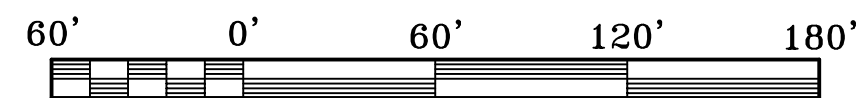


# TENTATIVE PLAN for Proposed "OAKLAND COMMONS"

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NOTE: EXISTING MATURE TREES ALONG EAST SIDE OF OAKLAND DRIVE SHALL BE PRESERVED AS MUCH AS POSSIBLE

NOTE: DESIGN OF STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM IS PENDING. SHOWN SIZE AND LOCATION OF STORM WATER TREATMENT CELL AND INFILTRATION BASIN IS SUBJECT TO FINAL ADJUSTMENT. SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PORTAGE'S STORM WATER DESIGN CRITERIA MANUAL. DESIGN WILL BE SHOWN ON PENDING 'FINAL PLAN'.

ADDRESS = 9581 OAKLAND DRIVE  
 PARCEL ID = 00029-425-G  
 CURRENT ZONING = I-1  
 PROPOSED ZONING = PD  
 SUBJECT PROPERTY = 12.57 ACRES  
 (AREA INCLUDES OAKLAND DRIVE RIGHT-OF-WAY AREA)

**SITE DATA:**

- PARCEL AREA = 12.57 ACRES
- # DWELLINGS = 58
- DENSITY = 4.6 DWELLINGS / ACRE

**BUILDING SEPARATION & SETBACKS**

- SINGLE FAMILY:**  
 -20' SETBACK FROM BACK OF CURB  
 -MINIMUM 12' BETWEEN BUILDINGS  
 -MINIMUM 30' OFF OAKLAND DRIVE R.O.W.
- DUPLEXES:**  
 -25' SETBACK OFF BACK OF CURB  
 -MINIMUM 18' BETWEEN BUILDINGS
- THREE-PLEXES AND FOUR-PLEXES:**  
 -25' SETBACK OFF BACK OF CURB  
 -MINIMUM 30' BETWEEN BUILDINGS  
 -MINIMUM 30' REAR SETBACK  
 -MINIMUM 30' OFF OAKLAND R.O.W.

**FIRE DEPT. NOTES**

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

ALL STREETS WILL BE WIDE ENOUGH TO ALLOW PARKING ON ONE SIDE OF THE STREET PER THE FIRE CODE.

