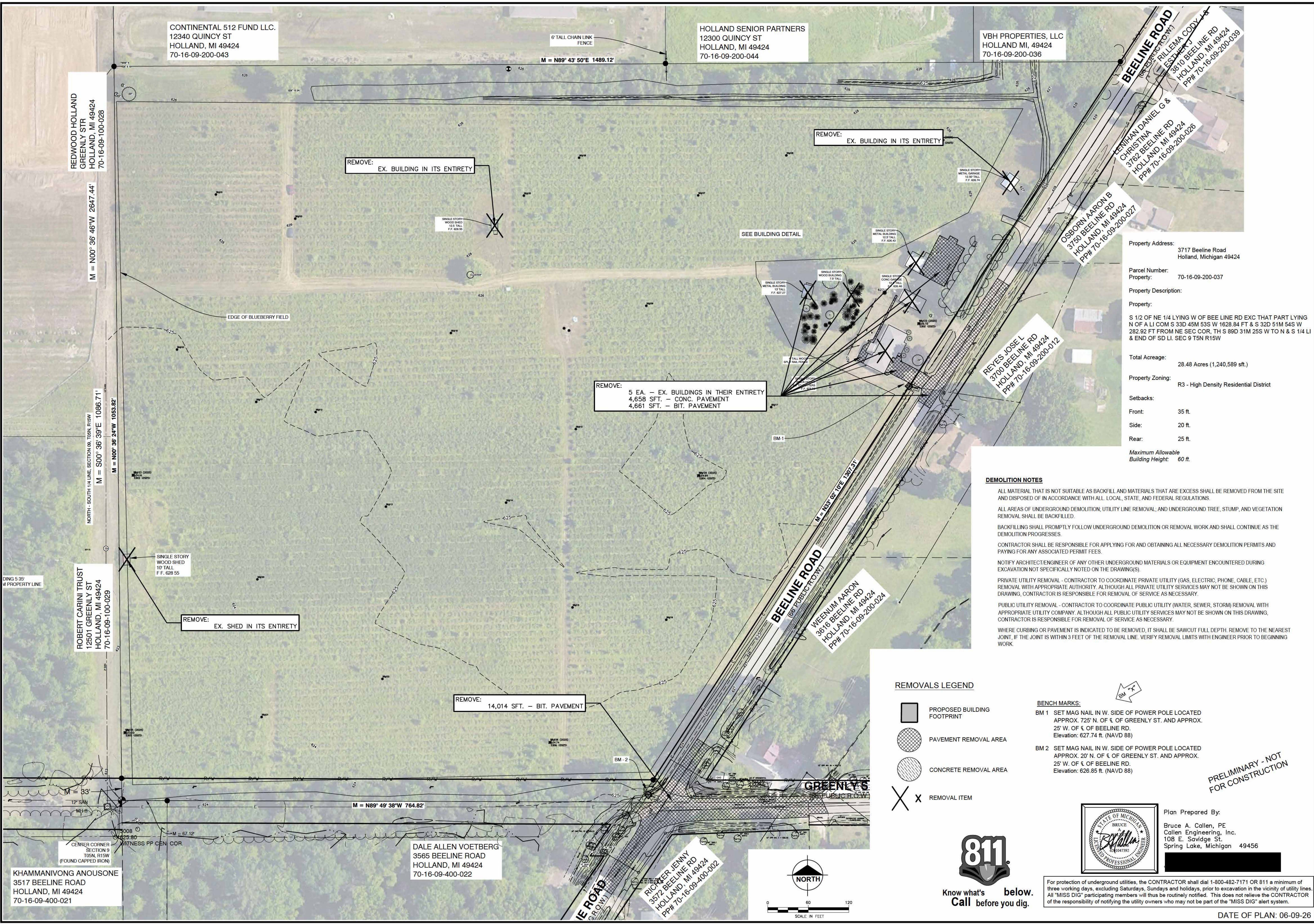


FILE NO.	2025250
DWG. NAME	2025250 ALTA
SCALE:	AS NOTED
DRAWN BY	CHK, NJE
DATE	01/16/2026
	1 OF 1



**MISS DIG - CALL 811 BEFORE YOU DIG**

THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY "MISS DIG" BY DIALING 811 OR BY CALLING (800) 482-7171 THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.



