

South Haven Area Recreation Authority
Tuesday, May 19, 2015
7:00 p.m., South Haven Charter Township Hall
09761 Blue Star Highway

AGENDA

1. Call to order
2. Roll Call
3. Approval of Meeting Minutes
 - A. March 17, 2015 Board Meeting
4. Approval of Agenda
5. Interested citizens in the audience will be heard on items not on the agenda
6. Financial Reports:
 - A. Approval of SHARA finance report
 - B. Authority Board will be updated on the SHARP financial statement
7. Authority will be provided an update on the status of the Pilgrim Haven site plan approval.
8. Authority will be asked to continue discussion of SHARP project site:
 - 1) Authority will be updated on the review of potential alternate SHARP locations
9. Staff member comments
10. SHARA Board member comments
11. Adjourn

Respectfully Submitted,
Brian Dissette
South Haven City Manager

**South Haven Area Recreation Authority
(SHARA) Regular Meeting**

**Tuesday, March 17, 2015
3:00 p.m., South Haven Charter Township Hall**

MINUTES

1. Call to Order

Meeting Opened at 3:00 p.m.

2. Roll Call

Members Present: Mr. Ross Stein, Mr. Dennis Fitzgibbon, Mr. Dana Getman, Mr. Mark McClendon

Absent: Dr. Robert Herrera

Guests: Mr. Roger Huff, Director of Department of Public Works, Ms. Michelle Coffey, Department of Public Works Assistant, Mrs. Maureen Lewandowski

3. Approval of Meeting Minutes:

November 25, 2014 Board Meeting: Motion by McClendon, seconded by Fitzgibbon to approve the minutes as presented. All in favor, motion carried.

4. Approval of Agenda:

Motion by Fitzgibbon, seconded by McClendon to approve the agenda of the, March 17, 2015 meeting with the addition of d) Approval to pay insurance bill of \$170.00. All in favor, motion carried.

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

Maureen Lewandowski – Spoke about the final plan for Pilgrim Haven.

6. Approval of the SHARA Finance Reports:

- a) The board discussed the SHARA Finance Report, noting the SHARA account now has a balance of \$111,952.91.

Motion by Fitzgibbon, seconded by McClendon to approve the SHARA finance report. All in favor, motion carried.

- b) The board was updated on the SHARP account, which now has a balance of \$24,393.06.

- c) The board received an update on the proposed Fiscal Year 2015 budget proposal.

Motion by Fitzgibbon seconded by McClendon to approve the SHARA Fiscal Year 2015 budget proposal. All in favor, motion carried.

- d)The board will approve the payment of the insurance bill in the amount of \$170.00.

Motion by McClendon seconded by Fitzgibbon to approve the payment of insurance bill in the amount of \$170.00. All in favor, motion carried.

7. The SHARA Board should consider approval of the conservation, recreation, and public easement agreement with Southwest Michigan Land Conservancy for access and development rights to the Pilgrim Haven Natural Area.

The board called Mr. Pete Ter Louw, Southwest Michigan Land Conservancy, and discussed questions and concerns regarding specifics of the agreement.

Motion by Getman, seconded by McClendon to approve the conservation, recreation, and public easement agreement with Southwest Michigan Land Conservancy for access and development rights to the Pilgrim Haven Natural Area. All in favor, motion carried.

8. Authority will be provided an update on the status of the SHARP project:

- A. Authority will be updated on the 2015 SHARP farm lease agreement**
- B. Authority will be updated on the review of potential alternate SHARP locations**

The board was provided an update on the status of the SHARP project. The board discussed the locations reviewed in the staff report. The board discussed the potential for upgrading the school's existing fields. The board discussed the possibility of reassessing the project and determining the target audience for the field development.

9. Staff member comments:

No comments.

10. Board member comments:

Getman – Spoke about millage for recreation in township.

11. Adjourn

Motion by McClendon, seconded by Getman to adjourn the meeting. All in

favor, motion carried. The meeting was adjourned at 4:30 p.m.

Respectfully submitted by,

Michelle Coffey
DPW Assistant, City of South Haven

South Haven Area Recreational Authority (SHARA)

ID # 45-2387500

<u>Date</u>	<u>Check #</u>	<u>Description</u>	<u>Deposit</u>	<u>Withdrawal</u>	<u>Balance</u>
					106,355.81
22-May-14	1118	Vredeveld Haefner, LLC Inv#3055/Audit 12/31/13		2,100.00	104,255.81
31-May-14	Deposit	Chemical Bank May Interest	9.03		104,264.84
30-Jun-14	Deposit	Chemical Bank June Interest	8.58		104,273.42
			17.61	2,100.00	
31-Jul-14	Deposit	Chemical Bank July Interest	8.86		104,282.28
31-Aug-14	Deposit	Chemical Bank August Interest	8.86		104,291.14
			17.72	0.00	
30-Sep-14	Deposit	Chemical Bank September Interest	8.57		104,299.71
7-Oct-14	1119	U.S. Liability Insurance Co. May Interest		340.00	103,959.71
31-Oct-14	Deposit	Chemical Bank October Interest	8.84		103,968.55
			17.41	340.00	
17-Nov-14	Deposit	South Haven Charter Township SHARA Support	7,966.00		111,934.55
30-Nov-14	Deposit	Chemical Bank November Interest	8.85		111,943.40
31-Dec-14	Deposit	Chemical Bank December Interest	9.51		111,952.91
			7,984.36	0.00	
23-Jan-15	1120	U.S. Liability Insurance Co. Public Officials Liability Ins.		170.00	111,782.91
31-Jan-15	Deposit	Chemical Bank January Interest	9.51		111,792.42
28-Feb-15	Deposit	Chemical Bank February Interest	8.58		111,801.00
			18.09	170.00	
19-Mar-15	Deposit	City of South Haven SHARA Support	8,806.00		120,607.00
19-Mar-15	1121	U.S. Liability Insurance Co. Public Officials Liability Ins.		170.00	120,437.00
31-Mar-15	Deposit	Chemical Bank March Interest	5.04		120,442.04
13-Apr-15	1122	Vredeveld Haefner LLC Audit for Year End 12/31/14		2,100.00	118,342.04
30-Apr-15	Deposit	Chemical Bank April Interest	4.92		118,346.96
			8,815.96	2,270.00	

City of South Haven
SHARP Cast Receipts & Expenditures

	Donations	Bank Int or Fee	Expenses	Lease Payment	Applied to Land Purchase	Administrative Assistant	Cash Balance
Nov-02	2,650.00	2.57					2,652.57
Dec-02	100.00	2.52					2,755.09
Jan-03		1.55					2,756.64
Feb-03		1.88					2,758.52
Mar-03		1.20					2,759.72
Apr-03		1.47					2,761.19
May-03	200.00	2.04					2,963.23
Jun-03	644.00	2.84					3,610.07
Jul-03		2.46					3,612.53
Aug-03		2.13					3,614.66
Sep-03		2.67					3,617.33
Oct-03		2.85					3,620.18
Nov-03	1,000.00	5.08					4,625.26
Dec-03		2.89					4,628.15
Jan-04	10,605.00	6.91	849.00				14,391.06
Feb-04	1,933.48	11.33	290.33				16,045.54
Mar-04	5,037.00	12.53	110.35				20,984.72
Apr-04	220.00	12.21	36.25				21,180.68
May-04	1,779.35	10.66	191.91				22,778.78
Jun-04	300.00	18.75	300.00				22,797.53
Jul-04	6,170.00	20.47	4,000.00				24,988.00
Aug-04	200.00	20.55	5,250.00				19,958.55
Sep-04	98.60	22.56	1,250.00				18,829.71
Oct-04	200.00	20.74	10.35				19,040.10
Nov-04	662.00	24.38					19,726.48
Dec-04	5,000.00	24.53					24,751.01
Jan-05	5,315.51	31.65	4,522.08				25,576.09
Feb-05		34.06					25,610.15
Mar-05	4,307.93	40.80	60.00				29,898.88
Apr-05		38.93					29,937.81
May-05		67.53					30,005.34
Jun-05	1.59	41.81					30,048.74
Jul-05		40.18					30,088.92
Aug-05		40.74					30,129.66
Sep-05	426.59	49.54					30,605.79
Oct-05		85.37			7,500.00		23,191.16
Nov-05		43.30	800.00				22,434.46
Dec-05	1.59	46.81	3,000.00				19,482.86
Jan-06		46.60	2,141.50				17,387.96
Feb-06		36.99	962.24				16,462.71
Mar-06		35.94	21.00				16,477.65
Apr-06	1.65	36.51	9.85				16,505.96
May-06		23.02	296.26				16,232.72
Jun-06	351.65	18.20			7,500.00		9,102.57
Jul-06		15.18					9,117.75
Aug-06		16.99					9,134.74
Sep-06	1.65	43.09					9,179.48
Oct-06		27.12	1.35				9,205.25
Nov-06		20.69					9,225.94

