



May 27, 2020

Ms. Mannette Minier
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
PO Box 769
Jenison, MI 49429

RE: Gleneagle PUD – Final Development Plan (Driving Range)

Ms. Minier:

Included with this cover letter, please find nine (9) copies of the following documents to support the request for Final Planned Unit Development Approval at the driving range property within the Gleneagle Eagle PUD:

1. Application
2. Streetlight Petition
3. Legal Description
4. Narrative
5. Gleneagle PUD Unit Total Summary
6. Color Rendering
7. Final Development Plan Set (24x36)
8. Open Space Exhibit
9. Architectural Elevations

These items are being submitted for consideration at the next regularly scheduled Planning Commission meeting. Should you have any questions or need additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

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

Kelly Kuiper
Project Manager

PERMIT NUMBER:

APPLICATION FOR PLANNED UNIT DEVELOPMENT

Georgetown Charter Township
 1515 Baldwin St, P.O. Box 769
 Jenison, MI 49429
 616-457-2340

revised: January 26, 2009

APPLICANT INFORMATION

COMPANY NAME: Georgetown Condos LLC	PHONE:
APPLICANT NAME: Scott Chandler	
ADDRESS: 240 E 8th Street	CITY / STATE / ZIP: Holland, MI 49423

PROPERTY INFORMATION

COMPANY NAME: Georgetown Condos LLC	PHONE: (616) 583-2728
OWNER / AGENT NAME: Scott Chandler	TITLE:
ADDRESS: Unaddressed 14th Avenue	CITY / STATE / ZIP: Hudsonville, MI 49426
PARCEL NUMBER: 70-14-26-100-063	ZONING DISTRICT: PUD
LEGAL DESCRIPTION: See attached	PARCEL SIZE (IN ACRES): 12.01

PROJECT INFORMATION

DESCRIBE THE NATURE OF THE PROPOSED PLANNED UNIT DEVELOPMENT:

See attached

CHAPTER 22 IDENTIFIES THE OBJECTIVES TO BE CONSIDERED IN ESTABLISHING A PUD. THESE ARE LISTED IN THE INFORMATION ACCOMPANYING THIS FORM. IN THE SPACE BELOW OR ON ADDITIONAL PAGES, IF NEEDED, STATE HOW THIS REQUEST CONFORMS TO THE OBJECTIVES.

See attached

APPLICATION INFORMATION

TEN (10) COPIES OF A COMPLETE SITE PLAN CONTAINING ALL THE INFORMATION REQUIRED BY SEC. 22.5 OF THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION FORM, ALONG WITH A FEE, AS ESTABLISHED BY THE TOWNSHIP BOARD. THE ATTACHED INSTRUCTIONS SHOULD BE RETAINED BY THE APPLICANT.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. COPIES OF THE ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.GEORGETOWN-MI.GOV. BY SIGNING I ACKNOWLEDGE THERE ARE NO REFUNDS FOR ANY REASON.

APPLICANT SIGNATURE: 	DATE: 5-12-20
--	-------------------------

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:	DATE OF PLANNING COMMISSION MEETING:	
DATE OF TOWNSHIP BOARD MEETING:	DATE NOTICE PUBLISHED:	DATE PROPERTY NOTICES WERE SENT:

**GEORGETOWN CHARTER TOWNSHIP
STREET LIGHT PETITION**

THIS DOCUMENT IS A PETITION FOR INSTALLATION AND PAYMENT OF STREET LIGHTS, THEREOF, AND ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR A MAINTENANCE OF A LIGHTING SYSTEM (PAYMENT FOR ELECTRICITY USED) AND WAIVER OF NOTICE OF HEARING IN ACCORDANCE WITH GEORGETOWN CHARTER TOWNSHIP SUBDIVISION CONTROL ORDINANCE No. 125, SECTION 4.24.

NAME OF PLAT OR PLATTER: Gleneagle PUD - Gleneagle Driving Range

REPRESENTS TO GEORGETOWN CHARTER TOWNSHIP, AND PETITIONS THE TOWNSHIP AS FOLLOWS:

1. THAT THEY OR HE/SHE IS/ARE THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED REAL ESTATE:

See attached

2. PETITIONS FOR INSTALLATION AND PAYMENT OF STREETLIGHTS FOR THE ABOVE LISTED REAL ESTATE.

3. PETITIONS TO ESTABLISH A SPECIAL ASSESSMENT LIGHTING DISTRICT TO PAY THE COST OF MAINTAINING STREET LIGHTING IN SAID DISTRICT PURSUANT TO AUTHORITY GRANTED TO THE TOWNSHIP UNDER ACT 188, PUBLIC ACTS OF 1974, AS AMENDED, FOR THE PROPERTY AS DESCRIBED HEREIN.

