



September 9, 2025

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

RE: Macatawa Legends – Fairway View 2
PPN: 70-16-06-400-028, Holland Township, Ottawa County, Michigan

Enclosed please find the following items being submitted for Final PUD Amendment Approval for Macatawa Legends Fairway View Phase 2, located at PPN: 70-16-06-400-028.

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 7, 2025. Should you have any questions or comments, please do not hesitate to contact me at (616) 988-1339 or at kkuiper@eastbrookhomes.com.

Sincerely,

A handwritten signature in black ink that reads "Kelly Kuiper".

Kelly Kuiper
Manager of Land Planning & Entitlement

Narrative Statement

Below is a summary of changes made to the plan since the most recently approved plan dated 5/16/2025.

Unit Count / Total Density:

- Overall, the total unit count and density in the project (606 units at 1.70 units per acre) has increased by one (1) unit in the proposed amendment.

Fairway View at Macatawa Legends Phase 2:

- Additional plan sheets have been provided to address the PUD layout, utility, and landscaping requirements for Fairway View Phase 2.
- The phase site plan shows 69 total units, connecting the south end of Fairway View Phase 1 with Georgian Bay Drive and the Fairways Phase. This connection will provide the necessary second means of egress for Fairway View Phase 1.
- Many of the lot widths, and subsequent building envelope widths, on the north side of the road have been adjusted to accommodate larger floorplans. Alternatively, many of the lot widths and building envelope widths were then reduced on the south side of the road to be more comparable in size to the adjacent development to the south. These adjustments increased the total number of units within Fairway View Phase 2 and in the overall Macatawa Legends development by one (1) unit, but more importantly provide a more compatible transition between the two developments.

Private Street Specifications & Schedule:

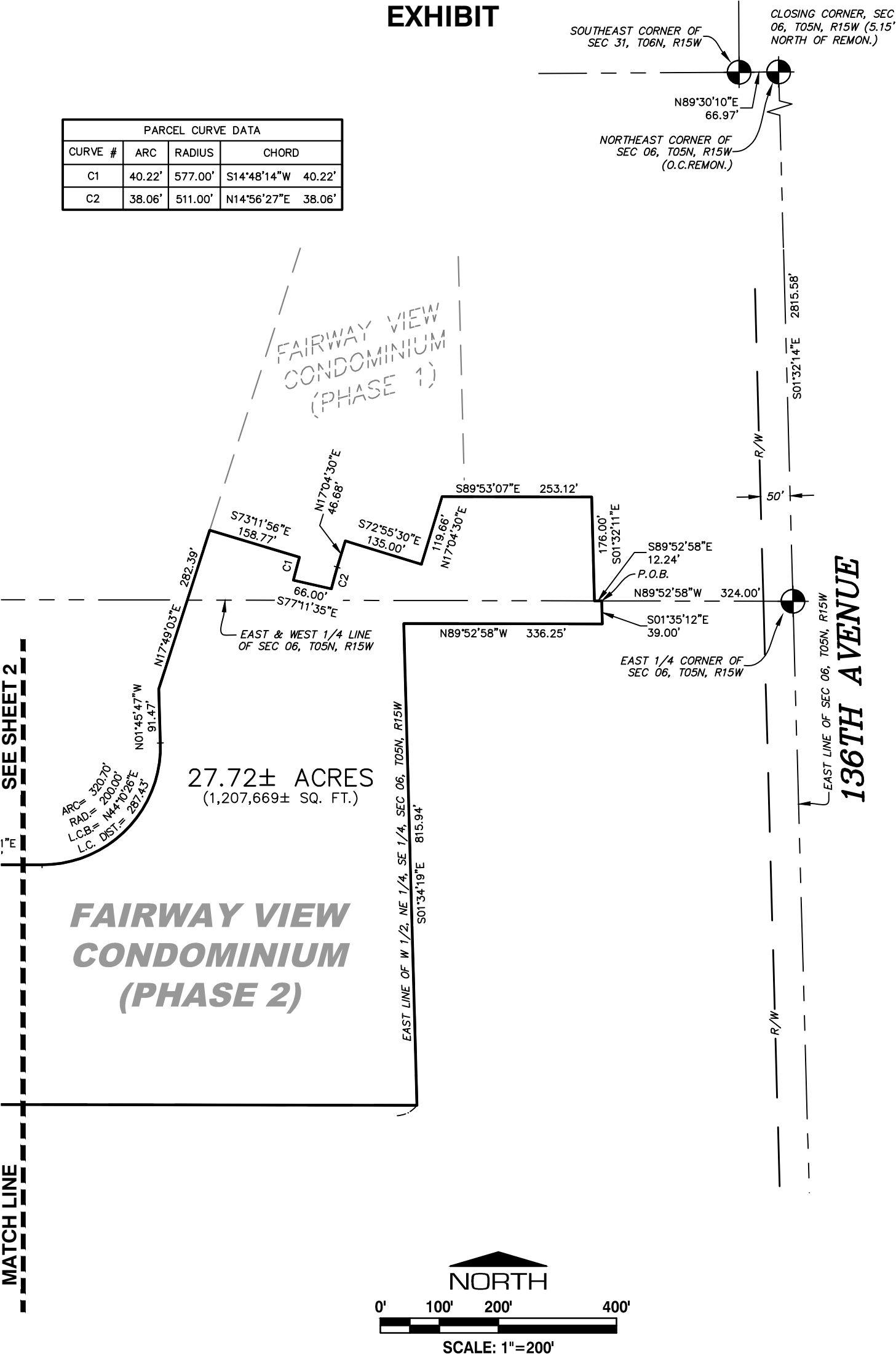
- Private streets in Fairway View Phase 2 will be constructed according to the most recent Township resolution and report for Macatawa Legends (dated 02/06/2024), which states private streets shall be constructed and completed consistent with the requirements of Section 8.2.D.3 and 8.2.E of the Zoning 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 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.

EXHIBIT

PARCEL CURVE DATA			
CURVE #	ARC	RADIUS	CHORD
C1	40.22'	577.00'	S14°48'14"W 40.22'
C2	38.06'	511.00'	N14°56'27"E 38.06'



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FAIRWAY VIEW CONDOMINIUM - PHASE 2

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

-FOR-

EASTBROOK HOMES

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

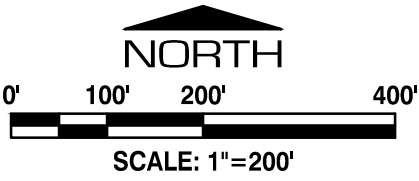
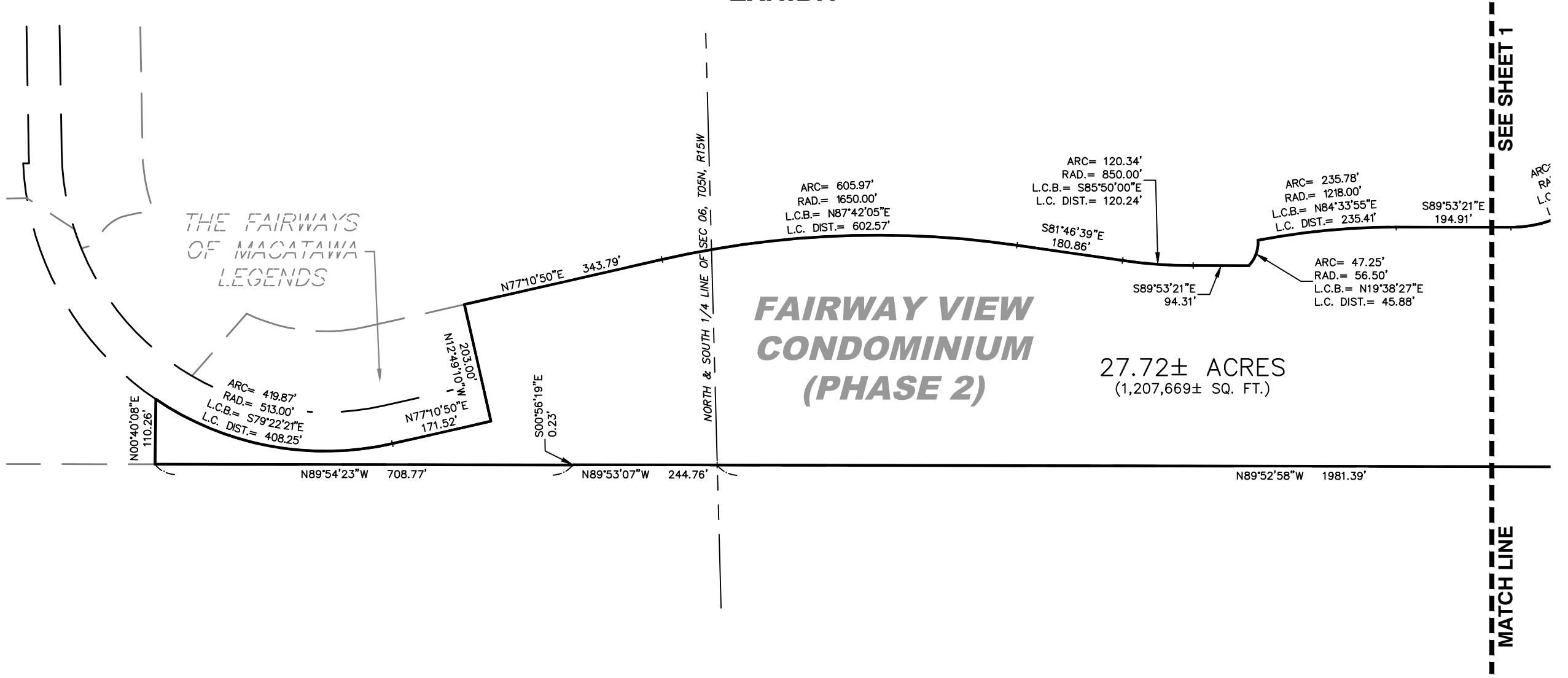
DRAWN BY: GLK

DATE: 09-08-2025

SHEET 1 OF 3

JOB NO. 1310543.5A

EXHIBIT



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EASTBROOK HOMES

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SHEET 2 OF 3	JOB NO. 1310543.5A

EXHIBIT

LEGAL DESCRIPTION
FAIRWAY VIEW CONDOMINIUM - PHASE 2

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 2815.58 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 06; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 06, NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 324.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 35 MINUTES 12 SECONDS EAST 39.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06, NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 336.25 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 34 MINUTES 19 SECONDS EAST 815.94 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06, NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 1981.39 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 06; THENCE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 06, NORTH 89 DEGREES 53 MINUTES 07 SECONDS WEST 244.76 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 19 SECONDS EAST 0.23 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST 708.77 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 08 SECONDS EAST 110.26 FEET; THENCE SOUTHEASTERLY 419.87 FEET ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 79 DEGREES 22 MINUTES 21 SECONDS EAST 408.25 FEET; THENCE NORTH 77 DEGREES 10 MINUTES 50 SECONDS EAST 171.52 FEET; THENCE NORTH 12 DEGREES 49 MINUTES 10 SECONDS WEST 203.00 FEET; THENCE NORTH 77 DEGREES 10 MINUTES 50 SECONDS EAST 343.79 FEET; THENCE NORTHEASTERLY 605.97 FEET ALONG THE ARC OF A 1650.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 87 DEGREES 42 MINUTES 05 SECONDS EAST 602.57 FEET; THENCE SOUTH 81 DEGREES 46 MINUTES 39 SECONDS EAST 180.86 FEET; THENCE SOUTHEASTERLY 120.34 FEET ALONG THE ARC OF A 850.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 85 DEGREES 50 MINUTES 00 SECONDS EAST 120.24 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST 94.31 FEET; THENCE NORTHERLY 47.25 FEET ALONG THE ARC OF A 56.50 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 19 DEGREES 38 MINUTES 27 SECONDS EAST 45.88 FEET; THENCE EASTERLY 235.78 FEET ALONG THE ARC OF A 1218.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 84 DEGREES 33 MINUTES 55 SECONDS EAST 235.41 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST 194.91 FEET; THENCE NORTHEASTERLY 320.70 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 44 DEGREES 10 MINUTES 26 SECONDS EAST 287.43 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 47 SECONDS WEST 91.47 FEET; THENCE NORTH 17 DEGREES 49 MINUTES 03 SECONDS EAST 282.39 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 56 SECONDS EAST 158.77 FEET; THENCE SOUTHERLY 40.22 FEET ALONG THE ARC OF A 577.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 14 DEGREES 48 MINUTES 14 SECONDS WEST 40.22 FEET; THENCE SOUTH 77 DEGREES 11 MINUTES 35 SECONDS EAST 66.00 FEET; THENCE NORTHERLY 38.06 FEET ALONG THE ARC OF A 511.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 14 DEGREES 56 MINUTES 27 SECONDS EAST 38.06 FEET; THENCE NORTH 17 DEGREES 04 MINUTES 30 SECONDS EAST 46.68 FEET; THENCE SOUTH 72 DEGREES 55 MINUTES 30 SECONDS EAST 135.00 FEET; THENCE NORTH 17 DEGREES 04 MINUTES 30 SECONDS EAST 119.66 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 07 SECONDS EAST 253.12 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 11 SECONDS EAST 176.00 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 06; THENCE ALONG SAID EAST AND WEST 1/4 LINE, SOUTH 89 DEGREES 52 MINUTES 58 SECONDS EAST 12.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 27.72± ACRES (1,207,669± SQ. FT.)



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-FOR-

EASTBROOK HOMES

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

DRAWN BY: GLK

DATE: 09-08-2025

SHEET 3 OF 3

JOB NO. 1310543.5A



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

SHEET INDEX

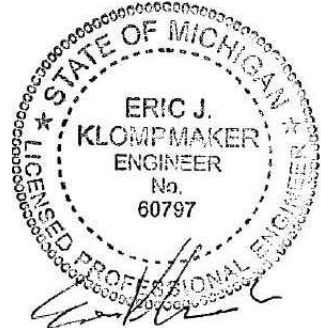
- 1 TITLE SHEET
- 2 OVERALL PUD PLAN
- 3 UNIT TYPE/QUANTITY & SETBACK SUMMARY
- 4 PUD SIDEWALK PLAN
- 5 FAIRWAY VIEW PHASE 2 SITE PLAN
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- 8 FAIRWAY VIEW PHASE 2 UTILITY PLAN
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- 15 FAIRWAY VIEW PHASE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

APPLICANT
EASTBROOK HOMES 1188 EAST PARIS AVENUE GRAND RAPIDS, MI 49546 (616) 968-1324 CONTACT mmcgraw@eastbrookhomes.com
CIVIL ENGINEER
DRIESENKA & ASSOCIATES, INC. 12330 JAMES STREET, SUITE H80 HOLLAND, MICHIGAN 49424 (616) 396-0255 JOHN TENPAS, P.E. john@drisesenga.com

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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 EAST PARIS AVE., GRAND RAPIDS, MI 49546

ISSUED FOR:	
1	REVISED PER OWNER 11-20-2017
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16	REVISED PER OWNER 02-20-2025
17	REVISED PER OWNER 02-26-2025
18	REVISED PER OWNER 03-14-2025
19	REVISED PER OWNER 06-19-2025
20	REVISED PER OWNER 09-09-2025



Project Manager: JOHN TENPAS
Project # 1310543.1A
Sheet Title: TITLE SHEET
Sheet # PUD 1 of 16

