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JAN 28 2026



## APPLICATION FOR SITE PLAN APPROVAL

HOLLAND TWP.

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

### Applicant Information

Contact Name Tom Witteveen  
Address 2763 120th Ave.  
Holland, MI 49424

Company Baumann Building  
Phone [REDACTED]  
Email [REDACTED]

### Owner Information

Contact Name Brad VanderZwaag  
Address 2763 120th Ave.  
Holland, MI 49424

Company Lakeview Holland, LLC  
Phone [REDACTED]  
Email [REDACTED]

### Plan Preparer Information

Contact Name Chuck Hoyt  
Address 217 Cesar Chavez Ave SW Site 302  
Grand Rapids, MI 49503

Company Nederveld  
Phone [REDACTED]  
Email [REDACTED]

### Property Information

Address or Location 3735 Westwood Pl, Holland MI 49424  
Parcel Number 70 - 16 - 07 - 200 - 068 Zoning District R3  
Present Use(s) Multi-family

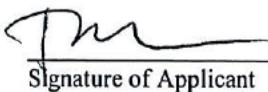
### Description of Proposed Use – (attach additional pages as needed)

Townhome building to be 10 units rather than 9 units as previously approved

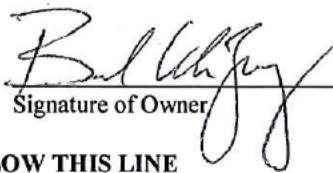
Requesting Planning Commission Review: Yes  No  (Note: Zoning Administrator may refer to the Planning Commission)

A site plan review fee of \$100 shall be submitted with the required two (2) site plans. If a special meeting is requested before the Planning Commission, an additional fee of \$600 shall be submitted with eleven (11) complete copies of: this form and the site plan including an electronic copy of the site plan on CD or other file sharing device. The copies must be submitted to the Community Development Department no later than the deadline indicated on the Planning Commission's Notice of Regular Meetings. The applicant or its representative must be present at the meeting in order to receive consideration.

I, the undersigned, do hereby certify that the site plan(s) attached hereto have been completed according to all ordinance requirements. I do further understand that if my site plan is not complete or if I fail to attend the meeting, the Planning Commission, at its discretion, may table the decision until a later date.

  
Signature of Applicant

1/27/26  
Date

  
Signature of Owner

1/27/26  
Date

DO NOT WRITE BELOW THIS LINE

Date Received \_\_\_\_\_ Amount of Fee Paid \$ \_\_\_\_\_ Check No. \_\_\_\_\_

Application Accepted by \_\_\_\_\_



## SITE PLAN CHECKLIST

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151

All site plans submitted **MUST** contain all the following information unless certain information is waived by the Zoning Administrator. (Please check each item that is shown on the plan or note why it is not)

A. Site plan, drawn to scale, based on an accurate certified land survey.

B. Site plan content:

B1. Indication of existing Zoning District requirements.

<input checked="" type="checkbox"/> R3 Zoning District	<input checked="" type="checkbox"/> Front Yard Setback Complies
<input checked="" type="checkbox"/> Parcel Size Complies	<input checked="" type="checkbox"/> Side Yard Setback Complies
<input checked="" type="checkbox"/> Parcel Width Complies	<input checked="" type="checkbox"/> Rear Yard Setback Complies

B2. Adjacent Zoning Districts, including Structures within one hundred (100) feet of the site's Lot lines.

B3. Location of existing water, sewer, and storm water utilities, including ditches and similar water courses.

B4. Existing topographical features including vegetation cover, trees in excess of six (6) inch caliper, and contour intervals no greater than five (5) feet.

B5. Location of R.O.W. lines, Lot lines, and applicable Setback lines.

B6. Location of existing streets, drives, and parking lots, including loading space(s) and arrangement and number of standard parking spaces and accessible parking spaces.

B7. Location of existing improvements, including the size and type of present Buildings or Structures, such as fencing, lighting, and signs to be retained or removed.

B8. Proposed topographical features including limits of removal for vegetation cover and contour intervals no greater than five (5) feet.