CONTINENTAL 512 FUND LLC.  
12340 QUINCY ST  
HOLLAND, MI 49424  
70-16-09-200-043

HOLLAND SENIOR PARTNERS  
12300 QUINCY ST  
HOLLAND, MI 49424  
70-16-09-200-044

VBH PROPERTIES, LLC  
HOLLAND MI, 49424  
70-16-09-200-036

REDWOOD HOLLAND  
GREENLY STR  
HOLLAND, MI 49424  
70-16-09-100-028

M = N00° 36' 46"W 2647.44'

M = S00° 36' 39"E 1086.71'  
M = N00° 36' 24"W 1053.82'

ROBERT CARINI TRUST  
12501 GREENLY ST  
HOLLAND, MI 49424  
70-16-09-100-029

REMOVE: EX. SHED IN ITS ENTIRETY

REMOVE: EX. BUILDING IN ITS ENTIRETY

REMOVE: 5 EA. - EX. BUILDINGS IN THEIR ENTIRETY  
4,658 SFT. - CONC. PAVEMENT  
4,661 SFT. - BIT. PAVEMENT

REMOVE: 14,014 SFT. - BIT. PAVEMENT

DALE ALLEN VOETBERG  
3565 BEE LINE ROAD  
HOLLAND, MI 49424  
70-16-09-400-022

RICHARD JENNY  
3572 BEE LINE RD  
HOLLAND, MI 49424  
PP# 70-16-09-400-002

BEE LINE ROAD  
RICHARD JENNY  
3572 BEE LINE RD  
HOLLAND, MI 49424  
PP# 70-16-09-200-026

CHRISTINA  
3762 BEE LINE RD  
HOLLAND, MI 49424  
PP# 70-16-09-200-027

OSBORN AARON B  
3750 BEE LINE RD  
HOLLAND, MI 49424  
PP# 70-16-09-200-027

REYES JOSE L  
3700 BEE LINE RD  
HOLLAND, MI 49424  
PP# 70-16-09-200-012

WEE NUM AARON  
3616 BEE LINE RD  
HOLLAND, MI 49424  
PP# 70-16-09-200-024

Property Address: 3717 Beeline Road  
Holland, Michigan 49424

Parcel Number: 70-16-09-200-037

Property Description:  
Property:  
S 1/2 OF NE 1/4 LYING W OF BEE LINE RD EXC THAT PART LYING  
N OF A LI COM S 33D 45M 53S W 1628.84 FT & S 32D 51M 54S W  
282.92 FT FROM NE SEC COR. TH S 89D 31M 25S W TO N & S 1/4 LI  
& END OF SD LI. SEC 9 T5N R15W

Total Acreage: 28.48 Acres (1,240,589 sq. ft.)

Property Zoning: R3 - High Density Residential District

Setbacks:  
Front: 35 ft.  
Side: 20 ft.  
Rear: 25 ft.

Maximum Allowable  
Building Height: 60 ft.

**DEMOLITION NOTES**

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

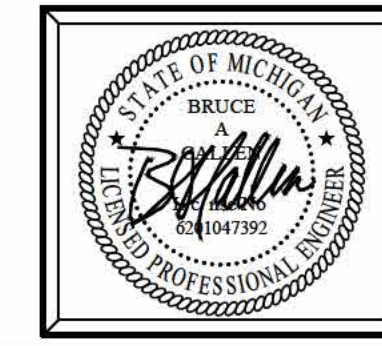
**REMOVALS LEGEND**

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- REMOVAL ITEM

**BENCH MARKS:**

- BM 1 SET MAG NAIL IN W. SIDE OF POWER POLE LOCATED APPROX. 725' N. OF E. OF GREENLY ST. AND APPROX. 25' W. OF E. OF BEE LINE RD. Elevation: 627.74 ft. (NAVD 88)
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PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456



