

Planning Commission

Regular Meeting Agenda Thursday, April 2, 2015 7:00 p.m., Council Chambers



AMENDED

City of South Haven

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** – March 5, 2015
5. **Interested Citizens in the Audience Will be Heard on Items Not on the Agenda**
6. **New Business – Public Hearing**

Public hearing for Phase 2 of Central Lofts Condominiums, 500 Erie Street. The applicant Erie Street Properties, LLC of Kalamazoo, MI seek to make improvements which include the development of ten (10) residential units in the detached building on Superior Street (commonly referred to as the old AV building). Parking for the units is proposed to be in the lower level of the building.

Because the zoning ordinance requires that condominium reviews be completed in the same manner as planned unit developments, a public hearing is required.

7. **Commissioner Comments**
8. **Adjourn**

RESPECTFULLY SUBMITTED,
Linda Anderson, Zoning Administrator

South Haven City Hall is Barrier-free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Clerk. Individuals with disabilities requiring services should contact the City Clerk by writing or calling South Haven City Hall at (269) 637-0700.

Planning Commission

Regular Meeting Minutes Thursday, March 5, 2015 7:00 p.m., Council Chambers



City of South Haven

1. Call to Order by Paull at 7:00 p.m.

2. Roll Call

Present: Frost, Heinig, Peterson, Smith, Stimson, Webb, Paull
Absent: Miles, Wall

Motion by Heinig, second by Smith to excuse Miles and Wall.

All in favor. Motion carried.

3. Approval of Agenda

Motion by Smith, second by Heinig to approve the March 5, 2015 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – January 15, 2015

Motion by Heinig, second by Frost to approve the January 15, 2015 regular meeting minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

There were none.

6. New Business – Public Hearing

Joe Wiltgen requests a special use permit to construct a planned shopping center on his property at 330 Blue Star Highway. The special use permit is necessary because the applicant intends to construct a single building with more than two (2) individual commercial units.

Paull explained that this application is incomplete, missing information needed to make a decision and premature in submittal. He stated that there was enough information, according to rules and procedures, to conduct the public hearing.

Motion by Heinig, second by Smith, to open the public hearing.

All in favor. Motion carried.

Linda Anderson, Planning and Zoning Administrator: Did find a number of things missing; the applicant will need variances, one (1) for each side; the city engineer found a number of things which need to be added or changed. The city engineer, the applicant and Anderson will be meeting on Monday to be sure the applicant understands what needs to be done after which the applicant will return to the commission.

Joe Wiltgen, 519 Virginia Avenue, South Haven: Indicated that he wants to construct a strip mall one hundred thirty feet (130') wide and fifty feet (50') deep in the location of the existing car wash.

Paull indicated that the applicant is aware that a building of this size is too big for the site to which Wiltgen responded the site used to be big enough, but not with the overlay zone, that is why he is going for a variance.

Owen Ridley, 309 Jones Ave, South Haven: Lives in the same block as the car wash; has been a resident for nineteen (19) years; looking forward to having that strip mall in the area. Ridley remarked that there have been complaints with loud music, people backing their cars out, vacuums running, etc. with the car wash. Ridley noted that he chose to move there, knowing the car wash is there, but a change of scenery is looked forward to. Spoke with some of the neighbors and his wife; have not spoken to anyone who had negative opinions. Thanked the commission for their consideration.

Discussion between Chairman Paull and Anderson regarding closing or continuing the public hearing. Paull asked the pleasure of the commission.

Motion by Webb, second by Heinig to continue the public hearing.

All in favor. Motion carried.

Heinig likes the concept, thinks it is a great location but there are so many unanswered questions. "Let's get some of the issues settled; having done that we can take a second look at this."

Smith agrees that there are too many unanswered variables; good concept. "Button it up."

7. Site Plan Review

Joe Wiltgen is seeking site plan approval for a new commercial building proposed for 330 Blue Star Highway.

Anderson informed the commission that this is the site plan review for the same project. The issues she and the engineer have are too many to make even a conditional approval. Anderson advised that the commission table this review until the applicant brings things back and they can address both issues at one time.

The item is tabled.

8. Commissioner Comments

Peterson: No comment.

Stimson: Winter could be over.

Frost: Congratulations to the varsity girls' basketball team who won ten (10) games this year.

Smith: As we look at this project, could we take a careful eye with the lighting, because we approved a car lot and I am still upset with the amount of light that project spews into the neighborhood.

Anderson explained that while applicants often provide specifications and other information from the manufacturer, we need to ask for the photometric which shows what the lighting will be; indicates how far the light spread beyond the fixture. According to the ordinance, not only can the light not go up but it also is not to go off the property.

Heinig: Requested an update for the commission on activities of Monroe Park area sub-committee.

Anderson said the subcommittee has been working on the R1-C zoning district which is Monroe Park. The lots are very small; houses are very close together; there are issues with run-off and concerns with the safety of getting emergency vehicles in there. The sub-committee will be looking at the solutions we could consider regarding impervious surfaces and the amount of setback required currently. The sub-committee has met twice and will be meeting soon with Fire Marshall and Building Inspector. "We will also be walking the area and making sure everything we are doing will be helpful to that area." Anderson indicated that recommendations will have to go to Planning Commission; a public hearing will be held in the summer when most people are here, and then to City Council.

Webb: No comment.

9. Adjourn

Motion by Heinig, second by Stimson to adjourn at 7:15 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,
Marsha Ransom, Recording Secretary



Agenda Item #6 Central Lofts Phase II Site Plan Review

City of South Haven

Background Information: On March 22, 2007, the Planning Commission granted a special use permit to Bosgraaf Commercial (aka Central Lofts LLC) to begin Phase 1 renovations to the former Central Middle School at 500 Erie Street. The renovations included 22 condominium units and an indoor pool to be located within the main building. Site improvements included 44 onsite parking spaces and an outdoor patio area. Although no exact records were found, it appears this developer gave up interest in the project sometime in late 2008.

In February of 2013, the property was purchased by Erie Street Properties, LLC. On June 20, 2013, the Planning Commission held a special meeting to consider changes to the approved plans on record. The applicant asked and received permission to pave and restripe the parking lot, install a small retaining wall and construct a patio area on the south side of the building with two access doors.

The applicant has now submitted plans to convert the former AV building into 10 residential units on the upper level with parking underneath. On July 26, 2013, the City Assessor and Zoning Administrator received notice from Van Buren County Register of Deeds that they had approved a land division on the Central Lofts property. The Building Department then contacted the City Attorney for direction on proceeding since the land division did not first go through the Assessor and Building Department.

The county assessor informed the city that land divisions within condominium projects do not require municipal approval, only county approval. Staff was still concerned about the parking and open space issues resulting from the division. It was subsequently found that the applicant had recorded a parking easement with Van Buren County Register of Deeds. That easement provides that the parking areas on both properties are to be shared. Staff has a copy of that document.

The amendment to the master deed which allows for the Phase II development also includes easement language related to open space. In effect it states that all open space is to be available to both properties. This document has also been recorded with the Register of Deeds and is on file in the Building Department.

With both the parking and open space issues addressed, the plan reviews for the Phase II project could proceed.

One issue with the site plan is the size of the proposed parking spaces. The plan shows spaces nine (9) feet wide and eighteen (18) feet deep. Twenty (20) feet of depth is required in Section 1801. In addition, the aisle width is required to be 24 feet and the plan shows an aisle width of nineteen (19) feet.

In 2008 the applicant applied for and received a variance for the parking space depth and aisle width. The variance specifically included the parking lot and the building lot because the configuration of the building made parking very tight. Staff believes that since variances go with the land, this variance for building parking applies even though the property has been split.

Recommendation:

Staff tentatively recommends approval of the site plan for Phase II, Central Lofts, with the following conditions:

1. All engineering issues will be resolved before any permits are issued.
2. Agreement among Planning Commissioners that the variance granted in 2008 applies to the entire property including the large parking lot and the building parking as proposed in this application.
3. Details of any wall light or signage proposed shall be approved by the zoning administrator prior to final approval.

Support Material:

Application
Site plan review set (plans)
Second amendment to Central Lofts
Shared parking easement
Zoning staff review
City Engineer comments will be sent in a separate email.

Respectfully submitted,
Linda Anderson
Zoning Administrator

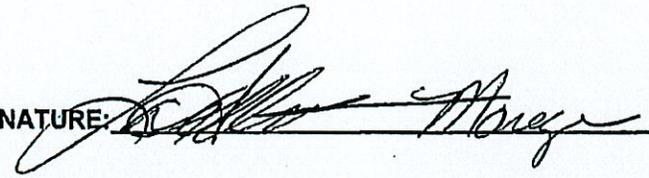
SITE PLAN APPLICATION
CITY OF SOUTH HAVEN
BUILDING DEPARTMENT
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090
FOR INFORMATION CALL 269-637-0760

Project Address: Superior Street, South Haven, MI 49090 Tax ID 80-53- 512-011-00
Applicant: Erie Street Properties, LLC Property Owner: Erie Street Properties, LLC
Appl. Address: 7300 West Q Avenue Owner Address: 7300 West Q Avenue
Kalamazoo, MI 49009 Kalamazoo, MI 49009
Applicant Phone: 269-217-0987 Owner Phone: 269-217-0987
Applicant Email: ljhollenbeck1@gmail.com Owner Email: ljhollenbeck1@gmail.com
Current Use of Property: Residential (Condominiums) Zoning District of Property: RM-1

Project Description: The applicant wishes to develop Phase 2 of the project - the out building that fronts Superior Street.
This consists of remodeling the existing 2 story building into 10 condominiums. The lower level is proposed to have
an underground parking area. Minor site improvements consisting of construction of an access drive to the
lower level are also being proposed.

PROPOSED USE: Residential (Condominiums)
SECTION NUMBER WHICH PERMITS THIS USE: Section 500

COMMENTS:

OWNER'S SIGNATURE:  DATE: _____

APPLICANT'S SIGNATURE: _____ DATE: _____

DATE SUBMITTED: _____ DATE ACCEPTED: _____ BY: _____

FEE: _____ DATE OF PAYMENT: _____

FORM CONTINUES ON OTHER SIDE, PLEASE COMPLETE BACK OF SHEET

SETBACKS (IN FEET):

FRONT YARD: 25 feet

SIDE YARD: 12 feet

REAR YARD: 25 feet

SIDE YARD: 12 feet

LOT AREA (IN SQUARE FEET) 266,952 s.f.

LOT WIDTH (AT FRONT SETBACK) 733 feet

AREA COVERAGE (BY ALL STRUCTURES) 46,986 s.f

HEIGHT (AVERAGE OF PEAK AND EAVE) 29'-6"

OFF-STREET PARKING, SECTION 1800

PARKING USE GROUP: Residential, multiple family

SECTION NUMBER: 1800.12.^A

PARKING REQUIREMENT: Two (2) for each dwelling unit: Residential, Multi-Family

**PARKING REQUIREMENT
CALCULATION:**

REQUIRED PARKING SPACES 74 total - see plans **PROVIDED SPACES** 104 Total - see plans

DIMENSION OF INDIVIDUAL PARKING SPACES Varies - See Plans

COMMENTS:

SITE PLAN SUBMITTAL REQUIREMENTS
CITY OF SOUTH HAVEN
BUILDING DEPARTMENT
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090
FOR INFORMATION CALL 269-637-0760

PROJECT ADDRESS: Superior Street, South Haven, MI 49090 TAX ID: 80-53- 512-011-00

DATE APPLICATION RECEIVED: _____ APPLICANT: Erie Street Properties, LLC

PROJECT DESCRIPTION: Development of Phase 2 of Central Lofts Condominiums (out-building along Superior Street), consisting of 10 residential units, underground parking and associated site improvements.

REQUIRED DOCUMENTS:

- 1. SURVEY AND LEGAL DESCRIPTION OF PROPERTY**
 - INCLUDE ANY DEED RESTRICTIONS AND EASEMENTS
 - TAX ID NUMBER

- 2. LOCATION MAP**
 - SMALL SCALE SKETCH OF PROPERTIES, STREETS AND USE OF LAND WITHIN 1/2 MILE
 - INCLUDE DRIVEWAY LOCATIONS ACROSS THE STREET

- 3. SITE PLAN INCLUDING:**
 - SCALE OF LESS THAN 1:200
 - FIFTEEN (15) COPIES, TWO (2) SEALED *3 SEALED SET w/ PDF COPY E-MAILED.*
 - DATE OF DRAWING, NAME, ADDRESS, AND SEAL OF PREPARER
 - DIMENSIONS OF LOTS, PROPERTY LINES
 - EXISTING STRUCTURES (LABEL EXISTING)
 - PROPOSED STRUCTURES AND ADDITIONS (LABEL PROPOSED)
 - BUILDING SETBACKS, FRONT, REAR, BOTH SIDES
 - AREA COVERED BY STRUCTURES (IN SQUARE FEET)
 - DIMENSIONS, LOCATION AND PAVING MATERIAL OF DRIVES, PARKING AREAS, SIDEWALKS AND CURBING
 - PARKING SPACE STRIPING, NUMBER OF PARKING SPACES REQUIRED, NUMBER PROVIDED
 - FIRELANE LOCATION, RADII AND DIMENSIONS
 - STORM DRAINAGE SYSTEM AND STRUCTURES, DIRECTION OF FLOW
 - N/A* RETENTION BASIN AND CALCULATIONS
 - N/A* LOCATION AND SIZE OF WATER, SEWER, ELECTRIC, GAS AND OTHER UTILITIES
 - N/A* LANDSCAPING DETAILS
 - SIGNS AND ON-SITE LIGHTING, LOCATION AND DETAILS
 - EASEMENTS
 - EXISTING MAN-MADE FEATURES
 - EXISTING NATURAL FEATURES
 - TOPOGRAPHY AT 2 FOOT INTERVALS
 - N/A* WETLANDS, HIGH RISK EROSION AREAS OR FLOODPLAIN AREAS
 - DIMENSIONS AND LOCATION OF ANY REQUIRED OPEN SPACE
 - ZONING DISTRICT(S)
 - N/A* VARIANCES TO BE REQUESTED, IF ANY

- 4. BUILDING ELEVATIONS (SKETCH)**
 - SHOW HEIGHT OF BUILDING
 - SHOW NUMBER OF STORIES

- 5. LETTER OR MEMO EXPLAINING:**
 - OBJECTIVES OF THE PROPOSAL
 - COMPLETION SCHEDULE OF PROJECT PHASES

DATE ACCEPTED: _____ BY: _____

Note: These are a summary of the requirements for new and major construction projects. Smaller projects are required to include details related to the changes being made, and applicants may not be required to include all of the items listed here.

In any case, items 1 through 5 shall be included in the application.
For complete details see the South Haven Zoning Ordinance Section 1405, Final Site Plan Submittal Requirements.



VAN BUREN COUNTY DRAIN COMMISSIONER

JOE PARMAN, Drain Commissioner

GEORGIA MASSURA, Deputy Drain Commissioner

PETER VANDOP, PE, PS Engineer/Chief Deputy

BEN JORDEN, SESC Inspector

March 5, 2015

Matthew Buursta, P.E.
Land and Resource Engineering, Inc.
3800 West River Drive, Ste. A,
Comstock Park, MI 49321

RE: Central Lofts Site Plan – Preliminary Approval

Dear Mr. Buurstra:

The proposed site plan that depicts the access drive down the hill to access the lower level of the condominium that fronts Superior Street has been reviewed. Preliminary site plan approval is granted.

Please update the revisions in the title block that states site plan review for access drive with corresponding date.

Sincerely,

Joe Parman, Van Buren County Drain Commissioner

LAND & RESOURCE ENGINEERING INC.

Common Sense • Lasting Solutions

March 9, 2015

Ms. Linda Anderson
Zoning Administrator
South Haven City Hall
539 Phoenix Street
South Haven, MI 49090

**RE: Request for Site Plan Review for Phase 2 of the Central Lofts Development
South Haven, Van Buren County, Michigan**

Dear Ms. Anderson,

We are writing on behalf of Erie Street, LLC regarding Phase 2 of the Central Lofts Development located at 500 Erie Street in the City of South Haven. This letter is intended to provide a narrative of the proposed project and request that the City conduct a site plan review for the project.

The property is bound by Erie Street and Michigan Avenue to the north, Broadway to the east, Superior Street to the south and Center Street to the west. The elevation of the east portion of the site is 20-25' higher than west portion of the site. The eastern portion of the site is comprised of Phase 1 of Central Lofts Condominiums (27 units in the north portion of the former Central Middle School), an undeveloped portion of the former school (east portion planned for future development), and the out-building planned for redevelopment as part of this application. We understand that any future development will be subject to Site Plan Review prior to development. The western portion of the site is largely vacant with the exception of various public utilities and a county drain that meander through the low area.

Erie Street Properties is proposing to redevelop the 2-story out-building fronting Superior Street Southwest of the former Central Middle School. The proposed redevelopment was shown as "future development" on previously approved drawings (June, 2013) for Phase 1. The enclosed site plan is nearly identical to that depicted on previous plans. The site plan consists of the remodeling of the existing building to construct 10 condominium units and a drive aisle that wraps around the north side of the building to an enclosed parking area with 17 spaces. The parking area is fully enclosed and as such will be fully sprinkled and ventilated to conform to Section 1801 of the Zoning Ordinance.

3800 W. River Dr., Suite A, Comstock Park, MI 49321

www.landandresource.com • 616.301.7888

Ms. Linda Anderson

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As mentioned, Phase 1 of the development consisted of 27 units and Phase 2 is proposed to contain 10 units. The Zoning Ordinance requires 2 parking spaces for each unit. The existing site contains 88 parking spaces even though only 54 were required. This was done in an effort to accommodate future development. With the 10 units from Phase 2 included, the development will be required to have 74 spaces. With the addition of 17 enclosed parking spaces, the site will contain 105 spaces. This leaves 31 additional spaces reserved for future development of the east portion of the former school building that fronts Broadway.

During the approval process for Phase 1, Joe Parman, Van Buren County Drain Commissioner noted that the focus for the review will be from a water quality standpoint. As such, the current design does not include stormwater storage. The limited additional impervious surface will drain overland through the lower western portion of the site allowing filtration of the runoff prior to entering the Peterson Drain. This strategy has been discussed with the Drain Office and preliminarily approved. A copy of the e-mail correspondence is included with this submittal. Final approval will be obtained once the site plan is approved.

The proposed building will be served via the existing water and sanitary services. No service upgrades are being proposed at this time.

We have reviewed the zoning codes that apply to this property. The proposed plan conforms to all of the rules and regulations, which includes, but is not limited to parking, landscaping, lighting and open space. Please refer to the plans for calculations and improvement configurations.