4. PETITIONER FURTHER WAIVES ALL RIGHTS TO NOTICE OF ANY SPECIAL ASSESSMENT HEARING EITHER BY MAILING, POSTING OR PUBLICATION WHICH WILL BE HELD BY THE TOWNSHIP TO DETERMINE WHETHER OR NOT TO ESTABLISH THE SPECIAL ASSESSMENT DISTRICT AND IMPROVEMENTS AS SET FORTH ABOVE AND FURTHER WAIVES ALL RIGHTS TO ANY NOTICE OF ESTABLISHMENT OF A SPECIAL ASSESSMENT ROLL TO PAY THE COST OF SAID LIGHTING MAINTENANCE.

THIS PETITION AND WAIVER SIGNED ON (DATE): May 27, 2020

OWNER(S) AND PETITIONER(S): Georgetown Condos LLC (Attn: Scott Chandler)

Scott Chandler

ADDRESS: Owner address: 240 E. 8th Street, Holland, MI 49423

Property address: Unaddressed 14th Avenue, Hudsonville, MI 49426

PHONE: (616) 583-2728

OFFICE USE: GIVEN TO CLERK _____ RETURNED FROM CLERK TO PLANNING _____

LEGAL DESCRIPTION

Gleneagle Driving Range – Final Development Plan

THAT PART OF FOLLOWING DESC N OF S LI OF LOT 24: PART OF LOT 24 SUNRISE POND SUB & PART OF NW 1/4 COM AT W 1/4 COR, TH N OD 09M 55S W 866.52 FT & S 85D 16M 03S E 1054.86 FT ALG S LI OF SUNRISE POND SUB TO REF PT D & PT OF BEG, TH S OD 12M 17S E 171.4 FT, SE'LY 95.95 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 74D 33M 59S E 95.48 FT), S 84D 27M 15S E 75.28 FT, SE'LY 26.83 FT ALG A 278 FT RAD CURVE TO LEFT (CHD BEARS S 87D 13M 10S E 26.82 FT), S 89D 59M 05S E 29.41 FT, TH N OD 12M 17S W 186.94 FT ALG W R/W LI OF 14TH AVE, TH N 85D 16M 03S W 125.63 FT, TH N OD 12M 17S W 28.91 FT TO REF PT B (REF PT B BEING S 85D 16M 03S E 98.24 FT & N OD 12M 17S W 29.81 FT FROM REF PT D), TH CONT N OD 12M 17S W 15 FT M/L TO WATERS EDGE OF SUNRISE POND, TH W'LY 98 FT M/L ALG SD WATERS EDGE TO PT N OD 12M 17S W 41 FT M/L FROM REF PT D, TH S OD 12M 17S E 41 FT M/L TO BEG. SUNRISE POND SUB & SEC 26 T6N R13W

NARRATIVE

Gleneagle Driving Range – Final Development Plan

Summary of the Gleneagle Driving Range phase of the PUD:

Previously, the Gleneagle Planned Unit Development went through a major amendment process that better established the total number of units, created dedicated open space, and confirmed allowable uses and lot requirements. The overall development officially allows up to a total of 640 units, including detached single family condominiums, attached single family condominiums, and low density residential single family lots. The overall PUD includes the Gleneagle golf course, and therefore, 149.90 total acres of open space, of which 134.63 acres are credited (per the definition in Section 22.2.H.2.), on a development area of 286.10 acres for a total of 48.77 percent open space. The driving range portion of the site did not have any open space indicated with the previous PUD amendment, however, with the revised layout, a total of 1.73 acres qualifies as open space. This increases the overall PUD totals to 136.6 acres for a total of 48 percent.

The overall Gleneagle Planned Unit Development includes traditional, low density residential, single family condominiums. These condominium styles include detached and attached units, ranging from stand-alone units to six (6) unit buildings and have been efficiently clustered. The lot requirements are specific to this development and provide flexibility from the traditional standards of the zoning ordinance. This type of efficiency through clustering, and the reduction in some lot requirements, such as the front setback, create a traditional neighborhood aesthetic and could only be accomplished through a planned unit development.

