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**NEDERVELD**  
www.nederveld.com  
800.222.1868

**PREPARED FOR:**  
Fairway Estates LP  
David Byker  
2905 Wilson Ave. SW Ste. 200  
Grandville, MI 49418  
Phone: 616.534.8100

**REVISIONS:**

Title: PUD Submission	V. Date: 2017.04.11
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.10
Drawn: DC	Checked: KK
Title: PUD Submission	V. Date: 2017.05.15
Drawn: DC	Checked: KK
Title: CCWRC Submission	V. Date: 2017.09.12
Drawn: NY	Checked: NY
Title: PUD Submission Amendment	V. Date: 2018.12.13
Drawn: DC	Checked: KK

**Pathfinder Engineering, Inc.**  
2335 Byron Center Ave. S.W. Wyoming, MI 49519  
Phone 1-616-878-3885 Fax 1-616-878-4559  
DATE: 3-10-2020 PROJECT NO.: 19019

**GLENEAGLE PUD**  
**Gleneagle Moors Phase 2, 3 & Gleneagle Highlands Site Layout Plan**  
PART OF THE SOUTHEAST 1/4 OF SECTION 26, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

**PROJECT NO:**  
19019PUD  
**SHEET NO:**  
**C-101**  
**SHEET: 1 OF 5**

- GENERAL NOTES**
- PROPOSED ZONING OF PROPERTY: PUD - PLANNED DEVELOPMENT (RESIDENTIAL USE)  
PUD CONDOMINIUM ZONING REQUIREMENTS  
A) MINIMUM AREA PER UNIT = 800 SQ.FT. WITH A 400 SQ.FT. ATTACHED GARAGE  
B) MAXIMUM BUILDING HEIGHT = 35 FT.  
SETBACKS  
A) FRONT YARD = 25 FT. - (FUTURE GLENEAGLE HIGHLANDS = 22 FT.)  
B) REAR YARD = 25 FT.  
C) MINIMUM DISTANCE BETWEEN BUILDINGS (SIDE TO NEIGHBORING BUILDING) = 20'  
D) MINIMUM DISTANCE BETWEEN BUILDINGS (BACK TO NEIGHBORING BUILDING) = 40'  
E) DECKS MAY PROJECT INTO REQUIRED REAR YARD SETBACK UP TO 12" PER CHAPTER 24  
F) PROPOSED LOTS 1 AND 2 WILL BE CONTAIN DUPLICES WITH PROPOSED CONDOMINIUM SETBACKS  
G) PROPOSED LOTS 3 AND 4 WILL CONTAIN DETACHED SINGLE FAMILY HOMES WITH THE PROPOSED CONDOMINIUM SETBACKS DUE TO SITE CONSTRAINTS
  - SUMMARY OF LAND USE  
A) GLENEAGLE MOORS PHASE 3 TOTAL UNITS = 42 UNITS  
TOTAL NUMBER OF QUADPLEXES = 4 (16 UNITS)  
TOTAL NUMBER OF TRIPLEXES = 2 (6 UNITS)  
TOTAL NUMBER OF DUPLICES = 2 (16 UNITS)  
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)  
B) GLENEAGLE HIGHLANDS (FUTURE) TOTAL UNITS = 68 UNITS  
TOTAL DUPLICES = 25 (50 UNITS)  
TOTAL STAND ALONE UNITS = 19 (18 UNITS)  
C) GLENEAGLE KILLBRIDGE  
TOTAL NUMBER OF UNITS = 6 UNITS  
TOTAL NUMBER OF DUPLICES = 2 (4 UNITS)  
TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)  
REMAINDER LOT (MAINTENANCE SHED) = 1  
D) GLENEAGLE NORTHWEST  
TOTAL NUMBER OF UNITS = 45 UNITS  
TOTAL NUMBER OF DUPLICES = 22 (44 UNITS)  
REMAINDER LOT (MAINTENANCE SHED) = 1
  - 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, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
  - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
  - CONTRACTOR TO FIELD VERIFY ALL UTILITIES.
  - ANY PROPOSED LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES PER SECTION 3.23.
  - PUD HAS BEEN DESIGNED TO UTILIZE BUILDING ENVELOPES TO ALLOW UNITS TO BE FLEXIBLE IN SIZE AND LOCATION SO LONG AS ALL MINIMUM REQUIREMENTS ARE MET. NUMBER OF UNITS MAY NOT INCREASE.
  - THE PROPOSED DRIVEWAYS SERVING UNITS 1 AND 2 AS WELL AS 3 AND 4 IN GLENEAGLE KILLBRIDGE WILL BE MAINTAINED PER RECORDED ROAD MAINTENANCE AND ACCESS AGREEMENTS.

PLAN PREPARED BY PATHFINDER ENGINEERING, INC  
USING SAME BASE PLANS DONE BY NEDERVELD FOR PRIOR PUD  
SUBMITTALS AND APPROVALS