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DATE OF PLAN: 06-09-26

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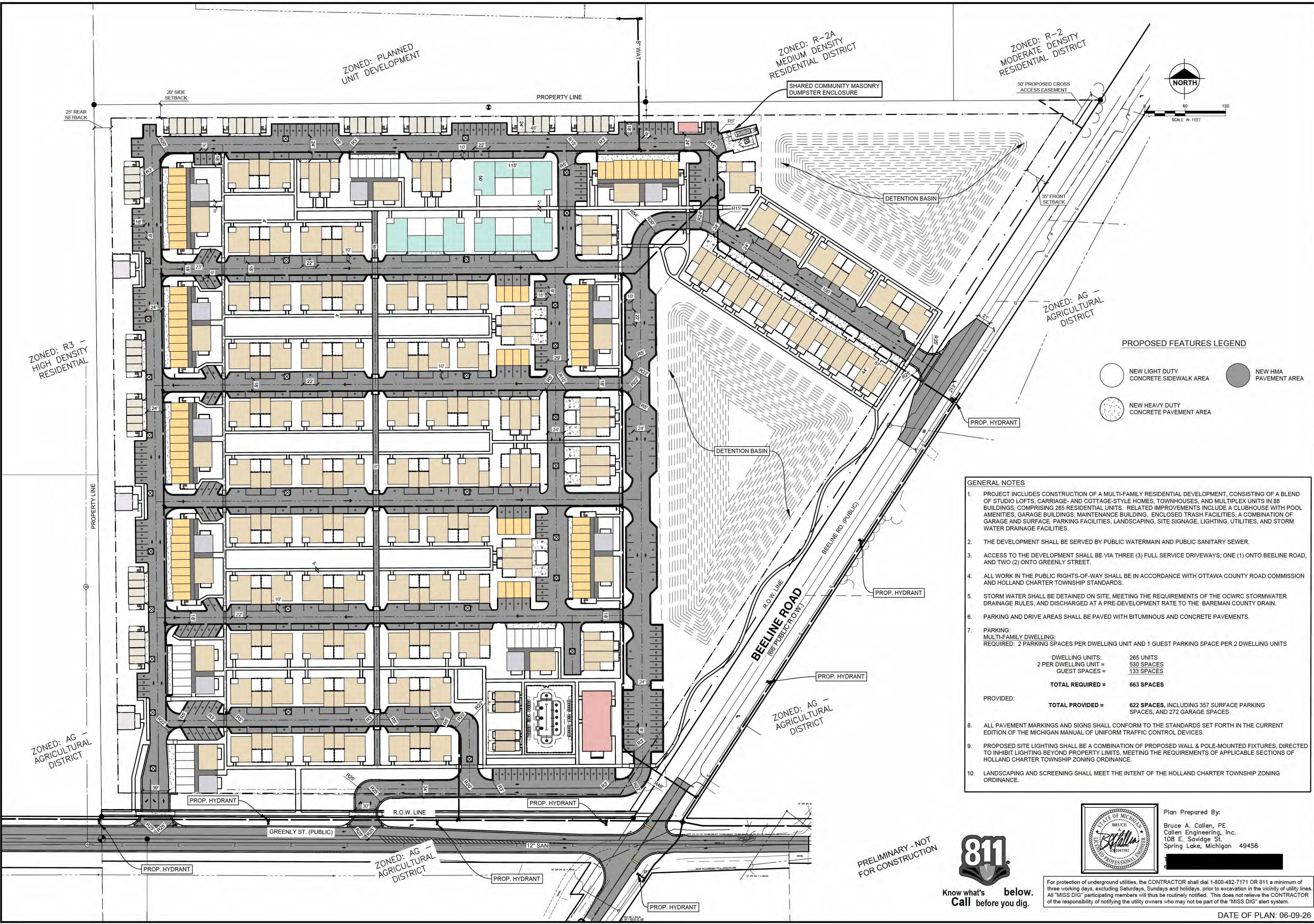


CAPSTONE COMMUNITIES  
431 OFFICE PARK DRIVE  
BIRMINGHAM, AL 35223  
205-414-6400

NO.	ISSUANCE / REVISION	DATE
1	PRELIM. PUB. SUBMITTAL	03-17-26
2	REVISED PRELIM. PUD REVIEW	06-09-26

CAPSTONE COTTAGES AT HOLLAND  
3717 BEE LINE ROAD  
HOLLAND, MI 49428  
OTTAWA COUNTY, MICHIGAN  
EXISTING CONDITIONS AND REMOVALS PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
SCALE	SCALE
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C0.1



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 205-414-6400

NO.	ISSUANCE / REVISION	DATE
1	PRELIM. PUB. SUBMITTAL	03-12-26
2	REVISED PRELIM. PUB. REVIEW	06-09-26

CAPSTONE COTTAGES AT HOLLAND  
 3717 BEELINE ROAD  
 HOLLAND, MI 49428  
 OTTAWA COUNTY, MICHIGAN  
 OVERALL SITE LAYOUT PLAN

PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C1.0

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HMA PAVEMENT AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA

GENERAL NOTES

1. PROJECT INCLUDES CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, CONSISTING OF A BLEND OF STUDIO LOFTS, CARRIAGE- AND COTTAGE-STYLE HOMES, TOWNHOUSES, AND MULTIPLEX UNITS IN 88 BUILDINGS, COMPRISING 265 RESIDENTIAL UNITS. RELATED IMPROVEMENTS INCLUDE A CLUBHOUSE WITH POOL AMENITIES, GARAGE BUILDINGS, MAINTENANCE BUILDING, ENCLOSED TRASH FACILITIES, A COMBINATION OF GARAGE AND SURFACE PARKING FACILITIES, LANDSCAPING, SITE SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.
2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATERMAIN AND PUBLIC SANITARY SEWER.
3. ACCESS TO THE DEVELOPMENT SHALL BE VIA THREE (3) FULL SERVICE DRIVEWAYS; ONE (1) ONTO BEELINE ROAD, AND TWO (2) ONTO GREENLY STREET.
4. ALL WORK IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH OTTAWA COUNTY ROAD COMMISSION AND HOLLAND CHARTER TOWNSHIP STANDARDS.
5. STORM WATER SHALL BE DETAINED ON SITE, MEETING THE REQUIREMENTS OF THE OCWRC STORMWATER DRAINAGE RULES, AND DISCHARGED AT A PRE-DEVELOPMENT RATE TO THE BAREMAN COUNTY DRAIN.
6. PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
7. PARKING:  
 MULTI-FAMILY DWELLING:  
 REQUIRED: 2 PARKING SPACES PER DWELLING UNIT AND 1 GUEST PARKING SPACE PER 2 DWELLING UNITS  

