

40 SINGLE FAMILY AND 1 COMMERCIAL UNIT TOTAL  
 TOTAL SITE AREA: 17.25 ACRES  
 AVERAGE DENSITY IS 2.4 UNITS PER ACRE  
 ROADWAYS AND UTILITIES "MUST BE BUILT"

COMMERCIAL AREA PARKING PROVIDED:  
 BUILDING IS 60'x160' = 9,600 SFT  
 43 TOTAL SPACES / 9,600 SFT BUILDING  
 ONE SPACE PER 223 SFT

WETLAND CONSERVATION  
 EASEMENT (9,600 SF)

WETLAND CONSERVATION  
 EASEMENT (1,668 SF)

WETLAND CONSERVATION  
 EASEMENT (14,090 SF)

WETLAND CONSERVATION  
 EASEMENT (75,10 SF)

**LEGEND**

- PROPOSED 8" WATERMAIN WITH VALVE AND HYDRANT
- PROPOSED STORM SEWER WITH CATCHBASIN
- PROPOSED 8" SANITARY SEWER WITH MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED 22' GRAVEL ROAD IN 40' PRIVATE ROAD RIGHT OF WAY / EASEMENT
- EXISTING GROUND ELEVATION CONTOUR
- WETLAND CONSERVATION EASEMENT (100,468 SF)

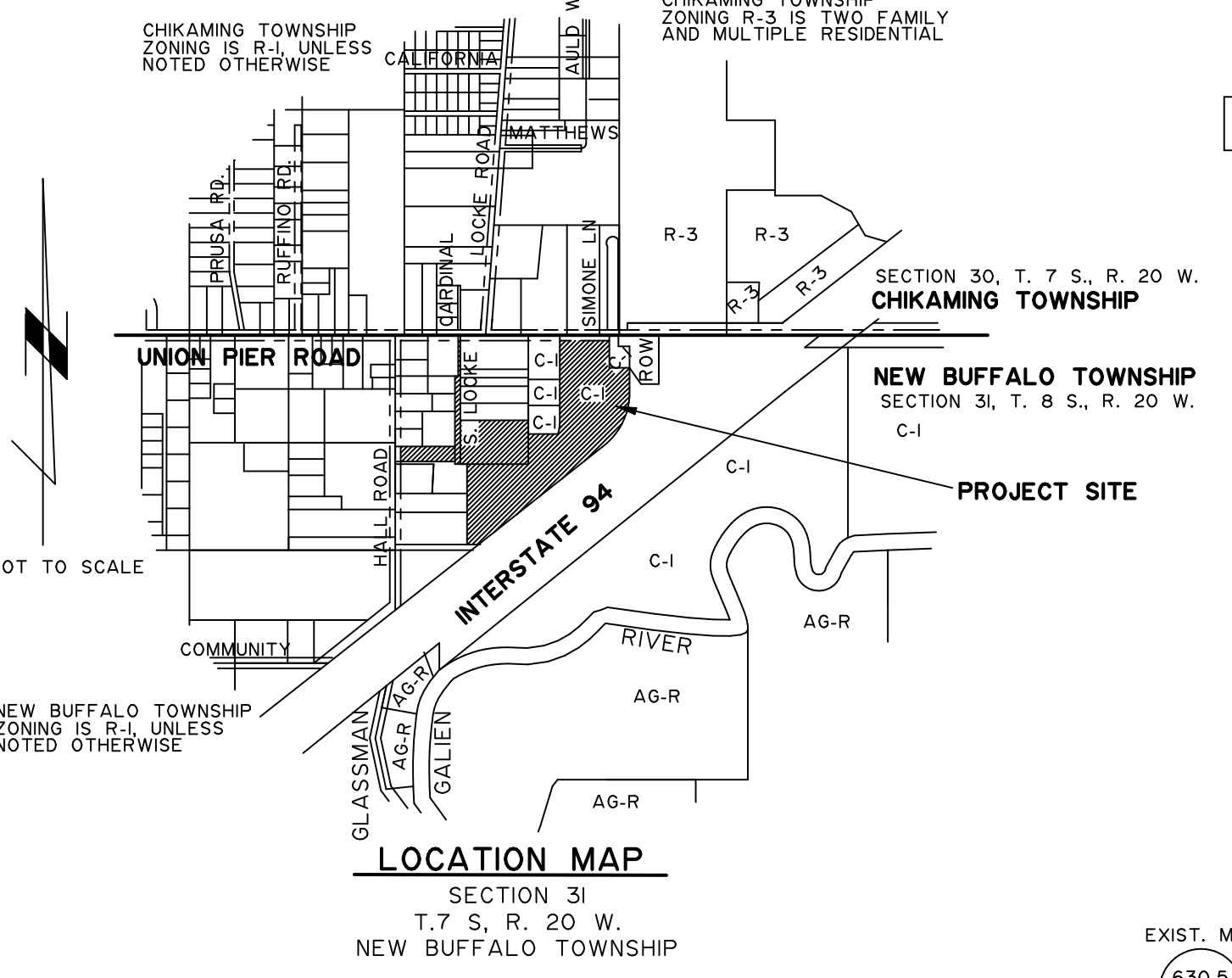
**SITE PLAN**

CHERRYWOOD CONDOMINIUMS  
 NEW BUFFALO TOWNSHIP

PROPRIETOR: THE GETAWAY GROUP, LLC.  
 11432 MARQUETTE DRIVE  
 NEW BUFFALO, MI 49117  
 TEL: (269) 469-6930  
 CONTACT: TOM GOLD