B9. Location of proposed water, sewer, and storm water utilities, including ditches or similar water courses.

B10. Location of proposed streets, drives, and parking lots, including loading space(s) and arrangement and number of standard parking spaces and accessible parking spaces.

B11. Location of all proposed Buildings or Structures, such as trash enclosures, fencing, light poles, and centralized mail delivery locations for residential communities (i.e., Neighborhood Delivery Centers or Cluster Box Units).

B12. Proposed landscaping, including specific ground cover(s), shrubs, and trees with an accurate description of species type and minimum size(s) to be installed.

B13. The date, north arrow, and scale. The scale shall not be less than 1" = 50' if the subject property is less than three (3) acres and 1" = 100' if three (3) acres or more.

B14. The name and address and phone number of the professional individual, if any, responsible for the preparation of the site plan.

C. Building information:

C1. Preliminary architectural sketches and/or a general statement as to the type of construction and materials to be used in the proposed Buildings or Structures.

C2. Height and area of Buildings and Structures, including lot coverage by buildings.

D. Supplemental information:

D1. Project Narrative.

D2. The period of time within which the project will be completed.

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D3. Proposed phasing of the project, if any.

D4. Delineation of the one hundred (100) year flood plain and any proposed uses therein.

D5. Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase contract.

D6. Additional information which the body or official reviewing and approving the site plan may request - which is reasonably necessary to evaluate the site plan.

**Planning Commission General Document Submittal Requirements:**

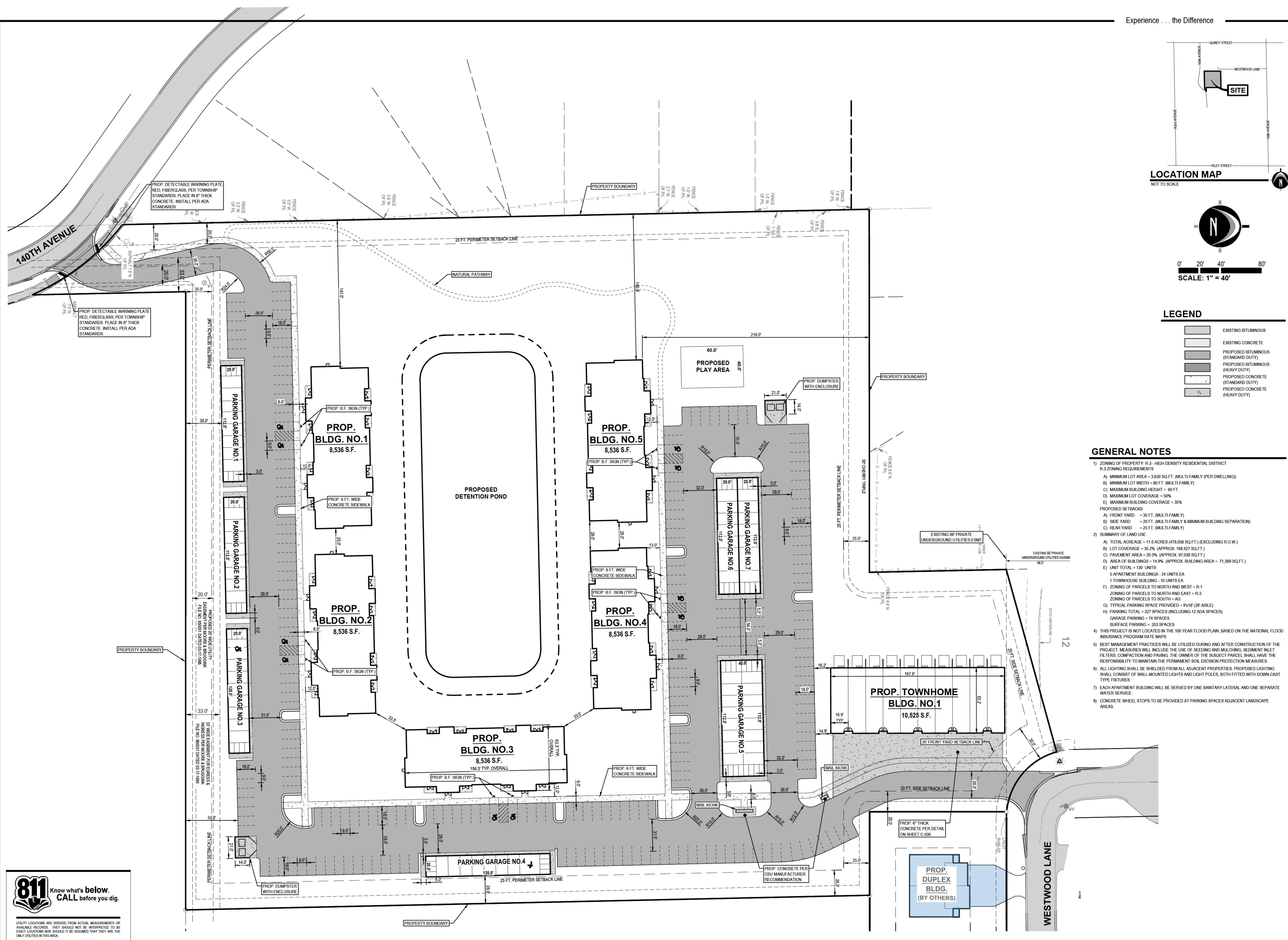
1. Failure to include any of the above information shall result in the rejection of the proposed site plan.
2. All information required on the application form shall be completed, including signature.
3. One original signature copy of the application must be submitted. The balance of the copies required may be photocopies.
4. All required documents/information must be submitted at the same time.
5. Rolled documents shall not be accepted. All documents must be folded to a size no larger than 9"x12".
6. If submittal contains multiple documents, the documents must be collated into "packets". Each packet shall be secured by clips, or rubber bands if necessary.
7. Two (2) sets of plans shall bear the original seal and signature of the architect or engineer who prepared them; the balance required may be copies.

