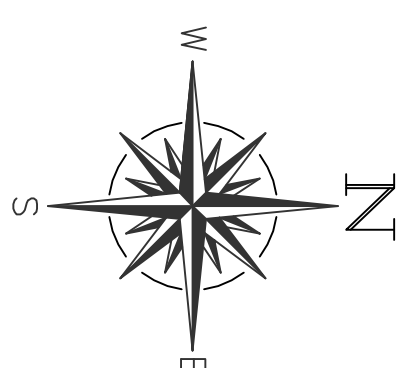


DESCRIPTION:

COUNTY OF VAN BUREN AND STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS, TO-WIT:
THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION
TWELVE (12), TOWN ONE (1) SOUTH, RANGE SEVENTEEN (17) WEST.

PARCEL ID - 80-17-012-014-00



PROJECT AREA

6TH AVE

87TH AVE

LOCATION MAP
(NOT TO SCALE)

6TH AVE.

ZONED MDR

EXTEND EXISTING 12
DRIVE CULVERT
TO ALLOW FOR
PRIVATE DRIVE
CONSTRUCTION

PROPOSED ASPHALT
PRIVATE DRIVE
EXTENSION TO RIGHT
OF WAY END

SUBJECT PROPERTY
HAS 33 FEET OF
FRONTAGE ALONG
6TH AVENUE

GENEVA TOWNSHIP

AREA:
BUILDINGS = 10.00 SOFT/0.23 ACRES
GRAVEL DRIVE = 24.520 SOFT/0.56 ACRES
GRAVEL PAVEMENT DRIVE = 14.608 SOFT/0.34 ACRES
OPEN SPACE(25% MIN) = 111.207 SOFT/2.55 ACRES
25% OF 10.00 ACRES = 2.50 ACRES
TOTAL AREA = 10.00 ACRES

STORM WATER DETENTION:
NO STORM WATER DETENTION PROPOSED
DUE TO LACK OF OVERALL IMPACT OF
DEVELOPED AREA ON OVERALL SITE.

±4.97 ACRES
PROPOSED SPLIT

±4.97 ACRES
PROPOSED SPLIT

SUBBASE CROSS SECTION

GRAVEL DRIVE CROSS SECTION

PRIVATE DRIVE CROSS SECTION

N87°48'31"W 659.40

NOTES:

1. PROPERTY CURRENTLY ZONED MDR - MEDIUM DENSITY RESIDENTIAL

2. FINE PROTECTION TO BE APPROVED BY FINE MATERIAL

- A. SEWER AND WATER- ON SITE SYSTEM TO BE APPROVED THROUGH LOCAL HEALTH DEPARTMENT
- B. ELECTRIC - CITY OF SOUTH HAVEN
- C. STORM WATER SYSTEM - ON SITE WITH 2.5 YEAR DETENTION PER VEDC STANDARDS
- D. ALL PARKING WILL BE IN FRONT OF EACH RESORT Cottage,
5. RESORT Cottage LIGHTING SHALL BE WALL MOUNTED, EXTERIOR LIGHTS TO BE SHIELDED TO DIRECT LIGHT DOWNWARD AND COMPLY WITH SECTION 18-24 OF THE SOUTH HAVEN TOWN ZONING ORDINANCE.
6. MINIMUM CLEARANCE HEIGHT OF 5.0 FT IN AREA
7. EACH Cottage SHALL MEET THE MINIMUM EXISTING GRADE OF 660 SOIL ARE FEET
8. GRAVEL ROAD AND COTTAGES TO HAVE NO SITE GRADING IS PROPOSED
9. NO STORM WATER DETENTION IS PROPOSED BASED ON THE NATURAL GRADE, SIZE OF OVERALL SITE
10. DEVELOPED AREA SPACING AROUND SITE, AND OVERALL DEVELOPED AREA.

ZONED MDR

DRIVEWAY ENTRANCE NOTES

1. DRIVEWAY ENTRANCE SHALL BE 10' VAN BUREN COUNTY ROAD COMMISSION STANDARDS.
2. DRIVEWAY APPROACH SHALL BE 12" ADOT CLASS II SAND, 8" MDOT 22A GRAVEL BASE, TOPPED WITH 2" HMA BASE AND 2" HMA TOP COURSE. SEE DETAIL.
3. THERE IS NO EXISTING GRAVEL SHOULDER AT PROPOSED DRIVE LOCATION.
4. NO OTHER UTILITIES OR TREES IN WAY OF PROPOSED DRIVEWAY.

ZONED MDR

PROPERTY OWNER:
ROBERT NYDZA
10710 GAST ROAD
BRIDGMAN, MI 49106
PHONE - 734.474.0878

HORIZONTAL COORDINATES ARE BASED ON SPC83 COORDINATES, MI-SOUTH ZONE, U.S. SURVEY FEET AS MEASURED BY RTK GPS (CORS NETWORK). VERTICAL DATUM IS NAVD88

MERRITT
IDWEST INC

ROBERTI NYDZA
H AVENUE COTTAGES
OUTH HAVEN, MI

CIVIL ENGINEERING • LAND SURVEYING • ARCHITECTURE
13560 76TH STREET

FX: 269-637-9206	
SCALE	GRAMS

FILE NAME: 25-007 Hartzler (TDPD).dwl