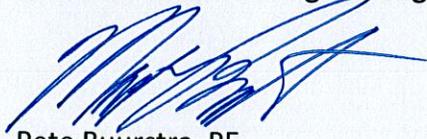
In summary, this letter is intended to request Site Plan Review and Approval. We have enclosed the following items for your review:

1. 3 copies of the plan sets
2. Site Plan Review fee in the amount of \$300
3. Site Plan Application
4. Site Plan Submittal Requirements checklist
5. Correspondence with Van Buren County Drain Commissioner

Please accept this application package and enclosed materials with our request to review the proposed Phase 2 of Central Lofts Condominiums. We appreciate the time you have invested with us to date on this project and look forward to working with you through its completion.

Sincerely,

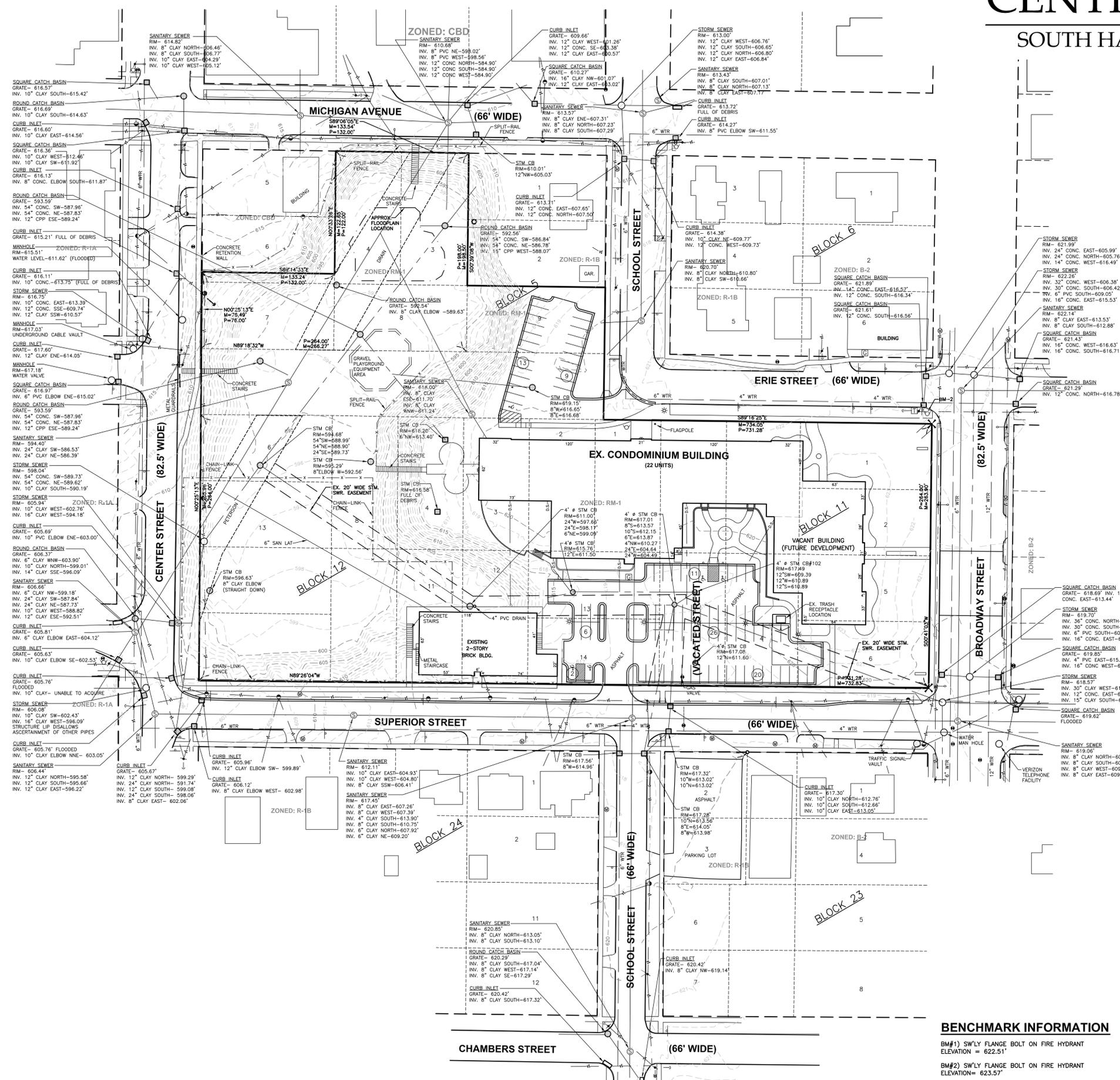
Land and Resource Engineering



Pete Buurstra, PE
Project Manager

CENTRAL LOFTS, PHASE II

SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN



VICINITY MAP
NOT TO SCALE

NOTE:
EXISTING CONDITIONS BASED ON TOPOGRAPHICAL SURVEY DATED MARCH 8TH, 2005 AND PREVIOUSLY APPROVED IMPROVEMENT DRAWINGS DATED 6/10/13. VERIFICATION OF PREVIOUS IMPROVEMENTS WAS NOT COMPLETED PRIOR TO THIS SUBMITTAL.

LEGEND

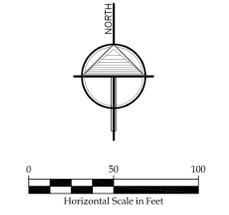
△	TRAVERSE POINT	○	FIRE HYDRANT
▲	WELL	⊗	WATER METER PIT
⊕	MONITORING WELL	⊕	WATER VALVE
⊙	FOUNDATION	⊕	GAS METER
⊙	MONUMENT	⊕	WATER METER
⊙	SET IRON STAKE	⊕	TELEPHONE RISER
⊙	SET IRON STAKE	⊕	ELECTRIC METER
⊙	RR SIGN	⊕	CURB INLET
⊙	GUY POLE	⊕	SQUARE CATCH BASIN
⊙	GUY ANCHOR	⊕	UTILITY MANHOLE
⊙	UTILITY POLE	⊕	STORM MANHOLE
⊙	LIGHT POLE	⊕	SANITARY MANHOLE
⊙	POST	⊕	ELECTRIC MANHOLE
⊙	SOIL BORING	⊕	TELEPHONE MANHOLE
⊙	U.G. UTILITY MARKER	⊕	SHRUB
⊙	MAILBOX	⊕	PINE TREE
⊙	SET "X" IN CONCRETE	P	PLATTED
		M	MEASURED
			WATER UTILITY LINE
			TELEPHONE UTILITY LINE
			ELECTRIC UTILITY LINE
			GAS UTILITY LINE
			STEAM UTILITY LINE
			STORM UTILITY LINE
			SANITARY UTILITY LINE
			FIBER OPTIC UTILITY LINE
			OVERHEAD UTILITY LINE

SURVEYOR
MITCHELL & MORSE LAND SURVEYING
A DIVISION OF MITCHELL SURVEYS, INC.
404 BROADWAY
SOUTH HAVEN, MI 49090
PHONE (269) 637-1107
FAX (269) 637-1907



ENGINEER
LAND AND RESOURCE ENGINEERING
3800 W. RIVER DRIVE STE. A
COMSTOCK PARK, MI 49321
PH: 616.301.7888

- INDEX OF SHEETS**
- C1 - TOPOGRAPHIC & BOUNDARY SURVEY
 - C2 - SITE PLAN
 - C3 - GRADING PLAN
 - L1 - LANDSCAPE PLAN
 - A1.0 - ARCHITECTURAL PLAN - LOWER LEVEL
 - A5.0 - BUILDING ELEVATIONS
 - A5.1 - BUILDING ELEVATIONS



BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF DYCKMAN HALE & CO. ADDITION.

THE ELEVATION DATUM UTILIZED IS NAVD 88.

DESCRIPTION

FURNISHED DESCRIPTION:
LOCATED IN THE CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN,
DESCRIBED AS FOLLOWS:

LOTS 3, 4, 7, 8 AND 9, AND THE SOUTH 10 FEET OF LOT 6 OF BLOCK 5, OF DYCKMAN, HALE & COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN,

ALSO LOTS 1 THROUGH 6 OF BLOCK 11, DYCKMAN, HALE & COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN,

ALSO LOTS 1 THROUGH 14 OF BLOCK 12, DYCKMAN, HALE & COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN,
ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEY NOTES

- 1.) THE RATIO OF CLOSURE OF UNADJUSTED FIELD OBSERVATIONS IS NOT GREATER THAN 1 PART IN 5,000.
- 2.) THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.
- 3.) SCHOOL STREET IS SHOWN AS BEING VACATED ON SCHOOL PROPERTY SURVEYED ON THE MAP ABOVE. MITCHELL AND MORSE LAND SURVEYING WAS UNABLE TO FIND A TITLE POLICY SHOWING SUCH VACATION.
- 4.) CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- 5.) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

* THE SURVEY INFORMATION SHOWN WAS PROVIDED BY MITCHELL & MORSE LAND SURVEYING ON A MAP OF SURVEY DATED MARCH 8TH, 2005. LAND AND RESOURCE ENGINEERING INC. ASSUMES THAT THE DATA PROVIDED IS CORRECT & CURRENT AND SUFFICIENT FOR DESIGN.

BENCHMARK INFORMATION

- BM#1) SW'LY FLANGE BOLT ON FIRE HYDRANT
ELEVATION = 622.51'
- BM#2) SW'LY FLANGE BOLT ON FIRE HYDRANT
ELEVATION = 623.57'

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171**

**LAND & RESOURCE
ENGINEERING INC.**
Common Sense • Lasting Solutions
1800 West River Drive, Ste. A, Comstock Park, MI 49321 PH:616.301.7888

CLIENT:
ERIE ST. LLC
7300 Q AVE. KALAMAZOO, MICHIGAN

PROJECT:
CENTRAL LOFTS, PHASE II
SOUTH HAVEN, MICHIGAN

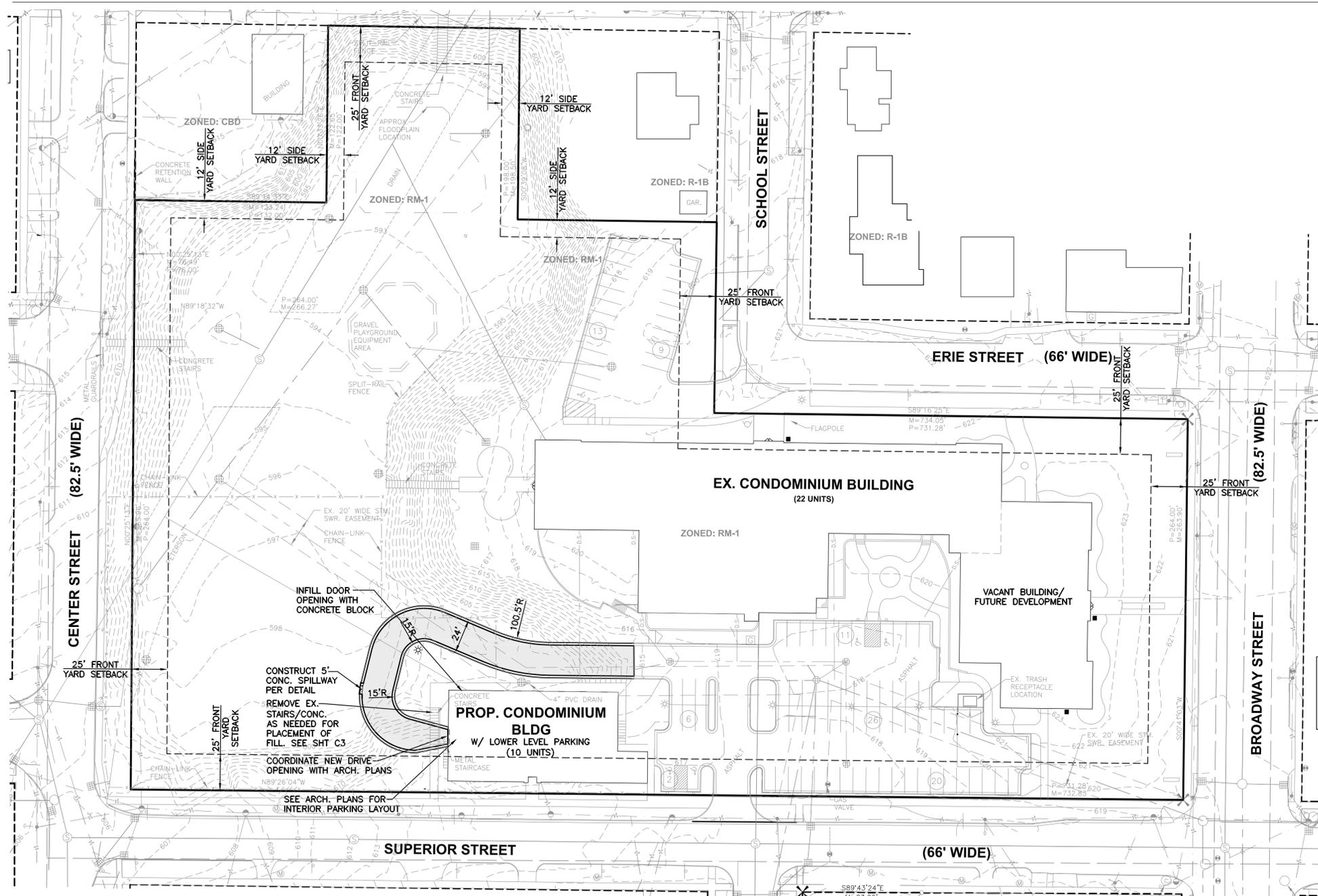
PROJECT NUMBER: 13-047
DESIGNED BY: MPB DATE: MARCH, 2015
CHECKED BY: TJO DATE: MARCH, 2015
DRAWN BY: NDJ DATE: MARCH, 2015

REVISIONS:

NO.	ISSUED FOR	DATE
1	SITE PLAN REVIEW SUBMITTAL	03/09/2015

TOPOGRAPHIC & BOUNDARY SURVEY

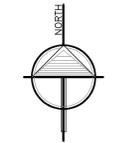
SHEET NUMBER **C1**



LEGEND

- PROPOSED BITUMINOUS
- PROPOSED LIGHT POLE LOCATION
- PROPOSED CONCRETE CURB AND GUTTER

NOTE:
EXISTING CONDITIONS BASED ON TOPOGRAPHICAL SURVEY DATED MARCH 8TH, 2005 AND PREVIOUSLY APPROVED IMPROVEMENT DRAWINGS DATED 6/10/13. VERIFICATION OF PREVIOUS IMPROVEMENTS WAS NOT COMPLETED PRIOR TO THIS SUBMITTAL.



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-1717

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.

LAND & RESOURCE ENGINEERING INC.
 Common Sense • Lasting Solutions
 1800 West River Drive, Ste. A, Comstock Park, MI 49321 Ph:616.301.2888

CLIENT: ERIE ST. LLC
 7300 Q AVE. KALAMAZOO, MICHIGAN
PROJECT: CENTRAL LOFTS, PHASE II
 SOUTH HAVEN, MICHIGAN

PROJECT NUMBER: 13-047	DATE: MARCH, 2015
DESIGNED BY: MPB	CHECKED BY: TJO
DRAFTED BY: NDJ	DATE: MARCH, 2015

REVISIONS:		
NO.	ISSUED FOR	DATE
1	SITE PLAN REVIEW SUBMITTAL	03/09/2015

SITE PLAN

SHEET NUMBER

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF DYCKMAN HALE & CO. ADDITION.
 THE ELEVATION DATUM UTILIZED IS NAVD 88.

BENCHMARK INFORMATION

BM#1) SW'LY FLANGE BOLT ON FIRE HYDRANT
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LEGAL DESCRIPTION

FURNISHED DESCRIPTION:
 LOCATED IN THE CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
 LOTS 3, 4, 7, 8 AND 9, AND THE SOUTH 10 FEET OF LOT 6 OF BLOCK 5, OF DYCKMAN, HALE & COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN,
 ALSO LOTS 1 THROUGH 6 OF BLOCK 11, DYCKMAN, HALE & COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN,
 ALSO LOTS 1 THROUGH 14 OF BLOCK 12, DYCKMAN, HALE & COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN,
 ACCORDING TO THE RECORDED PLAT THEREOF.

BUILDING ADDRESS:

500 ERIE ST. & 525 SUPERIOR ST.
 SOUTH HAVEN MI, 49090

PARKING INFORMATION

PARKING REQUIRED:
 TOTAL SPACES REQUIRED:
 PHASE 1: 27 UNITS @ 2 SPACES/UNIT = 54 SPACES
 PHASE 2: 10 UNITS @ 2 SPACES/UNIT = 20 SPACES
 TOTAL = 74 SPACES
PARKING PROVIDED:
 SURFACE PARKING = 88 SPACES
 ENCLOSED PARKING = 17 SPACES
 TOTAL = 105 SPACES INCLUDING 6 B.F. SPACES
 PARKING SPACE DIMENSIONS = AS DIMENSIONED ON PLAN

SITE INFORMATION:

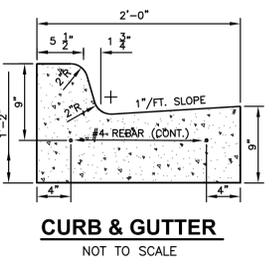
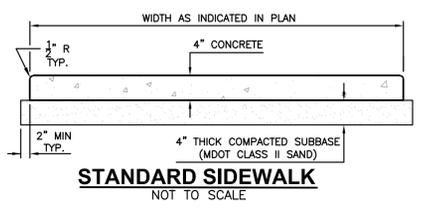
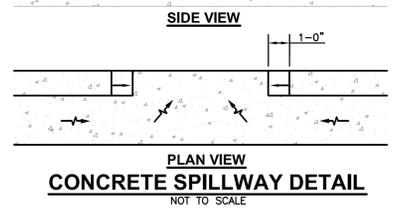
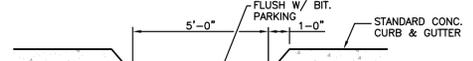
TOTAL LOT AREA: 266,952 SF
 6.13 ACRES
 EXISTING IMPERVIOUS AREA: 95,767 SF
 35.87%
 PROPOSED IMPERVIOUS AREA: 102,648 SF
 38.45%
 OPEN SPACE AREA: 164,304 SF
 3.77 ACRES
 61.55%

NOTES

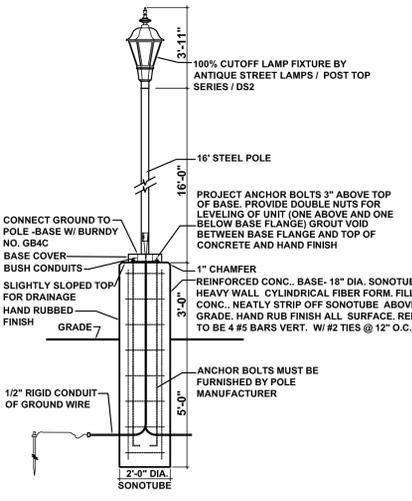
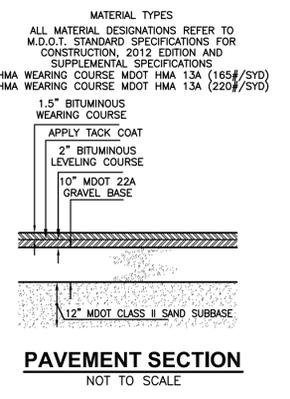
- DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS.
- RADI ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
- ALL SIGNS TO CONFORM TO THE CITY OF SOUTH HAVEN ZONING ORDINANCE.

