



**LEGEND**

[Symbol]	EXISTING BITUMINOUS
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Symbol]	PROPOSED CONCRETE (STANDARD DUTY)

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**PREPARED FOR:**  
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**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: CC/RVC Submission	V. Date: 2017.09.12
Drawn: NV	Checked: NV
Title: PUD Submission Amendment	V. Date: 2018.12.13
Drawn: DC	Checked: KK
Title: PUD Submission Amendment	V. Date: 2019.04.10
Drawn: DC	Checked: RP
Title: Phase 3 Lettered Plan	V. Date: 2019.07.03
Drawn: DC	Checked: NV

**SHOWN FOR REFERENCE ONLY**


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DATE: 3-10-2020 PROJECT NO.: 19019  
 REV: 4-7-2020  
 REV: 4-17-2020

**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. GLENEAGLE MOORS PHASE 2 WAS PREVIOUSLY APPROVED FOR 21 FOOT FRONT YARD - (FUTURE GLENEAGLE HIGHLANDS = 21 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 DUPLEXES 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 DUPLEXES = 9 (18 UNITS)  
 TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)  
 B) GLENEAGLE HIGHLANDS FUTURES TOTAL UNITS = 70 UNITS  
 TOTAL DUPLEXES = 26 (52 UNITS)  
 TOTAL STAND ALONE UNITS = 18 (18 UNITS)  
 C) GLENEAGLE KILLBRIDGE  
 TOTAL NUMBER OF UNITS = 6 UNITS  
 TOTAL NUMBER OF DUPLEXES = 2 (4 UNITS)  
 TOTAL NUMBER OF STAND ALONE UNITS = 2 (2 UNITS)  
 D) GLENEAGLE NORTHWEST  
 TOTAL NUMBER OF UNITS = 45 UNITS  
 TOTAL NUMBER OF DUPLEXES = 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 INVERTS.
  - 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 SHARED 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