**PARCEL DESCRIPTION PER CITY WEBSITE:**

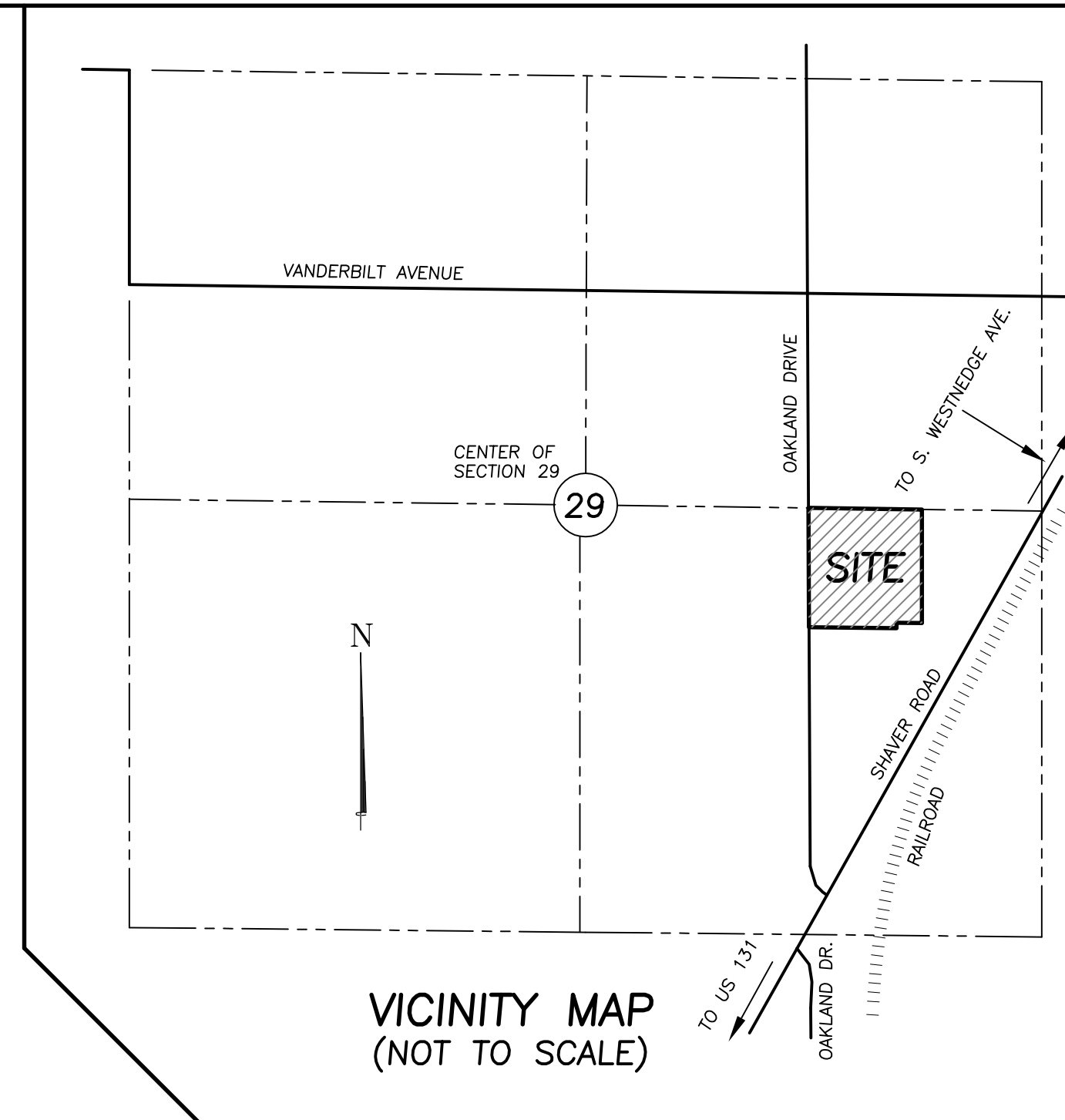
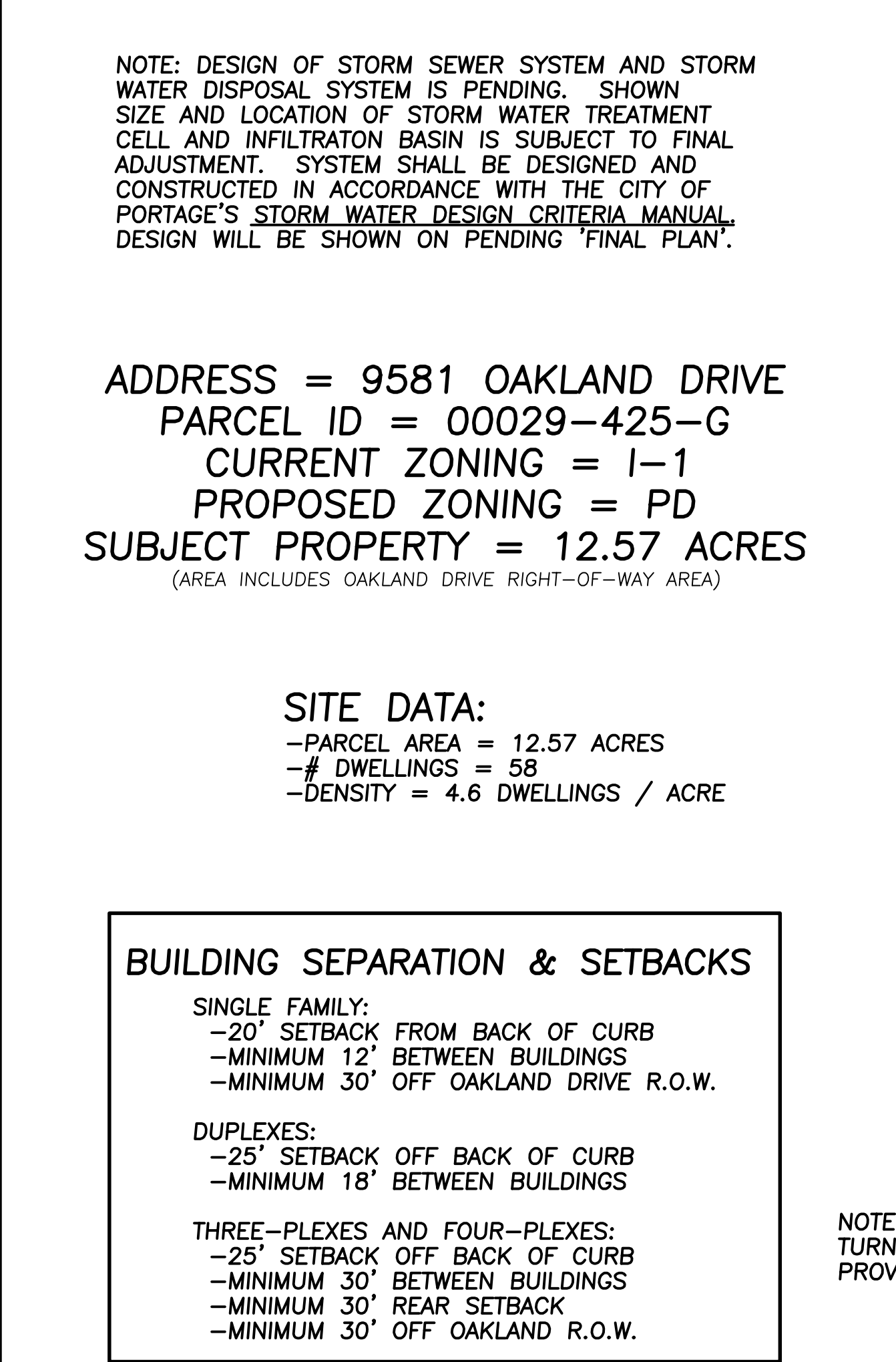
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 29, T35S, R11W, COMMENCING AT THE EAST 1/4 COR OF SEC 29, T35S, R11W; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 331.47 FT ALG THE NORTH LI OF THE SE 1/4 OF SD SEC 29 TO REFERENCE POINT "A"; TH SOUTH 90 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 90 DEG 55' 07" EAST) 331.47 FT ALG SD NORTH LI TO SD EAST 1/4 COR; TH NORTH 90 DEG 59' 23" EAST (PREVIOUSLY RECORDED AS EAST) 116.95 FT ALG THE SOUTH LI OF THE NW 1/4 OF SEC 29, T35S, R11W TO THE NORTHWESTLY ROW LI OF SHAVER RD; TH SOUTH 29 DEG 38' 07" WEST (PREVIOUSLY RECORDED AS SOUTH 29 DEG 39' WEST) 152.31 FT ALG SD ROW LI; TH NORTH 60 DEG 21' 53" WEST 145.41 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 198.90 FT PARALLEL W SD SOUTH LI; TH NORTH 44 DEG 50' 19" WEST 67.78 FT TO A LI EXTENDING SOUTH 00 DEG 05' 30" EAST FROM SD REFERENCE