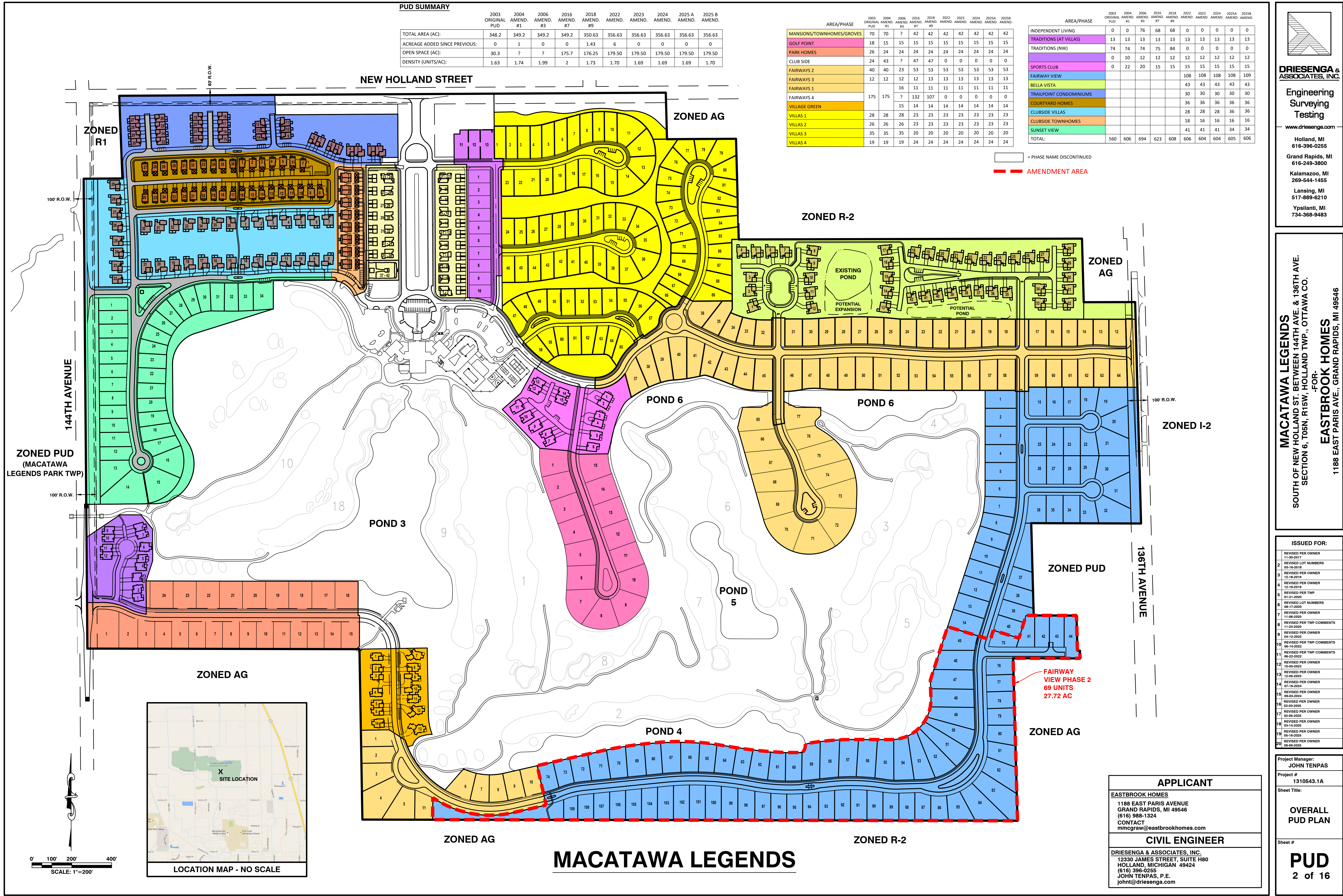
PUD SUMMARY

	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND.	2023 AMEND.	2024 AMEND.	2025 A AMEND.	2025 B AMEND.
TOTAL AREA (AC):	348.2	349.2	349.2	349.2	350.63	356.63	356.63	356.63	356.63	356.63
ACREAGE ADDED SINCE PREVIOUS:	0	1	0	0	1.43	6	0	0	0	0
OPEN SPACE (AC):	30.3	?	?	175.7	176.25	179.50	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	1.70

AREA/PHASE	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND.	2023 AMEND.	2024 AMEND.	2025 A AMEND.	2025 B AMEND.
MANSIONS/TOWNHOMES/GROVES	70	70	?	42	42	42	42	42	42	42
GOLF POINT	18	15	15	15	15	15	15	15	15	15
PARK HOMES	26	24	24	24	24	24	24	24	24	24
CLUB SIDE	24	43	?	47	47	0	0	0	0	0
FAIRWAYS 2	40	40	23	53	53	53	53	53	53	53
FAIRWAYS 3	12	12	12	12	13	13	13	13	13	13
FAIRWAYS 1				16	11	11	11	11	11	11
FAIRWAYS 4	175	175		?	132	107	0	0	0	0
VILLAGE GREEN				15	14	14	14	14	14	14
VILLAS 1	28	28	28	23	23	23	23	23	23	23
VILLAS 2	26	26	26	23	23	23	23	23	23	23
VILLAS 3	35	35	35	20	20	20	20	20	20	20
VILLAS 4	19	19	19	24	24	24	24	24	24	24

AREA/PHASE	2003 ORIGINAL PUD	2004 AMEND. #1	2006 AMEND. #3	2016 AMEND. #7	2018 AMEND. #9	2022 AMEND.	2023 AMEND.	2024 AMEND.	2025 A AMEND.	2025 B AMEND.
INDEPENDENT LIVING	0	0	76	68	68	0	0	0	0	0
TRADITIONS (AT VILLAS)	13	13	13	13	13	13	13	13	13	13
TRADITIONS (NW)	74	74	74	75	84	0	0	0	0	0
SPORTS CLUB	0	10	12	12	12	12	12	12	12	12
FAIRWAY VIEW	0	22	20	15	15	15	15	15	15	15
BELLA VISTA					108	108	108	108	108	109
TRAILPOINT CONDOMINIUMS					43	43	43	43	43	43
COURTYARD HOMES					30	30	30	30	30	30
CLUBSIDE VILLAS					36	36	36	36	36	36
CLUBSIDE TOWNHOMES					28	28	28	28	28	28
SUNSET VIEW					18	16	16	16	16	16
TOTAL:	560	606	694	623	608	606	604	604	605	606

— = PHASE NAME DISCONTINUED
— AMENDMENT AREA



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Project Manager:
JOHN TENPAS

Project #
1310543.1A

Sheet Title:
OVERALL
PUD PLAN

Sheet #
PUD
2 of 16

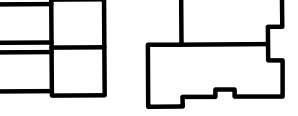
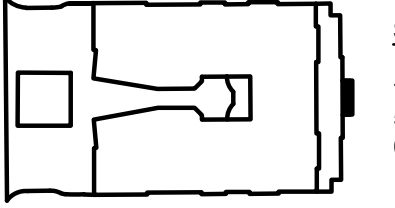
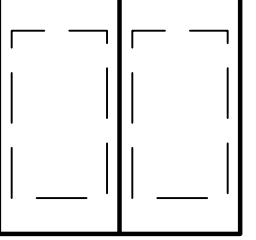
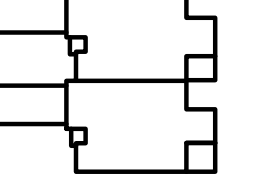
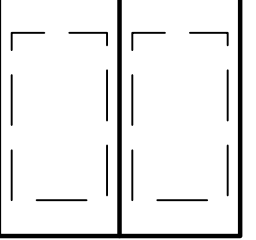
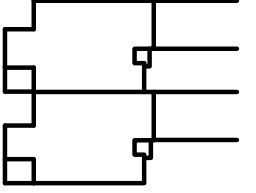
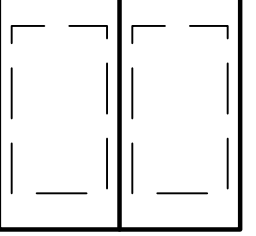
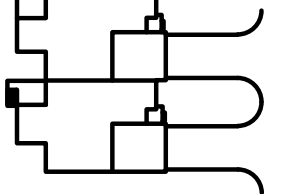
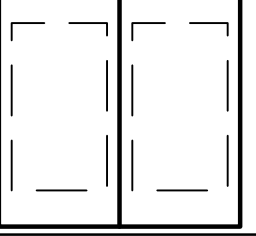
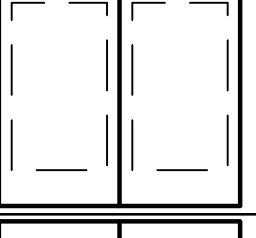

