



**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, MARCH 26, 2024**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE, SE**  
**7:00 P.M.**

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of March 12, 2024 and Findings of Fact for: **Case#6-24** – Structures and Improvements Plan (SIP) 2024-2030
- F. Approval of the Agenda for March 26, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

**Case#3-24** – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52<sup>nd</sup> Street, 2854 52<sup>nd</sup> Street and 5491 Wing Avenue SE (**Applicant has requested tabling to the April 9, 2024, meeting**)

- I. Public Hearing

**Case#7-24** – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review Located at 2500 52<sup>nd</sup> Street SE;

- J. Work Session

**Case#8-24** – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing (**Applicant has requested tabling action on the request to April 9, 2024**)



Agenda - Planning Commission

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K. New Business

Set public hearing date of April 23, 2024, for: **Case#9-24** – 44<sup>th</sup> Street and Walma Avenue Condominium Project - Rezoning of 4.95 acres of land from R3 Medium Density Residential to RPUD-1 High Density Residential Planned Unit Development and Site Plan Review located at the SE corner of 44<sup>th</sup> Street and Walma Avenue

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. Adjournment

\*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation  
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
  - a. postpone decision – table to date certain
  - b. reject proposal
  - c. accept proposal
  - d. accept proposal with conditions.



PROPOSED MINUTES OF THE REGULAR MEETING  
OF THE KENTWOOD PLANNING COMMISSION  
MARCH 12, 2024, 7:00 P.M.  
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner VanderMeer.
- C. Roll Call:  
Members Present: Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Doug VanderMeer, Sarah Weir  
Members Absent: Bill Benoit and Darius Quinn (absent with notification)  
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, Deputy Finance Director Bhama Cairns, Director of Engineering and Inspection Services Jim Kirkwood, Deputy Director of Parks & Recreation, Spencer McKellar and Fleet Services Supervisor Jamie King the applicants and one citizen.

**Motion by Kape, supported by Weir, to excuse Benoit and Quinn from the meeting.**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes and Findings of Fact

**Motion by Commissioner Holtrop, supported by Commissioner Porter, to approve the Minutes of February 28, 2024 and the Findings of Fact for: Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29<sup>th</sup> Street St**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

- F. Approval of the Agenda

**Motion by Commissioner Holtrop, supported by Commissioner Porter, to approve the agenda for the March 12, 2024, meeting.**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

- G. Acknowledge visitors wishing to speak to non-agenda items.



There was no public comment.

H. Old Business

**Case#3-24** – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52<sup>nd</sup> Street, 2854 52<sup>nd</sup> Street and 5491 Wing Avenue SE; (**Applicant has requested to table to March 26, 2024**)

**Motion by Holtrop, supported by Kape, to table Case#3-24 Breton Ravines to March 26, 2024.**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

I. Public Hearing

**Case#6-24** – Structures and Improvements Plan (SIP) 2024-2030

Schweitzer stated the SIP Plan is broken down into a variety of project types. The SIP is an overview of the City's Annual Capital Improvements Program that sets forth improvements over the next 6-year period and in this case years July 1, 2024- June 30, 2030. He stated this plan covers Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails, Water, Sanitary Sewer and Storm Sewer Management Systems.

Schweitzer stated Bhama Cairns, Deputy Finance Director, Jim Kirkwood, Director of Engineering and Inspection, Spencer McKeller, Deputy Director of Parks and Recreation were present.

Jones opened the public hearing.

There was no public comment.

**Motion by Kape, supported by Poyner to close the public hearing.**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

Holtrop questioned why only \$125,000 dollars was being spent out of the Parks & Recreation millage funds. Deputy Finance Director Bhama Cairns stated the other expenditures will be the maintenance for the parks and won't be in this document because this is capital improvements budget expenditures.

Poyner stated he would have thought that there would be some projected additional investment with the millage. He questioned what will the residents see a breakdown on how the money for the millage is being spent. McKellar stated the community center is a \$20-\$30 million dollar investment. The park and recreation millage brings in about 2.4



million each year. McKellar stated the Parks and Recreation have a Master Plan and there are a variety of projects that are on there, however to stretch the taxpayer dollars and be a fiscally responsible as possible they are seeking private donations and partnerships and grants. Discussion ensued. McKellar stated there is a millage page on the website and a committee page with some other documents like the business plan that showcases what the community asked for through surveys.

Deputy Director Spencer McKellar stated that the full millage funds will be spent on the community center. McKellar stated the construction of the new community center we need a large amount of money up front; therefore we will borrow some monies from other funds that the City has. He stated each year thereafter, they are going to use a portion of the millage total to pay back the borrowed money. Another portion of the millage is going towards staff and towards other projects. He stated in the foreseeable future that entire millage fund will be spent on the projects listed in the SIP.

Porter stated he noticed there are 8 backup generators and questioned whether that will be replaced from 2025-2030 and he noticed they were all different sizes and questioned the fuel they use and if there is anything that can be done to make them consistent. Fleet Supervisor Jamie King stated the generators are sized based on the load. He stated as far as the fuel they are on two different types of fuel, natural gas and diesel fuel. Discussion ensued.

Poyner questioned the big investment in the generators is there an opportunity to bundle. King stated he does an evaluation on each unit on an annual basis. Several of the units will out last the SIP schedule. He stated it is his understanding that none of the generators were in a budget for replacement. They were put in the SIP because at some point they are going to need to be replaced. King stated this is a very conservative schedule. King stated that currently there are two generators that he would consider in the foreseeable future to need replacement. Discussion ensued.

Porter questioned if there was a reason why the Justice Center roof replacement and parking lot were combined. Schweitzer stated both projects have been delayed pending the result of the Police and Fire millage request in May. Therefore, we wanted to hold off on some of the repairs until we get a better view of what investment might take place if the millage were to pass.

Jones questioned the replacement of Library community room tables and chairs that are in progress. McKellar stated the tables and chairs are in progress because they are able to fix some of them, but it is getting costly. The reason they are holding off the project is because the City is taking the responsibility to do all the furniture and fixtures for the new community center. They are trying to see if they can stretch the life of the tables and chairs to meet that timeline to order furniture together to get the best and lowest price.

Jones questioned if the cemetery during the day is staffed and Jaycees Park is done.



Jones questioned whether Kelloggwoods Park is partnering with KBL. McKellar stated as community members come with thoughts or ideas Parks and Rec always prepared to explore them to see if they can fit within the Master Plan and the funding, but nothing is set in stone at this time. Discussion ensued.

**Motion by Holtrop, supported by Poyner, to recommend to the City Commission to adopt the Structures and Improvements Plan for July 1, 2024- June 30, 2030.**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

J. Work Session

**Case#7-24** – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review  
Located at 2500 52<sup>nd</sup> Street SE

Golder stated the request is for Preliminary Plat and Final Site Plan Review. She stated Phase 1 was approved which was 17 lots. The City rezoned an 82.8 acre property in 2022. She stated phase 2 is 43 lots on 17.75 acres. She stated the only thing that came up in the initial review is that we don't want to have detention ponds where nobody owns them.

Golder stated at the applicant/staff review there was discussion about what kind of maintenance we expect in detention areas. She stated the City Commissioners wanted to make it clear a property owners responsibility if you own one of these lots. Engineering doesn't want any trees to be growing in the ponds, but there needs to be some clarity on what you are supposed to do to make sure you are fulfilling maintenance requirements. That needs to be communicated to the future property owners. She stated there aren't a lot of detention ponds in Phase 1, they are mostly in Phase 2.

Poyner questioned if there will be any feedback from the City Commission regarding maintenance of the detention ponds before the public hearing. Golder stated this will be more of an engineering question and policy that we need to adopt for detention ponds. Poyner asked about tree preservation. Golder stated from her understating some trees were preserved and some had to be taken out.

Porter questioned the access to the development. Golder stated you can access from Plover. There will be a point when they have to put a construction road. She can find out when that will be. Porter stated once developed each phase will be accessing through 60th and 52<sup>nd</sup> Street through the side streets. Golder stated there are a lot of ways to get out. You can go through Bretonfield development and Princeton. Porter questioned if we need to look at a traffic study to see how that is going to impact the neighborhood. Golder stated there is not going to be a traffic study at this time.

Holtrop questioned when the new architecture requirements will apply to projects. Golder stated they will apply officially when we adopt them. She stated the Heyboer family has



adopted their own and staff has a copy of the deed restrictions that we can share with the commissioners. Golder stated that we do not have a PUD but the Heyboers have forwarded the City's proposed standards to the builders that they will be working with. It would be better if the City had new standards formally adopted.

VanderMeer stated when the Heyboer did their presentation at the parks they were very adamant that the development of the homes were going to mirror the Princeton area. He stated and that helped please the Princeton residents. Vandermeer stated regarding the detention pond, the residents are going to own them, but they can't put anything on them. Golder stated that is correct.

Jones stated making sure the detention ponds stay clear of trees and etc. would that be a deed restriction. Golder stated yes, but as you know people don't always pay attention to these documents, so we want to make sure that people know what they are getting into if the requirement is they have to maintain the detention pond. Discussion ensued. Jones stated it will be good to get the City Attorney's input.

**Case#8-24** – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review  
Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing Avenue

Pung stated the request is rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Preliminary Site Plan Review

Pung stated the proposed development encompasses four (4) parcels (two vacant parcels and two parcels with existing single family homes). The site is encumbered by floodplain and wetlands There are wooded areas throughout the site There are significant elevation changes, especially at the perimeter of the development.

Pung stated the current proposal would have 54 lots about 1.87 units per acre would be the gross density with a net density of under 3 acres. The area is currently master planned for low density residential which is less than 4 units per acre; therefore, it is consistent with the master plan.

Pung stated as a PUD they are required to have open space. The current intent is to incorporate that open space into the lots similar to what was done with Wildflower Estates. He stated we would require easements over that open space to ensure that it remains common open space that the residents have access and that the property owners can't come in and fence it off or prevent access to what is designated open space.

Pung stated in the past we have had the open space as a separate lot to be maintained by a homeowners association. He stated if the homeowner association goes defunct there is nobody paying the taxes it goes up for tax sale someone tries to buy it cheap and leads to



problems down the road. He stated you can extend the property lines so the open space gets put into an easement and not under a separate lot it is all incorporated into existing lots.

Pung stated the applicant does not intend to build. They will sell individual lots to either builders or individuals wanting to build a home.

Pung stated there are significant changes planned to the site layout. The applicant has asked to table the public hearing to April 9. He stated the street design will be changed to eliminate the need for emergency access to the site. They may request a variance to the street length to allow them to go from 1320 to 1370. They are working on new plans. He stated they are going to extend the PUD to include the existing home add another 14,00 square feet to the PUD rezoning.

Pung stated although the layout will change some of the issues in the staff report will remain. He stated architecture and how the homes will fit on the lots is going to be important. He stated we would want the details of what kind of restrictions they are going to have included with the PUD agreement along with sample building designs that can fit on the lots. He stated this will be especially important since they are not going to be building the homes. It needs to be clear to whoever comes in and buys the lot what the requirements and restrictions are going to be so they know what they are getting into when they purchase a lot to build on it. He stated the applicant is working on getting different building designs that will meet our draft architectural standards and fit on the specific lots.

Pung stated we are looking for an updated PUD agreement which would include information with regards to architectural details. It would also include the easement restrictions for the open space and how that would be accessed.

Pung stated if you look at Wing Avenue all the homes in the area are very large lots. This would be a significant change to that area. There is going to be concern regarding the number of lots and the size of the lots. Even though it meets our Master Plan requirements, it has to somewhat fit into the area and also that any homes are going to work on the lots that are proposed. Their narrowest lot is 62 feet. Bretonfield the narrowest is 52 feet, 10 feet larger but some of the sizing issues may still apply.

Pung stated they are aware that we will be looking at the garage itself having a setback of 35 feet although the home themselves can come up to that 20 foot setback.

Pung stated they are looking at requesting tabling the public hearing, but we still have to open the public hearing because it has already been published in the newspaper, so we will treat it as another work session.

VanderMeer stated being sensitive to the residents on Wing Ave and how they appreciate their rural road conceptually there will be an additional 50 cars that are going to be



moving up and down the street. He stated there will probably be some concern regarding that traffic. He stated from an environmental standpoint he believes it is a wooded area, what is the intent for the trees that are going to be removed from that area to build. He stated he is also concerned about the lot size you can reach out and touch your neighbor when you are looking at 50-60 foot lot and you have 6 feet on each side

Paul Granzotto, 3328 Riverton Dr. Hudsonville MI was present. He stated when he went through the plans, he tried to base them on Pfeffer Drive. He stated Eaglecreek currently has the same 62-foot width on their lots and he wanted to do something relatively similar. He stated it has worked out great and there are four different buildings in there and it has turned out awesome.

VanderMeer stated from an environmental standpoint what is the plan. Granzotto stated along the edge there are going to be quite a few trees and it is wetlands and they are going to keep all of that there. He stated most of the trees that are in the main area are sparse and thin trees that are over 8 inches around.

VanderMeer questioned if he had spoken to any of the residents. Granzotto stated they modified their plans, and he has called a few but has not been able to get a hold of all of them. VanderMeer stated it looks like there is only one exit onto Wing it might be congested. Granzotto stated in their next plan it is going to be nicer. Vandermeer stated he isn't comfortable right now where they are at.

Kape questioned the emergency access and if this will be gated. Granzotto stated the plan was to gate it off and have two homes, one on each side but they have addressed this in the new plan they won't even need the emergency fire access.

Adam Feenstra with Feenstra and Associates was present. He stated they don't have a completed plan of the revision, but he has a conceptual plan. He displayed the conceptual plan and stated for the emergency access he has had conversations with the homeowner that owns the property that the easement is across; it was vague in how much emergency access they would be allowed per the wording of the easement it was emergency access for up to three lots and they are proposing emergency access for 54. He stated they found out the drive is well outside the actual easement that would also need to be addressed before they could consider using that. The homeowner was very reluctant to grant a new easement for this purpose for almost the middle of this property. He stated they pulled back from that and switched to the idea of keeping their street lengths under control to meet the 1,320 foot length in the requirements. Discussion ensued. He stated if they can't they will ask for a variance for 50 feet.

Kape stated one the conditions say verify at least 25% of the open space will be exclusive from the ponds storm water and detention facilities. Where will the 25% be. Feenstra stated 42% of the overall property is open space and of the open space area about 34% is upland and not incumbered by the detention. Kape questioned if the green space was shifted around and not consumed so much would he be able to have larger lots. Feenstra



stated another consideration is the depth of the sanitary sewer. The sanitary sewer on Wing Avenue at their tie in point is 12 or 13 feet deep. In order to serve all these lots, they will be picking the grade up at the end of the cul-de-sacs. Even then they only expect to have the minimum required cover over the sanitary sewer that Grand Rapids allows which is 5 feet. He stated there will be a number of houses in this development that will not be able to serve a basement with sewer. He stated the main floor and second floor no problem. That is why they can't extend the road further and enlarge the lots in general because they are constrained by the length they can generate just from the sanitary sewer itself.

Weir stated she also had concern with the traffic and questioned if a traffic study would be done. Feenstra stated that is up to staff to tell them if it is needed. He stated GVMC also has traffic counts for all of Kent County. They could compare what the traffic counts are on Wing Avenue and what it was designed for. Pung stated based on the initial units or lots the numbers didn't warrant a traffic study, and he has spoke to the City Engineer of what the design volume would be for Wing Avenue and waiting for him to get back to him.

Holtrop questioned if visibility north and south, left and right is good. Pung stated the City Engineer did not mention that as an issue. Holtrop also questioned points of access in the open space. Feenstra stated they will have points of access so residents could access all the open space in the back. Discussion ensued regarding lot sizes and the number of homes.

Porter questioned the trees on lots 36-39 and will they all be removed. Feenstra stated most of those trees are in the wetland so no, the majority would stay. Discussion ensued regarding trees. Porter stated he is concerned about how many of the trees are going.

Porter stated there are sidewalk that are going to lead out to Wing but there are no sidewalks on Wing how close do those sidewalks come out to where the Paul Henry Trail. Pung stated it is quite a bit further to the south. Porter questioned if we are setting up a pedestrian danger zone where they have tripled traffic but no sidewalk on Wing. Pung stated the access is almost down to 60<sup>th</sup> Street. Porter stated he would be very concerned about that. Discussion ensued. Schweitzer stated the prospect is there; on the west side of the street is a watermain and that would be the most ideal location to put at least a 5-foot-wide sidewalk along that area. Porter stated he would ask staff to look at the infrastructure and from a pedestrian point of view is the infrastructure sufficient.

Poyner stated regarding the traffic it will be some additional traffic but a relatively small number of vehicles. If the traffic study came back and showed a problem what would happen. Pung stated the City Engineer will be looking at the design capacity. Schweitzer stated he doesn't think they will expand the road one thing to consider hopefully the extension of Breton Avenue from 52<sup>nd</sup> Street will come into play and that could change some travel patterns through there to reduce the amount of traffic using it.



Poyner questioned the price point of the homes. Granzotto stated Pfeiffer Pines which he was comparing to are selling anywhere from 460k-550k. Lots 41, 42, and 43 their hopes were they would make more of an executive house and nicer homes that there will be a demand for.

Poyner questioned if there will be an HOA. Feenstra stated yes there will be an HOA to help with maintenance but pretty minimal.

Jones stated people on Wing fought sidewalks and the improvements that we see are what they would agree to. They really wanted to keep it as a natural beauty road and this is why it is the way it is.

Jones questioned if he has met with neighbors. He stated he has spoke to the gentleman that owns the property that had the fire lane access otherwise he has not spoke to the neighbors. Jones encouraged him to have some conversation if possible.

K. New Business

There was no New Business.

L. Other Business

1. Master Plan Implementation Schedule

Golder stated the changes that are in the Master Plan are related to housing policy and told the commissioners to reach out to staff if they have any questions. She stated in the next fiscal year we are going to be looking at a housing policy and decide what the City want to do with respect to rental properties, the properties that the City owns, and the remaining developable properties in the City.

2. Commissioners' Comments

Porter stated he will not be at the March 26 meeting.

3. Staff's Comments

M. Adjournment

**Motion by Commissioner Poyner, supported by Commissioner Porter, to adjourn the meeting.**

- Motion Carried (7-0) –
- Benoit and Quinn absent -

Meeting adjourned at 9:00pm



Respectfully submitted,

Ed Kape, Secretary





**PLANNING COMMISSION OF THE  
CITY OF KENTWOOD  
RESOLUTION 1-24**

**A RESOLUTION TO ADOPT THE STRUCTURES AND IMPROVEMENTS  
PLAN  
JULY 1, 2024 – JUNE 30, 2030**

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WHEREAS, the Planning Commission was established with the membership, powers and duties prescribed in Act 207 of the Public Acts of the State of Michigan for 1921, as amended; and

WHEREAS, the Planning Commission, for the purpose of furthering the desirable future development of Kentwood under the adopted Master Plan, shall annually prepare a program for the ensuing six years, which program shall show those public structures and improvements in the general order of their priority, which in the Commission's judgement will be needed or desirable and can be undertaken within the six year period;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF KENTWOOD, that the Structures and Improvements Plan: July 1, 2024, - June 30, 2030, is hereby adopted.

The foregoing resolution was offered by Commissioner , supported by Commissioner , the vote being as follows:

YEAS: Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Doug VanderMeer and Sarah Weir

NAYS:

ABSENT: Bill Benoit, Darius Quinn

ABSTAIN: None

Resolution Adopted.

KENTWOOD PLANNING COMMISSION

Sandra Jones  
Planning Commission Chair

The foregoing is a true and complete resolution adopted by the Planning Commission of the City of Kentwood, Kent County, Michigan, at a regular meeting held, March 12, 2024.

Sandra Jones  
Planning Commission Chair





March 21, 2024

MEMO TO: Kentwood Planning Commission  
FROM: Lisa Golder, Planner  
RE: Proposed amendments to the Breton Ravines building elevations

Attached please find a memo dated March 18, 2024 detailing amendments made to the building elevations for the proposed Breton Ravines development. As you recall, the Planning Commission was interested in seeing additional detail on building elevations for the 4-5 different building types proposed in the development. Applicant Allen Edwin offered to include additional trim for buildings that face a public or private street, as well as to enact some redundancy standards within the development.

The developer is proposing five elevation types as follows:

- Site condominiums on small lots (SC)
- Single unit condominiums—half a duplex (S)
- Duplex condominiums (D)
- Rear loading attached townhouses (RT)
- Front loading attached Townhouses (FT)

The proposed site condominiums (SC) have the most changes that impact the architecture of the buildings. Windows have been added to the side of a house that is visible from a street, though this impacts only 6 of the 24 site condominiums proposed. Other anti-redundancy features have been added, including a front porch across the width of the building, roofline variety, and masonry wainscotting.

For the other units within the development, the applicant has identified those units that have prominent visibility from a public or private road. For these units, the applicant has offered additional windows, window trim, and horizontal trim for the side or rear of the building. The effect of this change is that some buildings have no additional trim, some have trim on one side of a building, and some have trim on two sides of a building.

The applicant has also proposed enhancements that will impact all of the units, including upgraded siding with bold colors in addition to white and grey, proposing that no identical colors for adjacent buildings, providing a 4-panel lite front door for every unit, windows on all garage doors, except on an alley or rear loading garages, and some enhanced porch columns.

Since the applicant has asked to table this matter for two additional weeks, we will plan to have another work session on March 26 to discuss the architectural plans or other issues raised regarding the project.



# **Breton Ravines Residential Planned Unit Development**

## **2720 & 2854 52<sup>nd</sup> Street SE and 5491 Wing Avenue SE**

### **RPUD-1/Preliminary Site Plan Project Narrative**

December 14, 2023

Revised March 18, 2024

#### **Project Location/Overview**

The subject property located at 2720 & 2854 52<sup>nd</sup> Street SE and 5491 Wing Avenue SE is comprised of 66.64 acres and is currently zoned R1-B, Single Family Residential. Westview Capital, LLC proposes an RPUD-1 Attached Residential PUD with a unique mixture of attached and detached residential homes in a traditional condominium and site condominium form of development. A total of 256 residential units are proposed on this 66.64 acre property (51.86 acres excluding existing and proposed public/private street right-of-way and property line adjustment) with an overall development density of 5.01 units/acre). Residential units will include 35 single family detached veranda homes, 36 two-family units (18 buildings) and 185 attached townhome units in a mixture of 2-unit, 3-unit and 4-unit buildings with both front loaded and rear loaded garage offerings.

The Breton Ravines residential community will be accessed through a southerly extension of Breton Avenue (public road), from 52<sup>nd</sup> Street SE to the southern property boundary shared with the City of Kentwood. It is understood that the City will complete the extension of Breton Avenue to eventually cross the Paul Henry Thornapple Trail and connect with the northern terminus of Breton Avenue within the Bretonfield Preserve subdivision. Similar to the upgraded Breton Avenue construction south of the Paul Henry Thornapple Trail, within the Bretonfield Preserve subdivision, a development agreement will be prepared between the developer and the city for compensation related to upgrades above and beyond the requirements for public residential streets. Streets serving the residential components of the project, along the east and west sides of this Breton Avenue extension, will be private and constructed to city standards. The Breton Ravines RPUD will be served by municipal water, sanitary sewer and a combination of public and private storm water systems. Given the unique topography and wetland areas present across the site, significant design considerations were incorporated into the overall project layout so as to preserve natural features, and avoid/minimize wetland impacts.

#### **Project Density/Home Product Offering/Phasing/Setbacks**

The Breton Ravines PUD proposes a total of 256 residential units across this 66.64 acre property (51.86 acres excluding existing and proposed public/private street right-of-way and property line



adjustment) with an overall development density of 5.01 units/acre. The project is proposed in seven development phases beginning along the 52<sup>nd</sup> Street frontage and moving southward. A summary of these development phases is provided below:

<b>Development Phase</b>	<b>Housing Types</b>	<b>Anticipated Construction</b>
Phase 1	Rear Load Single Family Veranda = 24 units Front Load Single Family Veranda = 4 units Front Load Duplex Veranda (3) = 6 units <ul style="list-style-type: none"> <li>34 units/5.6 acres = 6.1 units/acre</li> </ul>	2024-2025
Phase 2	Rear Load Townhome, 2-Unit (1) = 2 units Rear Load Townhome, 4-Unit (4) = 16 units Front Load Townhome, 2-Unit (3) = 4 units Front Load Townhome, 3-Unit (1) = 3 units Front Load Townhome, 4-Unit (6) = 24 units <ul style="list-style-type: none"> <li>51 units/6.1 acres = 8.3 units/acre</li> </ul>	2024-2025
Phase 3	Front Load Duplex Veranda (3) = 6 units Rear Load Townhome, 2-Unit (1) = 2 units Front Load Townhome, 2-Unit (4) = 8 units Front Load Townhome, 3-Unit (7) = 21 units <ul style="list-style-type: none"> <li>37 units/8.0 acres = 4.6 units/acre</li> </ul>	2025-2027
Phase 4	Front Load Single Family Veranda = 7 units Front Load Duplex Veranda (2) = 4 units Front Load Townhome, 2-Unit (2) = 4 units Front Load Townhome, 3-Unit (2) = 6 units Front Load Townhome, 4-Unit (2) = 8 units <ul style="list-style-type: none"> <li>29 units/10 acres = 2.9 units/acre</li> </ul>	2026-2028
Phase 5	Front Load Duplex Veranda (10) = 20 units Rear Load Townhome, 2-Unit (1) = 2 units Front Load Townhome, 2-Unit (2) = 4 units Rear Load Townhome, 4-Unit (1) = 4 units <ul style="list-style-type: none"> <li>30 units/12 acres = 2.5 units/acre</li> </ul>	2027-2029
Phase 6	Front Load Townhome, 2-Unit (5) = 10 units Front Load Townhome, 3-Unit (4) = 12 units Front Load Townhome, 4-Unit (2) = 8 units <ul style="list-style-type: none"> <li>30 units/4.3 acres = 7.0 units/acre</li> </ul>	2028-2030
Phase 7	Rear Load Townhome, 3-Unit (1) = 3 units Rear Load Townhome, 4-Unit (1) = 4 units	



	Front Load Townhome, 2-Unit (4) = 8 units Front Load Townhome, 3-Unit (2) = 6 units Front Load Townhome, 4-Unit (6) = 24 units • 45 units/5.7 acres = 7.9 units/acre	2029-2031
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Residential units will include a unique mixture of single-family detached veranda homes with rear loaded garages, two-family attached homes with front loaded garages, and attached townhomes (2-unit, 3-unit and 4-unit) with both front and rear loaded garages. Individual homes will be two-story with floor plans ranging from 1,450-1,640 square feet with a minimum 3-bedrooms, 2-bathrooms and either an attached or detached 1-car or 2-car garage. In addition to each dwelling unit having a garage and associated driveway for private parking, an additional 75 off-street parking space will be provided in various locations throughout the development for overflow and visitor parking. Home values are anticipated to range from the upper \$200s – upper \$300s. A sample portfolio of homes with elevations and floor plans, along with color renderings of the various home product offerings from different viewpoints within the project, are attached with this application packet.

