

CITY OF GRAND LEDGE
NOTICE OF A PUBLIC HEARING

The Grand Ledge Planning Commission will hold a public hearing during its regularly scheduled meeting on Thursday, 07 October 2021 at 7:00 p.m. to receive public input on the site plan for Meadow Woods South site condominiums located at the east end of Bolton Farms Lane and the existing south terminus of St. Johns Chase. The plan includes 28 single family residential site condominium units and will be the final phase of the Meadow Woods Site Condominium development.

The meeting will be a hybrid in-person/online meeting, in the Gymnasium, City Hall, 310 Greenwood St., Grand Ledge MI 48837, and in an online teleconference, in compliance with the Open Meetings Act, as amended. The meeting can be accessed online at: <https://us02web.zoom.us/j/84123892689>, or by calling: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 with Webinar ID: 841 2389 2689. International numbers available: <https://us02web.zoom.us/j/84123892689>

All information related to the subject of the public hearing is available on the City's website at www.cityofgrandledge.com. Written comments can be mailed or delivered to the Grand Ledge City Hall, 310 Greenwood Street, Grand Ledge, MI 48837, placed in the drop box in front of City Hall or emailed to sstachowiak@cityofgrandledge.com. All comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 for further information.

Gregory L. Newman, City Clerk

Westview Capital, LLC
2186 East Centre Avenue
Portage, MI 49002

August 31, 2021

Ms. Susan Stachowiak
City of Grand Ledge Zoning Administrator
310 Greenwood St.
Grand Ledge, MI 48837

Re: Meadow Woods South Site Condominium/Site Plan Review (previously planned Meadow Woods East Phase 5)

Dear Ms. Stachowiak,

Attached please find the Site Condominium/Site Plan Review Application for the Meadow Woods South single family residential subdivision. The Meadow Woods South Site Condominium which includes 28 units/lots on 10.91 acre proposes to complete the fifth and final phase of the Meadow Woods East Site Condominium. As discussed in the Project Narrative and since the six (6) year Michigan Condominium Act statutory requirement for expansion of the Meadow Woods East Site Condominium, creation of a new site condominium (Meadow Woods South) is necessary.

In preparation for the October 7, 2021 Planning Commission meeting, attached please find the following documents:

- A Site Plan Review Application and Review Fee check for \$800.00
- Storm water drainage calculations
- Project Summary Narrative
- Sample Building Elevations (12 sets - color)
- Twelve (12) copies of the Site Condominium Plan (24" by 36")

We look forward to continuing this residential subdivision and our cooperative relationship with the City of Grand Ledge. If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Michael West, AICP
Land Planning Project Manager
Westview Capital, LLC
2186 East Centre Avenue
Portage, Michigan 49002
(269) 365-8548
mwest@allenedwin.com

SITE PLAN REVIEW APPLICATION

Applicant(s)	Westview Capital, LLC	Phone Number (269) 365-8548
Address	2186 East Centre Avenue	Daytime
	Portage, MI 49002	(Mike West)
Interest in Properties (Check One)	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____	
Complete address of the property request to be reviewed:	400- 002-100-059-04 (portion) & Owner: 400-002-400-005-00	Current Zoning District R-MD
	Address: (Westview Capital, LLC)	Phone Number (269) 365-8548
Lot Size: Width: _____ Length: _____ Area: 10.91 acres (total)		
Proposed use of the property:	<i>Indicate attached if needed.</i> Meadow Woods South Site Condominium (previously planned Meadow Woods East, Phase 5) - 28 units / 10.91 acres - see Project Narrative (attached)	
Estimate the following:	<input type="checkbox"/> General Traffic Volume: 280 trips/day (10 per home) <input type="checkbox"/> Total Population Increase: 84 (3 per home) <input type="checkbox"/> Population per Acre: 7.5 / per acre <input type="checkbox"/> Hours of Operation: NA <input type="checkbox"/> Total number of employees: NA <input type="checkbox"/> Total building area proposed: NA <input type="checkbox"/> Parking Spaces: NA	

City of Grand Ledge – Planning & Zoning – Site Plan Review Application

<p>Application must include photographs of the property, copies of any other required permits, and a site plan, as follows:</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Drawn to scale of 1" = 100' (1" = 50' for storm water plans) <input type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.) <input type="checkbox"/> Existing and proposed parking areas and driveways <input type="checkbox"/> Existing and proposed roads, easements and other access points <input type="checkbox"/> Flood plain elevations, if applicable <input type="checkbox"/> Zoning classifications of all abutting land within 300 feet <input type="checkbox"/> Soil Erosion and Sedimentation Control (SESC) and National Pollutant Discharge Elimination System (NPDES) permits, if applicable
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I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.

Applicant Signature:  Date: 8-31-21

For Office Use Only -----	Required Reviews	Approve / Deny		Initials
Fee Paid: _____	<input type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
Date Received: _____	<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
	<input type="checkbox"/> Building Official	<input type="checkbox"/>	<input type="checkbox"/>	_____

Meadow Woods South

(previously planned Meadow Woods East Phase 5)

Project Narrative

August 31, 2021

Project Overview

The proposed project will create the Meadow Woods South Site Condominium in a manner that is consistent with the City of Grand Ledge zoning ordinance and Master Plan. Meadow Woods South was originally planned to be constructed as the fifth and final phase of the Meadow Woods East Site Condominium. However, the six (6) year Michigan Condominium Act statutory requirement for expansion of the original site condominium has expired and creation of a new site condominium is necessary (see attached Section 559.132 of Michigan Condominium Act, PA 59 of 1978). Meadow Woods South will include 28 single family lots/units on 10.91 acres utilizing the current R-MD, Single Family Residential Medium Density zoning classification. This narrative addresses the overall objectives of the proposed Site Condominium.

Overall Objectives

The Meadow Woods South residential neighborhood will continue the same objectives of the Meadow Woods East residential neighborhood which is to provide quality single family homes within the desirable City of Grand Ledge community. While Meadow Woods South will be developed as a new Site Condominium due to statutory requirements, it will incorporate both vehicular and pedestrian interconnections with the existing Meadow Woods East Site Condominium to the north and west.

Lots/units within Meadow Woods South will be consistent with those in Meadow Woods East and will comply with minimum standards for the R-MD zoning district which includes:

Lot area: 8,450 square feet

Lot width: 65 feet

Building setbacks: 25 feet (front); 35 feet (rear); 5 feet/15 feet total (side)

Single family homes in Meadow Woods South will continue to be served with public sanitary sewer, municipal water and storm sewer through extensions from exiting public utility stubs. As originally planned, Meadow Woods South will include a southerly extension of St. Johns Chase Road and a connection to Bolton Farm Lane. The streets are proposed as public streets and will be built to City of Grand Ledge standards. Concrete sidewalks will also continue to be constructed on both sides of the public streets.

It is our desire to pursue a construction schedule that begins in the Spring 2022. Home construction will begin following the approval and acceptance of the project utilities and roadways.

As indicated above, subdividing of the land will take place as a new Site Condominium with preparation of a new Master Deed. The Homeowner's Association (HOA) scope of authority will remain limited to architectural and aesthetic concerns. Since the proposed project consists of 28 lots/units and public streets with no common elements, the HOA will not be required to operate and manage financial aspects of the community and no HOA dues will be necessary.

Proposed Home Styles

Similar to the previous four phases of Meadow Woods East, the portfolio of homes to be offered will consist of 177 elevation options that will uniformly integrate with the existing Meadow Woods East residential community. Each elevation can be modified with color variations, trim styles, and brick or stone. At a minimum, homes will include a 2-car attached garage, and identical homes will not be placed side-by-side to eliminate redundancy and increase architectural diversity within the subdivision. Home sizes will range between 1,250 – 2,280 square feet with the option for further enlargement/customization by the home buyer. Home prices are anticipated to be similar to previous phases of Meadow Woods East and will range between \$275,000 - \$350,000. A sample of proposed building elevations anticipated for Meadow Woods South is attached.

Conclusion

Construction of the Meadow Woods South Site Condominium will continue and complete the fifth and final phase of the Meadow Woods East residential neighborhood which will be a beneficial addition to the City of Grand Ledge that will continue to provide much needed housing stock and diverse home styles. The Meadow Woods South single-family residential neighborhood is consistent with the R-MD, Single Family Residential Medium Density zoning district and the 2018 City of Grand Ledge Master Plan which classifies this property as appropriate for Single Family Residential land use.

The opportunity to continue to work with the City of Grand Ledge to construct the Meadow Woods South Site Condominium (previously planned as Phase 5 of Meadow Woods East) comes with much anticipation and excitement.

article 24 or article 25 of the occupational code, Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 339.2412 and 339.2501 to 339.2516 of the Michigan Compiled Laws.

History: Add. 1982, Act 538, Imd. Eff. Jan. 17, 1983.

559.115 Construction or interpretation of act.

Sec. 15. This act shall not be construed or interpreted as to authorize or permit the incurring of indebtedness of the state contrary to the provisions of the state constitution of 1963.

History: Add. 1982, Act 4, Imd. Eff. Feb. 4, 1982.

559.121 Offering condominium unit or project for sale; liabilities and penalties; duties of developer; compliance by association of co-owners.

Sec. 21. (1) A condominium unit located within this state shall not be offered for its initial sale in this state unless the offering is made in accordance with this act or the offering is exempt by rule of the administrator. An interest in a condominium unit located outside of this state which is offered for sale in this state is not subject to this act.

(2) In addition to other liabilities and penalties, a developer who violates this section is subject to section 115.

(3) Except as provided in subsections (4) and (5), a condominium project or condominium unit which was approved under former Act No. 229 of the Public Acts of 1963, may be offered for sale without further compliance with this act.

(4) A developer of a condominium project which was approved under former Act No. 229 of the Public Acts of 1963 shall do all of the following:

(a) Provide documents as provided in section 84a.