City of South Haven
SHARP Cast Receipts & Expenditures

	Donations	Bank Int or Fee	Expenses	Lease Payment	Applied to Land Purchase	Administrative Assistant	Cash Balance
Dec-06		33.55	2,500.00				6,759.49
Jan-07		76.90	2,500.00				4,336.39
Feb-07	1.65	32.17					4,370.21
Mar-07		29.94	2,897.58				1,502.57
Apr-07	101.71	20.95					1,625.23
May-07	1,923.00	18.83	2,500.00				1,067.06
Jun-07	1.71		2,594.28				(1,525.51)
Jul-07	100.00		2,541.77				(3,967.28)
Aug-07	1,050.00		2,509.65				(5,426.93)
Sep-07			2,540.34				(7,967.27)
Oct-07	1,001.71		2,552.20				(9,517.76)
Nov-07	1,000.00		2,566.53				(11,084.29)
Dec-07	106,434.00	96.05	5,115.31				90,330.45
Jan-08	5,566.12	157.92					96,054.49
Feb-08	2,600.00		4,459.77		95,896.57		(1,701.85)
Mar-08	4,515.00		2,770.16		42.99		(0.00)
Apr-08	1,380.47		2,500.95				(1,120.48)
May-08	5,500.00	1.66			4,381.18		0.00
Jun-08	1,239.27	33.38	36.47			1,076.13	160.05
Jul-08	11,700.00	35.93					11,895.98
Aug-08	100.00	2.20	42.91		9,000.00	1,285.67	1,669.60
Sep-08	5,500.00	48.75	43.68		5,000.00	905.65	1,269.02
Oct-08	650.00	2.77	74.91			976.68	870.20
Nov-08		0.49	36.93			216.65	617.11
Dec-08	10,000.00	38.28	2,318.72			198.89	8,137.78
Jan-09	90,686.47	9.26	32.24		90,000.00	799.10	8,002.17
Feb-09	350.00	6.21	68.30			699.66	7,590.42
Mar-09	1,000.00	6.70	28.14			720.97	7,848.01
Apr-09	11,090.00				10,000.00	703.21	8,234.80
May-09	2,285.00		28.12			443.95	10,047.73
Jun-09	57,601.89	11.08	1,637.29		60,245.77	287.68	5,489.96
Jul-09	62,300.00		29.92		65,000.00		2,760.04
Aug-09	71,998.00	0.43	772.50		70,000.00		3,985.97
Sep-09	7,036.66	2.45	507.50				10,517.58
Oct-09	27,906.00	1.54	446.25				37,978.87
Nov-09		9.92	473.15				37,515.64
Dec-09	3,333.34	1.91	2,780.00				38,070.89
Jan-10	5,060.00	3.86					43,134.75
Feb-10	360.00	3.44	376.26				43,121.93
Mar-10		6.81	136.32				42,992.42
Apr-10	6,435.12	3.93	581.88				48,849.59
May-10		2.62	365.00				48,487.21
Jun-10		3.63	1,956.95				46,533.89
Jul-10	1,000.00	2.33					47,536.22
Aug-10	1,000.00	2.65	827.25				47,711.62
Sep-10	105.00	3.17					47,819.79
Oct-10		5.90					47,825.69
Nov-10	100,500.00	5.03					148,330.72
Dec-10	1,666.67	9.15	40,062.29				109,944.25

City of South Haven
SHARP Cast Receipts & Expenditures

	Donations	Bank Int or Fee	Expenses	Lease Payment	Applied to Land Purchase	Administrative Assistant	Cash Balance
Nov-14							24,394.14
Dec-14				9,230.00			33,624.14
Jan-15							33,624.14
Feb-15							33,624.14
Mar-15		1.44					33,625.58
Apr-15							33,625.58

* June contribution from Entergy made in error (they requested money be refunded)

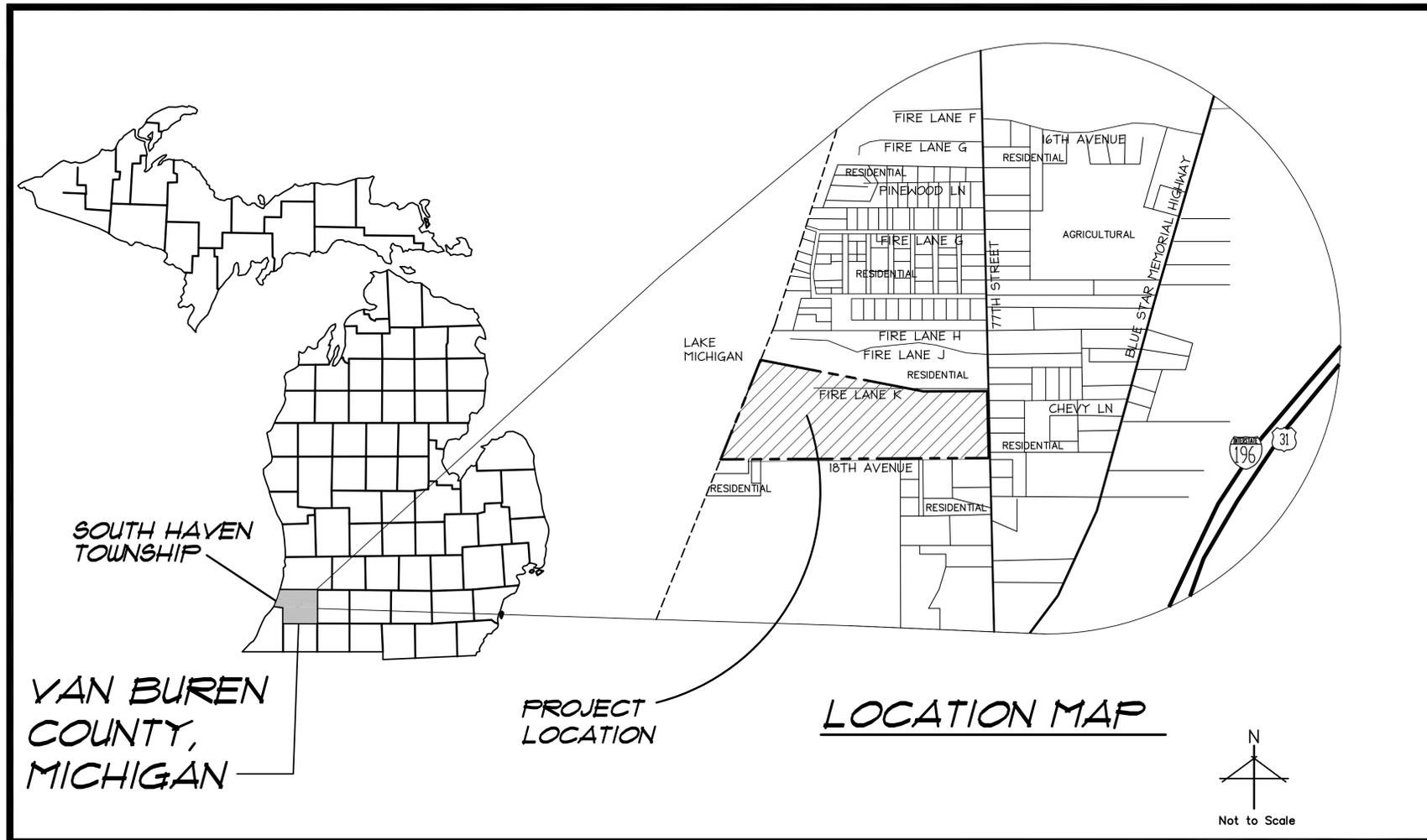
** Reimbursement for audit & fee expenses

Donations	Interest Earnings	Farm Lease	Expenses	Applied to Land Purchase	Administrative Assistant	Cash Balance
756,393.05	1,916.29	9,230.00	301,033.01	424,566.51	8,314.24	33,625.58
		Land Purchase Price		424,566.51		
Loan Balance Remaining				0.00		

PILGRIM HAVEN NATURAL AREA - PHASE I

SOUTH HAVEN TOWNSHIP, MICHIGAN

LOCATION MAP



SHEET INDEX

NO.	TITLE
C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY PLAN
C1.0	SITE DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	SITE GRADING PLAN
C4.0	DETAILS
L1.0	SITE LANDSCAPE PLAN
E1.0	SITE ELECTRICAL PLAN
A1.1	DECKS, STAIR AND RAMP PLANS

For Review Only -
Not For Construction

Issued For:	Date
MCMP SUBMITTAL	04-18-14
SPECIAL USE PERMIT	04-10-15

- NOTES:
- 1) Except where other wise indicated on the plans or in the proposal and supplemental specifications or special provisions contained herein, all materials and workmanship shall be in accordance with Michigan Department of Transportation Standard Specifications for Construction, 1996 Edition.
 - 2) Improvements covered by these plans are in accordance with current AASHTO Guide For The Development Of Bicycle Facilities, 1999 Edition.
 - 3) Call Miss Dig, 1-800-482-7171 three working days, excluding Saturday, Sunday and holidays, before starting your project.

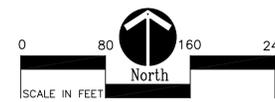
Project:
**SWMLC / SHARA
Pilgrim Haven
Natural Area**
South Haven Twnshp, MI
Sheet Title
**Cover Sheet -
Phase 1**

For Review Only -
Not For Construction



Issued For:	Date
MCMP SUBMITTAL	04-18-14
SPECIAL USE PERMIT	04-10-15

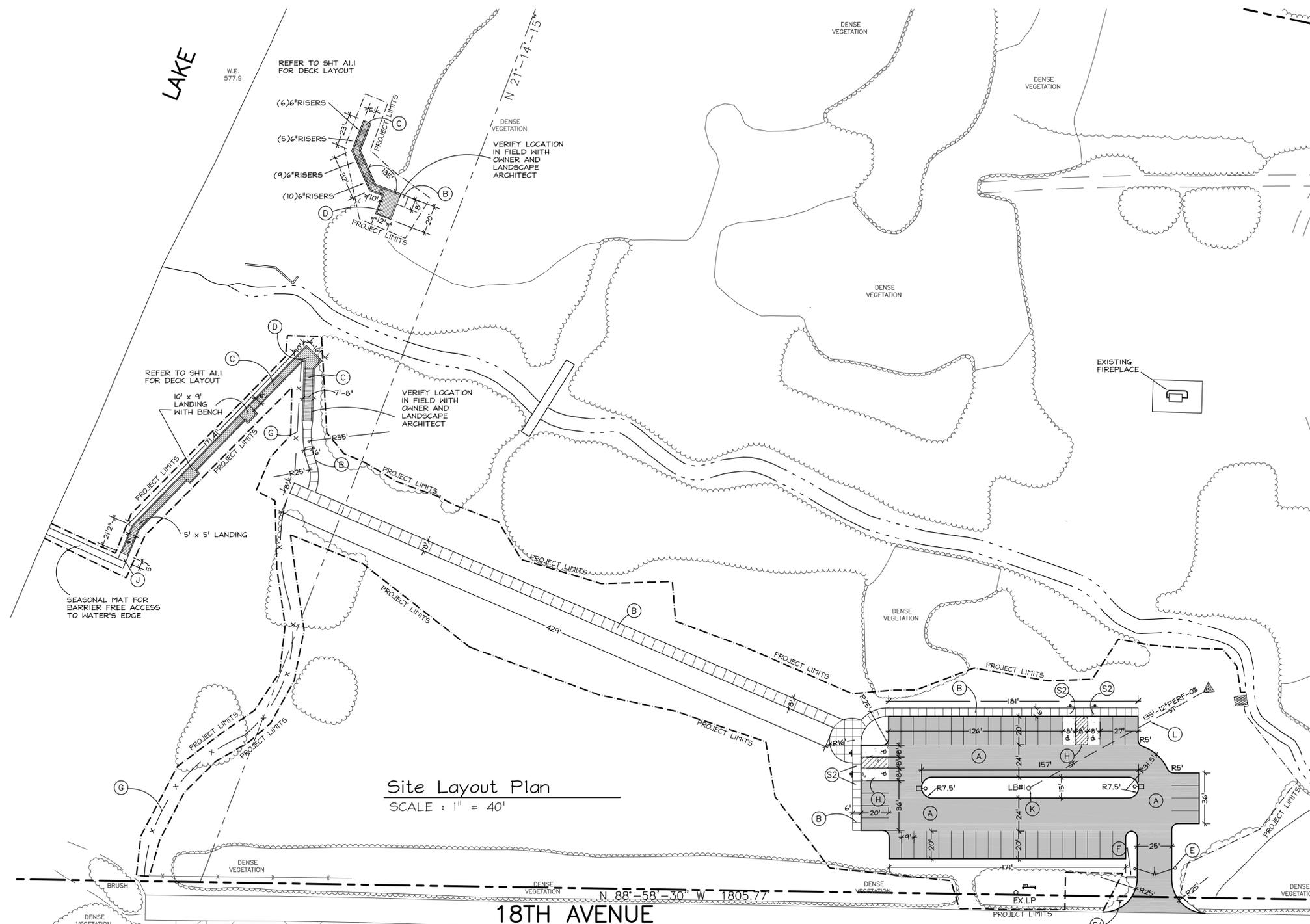
Project:
**SWMLC / SHARA
Pilgrim Haven
Natural Area**
South Haven Twnshp, MI
Sheet Title
**Topographic
Survey**



