

AIRWAY WOOD'S OVERVIEW

Three (3) proposed single family lots located on 8 acres at approx. 2233 AIRWAY NE 49525. Airway Woods development main road will be installed within a 66 foot right of way. The 14' wide private, shared drive will have a standard cul-de-sac. The Shared Drive will have a class B entry at Airway. Airway Woods seeks to preserve sensitive wetland area in a conservation easement allowing existing nature to be preserved in perpetuity.

Background:

Airway Woods brings the highest and best use to this remaining infill property in the township. After years of studying the property and dozens of meetings with township officials this plan checks all the boxes as a sustainable, marketable, environmentally sensitive project. We looked at multiple residential development scenarios with some combining the property with adjacent land owners (too costly). We looked at both multi-family and attached condominium projects, but could not secure the water and sewer easements to extend utilities, and are unable to provide a 2nd access past 30 units, because the KCRC does not want a new curb cut off Jupiter. We looked at senior housing, but existing site plan will not accommodate layout without more land being obtained. Airway Woods proposal allows for a similar use the area has become accustomed to over the years. The sites offer privacy, preservation of wetland, above average property values. Most importantly, the projects offers easements to adjacent owners who were otherwise landlocked.

Conservation Easement / Utilities

The plan will preserve over 30% of the total parcel acreage and create a conservation easement putting subject land including most of the towering oaks in a tree preserve. Impact from impermeable surfaces is distributed around the area of each acreage homesite. The project will not need to seek a wetland permit from EAGL. The conservation easement area is to be maintained by each individual lot owner on their property. Only trees that are dead, dying or diseased and under 4" in diameter can be removed. The conservation easement is to be owned and managed by Lots 1 and 2. Only these 2 lots will have private access to existing pond (Boyd Pond). Each lot will be allowed to put in a small dock or storage shed within the conservation easement area. The main shared drive will have public water (main to be extended to end of cul-de-sac), underground gas, elect, cable. lots will be serviced by private on-site septic system. We are also providing at the request of the Township Engineer, a 20' future utility easement to Airway Woods land division for potential sewer extension.

Project Grading:

Project will require over 2000 CC yards of earth to be moved along the shared roadway and individual private driveways servicing lot #1, and #2.

Variance Request :

We are seeking a variance on the private drive requirements to allow for a 14' paved driveway surface, with two foot shoulders. The variance is required because of the lot verses depth ratio (due to the unusual size and configuration). The main road grade is 2-4% from North to South along private shared drive. The road is approx. 350' in length, standard cul-de-sac and paved.

Parcel/Lots:

Lots range in size from .78 acre to 4.22 acre. We are also providing an easement (subject to road maintenance agreement and restrictions) for future access to Al Summers' parcels correcting an existing land locked situation for this individual.

Association:

Airway Woods Association "AWA" will be setup within the road maintenance agreement. The AWA association will establish an association for annual, future maintenance and future building covenants and restrictions including easement agreement for Al Summers. AWA will have board members, voting, annual dues. The initial association dues will be set at \$500 ANNUALLY (see assoc. budget). Developer will install approved street lamps, and road signage, architectural design approval is required on plans by developer.

Airway Woods will offer Single Family Custom Designed Homes. Builders being considered offer several designs and potential for multiple elevations. Building restrictions will be 1500 sq ft Ranch sq ft above grade, and 2000 sq ft above grade Two Story, site built frame construction only, and requires developer/association approval on plans.

Sidewalks:

Developer is pursuing a payment in lieu option with the Township Superintendent. the amount of road frontage along Airway NE (66'). Developer requests the township not require sidewalk to be installed along private shared driveway.

Thank you for your consideration of this proposal.

Sincerely,

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