DWELLING UNITS:	265 UNITS
2 PER DWELLING UNIT =	530 SPACES
GUEST SPACES =	133 SPACES
<b>TOTAL REQUIRED =</b>	<b>663 SPACES</b>

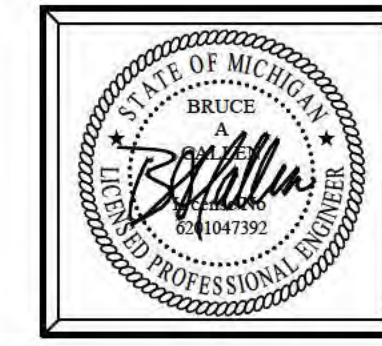
 PROVIDED:  

<b>TOTAL PROVIDED =</b>	<b>622 SPACES, INCLUDING 357 SURFACE PARKING SPACES, AND 272 GARAGE SPACES</b>
-------------------------	--
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF PROPOSED WALL & POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE.
10. LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE HOLLAND CHARTER TOWNSHIP ZONING ORDINANCE.

PRELIMINARY - NOT FOR CONSTRUCTION



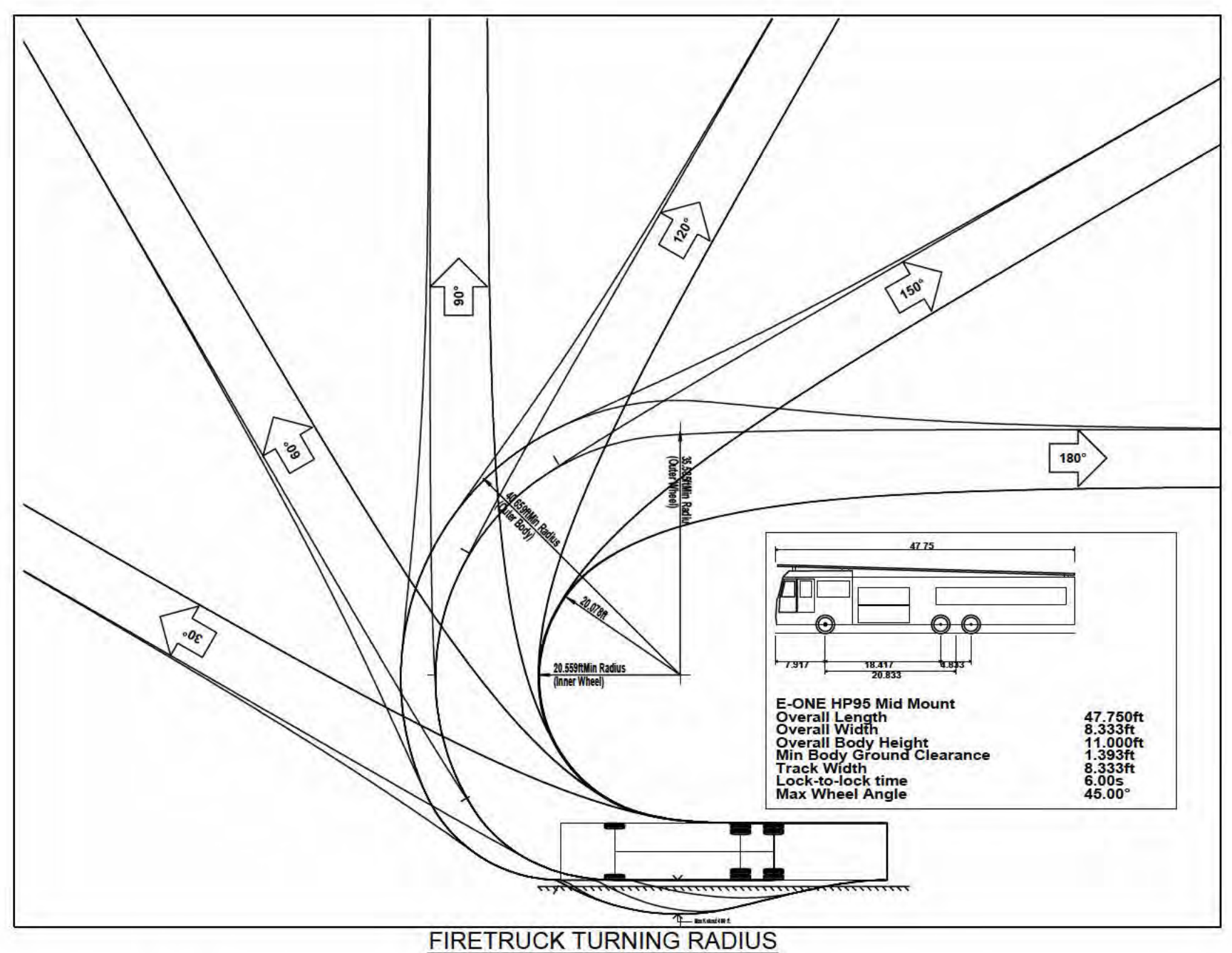
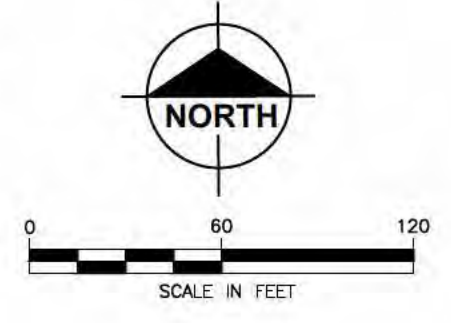
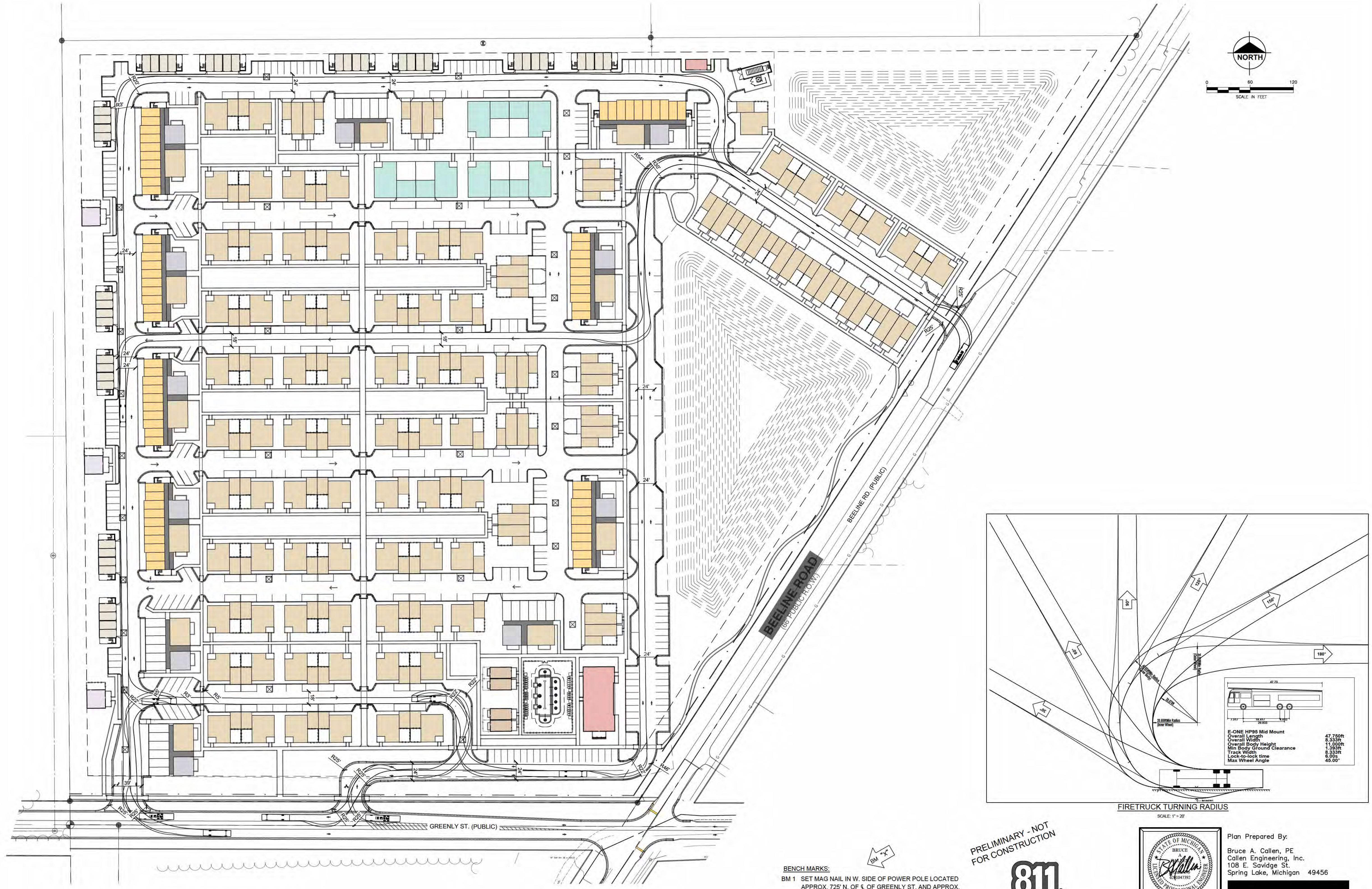
Know what's below. Call before you dig.