The 24 single family veranda homes with detached/rear loaded garages located along the 52<sup>nd</sup> Street SE frontage (within Phase 1) are proposed to be developed as a site condominium subdivision with a minimum lot size of 3,264 square feet (32' by 102'). Minimum building setbacks and separations proposed for the single-family veranda home site condominium portion of the project are as follows:

Front: 6' minimum, 25' (Breton Avenue row), 40' (PUD boundary/52 Street row)

Rear: N/A (all veranda homes in site condo have "front" yards facing private or public street)

Side: 6' (site condo unit line)

Separation: 15' (between home and detached garage)

Porch Projections: Porches are permitted to project up to 7' within front yard, but minimum 6' from property line.

The following waivers are being requested for the Site Condominium Units (labeled "SC"):

1. Minimum Lot Width of 32'
2. Minimum Lot Square footage of 3,264
3. Minimum Front Setback of 6'
4. Minimum Secondary Front Setback of 6'
5. Accessory Structure (detached garages) permitted to be placed 5' from rear property line



For the Single-Family Detached Condos (labeled "S") the building setbacks and separations are proposed:

Front: minimum 3' measured from private ROW, 20' from garage to edge of private street or sidewalk

Secondary Front: Minimum 6'

Rear: 25' to PUD boundary

Side/Separations: 12' total between structures

The following waivers are being requested for the Detached Condominium Units (labeled "S"):

1. Minimum Front Setback of 3' from private ROW
2. Minimum Secondary Front Setback of 6' from private ROW
3. Minimum Rear Setback of 25'
4. Minimum Setback to PUD boundary of 25'

For the Two-Family Attached Condos (labeled "D") the building setback and separations are proposed:

Front: minimum 0' measured from private ROW, 20' from garage to edge of private street or sidewalk

Secondary Front: Minimum 20' to private ROW and 25' to Breton ave

Rear: Minimum 30'

Side/Separations: 12' total between structures

The following waivers are being requested for the Two-Family Attached Condominium Units (labeled "D"):

1. Minimum Front Setback of 0' to private ROW
2. Minimum Secondary Front Setback of 20' to private street, 25' to Breton Ave

For the Rear Load Townhomes (labeled "RT") the building setback and separations are proposed:

Front: Minimum 25'

Secondary Front: Minimum 20' measured from private ROW or edge of pavement, whichever is closer

Rear: Minimum 20' to edge of pavement on shared driveway or private street

Side Separation: Minimum 20' between structures

The following waiver is being requested for the Rear-Load Townhome Units (labeled "RT")

1. Minimum Rear Setback of 20' measured from the edge of pavement on a shared driveway or private street to the garage, in lieu of a setback measured from a property line or ROW.



For the Front Load Townhomes (labeled “FT”) the building setback and separations are proposed:

Front: Minimum 5’ from private ROW line, 20’ from edge of sidewalk or private street pavement

Secondary Front: Minimum 25’ along Breton Ave and 15’ measured to a private ROW

Rear: Minimum 30’ to buildings or PUD boundary

Side Separation: Minimum 20’ between structures

The following waivers are being requested for the Front Load Townhomes (labeled “FT”):

1. Minimum Front Setback of 5’ measured from the shared driveway or private street ROW line
2. Minimum Secondary Front Setback of 15’ measured to a private street ROW
3. Minimum Rear Setback of 30’ measured from the PUD boundary line

Additionally, a waiver from the private road ordinance is being requested to allow sidewalk on one side of the street only in phase 3 in front of buildings FT11 and 12. This waiver is being requested because the incorporation of sidewalk will make this constrained site impractical to build FT12. In lieu of this sidewalk, additional sidewalk interconnectivity and improvements have been incorporated into the community.

### **Architectural Design and Variation**

Two portfolios of elevations and home types are being proposed for the site. The first set of homes is the “Sample Portfolio of Homes” intended to represent the product that will be constructed through the community, except for certain focal points that require additional enhancements. The second portfolio being submitted is the “Supplementary Portfolio of Homes” which outlines the specific buildings and elevations that require additional transparency, window trim and upgrades to create attractive visual appeal along primary corridors of Breton Ave and 52<sup>nd</sup> St. The following is a list of buildings that have prominent exterior elevations oriented to Breton Ave, 52<sup>nd</sup> Street or within the community sight lines.

1. Rear Load Townhouses
  - Side elevations prominently oriented to Breton Ave and 52<sup>nd</sup> St – All buildings
  - Rear elevations prominently oriented to 52<sup>nd</sup> St – RT1 and RT2
2. Front Load Townhouse
  - Rear elevations that are prominently visible: FT1-14, 20 - 23, 30-32, 37-43, 51, 52
  - Side elevations that are prominently visible:

○ FT1 EAST SIDE	○ FT5 NORTH SIDE	○ FT16 SOUTH SIDE
○ FT2 BOTH SIDES	○ FT10 EAST SIDE	○ FT17 NORTH SIDE
○ FT3 BOTH SIDES	○ FT11 EAST SIDE	○ FT20 WEST SIDE
○ FT4 EAST SIDE	○ FT13 SOUTH SIDE	○ FT21 EAST SIDE



- FT22 EAST SIDE
  - FT23 WEST SIDE
  - FT30 EAST SIDE
  - FT36 SOUTH SIDE
  - FT37 BOTH SIDES
  - FT38 WEST SIDE
  - FT40 EAST SIDE
  - FT41 EAST SIDE
  - FT42 BOTH SIDES
  - FT43 BOTH SIDES
  - FT44 NORTH SIDE
  - FT47 EAST SIDE
  - FT48 NORTH SIDE
  - FT51 BOTH SIDES
  - FT52 BOTH SIDES
3. Two Unit Attached Condos
    - Side – D1, 4, 6, 8, 9, 16, 18
    - Rear - D1, 4, 6, 8, 9, 10, 11
  4. Detached Single Family Condos
    - Side Elevation S1, 2, 3, 9, 10
    - Rear Elevation S1, 5, 6, 7
  5. Single Family Site Condos
    - Side only – SC1, 7, 8, 19, 20, 24

The buildings listed above will incorporate enhanced elevations features described below.

1. Rear Load Townhouse (buildings labeled RT)
  - a. Side: 5 windows with trim, no change to original proposal
  - b. Rear: Add trim to all windows
2. Front Load Townhouse (buildings labeled FT)
  - a. Side
    - i. Two windows with trim
    - ii. Horizontal 10" trim band at each floor
  - b. Rear
    - i. Minimum three windows with trim per unit
    - ii. Slider door
    - iii. Horizontal 10" trim band at each floor
3. Two Unit Attached Condos (buildings labeled S and D)
  - a. Side
    - i. Six windows with trim
    - ii. Accent roof above kitchen window
    - iii. Horizontal 10" trim band at each floor
  - b. Rear
    - i. Three windows with Trim
    - ii. Slider door
    - iii. Horizontal 10" trim band at each floor
4. Single Family Site Condos (buildings labeled SC)
  - a. Side
    - i. Six windows with trim
    - ii. Accent roof above kitchen window
    - iii. Horizontal 10" trim band at each floor



Enhancements for front elevations that are prominent on Breton Ave include the followings standards for SC1-SC7:

1. 3 Units to include a front porch across the width of the building
2. 3 Units to include masonry wainscotting in a band on the first floor
3. 1 Unit permitted to utilize base elevation
4. 2 units required to incorporate one gable roof peak design to increase variety in roof line

Enhancements for front elevations that are prominent on 52<sup>nd</sup> Street include the followings standards for SC8-SC19:

1. 4 Units to include a front porch across the width of the building
2. 4 Units to include masonry wainscotting in a band on the first floor
3. 4 Units permitted to utilize base elevation
4. 4 Units required to incorporate one gable roof peak design to increase variety in roof line

Anti-redundancy for the detached single-family condos and 2-unit attached condos (buildings labeled S and D) is to be provided by following minimum allocations of the elevation features listed below. These percentages are to be applied as guidelines in a consistent manner across phases.

1. 25% of buildings to incorporate masonry accents
2. 10% of buildings to incorporate porches across the entire front of the building
3. 10% of units to incorporate railing on the veranda
4. 15% of buildings to incorporate vinyl board and batten
5. 10% of units to incorporate a roofline variation (i.e single gable in lieu of double gable)

Lastly, we are proposing the enhancements below on every unit in the project:

1. Enhanced/Upgraded siding colors and white trim – Colors to be predominantly bold hues, but light grey and white are permitted colors for purposes of increasing variation
2. Varying building colors with no identical colors repeated side to side
3. 4 panel lite front door
4. Windows on garage doors, except on alley or rear loading garages
5. Buildings labeled S, SC and D to have enhanced veranda columns sized 10"x10". verandas and porches with railing are permitted to have a 6" column wrap, in lieu of 10".

### **Streetscapes and Street Length**

Care was taken in the design of homes and natural feature preservation along Breton Avenue to create a desirable streetscape. Beginning in Phases 1 and 2, there are no rear facades directly facing either 52<sup>nd</sup> St or Breton Avenue. Instead, emphasis is placed on front facades oriented towards primary streets and alley loaded garages are utilized. In Phase 3, it was feasible to locate one rear load townhouse facing Breton Avenue because of the topography conditions. Front



load product is required to accommodate aggressive grade relief. In Phase 4, large preservation buffers are utilized along Breton Avenue to screen buildings and will provide variation in the streetscape. In Phases 5, 6, 7, the streetscape utilizes a mix of each technique described in previous phases with buildings FT30, 40, 41, 52 being required due to the proximity of wetlands and grading for stormwater management. Lastly, street trees will be placed along Breton Avenue. The proposed layout and product will provide variety of homes types and facades and natural features lending a positive streetscape for Breton Avenue.

In regard to the proposed Breton Avenue extension, temporary relief from the maximum 1,320 lineal feet cul-de-sac length standard, referenced in Section 90.36(b)(2) of the Subdivision Regulations, is requested. Currently, there is no feasible way to connect Breton Avenue in its entirety until the crossing over the Paul Henry Thornapple Trail is completed by the City. Additionally, there are no viable/feasible secondary access locations to serve the Breton Avenue extension proposed within the Breton Ravines PUD. Finally, the Breton Avenue extension is anticipated to be a wider format street (3 lanes and/or boulevard) with no parking permitted. For these reasons, temporary relief from the maximum 1,320 lineal feet cul-de-sac length standard is requested for the Breton Avenue extension proposed with the Breton Ravines PUD.

### **Open Space/Natural Feature Preservation/Amenities**

The overall layout and design for the Breton Ravines PUD was strongly influenced by the unique topography, woodlands and wetlands present across the site. To help visualize the natural resource challenges, a supplemental sheet has been included with the regulated wetland features shown in red and the storm water management shown in blue. To preserve these natural features and avoid/minimize wetland and woodland impacts, significant design considerations were incorporated into the project layout creating 31 acres of the overall property will be preserved in open space. The focus on minimization of impacts yields 50% of the site being preserved to the maximum extent possible. This includes approximately 14.3 acres of wetland/detention pond area and 16.6 acres of upland/woodland preservation area. All reasonable efforts to preserve mature trees and associated open space will be taken after necessary allowances for street/building construction, public/private utility installations, stormwater management and associated grading. Greater detail will be provided with the Final PUD Plan. In addition to these natural feature preservation efforts, supplemental landscaping/street trees will also be installed along the Breton Avenue public street extension and along the various private streets.

Within these open spaces areas, a variety of active and passive recreational amenities are proposed. A tot lot/pavilion is proposed within Phase 2, while community playgrounds are proposed within Phase 4 and Phase 6 of the development. A series of mowed walking paths with benches are also planned within Phase 1, Phase 4 and Phase 5 of the project, while a 5' wide



concrete walk connecting to the Paul Henry Thornapple Trail is proposed within Phase 7. Similar to the Bretonfield Preserve project to the south, a 10' wide non-motorized path will be installed along the west side of the Breton Avenue public street extension, from 52<sup>nd</sup> Street to the southern PUD boundary. Additionally, a series of 5' wide concrete sidewalks will also be installed along the east side of the Breton Avenue public street extension, and along portions of the private streets within Phases 1 through 7 of the project.

The open space/natural feature preservation commitment (31 acres, 50% of overall site) and associated recreational amenities provides recognizable and substantial benefits to the future residents of Breton Ravines community that are typically not accomplished through traditional development options. Use of the RPUD-1 zoning district and clustering residential homes to more suitable locations on the property and preserving more sensitive natural areas, is consistent with the Intent and Purpose of the PUD district and will provide a unique housing option in a natural setting for future Kentwood residents.

#### **Access/Storm Water Management/Utilities**

As stated previously, Breton Ravines will be accessed through a southerly extension of Breton Avenue (public road), from 52<sup>nd</sup> Street SE to the southern property boundary shared with the City of Kentwood. This extension will eventually cross the Paul Henry Thornapple Trail and connect with the northern terminus of Breton Avenue within the Bretonfield Preserve subdivision. Similar to the upgraded Breton Avenue construction south of the Paul Henry Thornapple Trail, within the Bretonfield Preserve subdivision, a development agreement will be prepared between the developer and the city for compensation related to upgrades above and beyond the requirements for public residential streets. Individual phases of the Breton Ravines PUD, along the east and west sides of this Breton Avenue extension, will be served by private streets constructed to city standards.

Stormwater from the project will be collected and conveyed to several small detention basins located within natural low areas along the east and west sides of the Breton Avenue public street extension and will be designed and constructed in accordance with city standards. The entire Breton Ravines PUD will be served by municipal water, sanitary sewer and underground franchise utilities.

#### **Residential Community Organization and Maintenance**

The site condominium subdivision and traditional condominium portions of the project will be governed by a Master Deed/Community Bylaws. A Homeowner's Association (HOA) will be established with the scope of authority that includes maintenance of the private roads, open space areas/amenities and storm water areas, architectural review, enforcement of community



restrictions, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA.





## **Breton Ravines Planned Unit Development**

### **Sample Portfolio of Homes**

**March 14, 2024 Update**

**The following plans represent a sample set of homes which  
are planned within the Breton Ravines PUD**

Integrity 1640S – Deleted and Updated in Supplemental Port.

Integrity 1640S – Single Fam Detached and 2 Unit Attached

Village 1450S – Attached Front Load Townhome

Village 1490MS – Attached Rear Load Townhome



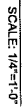
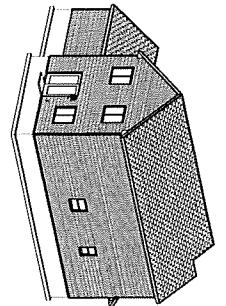
## **Integrity 1640**

- **Single Family Detached, or 2 Unit Attached**
  - **1,640 square feet, 2-story**
  - **3-4 bedrooms/2½ bathrooms**
  - **Front Load 1-2 Stall Garage**

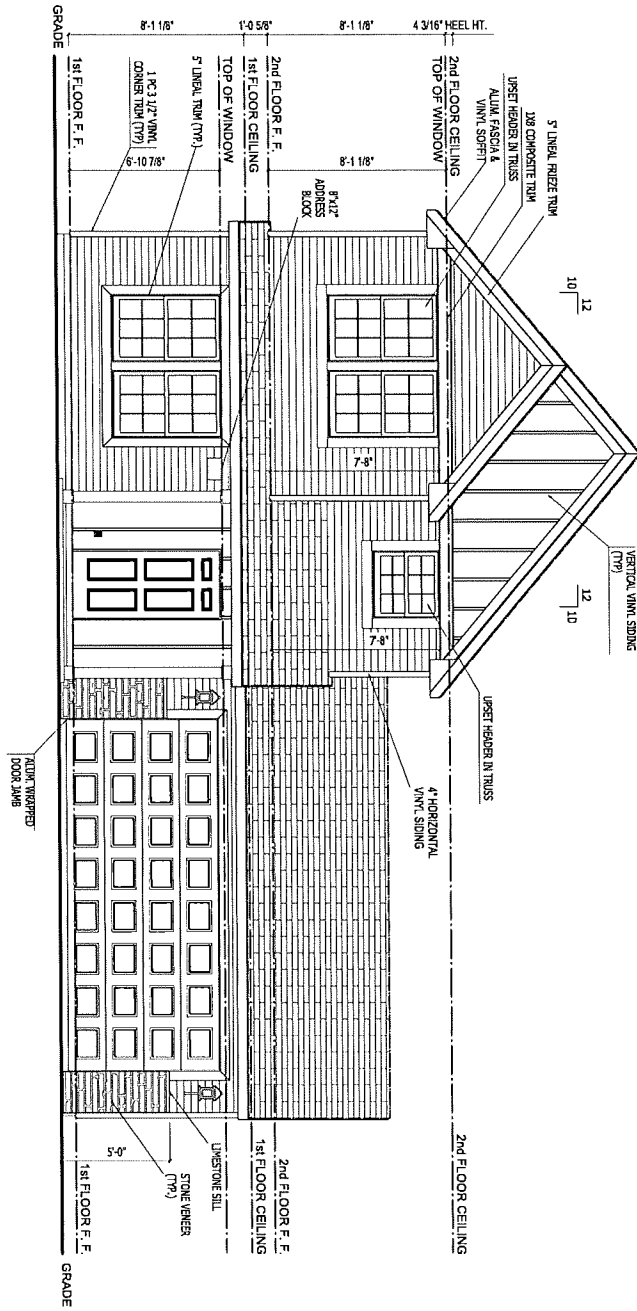
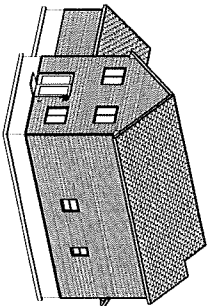
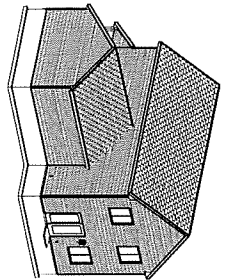
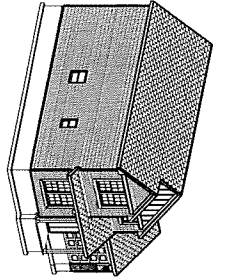
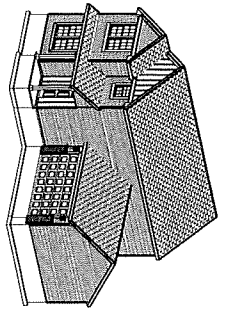






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FRONT ELEVATION A3

SCALE: 1/4"=1'-0"

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ELEVATION A1  
GARAGE RIGHT

REVISION

REV. NO. DATE

REMARKS

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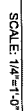
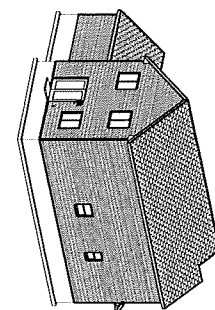
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Allen Edwin Homes  
LOT #:  
LOCATION:

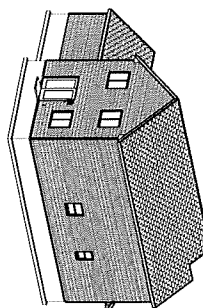
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SHEET NUMBER

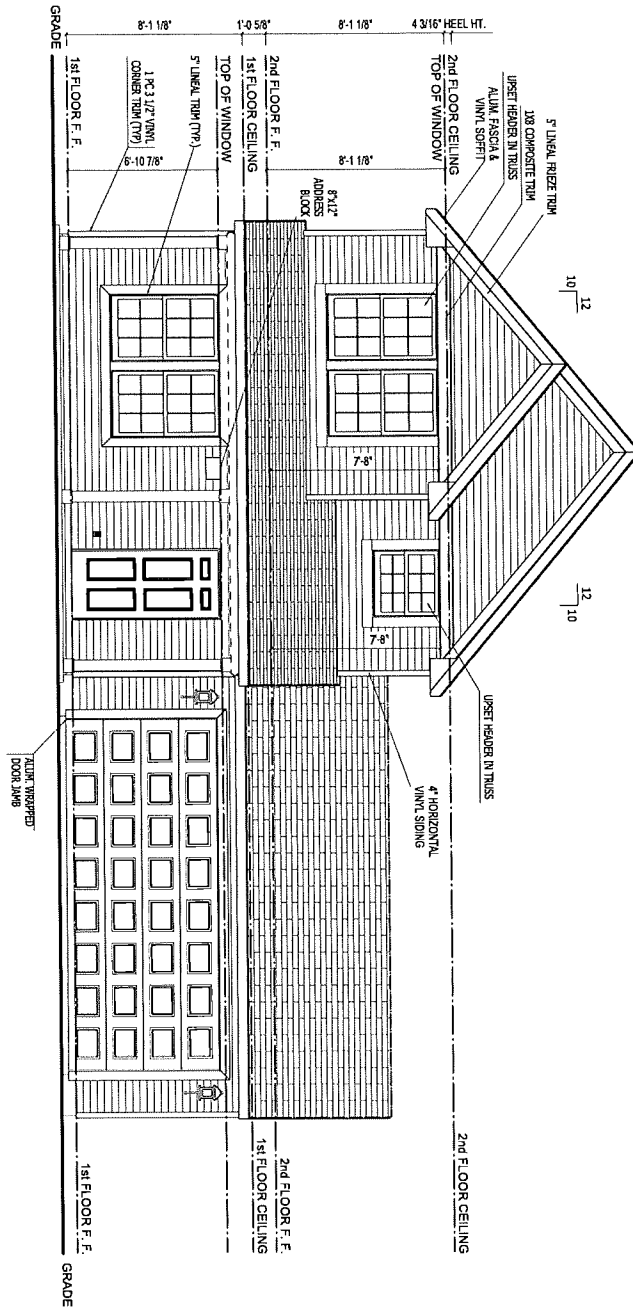
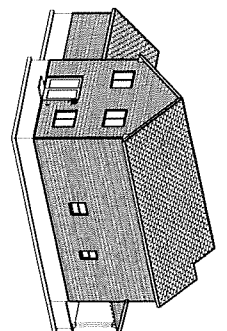
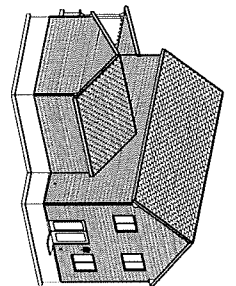
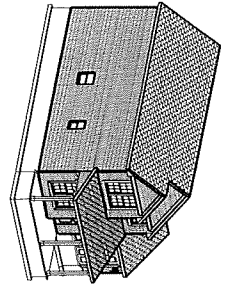
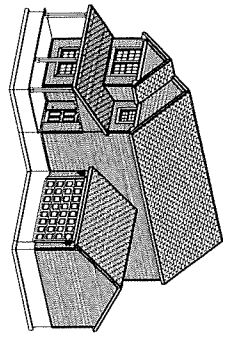


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# FRONT ELEVATION C1

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FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE:  
07/21/2023

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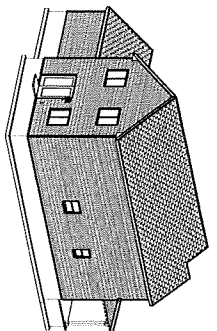
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REVISION

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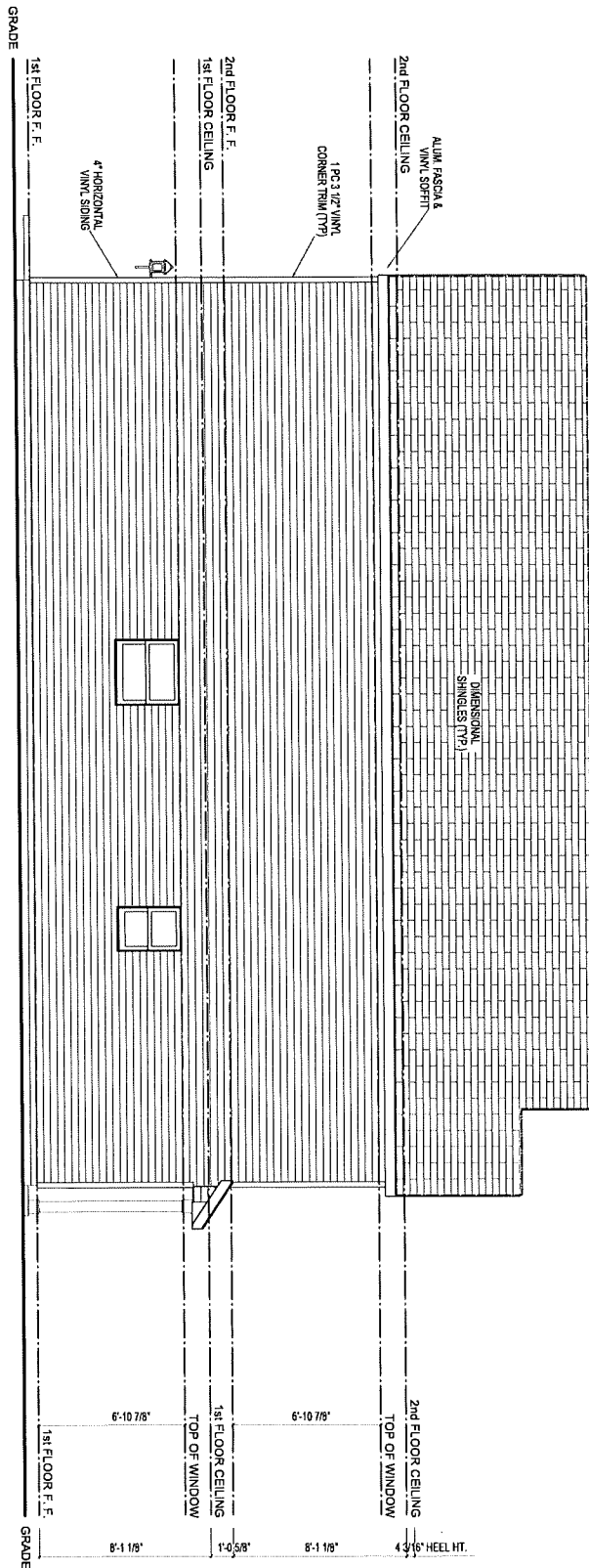
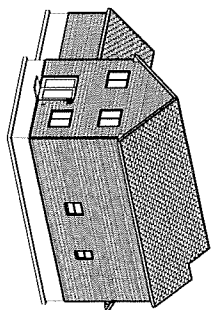
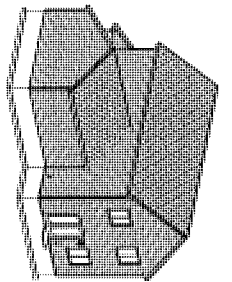
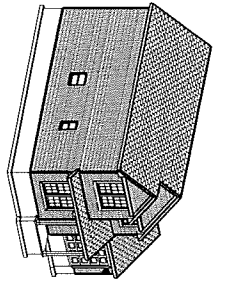
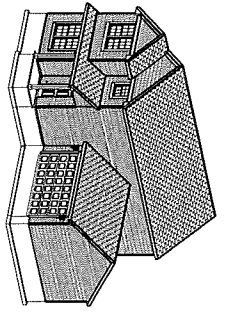












LEFT ELEVATION A1

SCALE: 1/4"=1'-0"