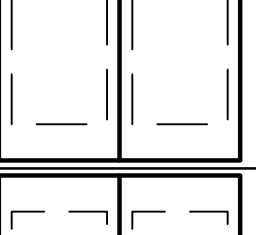
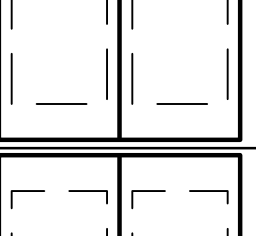
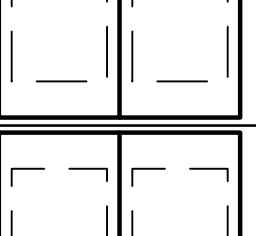
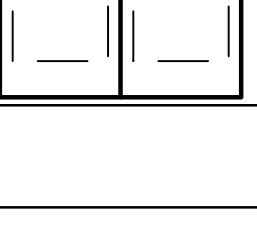
APPLICANT

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GRAND RAPIDS, MI 49546
(616) 988-1324
CONTACT
mmcgraw@eastbrookhomes.com

CIVIL ENGINEER

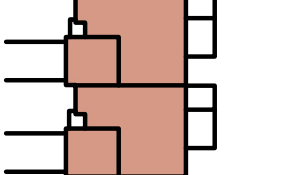
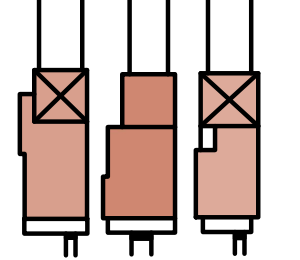
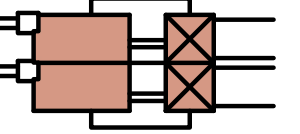
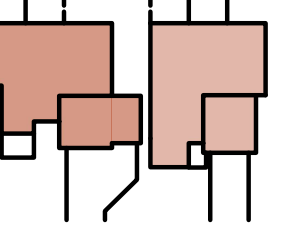
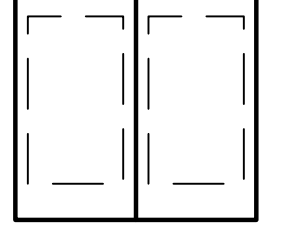
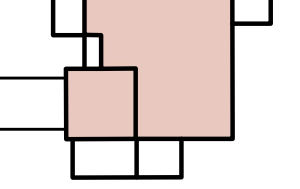
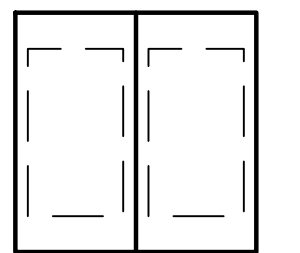
DRIESENGA & ASSOCIATES, INC.
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(616) 396-0255
JOHN TENPAS, P.E.
johnh@driesenga.com

EXISTING UNIT TYPE/QUANTITY AND SETBACKS

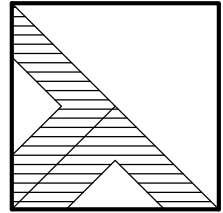
<u>THE TOWNHOMES</u>		
(36) UNITS DETACHED GARAGE REAR-LOADED 2-STORY TOWNHOMES		<u>SETBACKS</u> 10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 22' REAR YARD SETBACK
<u>THE GROVE</u>		
(6) UNITS ATTACHED GARAGE REAR-LOADED 3-STORY		<u>SETBACKS</u> 10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 0' REAR YARD SETBACK
<u>THE TRADITIONS</u>		
(13) UNITS ATTACHED GARAGE REAR/FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 10' FRONT YARD SETBACK 5' SIDE YARD SETBACK 13' SIDE YARD SEPARATION FROM ADJACENT UNIT 10' REAR YARD SETBACK
<u>SPORTS CLUB</u>		
(15) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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
<u>GOLF POINT</u>		
(15) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 35' FRONT YARD SETBACK 5' SIDE YARD SETBACK 25' REAR YARD SETBACK
<u>CLUB 10</u>		
(12) UNITS ATTACHED GARAGE FRONT-LOADED 1-STORY		<u>SETBACKS</u> 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
<u>PARK HOMES</u>		
(24) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 30' FRONT YARD SETBACK 5' SIDE YARD SETBACK 10' SIDE YARD SEPARATION FROM ADJACENT UNIT 30' REAR YARD SETBACK
<u>VILLAGE GREEN</u>		
(14) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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
<u>FAIRWAYS PHASE 1</u>		
(11) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 20' FRONT YARD SETBACK 7' SIDE YARD SETBACK 30' REAR YARD SETBACK
<u>FAIRWAYS PHASE 2</u>		
(53) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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
<u>FAIRWAYS PHASE 3</u>		
(13) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 44' FRONT YARD SETBACK FROM PAVED SURFACE 7' SIDE YARD SETBACK 30' REAR YARD SETBACK
<u>VILLAS PHASE 1</u>		
(23) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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
<u>VILLAS PHASE 2</u>		
(23) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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
<u>VILLAS PHASE 3</u>		
(20) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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
<u>VILLAS PHASE 4</u>		
(24) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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

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

PROPOSED UNIT TYPE/QUANTITY AND SETBACKS

<u>TRAILPOINT CONDOMINIUMS</u>		
(30) UNITS ATTACHED GARAGE FRONT-LOADED 1-STORY		<u>SETBACKS</u> 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.
<u>COURTYARD HOMES</u>		
(36) UNITS TRADITIONAL ATTACHED GARAGE REAR-LOADED		<u>SETBACKS</u> 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. * AC 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.
<u>CLUBSIDE TOWNHOMES</u>		
(16) UNITS 'TOWN-SQUARE' DETACHED GARAGE REAR-LOADED 2-STORY TOWNHOMES		<u>SETBACKS</u> 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. * AC UNITS MAY BE PLACED IN SIDE YARDS BETWEEN BUILDINGS BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.
<u>CLUBSIDE VILLAS</u>		
(36) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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 BUT MAY BE NO CLOSER THAN 10' TO ANY PORTION OF THE ADJACENT UNIT.
<u>SUNSET VIEW</u>		
(34) UNITS 64'-100' +/- WIDE LOTS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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. * AC UNITS & WINDOW WELLS MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.
<u>BELLA VISTA</u>		
(42) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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.
<u>FAIRWAY VIEW</u>		
(109) UNITS ATTACHED GARAGE FRONT-LOADED 1 & 2 STORY		<u>SETBACKS</u> 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.

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



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SECTION 6, T05N, R15W, HOLLAND TWP., OTTAWA CO.

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8	REVISED PER TWP COMMENTS 11-04-2020
9	REVISED PER OWNER 04-12-2022
10	REVISED PER TWP COMMENTS 06-14-2022
11	REVISED PER TWP COMMENTS 06-22-2022
12	REVISED PER OWNER 10-03-2023
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19	REVISED PER OWNER 06-10-2025
20	REVISED PER OWNER 09-09-2025

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Project #
1310543.1A

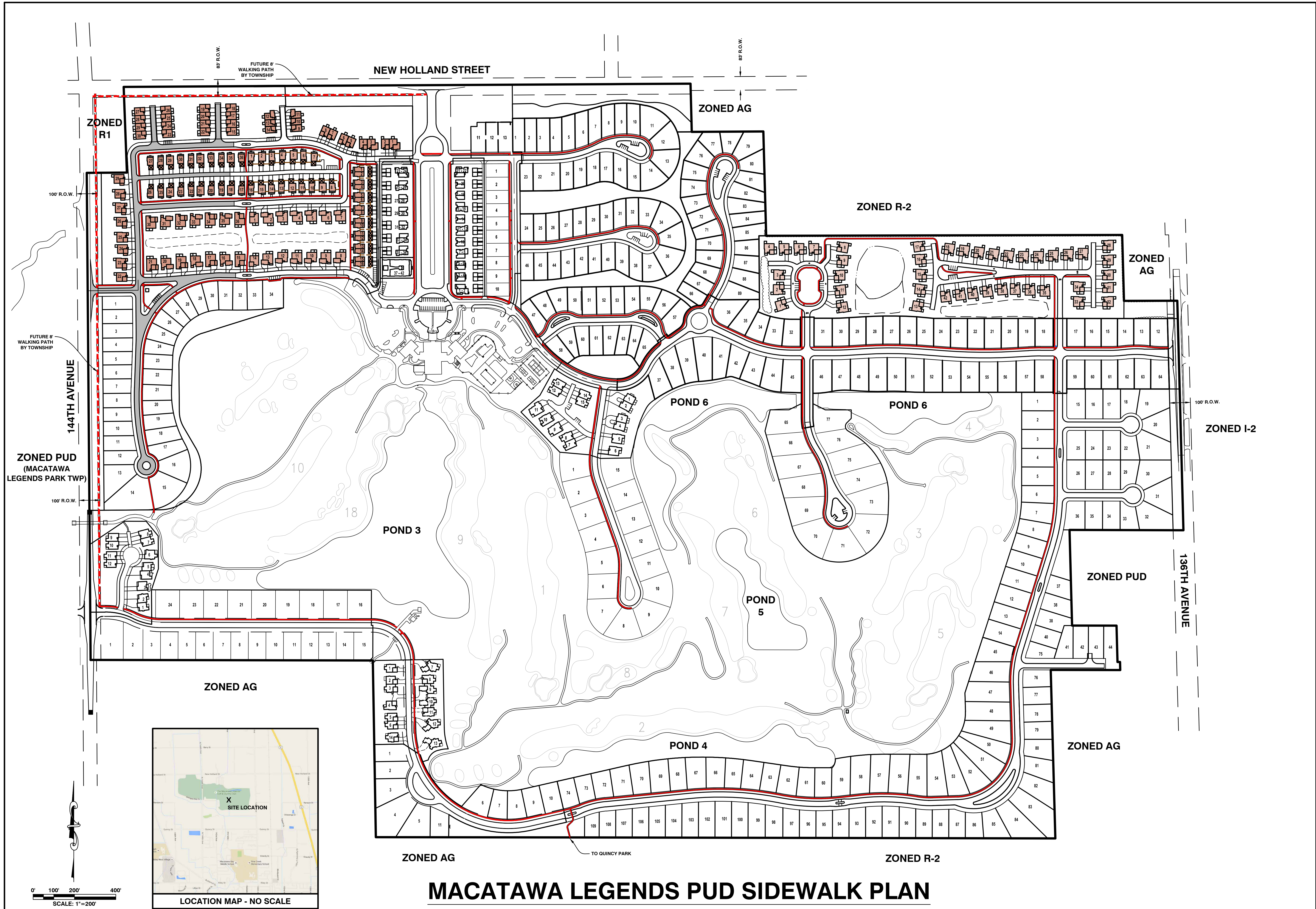
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**UNIT
TYPE/QUANTITY
& SETBACK
SUMMARY**

Sheet #

PUD
3 of 16

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20	REVISED PER OWNER 09-09-2025

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Project #:
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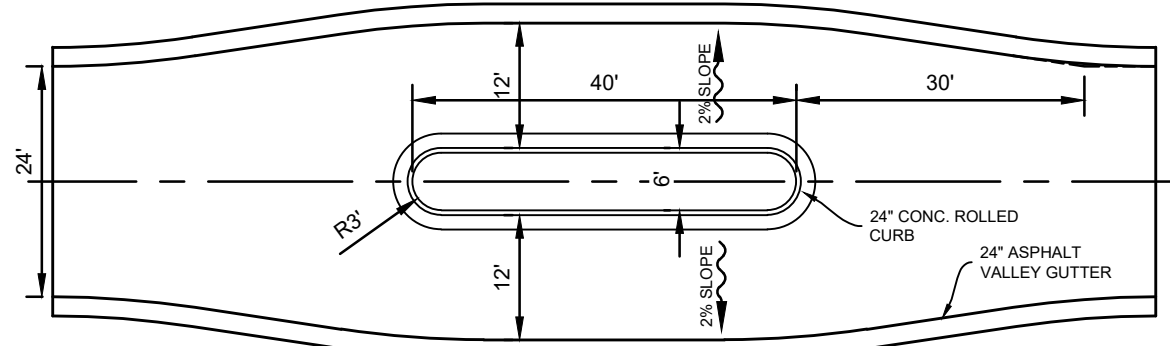
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SIDEWALK
PLAN**

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**PUD
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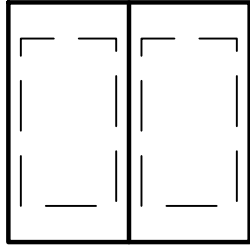


TRAFFIC CALMING ISLAND

NO SCALE



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



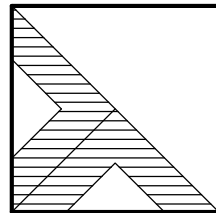
SETBACKS

30' FRONT YARD SETBACK.
7' SIDE YARD SETBACK.
30' REAR YARD SETBACK.
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19	REVISED PER OWNER
20	REVISED PER OWNER

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JOHN TENPAS

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**SITE
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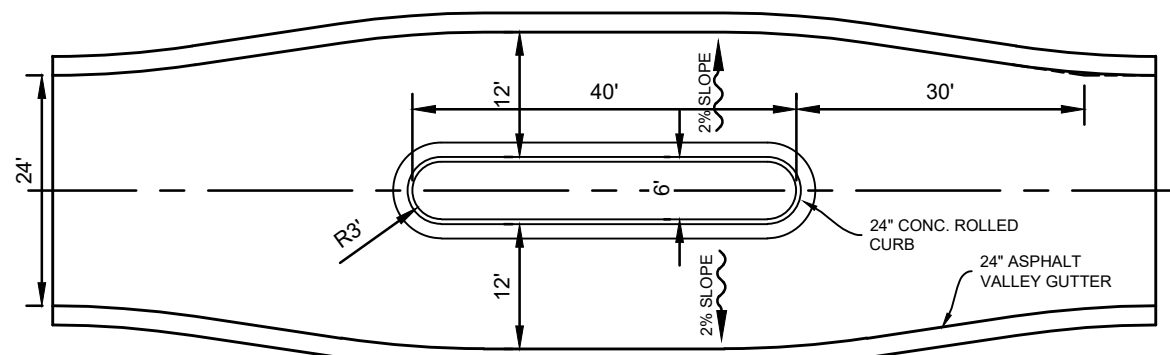
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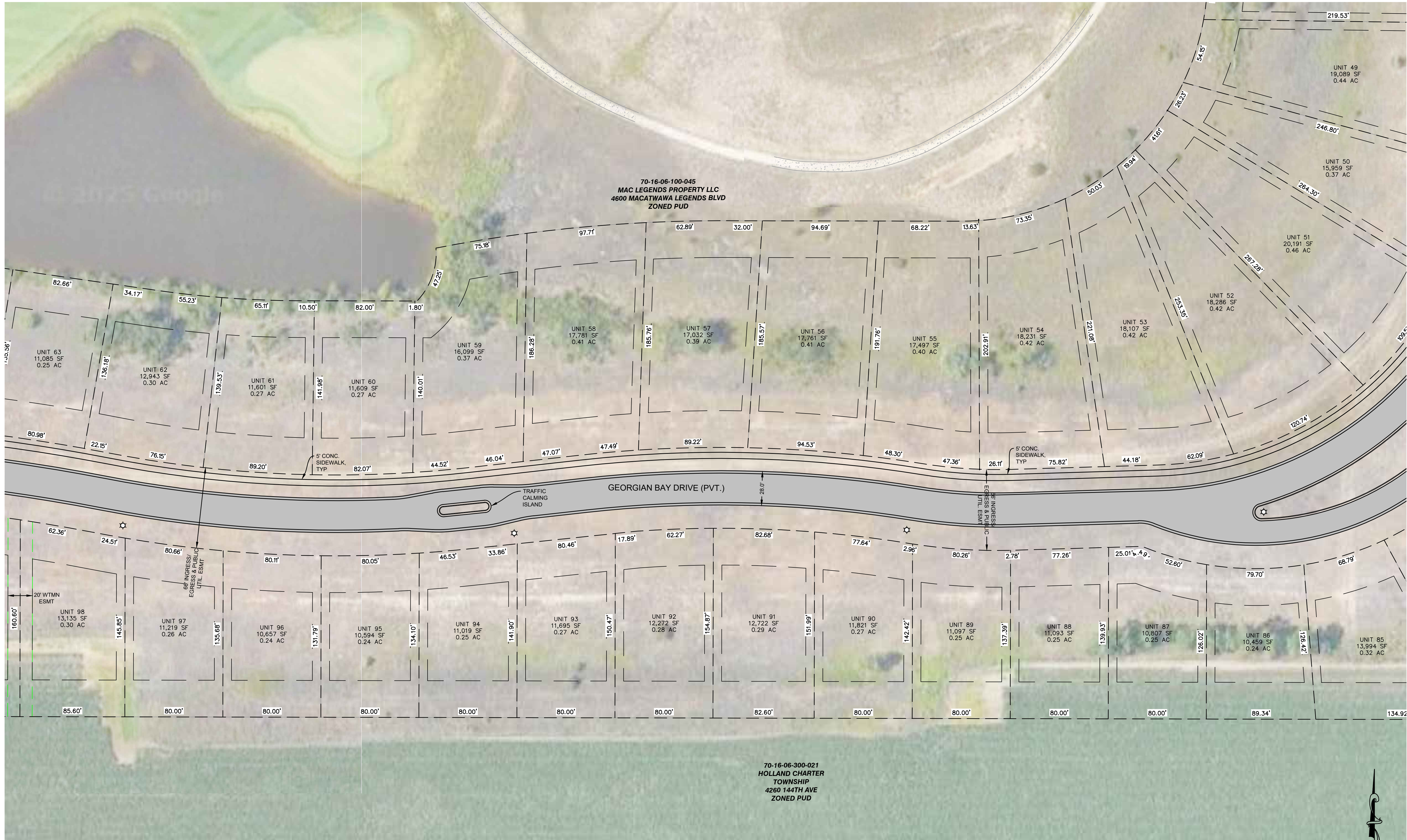


