

Survey Notes:

- 1) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2) ALL ELEVATIONS ARE NAVD 88.
- 3) ALL BEARINGS ARE BASED ON THE WEST LINE OF SEMINARY STREET WHICH IS ASSUMED TO BEAR SOUTH.
- 4) UTILITY LOCATIONS AS SHOWN ARE BASED ON FIELD OBSERVATIONS AND AVAILABLE UTILITY PLANS ONLY. CALL MISS DIG PRIOR TO CONSTRUCTION FOR EXACT LOCATIONS.
- 5) NO TITLE WORK PROVIDED, EASEMENTS NOT SHOWN MAY AFFECT SUBJECT PARCELS.

Tree Legend:

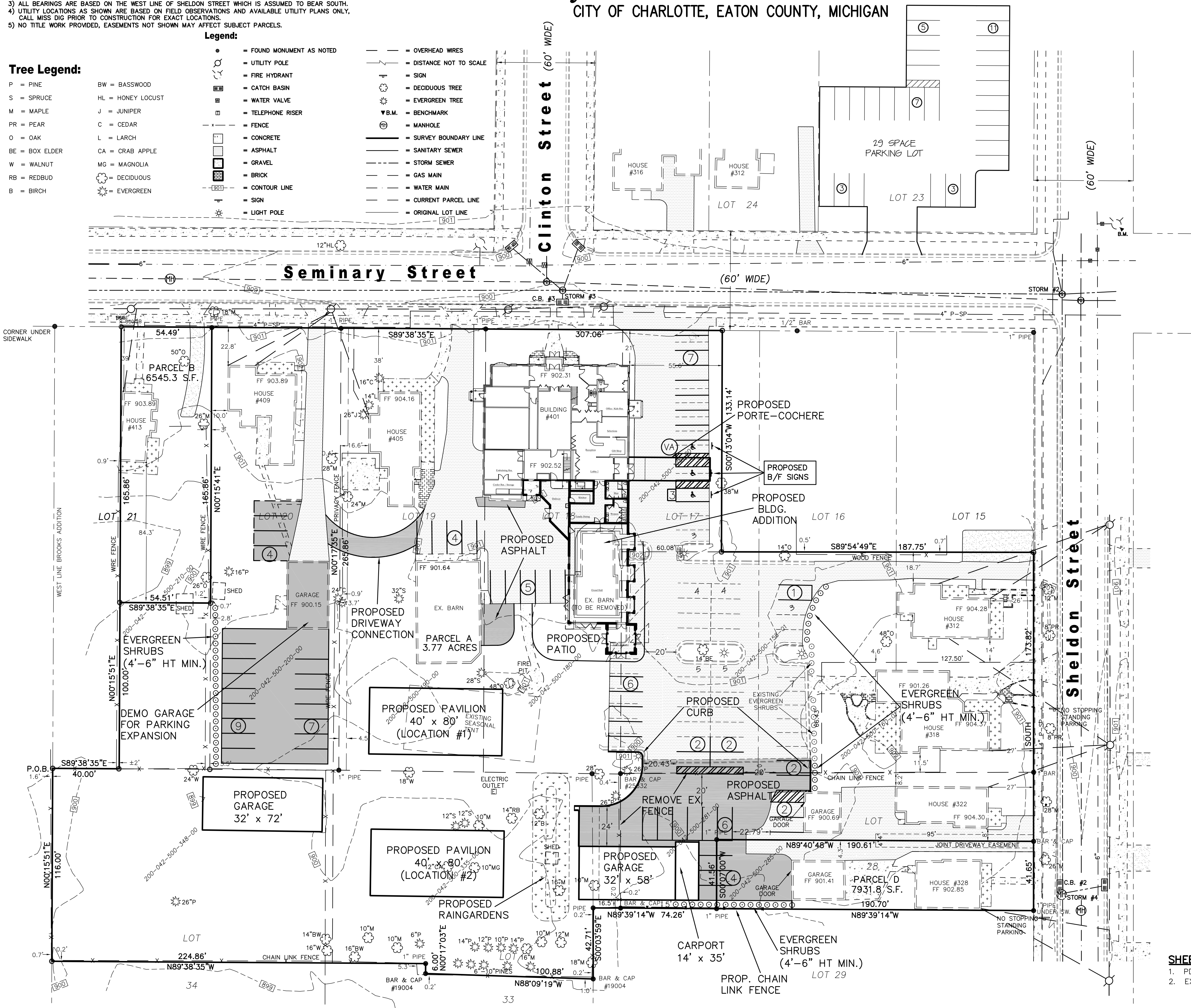
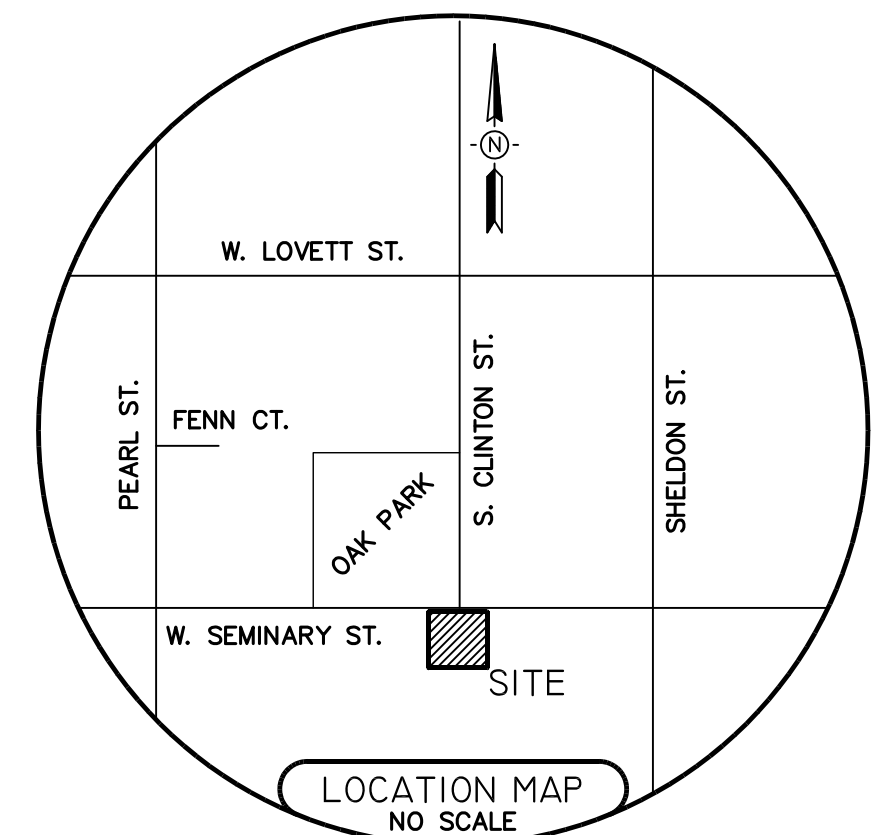
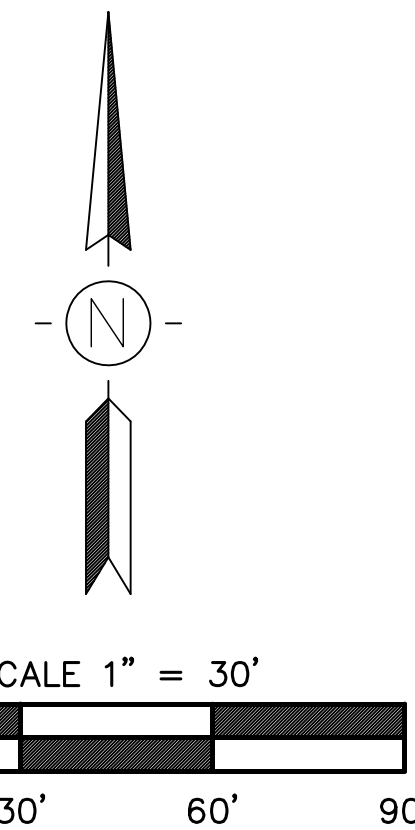
- P = PINE
S = SPRUCE
M = MAPLE
PR = PEAR
O = OAK
BE = BOX ELDER
W = WALNUT
RB = REDBUD
B = BIRCH
- BW = BASSWOOD
HL = HONEY LOCUST
J = JUNIPER
C = CEDAR
L = LARCH
CA = CRAB APPLE
MG = MAGNOLIA
D = DECIDUOUS
E = EVERGREEN