BUILDING SETBACKS:

RM-1 ZONING
 FRONT YARD: 25 FT.
 SIDE YARD: 12 FT.
 REAR YARD: 25 FT.

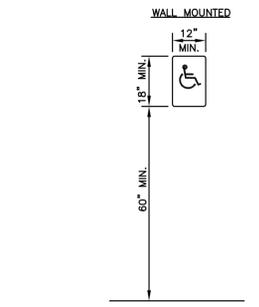


- CONTRACTION & EXPANSION JOINT NOTES:**
- PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS
 - PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF CURB RETURNS (& INTERSECTING STREETS)
 - PLACE 1" FIBER JOINT FILLER IN ADJACENT CONTRACTION JOINTS EACH SIDE OF CATCH BASINS.
 - PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS (NO SAW JOINTS ALLOWED)



TYPICAL LIGHT POLE DETAIL

NOT TO SCALE



BARRIER FREE PARKING SIGNS

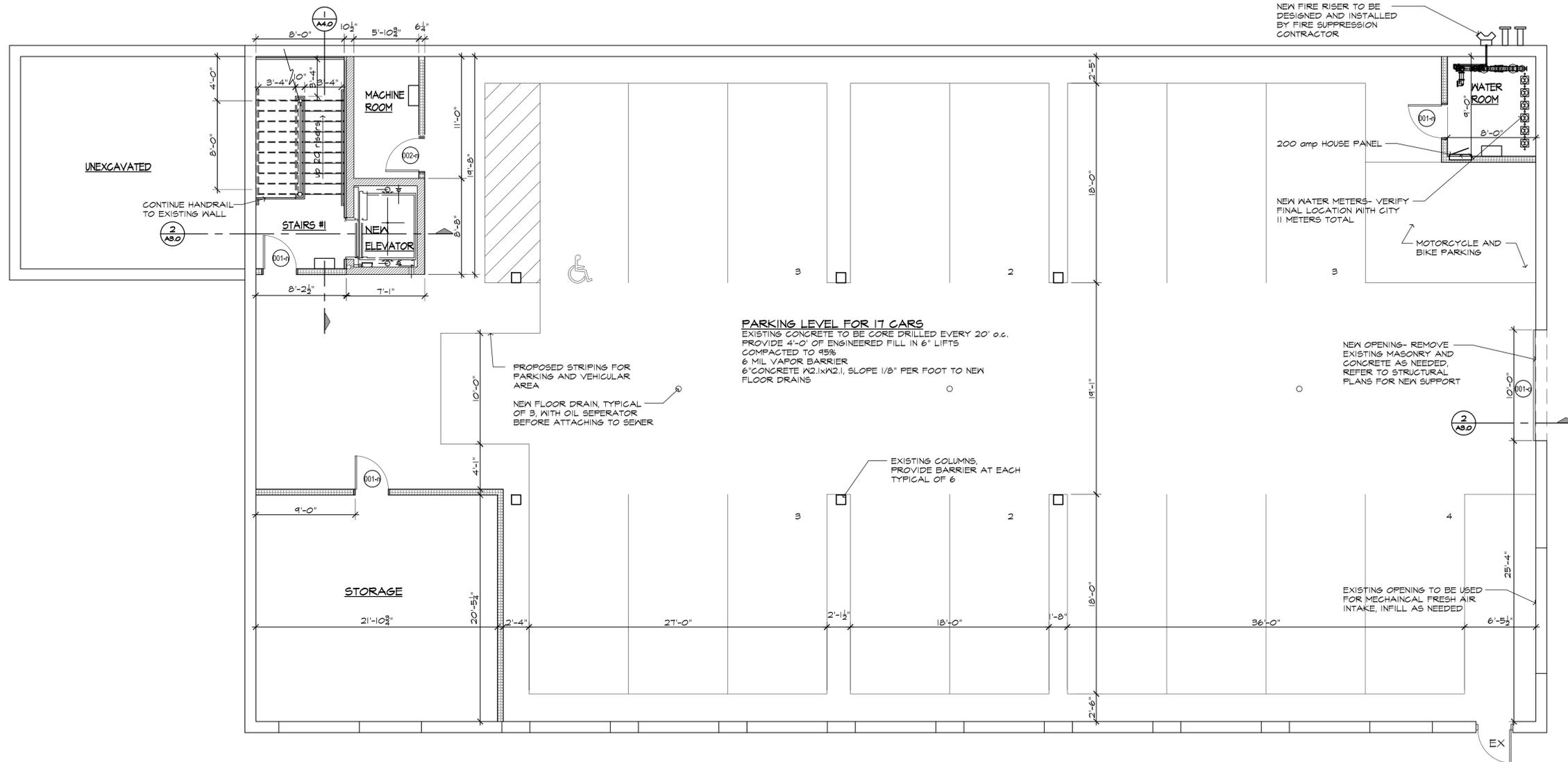
NOT TO SCALE
 PER MICHIGAN BARRIER FREE DESIGN GRAPHICS MANUAL 1993





LOWER LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

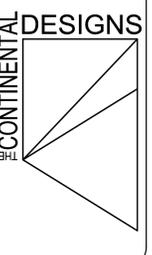


THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SOUTH HAVEN, MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SOUTH HAVEN, MICHIGAN.

**INTERIOR RENOVATIONS FOR:
 SUPERIOR STREET CONDOMINIUMS
 SUPERIOR STREET
 SOUTH HAVEN, MICHIGAN**

8120 MOORSBRIDGE RD.
 PORTAGE, MICHIGAN 49783
 PHONE 269.323.3500
 FAX 269.323.3768

DESIGN C/M BUILD



REVISIONS:
 REVIEW: 12.2.14
 REVIEW: 01.27.15
 SPA: 02.27.15

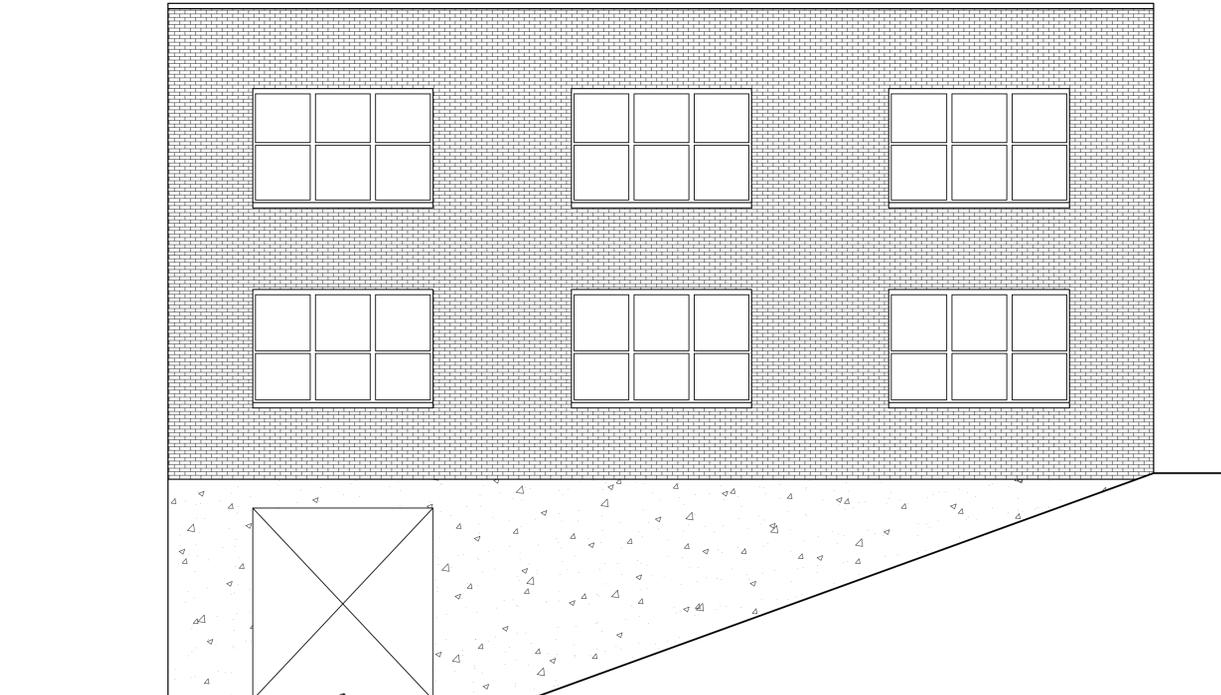
DATE: 05.01.13
 PROJECT: 1323

A1.0



SOUTH EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"



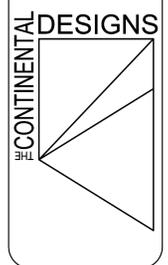
WEST EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS ARE NOT TO SCALE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**INTERIOR RENOVATIONS FOR:
SUPERIOR STREET CONDOMINIUMS
SUPERIOR STREET
SOUTH HAVEN, MICHIGAN**

8120 MOORSBRIDGE RD.
PORTAGE, MICHIGAN 49783
PHONE 269.323.3500
FAX 269.323.3768
DESIGN C/M BUILD



REVISIONS:
REVIEW: 12.2.14

DATE: 05.01.13
PROJECT: 1323

A5.0

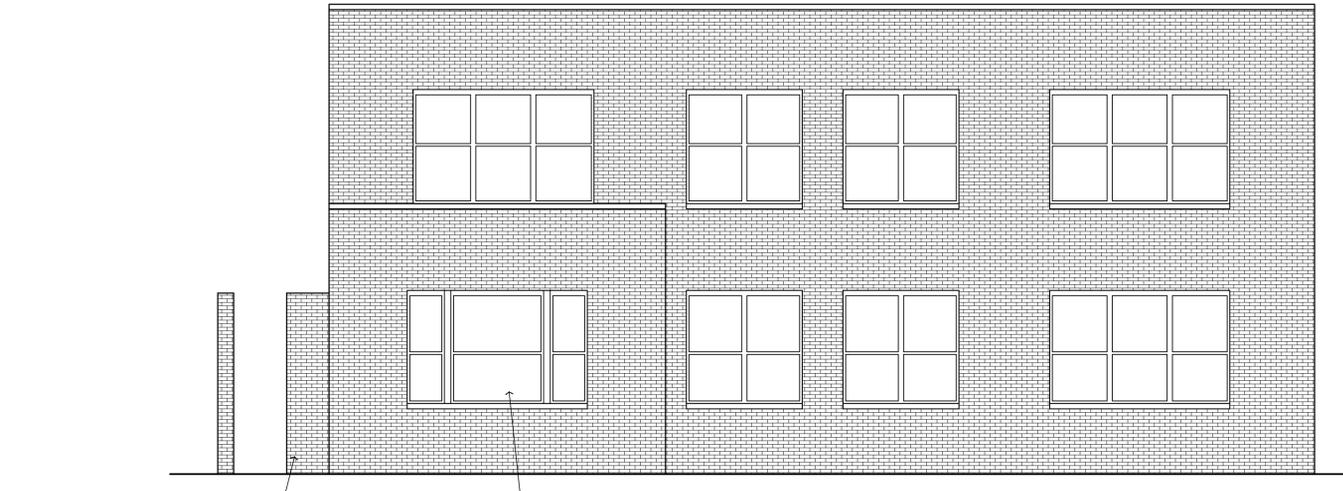


REMOVE EXISTING WINDOW SAWN CUT AND REMOVE THE EXISTING BRICK KNEE WALL PROVIDE NEW DOOR AND WINDOW TO MATCH EXISTING

REMOVE EXISTING DOOR AND WINDOW, INFILL BOTTOM OF DOOR PROVIDE NEW WINDOW TO MATCH EXISTING

NEW STEEL BALCONY WITH TURN BUCKLES AND PROVIDE 42" GUARDRAIL, TYPICAL OF 9

NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



NEW BRICK OVER 8" CMU SCREEN WALL; BRICK TO MATCH EXISTING HEIGHT OF 11'-4" A.F.F.

REMOVE EXISTING FIBERGLASS AND PROVIDE NEW WINDOW TO MATCH EXISTING

EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS ARE NOT TO SCALE DIMENSIONS ARE TO BE OBTAINED BY THE REPRESENTATIVE MEASUREMENTS. 1. DOOR MEASUREMENTS TO BE TAKEN AT THE INTERIOR CORNER, NOT AT THE EXTERIOR CORNER. 2. WINDOW MEASUREMENTS TO BE TAKEN AT THE INTERIOR CORNER, NOT AT THE EXTERIOR CORNER.

**INTERIOR RENOVATIONS FOR:
SUPERIOR STREET CONDOMINIUMS
SUPERIOR STREET
SOUTH HAVEN, MICHIGAN**

8120 MOORSBRIDGE RD.
PORTAGE, MICHIGAN 49783
PHONE 269.323.3500
FAX 269.323.3768

DESIGN C/M BUILD

CONTINENTAL DESIGNS

REVISIONS:

REVIEW:	12.2.14

DATE: 05.01.13
PROJECT: 1323

A5.1

I certify that, as to the lands herein described, neither the State nor any other authority has a tax title or lien, and that all taxes levied for the five calendar years preceding the date of this instrument have been paid, except that if checked here [] this certificate does not cover taxes for the most recent year because the delinquent tax roll for the same is not available.

City

14/54

269 217 0997

Karen Maly 2-30-13
VAN-BUREN COUNTY TREASURER DATED

L: 1589 P: 300 DMDA
07/31/2013 10:29:30 AM Page: 1 of 14 Fee: \$ 54.00
LR-3270642 Register of Deeds - Van Buren County, MI

**SECOND AMENDMENT TO MASTER DEED
CENTRAL LOFTS, a Condominium**

This Second Amendment to Master Deed has been executed on July 26, 2013, by Erie Street Properties, LLC, a Michigan limited liability company, of 7300 West Q Avenue, Kalamazoo, Michigan 49009, as successor developer (the "Developer"), in accordance with MCL 559.190, §90 of the Michigan Condominium Act, 1978 PA 59, as amended (the "Act"), and Articles IX and X of the Master Deed of Central Lofts (the "Condominium"), recorded August 2, 2007, in Liber 1487, Page 510, Van Buren County, Michigan, Records (the "Master Deed").

80-53-511-001-00
TRD
80-53-511-024-00

RECITALS

A. The Developer desires to convert some of the general common elements in the main building into four (4) additional units, some other of the general common elements in the main building into limited common elements to be assigned to units for storage areas, and the roof top of the main building from a unit into a general common element.

B. The Developer also desires to remove from the Condominium the east wing of the main building, the south building, and all general common elements not designated as "must be built".

Therefore, the Developer hereby amends the Master Deed as follows:

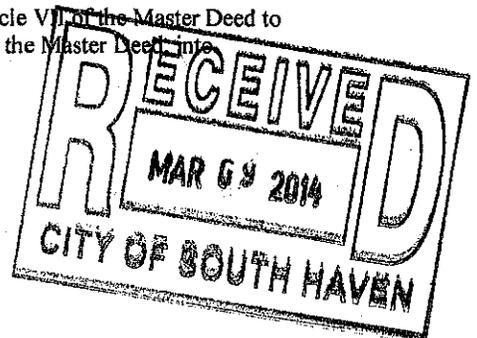
ARTICLE I. CONVERSION

1. The Developer hereby exercises its authority as Developer under Article VII of the Master Deed to convert some of the general common elements within the Condominium into four (4) additional units, as reflected on the replat of the Condominium Subdivision Plan attached as Exhibit A.

2. The Developer hereby exercises its authority as Developer under Article VII of the Master Deed to convert some of the general common elements within the Condominium into limited common elements for storage areas to be allocated to assigned units as reflected on the replat of the Condominium Subdivision Plan attached as Exhibit A.

3. The Developer hereby exercises its authority as Developer under Article VII of the Master Deed to convert Unit 24, as shown on the original Condominium Subdivision Plan, Exhibit B to the Master Deed into general common elements.

Cunningham Dalmen
07-31-13A09:17 RCVD



4. The percentages of values assigned to each unit are hereby adjusted, in keeping with the square footage formula provided in the Master Deed, to reflect the addition of four (4) additional units and deletion of one (1) unit:

Unit 1	4.44%	Unit 10	2.90%	Unit 19	2.74%
Unit 2	5.22%	Unit 11	4.08%	Unit 20	2.47%
Unit 3	5.39%	Unit 12	4.44%	Unit 21	2.40%
Unit 4	2.71%	Unit 13	1.01%	Unit 22	2.90%
Unit 5	2.57%	Unit 14	5.26%	Unit 23	4.08%
Unit 6	5.72%	Unit 15	5.39%	Unit 24	5.06%
Unit 7	2.74%	Unit 16	2.71%	Unit 25	3.85%
Unit 8	2.47%	Unit 17	2.57%	Unit 26	4.09%
Unit 9	2.40%	Unit 18	5.72%	Unit 27	4.65%

ARTICLE II. CONTRACTION

1. Developer hereby exercises its authority under Article X. 1. b. of the Master Deed, as owner of at least 2/3rds of the Units, to amend Article IX of the Master Deed to clarify that the east wing of the main building, which is structurally separate from the principal part of the main building, is part of the Contractible Property, as that term is used in said Article IX.

2. The Developer hereby exercises its authority as Developer under Article IX of the Master Deed to contract the Contractible Property, as legally described in the Master Deed, and designated as Contractible area by the Master Deed, from the Condominium, as reflected on the replat of the Condominium Subdivision Plan attached as Exhibit A.

3. Consistent with its authority referred to Article IX. B. (1)(h) of the Master Deed, and its power under Article X. 1. b. of the Master Deed as owner of at least 2/3rds of the Units, the Developer hereby amends Article VI of the Master Deed a new Section 10 as follows:

10. The Developer shall have a perpetual easement in, over, under and through all general common elements in the Condominium for the benefit of all areas contracted or otherwise removed from the Condominium ("Contracted Area"), including but not limited to hallways, stairways, pool room, exercise rooms, and the grounds, whether the Contracted Area is developed as residential or commercial condominium units, or any other residential or commercial use, or some combination thereof, provided that the Developer or its successor(s) as owner(s) of Contracted Area shall bear a portion of the common area maintenance costs proportional with the anticipated or actual use made of such common elements by occupants of such Contracted Area. The Contracted Area shall continue to be benefited by the easements referred to in this Article VI, including but not limited to those in Sections 3, 4 and 9. If the parties cannot agree on the allocation of common area costs, they shall submit the question to arbitration.