For Review Only -
Not For Construction

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	GRAVEL PAVING	2 / C4.0
	BOARDWALK	4,6,7,8,10,11,12 / C4.0
	REINFORCED CONCRETE PAVING	9 / C4.0
■■■■■■■■■■ PHASE I LIMIT OF WORK		
	SECURITY LIGHTING (2 TOTAL) - SEE SHT E1.0	
KEY	DESCRIPTION	DETAIL
(A)	GRAVEL PAVING	2 / C4.0
(B)	CONCRETE WALK	1 / C4.0
(C)	BOARDWALK RAMP	4,6,7,8,10,11,12 / C4.0
(D)	OVERLOOK DECK	SEE A1.1
(E)	POWERED ENTRY GATE	
(F)	ENTRY SIGN	
(G)	WOODEN BARRIER FENCING	13 / C4.0
(H)	REINFORCED CONCRETE PAVING	9 / C4.0
(J)	CONCRETE LANDING/RAMP	
(K)	LEACHING BASIN	2 / C2.0
(L)	12" PERF PIPE TRENCH	3 / C2.0
SIGNS		
(S1)	STOP SIGN	SEE SPECS.
(S2)	BARRIER FREE PARKING- VAN ACCESSIBLE	1 / C2.0



Site Layout Plan
SCALE : 1" = 40'

SITE AREA STATISTICS

	SQUARE FEET	ACRES	PERCENT
TOTAL PHASE I PROJECT AREA	95,000	2.19	100%
ASPHALT PARKING AREA	20,000	0.46	21%
CONCRETE WALK	6,300	0.14	7%
WOOD DECK STRUCTURE	2,200	0.05	2%
OPEN SPACE	66,500	1.54	70%

PROPOSED PARKING

- (44) 9'x20' STALLS
- (4) 16'x20' BARRIER FREE STALLS
- (48) TOTAL STALLS

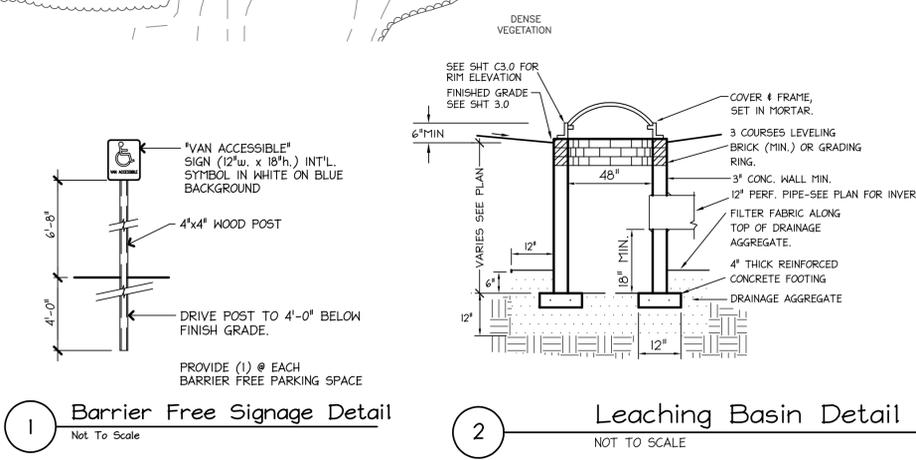
LAYOUT NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY AEROCON PHOTOGRAMMATIC SERVICES, INC., 4515 GLENNBROOK ROAD, WILLOUGHBY, OHIO, 44094, (440) 946-6277.
2. PAVEMENT DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT OR BACK OF CURB.
3. DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
4. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
5. PROVIDE BARRIER FREE PARKING SIGNS FOR ALL BARRIER FREE PARKING SPACES. ALL SIGNS TO COMPLY WITH THE MDOT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. SITE LAYOUT POINTS SHOULD BE ESTABLISHED AND PROTECTED FOR FUTURE SITE WORK.

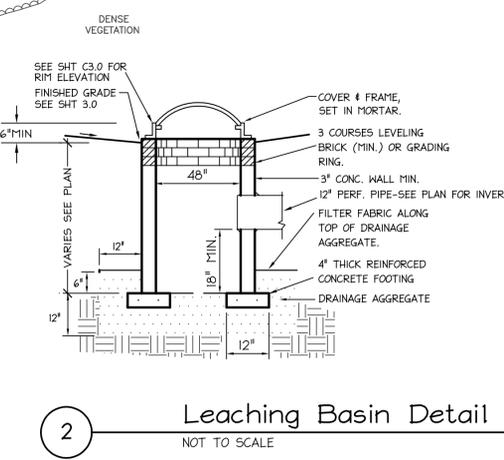
BARRIER-FREE NOTES

BARRIER-FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND MICHIGAN BARRIER-FREE CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

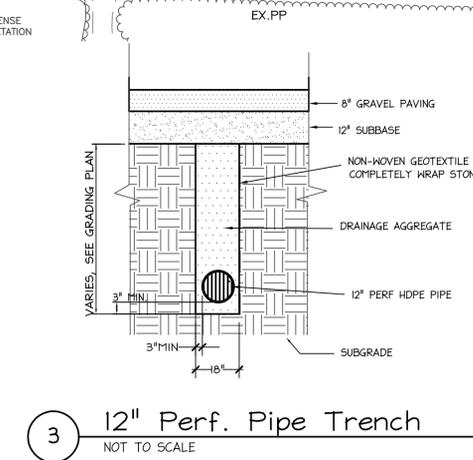
- 1:50 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.
- NO CHANGES IN LEVEL GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE.
- 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).
- 1:50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARKING AND ACCESS AISLES.