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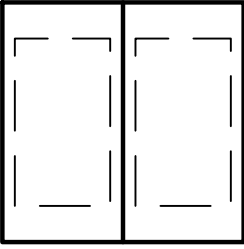


TRAFFIC CALMING ISLAND

NO SCALE

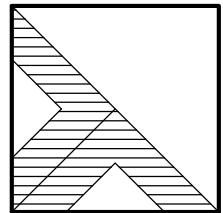


**FAIRWAY VIEW
PHASE 2
(69) UNITS**
ATTACHED GARAGE
FRONT-LOADED
1 & 2 STORY



SETBACKS
30' FRONT YARD SETBACK.
7' SIDE YARD SETBACK.
30' REAR YARD SETBACK.
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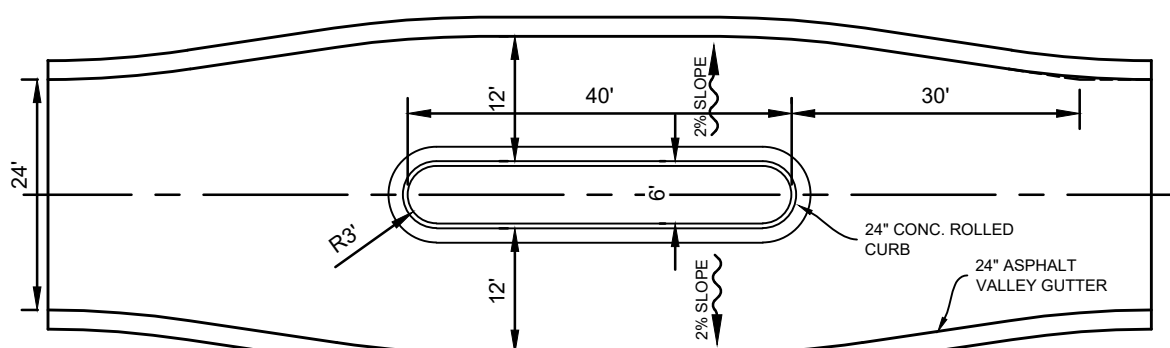
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6 of 16

0' 20' 40' 80'
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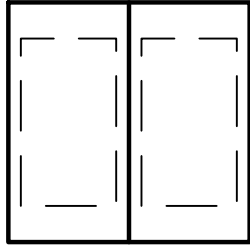
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FAIRWAY VIEW
PHASE 2
(69) UNITS
ATTACHED GARAGE
FRONT-LOADED
1 & 2 STORY

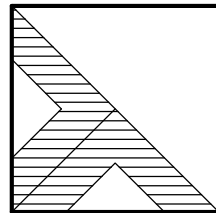


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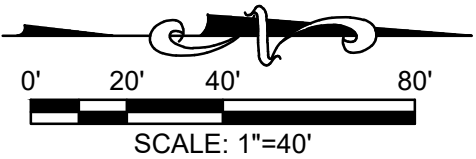
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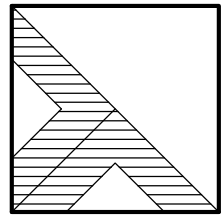


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- PROPOSED 8" SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING 8" WATER MAIN
- PROPOSED 8" WATER MAIN



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8	REVISED PER TWP COMMENTS
9	REVISED PER OWNER
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19	REVISED PER OWNER
20	REVISED PER OWNER

Project Manager:
JOHN TENPAS

Project #
1310543.1A

Sheet Title:

**UTILITY
PLAN**

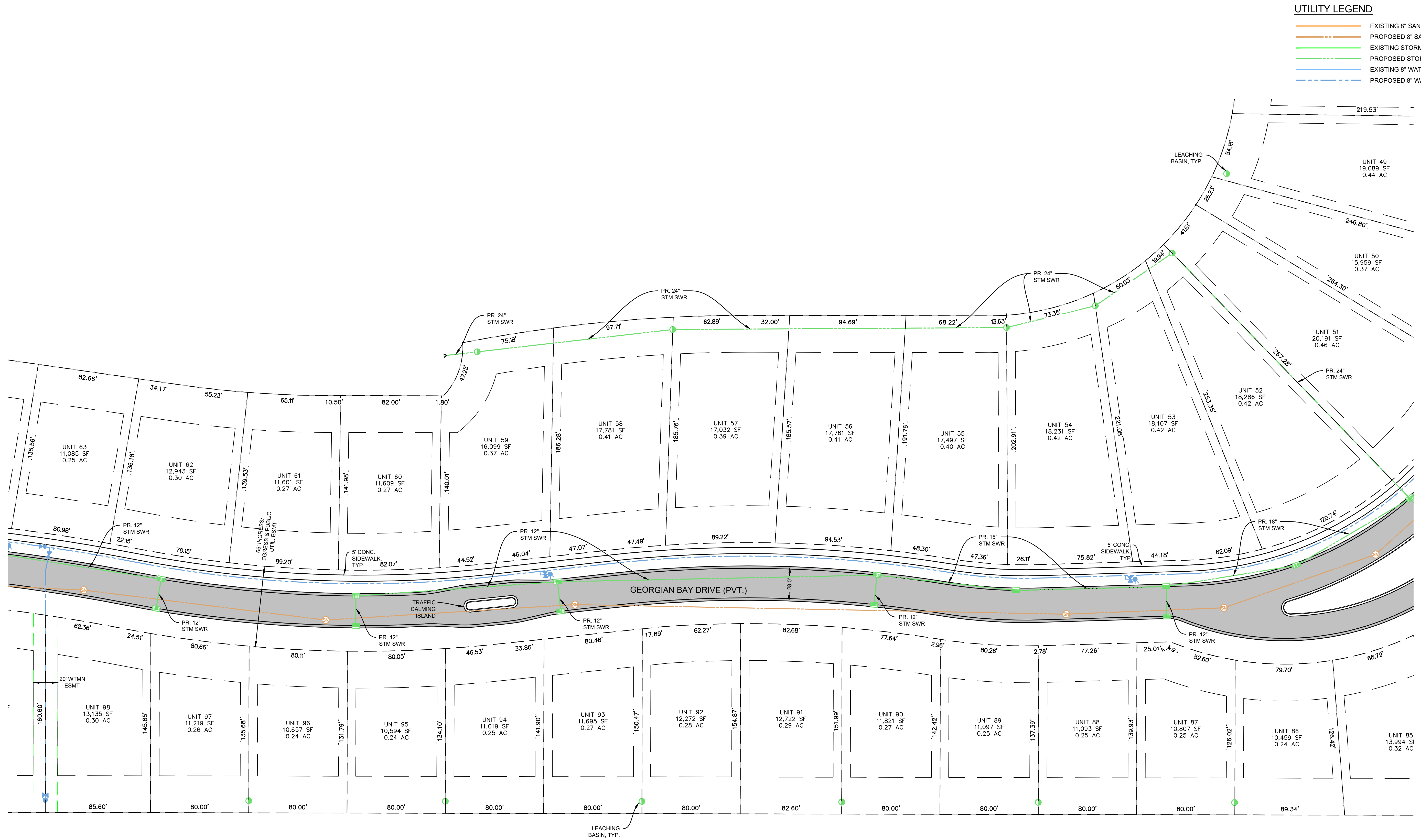
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UTILITY LEGEND	
	EXISTING 8" SANITARY SEWER
	PROPOSED 8" SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING 8" WATER MAIN
	PROPOSED 8" WATER MAIN