(b) Establish an escrow account pursuant to section 103b or 173(1)(a)(ii).

(c) Provide notice of conversion pursuant to section 104(2) if the condominium project is a conversion condominium project.

(5) An association of co-owners of a condominium project approved under former Act No. 229 of the Public Acts of 1963 shall comply with section 68.

History: 1978, Act 59, Eff. July 1, 1978;—Am. 1982, Act 538, Imd. Eff. Jan. 17, 1983;—Am. 1983, Act 113, Imd. Eff. July 12, 1983

Compiler's note: Act 229 of 1963, referred to in this section, was repealed by Act 59 of 1978.

559.131 Condominium project containing convertible area; contents of master deed.

Sec. 31. If the condominium project contains any convertible area, the master deed shall contain the following:

(a) A reasonably specific reference to the convertible area within the condominium project.

(b) A statement of the maximum number of condominium units that may be created within the convertible area.

(c) A general statement describing what types of condominium units may be created on the convertible area.

(d) A statement of the extent to which a structure erected on the convertible area will be compatible with structures on other portions of the condominium project.

(e) A general description of improvements that may be made on the convertible area within the condominium project.

(f) A description of the developer's reserved right, if any, to create limited common elements within any convertible area, and to designate common elements therein which may subsequently be assigned as limited common elements.

(g) A time limit of not more than 6 years after initial recording of the master deed, by which the election to use this option expires.

History: 1978, Act 59, Eff. July 1, 1978;—Am. 1982, Act 538, Imd. Eff. Jan. 17, 1983.

559.132 Expandable condominium project; contents of master deed.

Sec. 32. If the condominium project is an expandable condominium project, the master deed shall contain the following:

(a) The explicit reservation of an election on the part of the developer or its successors to expand the condominium project.

(b) A statement of any restrictions on the election in subdivision (a), including, without limitation, a statement as to whether the consent of any co-owners is required, and if so, a statement as to the method

whereby the consent is ascertained; or a statement that the limitations do not exist.

(c) A time limit based on size and nature of the project, of not more than 6 years after the initial recording of the master deed, upon which the election to expand the condominium project expires.

(d) A description of the land that may be added to the condominium project. The description shall be a legal description by metes and bounds or by reference to subdivided land unless the land to be added can be otherwise specifically described.

(e) A statement as to whether, if any of the additional land is added to the condominium project, all of it or any particular portion of it must be added, and if not, a statement of any limitations as to what portions may be added.

(f) A statement as to whether portions of the additional land may be added to the condominium project at different times, together with appropriate restrictions fixing the boundaries of those portions by legal descriptions setting forth the metes and bounds of the land and regulating the order in which they may be added to the condominium project. If the order in which portions of the additional land may be added is not restricted, a statement shall be included that the restrictions do not exist.

(g) A statement of the specific restrictions, if any, as to the locations of any improvements that may be made on any portions of the additional land added to the condominium project.

(h) A statement of the maximum number of condominium units that may be created on the additional land. If portions of the additional land may be added to the condominium project and the boundaries of those portions are fixed in accordance with subdivision (f), the master deed shall state the maximum number of condominium units that may be created on each portion added to the condominium project.

(i) With respect to the additional land and to the portion or portions of the additional land that may be added to the condominium project, a statement of the maximum percentage of the aggregate land and floor area of all condominium units that may be created on the additional land that may be occupied by condominium units not restricted exclusively to residential use.

(j) A statement of the extent to which any structures erected on any portion of the additional land added to the condominium project are compatible with structures on the land included in the original master deed.

(k) A description of improvements that shall be made on any portion of the additional land added to the condominium project or a statement of any restrictions as to what other improvements may be made on the additional land.

(l) A statement of any restrictions as to the types of condominium units that may be created on the additional land.

(m) A description of the developer's reserved right, if any, to create limited common elements within any portion of the original condominium project or additional land added to the condominium project and to designate common elements which may subsequently be assigned as limited common elements.

(n) A statement as to whether the condominium project shall be expanded by a series of successive amendments to the master deed, each adding additional land to the condominium project as then constituted, or whether a series of separate condominium projects shall be created within the additional land area, all or some of which shall then be merged into an expanded condominium project or projects by the ultimate recordation of a consolidating master deed.

(o) A description of the developer's reserved right, if any, to create easements within any portion of the original condominium project for the benefit of land outside the condominium project.

History: 1978, Act 59, Eff. July 1, 1978;—Am. 1982, Act 538, Imd. Eff. Jan. 17, 1983.

559.133 Contractable condominium project; contents of master deed.

Sec. 33. If the condominium project is a contractable condominium project, the master deed shall contain the following:

(a) The explicit reservation of an election on the part of the developer or its successors to contract the condominium project.

(b) A statement of the restrictions on that election, including, without limitation, a statement as to whether the consent of any co-owners are required, and if so, a statement as to the method whereby the consent shall be ascertained.

(c) A time limit of not more than 6 years after the initial recording of the master deed, by which the election to contract the condominium project expires, together with a statement of the circumstances, if any, which terminate that option before the expiration of the specified time limit.

(d) A general description of the land which may be withdrawn from the condominium project.

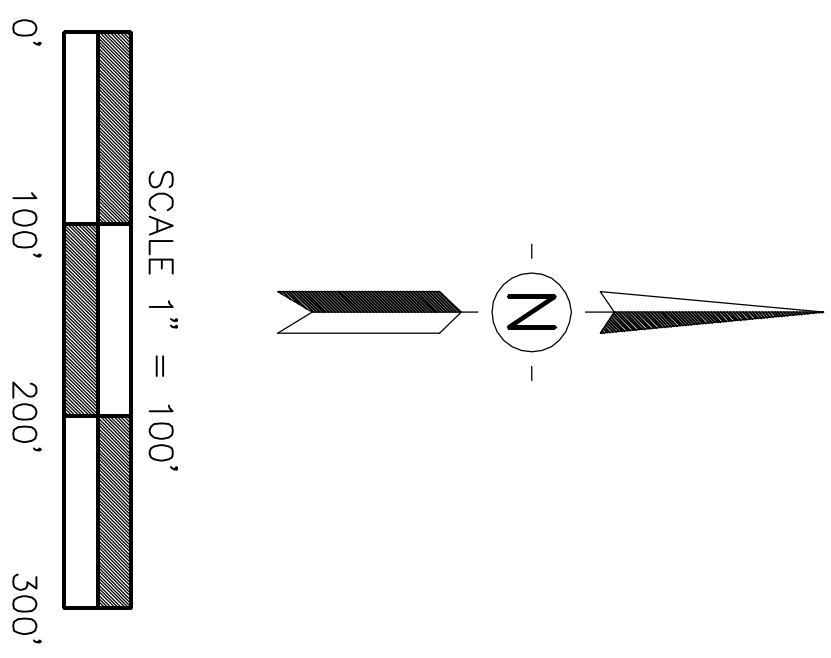
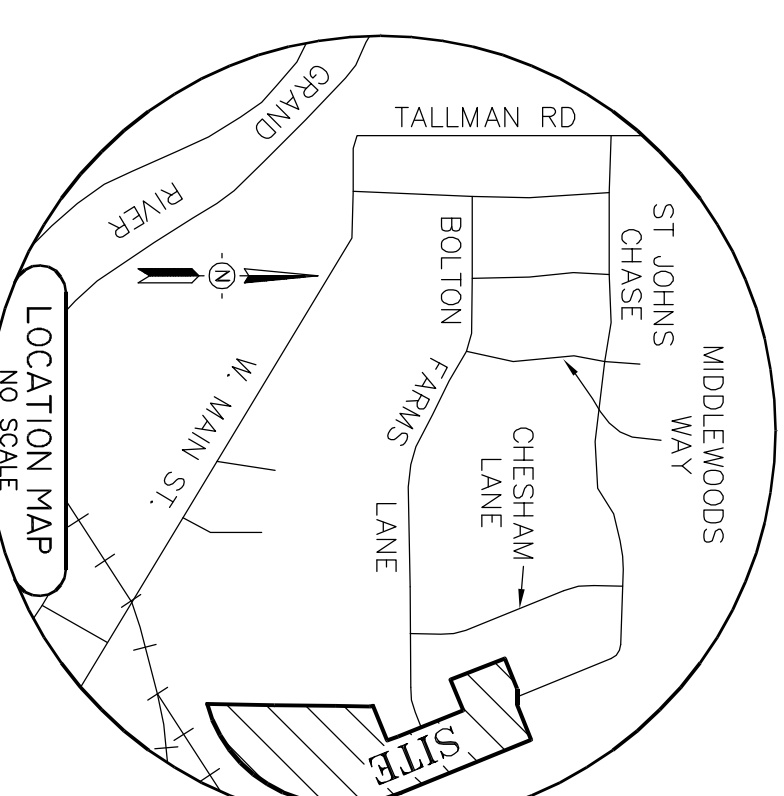
(e) A statement as to whether portions of the land may be withdrawn from the condominium project at different times, together with the restrictions fixing the boundaries of those portions by general descriptions of the land and regulating the order in which they may be withdrawn from the condominium project.