1 Barrier Free Signage Detail
NOT TO SCALE



2 Leaching Basin Detail
NOT TO SCALE

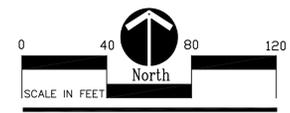


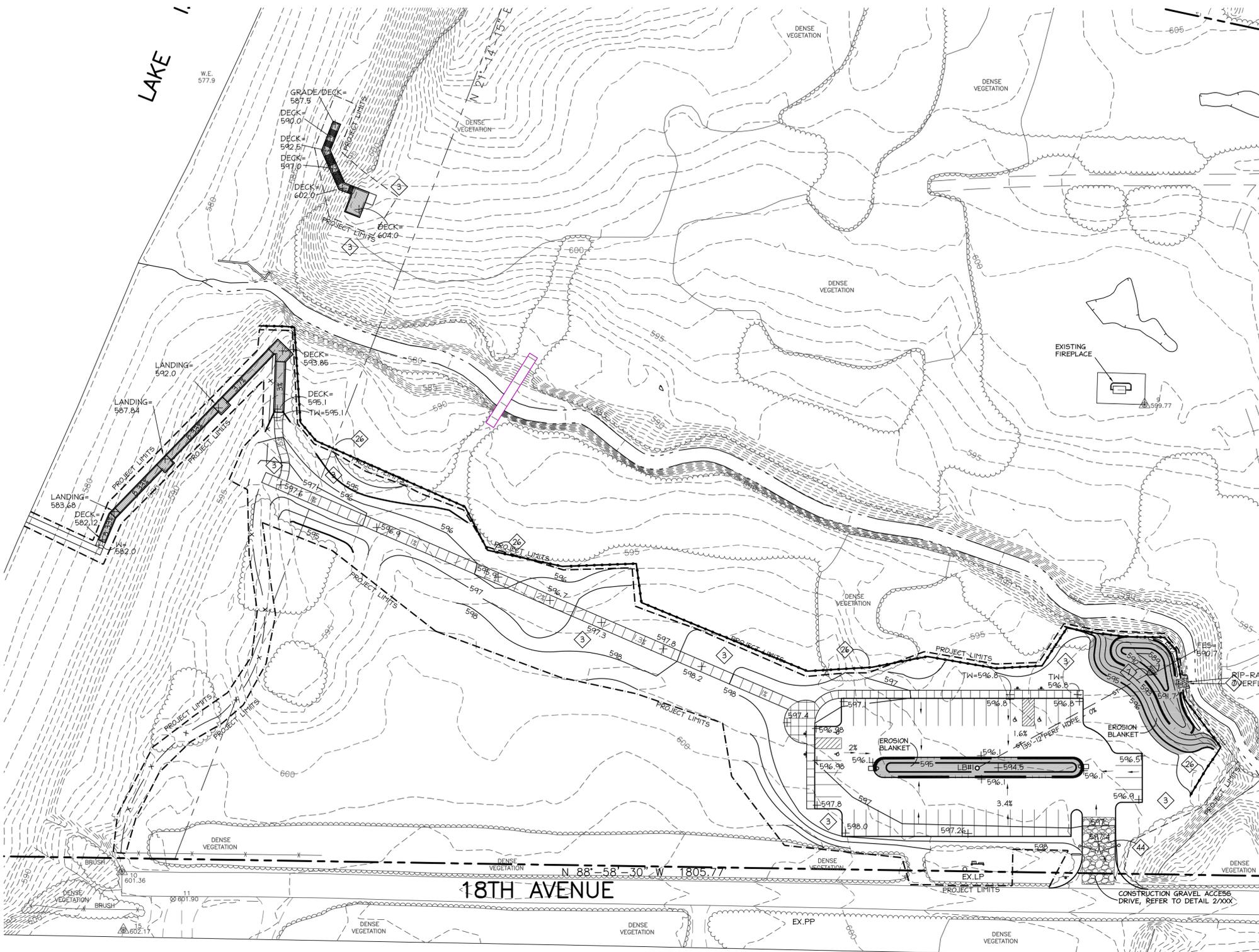
3 12" Perf. Pipe Trench
NOT TO SCALE

Issued For:	Date
MCMP SUBMITTAL	04-18-14
SPECIAL USE PERMIT	04-10-15

Project:
**SWMLC / SHARA
Pilgrim Haven
Natural Area**

Sheet Title
**Site Layout Plan
- Phase 1**



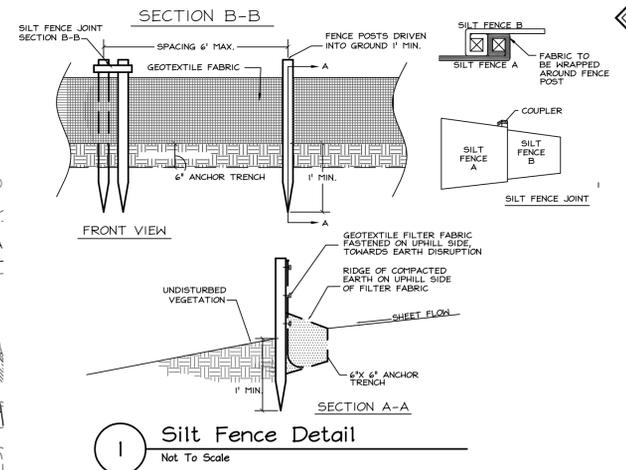


GRADING NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY AEROCON PHOTOGRAMMATIC SERVICES, INC., 4515 GLENBROOK ROAD, WILLOUGHBY, OHIO, 44094, (440) 946-6277.
2. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
3. ALL NEW PAVEMENTS AND TURF AREAS ARE INTENDED TO DRAIN FREELY WITH NO PONDING. IF THIS CANNOT BE ACHIEVED USING THE PROPOSED GRADES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
4. ALL NEW PAVEMENT ELEVATIONS AT EXTERIOR DOORS SHALL MATCH EXISTING FINISH FLOOR ELEVATIONS, TYPICAL.
5. FINISH GRADE SLOPE AT ALL BARRIER FREE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ALL DIRECTIONS, TYPICAL.
6. ADJUST TOP OF EXISTING MANHOLES, CATCH BASINS, VAULT COVERS, ETC. TO NEW FINISH GRADE AS REQUIRED.
7. SEE SITE MECHANICAL AND SITE ELECTRICAL PLANS FOR ALL ADDITIONAL SITE UTILITY DEMOLITION AND CONSTRUCTION.

PROPOSED FEATURES LEGEND:

695	EXISTING CONTOURS		EROSION CONTROL BLANKET
+711.55 206.7 CONC.	EXISTING SPOT ELEVATIONS		3-6" RIP RAP, 12" DEEP
710	PROPOSED CONTOURS		CONSTRUCTION GRAVEL ACCESS DRIVE, REFER TO DETAIL 2 / C4.0
949.5 +	PROPOSED SPOT ELEVATIONS		DIRECTION AND PERCENTAGE OF SLOPE
2%			CATCH BASIN. SEE DETAIL
	PROPOSED STORM PIPE		FINISH FLOOR ELEVATION
	INVERT ELEVATION		TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION		HIGH POINT
	FLARED END SECTION WITH RIP RAP. SEE DETAIL 9 / C4.0		SILT FENCE - SEE DETAIL 1 / C3.0
	WORK LIMIT LINE		STORM INFILTRATION AREAS



IMPORTANT NOTE

GENERAL EARTHWORK NOTE:

CUTS AND FILLS AT THIS SITE MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED EARTHWORK VOLUMES BASED ON THE GRADING PLAN SHOWN. IF FILL IS REQUIRED THE CONTRACTOR SHALL INCLUDE THE REQUIRED VOLUME OF IMPORTED CLASS II SAND IN THE BASE BID PROPOSAL. IF EXCESS SOILS NEED TO BE SPOILED THE CONTRACTOR SHALL INCLUDE HAULING AND SPOILING SOILS OFF SITE IN THE BASE BID PROPOSAL. NO CONTRACT COST ADJUSTMENTS WILL BE CONSIDERED FOR EARTHWORK REQUIRED TO BALANCE THE SITE.

EROSION CONTROL REQUIREMENTS:

ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (P.A. 347 OF 1972, AS AMENDED) AS ADMINISTERED BY SOUTH HAVEN TOWNSHIP AND VAN BUREN COUNTY. THE FOLLOWING EROSION CONTROL DEVICES ARE REFERENCED IN THE STANDARD EROSION CONTROL HANDBOOK PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION. (MDOT DRAWING R-96-C, B-9-2001)

ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AT THE END OF CONSTRUCTION. TEMPORARY EROSION CONTROL DEVICES SHOULD BE IN PLACE PRIOR TO EXCAVATION, TO THE EXTENT POSSIBLE.

KEY	DESCRIPTION	TEMPORARY / PERMANENT	KEY	DESCRIPTION	TEMPORARY / PERMANENT
3	PERMANENT/TEMPORARY SEEDING	P	44	GRAVEL ACCESS APPROACH	T
7	RIP RAP	P	46	MULCH BLANKETS	P
26	GEOTEXTILE SILT FENCE	T			

EROSION CONTROL TIMELINE

ITEM	DESCRIPTION	APPROXIMATE TIME FRAME	NOTES:
1.	INSTALL SILT FENCING / PERIMETER EROSION CONTROL STRIP & STOCKPILE TOPSOIL	SPRING '14	1. CONTRACTOR SHALL MONITOR AND MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD. 2. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED TO MINIMIZE SILT LEAVING THE CONSTRUCTION SITE.
2.	INSTALL STORM SEWER STRUCTURES AND PIPING	SPRING '14	
3.	INSTALL INLET SEDIMENT FILTERS AT CATCH BASINS	SPRING '14	
4.	INSTALL PAVEMENT SUB-BASE	SUMMER '14	
5.	INSTALL TEMPORARY STABILIZATION SEEDING	SUMMER '14	
6.	FINISH GRADE AND SEED / STABILIZE ALL AREAS	FALL '14	

STORM STRUCTURE SCHEDULE :

PROPOSED STRUCTURE #	COORDINATES		DIAMETER	RIM TYPE	RIM ELEVATION	INVERT ELEVATION	INVERT DIRECTION	COMMENTS
	NORTHING	EASTING						
LBI#	316808.47	12601650.73	48"	BEEHIVE	595.5	590.7	NE	RCP FES

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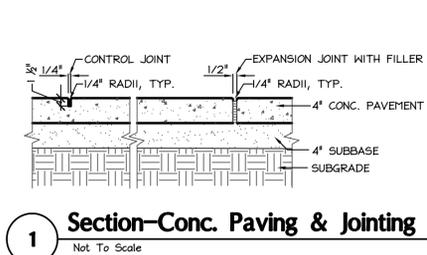
Issued For: _____ Date _____
 MCMP SUBMITTAL 04-18-14
 SPECIAL USE PERMIT 04-10-15

Project: **SWMLC / SHARA Pilgrim Haven Natural Area**

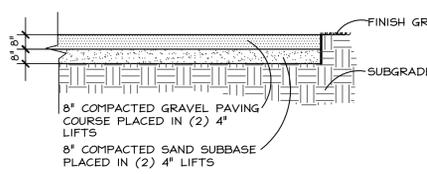
South Haven Twnshp, MI
 Sheet Title: **Site Grading Plan - Phase 1**

0 40 80 120
 SCALE IN FEET
 Job No. _____ Sheet No. _____
51106 C3.0

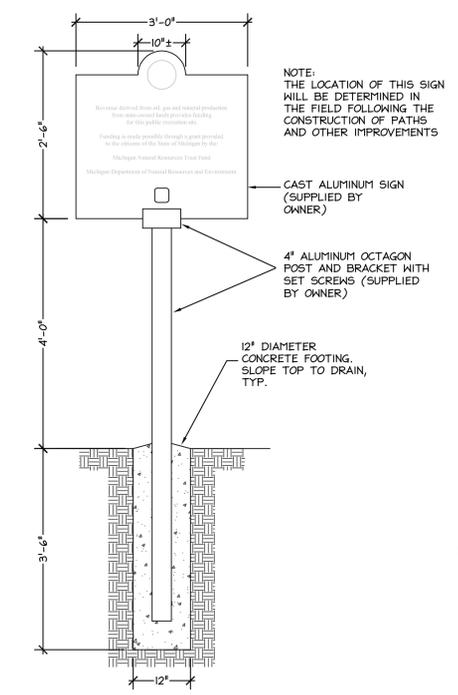
For Review Only -
Not For Construction



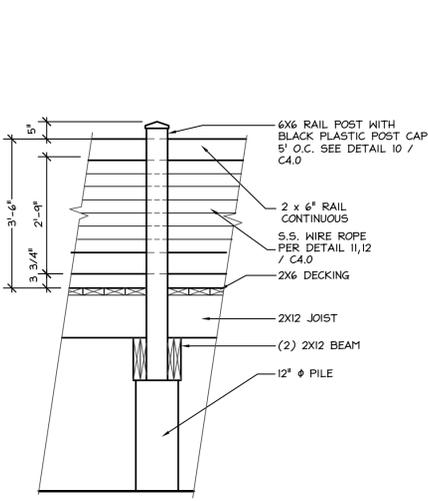
1 Section-Conc. Paving & Jointing
Not To Scale



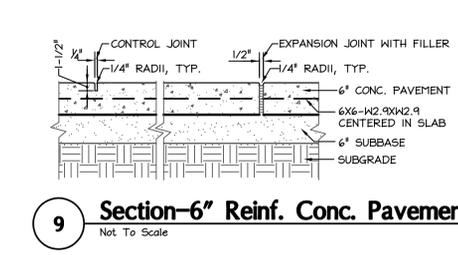
2 Gravel Paving Detail
Not To Scale



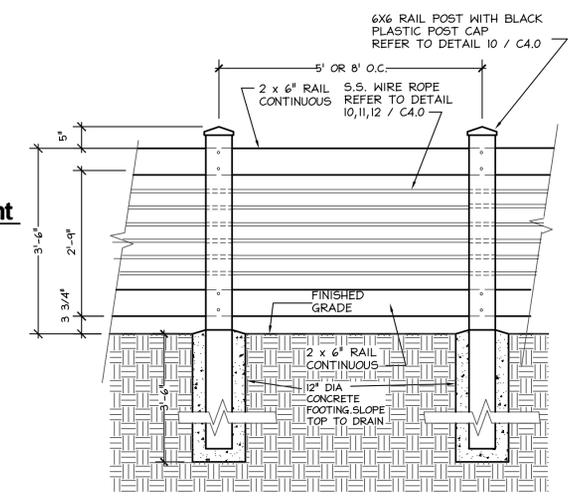
5 Trust Fund Sign Detail
Not To Scale



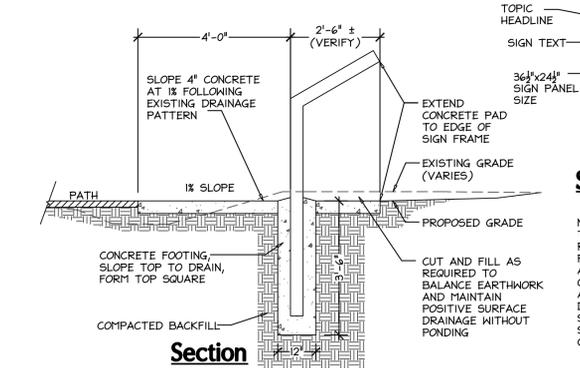
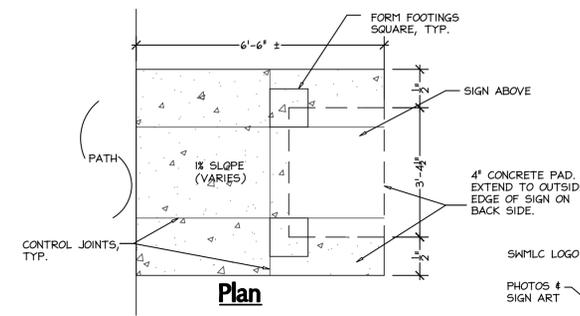
8 Boardwalk Rail Elevation
Not To Scale



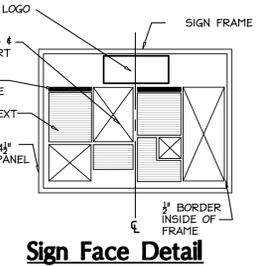
9 Section-6 inch Reinf. Conc. Pavement
Not To Scale



13 Wooden Barrier Fence
NOT TO SCALE

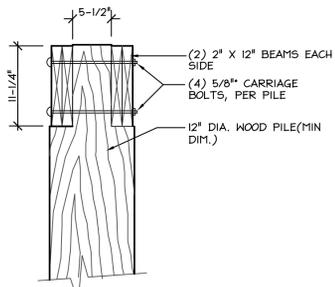


3 Post and Panel Sign Detail
Not To Scale

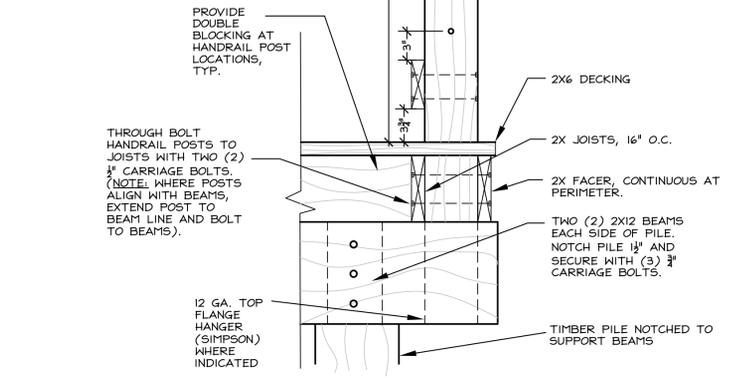


Sign Face Detail

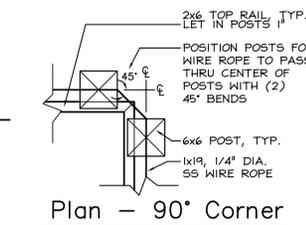
NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF FINAL ARTWORK FOR ALL SIGNS. THE OWNER WILL PROVIDE CITY LOGO ARTWORK, PHOTOS, LINE DRAWINGS, AND TEXT FOR THE SIGNS. THE SIGN FACE DETAIL SHOWN ABOVE ILLUSTRATES THE CONCEPTUAL SIGN FACE LAYOUT.



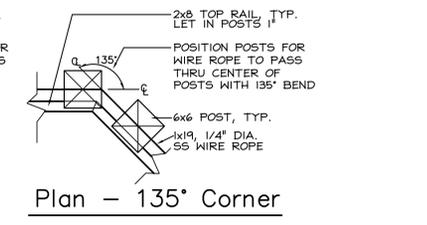
6 Beam/Pile Connection
Not To Scale



10 Deck Handrail Detail (All Structures)
Not To Scale

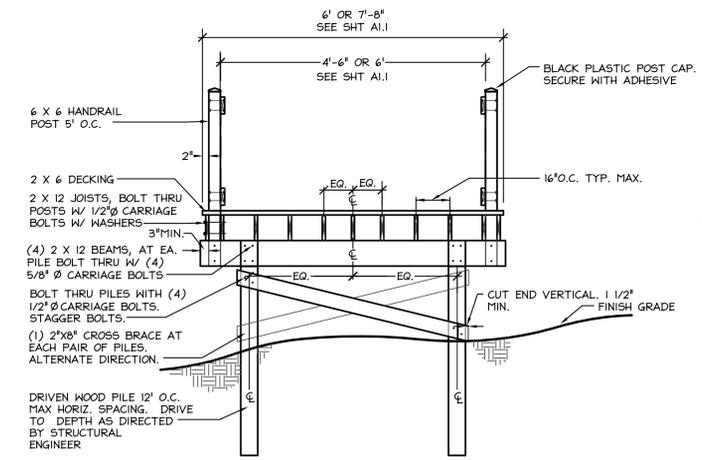


Plan - 90° Corner

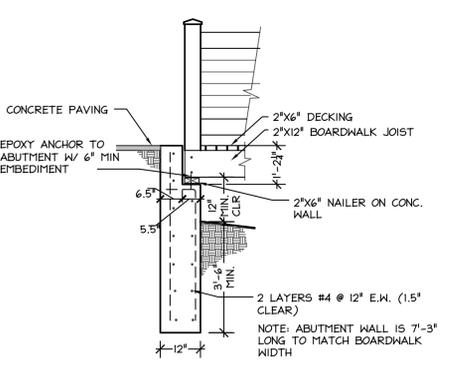


Plan - 135° Corner

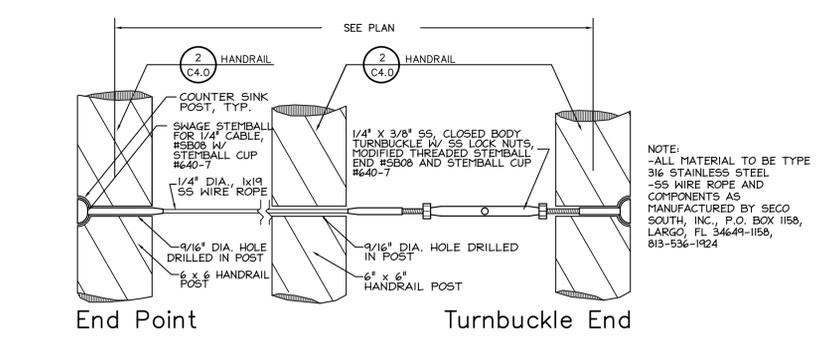
11 Handrail Corner Details
Not To Scale



4 Boardwalk Section With Two Handrails
Not To Scale



7 Boardwalk Start Detail
Not To Scale



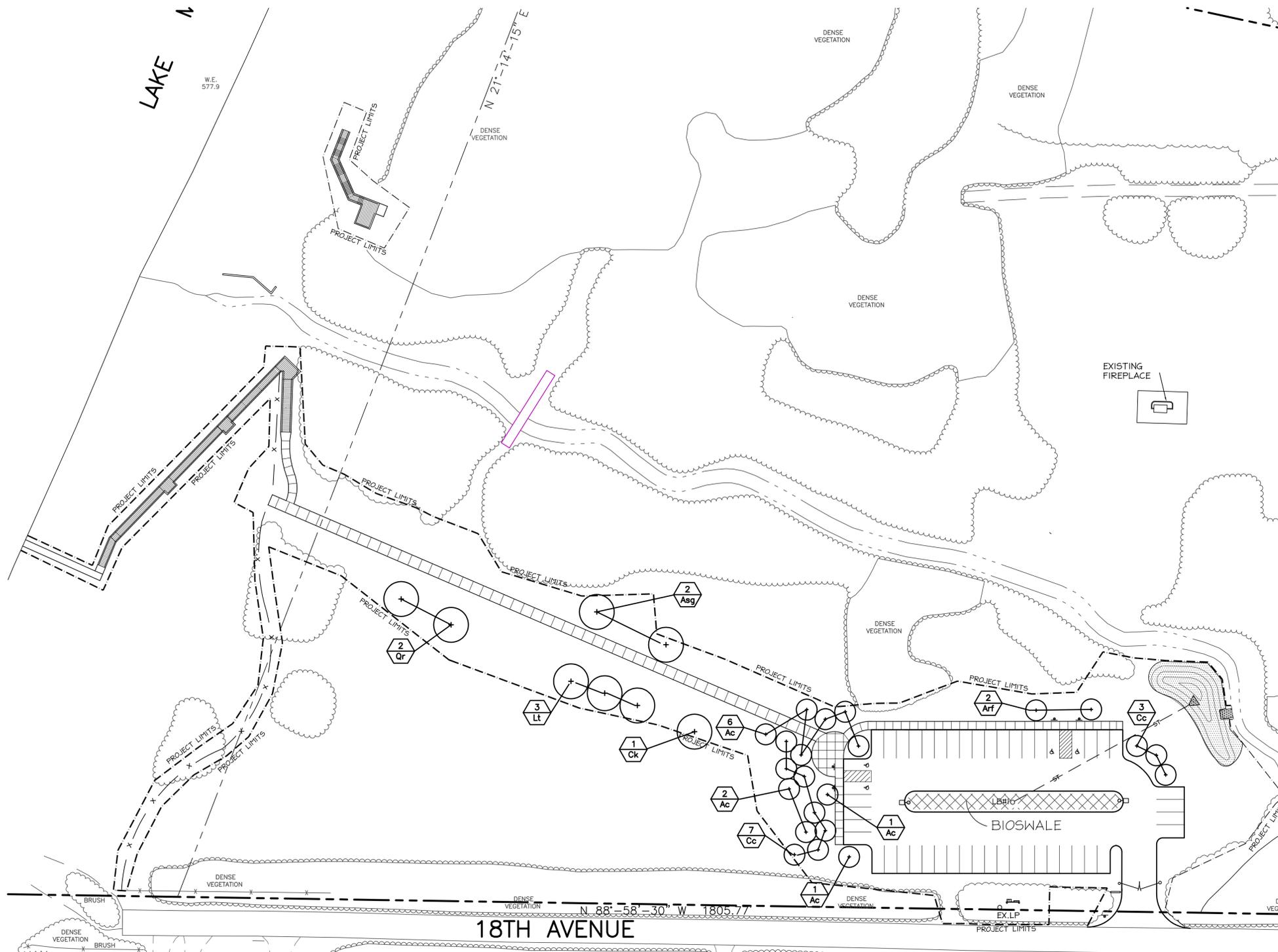
12 S.S. Wire Rope Handrail Detail
Not To Scale