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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 11-30-2017
2	REVISED LOT NUMBERS 03-18-2019
3	REVISED PER OWNER 12-18-2019
4	REVISED PER OWNER 12-19-2019
5	REVISED PER TWP 01-21-2020
6	REVISED LOT NUMBERS 08-17-2020
7	REVISED PER OWNER 11-24-2020
8	REVISED PER TWP COMMENTS 04-12-2022
9	REVISED PER TWP COMMENTS 06-14-2022
10	REVISED PER TWP COMMENTS 08-23-2022
11	REVISED PER OWNER 10-03-2023
12	REVISED PER OWNER 07-16-2024
13	REVISED PER OWNER 07-16-2024
14	REVISED PER OWNER 09-03-2024
15	REVISED PER OWNER 02-03-2025
16	REVISED PER OWNER 02-03-2025
17	REVISED PER OWNER 02-03-2025
18	REVISED PER OWNER 03-14-2024
19	REVISED PER OWNER 05-16-2024
20	REVISED PER OWNER 09-05-2025

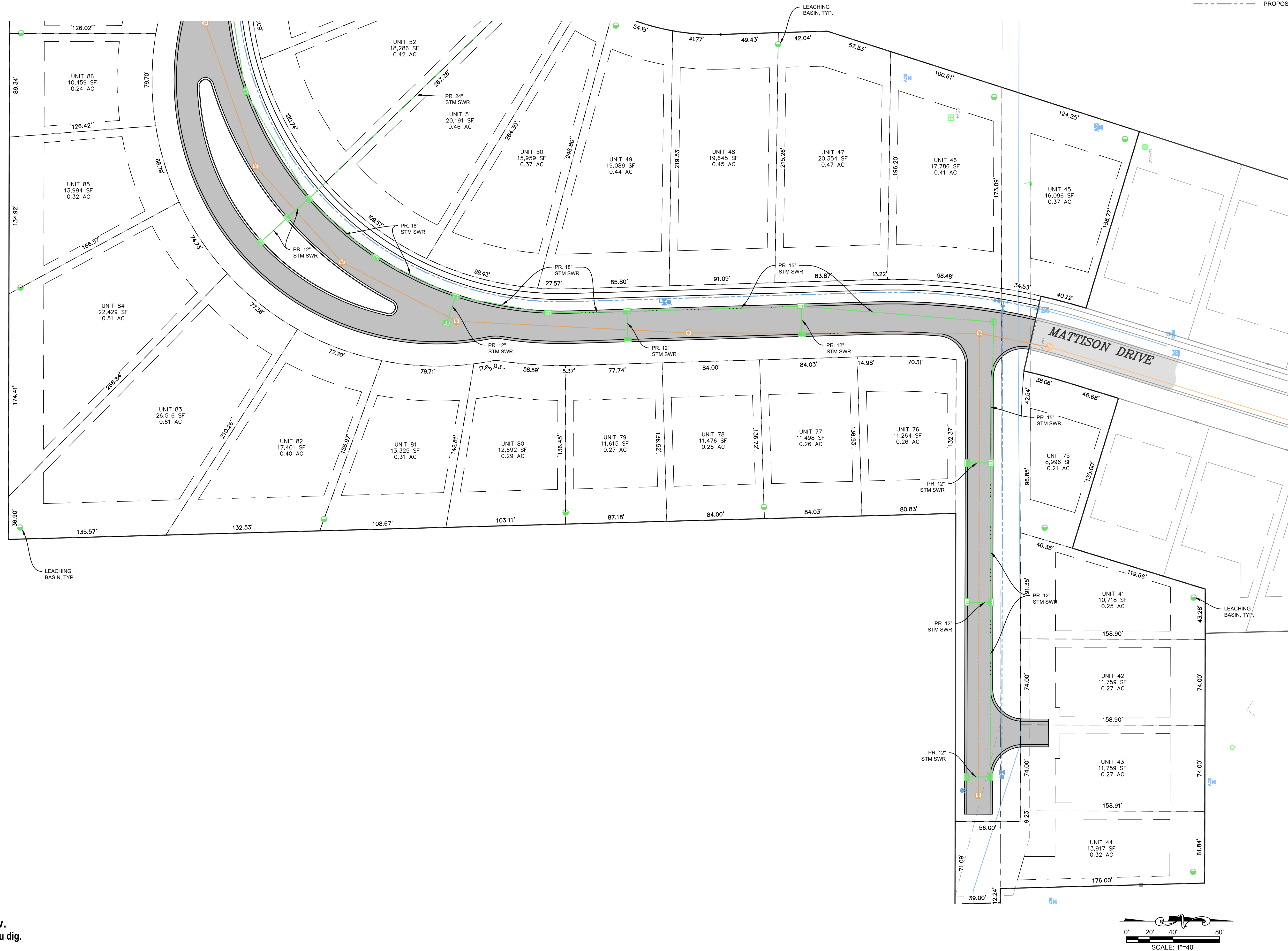
Project Manager:
JOHN TENPAS
Project #
1310543.1A

Sheet Title:
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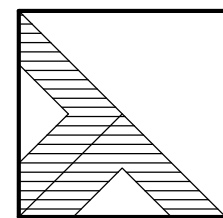


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UTILITY LEGEND

- 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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5	REVISED PER TWP
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Project Manager:
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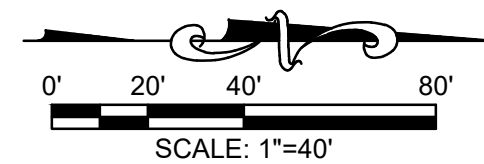
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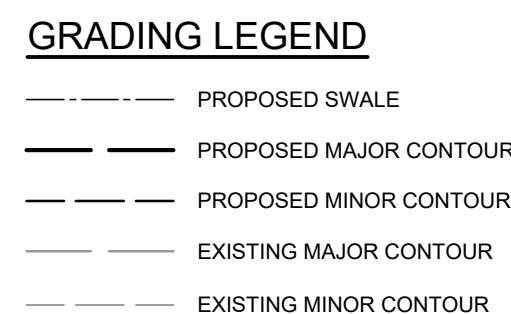
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ISSUED FOR:

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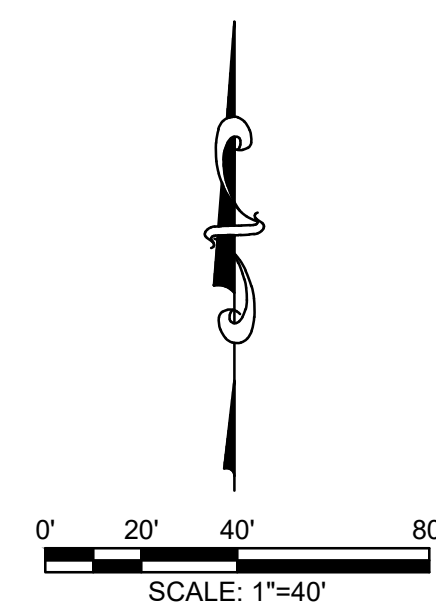
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GRADING PLAN