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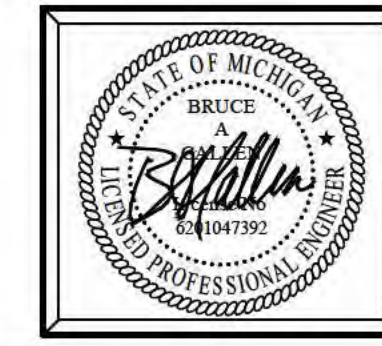
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DATE OF PLAN: 06-09-26



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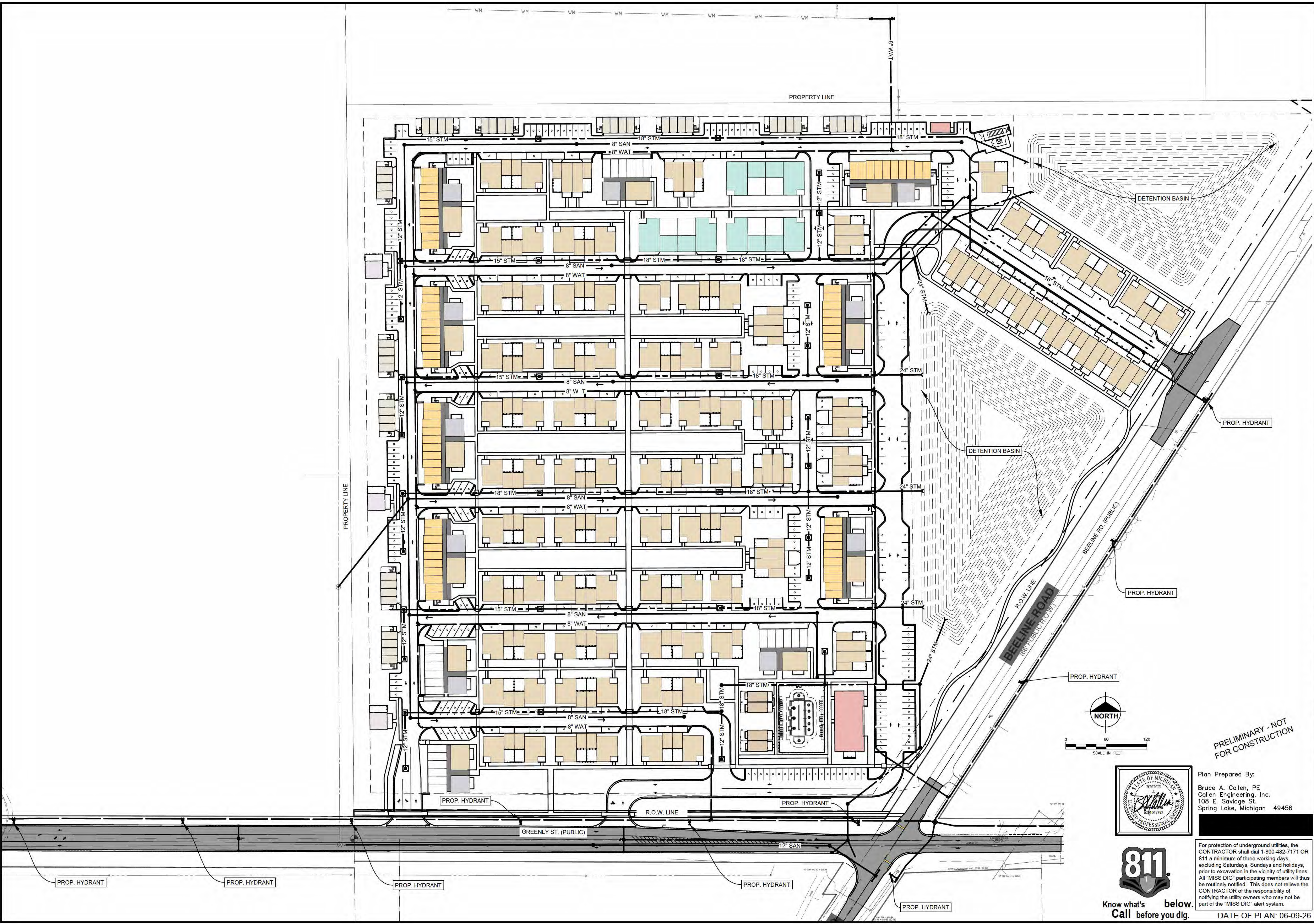
CAPSTONE COMMUNITIES  
 431 OFFICE PARK DRIVE  
 BIRMINGHAM, AL 35223  
 205-414-6400