MEADOW WOODS SOUTH

A PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 2,
T4N, R4W, CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

DEVELOPER:
WESTVIEW CAPITAL, L.L.C.
795 CLYDE COURT
BIRON CENTER, MI 49315
(616) 878-1748
CONTACT: DAN LARABEL

SURVEYOR/ENGINEER:
KEBS, INC.
2116 HASLETT ROAD
HASLETT, MI 48840
PHONE: (517) 339-1014



LEGEND:

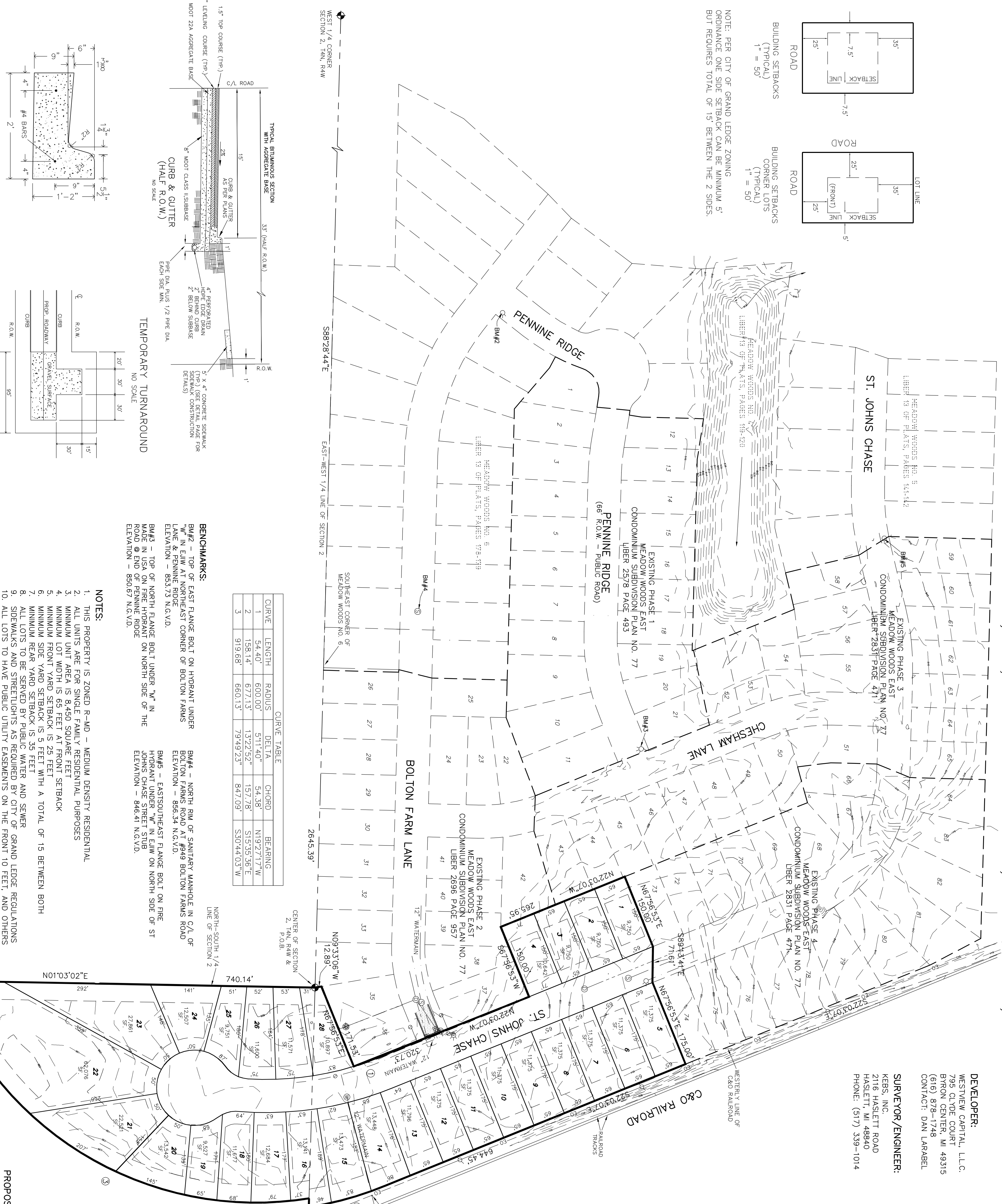
- = SET 1/2" BAR WITH CAP
- = FOUND CONCRETE MONUMENT UNLESS NOTED
- = BOUNDARY LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = OVERHEAD ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊖ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊘ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊖ = FIRE HYDRANT
- ⊗ = VALVE
- ⊘ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊖ = GUY WIRE
- ⊗ = UTILITY PEDESTAL
- ⊘ = TRANSFORMER
- ⊙ = ELECTRIC METER
- ⊖ = GAS METER
- ⊗ = WATER METER
- ⊘ = SIGN
- ⊙ = POST

LEGAL DESCRIPTION:

Proposed Meadow Woods South Condominium: A parcel of land in the Northwest fractional 1/4, the Northeast fractional 1/4 and the Southeast 1/4 of Section 2, T4N, R4W, City of Grand Ledge, Eaton County, Michigan, the boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 2, thence S88°28'44"E along the East-West 1/4 line of said Section 2 a distance of 2645.39 feet to the Center of said Section 2 and the point of beginning of this description, thence along the Eastern line of Phase 2 of Meadow Woods East Condominium Subdivision Plan No. 77, Eaton County Records the following five courses: N09°33'06"W 12.89 feet, N67°56'53"E 171.53 feet, N09°33'06"W 150.00 feet; thence N22°03'07"W along said Eastern line and the Eastern line of Phase 3 of Meadow Woods East Condominium Subdivision Plan No. 77, Eaton County Records the following three courses: N67°56'53"E 150.00 feet, S89°13'41"E 71.61 feet and N87°56'53"E 175.00 feet to the Western line of the C&O Railroad; thence S22°03'07"E along said Western line 644.45 feet; thence Southeastly 198.14 feet continuing along said Western line on a curve to the right, said curve having a radius of 6771.13 feet, a delta angle of 13°22'52" and a chord length of 1317.78 feet bearing S15°35'58"E to said East-West 1/4 line; thence N88°22'28"W along said East-West 1/4 line 17.30 feet; thence Southwesterly 919.08 feet continuing along said Western line right 79°49'23" and a chord length of 847.209 feet bearing S30°24'03"W to the North-South 1/4 line of said Section 2; thence N01°03'02"E along said North-South 1/4 line 740.14 feet to the point of beginning; said parcel containing 10.91 acres more or less; said parcel subject to all easements and restrictions if any.

NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
- ALL IMPROVEMENTS NOT SHOWN
- INDIVIDUAL TREES NOT SHOWN
- EASEMENTS, IF ANY, NOT SHOWN
- CONTOURS SHOWN ARE BASED ON FIELD WORK COMPLETED ON 10-07-20.
- BY SCALD MAP LOCATION AND GRAPING PLOTTING ONLY. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAND LEDGE, COMMUNITY PANEL NO. 280089 0089 E DATED NOVEMBER 26, 2010.
- THIS PLAN WAS MADE AT THE DIRECTION OF THE PARTIES NAMED HEREON AND IS INTENDED SOLELY FOR THEIR IMMEDIATE USE. NO SURVEY HAS BEEN MADE AND NO PROPERTY LINES WERE MONUMENTED, UNLESS OTHERWISE SPECIFICALLY NOTED, AND NO DIMENSIONS ARE INTENDED FOR USE IN ESTABLISHING PROPERTY LINES. UTILITY INFORMATION AS SHOWN WAS WHERE POSSIBLE AND IS SUBJECT TO VERIFICATION IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO USE FOR CONSTRUCTION.



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	54.40'	600.00'	511.40"	54.36'	N19°22'17"W
2	158.14'	6771.13'	1322'52"	157.78'	S15°35'56"E
3	919.68'	660.13'	79°49'23"	847.09'	S30°24'03"W

BENCHMARKS:

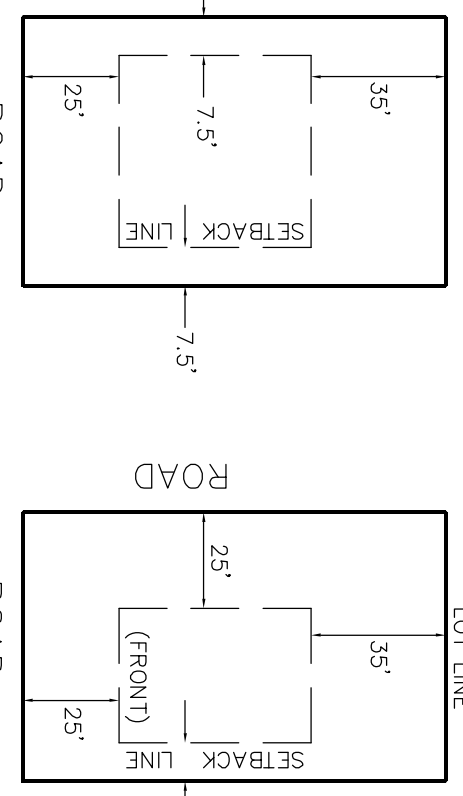
- BM#2 - TOP OF EAST FLANGE BOLT ON HYDRANT UNDER "W" IN E.I.W. AT NORTHEAST CORNER OF BOLTON FARMS LANE & PENNINE RIDGE. ELEVATION - 853.73 N.G.V.D.
- BM#3 - TOP OF NORTH FLANGE 90 I. UNDER "W" IN MADE IN USA ON FIRE HYDRANT ON NORTH SIDE OF ST JOHN'S CHASE STREET. ELEVATION - 850.67 N.G.V.D.
- BM#4 - NORTH RM. OF SANITARY MANHOLE IN C.O. OF BOLTON FARMS ROAD AT #499 BOLTON FARMS ROAD. ELEVATION - 856.34 N.G.V.D.
- BM#5 - EAST/SOUTHEAST FLANGE BOLT ON FIRE HYDRANT UNDER "W" IN MADE IN USA ON NORTH SIDE OF ST JOHN'S CHASE STREET. ELEVATION - 846.41 N.G.V.D.