POINT "A"; TH NORTH 00 DEG 05' 30" WEST 12.78 FT TO SD REFERENCE POINT "A"; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" WEST) 278.84 FT ALG SD NORTH LI TO THE POB; TH SOUTH 00 DEG 04' 41" WEST 753.56 FT; TH NORTH 89 DEG 50' 19" WEST 163.82 FT (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) PARALLEL W SD NORTH LI; TH SOUTH 00 DEG 04' 41" WEST 28 FT; TH NORTH 89 DEG 50' 19" WEST (PREVIOUSLY RECORDED AS SOUTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE 1/4 TO THE WEST LI OF THE EAST 1/4 OF SD SEC 1/4 AS ESTABLISHED BY "OAKLAND FARMS NORTH" SUBDIVISION; TH NORTH 00 DEG 04' 41" EAST (PREVIOUSLY RECORDED AS NORTH 77.50 FT ALG SD WEST LI OF THE EAST 1/4 TO SD NORTH LI OF THE SE 1/4); TH SOUTH 89 DEG 50' 19" EAST (PREVIOUSLY RECORDED AS NORTH 89 DEG 55' 07" EAST) 708.61 FT ALG SD NORTH LI OF THE SE 1/4 TO THE POB, CONTAINING 12.57 ACRES OF LAND, THE WESTERLY PORTION BEING SUBJECT TO EASEMENT FOR OAKLAND DR. SPLIT/COMBINED ON 08/20/2018 FROM 00029-425-E, 00029-425-G.