NO.	ISSUANCE / REVISION	BY	DATE
1	PRELIM. PUB. SUBMITTAL	B.A.C.	03-17-26
2	REVISED PRELIM. PUB. REVIEW	B.A.C.	06-09-26

CAPSTONE COTTAGES AT HOLLAND  
 3717 BEELINE ROAD  
 HOLLAND, MI 49428  
 OTTAWA COUNTY, MICHIGAN  
 FIRETRUCK TURNING TEMPLATE

SCALE	DATE
DRAWING: 1" = 20'	MAR '26
PILOT SCALE	MAR '26
AS NOTED	1:1

PROJECT: 025 CAPSTONE COTTAGES  
 SHEET NO. C1.1



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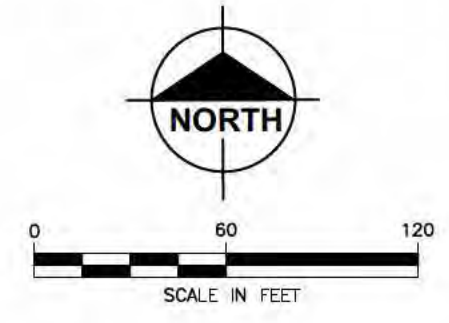


CAPSTONE COMMUNITIES  
 431 OFFICE PARK DRIVE  
 BIRMINGHAM, AL 35223  
 205-414-6400

NO.	DATE	BY	ISSUANCE / REVISION
1	06-09-26	B.A.C.	REVISED PRELIM R.O.D. REVIEW

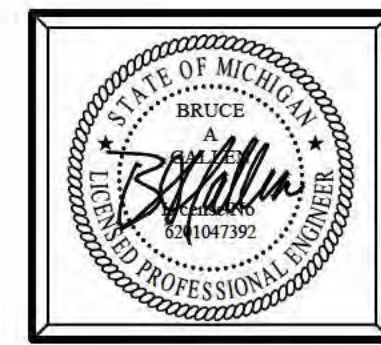
CAPSTONE COTTAGES AT HOLLAND  
 3717 BEELINE ROAD  
 HOLLAND, MI 49428  
 OTTAWA COUNTY, MICHIGAN  
 PRELIMINARY UTILITY PLAN

DRAWN BY	DATE
J.W.C.	MAR '26
ENGINEER	DATE
B.A.C.	MAR '26
EDIT	DATE
SCALE	PILOT SCALE
DRAWING	AS NOTED
PROJECT	025 CAPSTONE COTTAGES
SHEET NO.	C3.0



PRELIMINARY - NOT FOR CONSTRUCTION

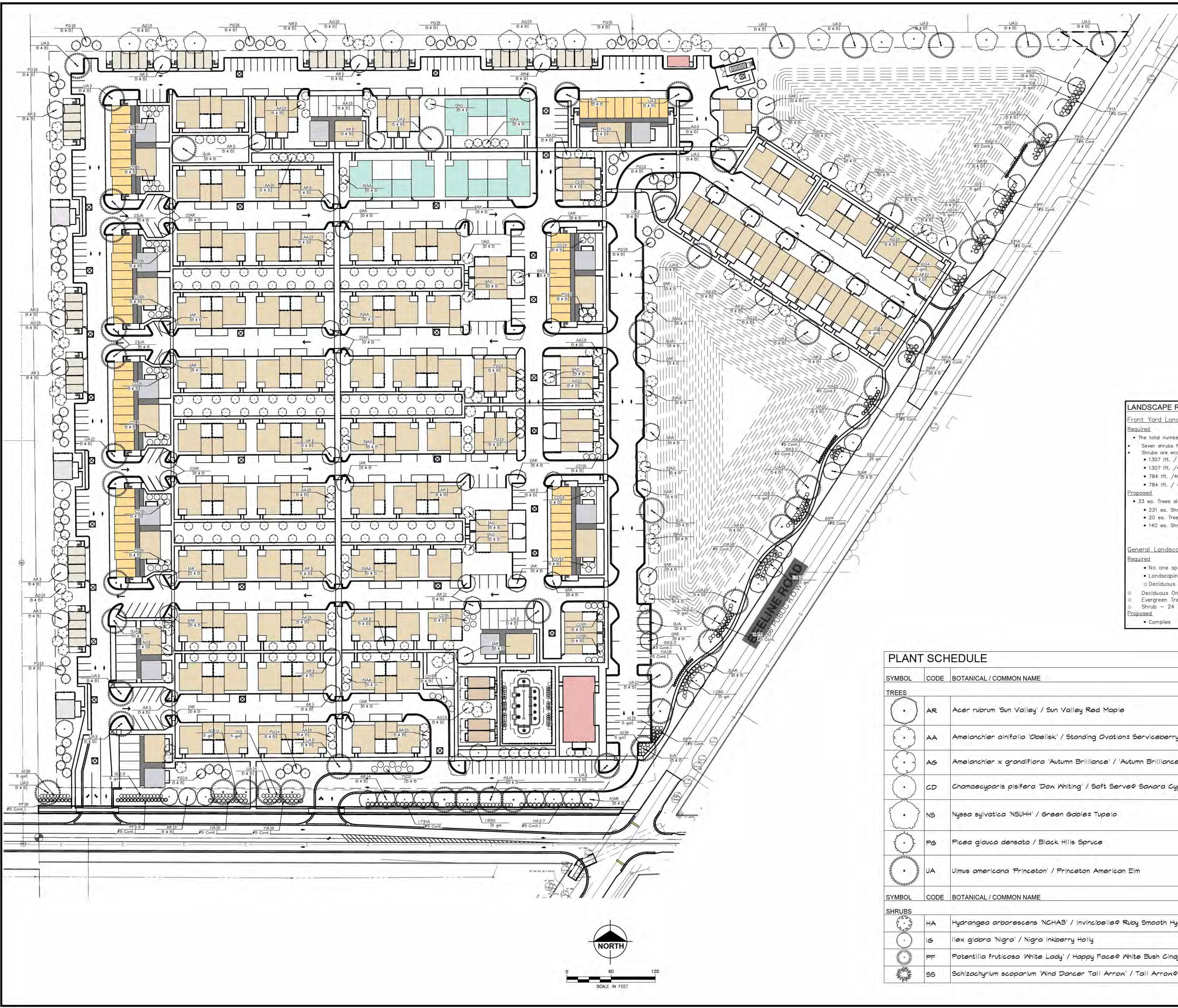
Plan Prepared By:  
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Know what's below.  
 Call before you dig.