ARTICLE III. REPLAT

1. The Developer hereby adopts the replat of the Condominium Subdivision Plan attached hereto as Exhibit A to reflect the foregoing changes in accordance with MCL 559.167, §67 of the Act.

To witness its action, the Developer has signed this instrument on the date first written above.

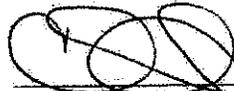
Erie Street Properties, LLC
By N Ave, LLC, its Manager


Larry Hollenbeck, its Member

STATE OF MICHIGAN)
)
) : ss.
COUNTY OF Kalamazoo)

This instrument was acknowledged before me July 26, 2013, by Larry Hollenbeck, a Member of N Ave, LLC, a Michigan limited liability company, which is the Manager of Erie Street Properties, LLC, a Michigan limited liability company, on behalf of the company.

CHRISTINE BOES
Notary Public, State of Michigan
County of Kalamazoo
My Commission Expires Feb. 17, 2017
Acting in the County of Kalamazoo



Notary Public, _____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

PREPARED BY AND RETURN TO:
Randall S. Schipper
Cunningham Dalman, P.C.
321 Settlers Road
Holland, Michigan 49423
616-392-1821
CentralLoftsMDand Contracton 130724

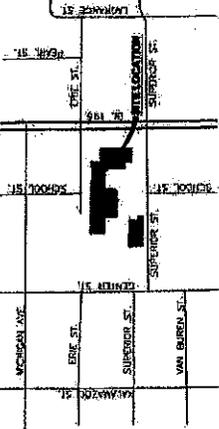
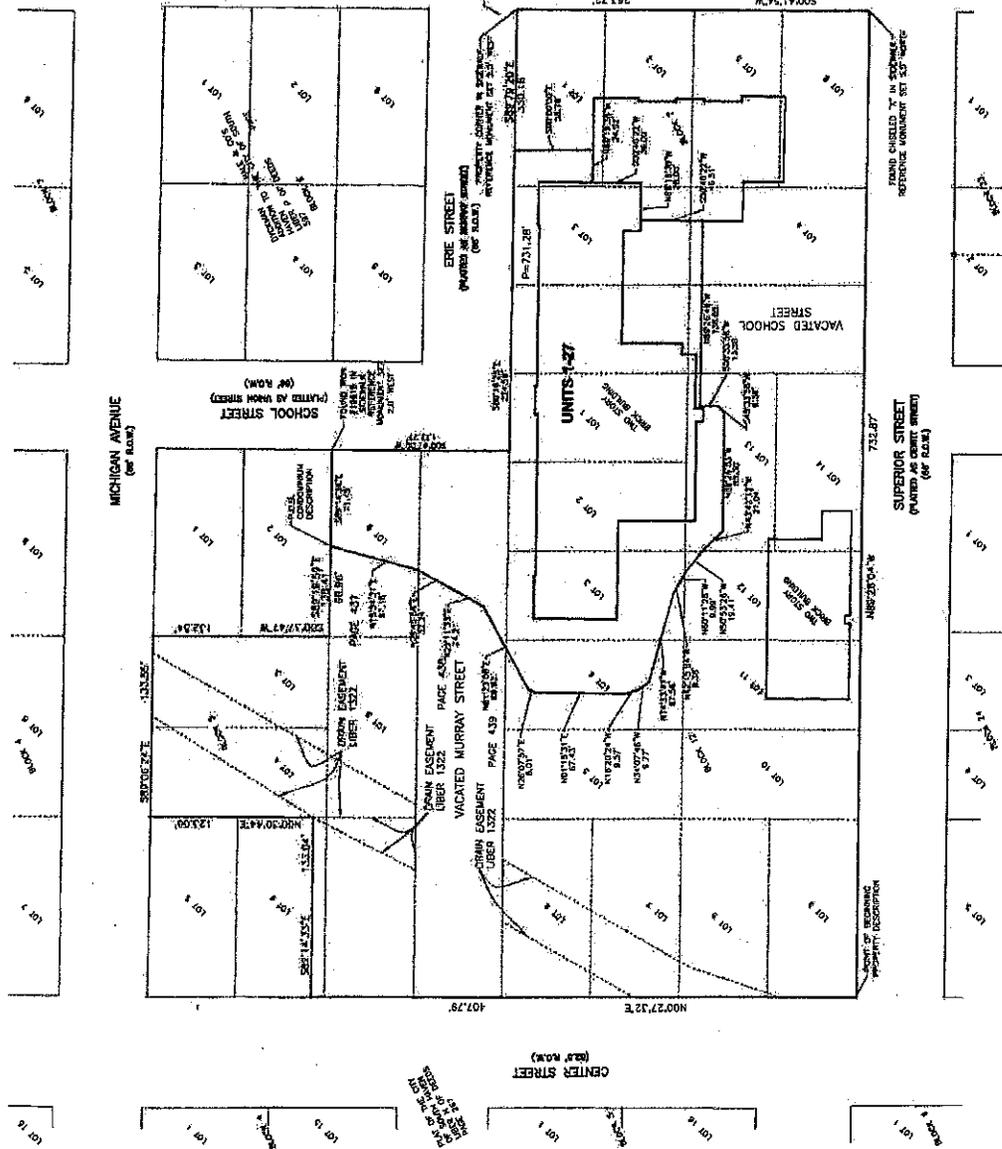
L: 1589 P: 300 DMDA
07/31/2013 10:29:30 AM Page: 3 of 14 Fee: \$ 54.00
LR-3270642 Register of Deeds - Van Buren County, MI


EXHIBIT A

**REPLAT OF CONDOMINIUM SUBDIVISION PLAN OF
SECOND AMENDMENT TO MASTER DEED
CENTRAL LOFTS, A CONDOMINIUM**

L : 1589 P : 300 DMDA
07/31/2013 10:29:30 AM Page: 5 of 14 Fee: \$ 54.00
LR-2270642 Registrar of Deeds - Van Buren County, MI


CENTRAL LOFTS



VICINITY MAP
NOT TO SCALE

NOTES

- BEARINGS ARE BASED ON MITCHELL & MORSE LAND SURVEYING PROJECT NO. 05-300, DATED MARCH 9, 2005, USING THE SOUTH PLATINGS 11 AND 12 AS NORTH 89 DEGREES 26 MINUTES 04 SECONDS WEST.
- COORDINATES ARE BASED ON AN ASSUMED DATUM, USING THE POINT OF BEGINNING IN LOT 9, BLOCK 12, DYCKMAN HALE & CO'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN, SECTION 10, TOWNSHIP 14N, RANGE 10W, NORTH 3000000 AND EAST 5000000.
- THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN AREA.
- UNITS 1 THROUGH 27, ALL LIMITED COMMON ELEMENTS AND UTILITIES SERVING THEM, ALL GENERAL COMMON ELEMENTS THAT ARE LEGALLY REQUIRED WITHIN ANY BUILDING CONTAINING THOSE UNITS, AND ALL GENERAL COMMON ELEMENTS THAT ARE LEGALLY REQUIRED OUTSIDE THOSE UNITS, MUST BE BUILT, MAINTAINED, AND OPERATED IN ACCORDANCE WITH THE LEGALLY REQUIRED WITHIN THE BUILDING CONTAINING UNITS 1 THROUGH 27, PARKING OR FOR VEHICULAR OR PEDESTRIAN ACCESS, AND ALL UTILITIES NOT SERVING UNITS 1 THROUGH 27 OR NOT OTHERWISE LEGALLY REQUIRED "NEED NOT BE BUILT."
- BENCHMARK: SOUTHWESTERLY FLANGE BOIT ON FIRE HYDRANT AT CORNER OF ERE STREET AND BROADWAY STREET. ELEVATION= 623.57'

SURVEYOR'S CERTIFICATE

I, ADAM C. BURGESS, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN SHOWN AS VAN BUREN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2013-00001, AND THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED; THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, PRIOR TO THE ACCURACY OF THIS SURVEY AS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978. I HAVE NOTED ON THE SURVEY PLAN THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS BEING MADE UNDER ORDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

LAND & RESOURCE ENGINEERING INC.
Common Sense • Learning Solutions
9800 West Silver Dunes, Ste. A, Commerce Park, MI, 49321, Ph. 616.301.7888

PREPARED BY:
ADAM C. BURGESS
BURGESS SURVEYING
8375 RODGESTONE DR. SW
BRYAN CENTER, MI 49709
(616) 437-2369

LEGEND:
○ CONCRETE MONUMENT
16 UNIT NUMBER
— LIMITS OF OWNERSHIP

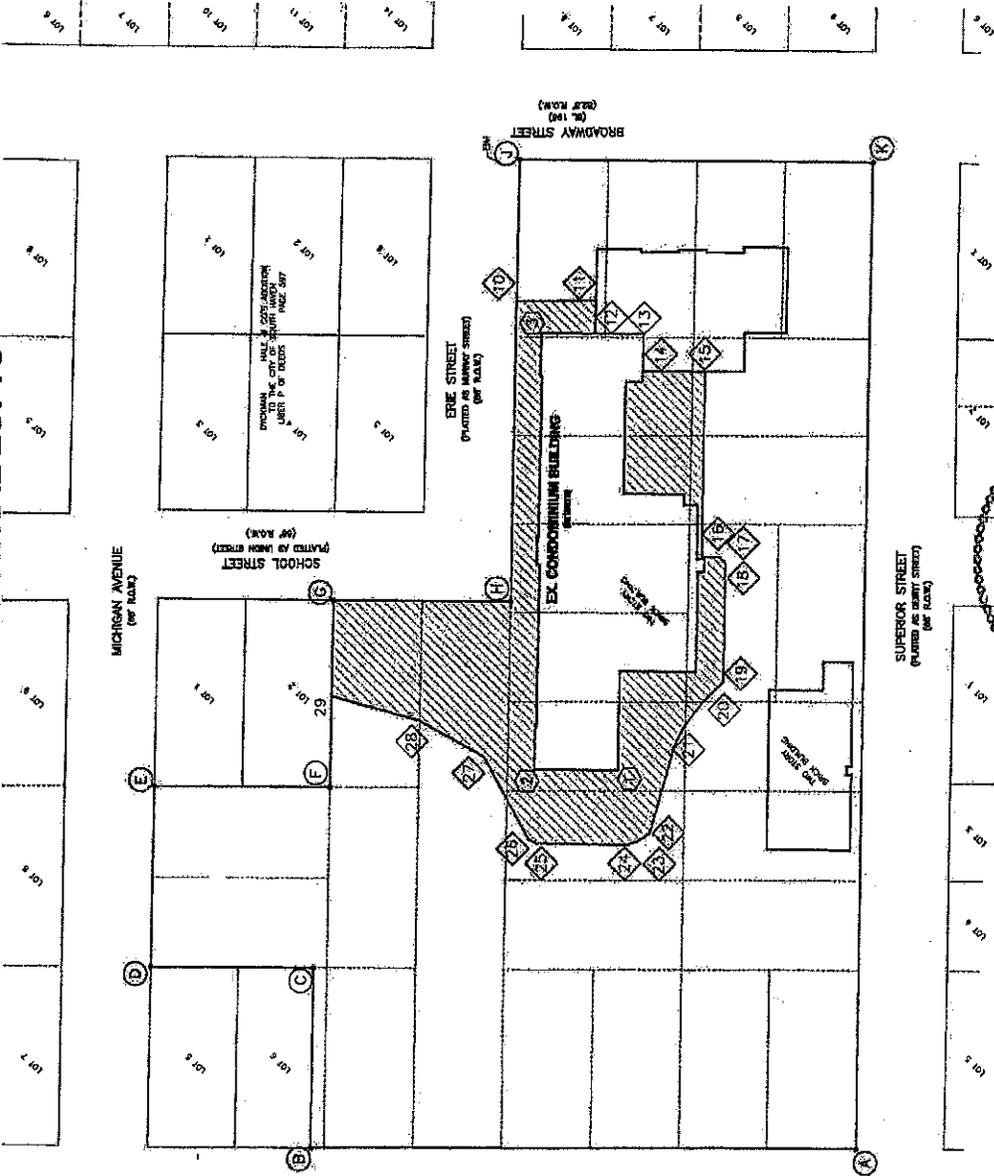
Horizontal Scale in Feet
0 20 40 80

STATE OF MICHIGAN
ADAM C. BURGESS
PROFESSIONAL SURVEYOR

DMDA
L: 1589 P: 300
07/31/2013 10:29 AM Page: 7 of 14 Fee: \$ 54.00
R-3270642 Register of Deeds - Van Buren County, MI

SURVEY PLAN
SHEET:
2 OF 9

CENTRAL LOFTS



NOTES

1. THE ORIGINAL SCALE (1"=40') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING. ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

PROPERTY COORDINATES		SITE CONDOMINIUM COORDINATES	
POINTS	EASTING	POINTS	EASTING
A	5407.777	11	5109.221
B	5406.228	12	5030.402
C	5229.288	13	5199.510
D	5229.288	14	5695.753
E	5364.977	15	5177.333
F	5364.977	16	5677.958
G	5393.066	17	5439.565
H	5280.375	18	5439.565
I	4992.765	19	5105.177
J	4992.765	20	5105.177
K	5179.301	21	5116.804
L	5241.548	22	5196.381
M	5241.548	23	5196.381
N	5297.354	24	5173.636
O	5297.354	25	5241.053
P	5297.354	26	5246.432
Q	5297.354	27	5297.354
R	5297.354	28	5297.354
S	5297.354	29	5297.354
T	5297.354	30	5297.354

NOTES

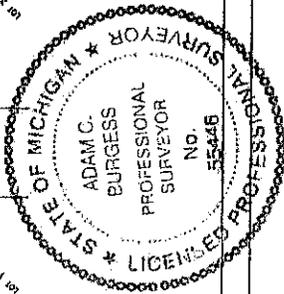
- BEARINGS ARE BASED ON MITCHELL & MORSE LAND SURVEYING PROJECT NO. 05-300, DATED MARCH 8, 2005, USING THE SOUTH LINE OF BLOCKS 11 AND 12 AS NORTH 89 DEGREES 26 MINUTES 04 SECONDS WEST.
- COORDINATES ARE BASED ON AN ASSUMED DATUM, USING THE POINT OF BEGINNING IN LOT 9, BLOCK 12, DYCKMAN HALL & CO'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN, SECTION 10, TOWNSHIP 17N, AS NORTH 300.000 AND EAST 5000.000.
- UNITS 1 THROUGH 27, ALL LIMITED COMMON ELEMENTS AND UTILITIES SERVING THEM, ALL GENERAL COMMON ELEMENTS THAT ARE LEGALLY REQUIRED WITHIN ANY BUILDING CONTAINING THOSE UNITS, AND ALL UTILITIES SERVING THEM, ARE LEGALLY REQUIRED OUTSIDE OF EACH BUILDING FOR PARKING OR PEDESTRIAN ACCESS. UNITS 18 THROUGH 27, ALL GENERAL COMMON ELEMENTS AND UTILITIES LEGALLY REQUIRED WITHIN THE BUILDING CONTAINING UNITS 18 THROUGH 27, PARKING OR FOR VEHICULAR OR PEDESTRIAN ACCESS. ALL UTILITIES NOT SERVING UNITS 1 THROUGH 27 OR NOT OTHERWISE LEGALLY REQUIRED NEED NOT BE BUILT.

DATE: 7/30/13
 ADAM C. BURGESS P.S. #55446
 6475 RIDGESTONE LANE SW
 BYRON CENTER, MICHIGAN 49315

LEGEND

- - CONCRETE MONUMENT
- 16 - UNIT NUMBER
- - LIMITS OF OWNERSHIP
- ◇ - SITE CONDOMINIUM
- ① - BOUNDARY COORDINATE
- ② - UNIT / BUILDING COORDINATE
- ▨ - GENERAL COMMON ELEMENT
- ▩ - LIMITED COMMON ELEMENT

PREPARED BY:
 ADAM C. BURGESS P.S. #55446
 6475 RIDGESTONE LANE SW
 BYRON CENTER, MI 49315
 (616) 437-2219

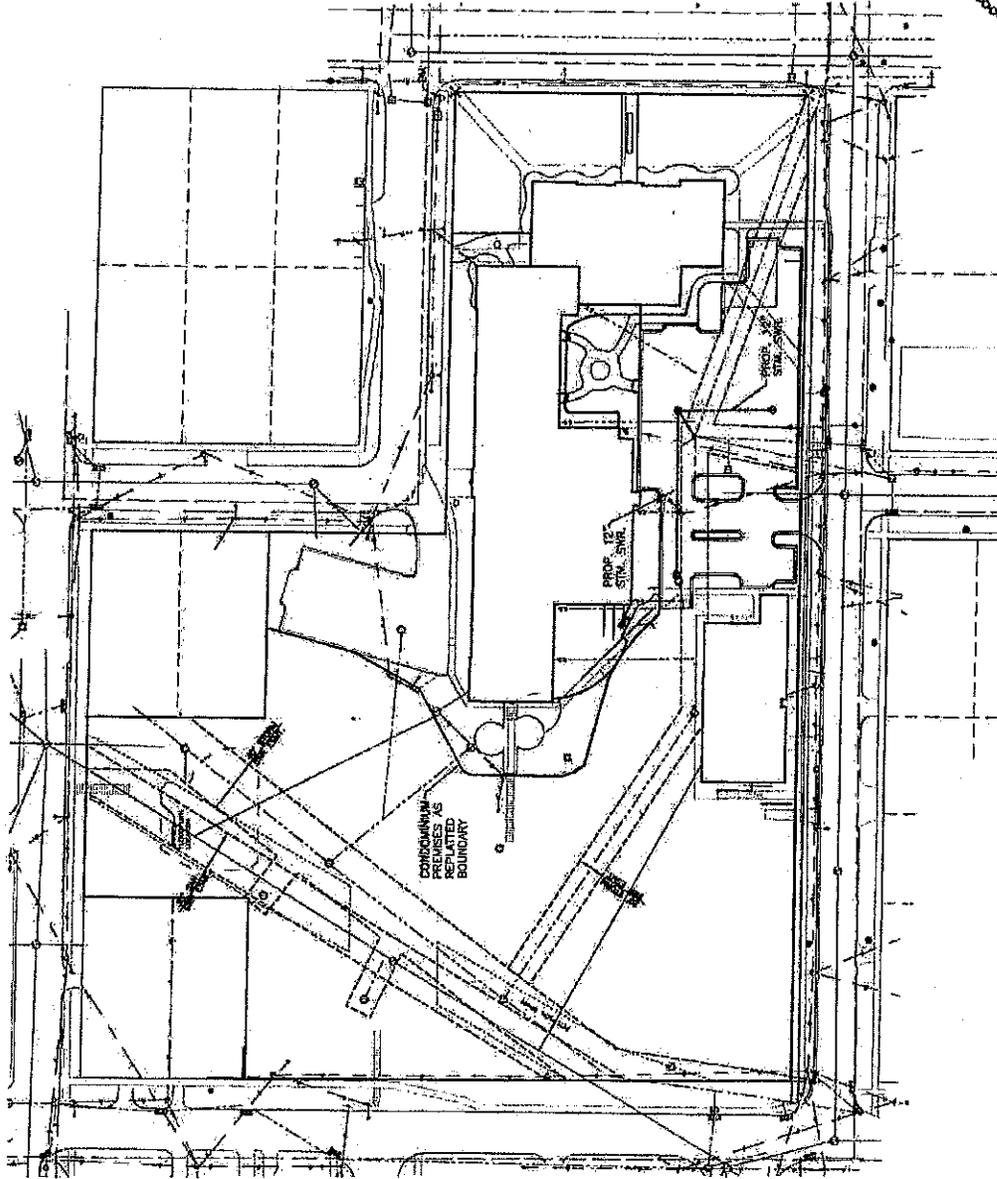


LAND & RESOURCE ENGINEERING INC.