NOTES:

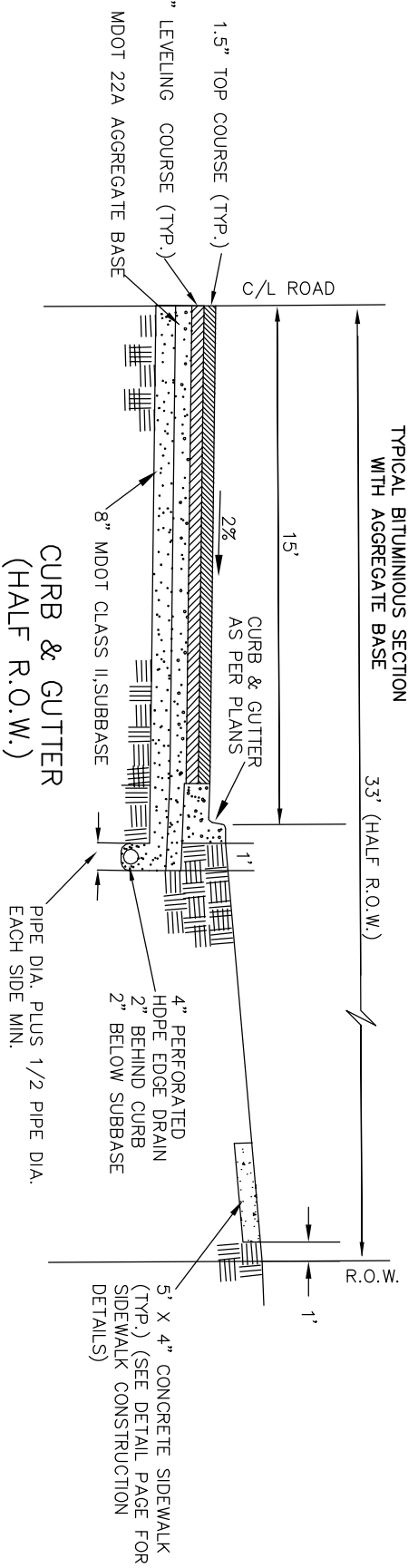
1. THIS PROPERTY IS ZONED R-40 - MEDIUM DENSITY RESIDENTIAL
2. ALL UNITS ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES
3. MINIMUM LOT AREA IS 8450 SQUARE FEET
4. MINIMUM LOT WIDTH IS 65 FEET AT FRONT SETBACK
5. MINIMUM FRONT YARD SETBACK IS 25 FEET
6. MINIMUM REAR YARD SETBACK IS 5 FEET WITH A TOTAL OF 15 FEET BETWEEN BOTH
7. MINIMUM SIDE YARD SETBACK IS 35 FEET
8. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER
9. SIDEWALKS AND STREETS AS REQUIRED BY CITY OF GRAND LEDGE REGULATIONS
10. ALL LOTS TO HAVE PUBLIC UTILITY EASEMENTS ON THE FRONT 10 FEET, AND OTHERS AS REQUIRED BY UTILITY COMPANIES
11. POLICE, FIRE PROTECTION AND SCHOOLS BY CITY OF GRAND LEDGE
12. UNITS WILL BE PROVIDED WITH STORM DRAIN OUTLET FOR SWAMP PUMP CONNECTION
13. SITE IS NOT CURRENTLY SUBJECT TO ANY DEED OR PLAT RESTRICTIONS
14. PROJECT CONTAINS 110.91 ACRES DIVIDED INTO 28 UNITS, NUMBERED 1-28
15. WETLANDS, IF ANY, NOT SHOWN.

PROPOSED SITE DATA:

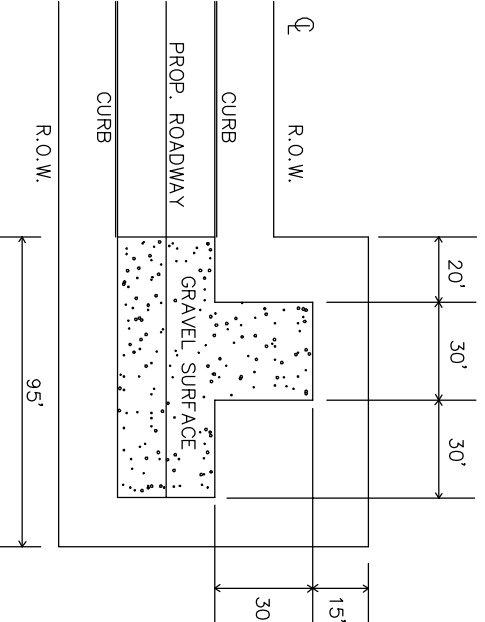
- NUMBER OF UNITS: 28
- SIZE OF SMALLEST UNIT: 9,527 S.F. (UNIT 19)
- MINIMUM LOT FRONTAGE: 49.6' (UNITS 20-24)
- MINIMUM LOT FRONTAGE AT SETBACK: 65'



NOTE: PER CITY OF GRAND LEDGE ZONING ORDINANCE ONE SIDE SETBACK CAN BE MINIMUM 5' BUT REQUIRES TOTAL OF 15' BETWEEN THE 2 SIDES.



TEMPORARY TURNAROUND



MDOT CONCRETE CURB & GUTTER (F-4)

NO SCALE

TEMPORARY TURNAROUNDS SHALL NOT BE ALLOWED UNTIL THE REQUIRED CONCRETE CURB AND GUTTER IS IN PLACE. THE CURB AND GUTTER SHALL BE MADE IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET. THE CURB AND GUTTER SHALL BE MADE IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET. THE CURB AND GUTTER SHALL BE MADE IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.

REVISIONS	COMMENTS	DATE
08/25/21	ORIGINAL	

KEBS, INC.
ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Mobile Office
Ph. 269-781-9800

DRAWN BY: KOB
SECTION: 2, T4N, R4W
FIELD WORK BY: NAW/RR
JOB NUMBER: 98785.0ND
SHEET 1 OF 1

SAMPLE ELEVATIONS
MEADOW WOODS SOUTH SITE CONDOMINIUM
8/26/21

The following plans including a sample set of floor plans that may be constructed in the site condominium:

INTEGRITY 1250 - 1,250 Square Foot Ranch
INTEGRITY 1520 - 1,520 Square Foot 2-Story
INTEGRITY 1610 - 1,610 Square Foot Ranch
INTEGRITY 1750 - 1,750 Square Foot Bi-level
INTEGRITY 1810 - 1,810 Square Foot 2-Story
INTEGRITY 2060 - 2,060 Square Foot Bi-level

integrity 1250

1,252 SF

2-4 bedrooms

1-2 bathrooms

2-car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

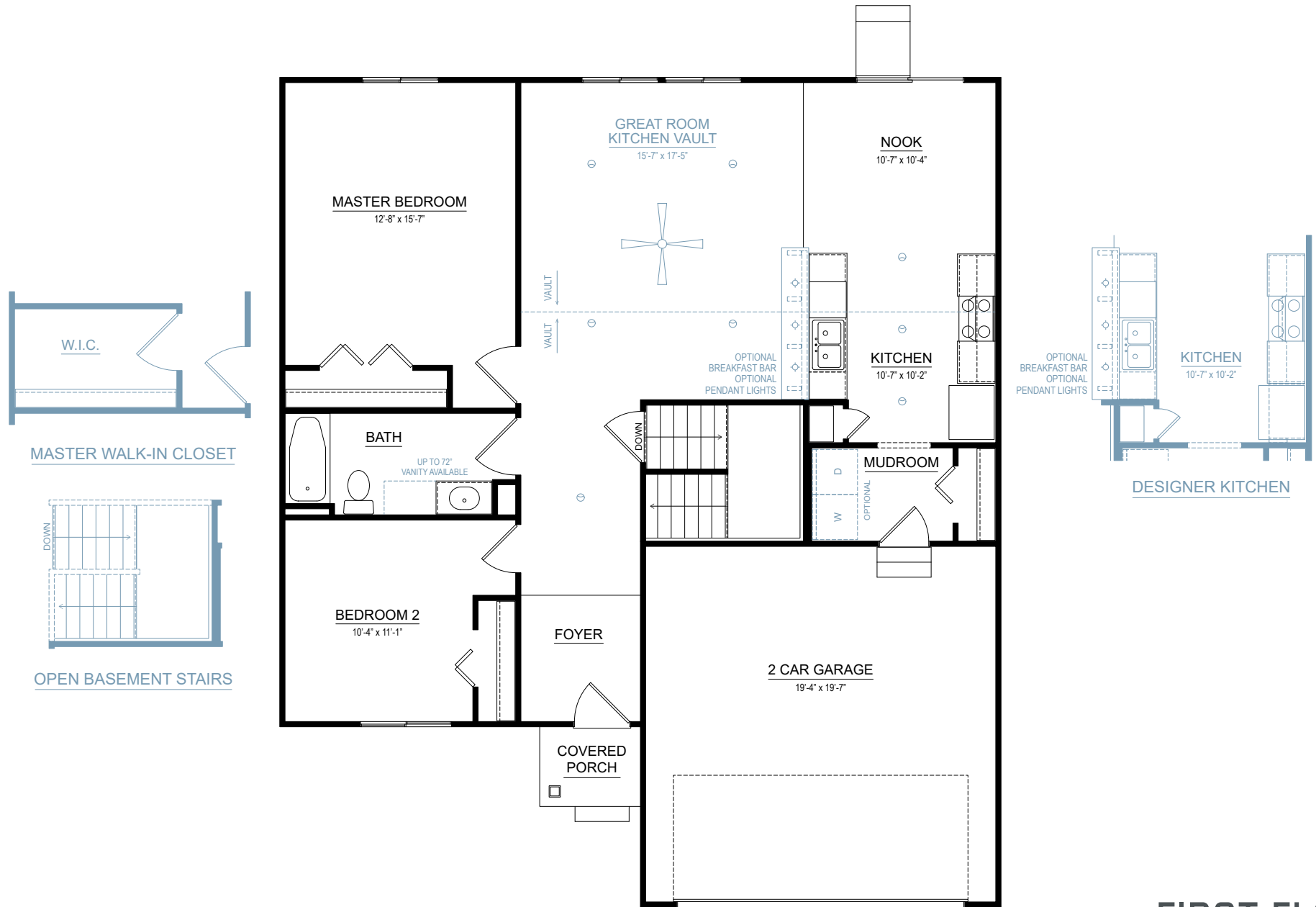


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

integrity 1520

1,516 SF

3 bedrooms

1.5-3.5 bathrooms

2-car attached garage



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Elevation A1

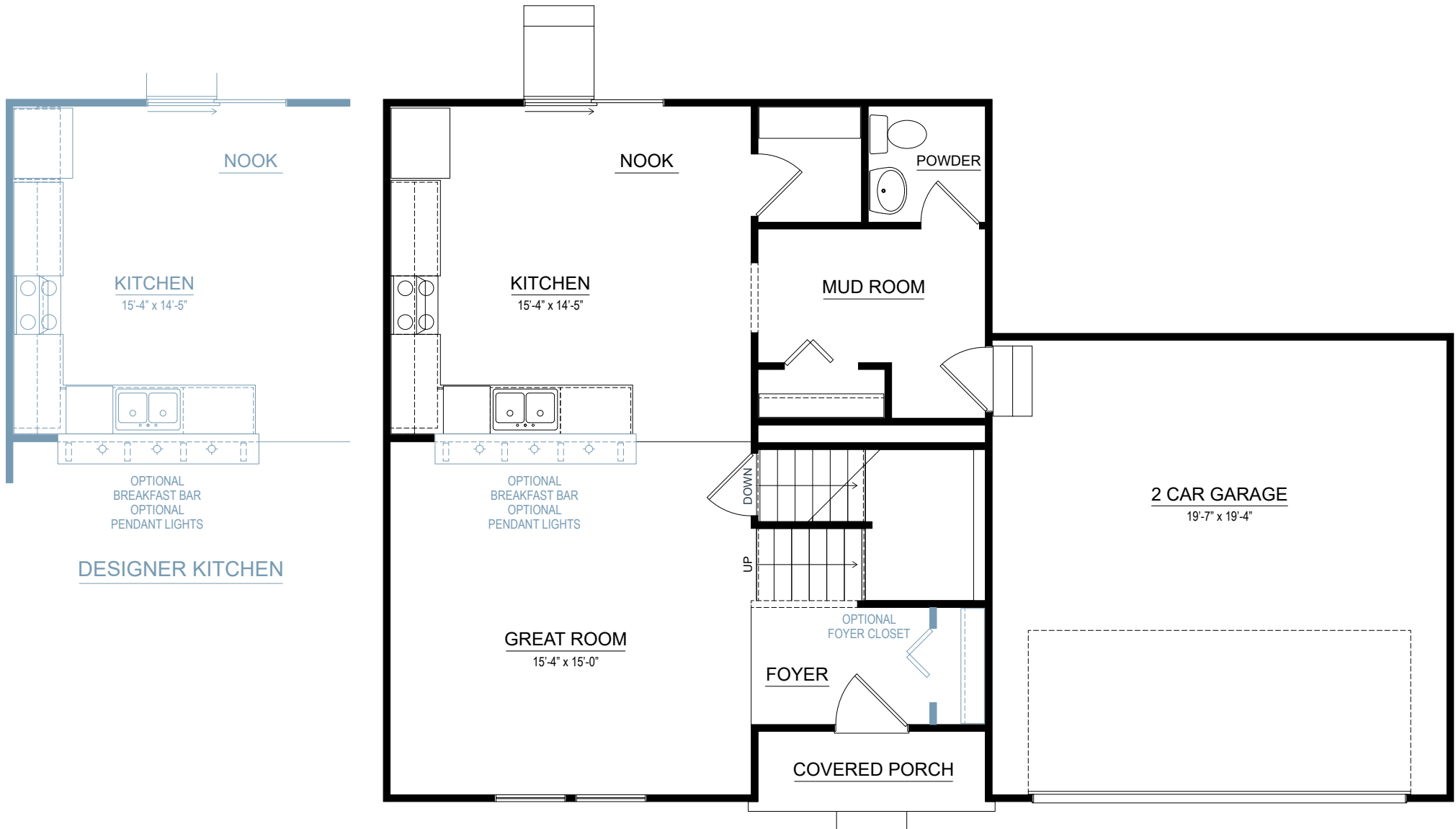


Elevation A2



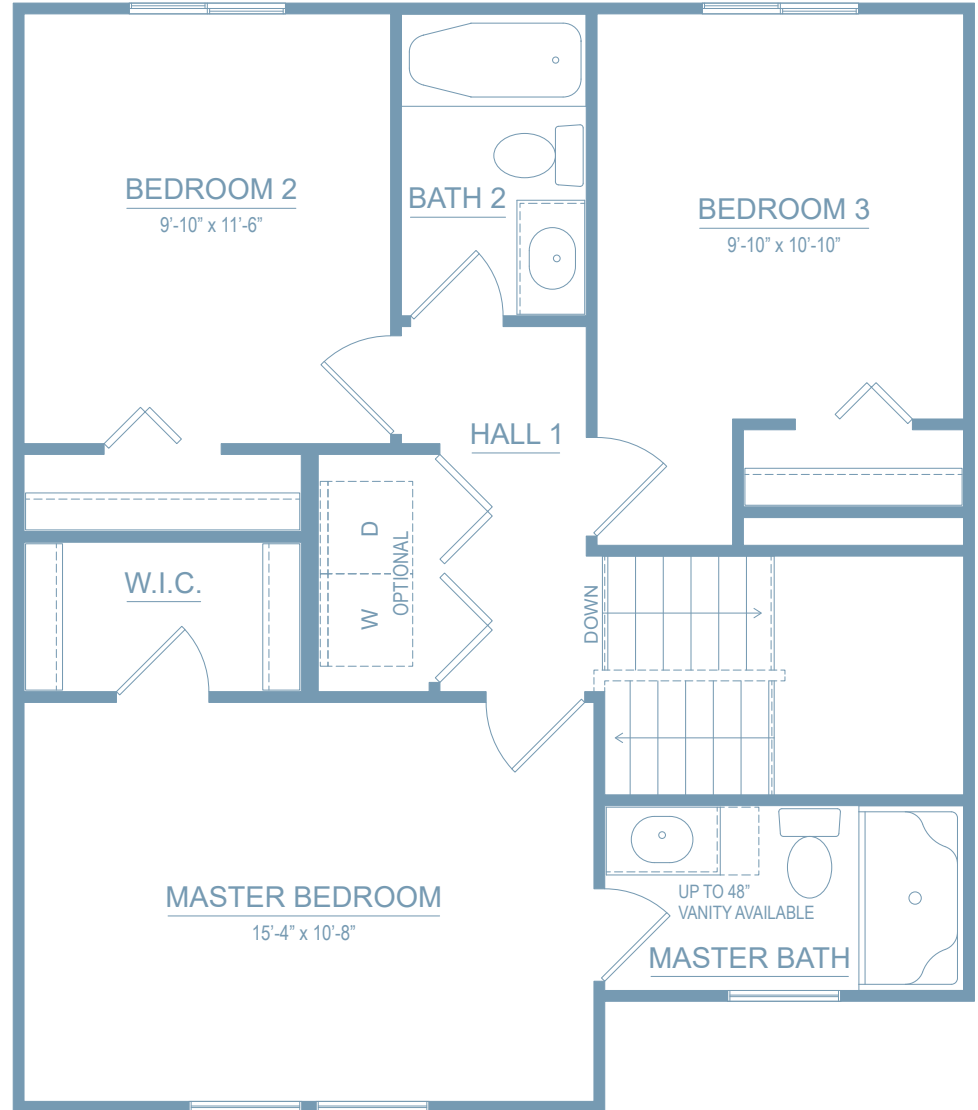
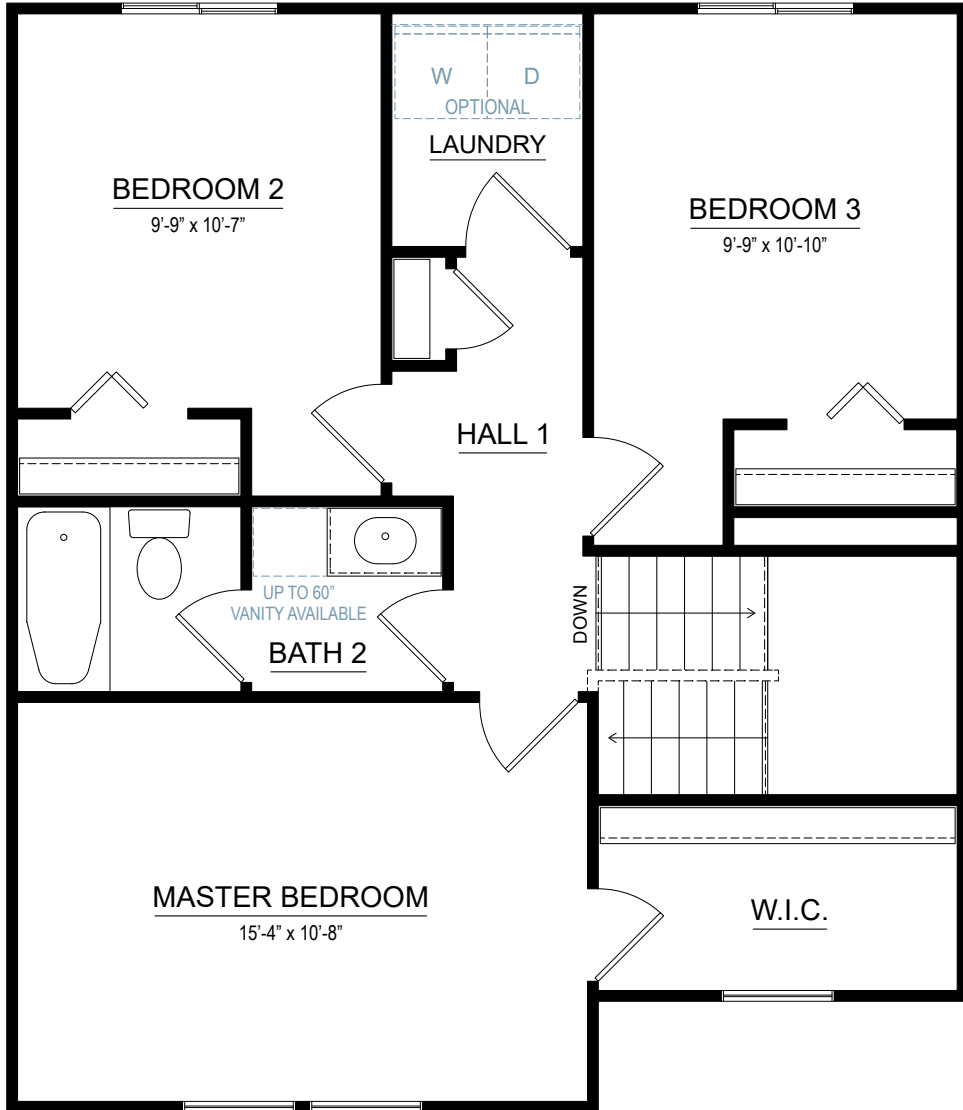
Elevation A3