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ELEVATION A1

GARAGE RIGHT

REVISION

REV. NO.	DATE	REMARKS

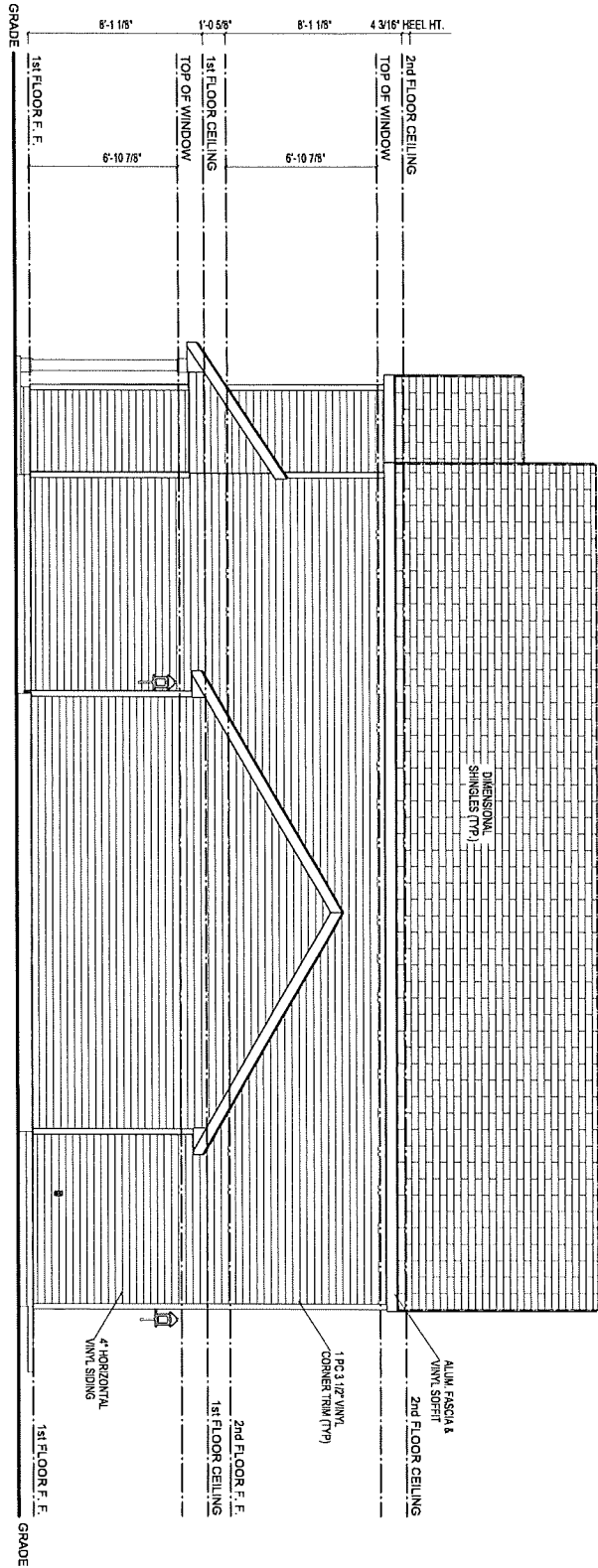
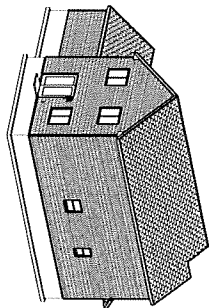
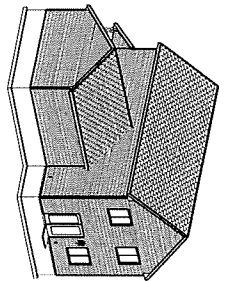
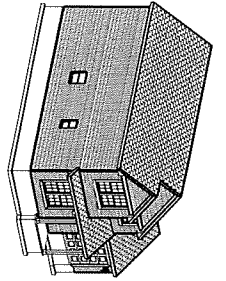
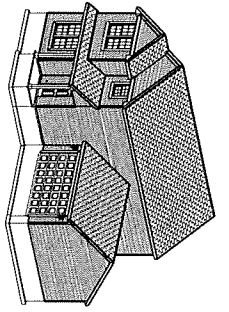
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i1640S

FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE:  
07/21/2023





# RIGHT ELEVATION A1

SCALE: 1/4"=1'-0"

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ELEVATION A1

GARAGE RIGHT

REVISION	REV. NO.	DATE

REMARKS

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Allen Edwin Homes

LOT #:

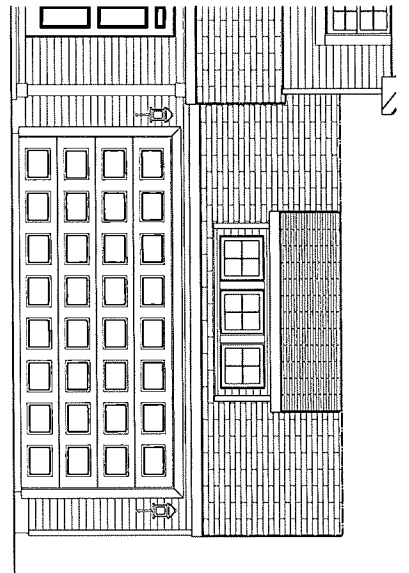
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07/21/2023

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SHEET NUMBER





# GARAGE GABLE OPTION 1

SCALE: 1/4"=1'-0"

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ELEVATION A1

GARAGE RIGHT

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REV. NO. DATE

REMARKS

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Allen Edwin Homes

LOT #:

LOCATION:

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07/21/2023

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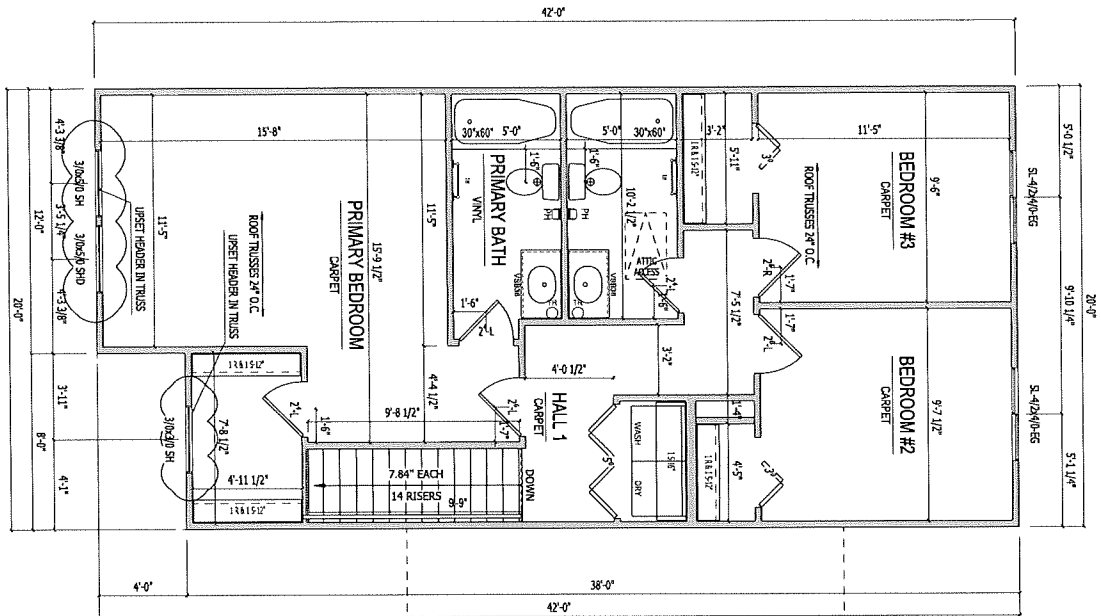
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		FOR:	07/21/2023
		Allen Edwin Homes	
		LOT #:	
		LOCATION:	





## SECOND FLOOR i1640S

SCALE: 1/4"=1'-0"

A-08.00

FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE:  
07/21/2023

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ELEVATION A1

GARAGE RIGHT

REVISION

REV. NO. DATE REMARKS



## **Village 1450S**

- **Attached 3-Unit Townhome**
  - **1,450 square feet, 2-story**
- **3 bedrooms/2½ bathrooms**
- **Attached 1 or 2 car garage**

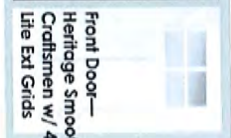




Roofing—Black



Front Door Color—Black  
Mogic SW6591



Front Door—  
Heritage Smooth  
Craftsmen w/ 4  
Lite Ext Grids



Vinyl Siding—  
Smoky Quartz



Garage Door—Long Panel w/  
Stockton Windows



Stone—Pewee  
Edge Moulded  
Ship Deck C  
Architects SW 888



V1450S

BUILDER:



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(269) 321-2600 www.allenedwin.com

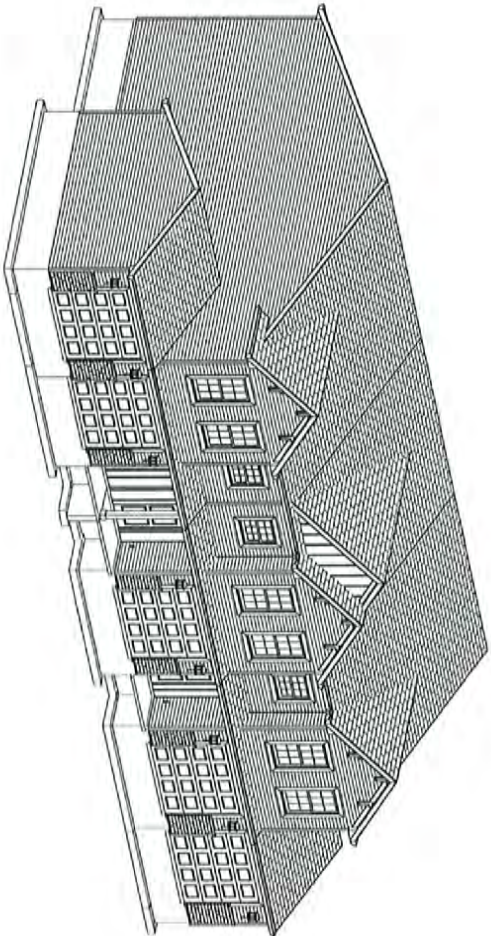
It is the contractor's responsibility to verify all details and dimensions.

All work shall be performed in accordance with all applicable national, state, and local codes and regulations.

All dimensions are to rough frame of studs or to the outside of masonry.

All loadings to be below floor line and must rest on undisturbed soil capable of handling the building.

All penetrations are to be sealed in accordance with state and local codes.



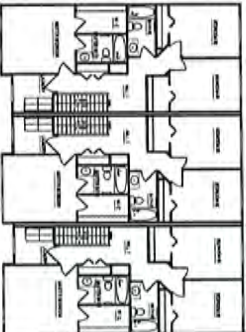
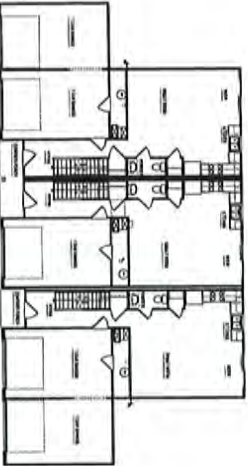
### TABLE OF CONTENTS

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### PROJECT INFORMATION

1st FLOOR (ASIDE GRABER)	1413	SQ. FT.
2nd FLOOR (ASIDE GRABER)	2818	SQ. FT.
FINISHED BASEMENT	0	SQ. FT.
TOTAL HEATED	4431	SQ. FT.
GRABER	1238	SQ. FT.
FRONT PORCH	38	SQ. FT.
BACK PORCH	0	SQ. FT.
UNFINISHED BASEMENT	0	SQ. FT.

\*TWO-ND SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE  
ARE BASED ON THE NUMBER OF "H" HOUSES AVAILABLE.  
THE NUMBER OF "H" HOUSES AVAILABLE IS 17.



CS-01

V1450S

Allen Edwin Homes

101 #

LOCATION

12/10/2021



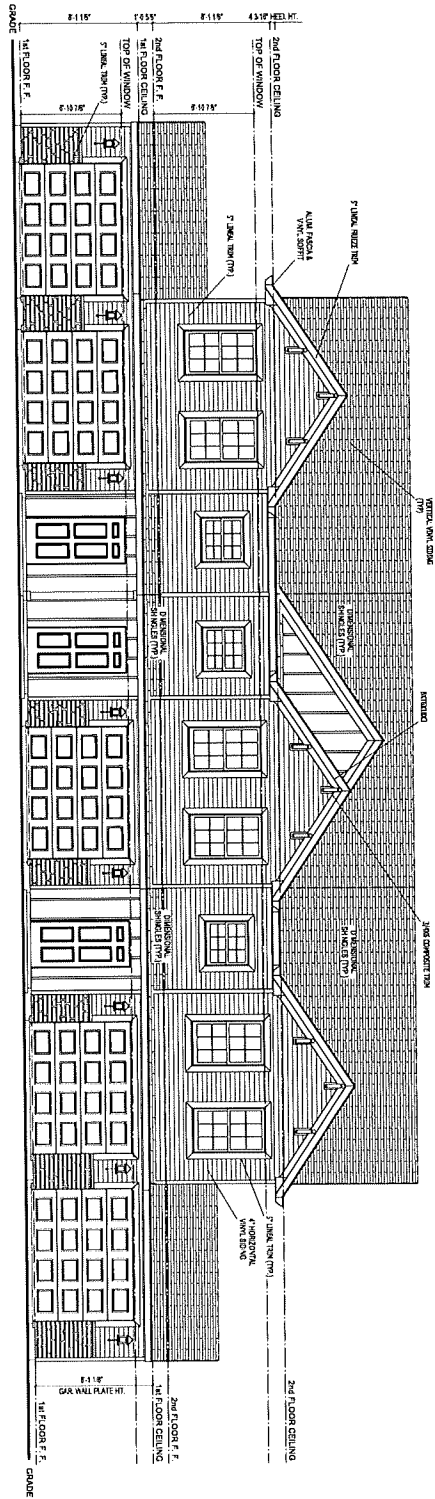
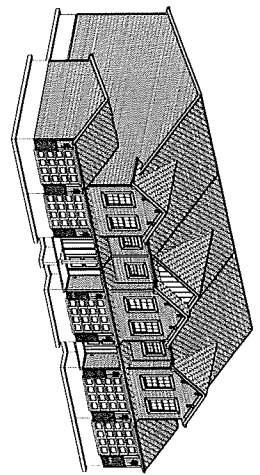
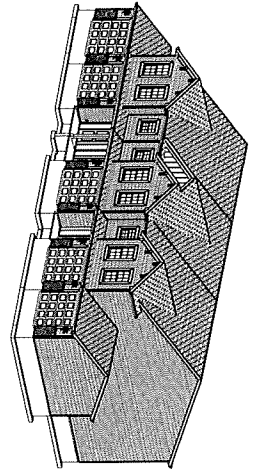
2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
www.allenedwin.com

ELEVATION A1  
GARAGE RIGHT

REVISION	DATE	BY

REVISIONS





# FRONT ELEVATION

SCALE 3/4" = 1'-0"

V1450S

For  
Allen Edwin Homes

LOT #

LOCATION

A-01

DATE  
12/10/2021



ALLEN EDWIN HOMES  
2186 E. Cedar Street  
Portage, MI 49002  
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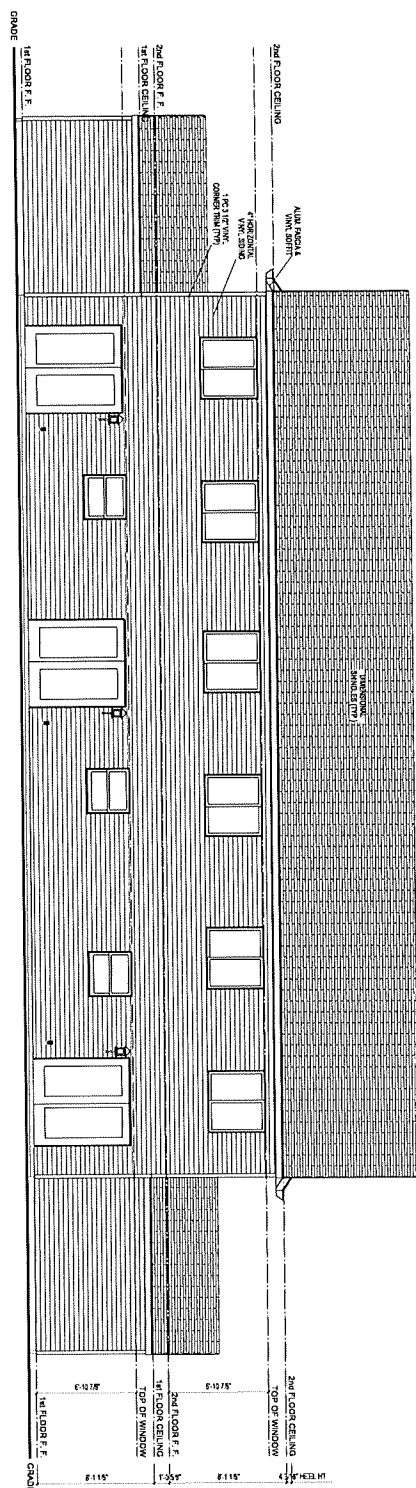
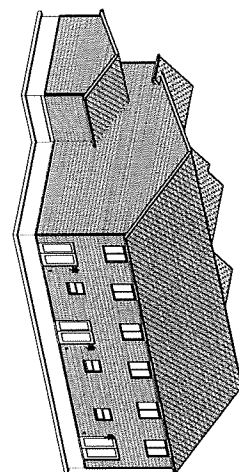
ELEVATION A1  
GARAGE RIGHT

REVISION

REV NO. DATE

REMARKS

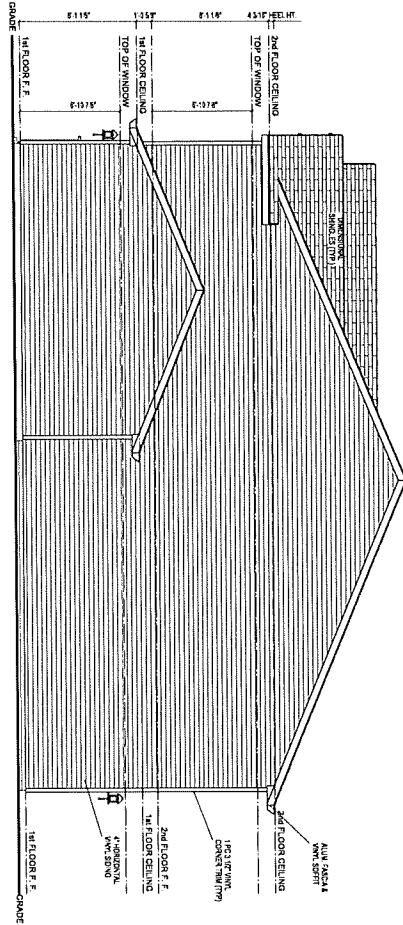
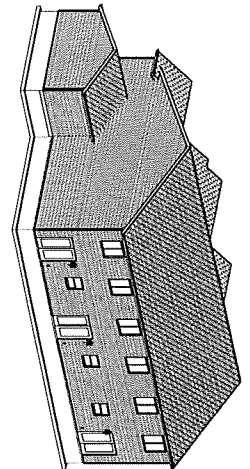
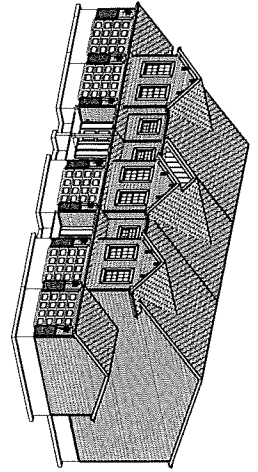




### REAR ELEVATION

SCALE: 1/4"=1'-0"





RIGHT ELEVATION

SCALE: 1/4"=1'-0"

A-03

V1450S

For Allen Edwin Homes

LOT #

LOCATION

PRINT DATE  
12/10/2021



ALLEN EDWIN HOMES

2186 E. Centre Street

Portage, MI 49002

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ELEVATION A1

GARAGE RIGHT

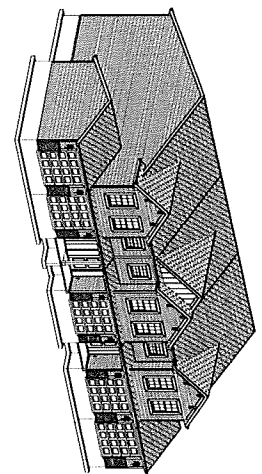
REVISION

REV NO

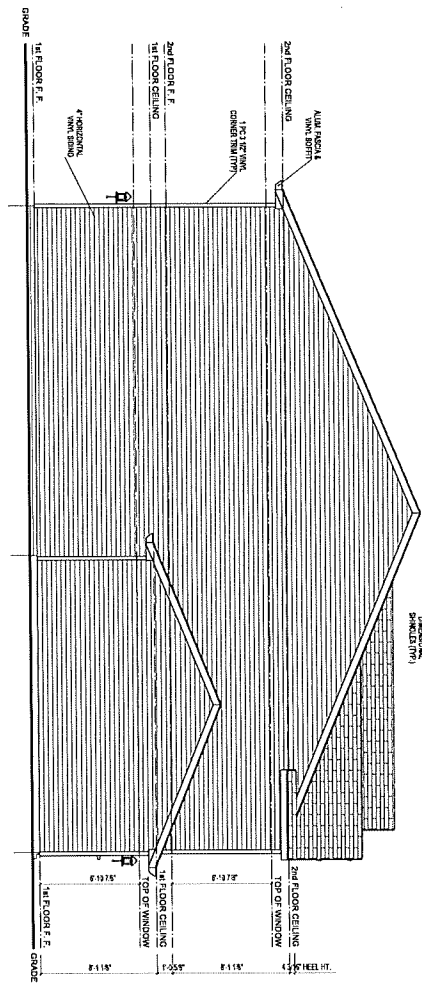
DATE

REMARKS



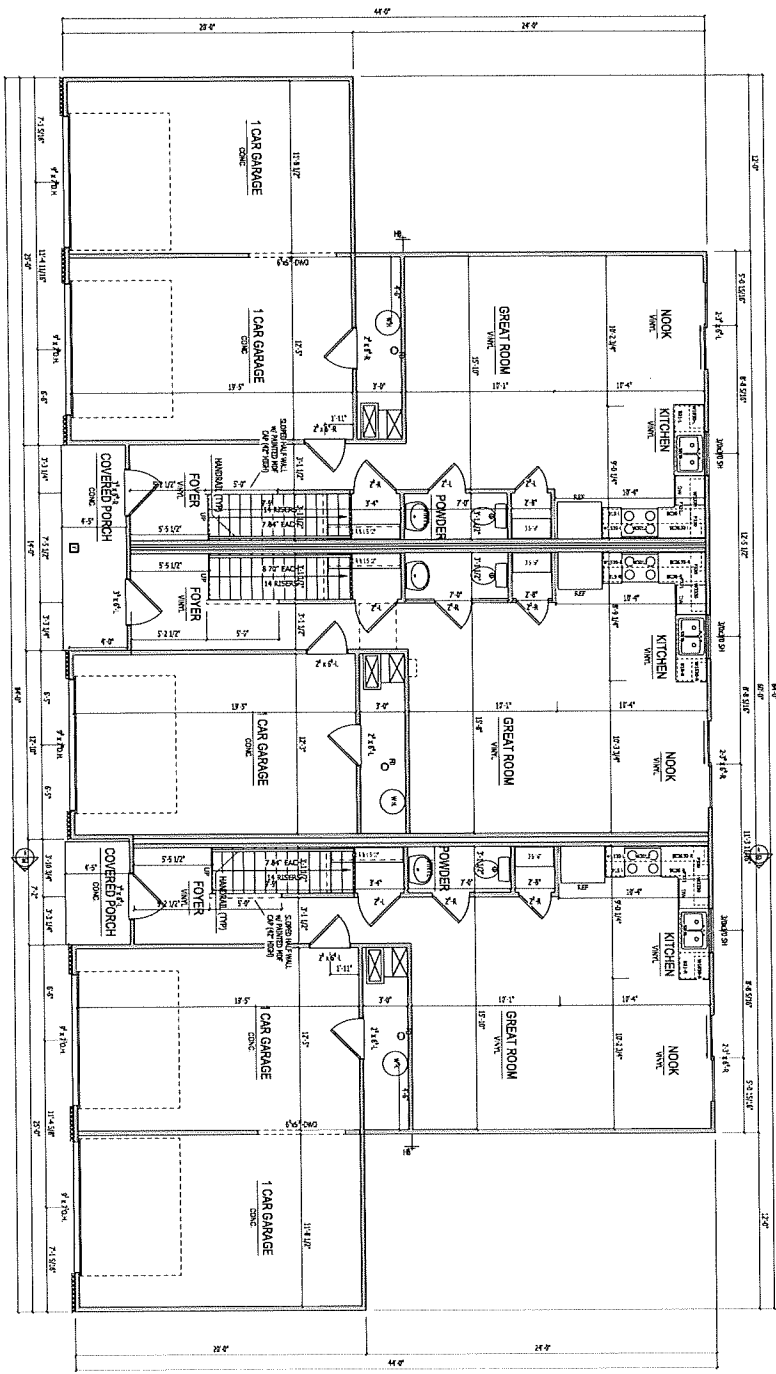


SCALE: 1/4"=1'-0"





GENERAL NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. FINISHES ARE TO BE DETERMINED BY THE OWNER.  
 4. PROVIDE SLOPED ROOFING AS NOTED.  
 5. PROVIDE SLOPED ROOFING AS NOTED.  
 6. PROVIDE SLOPED ROOFING AS NOTED.  
 7. PROVIDE SLOPED ROOFING AS NOTED.  
 8. PROVIDE SLOPED ROOFING AS NOTED.  
 9. PROVIDE SLOPED ROOFING AS NOTED.  
 10. PROVIDE SLOPED ROOFING AS NOTED.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

A-06

V1450S  
 Allen Edwin Homes

12/07/2021



2166 E. Centre Street  
 Portage, MI 49002  
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ELEVATION A1  
 GARAGE RIGHT

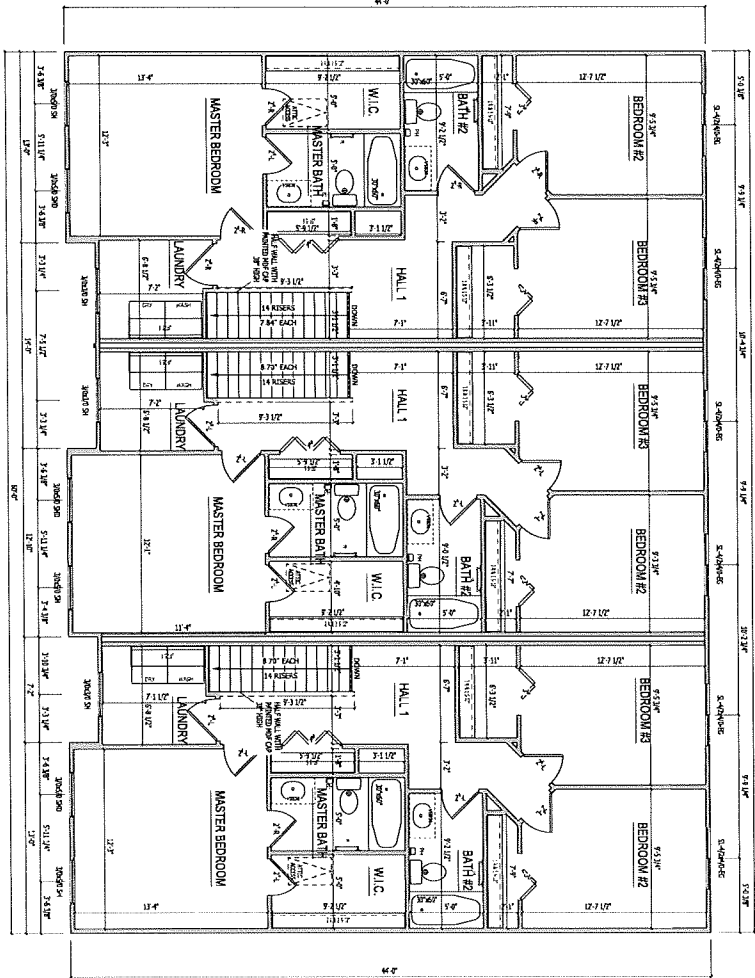
REV. NO.	DATE

REMARKS




# SECOND FLOOR PLAN

SCALE: 3/8"=1'-0"