In the Gleneagle Driving Range phase, the unit style has been revised to include attached condominiums. This is an existing allowable use within the overall PUD, and the setbacks meet the requirements approved with the PUD, however, the total number of units has increased from 29 units to 44 units. Since the PUD is designed to provide flexibility, and the proposed phase design remains within the parameters of the previous approvals, this increase in units is acceptable so long as the overall total number of units does not increase. A breakdown of phase totals has been included with this submittal for your review.

Acreage:

The Gleneagle Planned Unit Development contains 286.10 total acres; the Gleneagle Driving Range phase contains 12.01 acres.

Utilities:

The Gleneagle Driving Range phase of the PUD will be served by existing public water and sanitary sewer available within 14th Avenue (as depicted on the preliminary utilities sheet of the Final Development Plan set). Review and approvals, especially of the individual proposed service connections, will be coordinated with the Georgetown Township Department of Public Works. In addition, this phase is proposed to handle stormwater through the creation of a wet pond with an outlet to an existing County Drain at the northwest corner of the property. Review and approval of the stormwater management for the site will be sought through the Ottawa County Water Resources Commissioner's Office.

Land Ownership:

The Gleneagle Driving Range portion of the Gleneagle PUD is owned by Georgetown Condos LLC. A PUD agreement can be prepared and recorded upon approval of the Final Development Plan, acknowledging Georgetown Condos LLC as part of the responsible parties for the overall PUD.

Master Plan:

The established residential and proposed residential uses are consistent with the goals and objectives of the Georgetown Township Master Plan as this site is indicated to be medium density residential. The proposed density of the site is calculated to be 2.23 units per acre which is not only in line with the medium density residential designation, but actually substantially less units than could exist here based on the significant 48.77 percent open space.

Pedestrian:

Due to the short length of the private road, and the limited number of homes, no sidewalk has been proposed within the Gleneagle Driving Range portion of the PUD, just as sidewalks were not required within the main portion of the Gleneagle PUD. Sidewalk has been shown along the 14th Avenue frontage as required by the Ordinance.

Architecture:

The future homes within the Gleneagle Driving Range will be constructed with high quality materials and utilize many of the building materials characteristic to Georgetown Township. In addition, the proposed future homes are consistent with the previously constructed units (and units proposed for construction) within the existing Gleneagle Planned Unit Development. Architectural elevations have been included within this submittal package for your review.

Traffic:

The Gleneagle Driving Range phase of the PUD has been designed with a single, safe and efficient, cul-de-sac that meets local and County standards. The proposed private road is approximately 1,100 linear feet long. While this exceeds the typically allowable distance of 800 feet, the minimal additional distance of 300 feet allows the site to be fully developed, but it is important to note that it cannot be further developed. Therefore, there is no possibility of further extension of this road length. In addition, the total number of units is well below the typical maximum allowable number of units on a single point of access. Final approval of the location and configuration of the drive entrance will be subject to review and approval by Georgetown Township and the Ottawa County Road Commission.

Open Space Requirements:

The overall Gleneagle Planned Unit Development includes the Gleneagle golf course, and therefore a significant amount of open space. A total of 134.63 acres was set aside in perpetuity as qualifying open space per the signed PUD agreement with the Township with the previous PUD amendment. Originally, the Gleneagle Driving Range property did not include any additional open space to be set aside, however, the proposed condominium style development allows some additional open space to be created and maintained. 1.73 acres is proposed as additional open space, on a phase area totaling 12.01 acres. This offers x percent of open space for the Gleneagle Driving Range property and increases the total open space for the development to 136.6 acres, or 48 percent of the total PUD.

Phases of development and approximate time frames for each phase, including anticipated start and completion dates of construction.

Specific to this phase, construction of the infrastructure will begin immediately following all required approvals of construction plans. Individual buildings will be constructed as the market demands.

Proposed deed restriction, covenants, or similar legal instruments to be used within the PUD.

As with the previous existing phases of the Gleneagle Planned Unit Development, this condominium phase will be regulated by its respective Master Deed.