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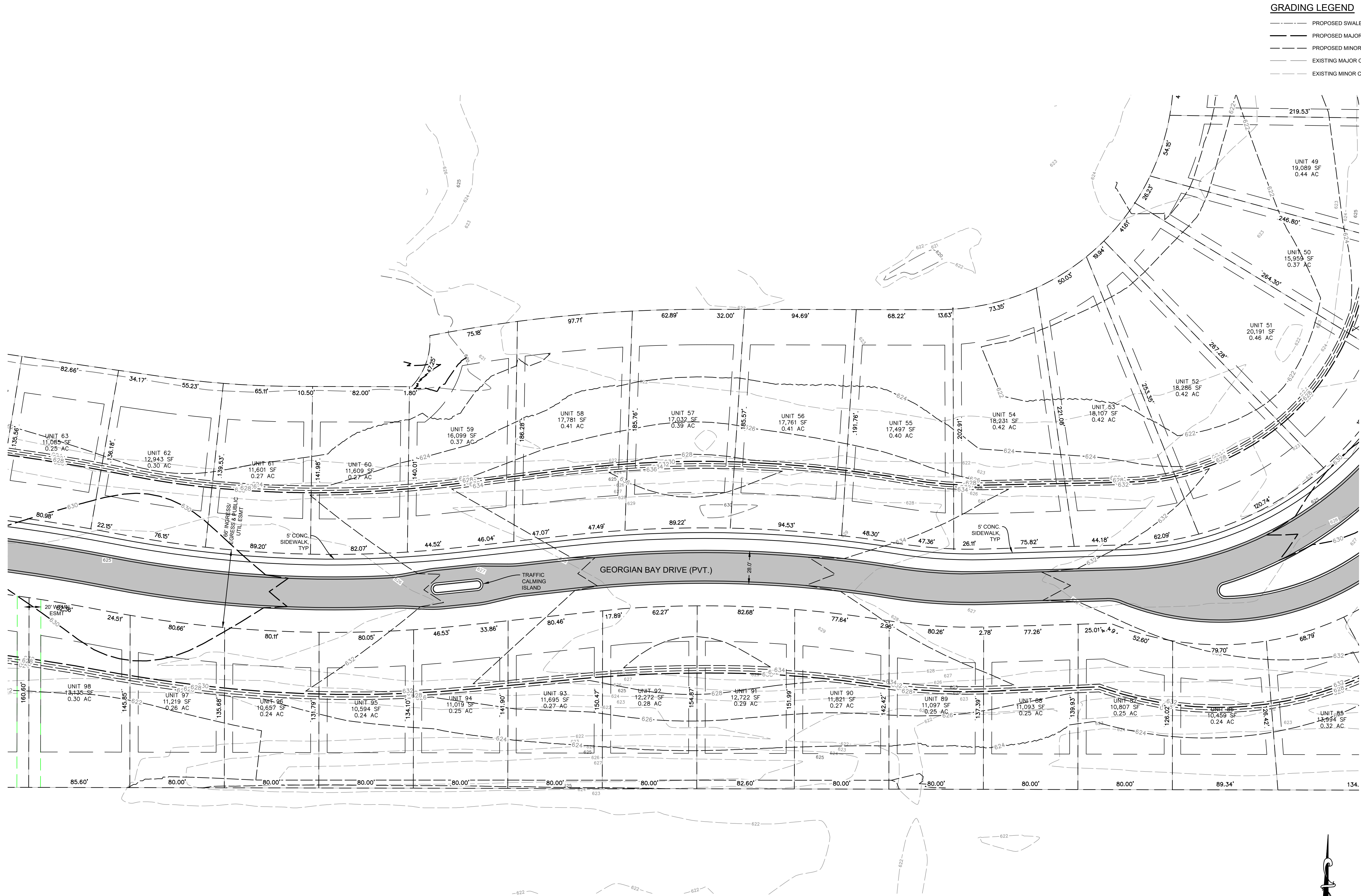
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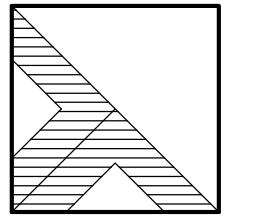


Know what's below.
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GRADING LEGEND

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



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FOR
EASTBROOK HOMES
1188 E PARIS AVE SE #100, GRAND RAPIDS, MICHIGAN 49546

ISSUED FOR:

1	REVISED PER OWNER
2	REVISED LOT NUMBERS
3	REVISED PER OWNER
4	REVISED PER OWNER
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Project Manager:
JOHN TENPAS

Project #
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**GRADING
PLAN**

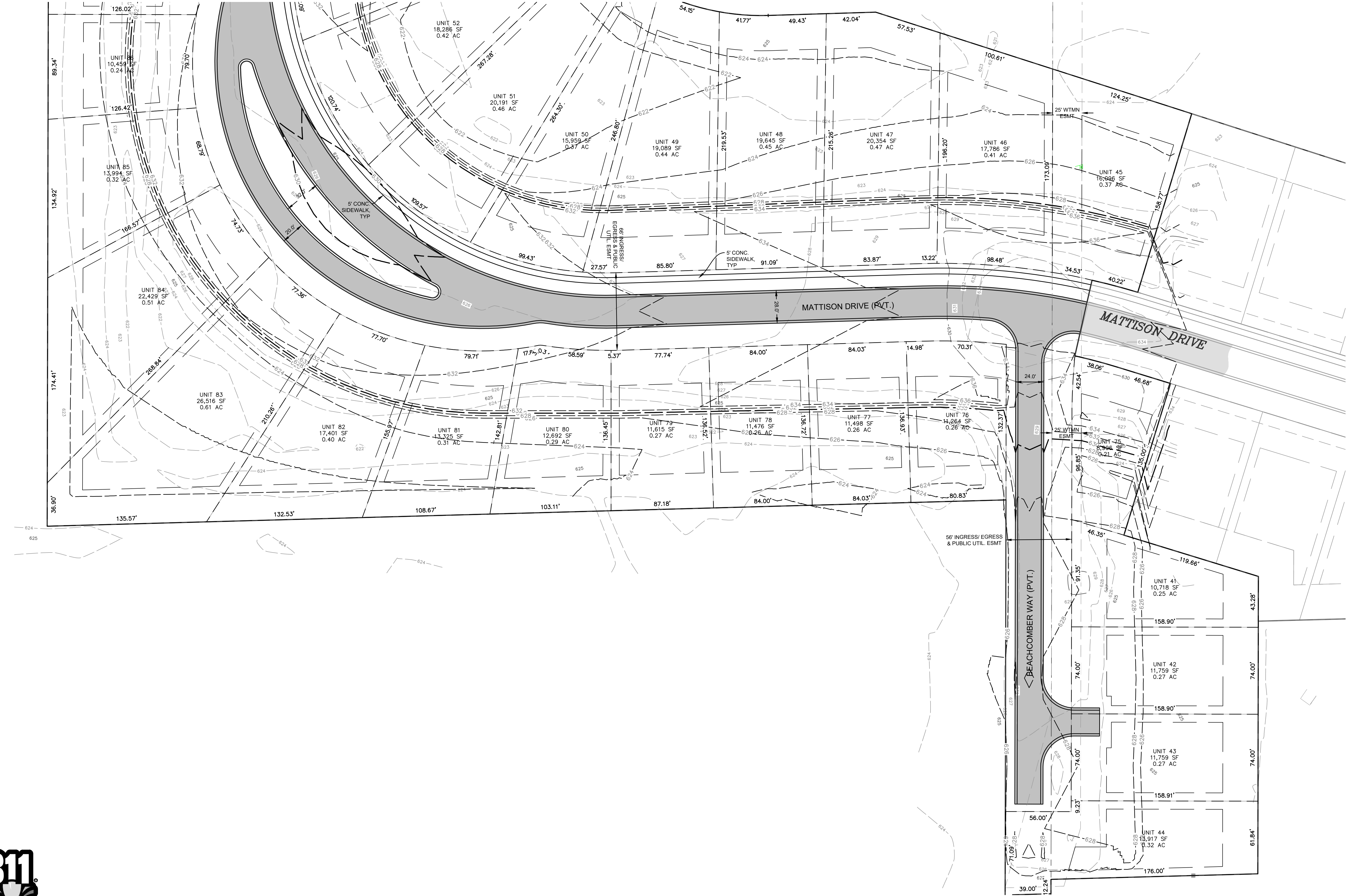
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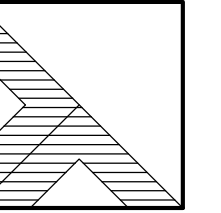


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GRADING LEGEND

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



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Project #
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**GRADING
PLAN**

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