GENERAL NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES TO BE DETERMINED BY ARCHITECT.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

A-07

V1450S  
FOR  
Allen Edwin Homes  
1017  
LOCATION

12/10/2021

ALLEN EDWIN HOMES

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ELEVATION A1  
GARAGE RIGHT

REV NO DATE  
1 12/10/2021

REMARKS



## **Village 1490MS**

- **Attached 4-Unit Townhome**
  - **1,490 square feet, 2-story**
  - **3 bedrooms/2½ bathrooms**
  - **Attached 2 car garage (rear)**

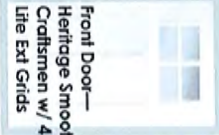




Roofing—Block



Front Door Color—Block  
Mogic SW6971



Front Door—  
Heritage Smooth  
Craftsmen w/ 4  
Lite Ext Grids



Wavy Siding—  
Smoky Decors

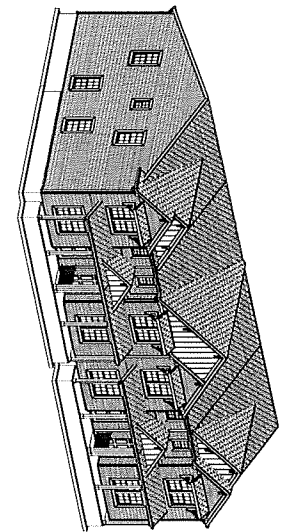
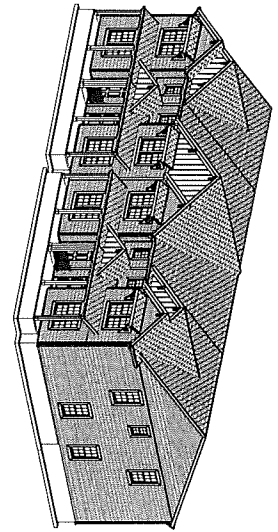
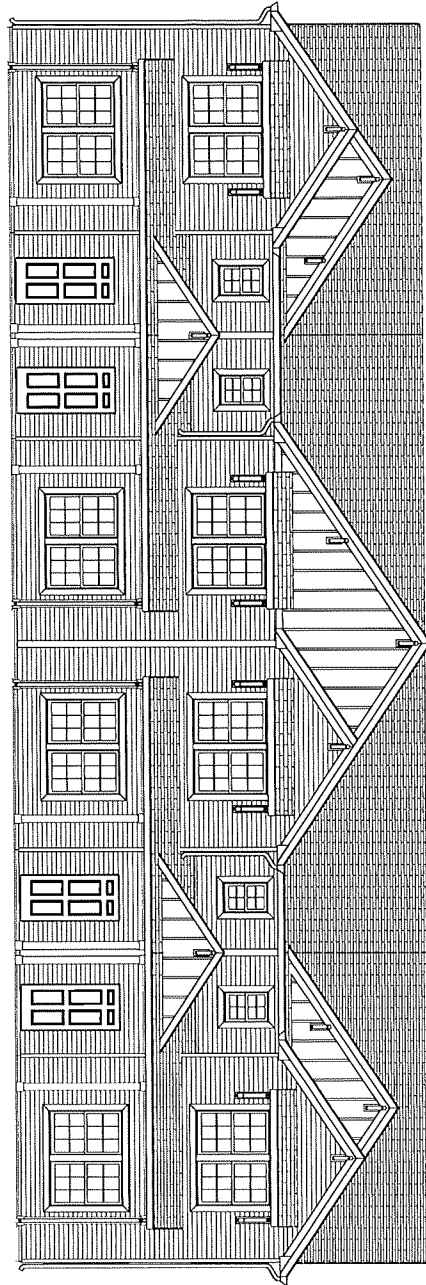
Wavy Siding—  
Smoky Decors

Cobble Stone



FRONT ELEVATION

SCALE 1/8"=1'-0"



A-01

V1490MS  
 FOR  
 Allen Edwin Homes  
 LOT #  
 LOCATION

11/09/2023

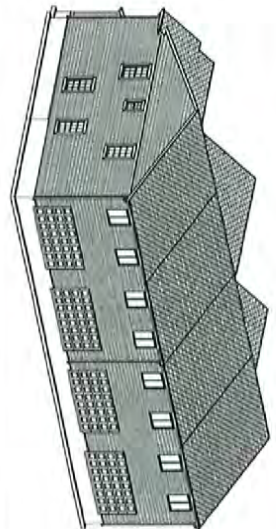
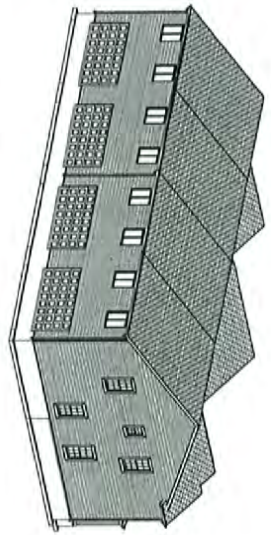
**ALLEN EDWIN HOMES**  
 2186 E. Centre Street  
 Portage, WI 49902  
 (269) 321-2600  
 www.allenedwin.com

ELEVATION A1  
 GARAGE RIGHT  
 REVISION

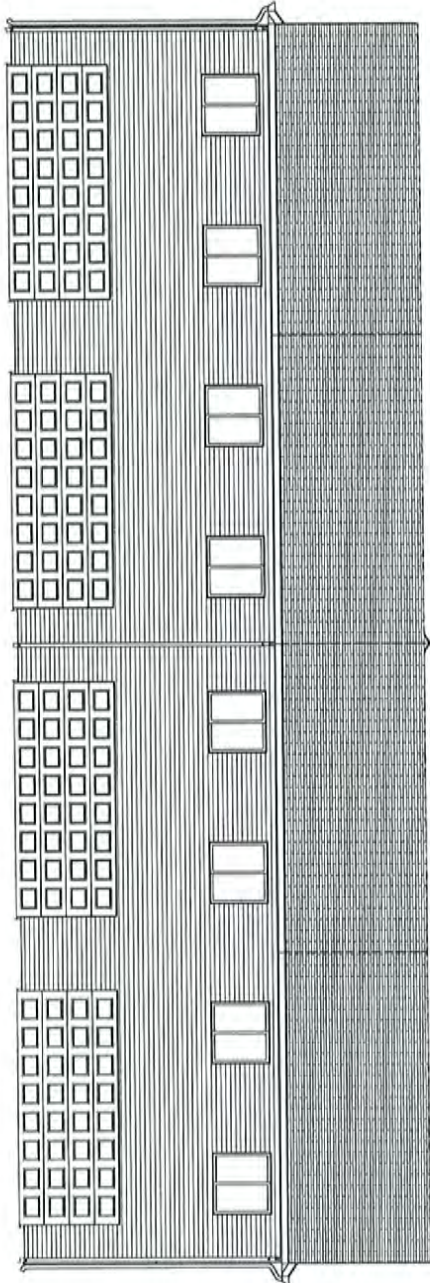
REV NO	DATE

REMARKS





THE WINDOW TRIM ON REAR  
WINDOWS IS TO BE INCLUDED FOR  
BUILDINGS RT1 AND RT2.



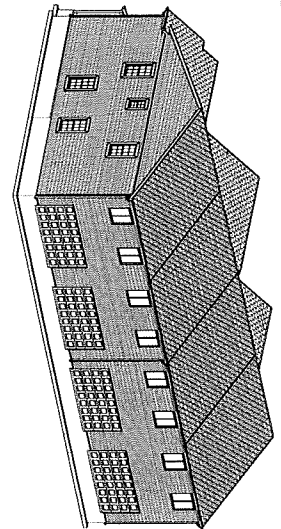
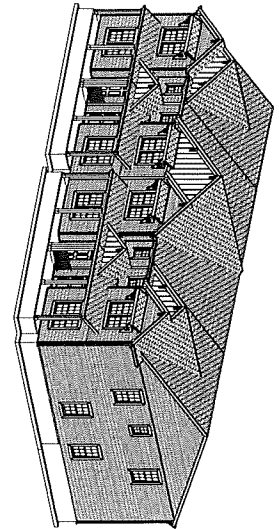
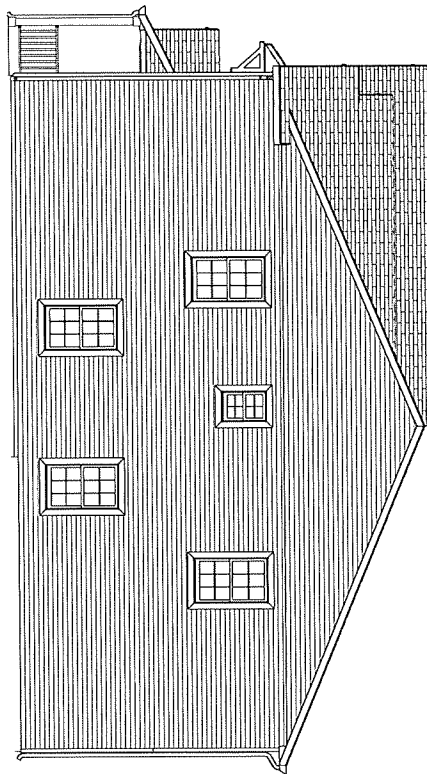
REAR ELEVATION

SCALE 3/8" = 1'-0"



# RIGHT ELEVATION

SCALE: 1/4"=1'-0"



A-03

V1490MS  
 FOR  
 Allen Edwin Homes  
 LOT #  
 LOCATION

11/09/2023

**ALLEN EDWIN HOMES**  
 2155 E. Centre Street  
 Portage, WI 54902  
 (263) 321-2600  
 www.allenedwin.com

ELEVATION A1  
 GARAGE RIGHT  
 REVISION

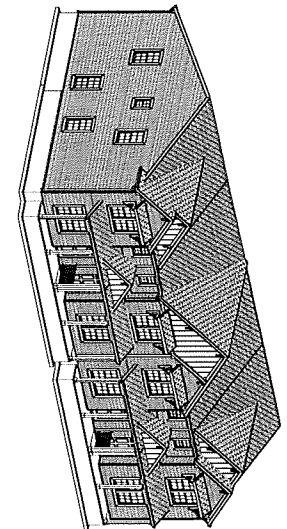
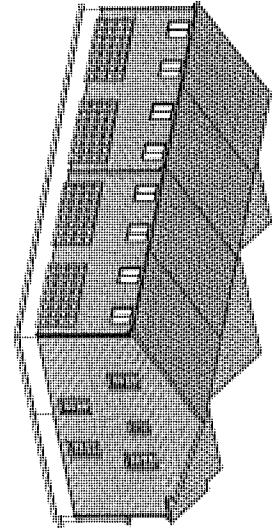
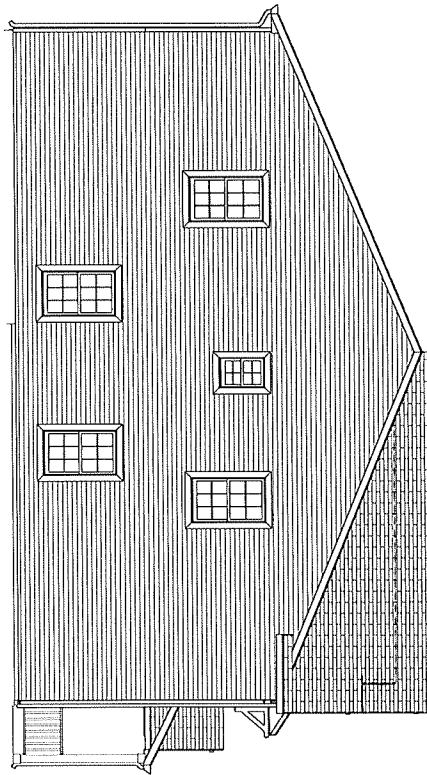
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REMARKS



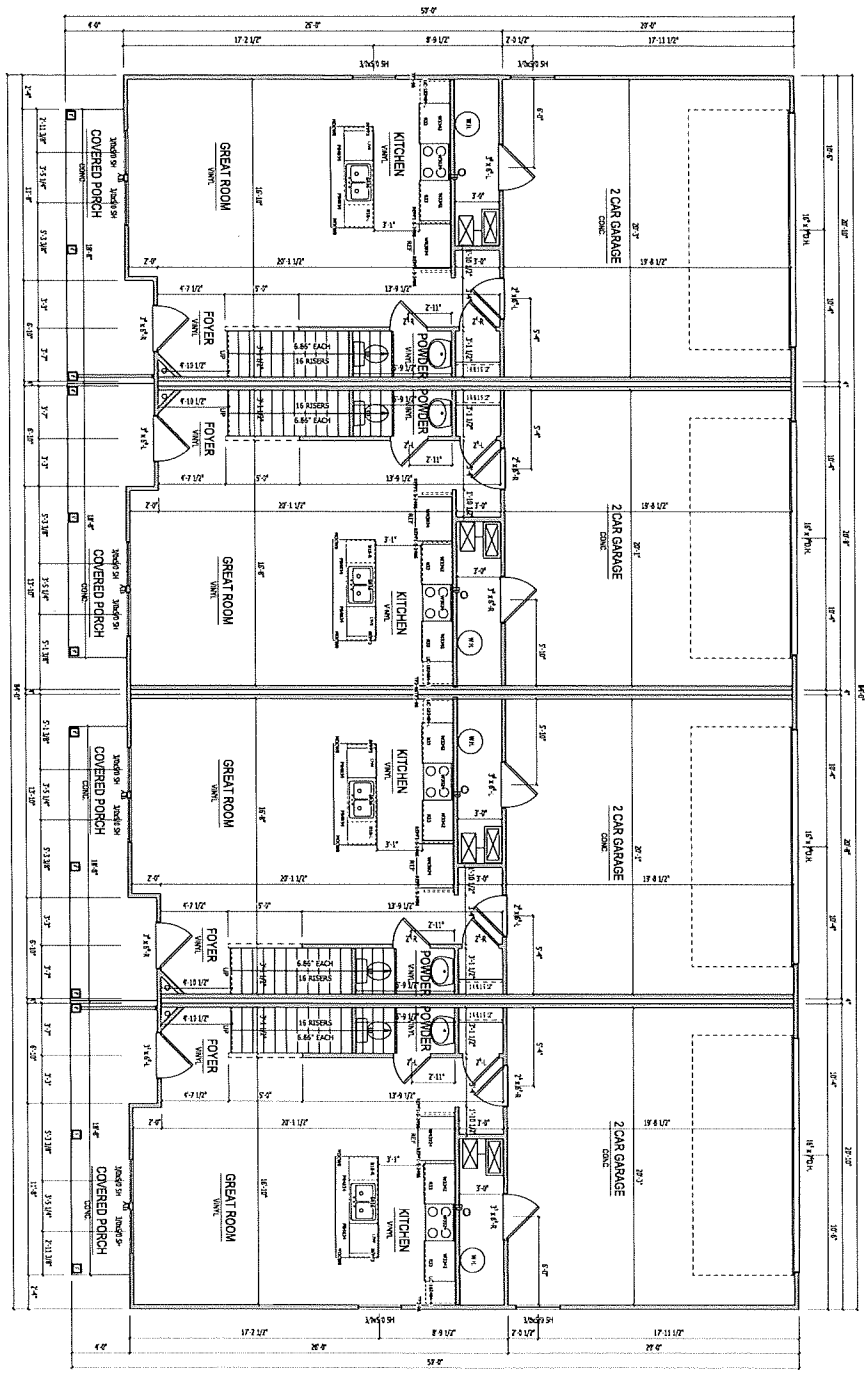
LEFT ELEVATION

SCALE 1/8"=1'-0"





GENERAL FLOOR PLAN NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. FINISHES ARE TO BE DETERMINED BY THE OWNER.  
 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
 5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).  
 6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC).  
 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL FIRE AND SAFETY CODE BOOK (IFSC).  
 8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING DEPARTMENT CODE BOOK (IBDC).  
 9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING DEPARTMENT CODE BOOK (IBDC).  
 10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING DEPARTMENT CODE BOOK (IBDC).

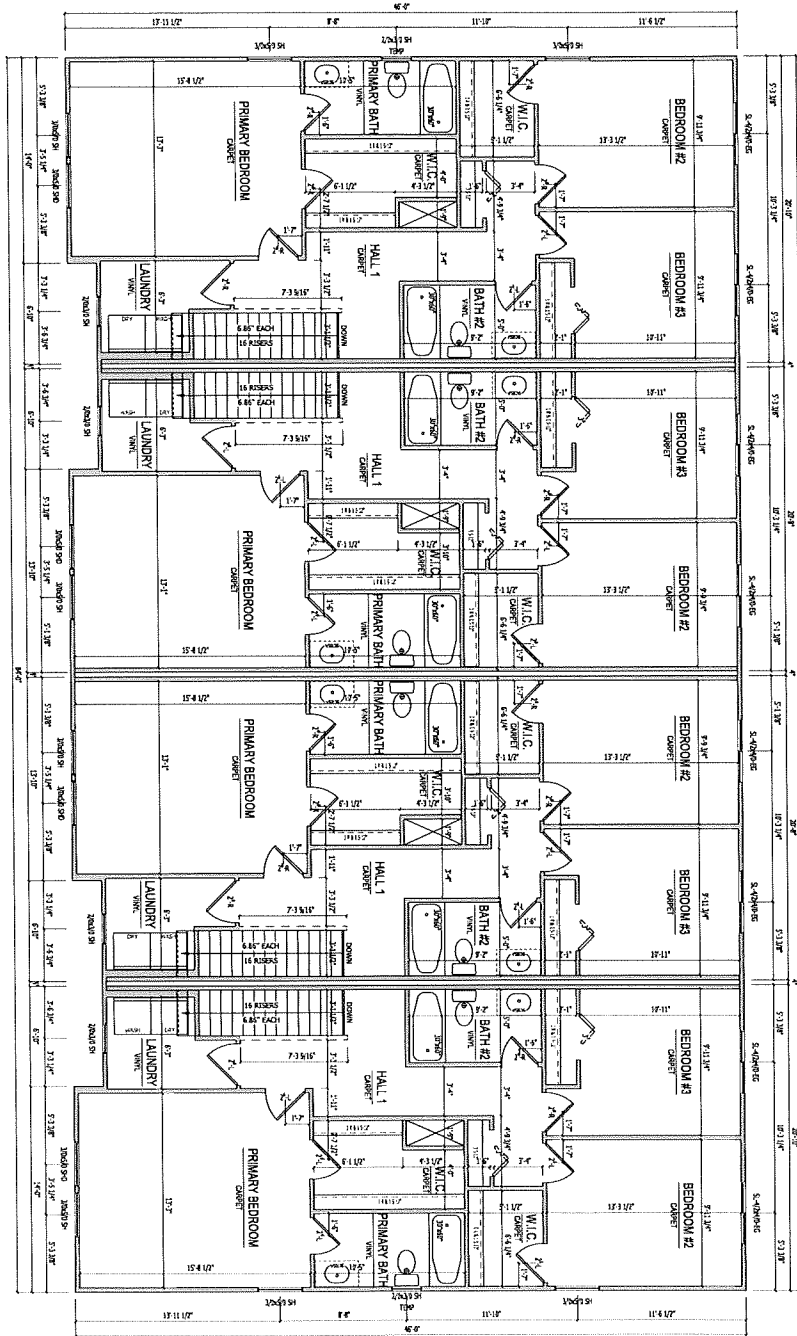


FIRST FLOOR PLAN



# SECOND FLOOR PLAN

SCALE: 3/8"=1'-0"



GENERAL NOTES:  
1. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.  
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
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8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.  
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL BUILDING CODE.

A-07

V1490MS  
FOR  
Allen Edwin Homes  
LOT #  
LOCATION

1/10/2023

ALLEN EDWIN HOMES  
2166 E. Conde Street  
Portage, MI 49002  
(269) 321-2600  
www.allenedwin.com

ELEVATION A1  
GARAGE RIGHT  
REVISION

REVISIONS

REV	NO	DATE	DESCRIPTION



\*Redwood

\*Smokestone

\*Harbour

Lakeshore Blue

Spring Meadow

\*Forest

Autumn Leaf

\*Rustic Oak

NEW

\*Shoreline

Canyon Ridge

Rustic Clay

Castle Stone

Tundra Moss

Twilight Gray

Clipper Gray

Autumn Ash

Sierra Brown

Maplewood

Desert

Antique Ivory

Irish Linen

White

# PRESTIGE®

## SIDING



THIS IS A REPRESENTATION OF THE PROPOSED COLORS FOR BRETON RAVINES. NOTE: WE CHANGE MANUFACTURERS AND COLOR NAMES AND TONES ARE SUBJECT TO CHANGE.

RUSTIC CLAY, TWILIGHT GRAY AND WHITE ARE A BASE COST, ALL OTHERS ARE UPGRADED COST.

Make Your Home

## ONE-OF-A-KIND

Designing your home's exterior is a great chance to express your personal sense of style. With Prestige® siding from Vytex, finding the right color and style is simple. And you can rest assured that you're choosing siding built to last.

### \*Expressions® Colors – Express Yourself with Bold Color!

This rich, bold palette of deep colors, using TruColor® technology, that give your home a striking new look.



### Colors that last

TruColor® Protection Technology exclusive color protection ensures that your siding color will stay true year after year.

#### Tips for choosing siding colors

- Light colors to make your home look larger.
- Darker colors for a more dramatic exterior look.
- Lighter wall color with a darker accent color to call attention to details like dormers.
- Choose a siding that complements your roof color.



Colors throughout this brochure are simulated. Consult product samples before final selection.





## **Breton Ravines Planned Unit Development**

### **Supplementary Portfolio of Homes**

**March 14, 2024**

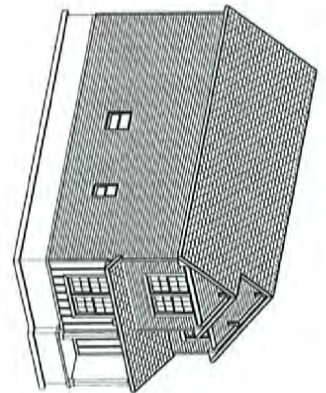
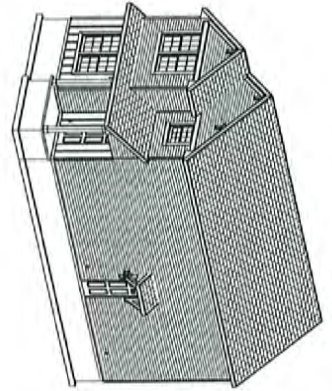
**The following plans are the enhanced elevations for  
buildings that have prominent orientation towards Breton  
Ave and 52<sup>nd</sup> Street**

Integrity 1640S – SF Detach Veranda Home (alley loaded)

Integrity 1640S – SF Detached and 2-Unit Attached Condos

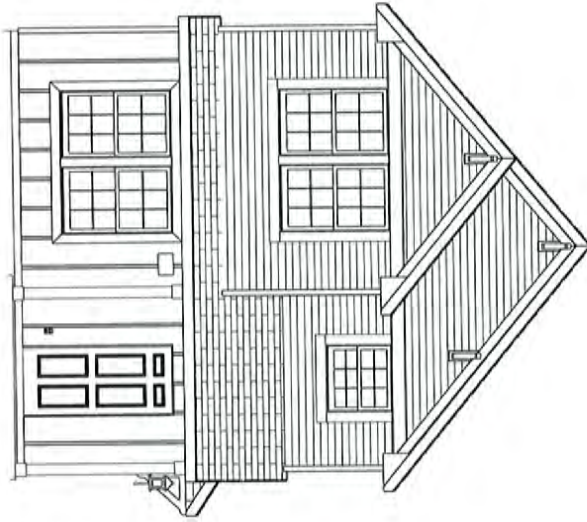
Village 1450S – Attached 2 to 4 Unit Townhome





BASE ELEVATION.  
PROPOSED BUILD  
ALLOWANCE.

BRETON AVE = 1 UNIT  
52ND ST = 4 UNITS



FRONT ELEVATION #1

SCALE: 1/4"=1'-0"

A-01

11640S  
FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE:  
12/15/2023

ALLEN EDWIN HOMES

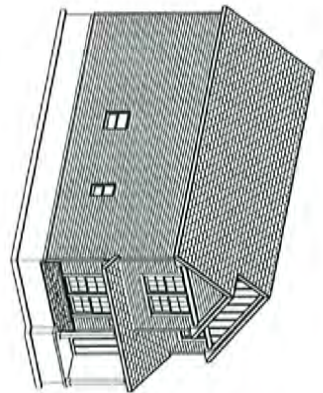
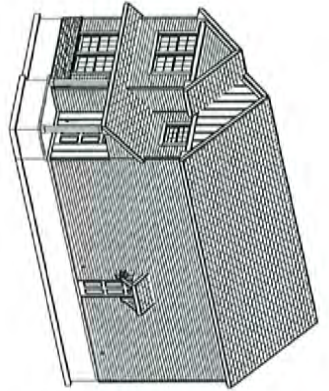
2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
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ELEVATION B1  
GARAGE RIGHT

REVISION 8 0a

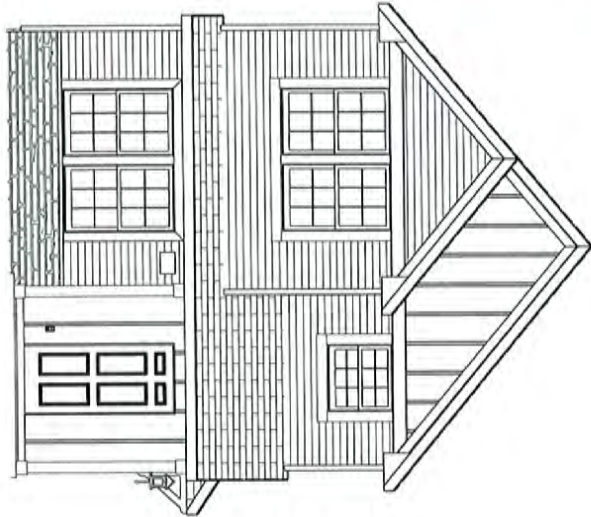
REV. NO.	DATE	REMARKS





MASONRY ELEVATION.  
PROPOSED BUILD  
ALLOWANCE.