Lakeview Apartments  
Site Plan Revision Request

**Project Narrative**

At the original submittal for the Lakeview Apartment project, the entire project was comprised of two separate but adjacent parcels. The 24 unit apartment buildings were on one parcel, and the 9 unit townhome building was on a separate parcel. 9 townhome units were able to be built on that parcel based on the side yard setback requirements. Since then, both parcels have been combined into one parcel so there is room for an additional unit.

The additional unit will allow for a more symmetrical look compared to the 9 unit building (see attached front elevation comparison)



**NEDERVELD**  
www.nederveld.com  
800.222.1868

**HOLLAND**  
730 Chicago Dr.  
Holland, MI 49423  
Phone: 616.393.0449

**GRAND RAPIDS**  
217 Grandville Ave. Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.5190

**ANN ARBOR**  
3037 Miller Rd.  
Ann Arbor, MI 48103  
Phone: 734.929.6963

**PREPARED FOR:**  
Baumann Building Inc.  
Attention: Brad VanderZwaag

2763 120th Avenue  
Holland, MI 49424  
Phone: 616.796.6623

**REVISIONS:** \_\_\_\_\_

**LEGEND:**

Existing Bituminous
Existing Concrete
Proposed Bituminous (Standard Duty)
Proposed Bituminous (Heavy Duty)
Proposed Concrete (Standard Duty)
Proposed Concrete (Heavy Duty)