Elevation A



FIRST FLOOR





MASTER BATH OPTION

SECOND FLOOR

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-car attached garage



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Elevation A1

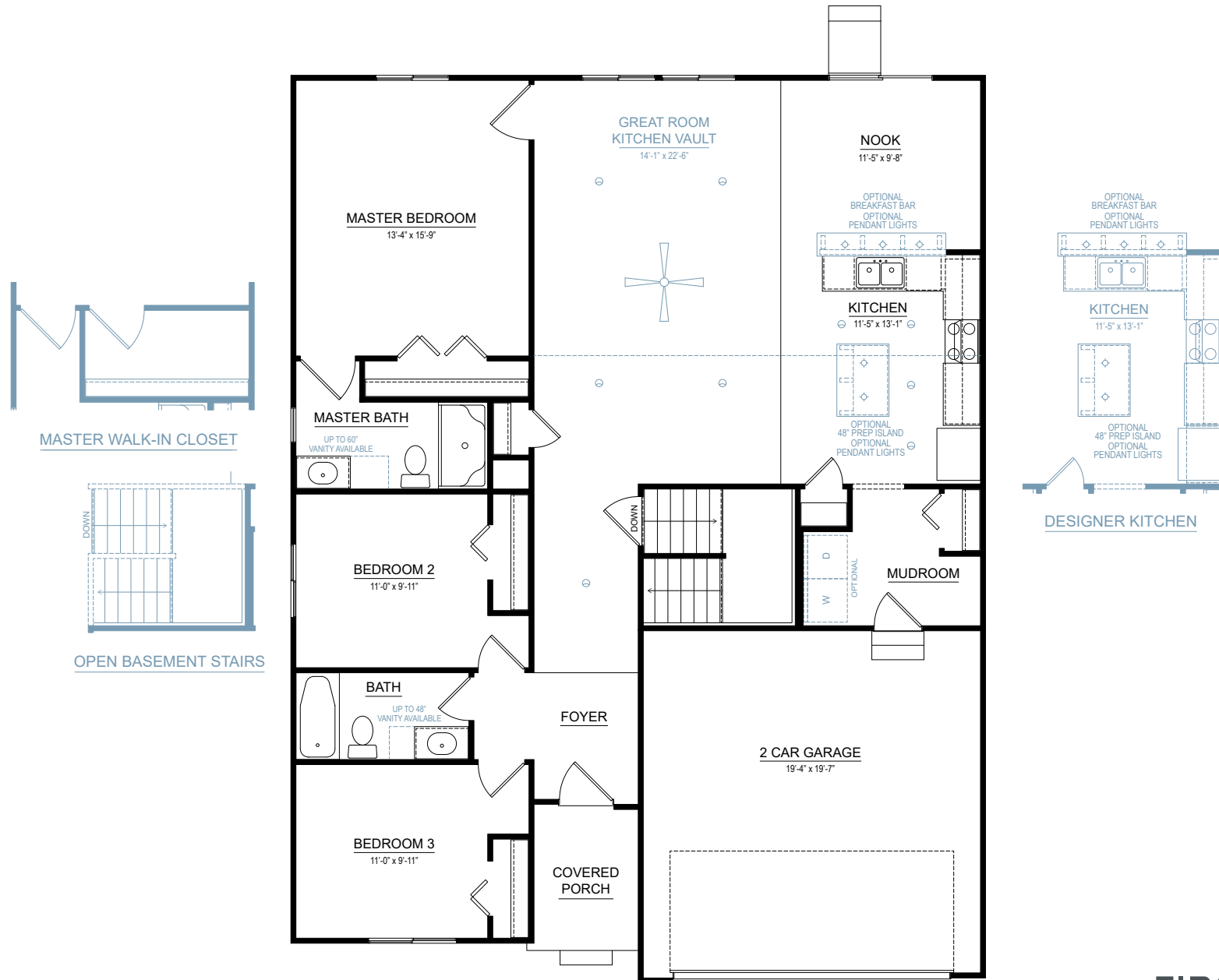


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

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integrity 1750

1,736 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1