BRETON AVE = 3 UNITS  
52ND ST = 4 UNITS



FRONT ELEVATION #2

SCALE 1/4"=1'-0"

i1640S

FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE:  
12/15/2023

ALLEN EDWIN HOMES

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Portage, MI 49002  
(269) 321-2600  
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ELEVATION A2  
GARAGE RIGHT

REVISION B 0a

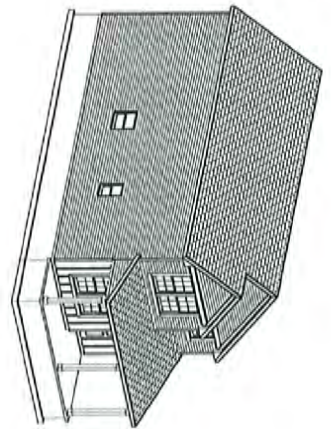
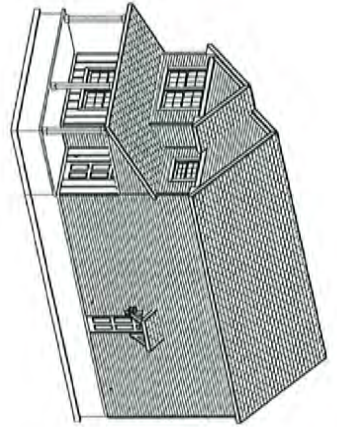
REV. NO. DATE

REMARKS

A-01

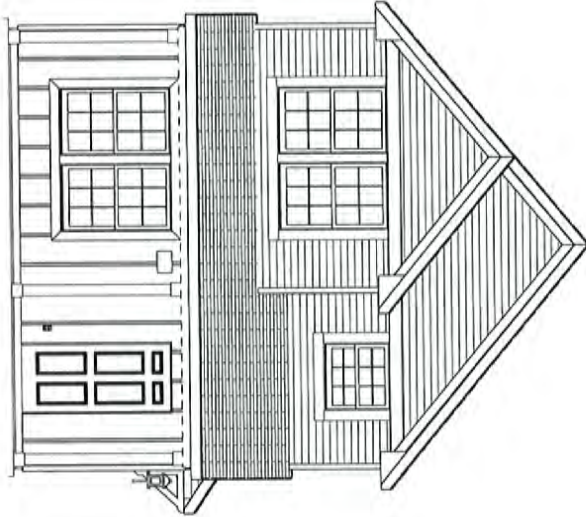
SHEET NUMBER





PORCH ELEVATION.  
PROPOSED BUILD  
ALLOWANCE

BRETON AVE = 1 UNIT  
52ND ST = 0 UNITS



FRONT ELEVATION #3

SCALE 1/4"=1'-0"

ALLEN EDWIN HOMES

2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
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ELEVATION C3

GARAGE RIGHT

REVISION 8.0a

REV. NO.	DATE	REMARKS

11640S

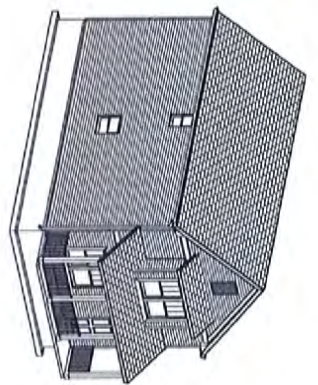
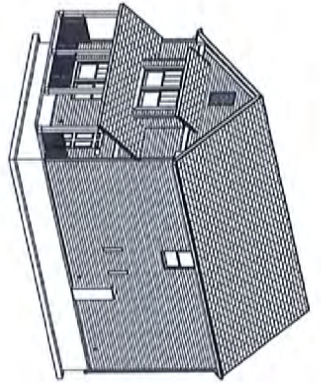
FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE:  
12/15/2023

A-01

SHEET NUMBER

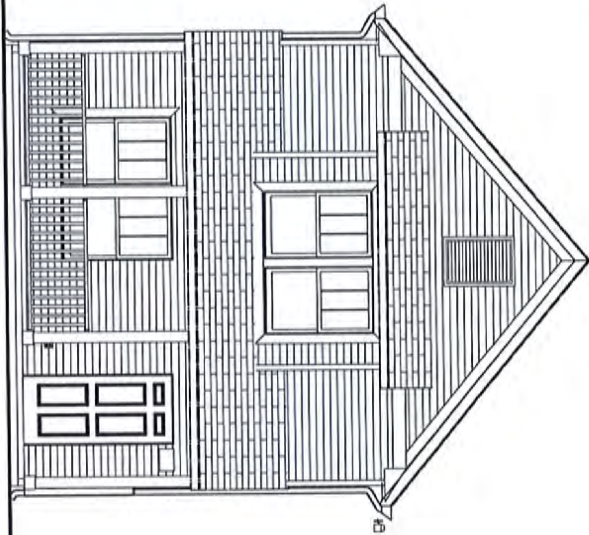




ROOFLINE VARIATION AND  
PORCH ELEVATION.  
PROPOSED BUILDING  
ALLOWANCE

BRETON AVE = 2 UNITS  
52ND ST = 4 UNITS

GRADE



FRONT ELEVATION #4

SCALE 1/4"=1'-0"

# ALLEN EDWIN HOMES

2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
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PRINT DATE:  
06/02/2022

i1640S

FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

A-01

SHEET NUMBER

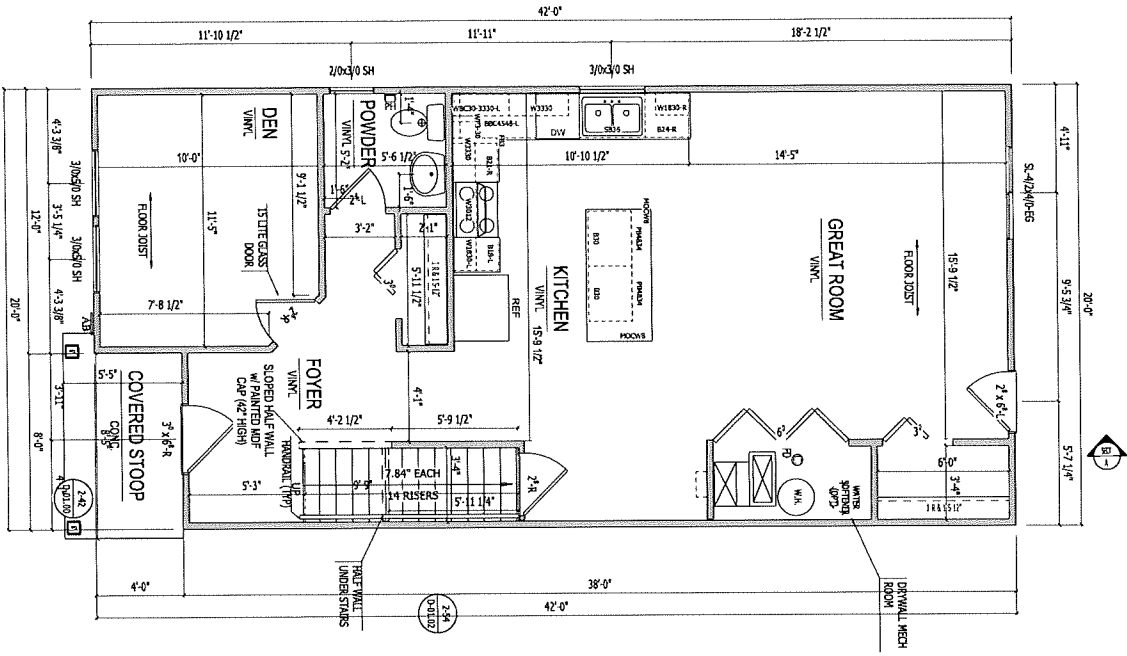
## ELEVATION A1

REVISION

REV. NO.	DATE	REMARKS

GARAGE RIGHT





# FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

- GENERAL FLOOR PLAN NOTES:**
1. ALL INTERIOR NON-LOAD BEG WALLS TO BE 2x4 STUDS AT 16" O.C. SINGLE ENDING, SIZE AS INDICATED BY NUMBER ON PLAN.
  2. DIMENSIONS ARE FROM FACE OF DOORS UNLESS OTHERWISE NOTED.
  3. PROVIDE SLOPPING ABOVE WINDOWS & DOORS 1/8" O.C. TYP.
  4. PROVIDE SLOPPING ABOVE WINDOWS & DOORS 1/8" O.C. TYP.
  5. ALL BEAM BEARING LOCATIONS TO BE 2x10 OR 2x12 ABOVE FLOOR.
  6. ALL WINDOW HT TO BE 2'-9 1/2" ABOVE FINISH FLOOR.
  7. PROVIDE SLOPPING ABOVE WINDOWS & DOORS 1/8" O.C. TYP.
  8. PROVIDE SLOPPING ABOVE WINDOWS & DOORS 1/8" O.C. TYP.
  9. PROVIDE SLOPPING ABOVE WINDOWS & DOORS 1/8" O.C. TYP.
  10. PROVIDE SLOPPING ABOVE WINDOWS & DOORS 1/8" O.C. TYP.

**i1640S**

FOR: Allen Edwin Homes

LOT #:

LOCATION:

PRINT DATE: 08/03/2023

SHEET NUMBER: A-07

**ALLEN EDWIN HOMES**

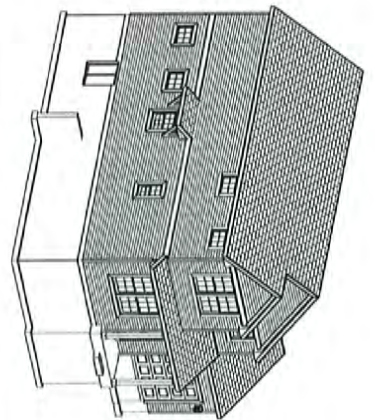
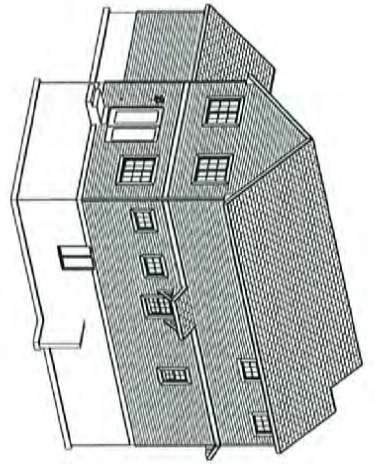
2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
www.allenedwin.com

ELEVATION A1	REV. NO.	DATE	REMARKS
GARAGE RIGHT	REVISION	8.0a	



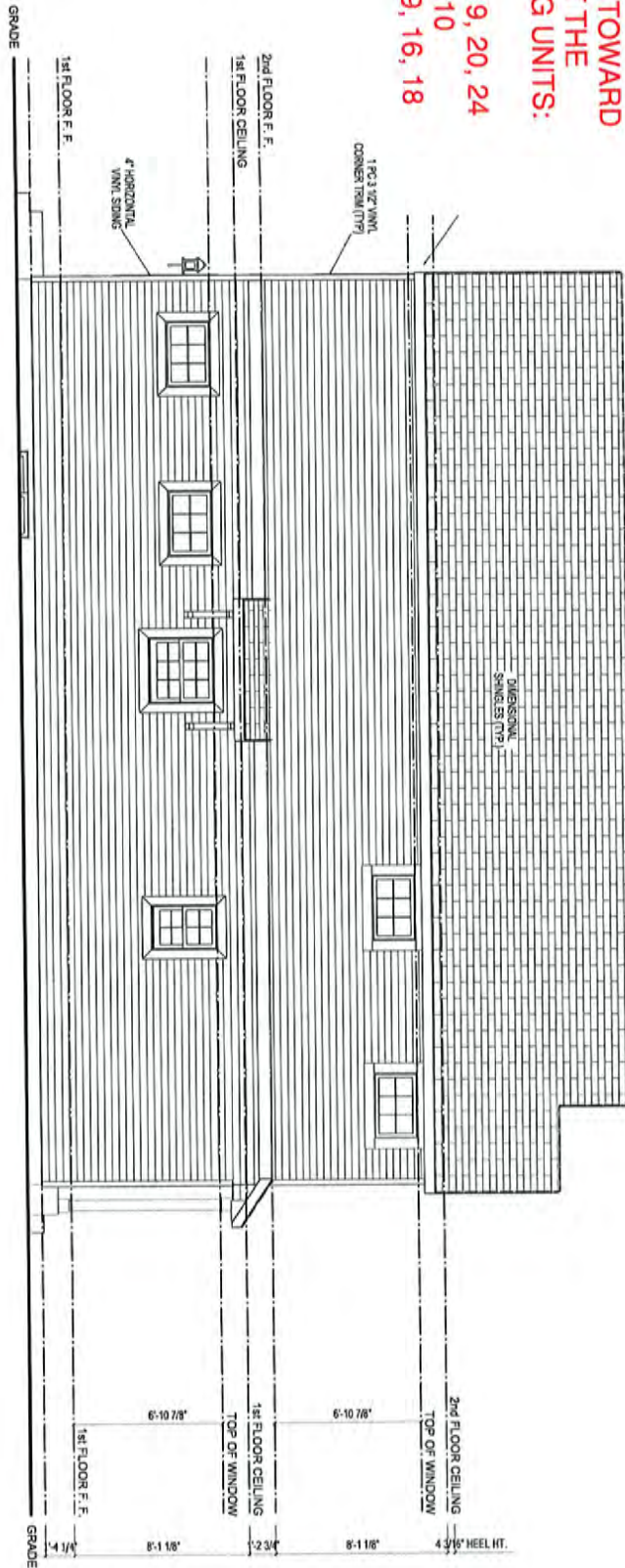






THIS SIDE ELEVATION IS  
REQUIRED TO BE  
ORIENTED TOWARD  
STREET AT THE  
FOLLOWING UNITS:

SC 1, 7, 8, 19, 20, 24  
S 1, 2, 3, 9, 10  
D 1, 4, 6, 8, 9, 16, 18



LEFT ELEVATION

SCALE 1/4"=1'-0"

ALLEN EDWIN HOMES

2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
www.allenedwin.com

ELEVATION A1

GARAGE RIGHT

REVISION 8.0a

REV. NO.	DATE	REMARKS

i1640

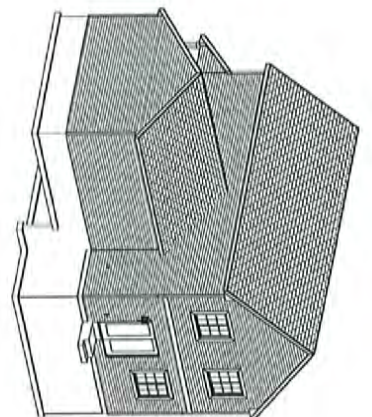
FOR:  
Allen Edwin Homes  
LOT #:  
LOCATION:

PRINT DATE  
03/04/2024

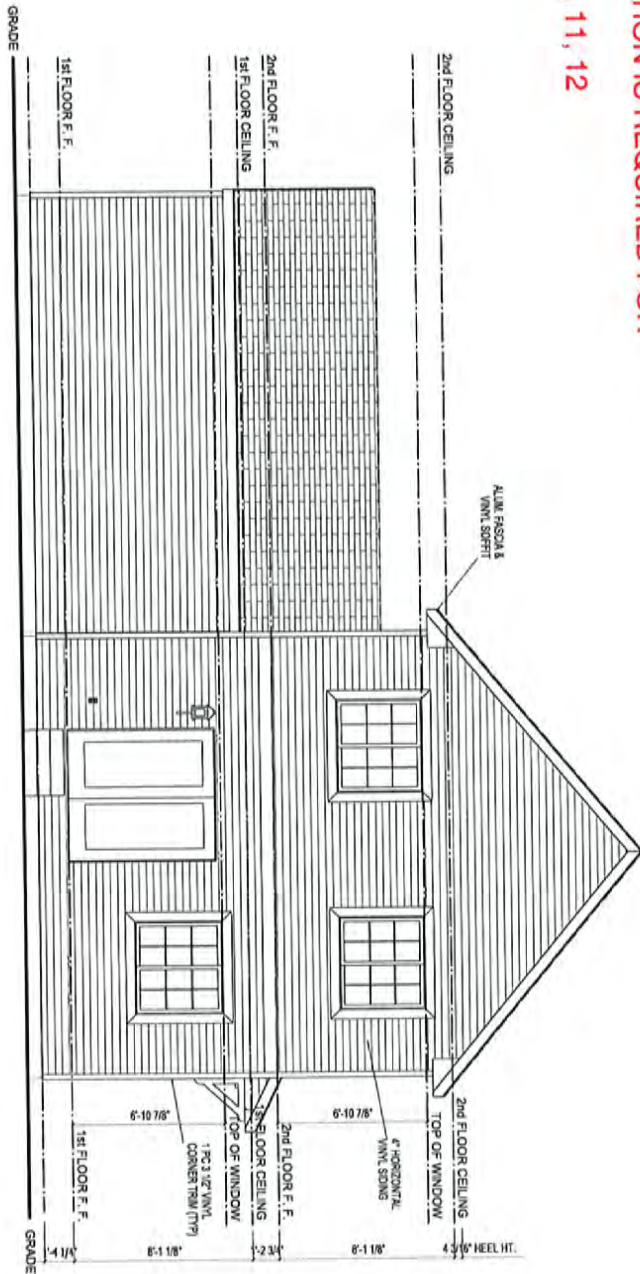
A-04

SHEET NUMBER





THIS REAR ELEVATION IS REQUIRED FOR  
S 1, 5, 6, 7, 8  
D 1, 2, 4, 6, 8, 9, 10, 11, 12



### REAR ELEVATION

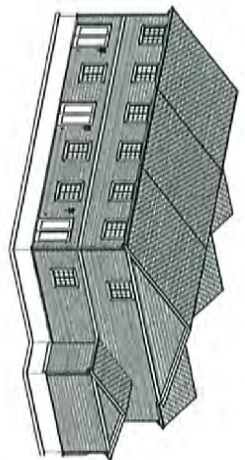
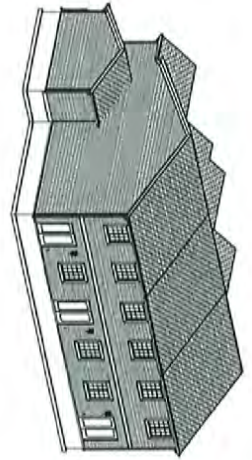
SCALE: 1/4"=1'-0"

[illegible]

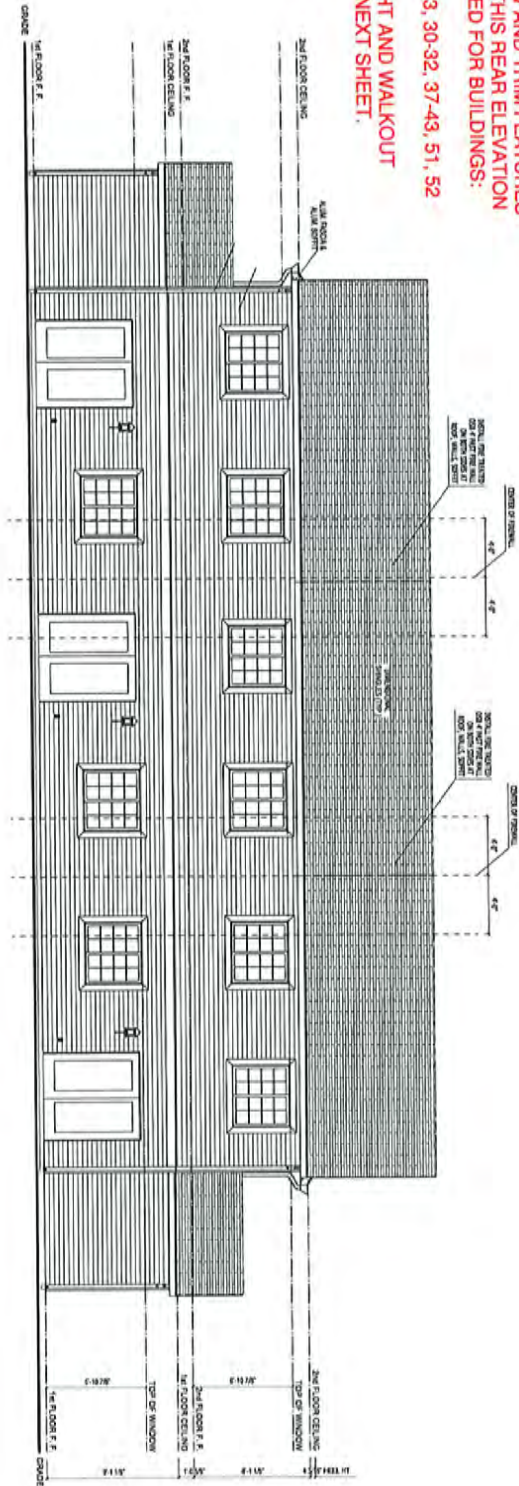
**ALLEN EDWIN HOMES**  
2186 E. Centre Street  
Portage, MI 49002  
(269) 321-2600  
[www.allenedwin.com](http://www.allenedwin.com)

A-02	SHEET NUMBER	i1640	PRINT DATE	02/19/2024
		FOR:	Allen Edwin Homes	
		LOT #:		
		LOCATION:		





THE WINDOW AND TRIM FEATURES SHOWN ON THIS REAR ELEVATION ARE REQUIRED FOR BUILDINGS: FT1-14, 20 - 23, 30-32, 37-43, 51, 52  
SEE DAYLIGHT AND WALKOUT SAMPLE ON NEXT SHEET.



HRB015

HRB001

HRB002

REAR ELEVATION

SCALE 3/4" = 1'-0"

V1450S

FOR  
780 Ravine Lane  
LOT # HRB2, 1, 15

LOCATION  
South Haven MI 49060

A-02

DATE  
02/27/2024

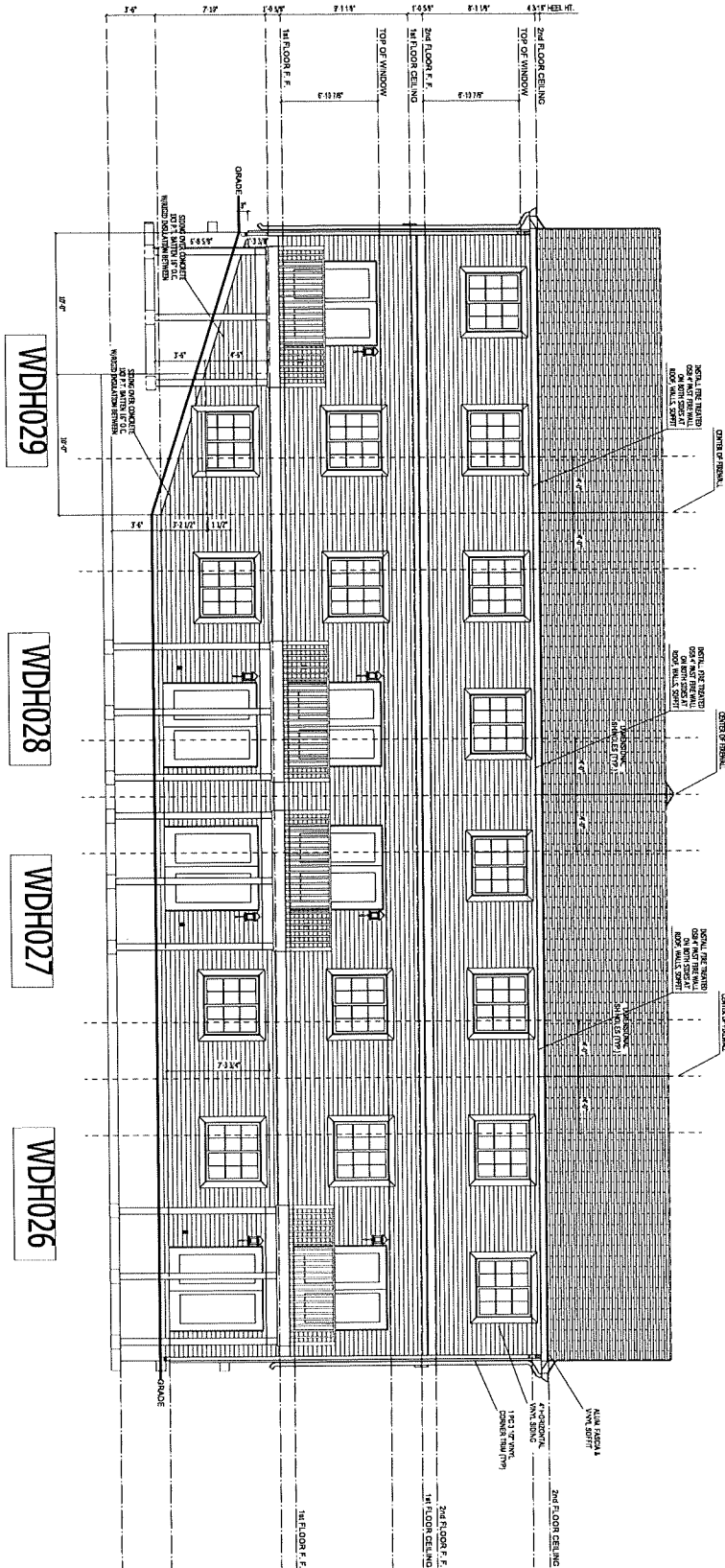
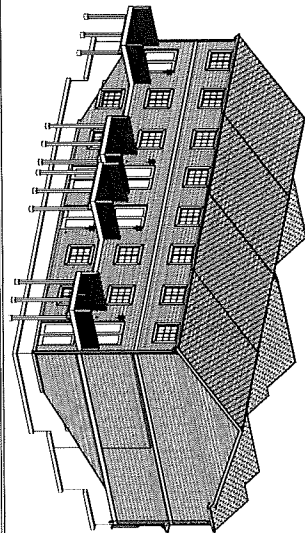
ALLEN EDWIN HOMES

2166 E. Centre Street  
Portage, MI 49302  
(769) 221-2600  
www.allenedwin.com

ELEVATION A1

REV. NO.	DATE	REMARKS
1	04/15/2022	Added daylight to unit 15
2	04/15/2022	Corrected 2nd floor elev.
3	07/26/2022	Added primary bath to unit 15
4	04/14/2024	Added gas appliance package to HRB2, 15
5	04/14/2024	Added the kitchen with island to primary bath
6	04/14/2024	Corrected dimensions on 2nd floor



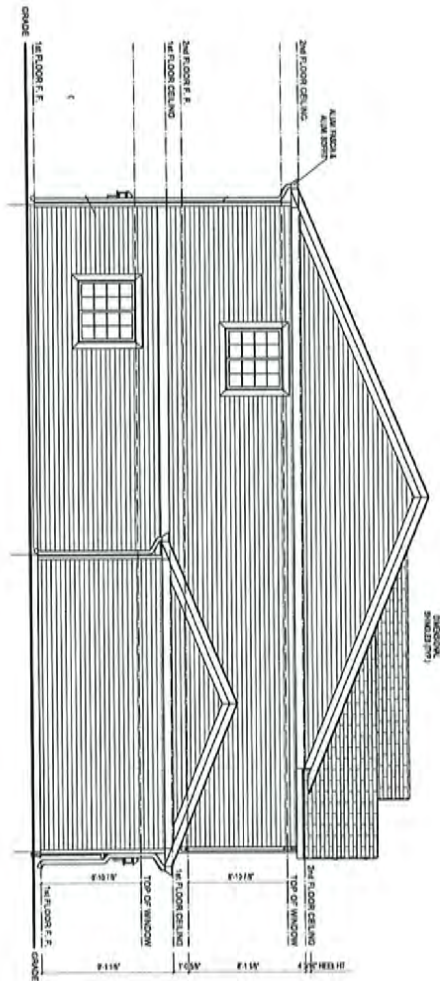


## REAR ELEVATION

SCALE: 1/4"=1'-0"



FT:  
1 EAST SIDE  
2 BOTH SIDES  
3 BOTH SIDES  
4 EAST SIDE  
5 NORTH SIDE  
10 EAST SIDE  
11 EAST SIDE  
13 SOUTH SIDE  
16 SOUTH SIDE  
17 NORTH SIDE  
20 WEST SIDE  
21 EAST SIDE  
22 EAST SIDE  
23 WEST SIDE  
30 EAST SIDE  
36 SOUTH SIDE  
37 BOTH SIDES  
38 WEST SIDE  
40 EAST SIDE  
41 EAST SIDE  
42 BOTH SIDES  
43 BOTH SIDES  
44 NORTH SIDE  
47 EAST SIDE  
48 NORTH SIDE  
51 BOTH SIDES  
52 BOTH SIDES



LEFT ELEVATION

### SCALE UP-14





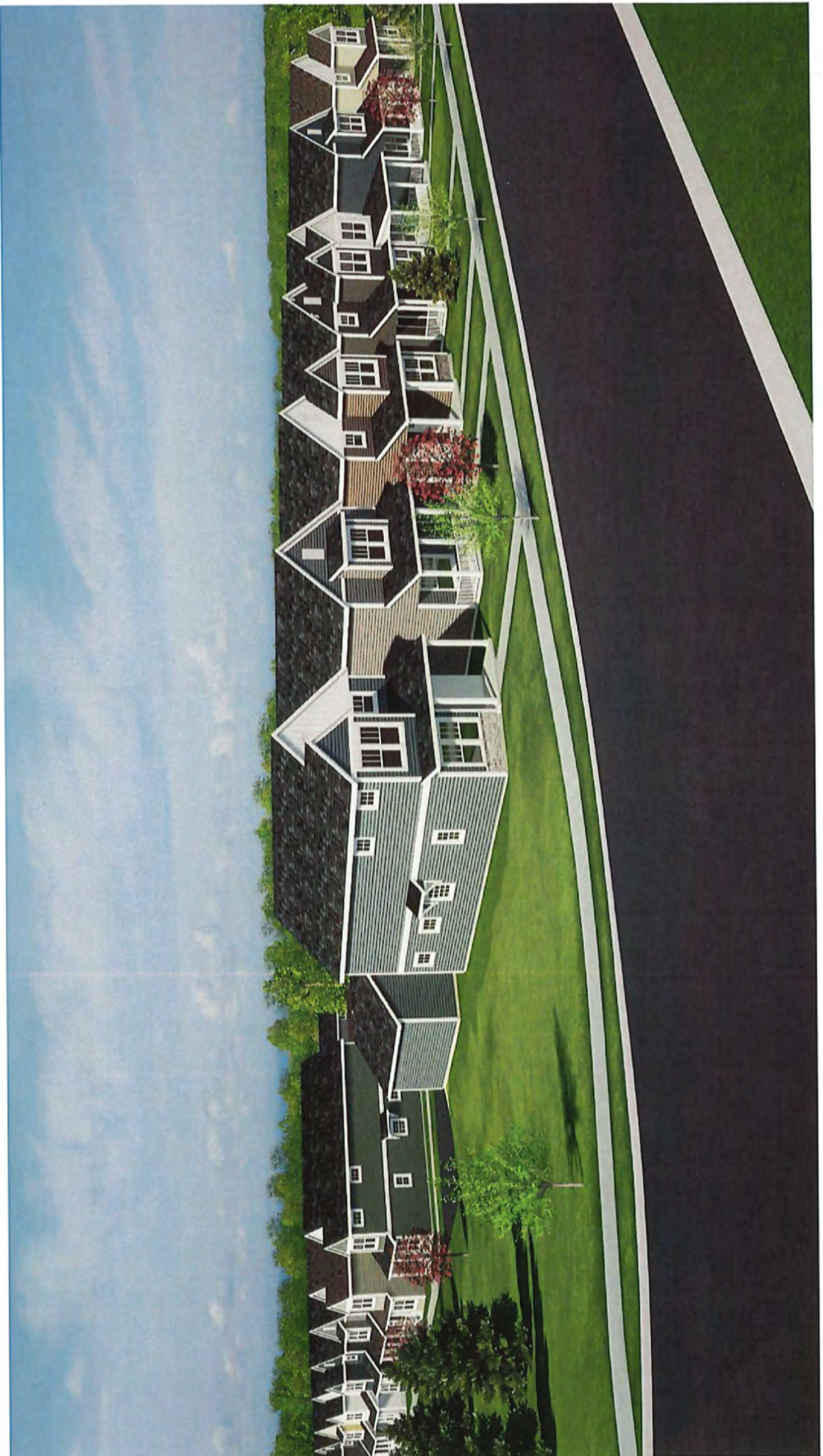








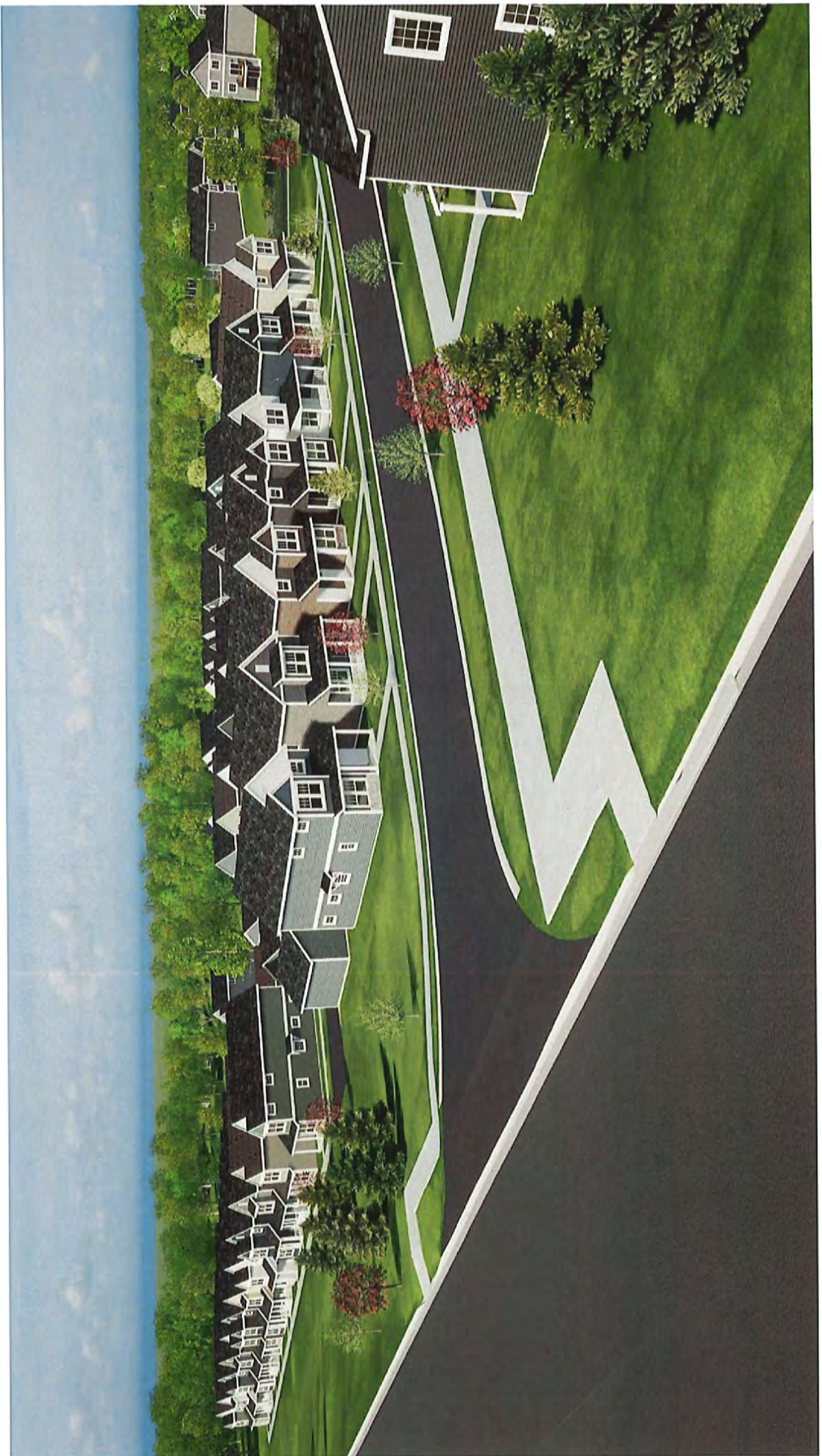






















































# EXISTING CONDITIONS PLAN

FOR: WESTVIEW CAPITAL, LLC  
ATTN: DAN LARABEE  
1700 S. 2ND STREET, SUITE 100  
BIRMINGHAM, AL 35205  
PART OF SECTION 24, T1N, R11E, CITY OF HUNTSVILLE, ALABAMA



DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD
12/17/2013	ISSUED FOR PERMIT	JD	12/17/2013	ISSUED FOR PERMIT	JD

1 OF 3



SCALE: 1" = 100'  
1" CONTAINING INTERVAL

## LEGEND

- UTILITY POLE & CUP WIRE
- UTILITY POLE
- LIGHT POLE
- WATERMAIN
- WATERMAIN VALVE
- GAS VALVE
- GAS VALVE
- MANHOLE
- MANHOLE
- TELEPHONE BOY
- TELEPHONE BOY
- BURIED GAS LINE MARKER
- BURIED GAS LINE MARKER
- BURIED TELEPHONE CABLE
- EXISTING SANITARY SINK
- EXISTING WATERMAIN
- EXISTING WETLANDS



BRID-2  
1700 S. 2ND STREET, SUITE 100  
BIRMINGHAM, AL 35205

BRID-2  
1700 S. 2ND STREET, SUITE 100  
BIRMINGHAM, AL 35205

BRID-2  
1700 S. 2ND STREET, SUITE 100  
BIRMINGHAM, AL 35205

BRID-2  
1700 S. 2ND STREET, SUITE 100  
BIRMINGHAM, AL 35205

BRID-2  
1700 S. 2ND STREET, SUITE 100  
BIRMINGHAM, AL 35205





## PLANNING STAFF RECOMMENDATION

Golder 3/19/24

PROJECT: Heyboer Acres 2 Preliminary Plat

APPLICATION: 7-24

REQUEST: Preliminary Plat Approval and Final Site Plan Review of a 42-lot subdivision

HEARING DATE: March 26, 2024

RECOMMENDATION: Recommend to the City Commission conditional approval of the preliminary plat and final site plan for Phase 2 of the Heyboer Acres Plat as depicted on the site plan dated 1/17/2014 and as described in Case No. 7-24. Approval is conditioned on the following:

### CONDITIONS:

1. Approval of the site plan by the Kentwood City Engineer and Fire Marshal.
2. Street trees shall be provided along all streets as required by Chapter 19 of the Zoning Ordinance. Sidewalks shall be provided on both sides of all streets within the development.
3. Approval by the City Engineer of the deed restrictions proposed related to the maintenance of detention areas within the site.

### BASIS:

1. Street trees and sidewalk are required by the Kentwood Zoning Ordinance and Subdivision Control Regulations.
2. Section 78-123 c of the Kentwood Code of Ordinances states that turf maintenance within a stormwater detention easement is the responsibility of the owner whose property includes the easement. The expectations of the city with



respect to the turf maintenance within detention ponds  
must be made clear in the deed restrictions for this phase.

3. Discussion at the work session and public hearings.



## DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (the "**Declaration**") is effective as of \_\_\_\_\_, made by **HEYBOER ACRES, LLC**, a Michigan limited liability company, whose address is c/o Mark Devries, 3926 65th Street, Holland, Michigan 49423 (the "**Developer**") as stated below.

1. **Transfer Tax Exemption.** This Declaration is exempt from transfer taxes pursuant to MCLA 207.505(a) and 207.526(a).

2. **Property.** This Declaration is recorded with respect to the real property (the "**Property**") legally described on the attached **Exhibit A**, to be known as known as Heyboer Acres (the "**Project**"), a residential development of certain lots and/or parcels to be created within the Property (each a "**Lot**" and together the "**Lots**") in the City of Kentwood, Kent County, Michigan. "**Owner**" shall mean the holder or holders of the record fee simple title to, and/or the land contract purchaser of, a Lot, whether one or more persons, trusts or entities.

3. **Purpose.** The Developer is recording this Declaration against the Lots in the Project so that each is subject to the requirements of this Declaration. This Declaration shall run with the Property and encumber all Lots as stated in this Declaration, such that Each of the Lots in the Project is hereby encumbered by the terms of this Declaration and subject to its requirements. The restrictions and standards contained in this Declaration (i) promote quality, value and stability for Lot owners, (ii) promote consistency of architecture and landscape design, (iii) enhance and preserve real estate values, and (iv) in general, provide for a residential neighborhood of the highest quality and character.

4. **Single Family Use.** Each Lot shall be used solely for the construction of one single-family dwelling and shall be limited to use of single-family residential purposes. Each of the Lots and occupants of the Lots shall be subject to and shall comply with the requirements of this Declaration and the City of Kentwood Zoning Ordinances and other applicable laws and ordinances.

5. **Materials and Restrictions.** The following restrictions shall govern the Lots:

(a) Excluding doors and windows, at least 80% of each residence shall be finished with brick, stone, cultured stone, shake siding, natural cement stucco, Hardie board or similar, Premium textured vinyl, "Dryvit." Texture 1-11 (T-1-11), aluminum and brick panel exterior materials are prohibited. Exposed chimneys shall be constructed of brick, stone or other approved masonry



materials. Exposed concrete masonry on other visible improvements shall also be finished with brick or stone or another approved masonry material. Homes must be finished with a traditional color scheme and without bright or exotic colors.

(b) No residence shall be constructed on any Lot with less than the following sizes of finished living areas (as calculated on exterior dimensions), exclusive of decks, porches, patios, garages and basements (whether full basements, daylight basements or walkout basements):

One story home: 1,200 sq. ft.

Two story home: 1,000 sq. ft. on the main level and  
600 sq. ft. on the second level

(c) Homes on a Lot must be of a traditional design, with no berm, ultra-modern, or other non-traditional design allowed. Tri-level and quad-level homes are prohibited. All homes on a Lot must be built by a builder licensed in the State of Michigan and approved by Developer

(d) Each residence on a Lot must be equipped with a minimum attached two-stall garage. The Developer may require that garages must have side or rear entries, except where topography does not permit this goal. Garages shall be for use only by the occupants of the residence associated with the garage.

(e) No structure of a temporary character, nor any trailer, tent for more than a weekend's use, shack, barn or other outbuilding shall be placed on a Lot at any time for any purpose whatever, whether temporary or permanently, except for children's play structures, without Developer approval in writing. No above ground pools are allowed on a Lot.

(f) All buildings, including garages, built on a Lot shall be constructed of new materials only. Every building shall have a finished exterior.

(g) Mobile homes, modular homes, manufactured homes, and similar structures shall not be permitted.

(h) A concrete driveway must be installed on each Unit.

(i) Any basement in a home on a Lot must be a full-poured basement. Crawl spaces and slab on grade are prohibited.

(i) No substantial changes in the elevations of the land shall be made on a Lot without prior written consent of the Developer. Any change which materially affects the surface elevation or grade of the adjacent Lot shall be considered a substantial change. All lots to conform to Minimum building opening elevations set forth on Exhibits A and B

(j) Satellite dishes not exceeding 18" in diameter will be permitted on rear elevations of the roof.



(k) No exotic, savage or dangerous animal shall be kept on any Lot and no animal may be kept or bred for commercial purposes. No animal shall be permitted to run loose upon any Lot except the Lot owned by the owner of such animal, and the owner of each pet shall be responsible for cleaning up after it.

(l) No solar panel may be installed on any Lot. Roof mounted solar is allowed

(m) No recreational vehicles, boats or trailers shall be parked or stored in any garage if such storage would prevent full closure of the garage door, or elsewhere on the Lot. No maintenance or repair shall be performed on any vehicle, boat or recreational vehicle or trailer except within a garage or residence where totally isolated from public view.

## **6. City of Kentwood Restrictions**

(a) Private Easements have been granted to the City of Kentwood

(b) Critical drainage and overland floodway swales have been constructed through the side yard of Lot 11. The floodway has been designed to carry storm water runoff overland in an emergency situation where the storm sewer fails or has exceeded its capacity. Critical elevations have been established with the floodways. Minimum building opening elevations have been placed one foot, or more, above the critical floodway elevations. Any alteration of the grade could cause a potential flooding hazard to the home. **The elevations established in the design of these emergency overland drainage and floodway swales must be preserved.** Any alteration of the grade shall be restored to its original condition and design elevations. The direction of surface water drainage and critical floodway elevations are shown on the block grading plan, **Exhibit "B"** attached hereto

(c) Some of the lots in the subdivision are subject to private easements for drainage. Private easements for drainage are for the benefit of the upland lots within the subdivision and any improper construction, development, or grading that occurs within these easements will interfere with the drainage rights of those upland lots. Private easements for drainage are for the continuous passage of surface drainage and each lot owner will be responsible for maintaining the surface drainage system across his property. No construction is permitted within a private easement for drainage. This includes swimming pools, sheds, garages, patios, decks or any other permanent structure or landscaping feature that may interfere with surface drainage. Further, during the final lot grading and landscaping the owner shall take care to ensure that the installation of fences, plantings, trees, and shrubs does not interfere with the surface drainage.

(d) The direction of flow for the surface drainage for all lots is shown on the block grading plan, **Exhibit "B"** attached hereto. A more detailed plan is available at the City of Kentwood's Engineering Office. It is the lot owner's responsibility to ensure that the final grading of the lot is in accordance with the grading plan. No changes will be made in the grading of any lot areas used for drainage which would later affect surface runoff drainage patterns without the prior written consent of the City of Kentwood for all portions of the drainage system.



(e) Water from such sources as eave troughs and footing drains shall be directed to stormwater laterals if provided for the lots. Water from footing drains shall be discharged to the lateral via a sump pump with check valve system, or a gravity system with a double flap gate valve for backflow prevention. If no lateral is provided, the lot owner shall discharge said water in such a manner as to not impact neighboring land or public streets. Floor drains, laundry facilities or other similar features shall not be connected to a footing drain or sump pump system discharging to stormwater laterals and the storm sewer system. Laundry facilities and sewage lift pumps must discharge into the sanitary sewage disposal system.

(f) Each individual lot owner will be responsible for the erosion control measures necessary on their lot to keep loose soil from their construction activities out of the street, catch basins, and off of adjacent property. If any sedimentation in the street, catch basins, or adjacent lots results from construction for a particular site, it is the responsibility of that lot owner to have this cleaned up. This applies to ALL lot owners

(g) FENCES, SHRUBS AND FILLING WITHIN EASEMENTS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHEN LOCATED ON THE FOLLOWING EASEMENTS

Easements Labeled as “Access”, “Floodway” and/or “Detention”

- **NO** filling, blocking, fencing, storage buildings or above surface vegetation planting is to be undertaken within an access, floodway and/or detention easement.

Easements Labeled as “Drainage”

- Site screen fences are **NOT** allowed **unless prior written approval is given by the City of Kentwood** and they are installed above the top of the bank or the edge of the easement, whichever is higher.
- Chain link fences will be allowed if it is determined that the chain link fence will not obstruct or divert the flow of water.
- If the fences are removed for drain access or maintenance, they are to be replaced by the owner of the fence at the owner’s expense.
- **NO** shrubs or trees are to be placed below the top of the bank or the edge of the easement.
- **NO** filling, blocking, or storage buildings are allowed within any drainage easement used for overland flow.

Easements Labeled as “Storm Sewer”

- Fences and pavement are allowed over easements designated for storm sewer, if drainage is not identified with easement.
- If the fences or pavement must be removed for the purpose of construction or maintenance of these utilities, the **City of Kentwood** or its contractor will remove them. However, the fence or pavement must be replaced by the owner at the owner’s expense.



- NO shrubs or trees are to be placed below the top of the bank or the edge of the easement. Roots can penetrate the storm sewer and cause blockage. Trees also obstruct maintenance access.

All easements for drainage:

- No dumping of grass clippings, leaves, brush or other refuse is allowed within a drainage easement. These items obstruct drainage, restrict flow and plug culverts. This can lead to higher maintenance costs and cause flooding situations.

(h) Minimum building opening (MBO) elevations based on NAVD88 for the following lots are as follows:

LOT NO.	MBO	LOT NO.	MBO	LOT NO.	MBO
1	791.0	7	780.5	13	779.5
2	790.0	8	779.0	14	779.0
3	789.0	9	778.0	15	786.0
4	787.0	10	778.0	16	786.5
5	785.0	11	778.0	17	790.0
6	783.0	12	779.2		

To eliminate the potential of structural damage due to flooding and back yard surface drainage, the lot owner shall keep the lowest door or window sill above the minimum opening elevations listed above. The elevations are based on NAVD88 Datum along with the Benchmarks described as follows:

Benchmarks (NAVD88):

BM #1 791.68: Top of NE flange bolt on hydrant under "E" at SW corner Unit 29, Bretonfield.

BM #2 790.83: Top of NE flange bolt on hydrant under "E" at SE corner Lot 16.

(i) Each lot owner waives his claim against the City of Kentwood (and its officers, officials, employees and contractors), the Engineer, and the Developer from any and all claims, damage and obligation arising from the existence or operation of the drainage system

(j) Restrictions pursuant to the requirements of the City of Kentwood are to be perpetual and shall run with the land. Drain restrictions may not be amended or modified without prior written approval of the City of Kentwood and properly recorded at the Kent County Register of Deeds. A waiver of building elevations may be granted by the City of Kentwood following receipt of a certification from a registered professional engineer demonstrating that the proposed elevation change does not pose a risk of flooding.



7. **Construction Process.** Construction, once commenced on a building site, must be completed, in a workmanlike manner, within six (6) months from the date of commencement and shall be completed prior to occupancy. No trailer, basement, garage house, or any temporary type of dwelling or structure shall be used as a residence either temporarily or permanently on any Lot. Each Lot used for dwelling purposes shall be suitably landscaped, including irrigation systems, grass, trees and bushes, within ninety (90) days after a certificate of occupancy is issued, subject to reasonable extension for delays due to weather conditions. No accumulation of ashes, junk, or other offensive objects or materials shall be permitted to accumulate upon any Lot.

8. **Nuisances.** No obnoxious or offensive trade shall be carried upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Project. No Lot shall be used for the storage in whole or in part of rubbish of any kind or anything that makes the Lot appear unclear or slightly offensive. Nothing will be kept on a Lot that emits a foul odor or that disturbs the peace, quiet, comfort, and serenity of the occupants of the surrounding Lots.

9. **Violation of Declaration.** In the event of a breach or attempted or threatened breach of any restriction in this Declaration, Developer will be entitled to seek full and adequate relief by injunction and all other such available legal and equitable remedies from the consequences of such breach. All costs incurred in enforcing the restrictions of this Declaration against a breaching Lot owner, including reasonable attorney's fees, will be reimbursed by the owners of the Lot in breach of the restrictions, to the party enforcing the restrictions, if the owner of the Lot is found by the court or other authority issuing a final decision in the dispute to be in breach of this Declaration.

10. **Severability.** If any of the foregoing provisions shall be unenforceable or invalid, its application to situations other than that in which it is invalid or unenforceable shall not be affected, and all other provisions shall remain in full force and effect.

11. **Developer's Successors and Assigns.** The rights and duties given to the Developer by this Declaration shall be binding upon and benefit its successors and assigns.

12. **Future Owners.** The rights and duties hereby created are for the mutual benefit of the Developer and the Owners of the Lots. Such rights and duties shall be perpetual and shall run with the land. Any grantee of any of the Lots, together with such grantee's heirs, grantees, or assigns, by acceptance of deed of conveyance to any such Lot, hereby covenants and agrees to comply with and be bound by all of the provisions contained in this Declaration.

13. **Amendment.** This Declaration may be amended solely by the Developer while the Developer owns any Lot and thereafter, by a written document approved by not less than two-thirds of the Lot owners in the Project, with the Owner of each Lot entitled to one vote per Lot owned.

[Signature page follows.]



**Heyboer Acres, LLC**

By: \_\_\_\_\_  
Mark DeVries, Manager

STATE OF MICHIGAN     )  
  )  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Mark DeVries, a Manager of Heyboer Acres, LLC, a Michigan limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

PREPARED BY AND WHEN  
RECORDED RETURN TO:  
Brent Feyen  
Exxel Engineering Inc.  
5252 Clyde Park Ave. SW  
Grand Rapids, MI 49509



## EXHIBIT A

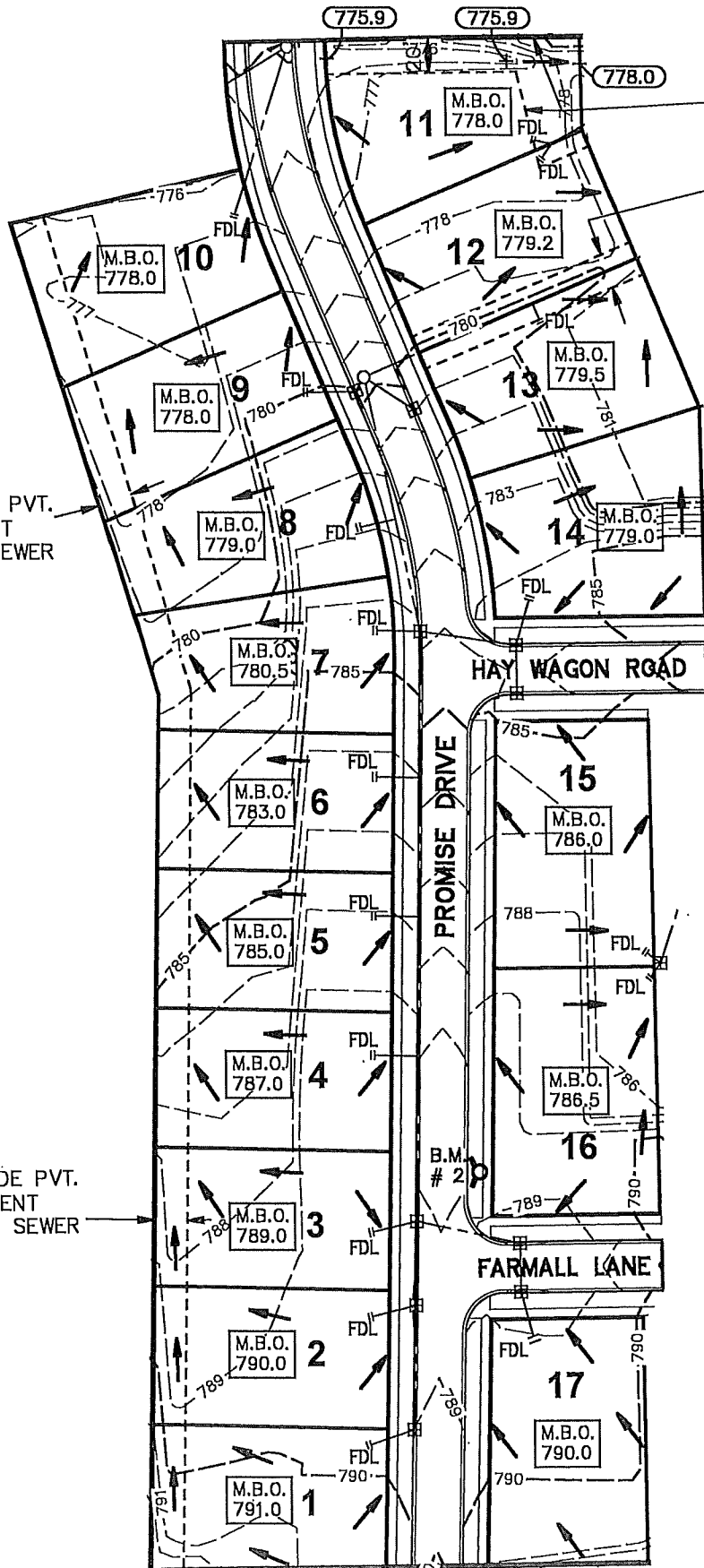
### Legal Description

Part of the SW 1/4, Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Commencing at the SW Corner of said Section 34; thence N00°46'42"W 1118.24 feet along the West line of said SW 1/4 and the East line of Brookfarm Estates (as recorded in Liber 84 of Plats, page 17 and 18) to the POINT OF BEGINNING; thence N00°46'42"W 209.54 feet along said West line and said East line; thence N89°13'17"E 53.98 feet; thence N67°05'24"E 172.42 feet; thence N89°13'17"E 119.83 feet; thence S60°09'05"E 69.73 feet; thence N89°13'17"E 284.00 feet; thence S80°08'27"E 61.05 feet; thence N89°13'17"E 142.00 feet to the West line of Bretonfield (Kent County Condominium Subdivision Plan No. 915, Instrument No. 20161121-0102662) and the East line of the West 880 feet of the West 1/2 of said SW 1/4; thence S00°46'42"E 294.76 feet along said West line and said East line; thence N88°54'08"W 504.59 feet; thence S73°00'31"W 283.82 feet; thence N12°46'27"W 140.00 feet; thence Westerly 74.09 feet along a 330.00 foot radius curve to the right, the chord of which bears S83°39'28"W 73.94 feet (central angle = 12°51'50") to the Point of Beginning.