Legend:

- FOUND MONUMENT AS NOTED
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN
- WATER VALVE
- TELEPHONE RISER
- FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- BRICK
- CONTOUR LINE
- SIGN
- LIGHT POLE
- OVERHEAD WIRES
- DISTANCE NOT TO SCALE
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- BENCHMARK
- MANHOLE
- SURVEY BOUNDARY LINE
- SANITARY SEWER
- STORM SEWER
- GAS MAIN
- WATER MAIN
- CURRENT PARCEL LINE
- ORIGINAL LOT LINE

Pray Funeral Home PDD Plan

CITY OF CHARLOTTE, EATON COUNTY, MICHIGAN



Legal Descriptions:

PARCEL A
(Legal Description of Overall Parcel)
A part of Lots 15, 16, 17, 21, 28, 33 and 34, and all of Lots 18, 19 and 20, Brooks Addition to the City of Charlotte, Eaton County, Michigan, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 68-A, Eaton County Records, described as: Beginning at the Northwest corner of said Lot 34; thence S89°38'35"E along the South line of Lot 21 a distance of 40.00 feet; thence N00°15'51"E along the East line of the West 40 feet of Lot 21 a distance of 100.00 feet; thence S89°38'35"E 54.51 feet to the East line of Lot 21; thence N00°15'41"E along said East line 165.86 feet to the Northeast corner of said Lot 21; thence S89°38'35"E along the North line of Lots 17, 18, 19 and 20 a distance of 307.06 feet; thence S00°13'04"W along the East line of the West 60 feet of Lot 17 a distance of 133.14 feet; thence S89°54'49"E along the North line of the South 1/2 of Lots 15, 16 and 17 a distance of 187.75 feet to the East line of Lot 15; thence South along the East line of Lots 15 and 28 a distance of 173.82 feet; thence N89°40'48"W along the South line of the North 1/2 of Lot 28 a distance of 190.61 feet; thence S00°07'00"W 41.56 feet to the South line of Lot 28; thence N89°39'14"W 74.26 feet to the East line of Lot 33; thence S00°03'59"E along said East line 42.71 feet; thence N88°09'19"W 100.88 feet; thence N00°17'03"E 6.00 feet; thence N89°38'35"W 224.86 feet to the West line of Lot 34; thence N00°15'51"E along said West line 116.00 feet to the point of beginning; said parcel containing 3.77 acres more or less; said parcel subject to all easements and restrictions if any.

PARCEL B
(Proposed Legal Description of 413 Seminary)
Lot 21, except the South 100.00 feet, Brooks Addition to the City of Charlotte, Eaton County, Michigan, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 68-A, Eaton County Records, except the West 40.00 feet thereof.

PARCEL D
(Liber 2882 Page 40):
The East 11-1/2 rods in width of the South 1/2 of Lot 28 in Brook's Addition to the Village (now City) of Charlotte, Eaton County, Michigan, according to the recorded plat thereof. EXCEPT subject to a for a driveway over the North 4 feet in width of the East 95 feet in width thereof.

SITE DATA

PLANNED DEVELOPMENT DISTRICT
(UNDERLYING ZONING: RT - TWO FAMILY RESIDENTIAL)
USE: FUNERAL HOME
TOTAL SITE AREA = 2.70 ACRES

EX. FUNERAL BLDG = 5,308 S.F. (2,712 S.F. ASSEMBLY)
PROP. ADDITION = 3,775 S.F.
TOTAL FUNERAL BLDG = 9,083 S.F. (3,860 S.F. ASSEMBLY)

BUILDING SETBACKS
FRONT - 25 FEET
SIDES - 8 & 12 FEET
REAR - 35 FEET
BLDG TO BLDG - 10 FEET
ACCESSORY BLDG - 5 FEET

PARKING
REQUIRED:
FUNERAL HOME - 1 SPACE PER 50 S.F. OF ASSEMBLY ROOM, PARLORS & SLUMBER ROOMS (USABLE AREA)

ASSEMBLY AREA = 3,674 S.F. USABLE/50 = 73.48
TOTAL SPACES REQUIRED = 73 SPACES
TOTAL SPACES PROVIDED = 75 SPACES (3 B.F.)

OUTLOT AT NW CORNER OF SEMINARY AND SHELDON = 29 SPACES
FUTURE PARKING AT 409 SEMINARY = 20 SPACES
TOTAL FUTURE OVERALL PARKING = 125 SPACES

UTILITIES
WATER: CITY PUBLIC WATER MAIN
SANITARY: CITY PUBLIC SANITARY
STORM: ON-SITE RAIN GARDENS

NOTES
- EXISTING BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED BY BUMSTEAD LAND SURVEYS
DATED 7/13/21

- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 2 DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES
- 0 DENOTES NUMBER OF EXISTING PARKING SPACES

SHEET INDEX

1. PDD SITE PLAN
2. EXIS. BOUNDARY/TOPO PLAN



72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

Benchmark:

TOP OF SOUTHEASTERLY BOLT OF TOP FLANGE OF FIRE HYDRANT ON NORTHEAST SIDE OF INTERSECTION OF SEMINARY STREET AND SHELDON STREET.
NAVD 88 ELEVATION 902.99

OWNER:

PRAY FUNERAL HOMES, Inc.
401 W. SEMINARY ST.
CHARLOTTE, MI 48813
PH: (517) 543-2950
FAX: (517) 543-2952

ENGINEER:

KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

REVISIONS 11-3-21		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
SCALE: 1" = 30' DATE: 8-4-21 AUTHORIZED BY: PRAY FUNERAL HOMES, Inc.		DESIGNER: AJP PROJECT MGR. AJP APPROVED BY: AJP SHEET 1 OF 2 JOB #: E- 98580	
PDD SITE PLAN		Pray Funeral Home	