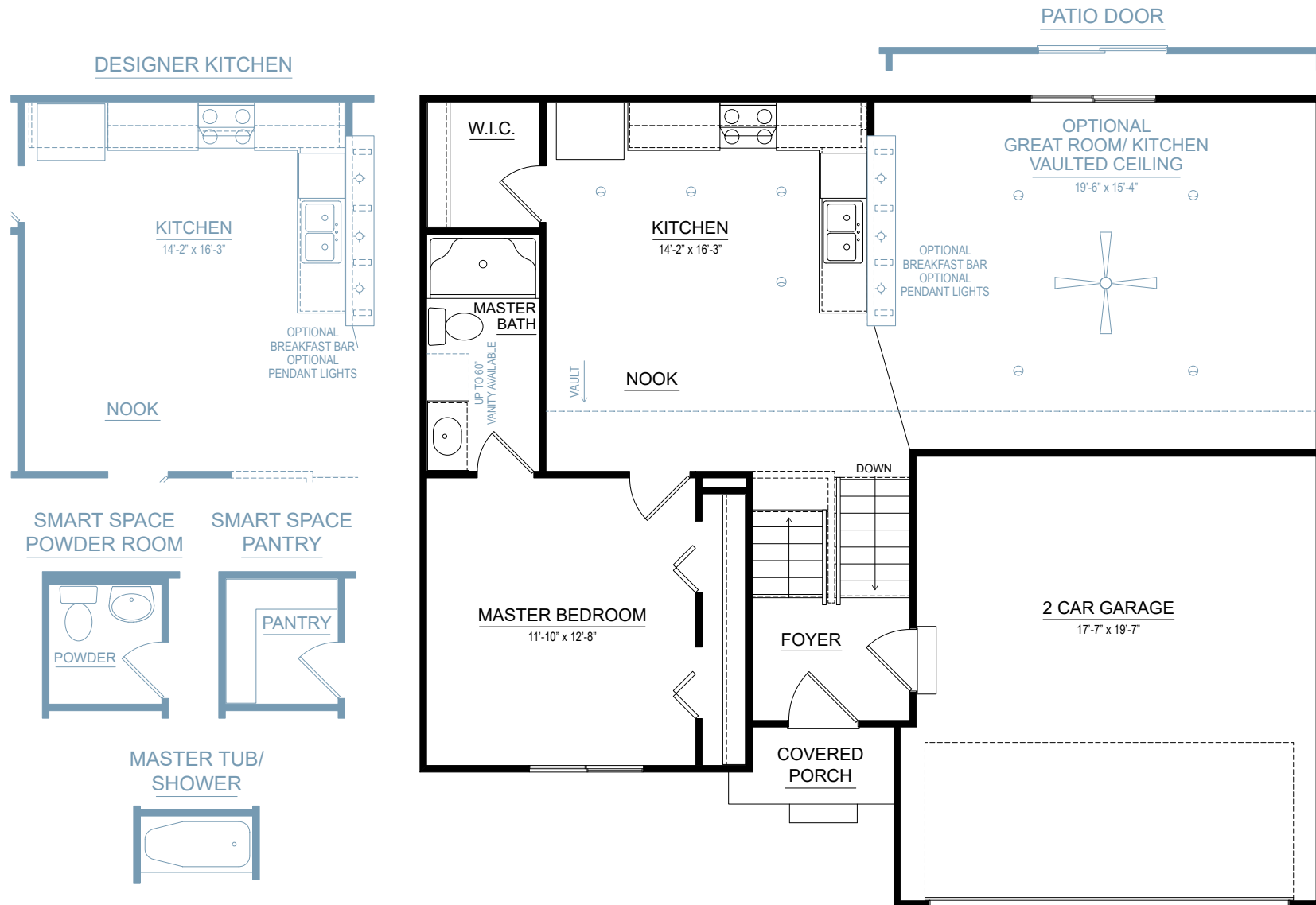


Elevation A2



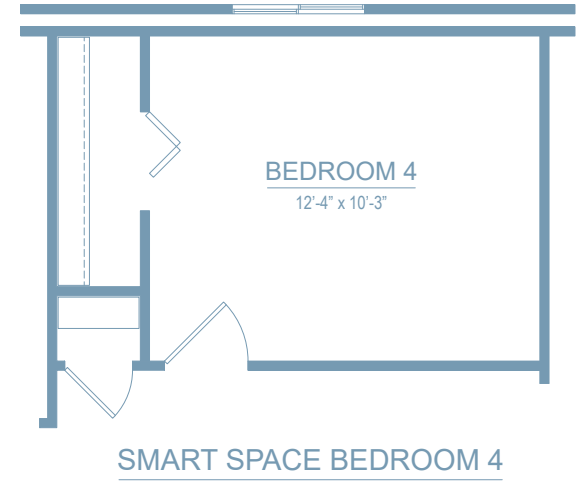
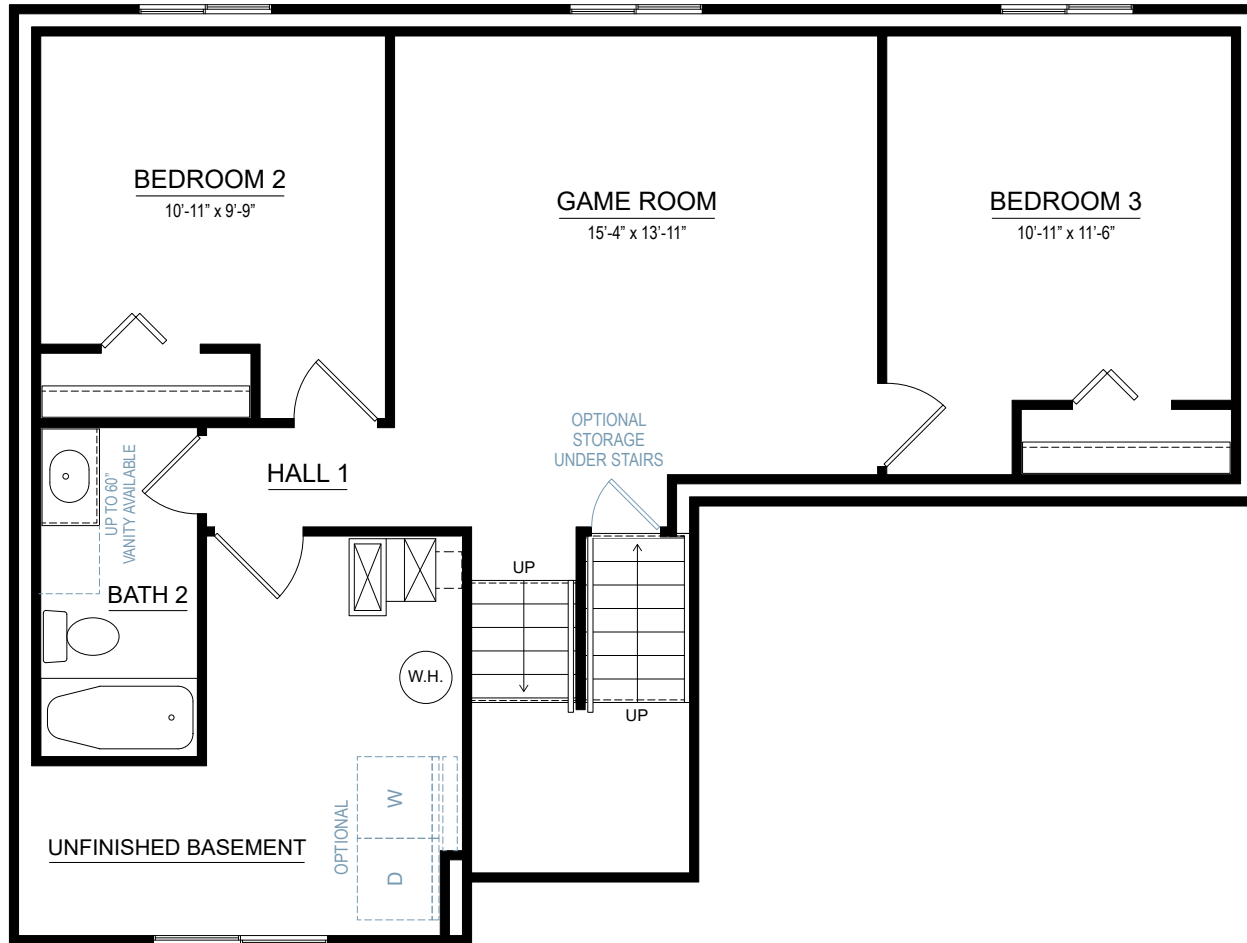
Elevation A3

Elevation A



FIRST FLOOR

WALKOUT PATIO DOOR



BASEMENT

integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-car attached garage



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Elevation A1

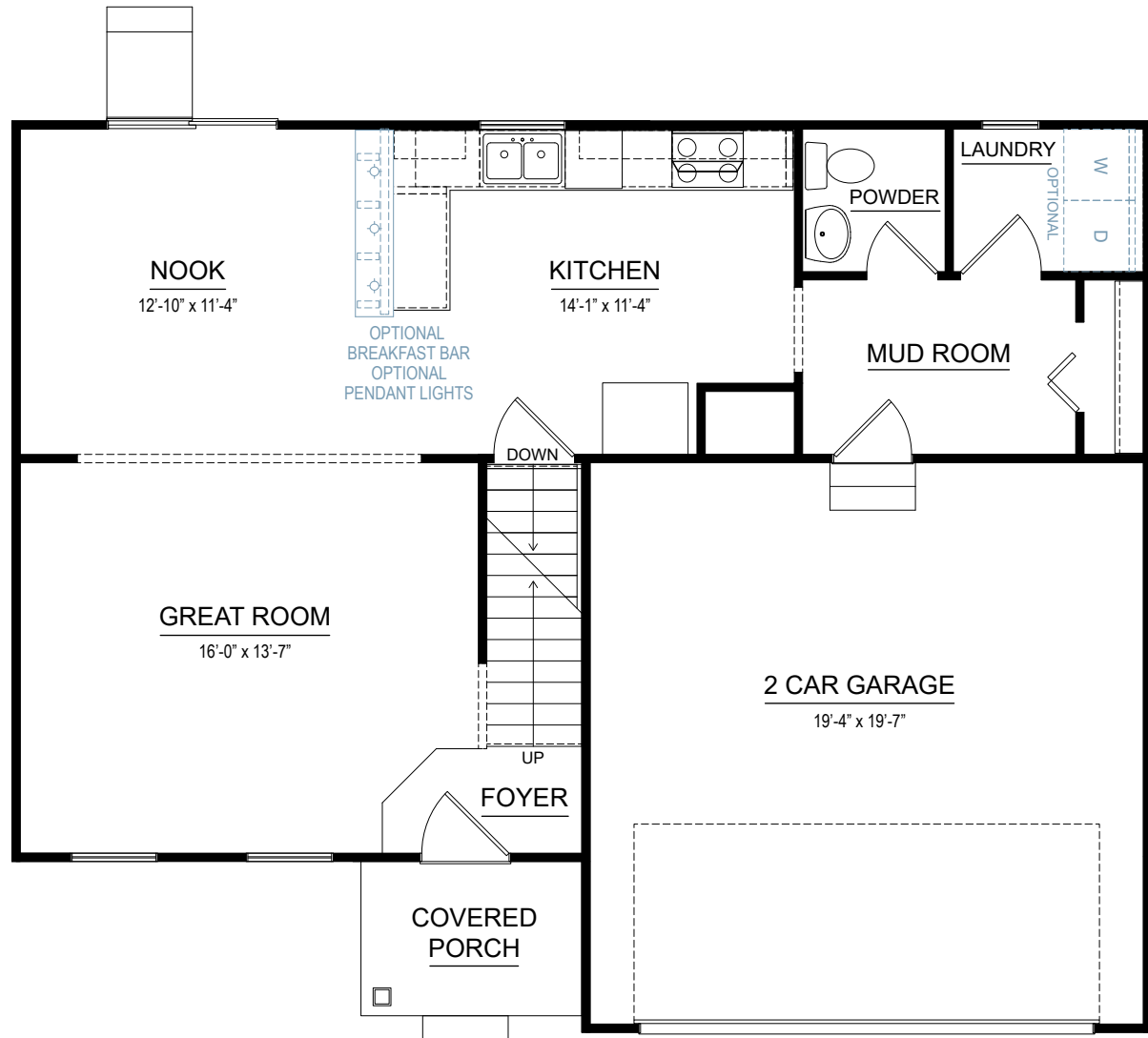
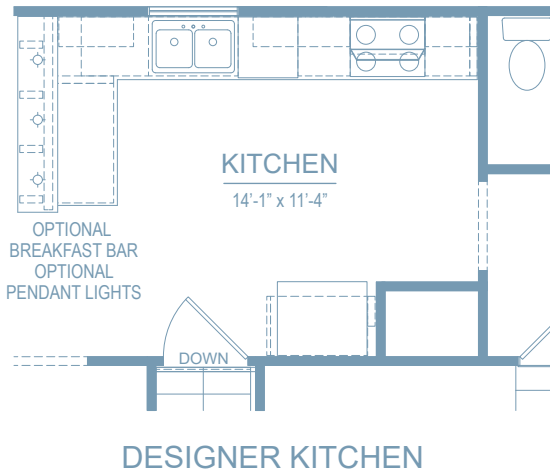