# EXHIBIT "B"

## SHEET 1 OF 1



SCALE: 1" = 100'

FDL = FOOTING DRAIN LEAD

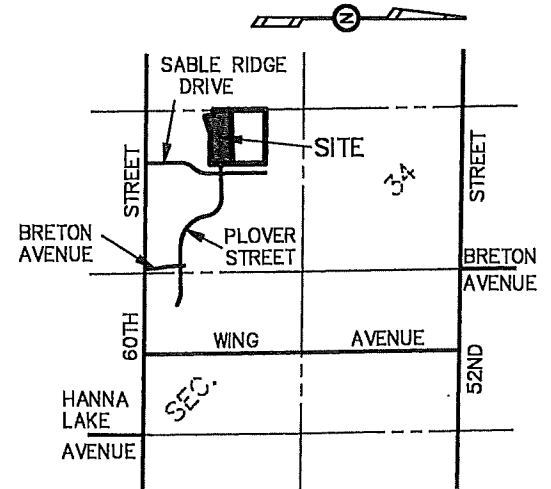
→ = SURFACE DRAINAGE DIRECTION

⊞ = YARD DRAIN OR STREET CATCH BASIN

♂ B.M. # = BENCHMARK

⊕ 778.0 = CRITICAL ELEVATION

MBO XXX.X = MINIMUM BUILDING OPENING ELEVATION DUE TO STORM WATER DRAINAGE



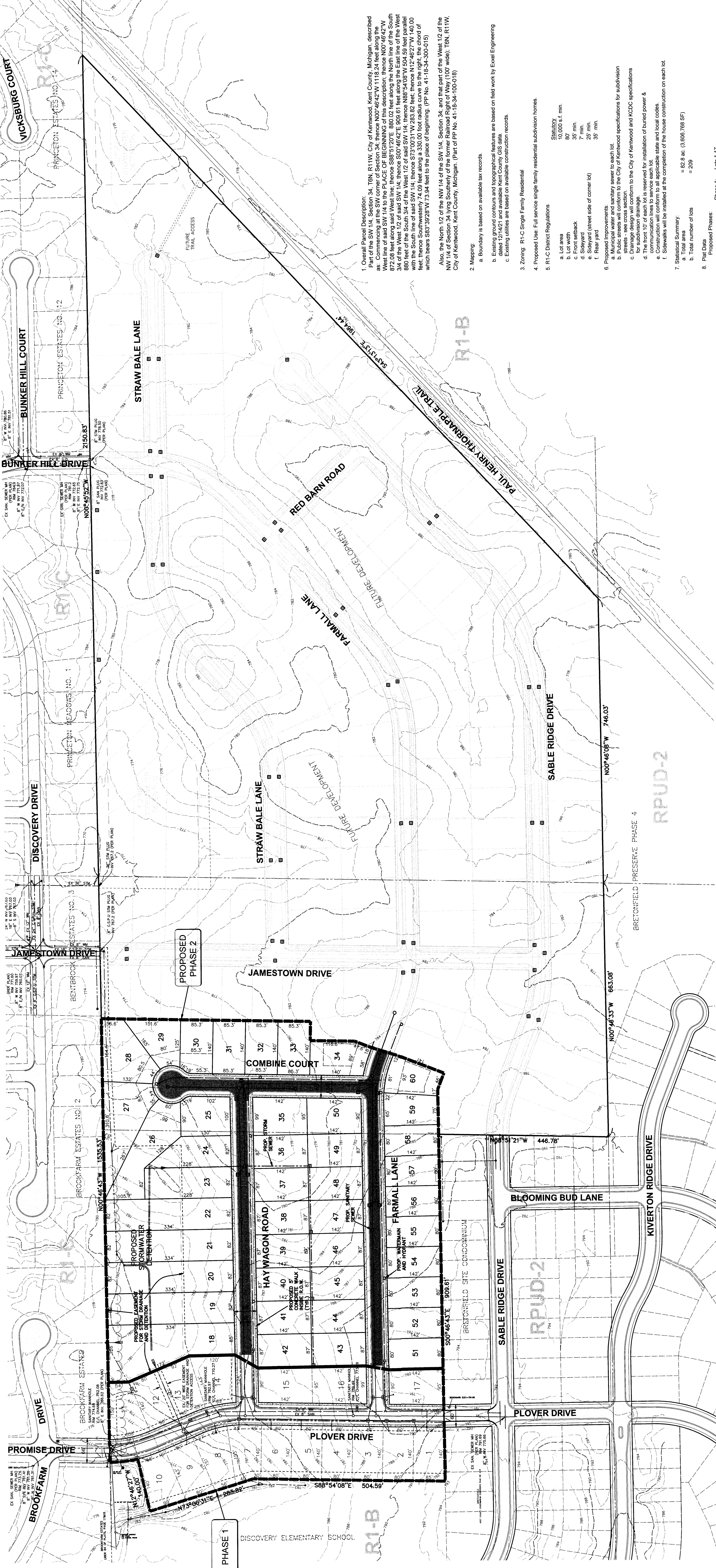
LOCATION MAP

BLOCK GRADING PLAN

HEYBOER ACRES

**exxel engineering, inc.**  
 planners • engineers • surveyors  
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
 Phone: (616) 531-3660 Fax: (616) 531-2121  
 www.exxelengineering.com

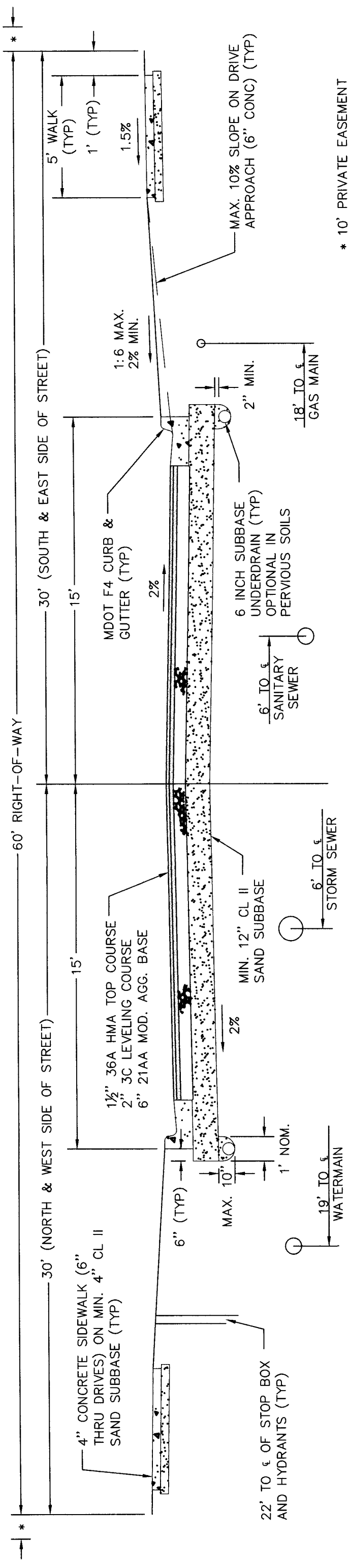




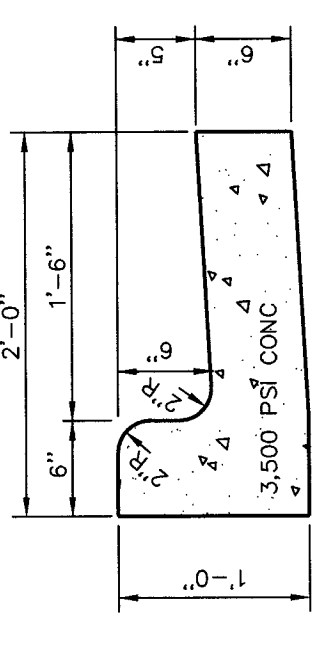
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18 36891	29 12983	40 12389
19 27349	30 11786	51 11360
20 27349	31 11971	52 11360
21 27349	32 11971	53 11360
22 27349	33 11971	54 11360
23 18681	34 13274	55 11360
24 14671	35 13771	56 11360
25 13124	36 12396	57 11360
26 22716	37 12390	58 11360
27 24073	38 12390	59 11465
28 18657	39 12390	60 11720

Area	Area	Area
Lot No. Sq. Feet	Lot No. Sq. Feet	Lot No. Sq. Feet
18 36891	29 12983	40 12389
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26 22716	37 12390	58 11360
27 24073	38 12390	59 11465
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24" HEAD CURB DETAIL (PITCHED IN)



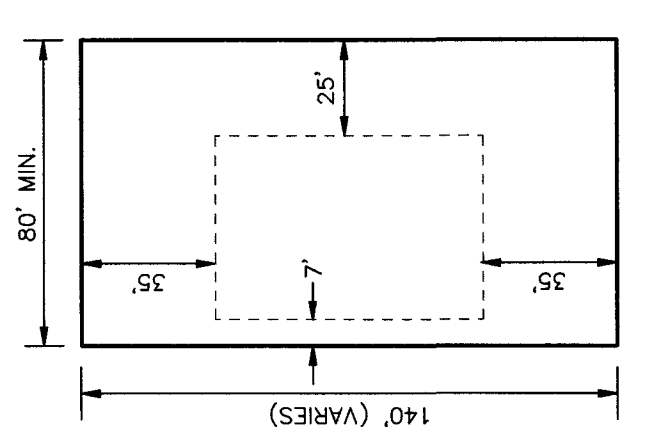
30' CONCRETE CURB & GUTTER SECTION

REQUIRED FOR STREETS SERVING MORE THAN 10 LOTS

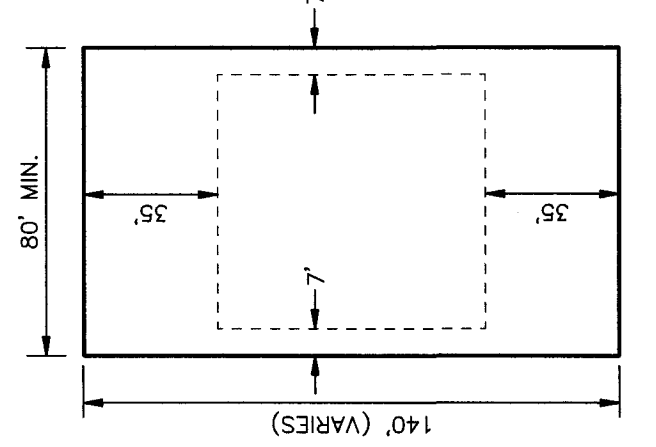
LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

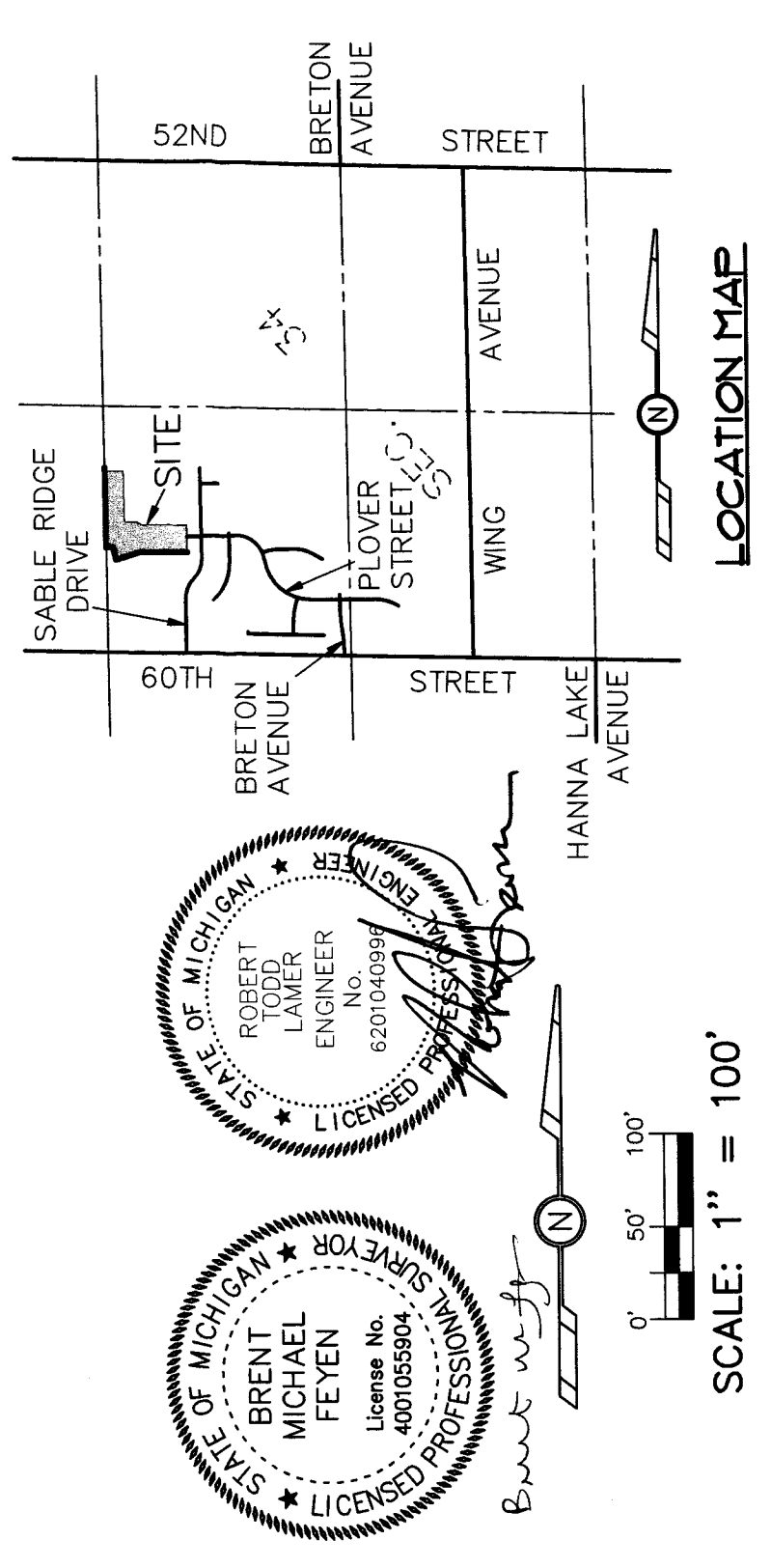
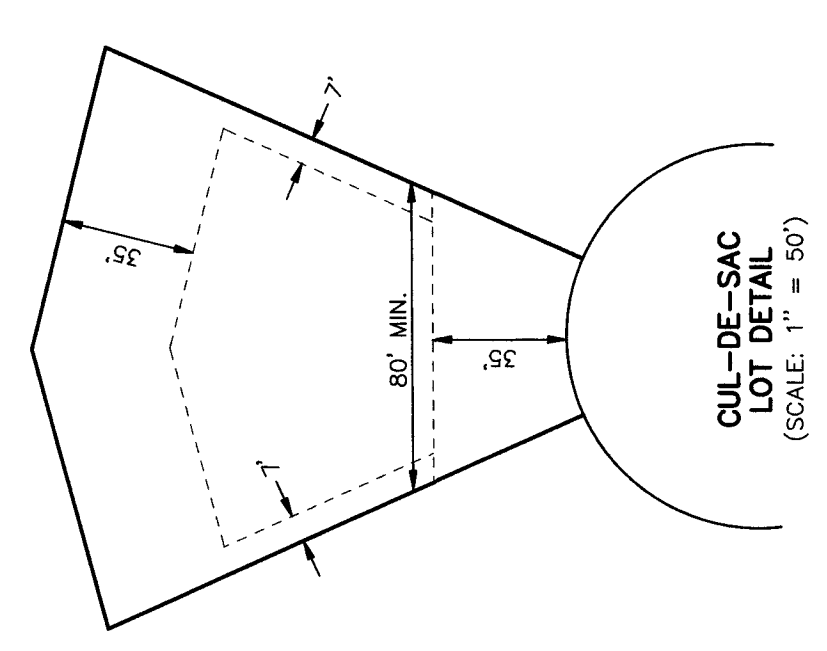
CORNER LOT DETAIL (SCALE: 1" = 60')



STANDARD LOT DETAIL (SCALE: 1" = 60')



CUL-DE-SAC LOT DETAIL (SCALE: 1" = 60')



SCALE: 1" = 100'

- Overall Parcel Description
- Mapping
- Zoning
- Proposed Use
- R1-C District Regulations
- Statutory
- Proposed Improvements
- Statistical Summary
- Plat Data

PRELIMINARY PLAT  
HEYBOER ACRES - PHASE 2  
FOR: HEYBOER ACRES, LLC  
ATTN: MARK DEVRIES  
3926 65TH STREET  
HOLLAND, MI 49423

excel engineering, inc.  
planners - engineers - surveyors  
5252 Chale Park, S.W. • Grand Rapids, MI 49508  
Phone: (616) 531-5666 www.excelengineering.com

DATE: 07/17/2024  
DRAWN BY: JDR  
APPROVED BY: R32023  
PROJECT: R32023  
SHEET: 1 of 1





# Memorandum

**To:** Planning Commission

**CC:**

**From:** Joe Pung  
pungj@kentwood.us

**Date:** March 21, 2024

**Re:** Request to Table Case 08-24

---

The applicant has requested that the public hearing be tabled to April 9, 2024. The original public hearing date of March 26, 2024, has been noticed so the Commission will need to open the public hearing on March 26, 2024, to take comment from the public.

The applicant has submitted a revised site plan, revised PUD Agreement, and sample building elevations for your review and discussion on March 26, 2024.

The Grand Valley Metro Council 2-way Annual Average Daily Traffic calculation for Wing Avenue north of 60<sup>th</sup> Street in 2023 was 3,790 vehicles. The City Engineer has indicated that the current traffic volume is well below capacity.

The applicant has provided sample building elevations and has indicated within the draft PUD Agreement that current draft architectural regulations for the City of Kentwood would be followed. The draft agreement states that the sample homes generally meet the draft architectural regulations but may require some minor modifications to be fully compliant. It is not easily discernible how many of the designs meet the minimum front façade transparency requirement and if “minor changes” would be possible to meet the requirement.



## PUD DEVELOPMENT AGREEMENT

This PUD Development Agreement (the "Agreement") is executed this day of \_\_\_\_\_ 2024, between the **City of Kentwood**, a Michigan municipal corporation, who's address of is 4900 Breton Avenue, S.E., P.O. Box 8848, Kentwood, Michigan 49518-8848 and shall be known as (the "City") and 5632 Wing Ave LLC, a Michigan limited liability company, the address of which is 55 Campau Ave NE, Ste 300, Grand Rapids, MI 49503.

### BACKGROUND

- A. The Developer. The Developer is 5632 Wing Ave LLC this can be converted through another accepted LLC.
- B. Property. The Developer has an interest in approximately 29.51 acres of real property located on Wing avenue and between 60th St. and 52nd St. in the City of Kentwood, Kent County, Michigan (the "Property"), is described as:

That part of the Northeast 1/4 and Southeast 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Beginning at the East 1/4 corner of said Section; thence S00°06'49"E 598.54 feet along the East line of the Southeast 1/4 of said Section to the North line of the South 22.00 acres of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N88°15'29"W 1329.76 feet along said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 176.93 feet along said West line; thence S88°15'29"E 240.00 feet; thence N00°00'55"E 380.00 feet; thence N88°15'29"W 240.00 feet to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence N00°00'55"E 44.30 feet along said West line to the Center of Section; thence N00°07'51"W 37.00 feet along the West line of the Northeast 1/4 of said Section to the North line of the South 37.00 feet of the Northeast 1/4 of said Section; thence S88°08'37"E 479.26 feet along said North line to the East line of the West 478.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section; thence N00°07'51"W 622.48 feet along said East line to the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section; thence S88°05'47"E 851.77 feet along said North line to the East line of the Northeast 1/4 of said Section; thence S00°11'06"E 658.80 feet along said East line to the Point of Beginning. Contains 29.51 acres.

- C. Current Zoning. The Property is currently zoned R1-B.
- D. Request. Developer is requesting the Property be rezoned to a RPUD-2 Detached Residential Planned Unit Development.



E. Description of Project and Architectural Features.

1. The Developer will record all related documents as a Site Condo.. The Project will include 57 lots (the "Units"). Each Unit will be eligible for separate ownership.
2. The current draft architectural regulations for the City of Kentwood shall be followed and are attached to this agreement for reference.
3. Each dwelling unit shall have a minimum finished living area of 1,200 square feet of floor area, with a minimum of 800 square feet on the main floor.
4. Each dwelling unit shall be set back a minimum of 20 feet from the front property line. Each garage (attached or detached) shall be set back a minimum of 35 feet from the front property line. Side yards shall be a minimum of 5 feet with no less than 12 combined side yards. Rear yards shall be 30 feet to the property line and 0 feet to the open space easement.
5. Sample houses have been submitted with this PUD agreement. These houses generally meet the draft architectural regulations but may require some minor modifications to be fully compliant. In addition these houses are not meant to be exact representation of what will be built on each unit but are meant to provide a starting point for builders to determine what they can construct on these units.

F. Walkability. A sidewalk will be required to be installed by the builder on all street frontage.

G. Open Space Features.

1. The Project clusters the Units. As a result, open space is included with the lots to preserve the natural beauty of the environment. All reasonable efforts will be made to preserve trees that are already existing except if they are necessary to construct the infrastructure, the Units and yards.
2. The open space easements encompasses the environmentally sensitive areas of the site (wetlands, floodplain, ect.), the stormwater detention infrastructure, and several large areas of forested land. There are two open spaces. The small open space on the south edge of the development strictly covers sensitive areas and will not have public access easements. The larger open space around the North and East portions of the development will have an access point at the end of each culdesac down one of the lot lines.
3. The public access for the larger open space shall be restricted to pedestrian (walking) access only, no bikes, ATVs, or other recreational vehicles will be allowed. The public access will be restricted to residents of the development.

H. In Relationship to the Master Plan... The Project meets and exceeds the goals of the City Master Plan through clustering the lots while preserving the beauty of the open space through the use of a planned unit development. The Project is neighbored by very low density residential uses to the east and low density residential uses to the south. The area is master planned for low residential which would allow for up to four Units per acre. The Project would allow for a density of 2.53 units per acre. This plan meets or exceeds the minimums for development and will allow for increased property values in the area. The Project will also provide nicely designed Units providing quality homes with multiple builders allowing for a variety of different plans and diversity of construction.



## **AGREEMENT**

Now, therefore, the parties state and agree as follows:

1. Compliance with Laws, Ordinances, Permits. Developer agrees that, if Developer develops the Project, Builders shall construct, install, and operate the Project in accordance with approvals that are received from governmental entities with applicable jurisdiction. In constructing the Project, Developers agrees to comply with all state and local laws, ordinances, and regulations as well as the terms of this Agreement. Without limiting the preceding sentence, it is understood and agreed that, except as expressly provided for herein, development of the Project must comply with the City of Kentwood Zoning Ordinance.
2. Compliance with City Approvals. Without limiting the provisions of paragraph 1, the Developer agrees that, if Developer develops the Project, All builders shall design, develop, construct and operate the Project in accordance with any and all approvals received from the City and/or its various bodies, officers, departments and commissions including, without limitation, the terms and conditions of this Agreement. Developer acknowledges and agrees that Developer will not seek variances from the Zoning Board of Appeals in connection with the PUD plan, but Developer may seek variances through other available processes (e.g., approved modification of PUD plan) once the Project is constructed.
3. Public Utilities. Developer agrees that, if Developer develops the Project, Developer shall provide public electricity, telephone, gas, water and sanitary sewer service ("Public Utilities") as shown on the Site Plan. In such event, Developer agrees that Public Utilities (except streetlights) shall be installed and maintained underground if required by the City. Prior to the issuance of any building permits for the Project Developer shall provide all easements reasonably necessary for Public Utilities shown on the Site Plan, in such locations approved in advance by the relevant utility service provider.
4. Deviations. The Project will contain no deviations from the City of Kentwood Zoning PUD requirements
5. Sidewalks. Developer agrees that, if Developer develops the Project, public concrete sidewalks shall be constructed, at the builders sole expense, within all public rights- of-way to City specifications and in compliance with City ordinances, unless otherwise shown on the Site Plan.
6. Tree Preservation and Planting. Developer agrees that, if Developer develops the Project, Developer shall preserve all trees and woodlands indicted on the Site Plan.
7. Stormwater. Developer agrees that, if Developer develops the Project, Developer will grade the Property to drain stormwater to a retention/detention pond located within the Project or as otherwise approved by the City.
8. Open Space. Developer acknowledges and agrees that depending on the plan accepted by the city there is at least twenty-five percent (25%) of the land within the Project will be preserved as open space.



9. Violation of Agreement. The parties acknowledge that monetary damages for a breach of this Agreement would be inadequate to compensate the parties for the benefit of their bargain. Accordingly, the parties expressly agree that in the event of a violation of this Agreement, the non-breaching party shall be entitled to receive specific performance.