Common Sense • Lasting Solutions
 3800 West River Drive, Ste. A, Comstock Park, MI 49321 Ph: 616.301.7888

L: 1589 P: 300 DMDA
 07/31/2013 10:29:30 AM Page: 8 of 14 Fee: \$ 84.00
 Register of Deeds - Van Buren County, MI
 LR-3270842

CENTRAL LOFTS



NOTES:

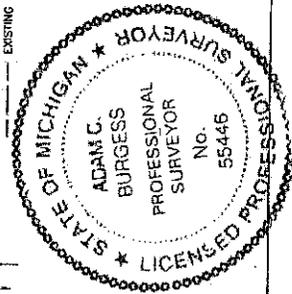
- THROUGH 27. ALL LIMITED COMMON ELEMENTS AND UTILITIES SERVING THE LIMITED COMMON ELEMENTS THAT ARE LEGALLY REQUIRED WITHIN ANY BUILDING CONTAINMENTS THOSE UNITS, AND ALL GENERAL COMMON ELEMENTS THAT ARE LEGALLY REQUIRED OUTSIDE OF SUCH BUILDING FOR PARKING OR VEHICULAR OR PEDESTRIAN ACCESS, MUST BE BUILT, MAINTAINED AND REPAIRED WITHIN THE LIMITED COMMON ELEMENTS WITHIN THE BUILDING CONTAINMENT UNITS 1 THROUGH 27. PARKING OR FOR VEHICULAR OR PEDESTRIAN ACCESS, AND ALL UTILITIES NOT SERVING UNITS 1 THROUGH 27 OR NOT OTHERWISE LEGALLY REQUIRED "NEED NOT BE BUILT."
- UTILITY INFORMATION SHOWN IS APPROXIMATE AND OBTAINED FROM VARIOUS SOURCES. THIS PLAN IS NOT TO BE RELIED UPON AS A COMPLETE OR ACCURATE UTILITY RECORD.
- FLOODPLAIN ELEVATION IS ESTIMATED TO BE 593.3 BASED ON A VAN BUREN COUNTY DRAIN COMMISSIONER'S STUDY, BASED ON THIS STUDY, THE PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN AREA.
- BENCHMARK SWLY FLANGE BOLT ON FIRE HYDRANT ON THE CORNER OF ERIE STREET AND BROADWAY STREET ELEVATION = 623.57

7/30/13
DATE

ADAM C. BURGESS P.S. #55446
BURGESS SURVEYING
8325 RIDGESTONE DR. SW
BIRDA CENTER, MICHIGAN 49315

LEGEND

- EXISTING STORM CATCH BASINS
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM OUTLET STRUCTURE
- EXISTING STORM FLARED END SECTION
- PROPOSED STORM CATCH BASINS
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS / CABLE / ELECTRIC / PHONE / CABLE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN



FLOOD PLAN &
UTILITY PLAN
SHEET:
4 OF 9



- LEGEND**
- SET IRON
 - FOUND IRON
 - CONCRETE MONUMENT
- KOR KENT COUNTY RECORDS

BENCHMARK INFORMATION
BM#2 SWLY FLANGE BOLT ON FIRE HYDRANT
ELEVATION = 623.57

PROPOSED DATED: 06/20/2013

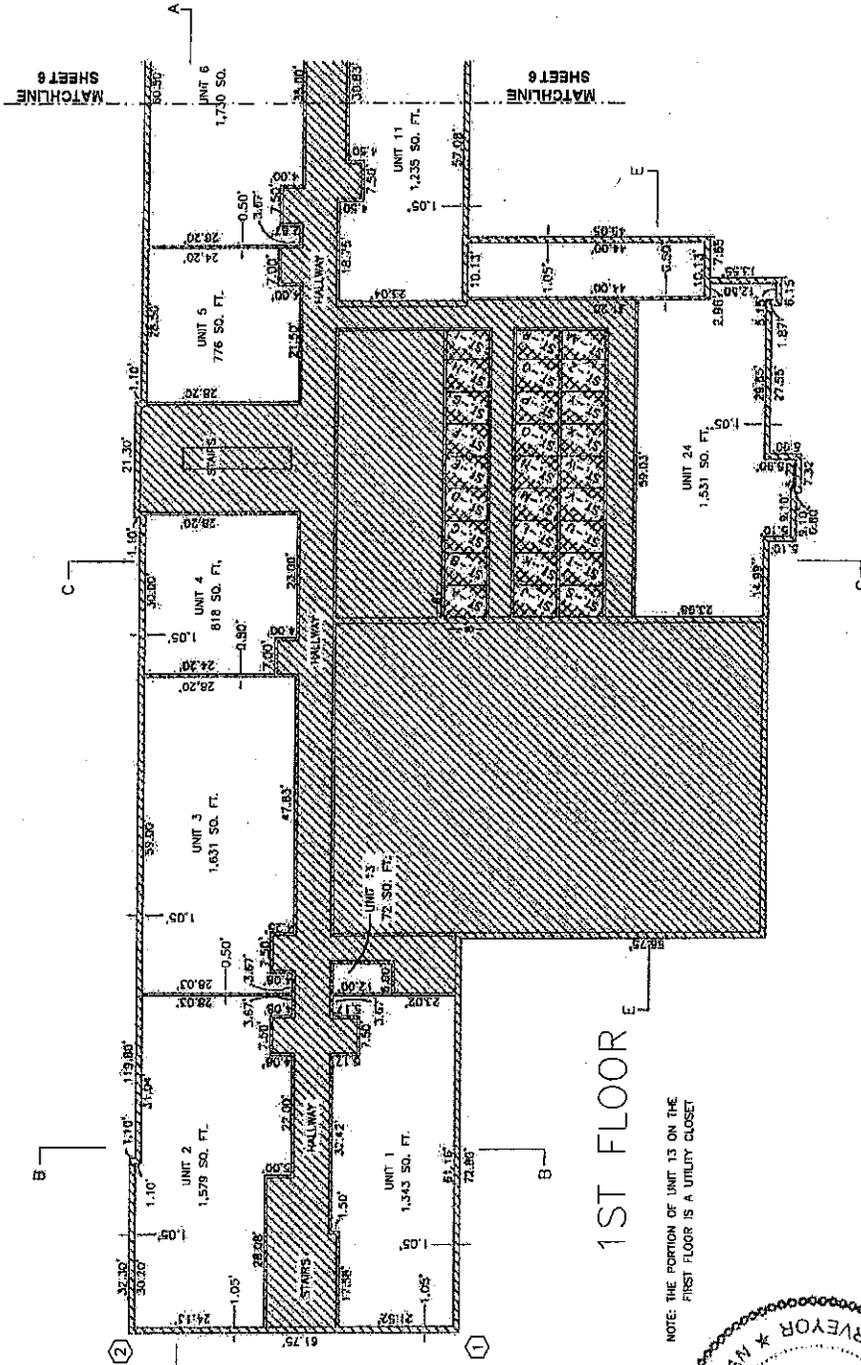
L: 1589 P: 300 DMDA
 07/31/2013 10:29:30 AM Page: 9 of 14 Fee: \$ 54.00
 LR-3270642 Register of Deeds - Van Buren County, MI

**LAND & RESOURCE
ENGINEERING INC.**

Common Sense • Lasting Solutions
3800 West River Drive, Ste. A, Constock Park, MI, 49321 Ph: 616.301.7888

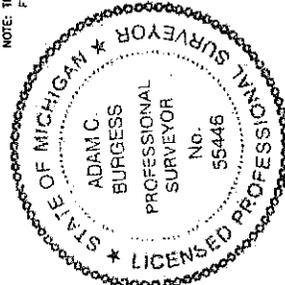
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 07/31/2013 10:29:30 AM Page: 10 of 14 Fee: \$ 54.00
 LR-3270642 Register of Deeds - Van Buren County, MI

CENTRAL LOFTS



1ST FLOOR

NOTE: THE PORTION OF UNIT 13 ON THE FIRST FLOOR IS A UNITY CLOSET



LAND & RESOURCE ENGINEERING INC.

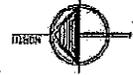
Common Sense • Lasting Solutions

3800 West River Drive, Ste. A, Comstock Park, MI, 49321 T: 616-301-7888 PROPOSED DATED: 06/20/2013

DATE: 7/30/13
 ADAM C. BURGESS P.S., #55448
 BURGESS SURVEYING
 3800 WEST RIVER DRIVE, SW
 COMSTOCK PARK, MICHIGAN 49315

GENERAL NOTES:

1. OWNERSHIP LINES ARE AT 90° TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
3. THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDINGS. MINOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

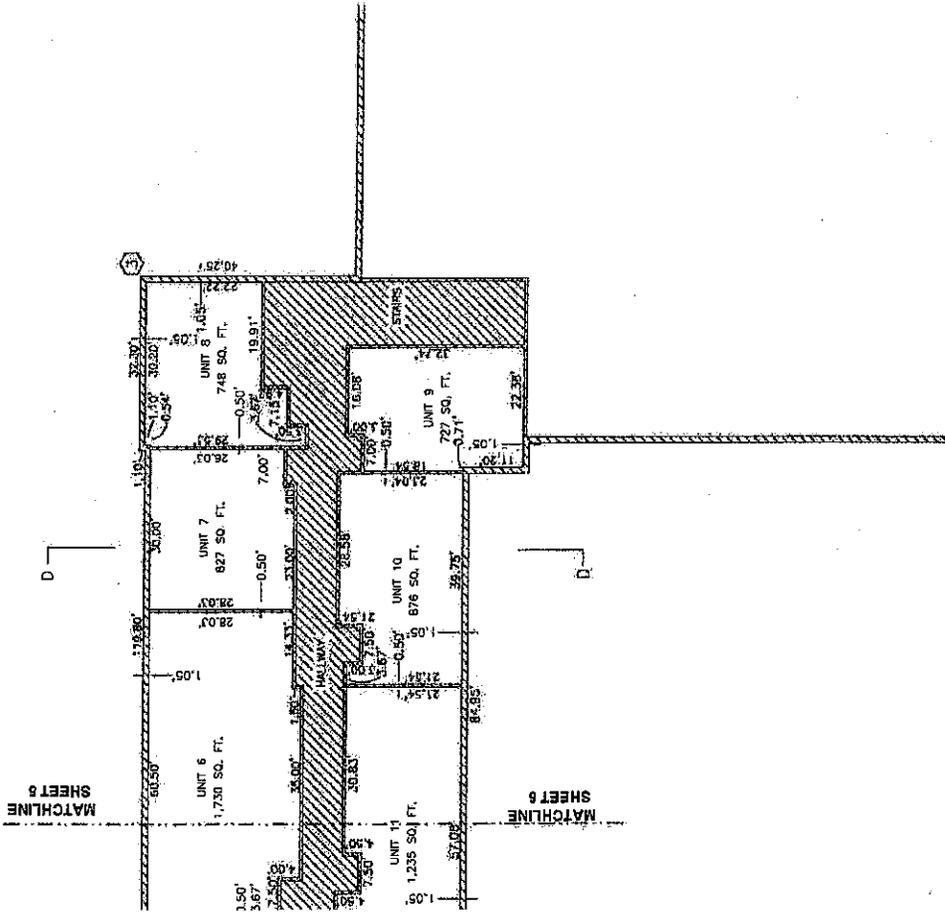


LEGEND

- 16 - UNIT NUMBER
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- XXXX - LIMITED COMMON ELEMENT

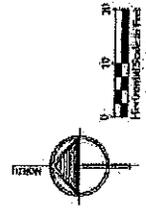
FLOOR PLAN
1ST LEVEL
SHEET:
5 OF 9

CENTRAL LOFTS



FLOOR PLAN
1ST LEVEL
SHEET:
6 OF 9

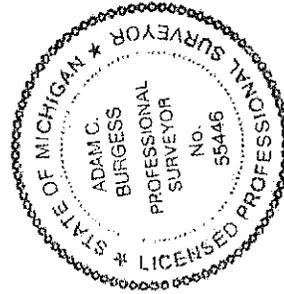
LEGEND
16 - UNIT NUMBER
--- - LIMITS OF OWNERSHIP
--- - GENERAL COMMON ELEMENT
--- - LIMITED COMMON ELEMENT



GENERAL NOTES:

- OWNERSHIP LINES ARE AT 90° TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
- ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
- THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDINGS. MINOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

DATE: 7/31/2013
ADAM C. BURGESS, P.E. #5446
BURGESS SURVEYING
1000 WESTONE DR. SW
BOSTON CENTER, MICHIGAN 49315
PROPOSED DATED: 05/22/2013



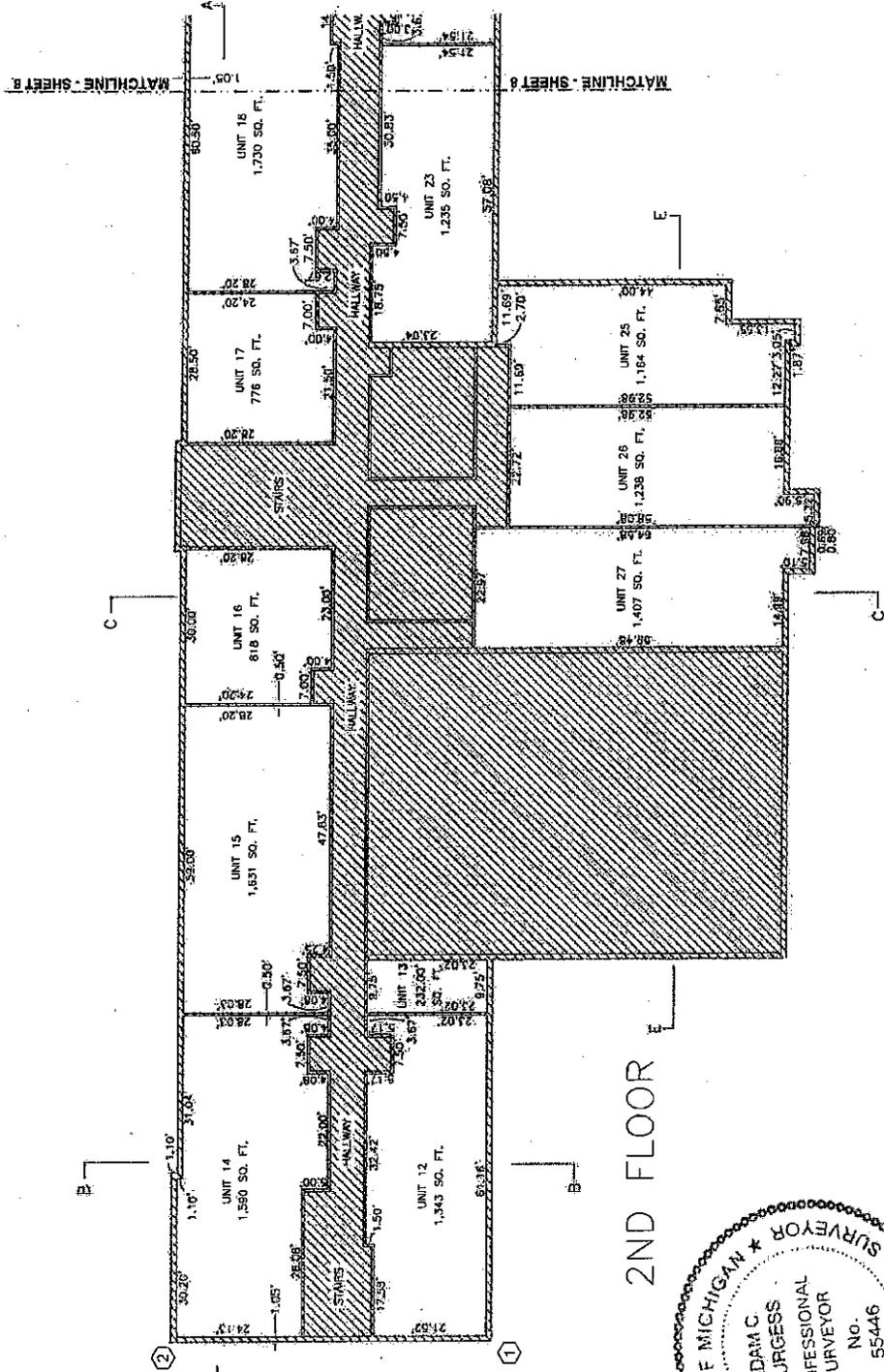
**LAND & RESOURCE
ENGINEERING INC.**

Common Sense • Lasting Solutions
3800 West River Drive, Ste. A, Conestoga Park, MI 49321 Ph- 616.301.7888

L: 1589 P: 300 DMDA
07/31/2013 10:29:30 AM Page: 11 of 14 Fee: \$ 54.00
LR-3270642 Register of Deeds - Van Buren County, MI

L: 1589 P: 300 DMDA
 07/31/2013 10:29:30 AM Page: 12 of 14 Fee: \$ 54.00
 LR-3270542 Register of Deeds - Van Buren County, MI

CENTRAL LOFTS

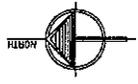


2ND FLOOR



LAND & RESOURCE ENGINEERING INC.
 Common Sense • Lasting Solutions
 3600 West River Drive, Ste. A, Comstock Park, MI 49321 Ph: 616.301.7888 PROPOSED DATED: 06/20/2013

- GENERAL NOTES:**
1. OWNERSHIP LINES ARE AT 90° TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
 2. ALL LOAD-BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL FOUNDATION ELEMENTS
 3. THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDINGS. MINOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.