Issued For:	Date
MCMP SUBMITTAL	04-18-14
SPECIAL USE PERMIT	04-10-15

Project: **SWMLC / SHARA Pilgrim Haven Natural Area**

Sheet Title: **South Haven Twnshp, MI**

Sheet No. **Details - Phase 1**



LANDSCAPE NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY AEROCON PHOTOGRAMMATIC SERVICES, INC., 4515 GLENBROOK ROAD, WILLOUGHBY, OHIO, 44094, (440) 946-6277.
2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION. SEED WITH MESIC TALL GRASS PRAIRIE MIX BY NATIVE CONNECTIONS OR APPROVED SUBSTITUTE.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. SEE SHEET LX.XX SEEDING PLAN FOR LIMIT OF SEEDING.
9. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
10. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
11. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
12. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
13. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
14. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
(+)	PROPOSED DECIDUOUS TREE	1 / LI.0
(X)	BIOSWALE SEED WITH WET-MESIC PRAIRIE SEED MIX BY NATIVE CONNECTIONS OR APPROVED SUBSTITUTE. SEE SPECIFICATIONS	2 / LI.0
(Dotted Box)	RETENSION BASIN - SEED WITH WET-MESIC PRAIRIE SEED MIX BY NATIVE CONNECTIONS OR APPROVED SUBSTITUTE. SEE SPECIFICATIONS	
(---)	LIMIT OF WORK	
(- - -)	PROPERTY LINE	
(6 Bn)	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	

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SPECIAL USE PERMIT	04-10-15

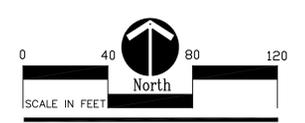
Project:

SWMLC / SHARA Pilgrim Haven Natural Area

South Haven Twnshp, MI

Sheet Title

Site Landscape Plan - Phase 1



Job No. Sheet No.

51106 **L1.0**

TREE PLANT LIST:

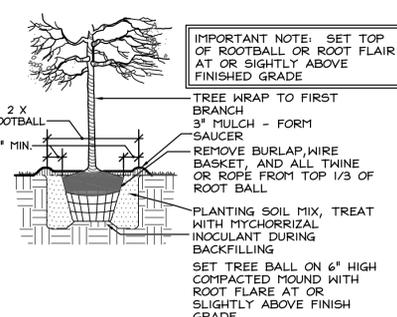
DECIDUOUS TREES	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Ac	Amelanchier canadensis	Serviceberry	6'-8' Ht.	B4B
	Arf	Acer rubrum	Red Maple	2' Cal.	B4B
	Asq	Acer saccharum	Sugar Maple	3' Cal.	B4B
	Cc	Cercis canadensis	Redbud	6'-8' Ht.	B4B
	Ck	Cladrasia kentukea	Yellowwood	1 1/2'-2' Cal.	B4B
	Lt	Liriodendron tulipifera	Tulip Tree	8-10' Ht.	B4B
	Or	Quercus rubra	Red Oak	1 1/2'-2' Cal.	B4B

BIOSWALE PLANT LIST:

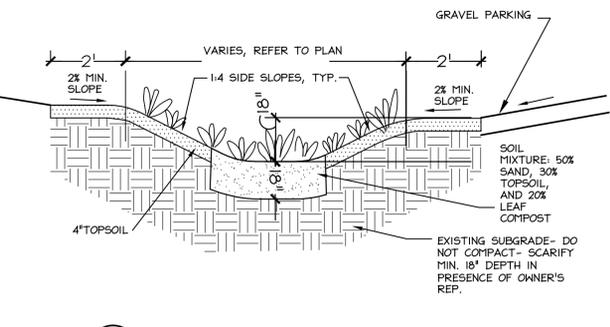
% OF AREA	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
16%	As	Asclepias syriaca	Common Milkweed	#1 Pot	10"
13%	An	Aster novae-angliae	New England Aster	#1 Pot	24"
15%	Cl	Chelone glabra	Turtle Head	#1 Pot	24"
15%	Lp	Liatris spicata	Marsh Blazing Star	#1 Pot	18"
13%	Ha	Helenium autumnale	Sneezeweed	#1 Pot	18"
13%	Rf	Rudbeckia fulgida	Orange Coneflower	#1 Pot	24"
13%	St	Silphium laciniatum	Prairie Dock	#1 Pot	24"
10%	Sa	Sisyrinchium angustifolium 'Lucerne'	Narrow-leaved Blue Eyed Grass	3 1/4" (18"/flat)	6"

Site Landscape Plan - Phase 1

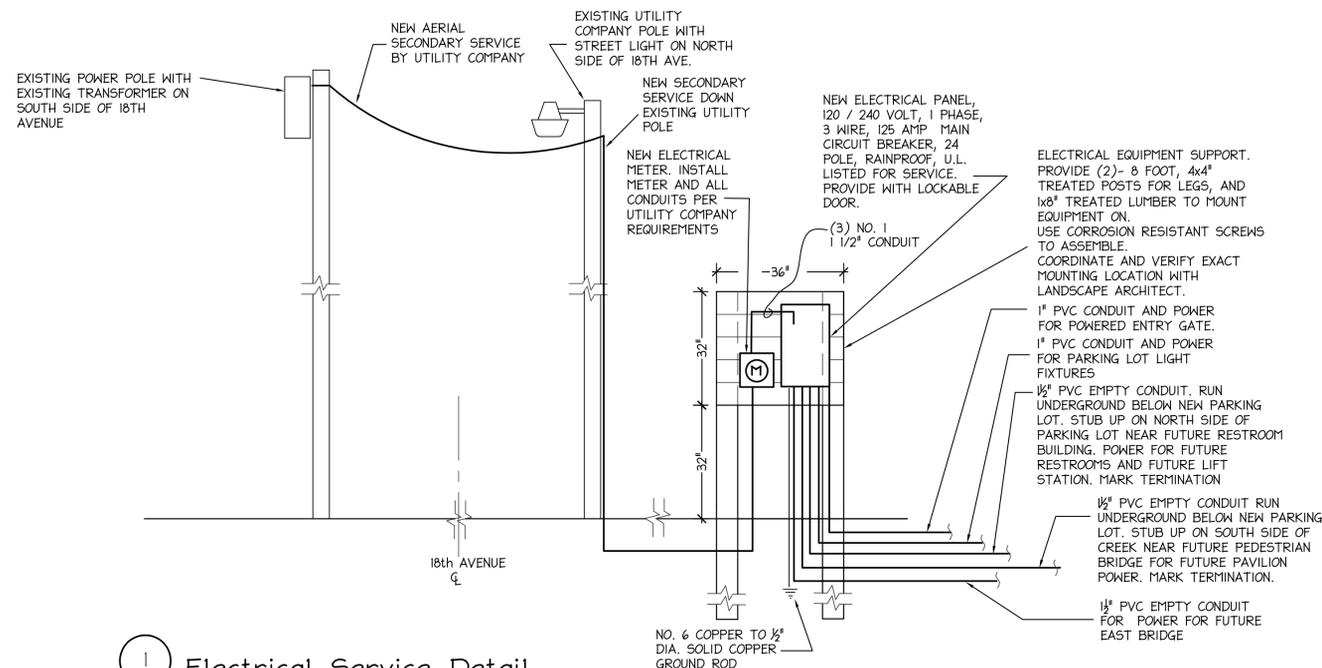
Scale: 1"=40'-0"