NOTE: EASEMENT SHALL BE PROVIDED TO THE CITY OF PORTAGE FOR NORTH/SOUTH SIDEWALK AS REQUIRED. SIDEWALK LOCATION AND LAYOUT IS SUBJECT TO CHANGE.

NOTE: ON SITE WATER MAIN SYSTEM SHALL BE LOOPED. SYSTEM SHALL HAVE TWO CONNECTIONS TO EXISTING CITY WATER MAIN. WATER MAIN DESIGN IS PENDING.

NOTE: IN GENERAL, EXISTING IMPROVEMENTS HAVE BEEN SHOWN WITH A DASHED LINETYPE. PROPOSED IMPROVEMENTS HAVE BEEN SHOWN WITH A SOLID LINETYPE.

NOTE: SHOWN NUMBER OF DWELLINGS = 58.



- GENERAL NOTES:**
- 1) CURRENT CITY ZONING = I-1. PROPOSED ZONING = PD.
  - 2) PARCEL AREA = 12.57 ACRES.
  - 3) SITE IS PARTIALLY COVERED WITH TREES AND BUSH.
  - 4) SITE LANDSCAPING SHALL BE PROVIDED. SHOWN LANDSCAPING IS PRELIMINARY.
  - 5) BUILDING PLANS (BY OTHERS) ARE PENDING.
  - 6) ON-SITE FIRE HYDRANTS SHALL BE PROVIDED AS REQUIRED.
  - 7) ALL ON-SITE WATER MAIN & SANITARY SEWER SHALL BE PUBLIC AND SHALL BE WITHIN AN EASEMENT TO THE CITY OF PORTAGE.
  - 8) BUILDINGS SHALL CONNECT TO CITY WATER SYSTEM AND CITY SANITARY SEWER SYSTEM (EXCEPT GARAGES).
  - 9) SHOWN LAYOUT IS SUBJECT TO FINAL ADJUSTMENT.
  - 10) EXISTING WATER MAINS AND SANITARY SEWERS ARE LOCATED WEST OF THE SUBJECT PROPERTY IN OAKLAND DRIVE.
  - 11) STORM SEWER SYSTEM AND STORM WATER DISPOSAL SYSTEM SHALL BE PRIVATE. DESIGN IS PENDING.
  - 12) ALL NEW ROADWAYS SHALL BE PRIVATE.

**APPLICANT:**  
**GREEN DEVELOPMENT VENTURES, LLC**  
 2186 EAST CENTRE STREET  
 PORTAGE, MI 49002  
 (269) 321-2610

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|---|--------------------|
| TENTATIVE PLAN<br>PROPOSED "OAKLAND COMMONS"<br>PART OF THE WEST HALF OF SEC. 29, T. 3 S., R. 11 W., CITY OF PORTAGE  | DATE:<br>5/16/2023 |
| MONUMENT ENGINEERING GROUP ASSOC., INC.<br>Formerly Ingersoll, Watson & McMachen, Inc.<br>1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6165 | SHEET:<br>1        |
|   | JOB No.:<br>23-039 |