10. Amendment. This Agreement may only be amended in writing, signed by the City and the Developer or Developer's successor or assigns.

11. Recording and Binding Effect. The rights and obligations under this Agreement are covenants that run with the land, and this Agreement shall be binding upon and inure to the benefit of the parties, as well as their subrogees, successors and assigns. It is the parties' intent that this Agreement shall be recorded with the Kent County Register of Deeds. The City shall be responsible for all costs associated with recording the Agreement. Upon the transfer of title to all of the Property by the Developer or any successor in title, the acquiring party shall be deemed to have acquired all of Developer's (and such transferor's) rights and assumed all of the Developer's (and such transferor's) obligations described herein, and the Developer (and any subsequent transferor) shall automatically be relieved of any further liability under this Agreement.

12. Miscellaneous

(a) Severability. The invalidity or unenforceability of any provision of this Agreement shall not affect the enforceability or validity of the remaining provisions and this Agreement shall be construed in all respects as if any invalid or unenforceable provision were omitted.

(b) Notices. Any and all notices permitted or required to be given shall be in writing and sent either by certified mail, return receipt requested, or personal delivery to the address first above given. Either party may modify its notice address or modifying purchasing LLC by providing the other party written notice of such modification.

(c) Waiver. No failure or delay on the part of any party in exercising any right, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Agreement preclude further exercise thereof or the exercise of any other right, power, or privilege. The rights and remedies provided in this Agreement are cumulative and not exclusive of any rights and remedies provided by law.

(d) Governing Law. This Agreement is being executed and delivered and is intended to be performed in the State of Michigan and shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws thereof.

(e) Authorization. The parties affirm that their representatives executing this Agreement on their behalf are authorized to do so and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved. The Developer further affirms that it is not in default under the terms of the purchase agreement for the Property.



The parties have executed this Agreement on the day and year first above written.

CITY OF KENTWOOD

\_\_\_\_\_  
Stephen Kepley, Mayor

\_\_\_\_\_  
Dan Kasunic, Clerk

STATE OF MICHIGAN     )  
                                      ) ss.  
COUNTY OF KENT         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me a Notary Public, personally appeared Stephen Kepley and Dan Kasunic, the Mayor and Cloer, respectively, of the City of Kentwood, a Michigan municipal corporation, who, being first duly sworn, did say they signed the document on behalf of the City.

\_\_\_\_\_  
  
\_\_\_\_\_  
Notary Public,  
Kent County, Michigan  
My Commission Expires: \_\_\_\_\_

{Additional signature on next page}



5632 WING AVE LLC

By: \_\_\_\_\_

\_\_\_\_\_

Its \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF KENT        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me a Notary Public, personally appeared \_\_\_\_\_, the \_\_\_\_\_, of 5632 Wing Ave LLC, a Michigan limited liability company, who, being first duly sworn, did say they signed the document on behalf of the company.

\_\_\_\_\_

\_\_\_\_\_

Notary Public,  
Kent County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted By/Return To:

Carson Galloway  
5632 Wing Ave LLC  
55 Campau Ave NE, Ste 300  
Grand Rapids, MI 49503

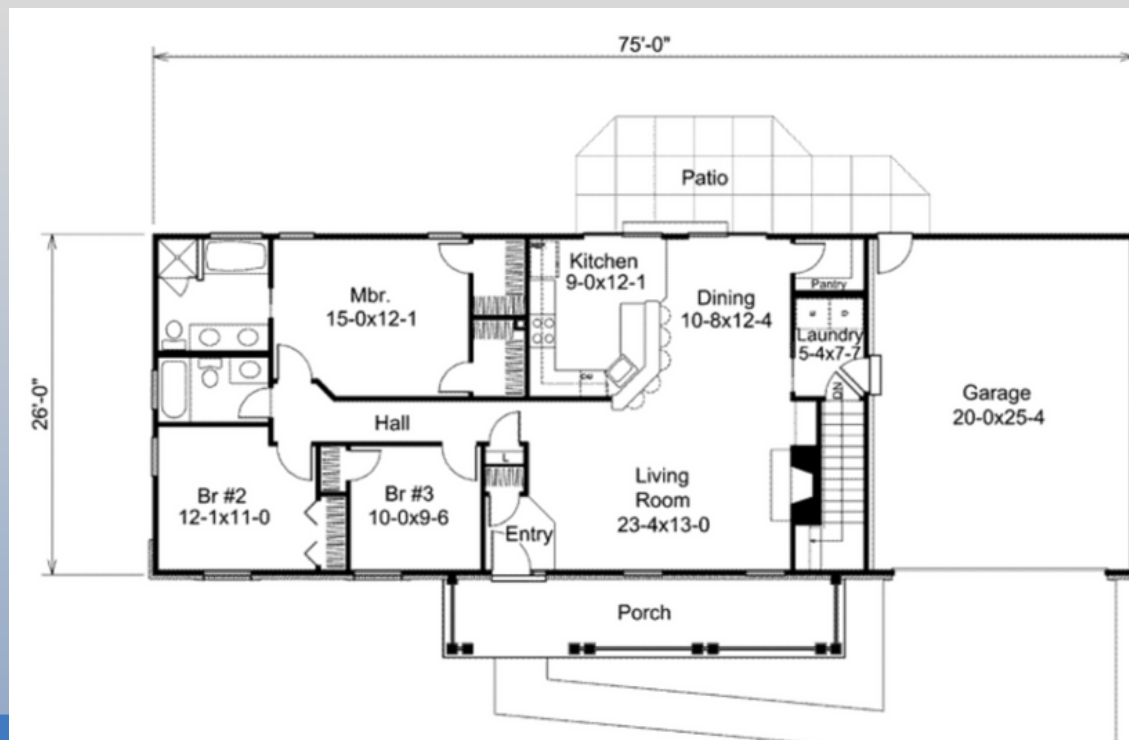




## Builder: Interra





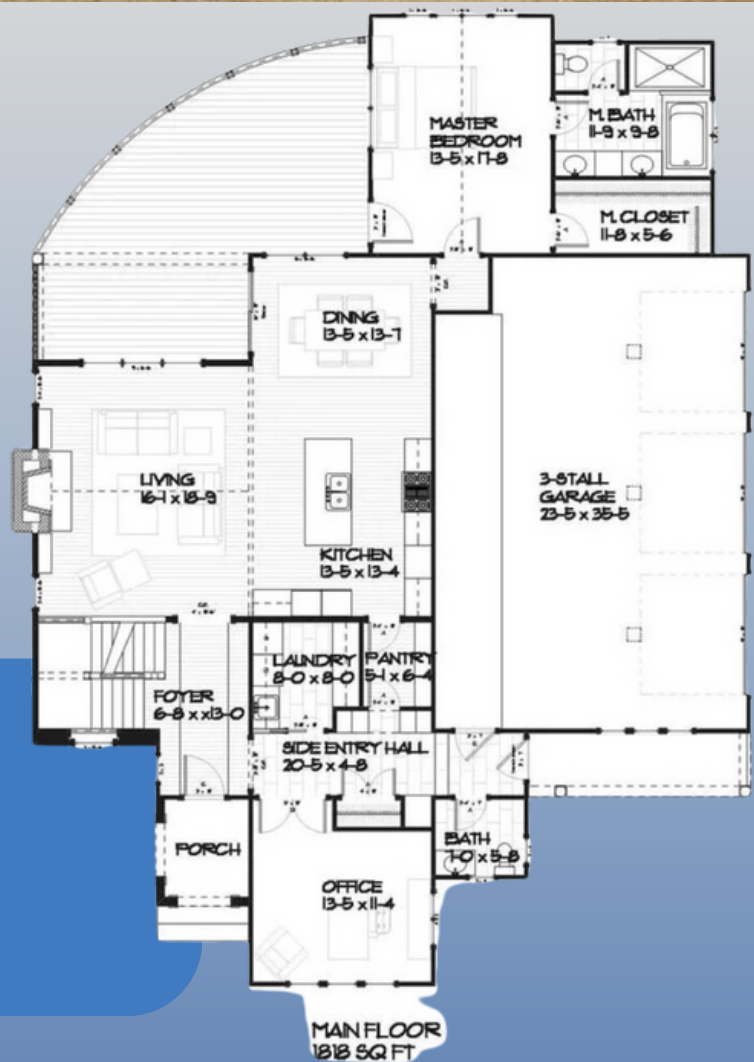


Width: 62'

Sq Ft: 1,420

Est cost: \$456,500 w/ land





Width: 54'

Sq Ft: 3,500

Est cost: 600k W/Land





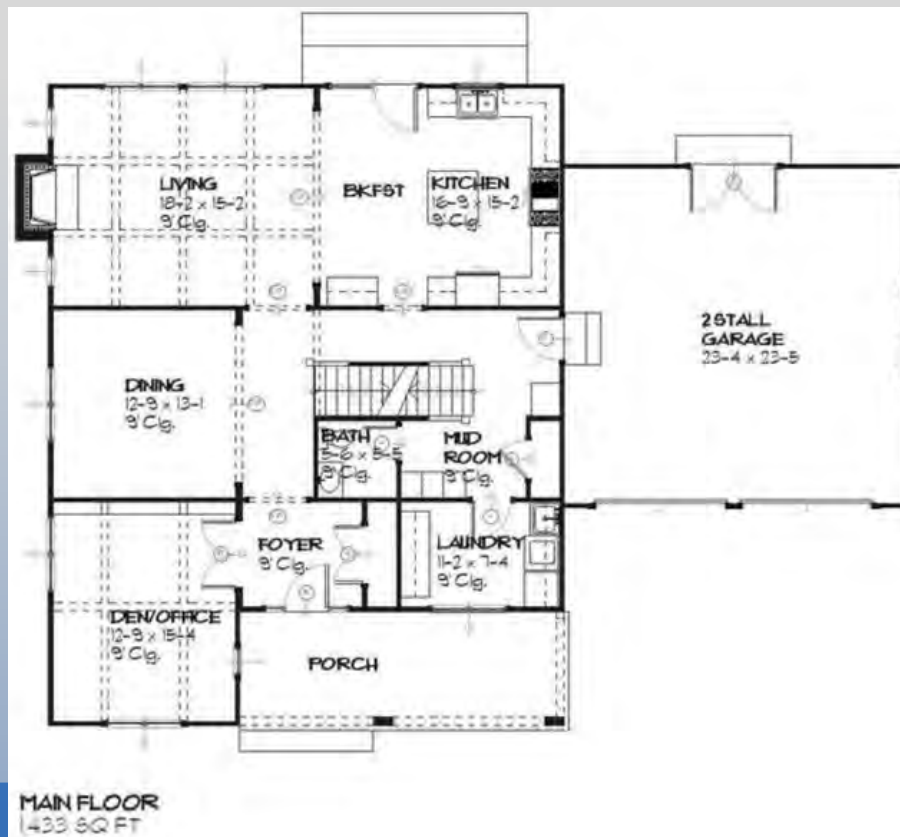
**Width: 48'**

**Sq Ft: 1,556**

**Est cost: \$489k W/Land**

**Builder: JTB**





Width: 60'

Est. Sq Ft: 1,433 (main floor)

Est cost: \$550k w/ land





Width: 30'

Sq Ft: 1,500

Est cost: \$400,000 w/ land





Width: 30'

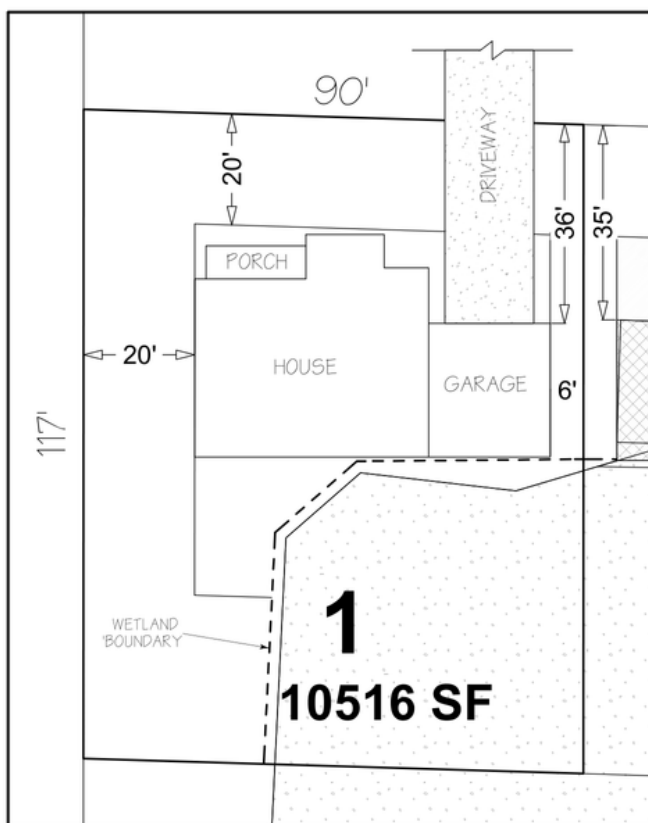
Est. Sq Ft: 1,262 (main floor)

Additional 500 sq ft upstairs

Est cost: \$445k w/ land



WING AVE  
1500 SQFT RANCH; LOT 1 CONCEPT



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SCALE: 1" = 25'  
PAPER SIZE: 8 1/2" X 11"

Width: 70'

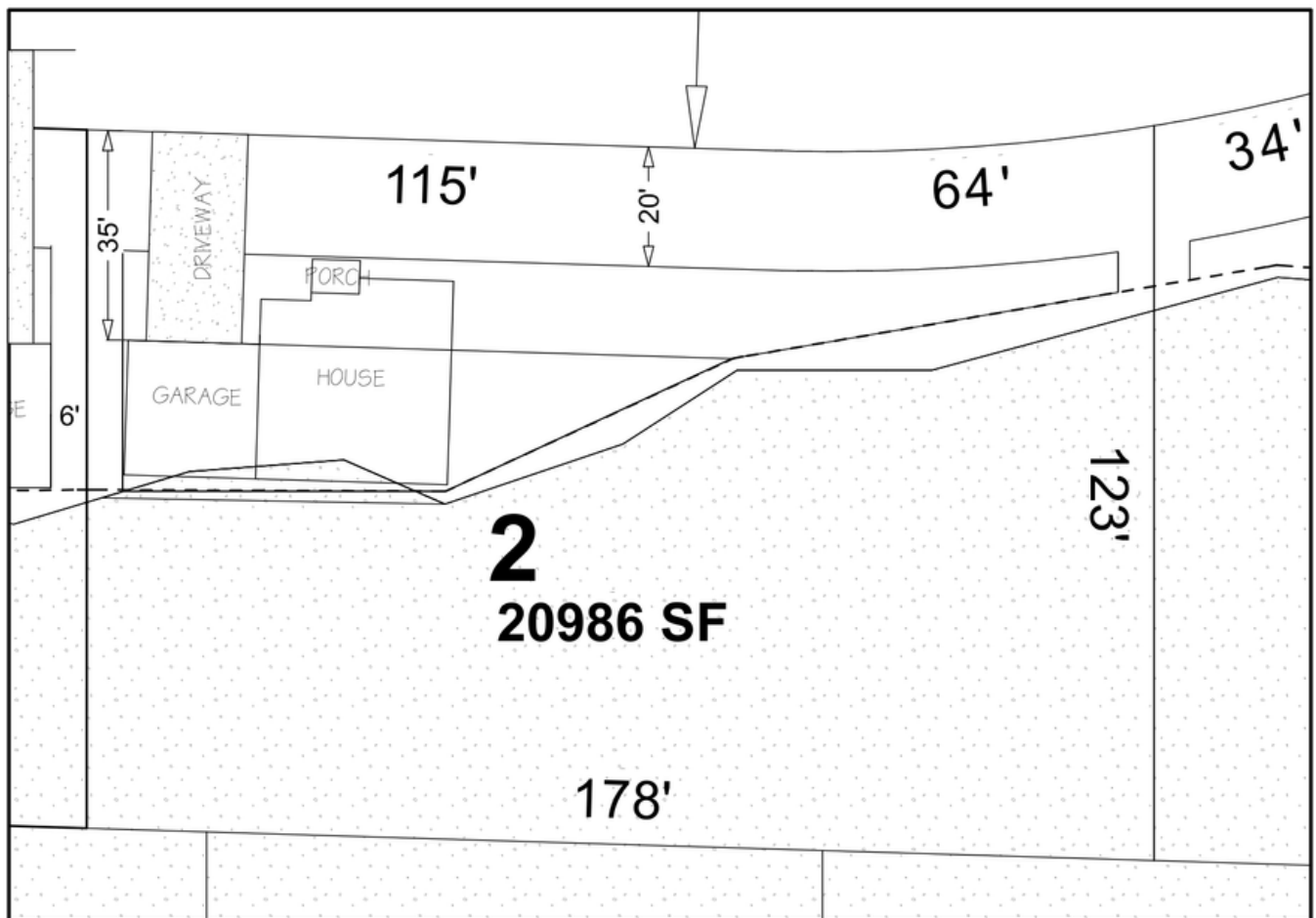
Est. Sq Ft: 1,500 (main floor)

Est cost: 500k w/ land

Made specifically for lot 1



WING AVE  
LOT 2 CONCEPT

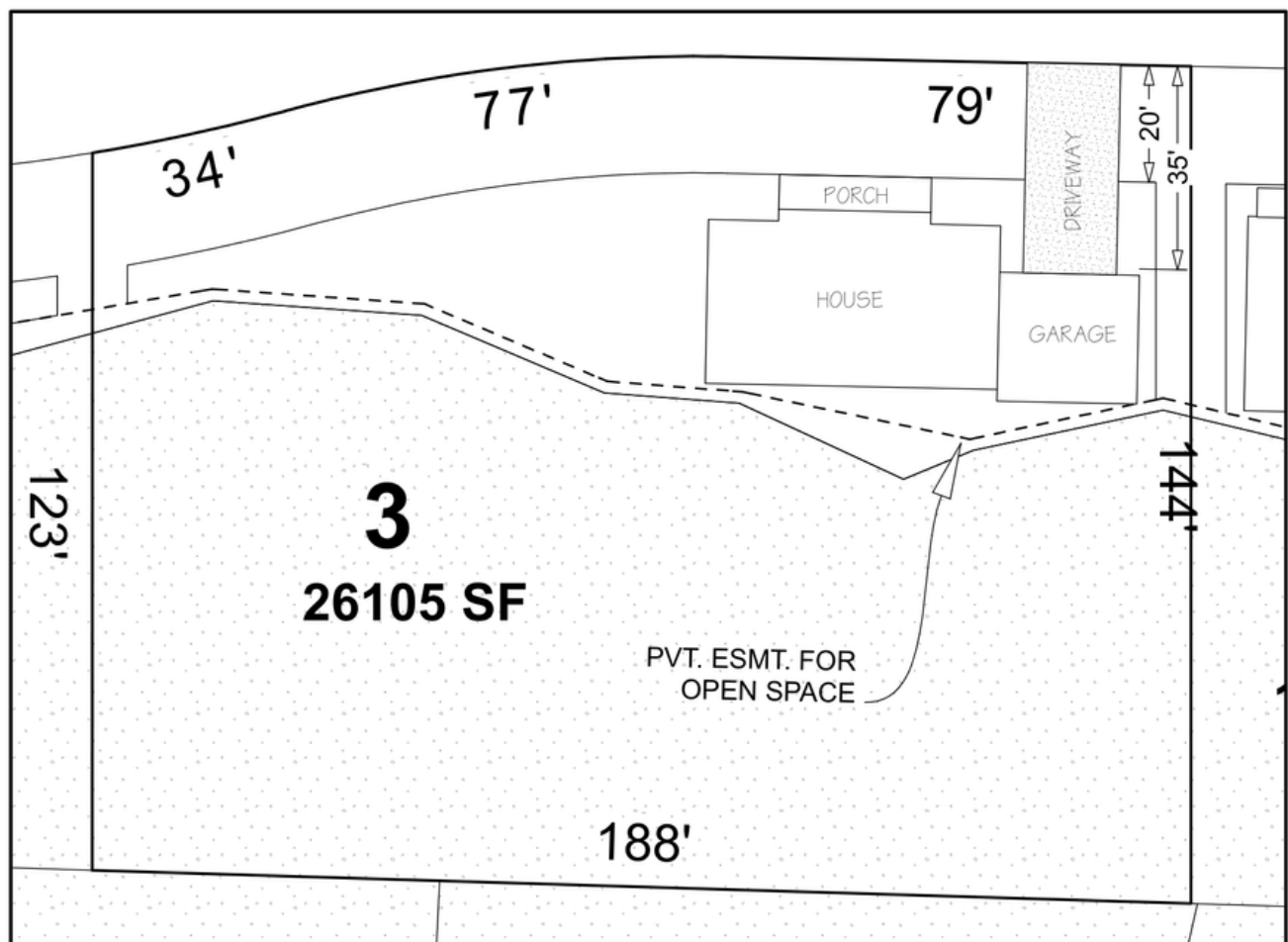


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PAPER SIZE: 8 1/2" X 11"



WING AVE  
LOT 3 CONCEPT

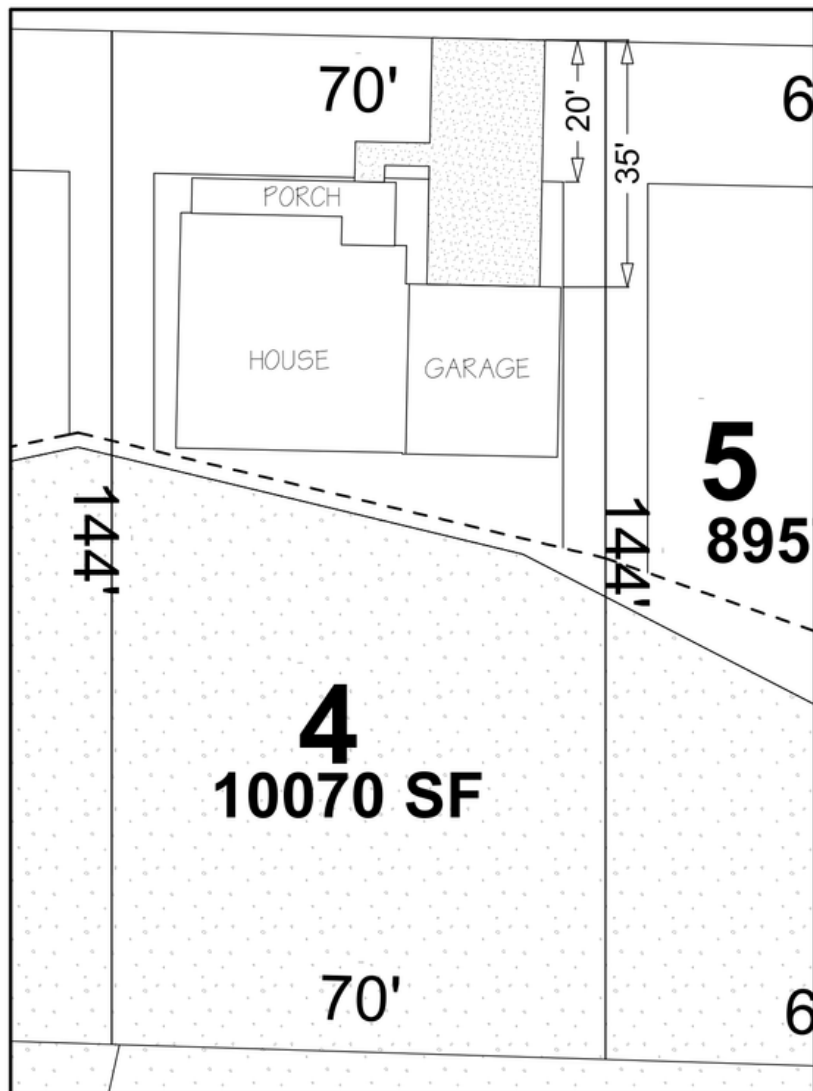
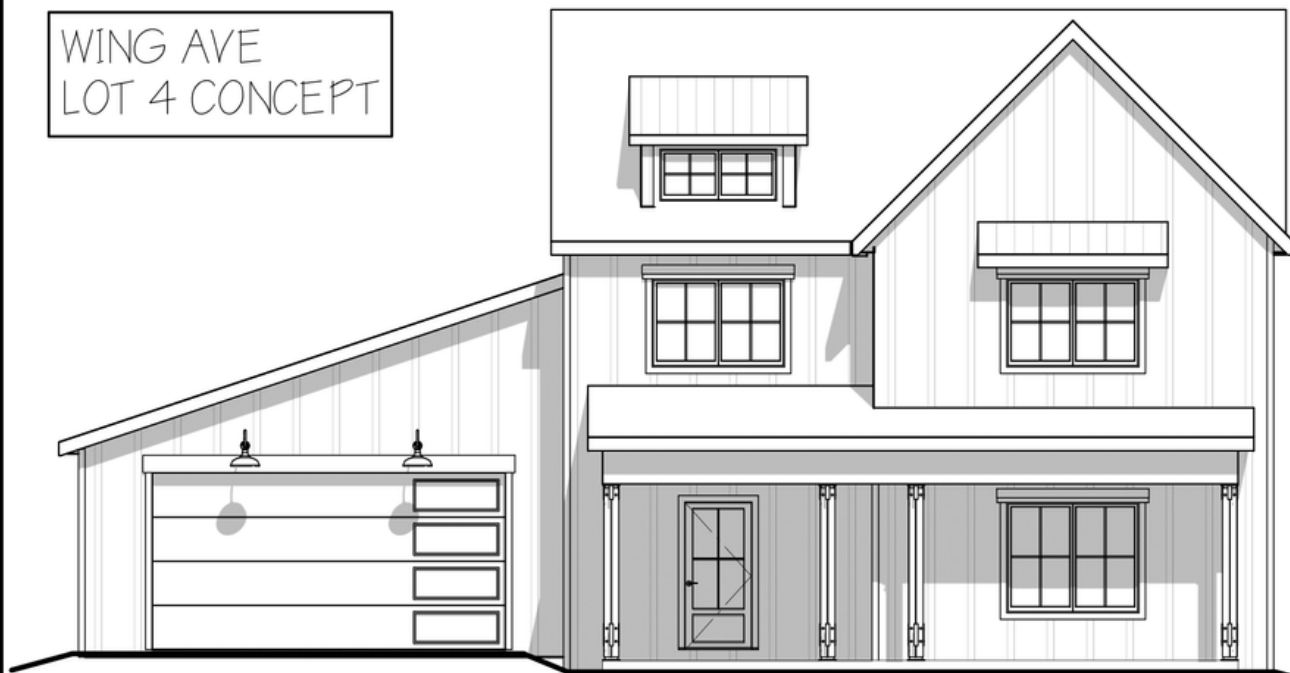


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SCALE: 1" = 30'  
PAPER SIZE: 8 1/2" X 11"



WING AVE  
LOT 4 CONCEPT



DRAWN BY: BRENT BOVERHOF

SCALE: 1" = 25'  
PAPER SIZE: 8 1/2" X 11"



PROPOSED OVERALL DESCRIPTION:

### REQUIREMENTS:

6. WETLANDS  
A WETLAND IMPACT PERMIT WILL BE OBTAINED FROM EGLE FOR FILLS IN THE WETLANDS ON LOTS 2, 34, 36, AND 37.



# C1