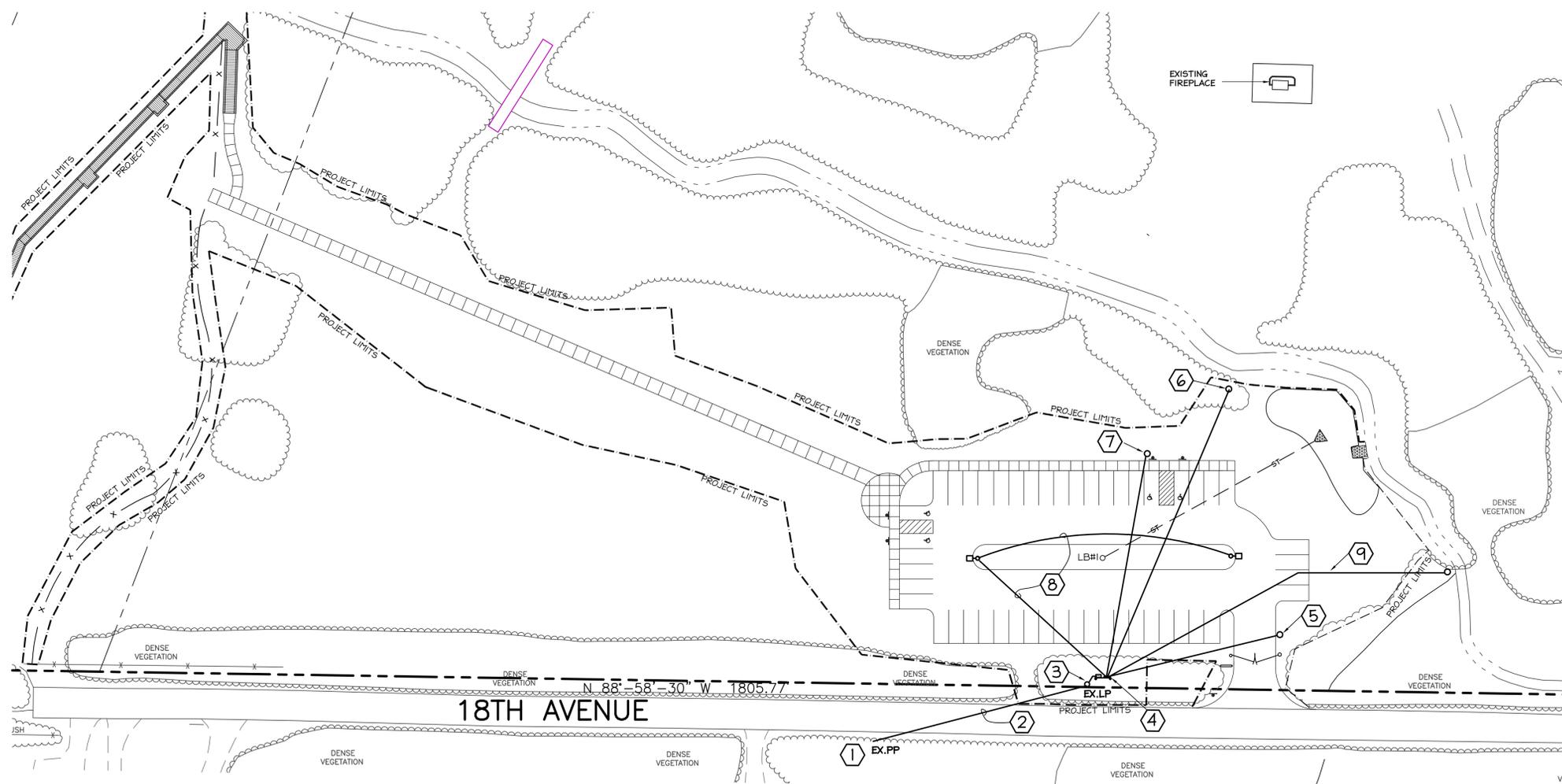
1 Tree Planting Detail
Not To Scale



2 Bioswale Detail
Not To Scale



1 Electrical Service Detail
Not to Scale



Site Electrical Plan
SCALE : 1" = 40'

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Issued For:	Date
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SPECIAL USE PERMIT	04-10-15

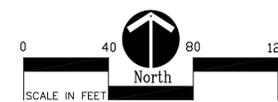
Project:

**SWMLC / SHARA
Pilgrim Haven
Natural Area**

South Haven Twnshp, MI

Sheet Title

**Site Electrical Plan
- Phase 1**



Job No.

Sheet No.

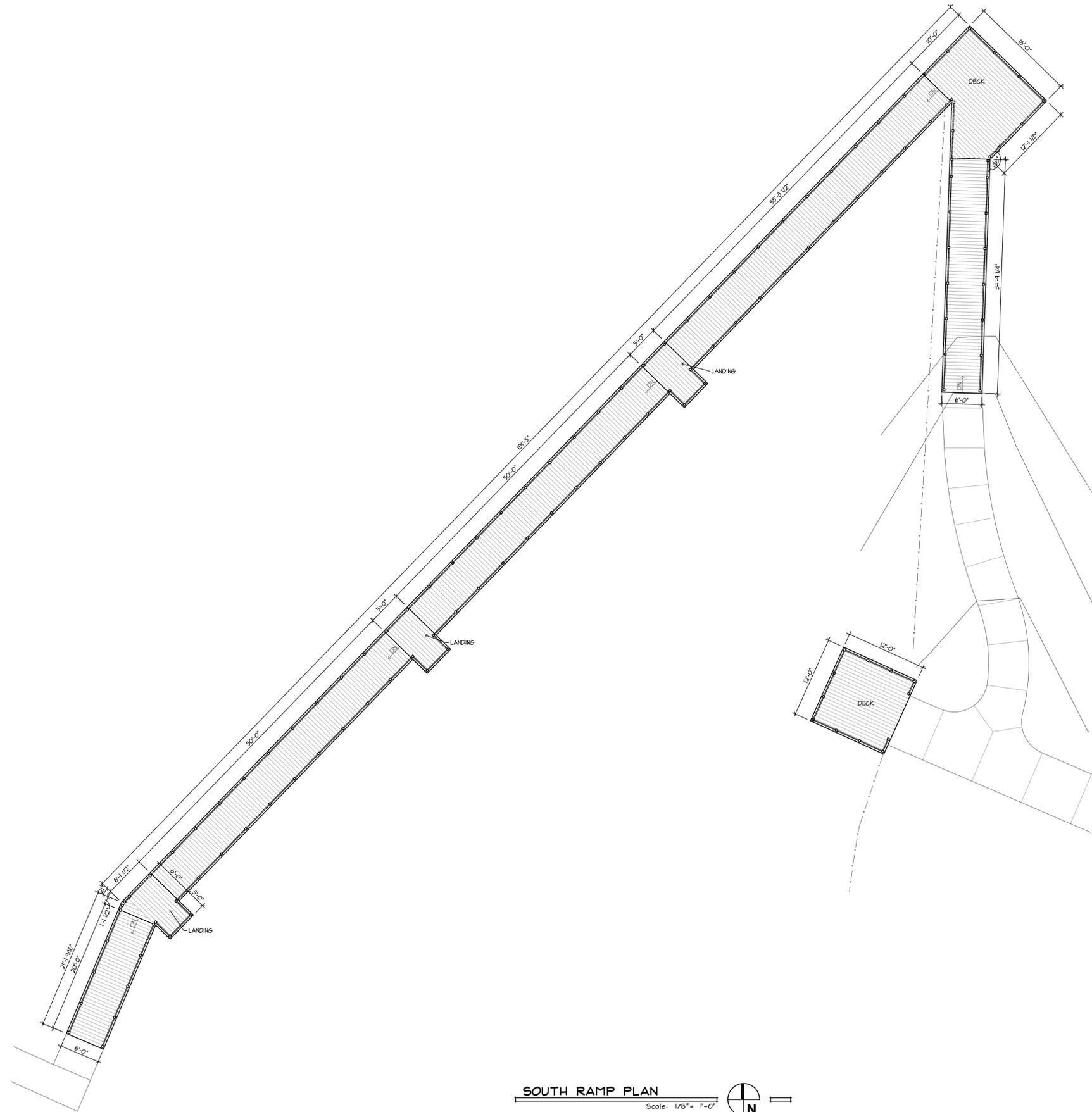
51106

E1.0

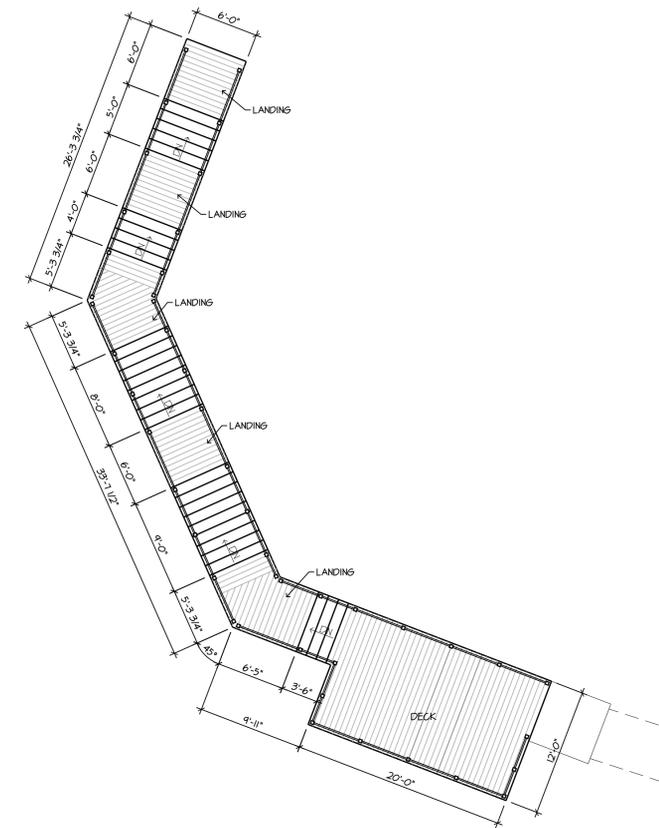
ELECTRICAL NOTES:

- 1 EXISTING UTILITY COMPANY POWER POLE WITH SINGLE PHASE PRIMARY LINE AND POLE MOUNTED TRANSFORMER. VERIFY LOCATION IN FIELD.
- 2 NEW SINGLE PHASE SECONDARY RUN OVERHEAD TO EXISTING UTILITY COMPANY POWER POLE ON NORTH SIDE 18TH AVENUE. NEW SECONDARY SERVICE TO BE FROM EXISTING POLE MOUNTED TRANSFORMER ON SOUTH SIDE OF 18TH AVENUE.
- 3 EXISTING UTILITY COMPANY POWER POLE WITH STREET LIGHT. STREET LIGHT FIXTURE TO REMAIN. VERIFY EXISTING LOCATION IN FIELD.
- 4 NEW UTILITY COMPANY METER AND SERVICE PANEL. SEE ELECTRICAL DETAIL 1 / CE1.0
- 5 EMPTY 1" CONDUIT FOR POWERED ENTRY GATE.
- 6 EMPTY 1/2" CONDUIT FOR FUTURE POWER TO FUTURE PAVILION. POWER WILL CROSS CREEK ON FUTURE PEDESTRIAN BRIDGE.
- 7 EMPTY 1/2" CONDUIT FOR FUTURE RESTROOM BUILDING AND POWER FOR FUTURE LIFT STATION.
- 8 POWER FOR PARKING LOT LIGHT FIXTURES.
- 9 EMPTY 1/2" CONDUIT FOR POWER FOR FUTURE EAST BRIDGE

NOTE : NO PUBLIC WATER OR PUBLIC SEWER IS INCLUDED IN PHASE 1



SOUTH RAMP PLAN
Scale: 1/8" = 1'-0"