Elevation A2

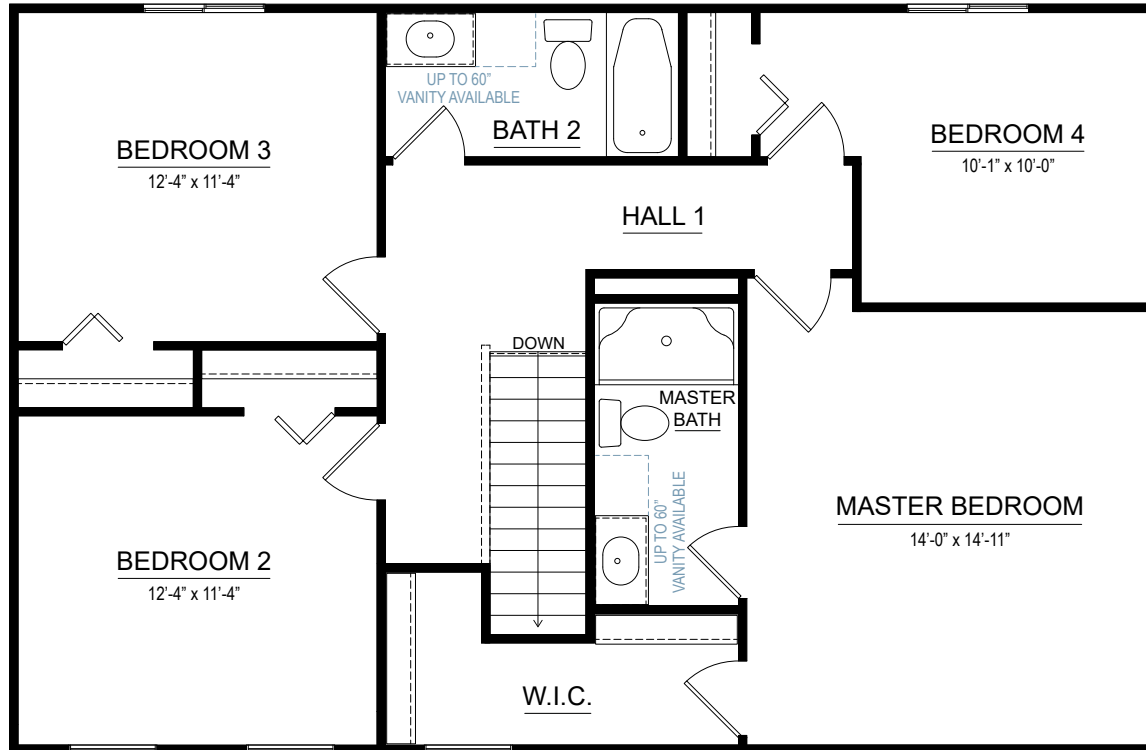


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

integrity 2060

2,060 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1

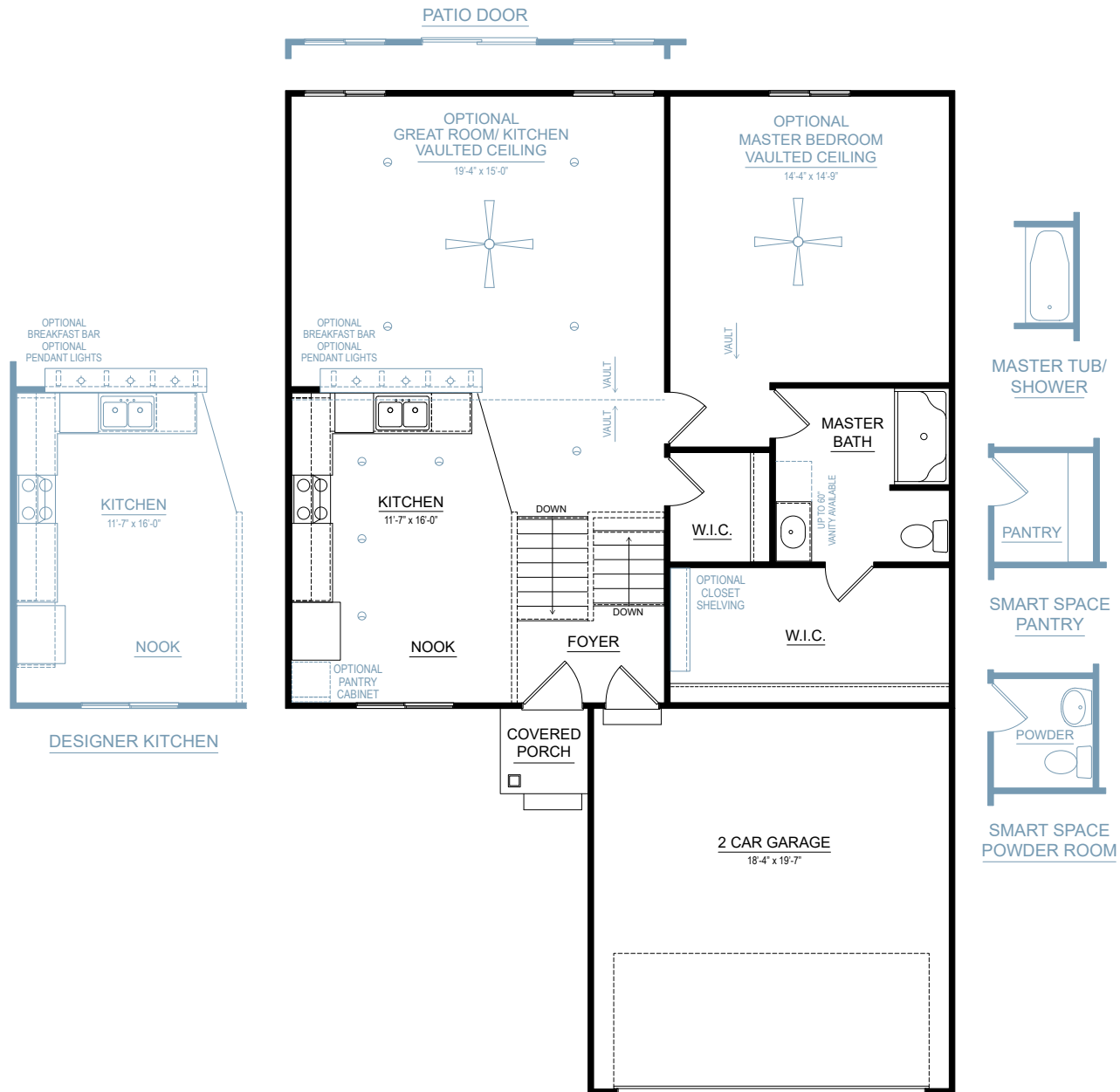


Elevation A2

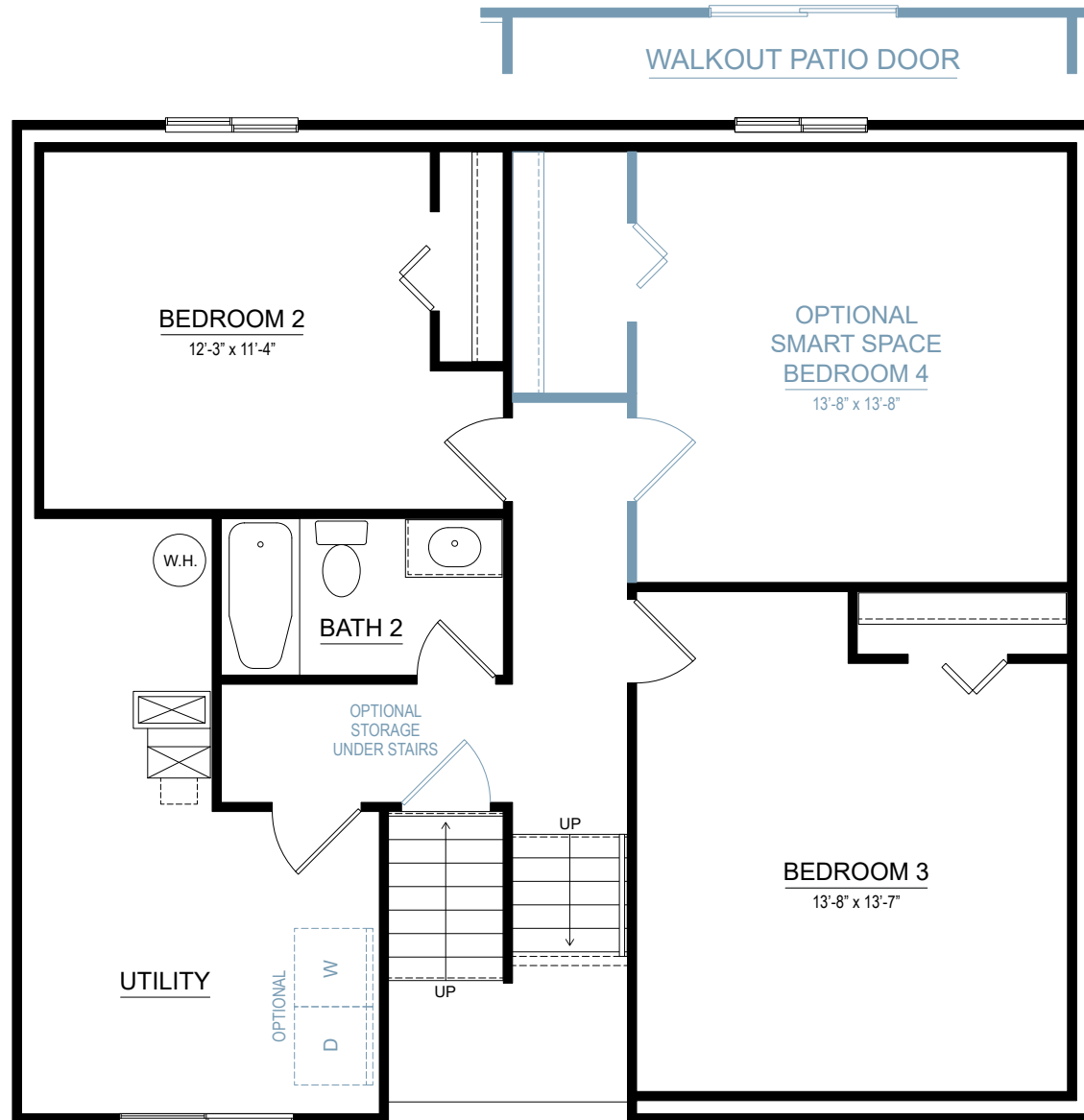


Elevation A3

Elevation A



FIRST FLOOR



BASEMENT