PHASE UNIT TOTALS
 Gleneagle Driving Range – Final Development Plan

VILLAGE OF BENT TREE	108	*Previously constructed/existing total
GLENEAGLE EAST	108	*Previously constructed/existing total
VILLAGE OF FAIRFIELD	88	*Previously constructed/existing total
GLENEAGLE MOORS PHASE 1	66	*Previously constructed/existing total
GLENEAGLE MOORS PHASE 2	26	*Previously constructed/existing total
GLENEAGLE MOORS PHASE 3	36	*Decrease of 8 units from 44 approved units
GLENEAGLE HIGHLANDS	109	*Decrease of 7 or more units from 116 approved units
GLENEAGLE WEST	55	*Previously constructed/existing total
GLENEAGLE WEST PHASE 2 (Gleneagle Driving Range)	44	*Increase of 15 units, total units not exceeded

640 TOTAL UNITS WITH CURRENT FINAL DEVELOPMENT PLAN
 (640 TOTAL UNITS APPROVED WITH 2017 PUD AMENDMENT)



LEGEND

- ① SITE ENTRANCE
- ② LANDSCAPE SCREENING
- ③ STORMWATER DETENTION
- ④ EXISTING VEGETATION TO REMAIN

NOTES

Site Location:	6087 14th Avenue Hudsonville, MI 49426
Site Area	= 12.03 ac.
Unit Total	= 44
2-Unit Buildings	= 10 buildings (20 units)
3-Unit Buildings	= 8 buildings (24 units)
Length of Roads	= 1,120 In.ft.

May 14, 2020

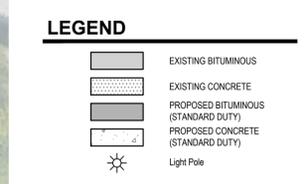
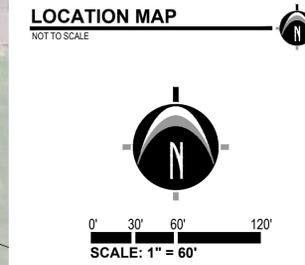


north 0° 30° 60° 120° scale: 1"=60'

GLENEAGLE PLANNED UNIT DEVELOPMENT - DRIVING RANGE

SITE PLAN RENDERING
project number: 19201922





NEDERVELD
 www.nederveld.com
 800.222.1868
GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
 Georgetown Condos LLC
 Attn: Scott Chandler
 240 E. 8th Street
 Holland, MI 49423
 (616) 583-2728

REVISIONS:
 Title: Final PUD
 Drawn: DC Checked: KK Date: 2020.05.15

GLENEAGLE PLANNED UNIT DEVELOPMENT DRIVING RANGE
Site Layout Plan
 6087 14TH AVENUE
 PART OF THE NORTHWEST 1/4 OF SECTION 26, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DESCRIPTION
 Part of the Northwest 1/4, Section 26, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence N00°09'55"W 387.82 feet along the West line of said Section to the Point of Beginning; thence continuing N00°09'55"W 478.70 feet along said West line; thence S85°16'03"E 1054.86 feet along the South line of Sunrise Pond Subdivision as recorded in LDR 36 of Plans, Pages 21-23, Ottawa County Records; thence S00°12'17"E 171.40 feet; thence Southeasteary 95.95 feet along a 278.00 foot radius curve to the left, said curve having a central angle of 19°46'32" and a chord bearing S74°33'59"E 95.48 feet; thence S84°27'15"E 75.28 feet; thence Southeasteary 26.83 feet along a 278.00 foot radius curve to the left, said curve having a central angle of 05°31'50", and a chord bearing S87°13'10"E 26.82 feet; thence S89°59'05"E 29.41 feet; thence S00°12'17"E 327.11 feet along the Westerly line right-of-way line of 14th Avenue; thence S89°47'43"W 50.12 feet along the Northerly right-of-way line to Joseph Lane; thence N00°09'34"W 149.91 feet along the East line of Gleneagle West Ottawa County Condominium Subdivision Plan No. 149, thence N84°39'15"W 328.19 feet; thence S67°28'58"W 898.39 feet to the Point of Beginning (The previous 2 calls being along the North line of said Gleneagle West). Contains 11.08 acres. Subject to easements, restrictions and rights-of-way of record.

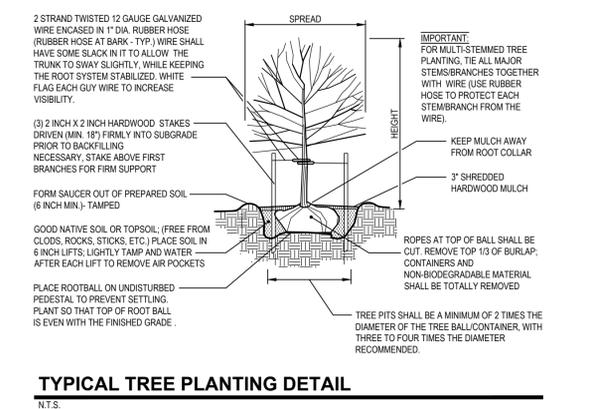
- GENERAL NOTES**
- ZONING OF PROPERTY: PUD - PLANNED UNIT DEVELOPMENT PUD ZONING REQUIREMENTS
 - MINIMUM AREA PER UNIT = 800 SQ.FT. WITH A 400 SQ.FT. ATTACHED GARAGE
 - MAXIMUM BUILDING HEIGHT = 35 FT.
 - SETBACKS
 - FRONT YARD = 25 FT. FROM EDGE OF PAVEMENT
 - REAR YARD = 25 FT.
 - MINIMUM DISTANCE BETWEEN BUILDINGS (SIDE TO NEIGHBORING BUILDING) = 20 FT.
 - MINIMUM DISTANCE BETWEEN BUILDINGS (BACK TO NEIGHBORING BUILDING) = 40'
 - DECKS MAY PROJECT INTO REQUIRED REAR YARD SETBACK UP TO 12" PER CHAPTER 24
 - SUMMARY OF LAND USE (DRIVING RANGE PHASE ONLY):
 - TOTAL ACREAGE = 12.03 ACRES (524,171 SQ.FT.) (EXCLUDING R.O.W.)
 - TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS = 44 UNITS
 - NUMBER OF 2-UNIT BUILDINGS = 10 BUILDINGS (20 UNITS)
 - NUMBER OF 3-UNIT BUILDINGS = 8 BUILDINGS (24 UNITS)
 - ZONING OF PARCELS TO NORTH, SOUTH, AND WEST = LDR - LOW DENSITY RESIDENTIAL
 - ZONING OF PARCELS TO EAST = HDR-PUD - HIGH DENSITY RESIDENTIAL
 - OPEN SPACE REQUIREMENTS:
 - REQUIRED OPEN SPACE FOR OVERALL PUD = 20% (57.22 ACRES)
 - PROVIDED OPEN SPACE IN PHASE = 1.73 ACRES (75,349 SQ.FT.)
 - PROVIDED OPEN SPACE IN OVERALL PUD = 136.36 ACRES
 - PARKING REQUIREMENTS:
 - NUMBER OF SPACES REQUIRED = 88 (BASED ON TWP REQUIREMENT OF 2 PER DU)
 - TOTAL NUMBER OF PARKING SPACES PROVIDED = 176 SPACES
 - NUMBER OF EXTERIOR SPACES = 88 SPACES
 - NUMBER OF INTERIOR GARAGE SPACES = 88 SPACES
 - 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.
 - ANY PROPOSED LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES PER SEC 3.23.
 - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 70-14-26-100-083. THE ADDRESS OF THE PROPERTY IS UNADDRESSED 14TH AVENUE.
 - 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 BE INCREASED.
 - ANY PROPOSED SIGNAGE WILL MEET REQUIREMENTS OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE. NECESSARY PERMITS WILL BE SECURED PRIOR TO INSTALLATION.
 - EACH UNIT WILL UTILIZE PRIVATE, INDIVIDUAL WASTE RECEPTACLES.

LANDSCAPE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ar	Amelanchier canadensis / Rob'n Hill / Canadian Serviceberry	2' cal. min.	3
	Oc	Quercus cocinea / Scarlet Oak	2.5' cal. min.	3
	Uj	Ulmus americana / Jefferson / American Elm	2.5' cal. min.	7

STREETSCAPE CALCULATIONS

- REQUIRED STREETSCAPING (PER ORDINANCE SEC 3.11[B])
 - 1 TREE PER 25 LF OF FRONTAGE
 - 327 LF OF FRONTAGE ALONG 14TH AVE = 13 TREES REQUIRED
- PROPOSED TREES:
 - TOTAL NUMBER OF PROPOSED STREETSCAPE TREES = 13 TREES
 - LARGE DECIDUOUS CANOPY TREES = 10
 - ORNAMENTAL DECIDUOUS TREES = 3



STAMP:

PROJECT NO:
 19201922

SHEET NO:
C-205

SHEET:

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

UTILITY LOCATIONS ARE 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.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "UTILITY" 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 ANY CONSTRUCTION.

NEDERVELD
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 800.222.1868
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 217 Grandville Ave., Suite 302
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 Phone: 616.575.5190
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PREPARED FOR:
 Georgetown Condos LLC
 Attn: Scott Chandler
 240 E. 8th Street
 Holland, MI 49423
 (616) 583-2728

REVISIONS:
 Title: Final PUD
 Drawn: DC Checked: KK Date: 2020.05.15



LOCATION MAP
 NOT TO SCALE



0' 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



ZONED HDR-PUD
 JOHN W FRODY
 70-14-26-130-045
 1386 BENT TREE CT

ZONED HDR-PUD
 FAIRWAY ESTATE INC
 70-14-26-100-052

PROPOSED DEVELOPMENT TO UTILIZE MUNICIPAL WATER AND SEWER. MUNICIPAL WATER AND SEWER ARE LOCATED WITHIN THE 14TH AVE FRONTAGE OF THE PROJECT.

GAS, ELECTRIC, AND COMMUNICATIONS ARE ALSO AVAILABLE ALONG 14TH AVENUE.

STORM WATER RUNOFF TO BE COLLECTED AND CONVEYED VIA UNDERGROUND PIPE TO DETENTION POND IN THE SOUTH AND WEST PORTION OF THE SITE. DETENTION POND WILL DISCHARGE TO COUNTY DRAIN ALONG WEST PROPERTY LINE.



UTILITY LOCATIONS ARE 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.
 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.

GLENEAGLE PLANNED UNIT DEVELOPMENT DRIVING RANGE
Grading Plan and Utility Plan
 6087 14TH AVENUE
 PART OF THE NORTHWEST 1/4 OF SECTION 26, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 19201922
SHEET NO:
C-300
SHEET:



LEGEND

 OPEN SPACE

SCALE: 1" = 100' 0' 50' 100'



**GLENEAGLE PLANNED UNIT DEVELOPMENT
DRIVING RANGE**

Open Space Exhibit

GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MI

DRAWN BY: DC V. DATE: 2020.05.15
CHECKED BY: KK S. DATE: 2020.05.15

PRJ NO: 19201922



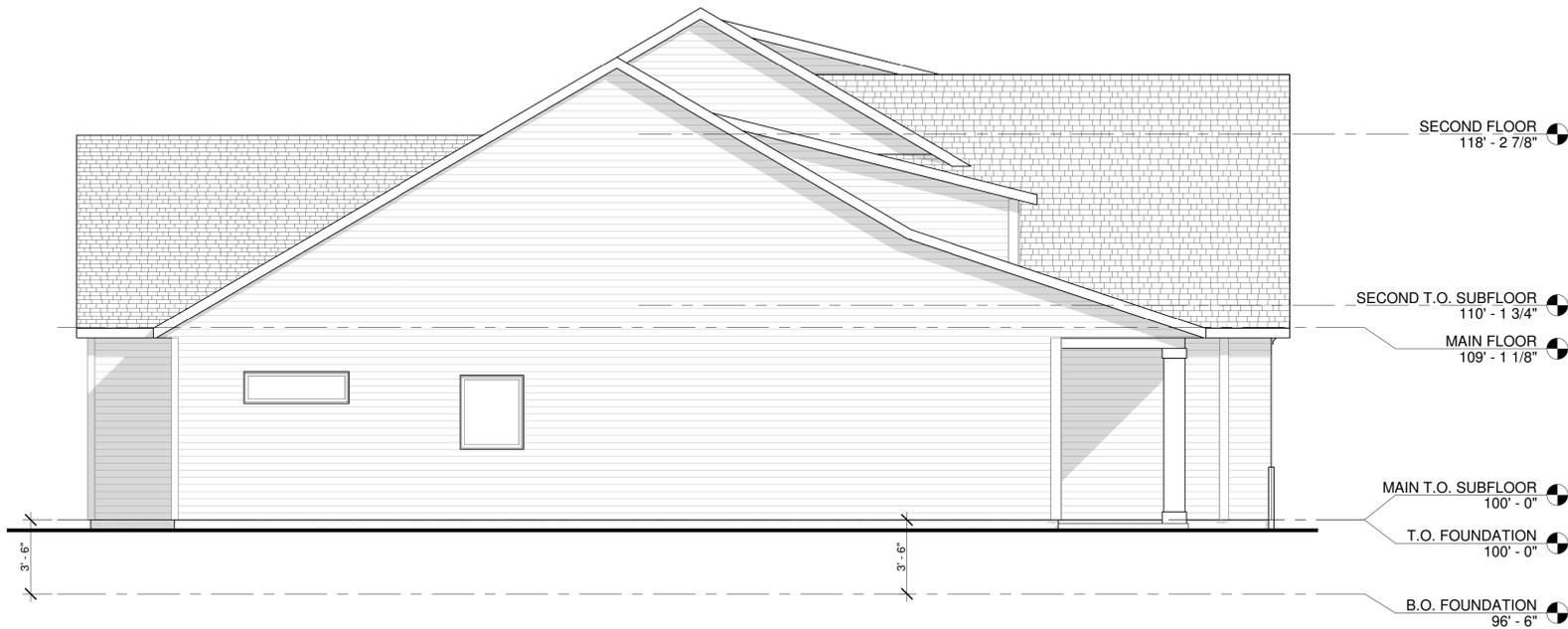
NEDERVELD
www.nederveld.com • 800.222.1868
Grand Rapids
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Ann Arbor, Chicago, Columbus,
Holland, Indianapolis, St. Louis