<b>MERRITT ENGINEERING, INC.</b>				
4568 Red Arrow Highway, Stevensville, Michigan 49127 269/428-4424				
Scale	Date	Drawn By	Project No.	Sheet Number
1" = 80'	8-20-08	BJD	20433	1 of 1

NORTHWEST CORNER  
 SECTION 31, T.7S., R.20W.  
 NEW BUFFALO TOWNSHIP



**LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 31, T. 7 S., R. 20 W., NEW BUFFALO TOWNSHIP, BERRIEN COUNTY, MICHIGAN WHICH IS DESCRIBED AS: BEGINNING AT THE NORTH QUARTER POST OF SAID SECTION, THENCE SOUTH 0°04'55" WEST, 200.00 FEET; THENCE SOUTH 88°55'05" EAST, 123.96 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 94, THENCE SOUTH 01°04'55" WEST, 163.87 FEET; THENCE AROUND A 497.96 FEET RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 458.95 FEET TO THE END OF A CHORD HAVING A DELTA OF 52°48'24", A BEARING OF SOUTH 27°29'07" WEST AND A DISTANCE OF 442.87 FEET; THENCE SOUTH 53°53'18" WEST ALL ALONG SAID RIGHT-OF-WAY LINE, 891.82 FEET; THENCE NORTH 89°56'25" WEST, 74.60 FEET; THENCE NORTH 00°03'35" EAST, 493.65 FEET; THENCE WEST, 74.10 FEET; THENCE NORTH 00°03'35" EAST, 15.00 FEET; THENCE WEST, 367.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°03'35" EAST, ALONG SAID WEST LINE AND THE CENTERLINE OF COMMUNITY HALL ROAD, 93.00 FEET; THENCE EAST, 367.00 FEET; THENCE NORTH 00°03'35" EAST, 432.00 FEET; THENCE 20.00 FEET; THENCE NORTH 00°03'35" EAST, 250.90 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE AND CENTERLINE OF UNION PIER ROAD, 20.00 FEET; THENCE SOUTH 00°03'35" WEST, 521.98 FEET; THENCE EAST, 417.30 FEET; THENCE SOUTH 00°03'35" WEST, 82.74 FEET; THENCE EAST, 184.53 FEET; THENCE AROUND A 65.00 FEET RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 108.81 FEET TO THE END OF A CHORD HAVING A DELTA OF 95°54'47", A BEARING OF N. 42°02'33" E. AND A DISTANCE OF 96.54 FEET; THENCE NORTH 05°54'54" WEST, 535.88 FEET TO SAID NORTH LINE OF SECTION 31; THENCE EAST ALONG SAID NORTH LINE AND CENTERLINE OF UNION PIER ROAD, 304.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.25 ACRES MORE OR LESS.

**UNIT AREAS**

UNIT	SQ. FT.
1.	9,002
2.	9,725
3.	7,696
4.	19,154
5.	10,818
6.	7,904
7.	11,165
8.	15,311
9.	10,430
10.	12,213
11.	9,082
12.	10,152
13.	7,269
14.	11,642
15.	9,664
16.	9,362
17.	12,788
18.	7,186
19.	10,711
20.	8,077
21.	10,684
22.	15,035
23.	7,277
24.	6,939
25.	9,427
26.	9,094
27.	8,493
28.	9,214
29.	8,968
30.	6,634
31.	7,235
32.	7,176
33.	9,099
34.	9,699
35.	10,663
36.	10,510
37.	9,280
38.	7,693
39.	21,082
40.	16,668
COMMERCIAL	42,170

**PROPOSED SETBACKS:**  
 SINGLE FAMILY UNITS:  
 FRONT: 20 FEET  
 SIDE: 10 FEET  
 REAR: 20 FEET, INTERNAL  
 REAR: 25 FEET, EXTERIOR  
 CORNER LOTS TO HAVE ONE FRONT SETBACK  
 COMMERCIAL AREA:  
 FRONT: 30 FEET, BOTH ROADWAYS  
 SIDE: 10 FEET  
 REAR: 20 FEET, LANDSCAPED

SCALE: 1" = 80'

20433(08-20-08).dwg