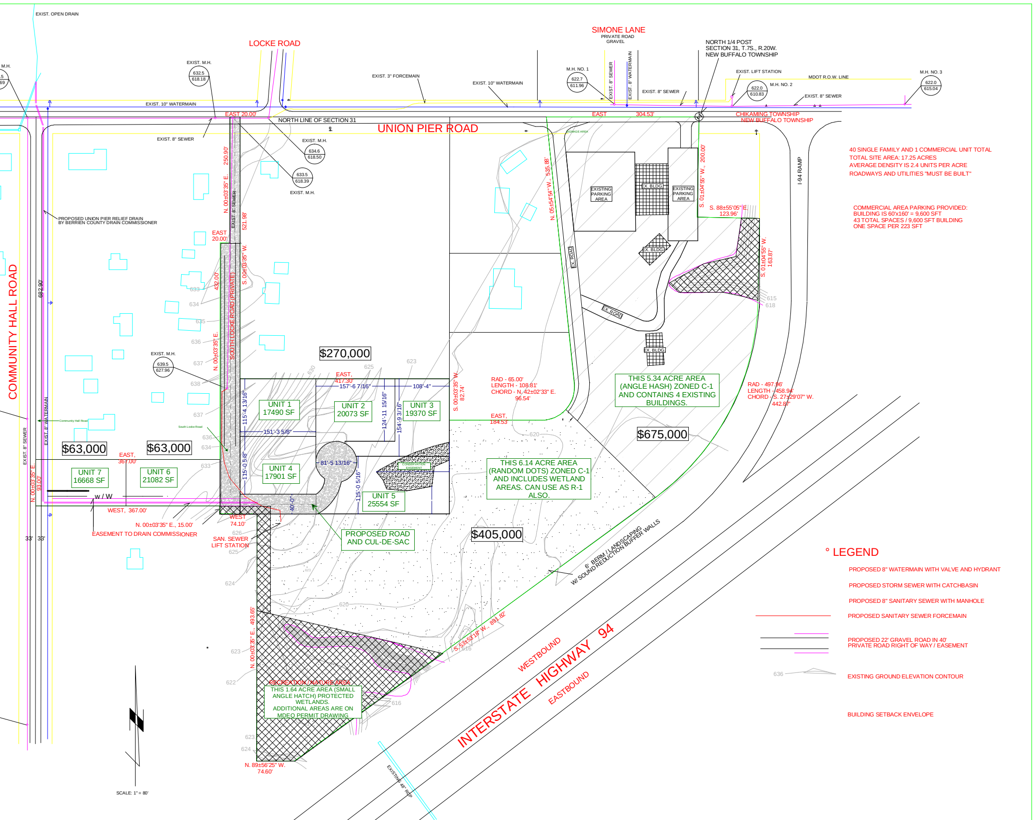
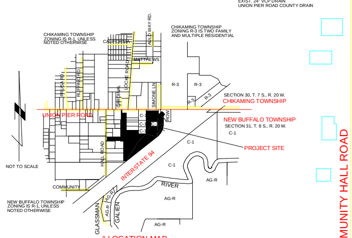


40 SINGLE FAMILY AND 1 COMMERCIAL UNIT TOTAL
TOTAL SITE AREA: 17.25 ACRES
AVERAGE DENSITY IS 2.4 UNITS PER ACRE
ROADWAYS AND UTILITIES "MUST BE BUILT"

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



° LOCATION MAP

SECTION 31
T.7 S, R. 20 W.
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 01±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 15.45 ACRES MORE OR LESS.

UNIT AREAS

UNIT	SQ. FT.
1. 9,002	
2. 9,725	
3. 8,438	
4. 18,811	
5. 10,818	
6. 7,904	
7. 10,765	
8. 15,311	
9. 10,430	
10. 12,212	
11. 9,081	
12. 10,886	
13. 6,801	
14. 12,496	
15. 12,858	
16. 7,684	
17. 12,787	
18. 7,186	
19. 9,437	
20. 10,380	
21. 7,077	
22. 7,274	
23. 8,740	
24. 10,440	
25. 12,144	
26. 7,795	
27. 6,498	
28. 6,569	
29. 7,821	
30. 8,286	
31. 9,802	
32. 7,879	
33. 9,154	
34. 9,518	
35. 10,503	
36. 10,509	
37. 9,280	
38. 7,555	
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

° 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
636 EXISTING GROUND ELEVATION CONTOUR
BUILDING SETBACK ENVELOPE

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

PROPOSED SITE PLAN
CHERRY WOOD MIXED USE PROJECT
NEW BUFFALO TOWNSHIP

Scale	Date	Drawn By	Project No.	Sheet Number
1" = 80'	7-27-09	TAG	20433	1 of 1

UNIT 13