LEGEND

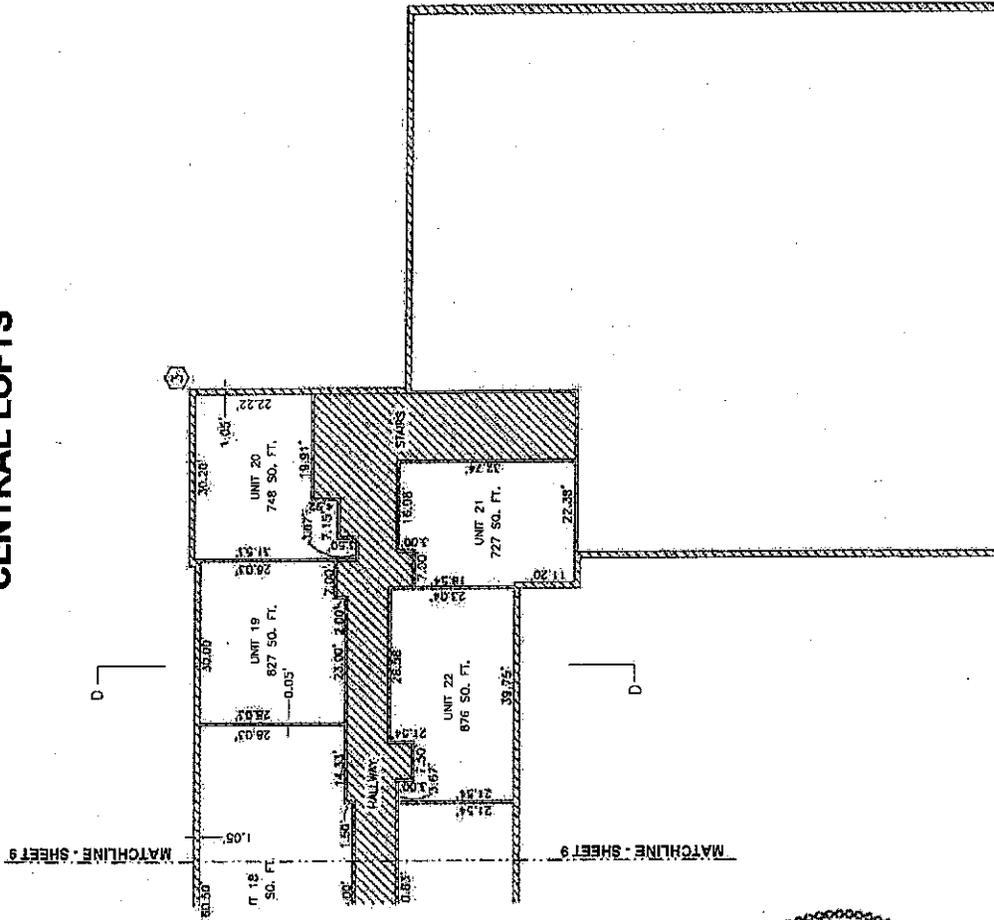
- 16 - UNIT NUMBER
- LIMITS OF OWNERSHIP
- ZZZZ - GENERAL COMMON ELEMENT
- XXXX - LIMITED COMMON ELEMENT

FLOOR PLAN 2ND LEVEL SHEET: 7 OF 9

DATE: 7/31/13

ADAM C. BURGESS P.S. #55446
 BURGESS SURVEYING DR. SW
 BYRON CENTER, MICHIGAN 49315

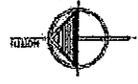
CENTRAL LOFTS



FLOOR PLAN
2ND LEVEL
SHEET:
8 OF 9

LEGEND

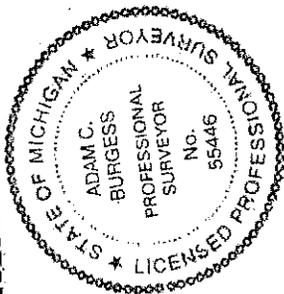
- 15 - UNIT NUMBER
- - LIMITS OF OWNERSHIP
- ZZZZ - GENERAL COMMON ELEMENT
- XXXX - LIMITED COMMON ELEMENT



GENERAL NOTES:

1. OWNERSHIP LINES ARE AT 90 TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
3. THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDINGS. MINOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

DATE: 7/31/13
 ADAM C. BURGESS P.S. #55446
 BURGESS SURVEYING
 8575 RIDGESTONE DR. SW
 FORT MYERS, FLORIDA 33907
 PROPOSED DATED: 06/20/2013



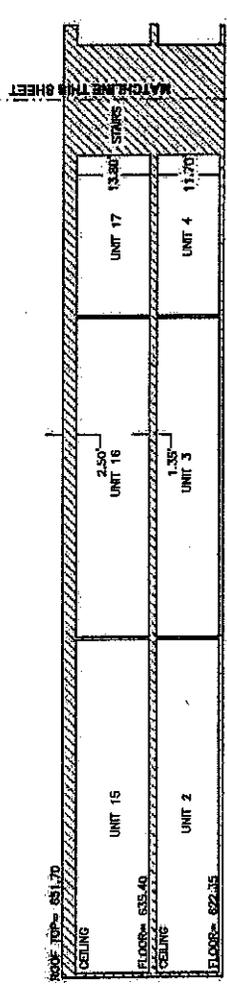
LAND & RESOURCE
ENGINEERING INC.

Common Sense • Lasting Solutions
 3500 West River Drive, Ste. A, Comstock Park, MI, 49321, Ph: 616.301.7888

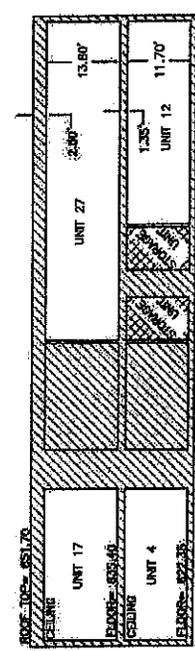
L: 1589 P: 300 DMDA
 07/31/2013 10:29:30 AM Page: 13 of 14 Feet: \$ 54.00
 Register of Deeds - Van Buren County, MI
 LR-3270642

CENTRAL LOFTS

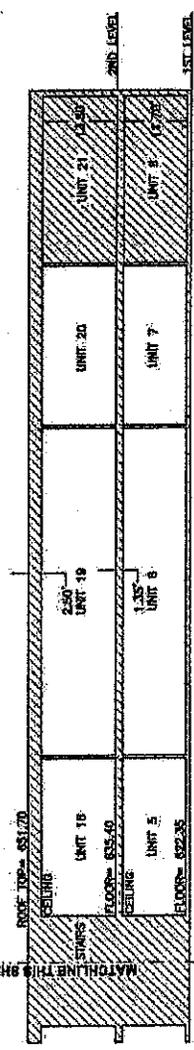
L: 1589 P: 300 DMDA
 07/31/2013 10:28:30 AM Page: 14 of 14 Fee: \$ 54.00
 Register of Deeds - Van Buren County, MI
 LR-278642



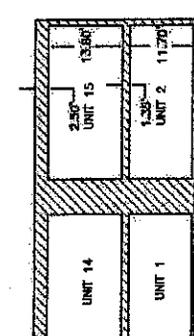
SECTION A-A



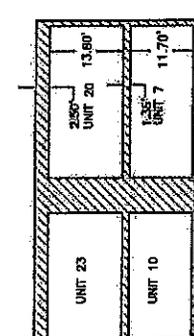
SECTION C-C



SECTION A-A



SECTION B-B

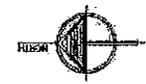


SECTION D-D



GENERAL NOTES:

1. OWNERSHIP LINES ARE AT 90 TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
3. THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDINGS. MINOR VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.



DATE: 7/30/13
 ADAM C. BURGESS P.S. #55446
 BURGESS SURVEYING
 6075 RIDGESTONE DR. SW
 BIRCH CANYON, MICHIGAN 49315
 PROPOSED DATED: 05/20/2013

LAND & RESOURCE ENGINEERING INC.
 Common Sense • Lasting Solutions
 3600 West River Drive, Ste. A, Comstock Park, MI, 49321 Ph: 616.301.7888

LEGEND
 16 - UNIT NUMBER
 - LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT

CROSS SECTIONS PLAN SHEET: 9 OF 9

SECOND AMENDMENT TO MASTER
DEED

CENTRAL LOFTS, A CONDOMINIUM

REPLAT OF VAN BUREN COUNTY
CONDOMINIUM SUBDIVISION PLAN
NO.116

CITY OF SOUTH HAVEN

July 31, 2013

CONDO

07/31/2013 10:28:30 AM Page: 1 of 1 Fee: \$ 10.00
CONDO-116AM Register of Deeds - Van Buren County, MI



14/50

L: 1591 P: 601 EASE
09/13/2013 12:32:39 PM Page: 1 of 14 Fee: \$ 53.00
LR-3272943 Register of Deeds - Van Buren County, MI

SHARED PARKING EASEMENT AGREEMENT

This Shared Parking Easement Agreement is made as of July 24th, 2013, between Erie Street Properties, LLC, a Michigan limited liability company, whose address is 7300 W. Q Avenue, Kalamazoo, Michigan 49009, ("Grantor") and Central Lofts Condominium Association, a Michigan nonprofit corporation, whose address is 7300 W. Q Avenue, Kalamazoo, Michigan 49009, ("Grantee"). Grantor and Grantee are referred to "Parties" collectively and "Party" singularly.

RECITALS

This Easement Agreement is made on the following facts and circumstances:

- A. Grantor owns real property initially included within Central Lofts, a condominium pursuant to the Master Deed recorded in Liber 1487, Page 510, Van Buren County, Michigan, Records, (the "Condominium") but contracted out of the Condominium by an amendment to the Master Deed executed simultaneously with the Agreement. Grantor's parcel is legally described on Exhibit A to this Agreement ("Grantor's Parcel").
- B. Grantee is the entity charged with operating and managing the common elements within the Condominium, including parking, which are depicted on the Replatted Condominium Subdivision Plan of the Condominium being adopted by the amendment to the Master Deed referred to above. A copy of the Replatted Condominium Subdivision Plan is Exhibit B to this Agreement.
- C. The Condominium requires 34 off-street parking spaces in addition to those within the Condominium, based on the current requirement of the City of South Haven for 2 spaces for each residential unit, 27 residential units in the Condominium, and 20 existing off-street parking spaces within the Condominium.
- D. Grantor expects to develop parking area(s) within Grantor's Parcel ("Parking Areas") with more than 34 parking spaces, as well as residential or commercial uses that will also use the Parking Areas.

Cunningham & Dalton
09-13-13A11:11 RCVD

- E. Grantor is willing to allow the Condominium the use of 34 parking spaces, or such lesser number as would satisfy requirements of the City of South Haven for the Condominium if the minimum parking requirements are reduced, in return for the Condominium bearing a proportionate share of the costs Grantor incurs in maintaining, repairing, or replacing the Parking Areas. The Condominium will not have to bear the costs of the reconstruction of the parking spaces being undertaken in 2013 or the original construction costs of any additional parking spaces with the Parking Areas.

Now, therefore, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. **Easements and Parking Rights Described.** Grantor hereby grants to Grantee, its successors, and assigns, a non-exclusive right to the use of thirty-four (34) parking spaces within the Parking Areas and a non-exclusive easement appurtenant for vehicular and pedestrian access over the Superior Street entryway and parking lot corridors to access and leave the parking spaces. Grantor may, from time to time, identify particular parking spaces for use of Grantee and its members, either as to all 34 spaces or any portion of them. The parking spaces provided shall comply with the applicable zoning requirements of the City of South Haven.

2. **Rules and Regulations.** Grantor may establish rules for the Parking Areas that would apply to Grantee and its members. Grantor shall provide Grantee written notice of any such rules and regulations at least ten (10) days before such rules take effect.

3. **Indemnity and Insurance.** Each Party agrees to indemnify and hold harmless the other Party from any loss, claim, or damages arising from personal injury or property damage resulting from its use of the rights granted under this Agreement, except to the extent that any claim, loss, or injury arises out of a Party's performance of its obligations or failure to perform its obligations as stated herein.

Each Party shall carry comprehensive commercial general liability insurance with a reputable insurer in the amount of at least One Million and no/100 Dollars (\$1,000,000.00) per occurrence and One Million and no/100 Dollars (\$1,000,000.00) aggregate with respect to that Party's interest in and rights under the Easements. Each Party shall be named as an additional insured on the other Party's insurance described above. Upon request, each Party shall furnish to the other Party evidence of the insurance described in this Section.

4. **Maintenance and Payment Obligations.**

- (a) Grantor shall maintain the Parking Areas, street entryways to the Parking Areas, and the parking lot corridors within the Parking Areas in good condition and repair and to city code, including the existing parking area lights, snowplowing,

re-sealing, striping, and repaving the lot as needed, and all other required maintenance and repair ("Maintenance and Repair Costs"). The Parking Areas may include, at Grantor's sole discretion, lined or unlined parking spaces on grass over pervious or permeable surface in the southwestern portion of Grantor's Parcel. At least 34 parking spaces will be available to Grantee at all times.

- (b) Grantee shall pay Grantor a share of the Maintenance and Repair Costs proportional to the ratio Grantee's 34 parking spaces bears to the total number of parking spaces within the Parking Areas. Grantor shall invoice Grantee for Grantee's share of the Maintenance and Repair Costs as incurred. Grantee shall pay each invoice within thirty (30) days after mailing.
- (c) Each Party shall be responsible for any damage to any and for any liability that results from the intentional or reckless acts or omissions of that Party or its employees, agents, contractors, subcontractors, members, tenants, guests, or invitees, by reimbursing the Parcel owner for the cost or damage.

5. **Rights and Remedies.** If Grantor fails to perform any obligation hereunder and such failure continues for ten (10) days (or shorter if necessity requires) following written notice from Grantee, Grantee may commence an action in Van Buren County Circuit Court to compel Grantor to perform. If Grantee fails to maintain insurance required under this Agreement, and such failure continues for ten (10) days (or shorter if necessity requires) following written notice from Grantee, Grantor may obtain such insurance on behalf of Grantee and submit an invoice for the amount of the premium to Grantee, which invoice shall be immediately due and payable. If Grantee fails to pay Grantor the amount of any invoice when due and payable, the unpaid amount shall bear interest at the prime rate as published by the Wall Street Journal from time to time plus five percent (5%), up to the maximum rate allowed by law, until paid in full, and such amounts, including interest and the costs of collection shall constitute a lien on defaulting owner's parcel. The parties agree, for themselves, their successors and assigns, that such liens constitute a consensual agreement to encumber real property pursuant to MCL 565.25(3)(c).

6. **Governing Law.** It is agreed that this Easement Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Michigan.

7. **Relationships of Parties.** Nothing contained in this Agreement, nor any act of the Parties, shall be deemed or constructed by any Party or by any third party to create the relationship of principal and agent, of partnership, of joint venture, of joint enterprise, or of any association between the Parties hereto, nor shall anything contained in this Agreement or any act of the Parties be construed to render any Party liable for the debts or obligations of any other Party.

8. **Entire Agreement.** This Easement Agreement shall constitute the entire agreement between the Parties, and any prior understanding or representation of any kind preceding the date of this Easement Agreement shall not be binding upon either Party except to

the extent incorporated in this Easement Agreement.

9. **Modification of Agreement.** Any modification of this Easement Agreement or additional obligation assumed by any Party in connection with this Easement Agreement shall be binding only if evidenced in writing signed by each Party or an authorized representative of each Party.

10. **Cumulative Remedies.** All rights, remedies, and recourse under this Agreement or otherwise are separate and cumulative and may be pursued separately, successively, or concurrently, are non-exclusive and the exercise of any one or more of them shall in no way limit or prejudice any other legal or equitable right, remedy, or recourse to which any Party may be entitled.

11. **Successors and Assigns.** This Easement Agreement shall run with the land and shall be binding on and shall inure to the benefit of the Parties, their heirs, successors, or assigns.

12. **Paragraph Headings.** The titles to the paragraphs of this Easement Agreement are solely for the convenience of the Parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Easement Agreement.

13. **Counterparts.** This Agreement may be executed in counterparts.

To witness their agreement, the Parties have signed this Agreement to be effective as of the date stated above.

Erie Street Properties, LLC

Central Lofts Condominium Association

By: 
Larry Hollenbeck, its Manager

By: 
Larry Hollenbeck, its President

STATE OF MICHIGAN)
)ss
COUNTY OF Kalamazoo)

This instrument was acknowledged before me July 26, 2013, by Larry Hollenbeck, the Manager of Erie Street Properties, LLC, a Michigan limited liability company, on behalf of the company.