FRONT ELEVATION

1/4" = 1'-0"

Square Footage	
Name	Area
Unit A - Main	1435 SF
Unit B - Main	1435 SF



LEFT ELEVATION

1/4" = 1'-0"

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Baumann BUILDING INC.
2783 120 Ave. Holland, MI 49424 - Phone: (616) 796-6623



Glen Eagle Duplex A-B
Address, Lot # #
City, MI

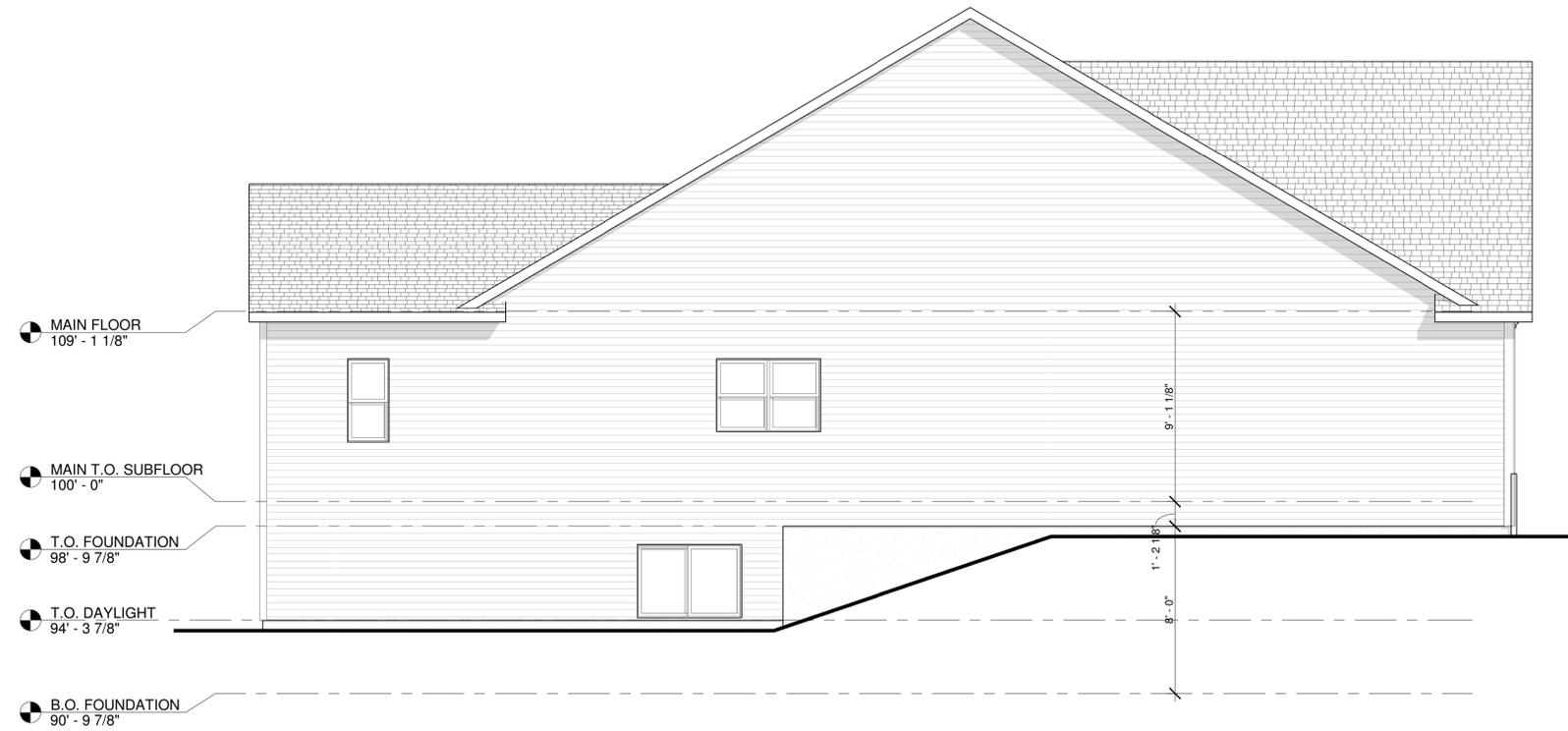
PROJECT NUMBER
20-038
PLOT DATE
4/24/2020 9:15:38 AM