**GENERAL NOTES:**

- ZONING OF PROPERTY: R-3 HIGH DENSITY RESIDENTIAL DISTRICT
- R-3 ZONING REQUIREMENTS
  - MINIMUM LOT AREA = 6,630 SQ.FT. (MULTI-FAMILY PER DWELLING)
  - MINIMUM LOT WIDTH = 80 FT. (MULTI-FAMILY)
  - MAXIMUM BUILDING HEIGHT = 60 FT.
  - MAXIMUM LOT COVERAGE = 50%
  - MAXIMUM BUILDING COVERAGE = 35%
- PROPOSED SETBACKS
  - FRONT YARD = 35 FT. (MULTI-FAMILY)
  - SIDE YARD = 20 FT. (MULTI-FAMILY & MINIMUM BUILDING SEPARATION)
  - REAR YARD = 25 FT. (MULTI-FAMILY)
- SUMMARY OF LAND USE:
  - TOTAL ACREAGE = 11.0 ACRES (479,968 SQ.FT.) EXCLUDING R.O.W.
  - LOT COVERAGE = 35.2% (APPROX. 168,427 SQ.FT.)
  - PAVEMENT AREA = 20.3% (APPROX. 97,038 SQ.FT.)
  - AREA OF BUILDINGS = 14.9% (APPROX. BUILDING AREA = 71,389 SQ.FT.)
  - UNIT TOTAL = 10 UNITS
  - 5 APARTMENT UNITS = 24 UNITS EA
  - 1 TOWNHOME BUILDING = 10 UNITS EA
  - ZONING OF PARCELS TO NORTH AND WEST = R-1
  - ZONING OF PARCELS TO SOUTH = AG
  - TYPICAL PARKING SPACE PROVIDED = 9x18' (26 AISEL)
  - PARKING TOTAL = 327 SPACES (INCLUDING 12 ADA SPACES)
  - GARAGE PARKING = 74 SPACES
  - SURFACE PARKING = 253 SPACES
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPOSTING, AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN-CAST TYPE FIXTURES
- EACH APARTMENT BUILDING WILL BE SERVED BY ONE SANITARY LATERAL AND ONE SEPARATE WATER SERVICE
- CONCRETE WHEEL STOP TO BE PROVIDED AT PARKING SPACES ADJACENT LANDSCAPE AREAS

**LAKEVIEW APARTMENTS**

Site Layout Plan

PART OF THE NORTHEAST 1/4 OF SECTION 7, TSN R15W,  
HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN

**STAMP:** \_\_\_\_\_

**PROJECT NO.:**  
23200149

**SHEET NO.:**

**C-205**

220314-CP2-JM



811 Know what's below.  
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR  
WHAT IS KNOWN AS OF THE DATE OF THIS DRAWING. THEY SHOULD NOT BE  
INTERPRETED AS EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE  
ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE  
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE  
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL  
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

## 26LV Townhouse

**Baumann**  
BUILDING INC.



**Lakeview Townhouse**

PROJECT NUMBER  
26LV05  
PLOT DATE  
12/15/2025 10:45:46  
AM

**A1.0**  
ELEVATIONS 1

### GENERAL ELEVATION NOTES

- 1) VINYL Siding on all sides
- 2) 12" OVERHANGS, if GABLE ENDS UNLESS OTHERWISE NOTED
- 3) ALL HORIZONTAL TRIM PROJECTIONS TO HAVE 1/2" DOWNTURN AT KICKOUT-OUT SPACING, CONTINUOUS FLASHING FOR ROOF/WALL INTERSECTIONS PER IROS
- 4) CULTURED STONE W/ (2) LAYERS OF WIRE UNDER THE LATH, LATH FASTENERS TYPE A SPACING PER ASTM C1026 FINISH 2" ABOVE PAVEMENT, 4" ABOVE FINISHED GRADE
- 5) ALUM VENTED SOFFITS
- 6) TYPAR HOUSE WRAP & AAMA 711 FLASHING TAPE TO BE APPLIED TO EXTERIOR
- 7) FINISHED GRADE @ 6" BELOW T.O. CONC WALL
- 8) INFILL TO BE CONSTRUCTED WITH 2X6 @ 16" O.C. UP TO 12', ABOVE 12' USE 2X10 @ 16" O.C.

### Square Footage

Name Area

MF 1 687 SF

MF 2 687 SF

MF 3 687 SF

MF 4 687 SF

MF 5 687 SF

MF 6 687 SF

MF 7 687 SF

MF 8 687 SF

MF 9 687 SF

MF 10 687 SF

SF 1 959 SF

SF 2 959 SF

SF 3 959 SF

SF 4 959 SF

SF 5 959 SF

SF 6 959 SF

SF 7 959 SF

SF 8 959 SF

SF 9 959 SF

SF 10 959 SF



3D View 1

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**Baumann**  
BUILDING INC.



# 9 Unit Building:



# 10 Unit Building:

