

SITE DATA

1. PROPERTY INFORMATION:
PARCEL #: 80-17-360-003-00
ADDRESS: 05585 BLUE STAR HIGHWAY
SITE AREA: 158,764 SF (3.64 AC)
- OWNER: MORRIS INVESTMENTS SOUTH HAVEN LLC
18000 BROWN DRIVE
CHELSEA, MI 48118
- DEVELOPER: PEAR BLOSSOM PROPERTIES 5585, LLC
1907 NORTH GROVEDALE AVE
JACKSON, MI 49203
(517) 740-3000
WILLIAM@WILLIAMDEARY.COM
2. ZONING:
PROPERTY CURRENTLY ZONED:
RCO-RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: RCO-RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
SOUTH: RCO-RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
EAST: HDR-HIGH DENSITY RESIDENTIAL
WEST: RCO-RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
PROPOSED LAND USE = MUSEUM
*SPECIAL USE PERMITTED IN RCO DISTRICT
3. SETBACKS
FRONT = 110' FROM CENTERLINE OF BLUESTAR HWY
SIDES = 10' (15' ACCESSORY BUILDING)
REAR = 40' (15' ACCESSORY BUILDING)
4. PARKING:
REQUIRED = (1) PARKING SPACE PER (800) SF OF GROSS FLOOR AREA + 1 SPACE/EMPLOYEE
20,036 SF / 800 = 25
BARRIER FREE SPACES = 2
PROPOSED 10X20 SPACES = 8
PROPOSED 15X25 SPACES = 31
TOTAL PROVIDED = 41
5. BUILDING:
SINGLE-STORY (24)
MAXIMUM HEIGHT: 35'
TOTAL AREA OF 20,036 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
MAXIMUM LOT COVERAGE: 75%
6. LOT:
MINIMUM LOT SIZE: 3 ACRES
MINIMUM LOT WIDTH: 150FT
LOT SIZE: 158,764 SFT / 3.64 ACRES
LOT DIMENSIONS: IRREGULAR
7. LOT COVERAGE:
EXISTING IMPERVIOUS COVER: 70,372 SFT
PROPOSED IMPERVIOUS COVER: 6,407 SFT
PERCENTAGE OF CHANGE: 9.10%

SITE PLAN NOTES

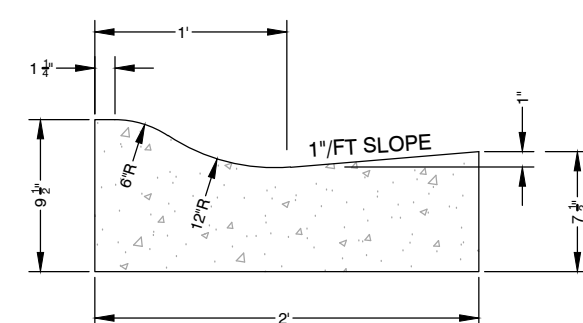
- A BITUMINOUS PAVEMENT (SEE DETAIL SHEET).
B AT-GRADE SIDEWALK (SEE DETAIL SHEET).
C LIGHT POLE (SEE DETAIL SHEET).
D 24" ROLLED CURB (SEE DETAIL THIS SHEET).

GENERAL NOTES

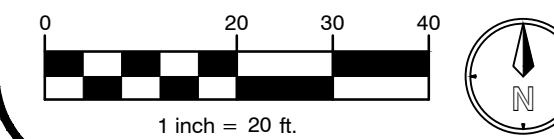
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURBS TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
4. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE DETAIL THIS SHEET)
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE PAVEMENT/SIDEWALK
PROPOSED CONCRETE PAVEMENT/SIDEWALK
EXISTING ASPHALT (TO BE MILLED AND OVERLAID)



24" ROLLED CURB AND GUTTER
02003
NOT TO SCALE

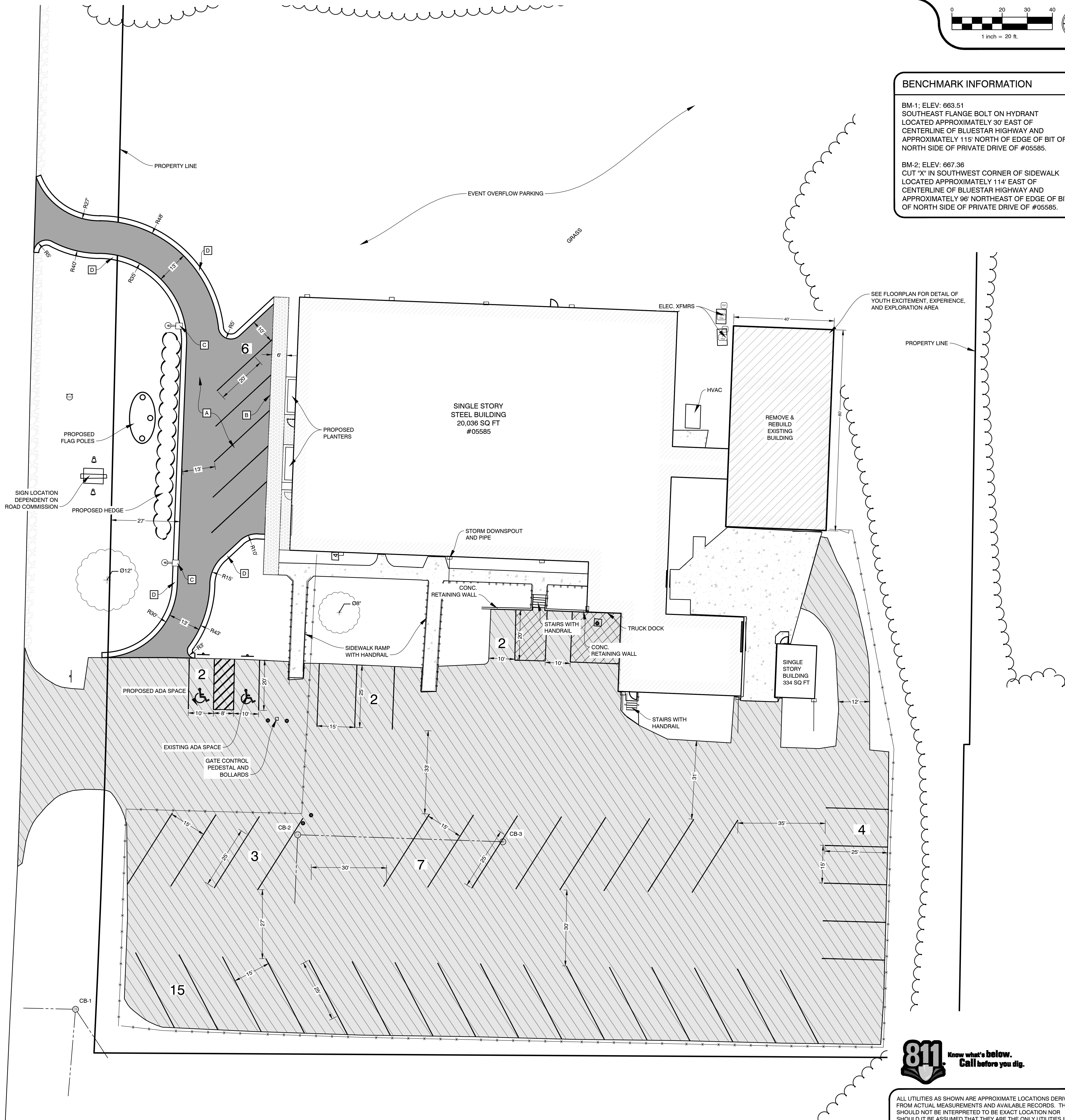


BENCHMARK INFORMATION

BM-1: ELEV: 663.51
SOUTHEAST FLANGE BOLT ON HYDRANT
LOCATED APPROXIMATELY 30' EAST OF
CENTERLINE OF BLUESTAR HIGHWAY AND
APPROXIMATELY 115' NORTH OF EDGE OF BIT
OF NORTH SIDE OF PRIVATE DRIVE OF #05585.

BM-2: ELEV: 667.36
CUT "X" IN SOUTHWEST CORNER OF SIDEWALK
LOCATED APPROXIMATELY 114' EAST OF
CENTERLINE OF BLUESTAR HIGHWAY AND
APPROXIMATELY 96' NORTHEAST OF EDGE OF BIT
OF NORTH SIDE OF PRIVATE DRIVE OF #05585.

BLUE STAR HIGHWAY



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING, LLC

PLANS PREPARED BY:



DRAWN: SAP
CHECKED: ASR

No.	ISSUED FOR:	DATE	BY
0	SITE PLAN REVIEW	06/23/2026	SAP
1			
2			
3			
4			

PRELIMINARY SITE PLAN

05585 BLUE STAR HIGHWAY
PEAR BLOSSOM PROPERTIES 5585, LLC
05585 BLUE STAR HIGHWAY, SOUTH HAVEN, MI 49090
SECTION 11, T01S, R17W.

PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
26092004

DATE
06/22/2026

SHEET NUMBER

C2.0