A1.0
ELEVATIONS 1



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Square Footage	
Name	Area
Unit D - Main	1364 SF
Unit D - Unf LL	936 SF
Unit E - Main	1364 SF
Unit E - Unf LL	936 SF

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Baumann
BUILDING INC.
2783 120 Ave. Holland, MI 49424 - Phone: (616) 796-6623



Glen Eagle Duplex D-E
Garage Apart

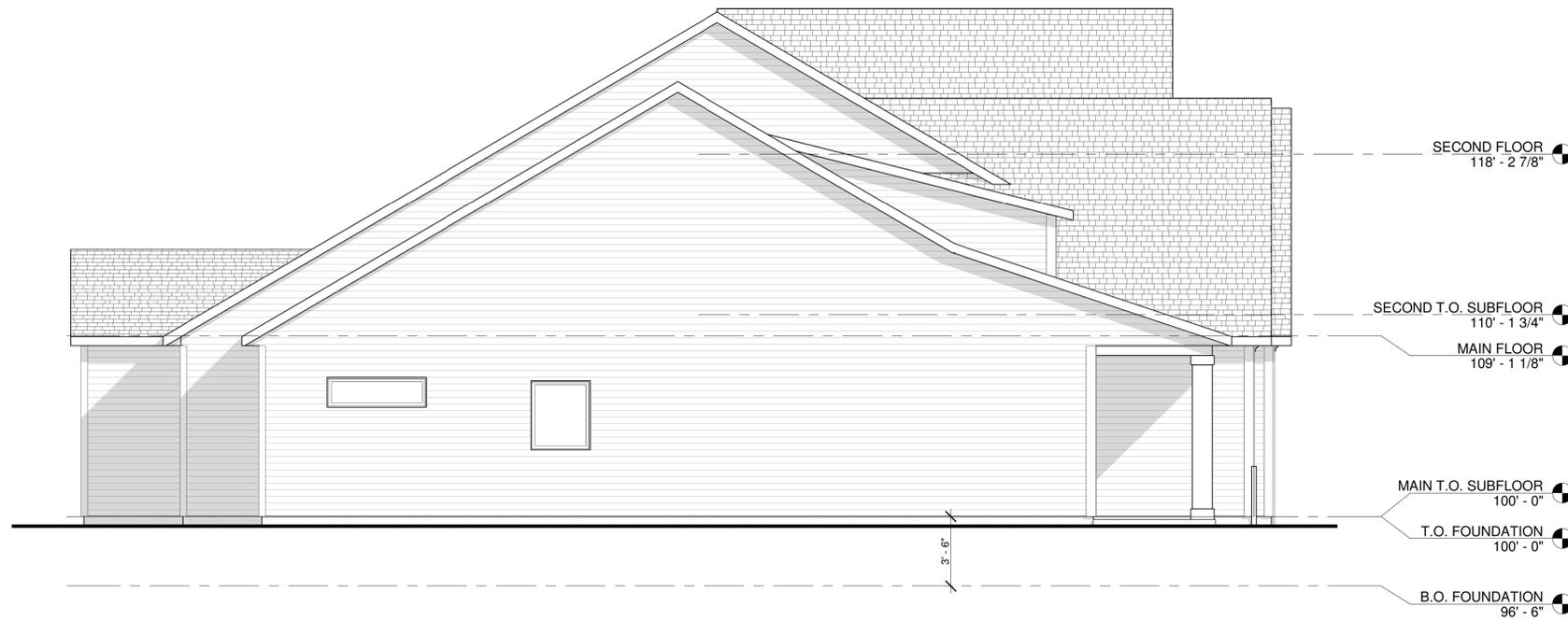
PROJECT NUMBER
20-021
PLOT DATE
4/24/2020 10:03:11 AM

A1.0
ELEVATIONS 1



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Square Footage	
Name	Area
Unit A	1435 SF
Unit C	1414 SF
Unit B	1435 SF

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Glen Eagle 3Plex A-C-B
 Address, Lot # #
 City, MI

PROJECT NUMBER
 20-023
 PLOT DATE
 4/24/2020 9:59:44 AM

A1.0
 ELEVATIONS 1