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**LANDSCAPE REQUIREMENTS**

**Front Yard Landscaping**

**Required**

- The total number of trees shall be based on a ratio of one per 40 linear feet of frontage.
- Seven shrubs for every 40 linear feet of frontage or fraction thereof.
- Shrubs are encouraged to be placed in groups/clusters with a shrub spacing not to exceed five feet on center.
  - 1307 lft. / 40 lft. = 33 ea. Trees along Beeline
  - 1307 lft. / 40 lft. = 33 x 7 = 231 ea. Shrubs along Beeline
  - 784 lft. / 40 lft. = 20 ea. Trees along Greenly
  - 784 lft. / 40 lft. 20 x 7 = 140 ea. Shrubs along Greenly

**Proposed**

- 33 ea. Trees along Beeline
- 231 ea. Shrubs along Beeline
- 20 ea. Trees along Greenly
- 140 ea. Shrubs along Greenly

**General Landscaping requirements**

**Required**

- No one species of tree or shrub may make up more than 50 percent of the total plantings.
  - Landscaping Minimum Installation Size
    - o Deciduous Canopy Tree - 2.5 in. caliper
    - o Deciduous Ornamental Tree - 2 in. caliper
    - o Evergreen Tree - 6 ft. height
    - o Shrub - 24 in. height
- Proposed**
- Complies

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>						
	AR	Acer rubrum 'Sun Valley' / Sun Valley Red Maple	B & B	2.5' Cal		88
	AA	Amelanchier alnifolia 'Obelisk' / Standing Ovation Serviceberry	B & B	2' Cal		171
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2' Cal		96
	CD	Chamaecyparis pisifera 'Dowd Whiting' / Soft Serve® Sawara Cypress	B & B	2' Cal		86
	NS	Nyssa sylvatica 'NSUHH' / Green Gables® Tupelo	B & B	2.5' Cal		22
	PG	Picea glauca densata / Black Hills Spruce	B & B		Min 6' Ht	81
	UA	Ulmus americana 'Princeton' / Princeton American Elm	B & B	2' Cal		57
<b>SHRUBS</b>						
	HA	Hydrangea arborescens 'NCHAB' / Invincible® Ruby Smooth Hydrangea	#5 Cont.			103
	IG	Ilex glabra 'Nigra' / Nigra Inkberry Holly	5 gal			163
	PF	Potentilla fruticosa 'White Lady' / Happy Face® White Bush Cinquefoil	#5 Cont.			65
	SS	Schizachyrium scapularum 'Wind Dancer Tall Arrow' / Tall Arrow® Little Bluestem	#3 Cont.			39

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2		REVISED PRELIM. PFD REVIEW	B.A.C.	

CAPSTONE COTTAGES AT HOLLAND  
 3717 BEE LINE ROAD  
 HOLLAND, MI 49428  
 OTTAWA COUNTY, MICHIGAN

SCALE	DATE
DRAWING SCALE	MAR '26
AS NOTED	MAR '26

PROJECT: 025 CAPSTONE COTTAGES  
 SHEET NO. **L1.0**

DATE OF PLAN: 06-09-26