L: 1591 P: 601 EASE
08/13/2013 12:32:39 PM Page: 4 of 14 Fee: \$ 53.00
LR-3272943 Register of Deeds - Van Buren County, MI

EXHIBIT A

The following described premises situated in the City of South Haven, County of Van Buren, State of Michigan:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 01 SOUTH, RANGE 12 WEST; ALSO BEING LOTS 3, 4, 7, 8, 9 AND THE SOUTH 10.00 FEET OF LOT 6 BLOCK 5, ALSO LOTS 2 THROUGH 6 OF BLOCK 11, ALSO LOTS 1 THROUGH 14 OF BLOCK 12, ALSO A PORTION OF VACATED ERIE STREET (PLATTED AS MURRAY STREET) ADJACENT TO BLOCKS 5 AND 12. ALSO A PORTION OF VACATED SCHOOL STREET ADJACENT TO BLOCKS 11 AND 12 ALL BEING LOCATED IN DYCKMAN, HALE AND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN AS RECORDED IN LIBER P OF PLATS PAGE 597, VAN BUREN COUNTY REGISTER OF DEEDS; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 12 THENCE ALONG THE WEST LINE OF BLOCK 12 NORTH 00 DEGREES 27 MINUTES 32 SECONDS EAST 407.79 FEET TO A POINT OF BEING ON THE WEST LINE OF BLOCK 5; THENCE SOUTH 89 DEGREES 19 MINUTES 59 SECONDS EAST 133.04 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 44 SECONDS EAST 123.06 FEET TO THE NORTH LINE OF BLOCK 5; THENCE ALONG THE NORTH LINE OF BLOCK 5 SOUTH 89 DEGREES 06 MINUTES 24 SECONDS EAST 133.55 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS WEST 132.54 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 59 SECONDS EAST 138.41 FEET TO THE EAST LINE OF BLOCK 5; THENCE ALONG THE EAST LINE OF BLOCK 5 SOUTH 00 DEGREES 51 MINUTES 26 SECONDS WEST 132.71 FEET TO THE NORTH LINE OF BLOCK 12; THENCE ALONG THE NORTH LINE OF BLOCK 12 SOUTH 89 DEGREES 19 MINUTES 20 SECONDS EAST 330.18 FEET TO THE NORTHEAST CORNER OF BLOCK 11; THENCE ALONG THE EAST LINE OF BLOCK 11 SOUTH 00 DEGREES 41 MINUTES 54 SECONDS WEST 263.72 FEET TO THE SOUTHEAST CORNER OF BLOCK 11; THENCE ALONG THE SOUTH LINE OF BLOCK 11 NORTH 89 DEGREES 26 MINUTES 04 SECONDS WEST 732.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.121 ACRES

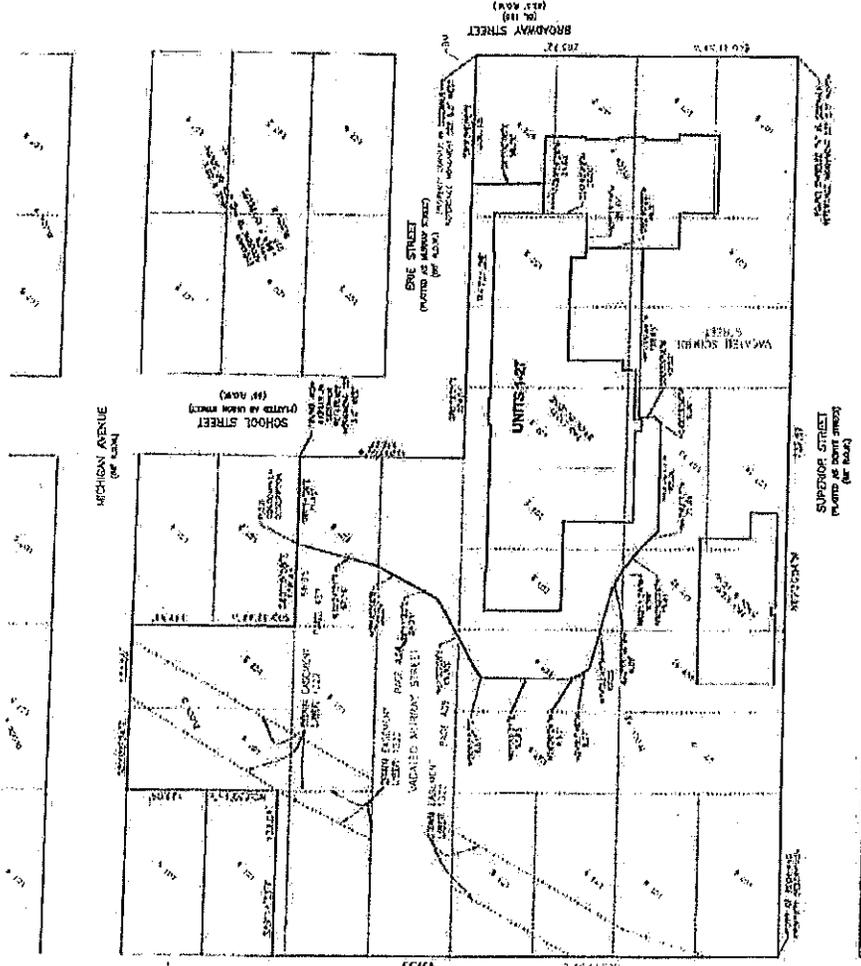
EXCEPT FOR THE FOLLOWING:

THAT PART OF DYCKMAN, HALE AND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN IN THE NORTHEAST 1/4 OF SECTION 10, T1S, R12W, AS RECORDED IN LIBER P OF PLATS, PAGE 597, VAN BUREN COUNTY, RECORDS, COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 12 THENCE ALONG THE WEST LINE OF BLOCK 12 NORTH 00 DEGREES 27 MINUTES 32 SECONDS EAST 407.79 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 33 SECONDS EAST 133.04 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 44 SECONDS EAST 123.06 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 24 SECONDS EAST 133.55 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS WEST 132.54 FEET; THENCE SOUTH 89°19'59" EAST 66.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 14 MINUTES 36 SECONDS EAST 71.45 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST 132.27 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 25 SECONDS EAST 224.59 FEET; THENCE SOUTH 58.76 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS WEST 24.63 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 22 SECONDS WEST 36.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 38 SECONDS WEST 28.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 22 SECONDS WEST 46.51 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 46 SECONDS WEST 138.65 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST 13.50 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 56 SECONDS WEST 6.36 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 03 SECONDS WEST 88.30 FEET; THENCE NORTH 43 DEGREES 42 MINUTES 12 SECONDS WEST 21.04 FEET; THENCE NORTH 50 DEGREES 53 MINUTES 26 SECONDS WEST 19.41 FEET; THENCE NORTH 60 DEGREES 11 MINUTES 28 SECONDS WEST 9.99 FEET; THENCE NORTH 62 DEGREES 15 MINUTES 54 SECONDS WEST 9.38 FEET; THENCE NORTH 74 DEGREES 33 MINUTES 47 SECONDS WEST 67.56 FEET; THENCE NORTH 34 DEGREES 07 MINUTES 46 SECONDS WEST 9.77 FEET; THENCE NORTH 16 DEGREES 20 MINUTES 24 SECONDS WEST 9.57 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 31 SECONDS EAST 67.43 FEET; THENCE NORTH 26 DEGREES 07 MINUTES 57 SECONDS EAST 6.01 FEET; THENCE NORTH 61 DEGREES 23 MINUTES 08 SECONDS EAST 69.93 FEET; THENCE NORTH 29 DEGREES 11 MINUTES 33 SECONDS EAST 24.21 FEET; THENCE NORTH 28 DEGREES 45 MINUTES 56 SECONDS EAST 32.24 FEET; THENCE NORTH 15 DEGREES 34 MINUTES 31 SECONDS EAST 67.16 FEET; TO A POINT OF BEGINNING.

CONTAINING 1.508 ACRES

L: 1591 P: 601 EASE
09/13/2013 12:32:39 PM Page: 5 of 14 Fee: \$ 53.00
LR-3272943 Register of Deeds - Van Buren County, MI


CENTRAL LOFTS



L: 1591 P: 601 EASE

09/13/2013 12:32:39 PM Page: 7 of 14 Fee: \$ 63.00
 LR-3272943 Register of Deeds - Van Buren County, MI



LAND & RESOURCE ENGINEERING INC.
 Custom Service • Leading Solutions
 3100 West River Drive, Ste. A, Grand Rapids, MI 49511 Ph: 616.911.7886

LEGEND
 ○ CONCRETE MONUMENT
 16 UNIT NUMBER
 ——— LOT/BLK OR DRIVEWAY



PREPARED BY:
 JURGESS SURVEYING
 BRIVION CENTER #1
 (PH) 417.2249

CE/BN

DATE: APRIL 2, 2013 9:30 AM
 PROJECT: 014, BRIVION CENTER, VAN BUREN COUNTY, MI
 DATE SUBMITTED: DE. 28, 2012
 DRAWN: CENTER, VAN BUREN COUNTY, MI 49515

SURVEY PLAN
 SHEET:
2 OF 9

- NOTES**
1. BEARINGS AND DISTANCES ON THIS PLAN WERE OBTAINED FROM THE RECORD PLANS AND FIELD NOTES OF THE SURVEYOR, JURGESS SURVEYING, INC., VAN BUREN COUNTY, MI, AND ARE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
 2. THE BEARINGS AND DISTANCES ON THIS PLAN WERE OBTAINED FROM THE RECORD PLANS AND FIELD NOTES OF THE SURVEYOR, JURGESS SURVEYING, INC., VAN BUREN COUNTY, MI, AND ARE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
 3. THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED ESCROW PLAN.
 4. THIS PROJECT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF GRAND RAPIDS, VAN BUREN COUNTY, MI, AND THE STATE OF MICHIGAN, INCLUDING BUT NOT LIMITED TO THE GRAND RAPIDS ZONING ORDINANCE, THE GRAND RAPIDS SUBDIVISION ACT, AND THE MICHIGAN SUBDIVISION ACT.
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
 7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, JURGESS SURVEYING, INC., A PROFESSIONAL CORPORATION, HAVE SURVEYED AND PLANNED THE ABOVE DESCRIBED PROPERTY AND THE ADJACENT PROPERTY, AND I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE OBTAINED FROM THE RECORD PLANS AND FIELD NOTES OF THE SURVEYOR, JURGESS SURVEYING, INC., VAN BUREN COUNTY, MI, AND ARE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

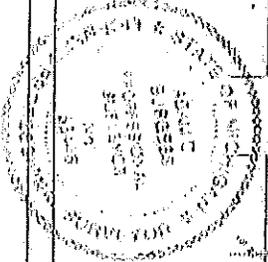
I, JURGESS SURVEYING, INC., A PROFESSIONAL CORPORATION, HAVE SURVEYED AND PLANNED THE ABOVE DESCRIBED PROPERTY AND THE ADJACENT PROPERTY, AND I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE OBTAINED FROM THE RECORD PLANS AND FIELD NOTES OF THE SURVEYOR, JURGESS SURVEYING, INC., VAN BUREN COUNTY, MI, AND ARE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

I, JURGESS SURVEYING, INC., A PROFESSIONAL CORPORATION, HAVE SURVEYED AND PLANNED THE ABOVE DESCRIBED PROPERTY AND THE ADJACENT PROPERTY, AND I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE OBTAINED FROM THE RECORD PLANS AND FIELD NOTES OF THE SURVEYOR, JURGESS SURVEYING, INC., VAN BUREN COUNTY, MI, AND ARE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

L: 1591 P: 601 EASE

09/13/2013 12:32:39 PM Page: 8 of 14 Fee: \$ 53.00
 Register of Deeds - Van Buren County, MI
 R-3272943

**LAND & RESOURCE
 ENGINEERING INC.**
 Consulting Solutions
 2800 West River Drive, Ste. A, Comstock Park, MI 49311 Ph: (616) 351-7888

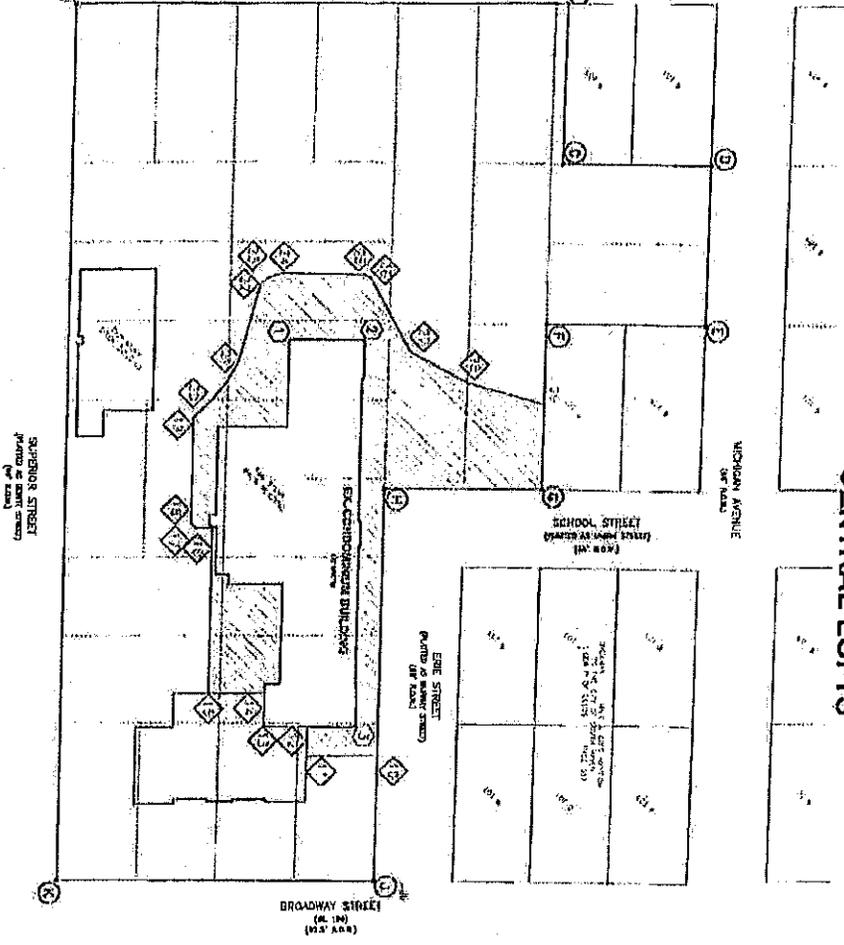


PREPARED BY:
 ROBERT J. BESS
 PROFESSIONAL ENGINEER
 LICENSE NO. 26345
 STATE OF MICHIGAN

LEGEND

- - EXISTING HORIZONTAL
- 16 - LOT NUMBERS
- - - - - LINE OF CHANGES
- ◇ - SITE BOUNDARY
- - BOUNDARY CORNER/PI
- - SHIP / OUTLINE CORNER/PI
- - EXISTING CORNER/PI
- - OTHER CORNER/PI

SITE PLAN SHEET 3 OF 9



CENTRAL LOFTS

PROPERTY IDENTIFIERS	SITE COORDINATE IDENTIFIERS
11	5198.231
12	5198.210
13	5198.189
14	5198.168
15	5198.147
16	5198.126
17	5198.105
18	5198.084
19	5198.063
20	5198.042
21	5198.021
22	5197.999
23	5197.978
24	5197.957
25	5197.936
26	5197.915
27	5197.894
28	5197.873
29	5197.852
30	5197.831
31	5197.810
32	5197.789
33	5197.768
34	5197.747
35	5197.726
36	5197.705
37	5197.684
38	5197.663
39	5197.642
40	5197.621
41	5197.600
42	5197.579
43	5197.558
44	5197.537
45	5197.516
46	5197.495
47	5197.474
48	5197.453
49	5197.432
50	5197.411
51	5197.390
52	5197.369
53	5197.348
54	5197.327
55	5197.306
56	5197.285
57	5197.264
58	5197.243
59	5197.222
60	5197.201
61	5197.180
62	5197.159
63	5197.138
64	5197.117
65	5197.096
66	5197.075
67	5197.054
68	5197.033
69	5197.012
70	5196.991
71	5196.970
72	5196.949
73	5196.928
74	5196.907
75	5196.886
76	5196.865
77	5196.844
78	5196.823
79	5196.802
80	5196.781
81	5196.760
82	5196.739
83	5196.718
84	5196.697
85	5196.676
86	5196.655
87	5196.634
88	5196.613
89	5196.592
90	5196.571
91	5196.550
92	5196.529
93	5196.508
94	5196.487
95	5196.466
96	5196.445
97	5196.424
98	5196.403
99	5196.382
100	5196.361

NOTES

1. THE ORIGINAL SCALE (1"=40') OF THIS DRAWING IS REFERRED TO AS A "BASE" DRAWING. ANY OTHER SCALE DRAWING IS IN A REDUCED SCALE.

NOTES

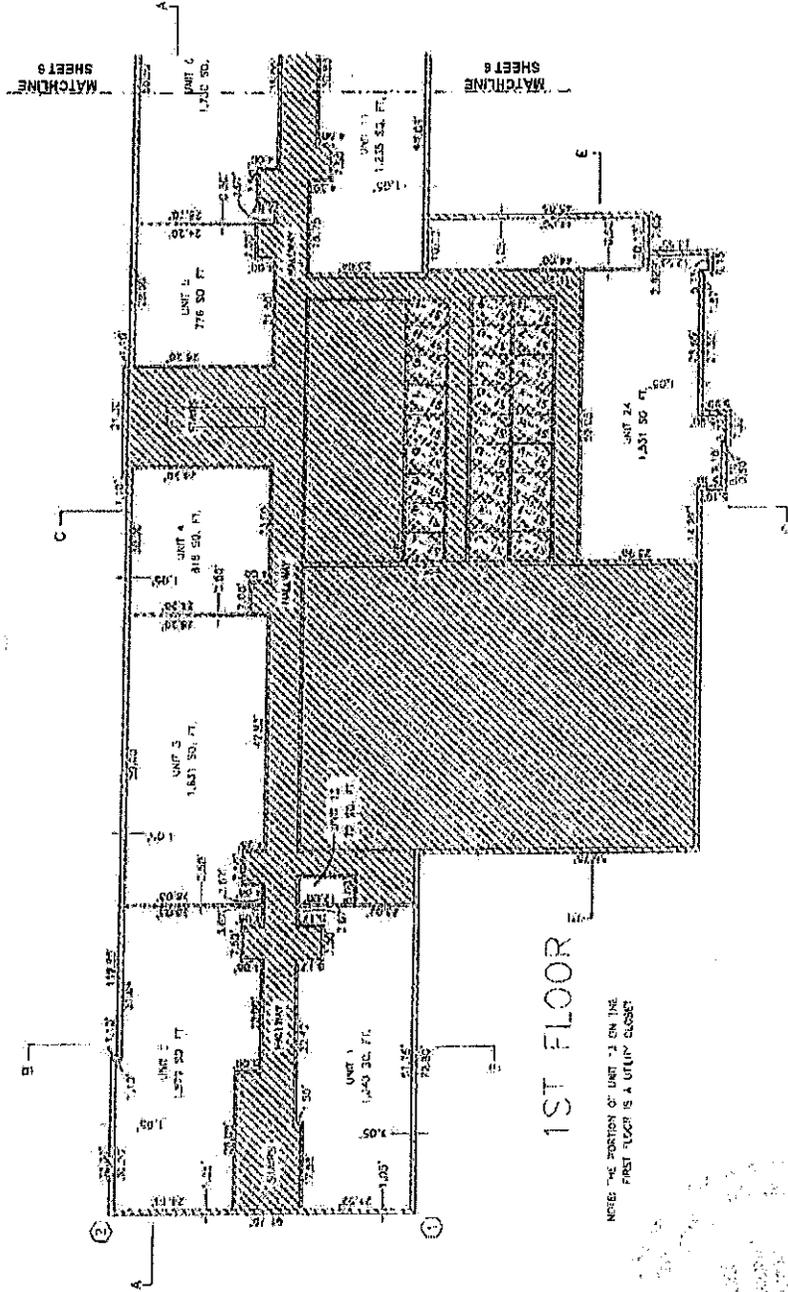
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2. THE ORIGINAL SCALE (1"=40') OF THIS DRAWING IS REFERRED TO AS A "BASE" DRAWING. ANY OTHER SCALE DRAWING IS IN A REDUCED SCALE.

3. THE ORIGINAL SCALE (1"=40') OF THIS DRAWING IS REFERRED TO AS A "BASE" DRAWING. ANY OTHER SCALE DRAWING IS IN A REDUCED SCALE.

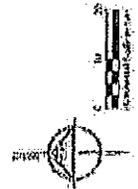
4. THE ORIGINAL SCALE (1"=40') OF THIS DRAWING IS REFERRED TO AS A "BASE" DRAWING. ANY OTHER SCALE DRAWING IS IN A REDUCED SCALE.