NORTH STAIR PLAN
Scale: 1/8" = 1'-0"

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Issued For:	Date
MCMP SUBMITTAL	04-18-14

Project:
**SWMLC/ SHARA
Pilgrim Haven
Natural Area**

South Haven, Michigan
Sheet Title
**Deck, Stair and
Ramp Floor Plans**



South Haven Area Recreation Assessment

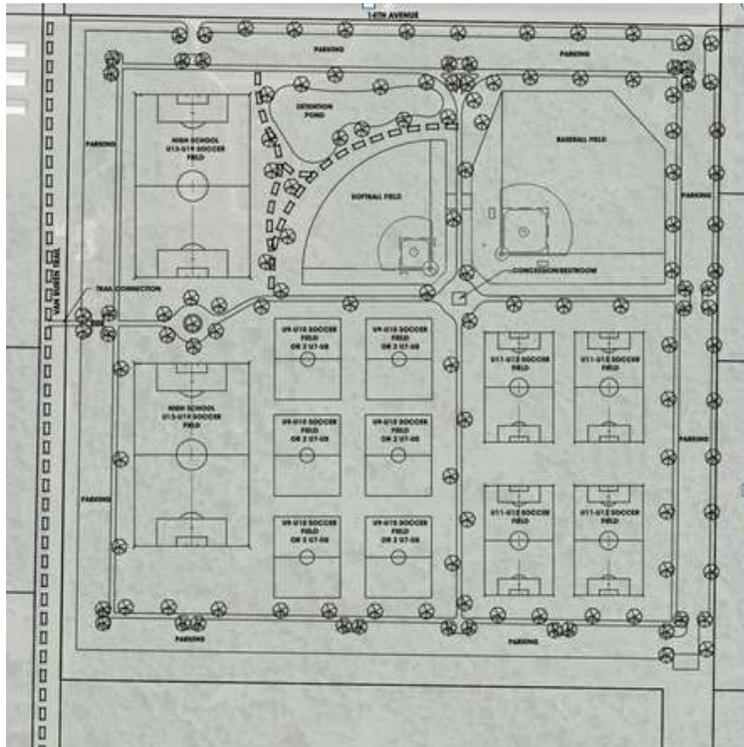
March 2015

Background

The services of Abonmarche's land development and recreational professionals were secured to assess three parcels of property for the development of various athletic fields for area residents and visitors to be able to participate in the sports of soccer, baseball and softball. Abonmarche used the model developed by GMB near South Haven High School for the study. There were only two changes from the GMB study that were done as part of the alternative site assessment. First, the size of some of the soccer fields were increased to the minimum size required for AYSO use. Secondly, it appeared the GMB plan relied on parking at the neighboring school to service the site, so increased parking was added to the plan around the site in a manner typical of such facilities. Following is an assessment of each of the three sites assessed by the project team.

14th Avenue Parcel:

Of the three sites analyzed, this site worked best from the perspective of available land and parcel layout from a cost and layout efficiency standpoint.



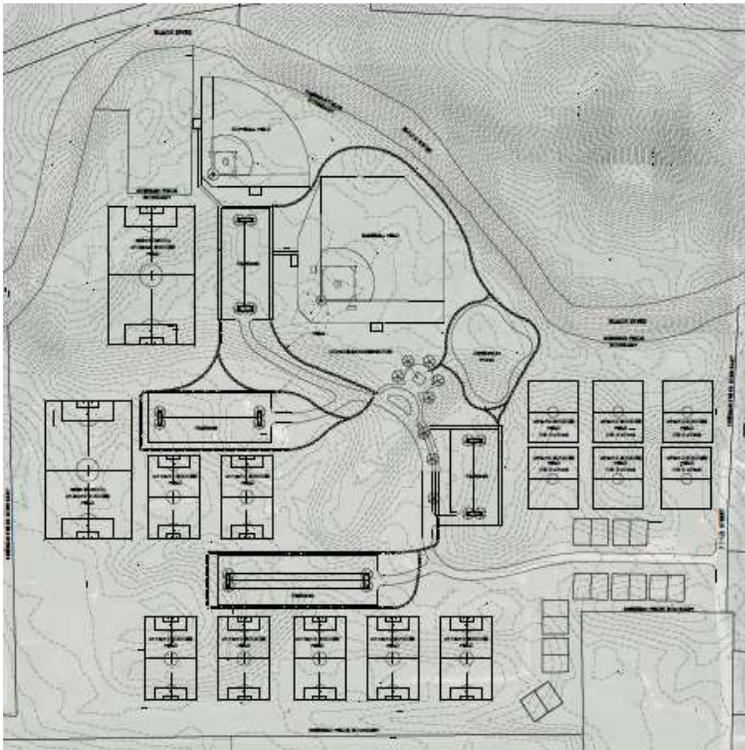
The Parcel is approximately 39.5 acres. It is bounded on the north by 14th Avenue and on the west by the Van Buren Trail. The proposed site plan includes parking on the perimeter of the site to minimize vehicular pedestrian conflicts.

The proposed site plan includes one baseball field and one softball field. The remainder of the site has proposed soccer facilities including six U9-U10 (or 12 U7-U8) fields, four U11-U12 fields, and two High School fields. There is a concession stand and restroom facility centrally located with accessible walkways connecting

all parking areas to the campus. There is a detention pond and a maintenance area. Shade trees have been included along the walkways and throughout the parcel. Existing perimeter landscaping would be preserved for buffering. Beyond the \$4.1 million that GMB estimated to develop the proposed concept, we estimate the cost to acquire the land necessary to undertake the proposed project on the proposed site would be between \$404,000 and \$450,000 based on factors including owner willingness, assessed value and current market conditions

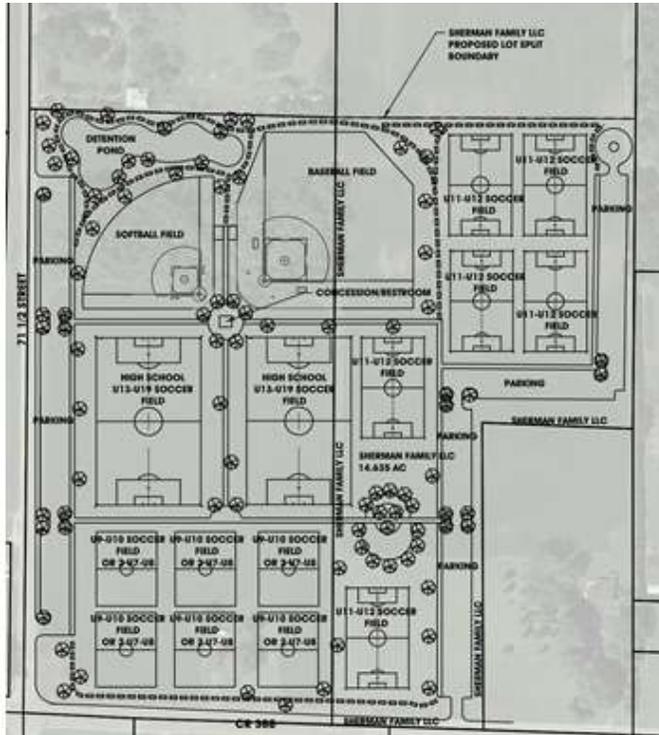
Sherman Hills Parcel

The second parcel studied for the development of athletic fields was the former Sherman Hills Subdivision parcel. Abonmarche staff physically walked the property and referenced USGS maps to assess the viability of the site for the proposed development. Given the topographical challenges on the site it will be the most difficult to develop. Of the three sites analyzed, while the most difficult to develop, it also had the best location with its immediate proximity to the Black River for additional recreational opportunities but also the easy access near the Phoenix Road exit from I-196. When the layout was developed for the 58.4 acre site, we placed playing fields and parking in areas with less than 5% grade change across each area to be developed to minimize earth moving and retaining wall costs.



The proposed site plan includes one baseball field and one softball field. The remainder of the site has proposed soccer facilities including six U9-U10 (or 12 U7-U8) fields, seven U11-U12 fields, and two High School fields. There is a concession stand and restroom facility centrally located with accessible walkways connecting all parking areas to the campus. There is a detention pond and a maintenance area. The parking is not quite as efficient as the other site plans given the site restrictions but it was able to be placed in enough parts of the site to effectively serve the various area. Beyond the \$4.1 million that GMB estimated to develop the proposed concept, we estimate an earth moving and retaining wall premium of approximately \$300,000-\$350,000 above cost for the other sites to offset the additional earth moving and stabilization expenses given the topography. However, the cost of this site could be less than the other sites being reviewed given its current status.

CR 388 – Visser Farm The final property analyzed for the development was the property commonly known as the Visser Farm. The single parcel owned by Julian Visser is approximately 19.85 acres in size and is not large enough to accommodate the facilities as proposed per the previous site plan. The attached plan shows the Visser parcel with a portion of an additional parcel owned by the Sherman Family LLC



(approximately 14.635 acres). To fit all of the elements of the proposed GMB plan on the site, approximately half of the Sherman parcel would need to be acquired, in addition to the entirety of the Visser Parcel. This would make the approximate total acreage for this recreational facility 34.5 acres. The proposed split would be drawn as shown on the attached site. The proposed parcels are bounded on the west by 71 ½ Street and to the south by CR 388. The proposed parking is shown along the perimeter of the property with entrances on 71 ½ Street and CR388. The proposed site plan includes one baseball field and one softball field located at the northern portion of the site adjacent to a proposed nearby detention pond. The remainder of the site has proposed soccer facilities including six U9-U10 (or

12 U7-U8) fields, six U11-U12 fields, and two High School fields. There is a concession stand and restroom facility centrally located with accessible walkways connecting all parking areas to the central campus. Existing buffer plantings would remain where possible to provide additional buffering and proposed shade trees are shown along the edge of the walkways and adjacent to parking areas.

If the City and Township would like us to assess what would fit on just the Visser parcel, Abonmarche will reduce the number and type of fields at the direction of the City and Township and send a supplemental site plan for the Visser farm alone to be included in the report as an addendum. Beyond the \$4.1 million that GMB estimated to develop the proposed concept, we estimate the cost to acquire the land necessary to undertake the proposed project on the proposed site would be between \$350,000 and \$450,000 based on factors including owner willingness, assessed value and current market conditions. If the scope of the project were reduced to fit solely on the Visser property, we project the acquisition price to be in the \$250,000 and \$260,000 price range.