

AREA:
 BUILDINGS = 52,500 SQFT / 1,205 ACRES
 OPEN SPACE (SEE PLAN) = 1,577 ACRES
 TOTAL AREA = 7.13 ACRES
 25% OF 7.13 ACRES = 1.78 ACRES

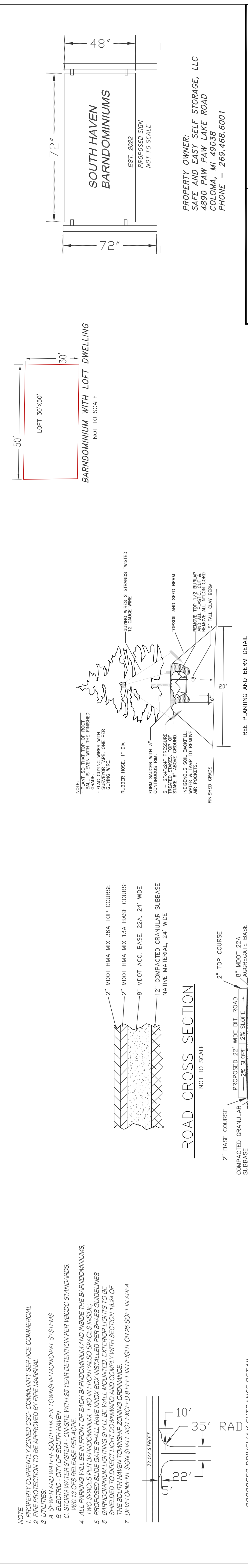
STORM WATER DETENTION:
 VOLUME PROVIDED = ??? cft
 SEE ATTACHED FOR CALCULATIONS

NOTES:
 1.) DESIGNED WITH .10' OF FREEBOARD.
 2.) 25 YEAR DESIGN WITH A RELEASE RATE OF 1.0 CFS/ACRE
 3.) RELEASE RATE BASED ON 0.06ACFTS/ACRE

SETBACKS:
 35' FRONT SETBACK
 10' MINIMUM SIDE SETBACK, 25' TOTAL
 50' REAR SETBACK
 30% PUD YOU CAN REDUCE SETBACK BY 30%
 2.5' MINIMUM SIDE SETBACK
 7' MINIMUM SIDE SETBACK, 17.5' TOTAL
 35' REAR SETBACK

LOT COVERAGE:
 TOTAL LOT = 7.13 ACRES
 AREA COVERED BY STRUCTURES = 1,205 ACRES
 % OF LOT COVERED BY STRUCTURES = 16.9%
 % PAVEMENT PARKING/ROAD = 22.11%
 % OF LOT IN USE = 39.02%
 % OF DEDICATED OPEN SPACE = 25.67%

DENSITY CALCULATION:
 USE HIGH DENSITY ZONING
 HDR DENSITY ALLOWED = 4.36 DWELLINGS UNIT PER ACRE
 HDR BONUS MAXIMUM DENSITY = 5.45 DWELLINGS UNIT PER ACRE
 ALLOWABLE DWELLING UNITS = 6.53 ACRES * 5.45 DWELLINGS/ACRES = 35.5 DWELLINGS
 PROPOSED 35 BARNDOMINIUMS



DESCRIPTION:
 THAT PART OF THE SOUTH 1/4 ACRES OF THE WEST THREE-QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF 1-196 HIGHWAY, ALL IN SECTION 11, TOWN 1 SOUTH, RANGE 17 WEST, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, BEING SURVEYED AND DESCRIBED MORE PARTICULARLY AS BEGINNING ON THE NORTH AND SOUTH QUARTER LINE OF SECTION 11, TOWNSHIP SOUTH, RANGE 17 WEST AT A POINT 1188.17 FEET SOUTH 002°10' EAST OF THE NORTH QUARTER POST OF THE SECTION, THENCE SOUTH 002°10' EAST ON THE QUARTER LINE, 791.08 FEET, THENCE NORTH 88°26'50" EAST 388.52 FEET, THENCE SOUTH 88°00'00" WEST 188.00 FEET, THENCE SOUTH 88°00'00" WEST 388.27 FEET TO THE PLACE OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT OF WAY.

PROPERTY OWNER:
 SAFE AND EASY SELF STORAGE, LLC
 4890 PAW PAW LAKE ROAD
 COLOMA, MI 49038
 PHONE - 269.468.6001

PROPERTY:
 SOUTH HAVEN BARNDOMINIUM PROJECT
 SOUTH HAVEN, MI
 PUD DEVELOPMENT - PRELIMINARY

MERRITT MIDWEST INC.
 MERRITT MIDWEST INC.
 CIVIL ENGINEERING, LAND SURVEYING, ARCHITECTURE
 13560 90TH STREET
 FARMINGTON HILLS, MI 48334
 PH: 248-437-8200
 FX: 248-637-9206

DATE: 3/17/25
SCALE: 1" = 40'
BY: RP
SHEET NO.: 1 OF 1
PROJECT NO.: 25-018

NOTES:
 1. DRIVEWAY ENTRANCE SHALL BE TO VAN BUREN COUNTY ROAD COMMISSION STANDARDS
 2. DRIVEWAY APPROACH SHALL BE 12" MDOOT CLASS II SAND, 8" MDOOT 22A GRAVEL BASE, TOPPED WITH 2" HMA BASE AND 2" HMA TOP COURSE. SEE DETAIL.
 3. PROPOSED CULVERTS SHALL BE 15" CMP.
 4. THERE IS NO EXISTING GRAVEL SHOULDER AT PROPOSED DRIVE LOCATION.
 5. NO OTHER UTILITIES OR TREES IN WAY OF PROPOSED DRIVEWAY.