CENTRAL LOFTS



FLOOR PLAN
1ST LEVEL
SHEET
5 OF 9

LEGEND
 15 - UNIT NUMBER
 --- - WALLS OF COMMON ELEMENT
 ZZZZ - GENERAL COMMON ELEMENT
 XXXX - LIMITED COMMON ELEMENT



GENERAL NOTES:

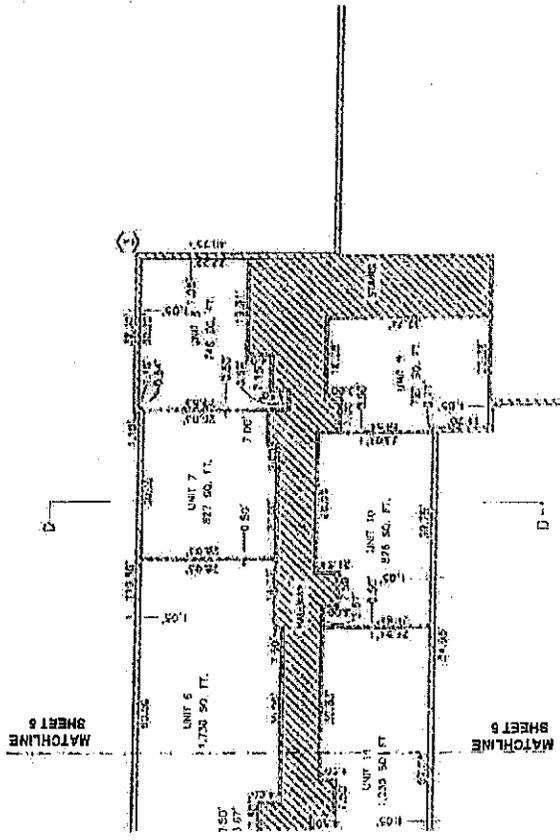
1. DIMENSION LINES ARE AT 60 TO EACH OTHER UNLESS OTHERWISE SPECIFIED.
2. ALL DOOR OPENING HEADS, COLLARS AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS.
3. THIS PLAN IS INTEND TO REPRESENT THE UNASSURED CONDITIONS OF THE EXISTING BUILDINGS. UNLESS INDICATED OTHERWISE AND DIMENSIONS ARE POSSIBLE.

**LAND & RESOURCE
ENGINEERING INC.**
 Common Sense • Lasting Solutions
 3800 West River Drive, Ste. A, Cambridge Park, MI 49321, Ph: 616.301.7888 Proposed Date: 09/20/2013

DATE: 09/20/13
 JAMES J. BURKETT, P.E., EIT-046
 ENGINEERING INC.
 8372 WOODSTONE DR SW
 GREAT BAY CENTER, WOODWAY 4215
 PROPOSED DATE: 09/20/2013

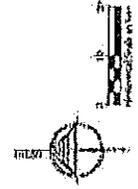
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 LR-3272843 Register of Deeds - Van Buren County, MI

CENTRAL LOFTS



FLOOR PLAN
1ST LEVEL
SHEET
6 OF 9

LEGEND
 1A - UNIT NUMBER
 --- - LIMITS OF OWNERSHIP
 ZZZZ - STRUCTURAL COLUMN ELEMENT
 XXXX - LIMITED COMMONS ELEMENT



GENERAL NOTES:

1. DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET TO EACH OTHER.
2. ALL LOAD BEARING BEAMS, COLUMNS, AND COMMON ELEMENTS SHALL BE SHOWN AND GENERAL COMMON ELEMENTS SHALL BE SHOWN.
3. THIS PLAN IS ISSUED TO REPRESENT THE ASSUMED CONDITIONS OF THE EXISTING BUILDINGS, WHICH VARIATIONS IN UNIT AREA AND DIMENSIONS ARE POSSIBLE.

DATE: 6/27/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 4315
 BRON CENTER, BROADWAY 4315
 PROPOSED DATE: 09/13/2013

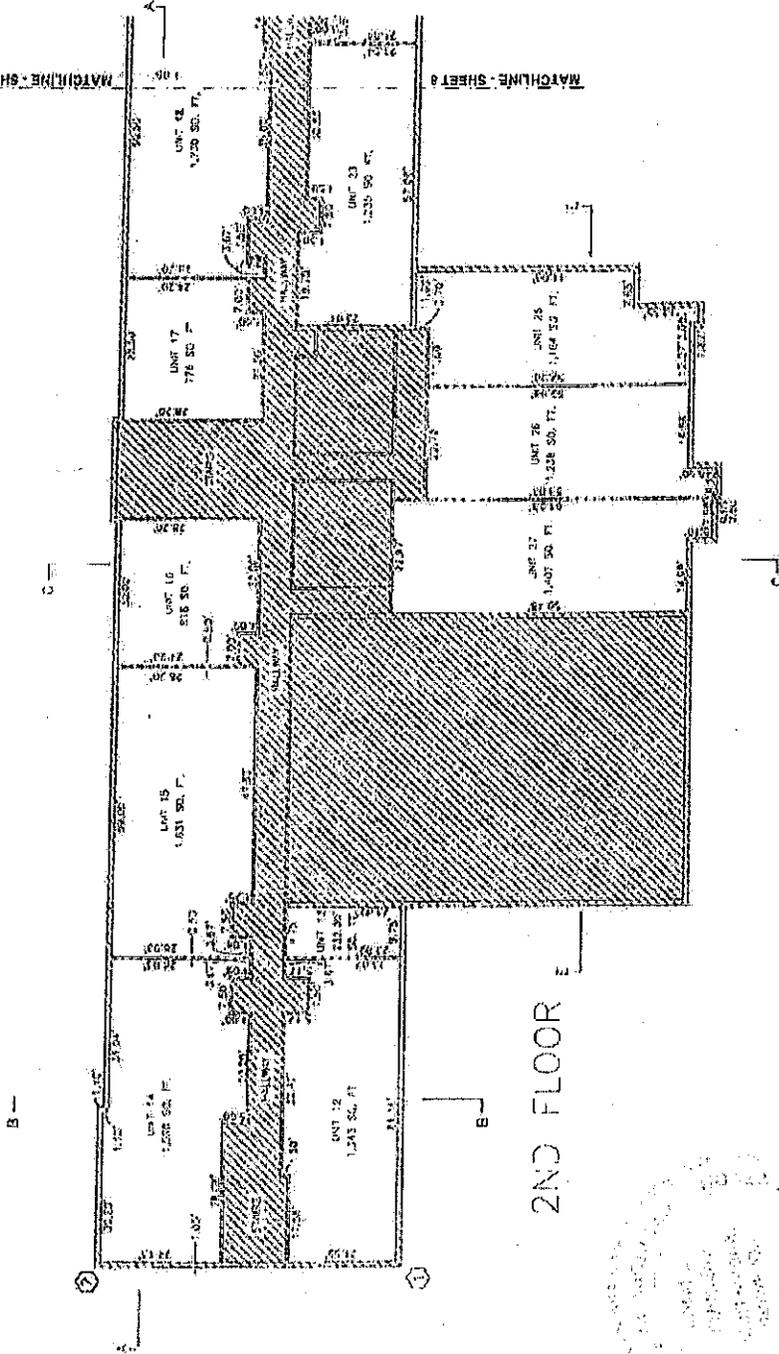
LAND & RESOURCE
ENGINEERING INC.
 Consulting Services • Lasting Solutions
 1800 West River Drive, Ste. A, Comstock Park, MI 49311 Ph: 616-201-7888

L: 1591 P: 601 EASE

09/13/2013 12:32:39 PM Page: 11 of 14 Fee: \$ 53.00
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CENTRAL LOFTS

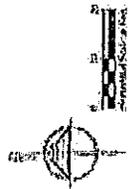


2ND FLOOR

**FLOOR PLAN
2ND LEVEL
SHEET:
7 OF 9**

LEGEND
 14 - UNIT NUMBER
 --- - LIMITS OF OWNERSHIP
 --- - CONCEPT COMMON ELEMENT
 --- - LIMITED COMMON ELEMENT

- GENERAL NOTES:**
1. OWNERSHIP LINES ARE AT 87 TO EACH OTHER UNLESS OTHERWISE SPECIFIED
 2. ALL LOAD BEARING BEAMS, COLUMNS AND WALLS THAT ARE NOT SHOWN ARE GENERAL COMMON ELEMENTS
 3. THIS PLAN IS INTENT TO REPRESENT THE DESCRIBED CONDITIONS OF THE EXISTING BUILDING AND NOT TO BE USED FOR CONSTRUCTION AND REVISIONS ARE REQUIRED.



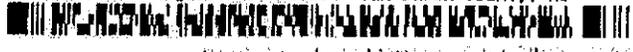
**LAND & RESOURCE
ENGINEERING INC.**

Common Sense • Lasting Solutions
 3920 West River Drive, Ste. A, Comstock Park, MI, 49721 Ph: 616.501.7888
 REG-9510 DATE: 06/10/2013

DATE: 06/20/13
 ADAM E. BURNETT'S #25148
 LICENSE SURVEYOR
 BRONX CENTER, 400-0049 48718

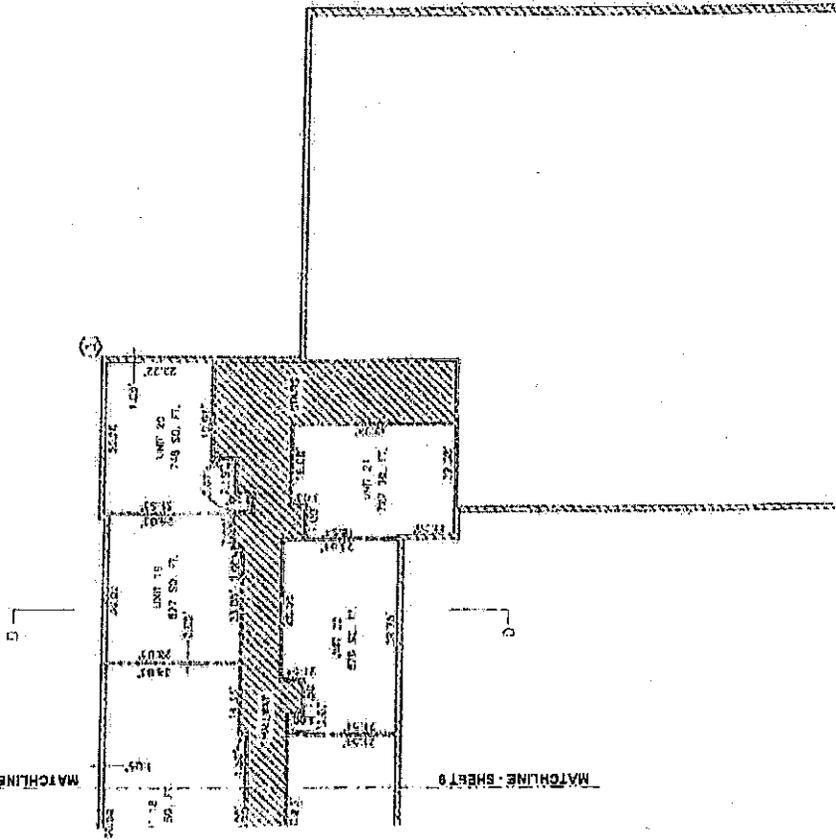
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CENTRAL LOFTS

MATCHLINE - SHEET 8



MATCHLINE - SHEET 9

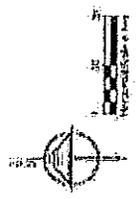
GENERAL NOTES:

1. DIMENSIONS LONG ARE AT 90 TO EACH OTHER, UNLESS OTHERWISE SPECIFIED
2. ALL LOAD BEARING BEAMS, COLUMNS, AND WALLS SHALL BE NOT SHOWN AS GENERAL COMMON ELEMENTS
3. THIS PLAN IS MEANT TO REPRESENT THE MEASURED CONDITIONS OF THE EXISTING BUILDING UNLESS NOTED OTHERWISE IN UNIT AREA AND OTHERWISE ARE POSSIBLE.

FLOOR PLAN
2ND LEVEL
SHEET:
8 OF 9

LEGEND

- 16 - UNIT NUMBER
- - LIMIT OF CONVEYOR
- - GENERAL COMMON ELEMENT
- - UNITED COMMON ELEMENT



DATE: 06/20/18
 ADAM C. BURDICK, P.E., PLS
 REGISTERED PROFESSIONAL ENGINEER
 PROFESSIONAL ENGINEER NO. 48315
 FRP/04/18/2018
 PREPARED DATED: 05/28/2013

**LAND & RESOURCE
ENGINEERING INC.**

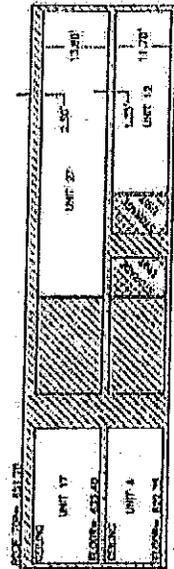
Common Sense ■ Larding Solutions
 3800 West River Drive, Ste. A, Comstock Park, MI, 49721, Ph: 616.301.7888

L: 1591 P: 601 EASE
 09/13/2013 12:32:38 PM Page: 13 of 14 Fee: \$ 53.00
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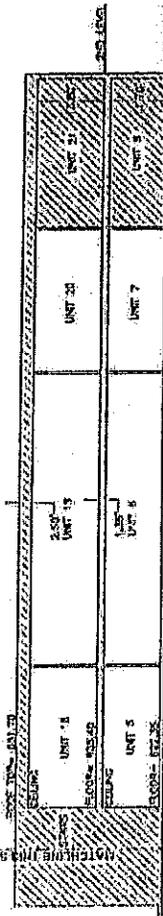
CENTRAL LOFTS



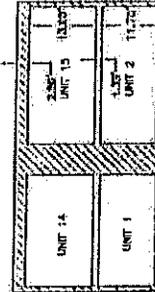
SECTION A-A



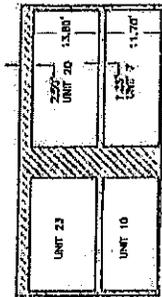
SECTION C-C



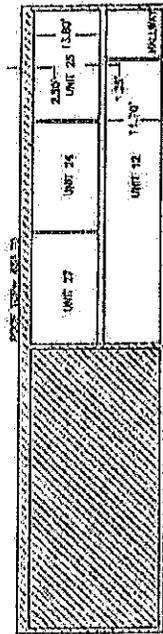
SECTION A-A



SECTION B-B



SECTION D-D



SECTION A-A



GENERAL NOTES:

1. OWNER'S UNITS ARE AT NET TO FACE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL LOAD BEARING BEAMS, COUPLERS, AND WALLS THAT ARE NOT SHOWN ARE TO BE CONFORM TO FLORIDA CODES.
3. THIS PLAN IS MEANT TO REPRESENT THE BUILDING AS SHOWN. THE EXISTING BUILDING, FOUNDATIONS, AND DIMENSIONS ARE POSSIBLE.

LEGEND

- UNIT NUMBER
- UNITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT



LAND & RESOURCE ENGINEERING INC.
 COMMUNION SOURCE • LASTING SOLUTIONS
 7800 West River Drive, Suite A, Commerce Park, NE 40711, Elkhart, IN 46515
 PHONE: 219.291.1111 FAX: 219.291.1112

DATE: 01/13/13
 DRAWN BY: J. GALT
 CHECKED BY: J. GALT
 PROJECT NO.: 130146
 8372 SHERWOOD DR SW
 BIRMINGHAM, ALABAMA 35226

CROSS SECTIONS
 PLAN
 SHEET:
 9 OF 9

L: 1591 P: 601 EASE

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SITE PLAN REVIEW
ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

ZONING ORDINANCE COMPLIANCE

_____ Preliminary Site Plan _____ Final Site Plan

Project name, if any Phase 2 Central Lofts

Project location 500 Erie

Brief project description Re develop existing building (old AV) into 10 Condo units w/ lower level parking

	Requirement	Proposal
Use Regulations	<u>RMI-OK</u>	<u>RMI-OK</u>

Comments _____

Lot Area	<u>8712^{sq}ft</u>	<u>6.13 ac</u>
----------------	----------------------------	----------------

Comments _____

Lot Width	<u>66'</u>	<u>260' Biway / 720' Superior</u>
-----------------	------------	-----------------------------------

Comments _____

Lot Area Coverage	<u>30%</u>	<u>35.8%</u>
-------------------------	------------	--------------

Comments no change from original 2007 approval

Front Yard	<u>25'</u>	<u>70'</u>
------------------	------------	------------

Comments _____

Side Yards	<u>12'</u>	<u>North 80' / South 7' (no change)</u>
------------------	------------	---

Comments _____

Rear Yard	<u>25'</u>	<u>220'</u>
-----------------	------------	-------------

Comments _____

Height	<u>40'</u>	<u>no change</u>
--------------	------------	------------------

Comments _____

Off-Street Parking	<u>74 total</u>	<u>105 (6 B.F.)</u>
--------------------------	-----------------	---------------------

Comments Includes both phases

Rezoning needed? NO

Special Use Permit needed? NO

Variances needed? NO

Is the proposed project, as represented on the submitted site plan, in compliance with all applicable provisions of the zoning ordinance? Yes _____ No If no, explain:

Review performed by  Date 3.16.2015

CITY OF SOUTH HAVEN
SITE PLAN REVIEW FORM
ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

PRELIMINARY SITE PLAN _____ FINAL SITE PLAN _____
 Date of Submittal 3-10-2015 Date of Submittal _____
 Date of PC Review 4-2-2015 Date of PC Review _____

Name of Applicant Erie St properties, LLC
 Address of Applicant 7300 Q Ave, Kalamazoo
 Applicant Telephone No. (269) 217-0987
 Project Name (if any) Central Lofts, Phase II
 Brief Project Description Site Plan Approval

CONTENT ACCEPTABILITY – PRELIMINARY SITE PLAN – SEC. 1403, pg 48

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Required</u>
1. Legal description	<u>X</u>	_____	_____
2. Small scale sketch of properties, streets, and uses of land within 1/2 mile of the area	<u>X</u>	_____	_____
3. Generalized map showing existing and proposed arrangement of:			
a. Streets	<u>X</u>	_____	_____
b. Lots	<u>X</u>	_____	_____
c. Access points	<u>X</u>	_____	_____
d. Other transportation arrangements	_____	_____	<u>X</u>
e. Buffer strips	<u>X</u>	_____	_____
f. Natural characteristics	<u>X</u>	_____	_____
g. Signs – location and lighting	_____	_____	<u>X</u>
h. Buildings	_____	_____	_____
4. Sketch building elevations	_____	_____	<u>X</u>
5. A narrative providing:			<u>No change proposed</u>
a. Objectives of the proposal	<u>X</u>	_____	_____
b. Number of acres allotted to each proposed use, and gross area in buildings, structures, parking, public and/or private streets and drives, and open spaces	_____	_____	<u>X No change</u>
c. Dwelling unit densities by type	<u>X</u>	_____	_____
d. Proposed method of providing sewer and water service, as well as other public and private utilities	<u>See Eng. report</u>	_____	_____
e. Proposed method of providing storm drainage	<u>"</u>	_____	_____
f. Proposed method of revegetating open land areas, both pre-existing and newly created, to a stable condition	<u>X</u>	_____	_____

6. Is the content of the site plan acceptable in relation to the size and complexity of the project? X Yes _____ No
 If no, what additional information is needed? final report from City Engineer

Review performed by [Signature] Date 3-16-2015