

INTERSTATE I-196

73 1/2 ST

PHOENIX

SITE LOCATION

CIDER CT

6TH AVE

BLUE STAR HIGHWAY

LOCATION MAP
NOT TO SCALE

DESCRIPTION - PARCEL ID: 80-17-011-038-60
THAT PART OF THE SOUTH 3 ACRES OF THE WEST 20
THAT PART OF THE SOUTH 3 ACRES OF THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER, LYING WEST OF I-96 HIGHWAY, ALL IN
COUNTY, MICHIGAN, BEING SURVEYED AND DESCRIBED MORE PARTICULARLY AS BEGINNING
ON THE NORTH AND SOUTH QUARTER LINE OF SECTION 11, TOWN 1 SOUTH, RANGE 17
WEST AT A POINT 1188.17 FEET SOUTH 002°10' TO EAST OF THE NORTH QUARTER POST OF
THE SECTION, THENCE: SOUTH 00°17'10" TO EAST ON THE QUARTER LINE, 17.08' FEET; THENCE
SOUTH 00°17'10" TO EAST ON THE QUARTER LINE, 17.08' FEET; THENCE SOUTH 88°06'00" WEST
ON THE NORTH 00°17'10" TO EAST ON S/D WEST LINE, 73.34 FEET; THENCE SOUTH 88°06'00" WEST
336.27 FEET TO PLACE OF BEGINNING.
SUBJECT TO COUNTY ROAD RIGHT OF WAY.

DESCRIPTION - PARCEL ID: 80-17-011-011
THAT PART OF THE FOLLOWING DESCRIPTION LYING SOUTHERLY OF A LINE 812.31 FEET
SOUTH OF AND PARALLEL TO THE NORTH SECTION LINE OF SECTION 18 A OF WEST HALF
OF THE NORTHWEST QUARTER EXCEPT HIGHWAY I-96 RIGHT OF WAY, ALSO EXCEPT THE
NORTH 152.24 FEET OF THE WESTERLY 33 FEET FOR RIGHT OF WAY, SPLIT FROM
80-17-011-001-001 TO ANNEAUXION.

DESCRIPTION - PARCEL ID: 80-33-620-050-00
THAT PART OF THE FOLLOWING DESCRIPTION LYING SOUTHERLY OF A LINE 812.31 FEET
SOUTH OF AND PARALLEL TO THE NORTH SECTION LINE OF SECTION 18 A OF WEST HALF
OF THE NORTHWEST QUARTER EXCEPT HIGHWAY I-96 RIGHT OF WAY, ALSO EXCEPT THE
NORTH 152.24 FEET OF THE WESTERLY 33 FEET FOR RIGHT OF WAY, SPLIT FROM
80-17-011-001-001 TO ANNEAUXION.

BUILDINGS = 67,500 SQFT/1,549 ACRES
PAVEMENT = 93,102 SQFT/2,137 ACRES
OPEN SPACE(25% MIN) = 122,786 SQFT/2.82 ACRES
25% OF 11.22 ACRES = 2.81 ACRES
TOTAL AREA = 11.22 ACRES

LOT COVERAGE:
TOTAL LOT - 11.22 ACRES
AREA COVERED BY PAVEMENT - 2.137 ACRES
AREA COVERED BY STRUCTURES - 1.549 ACRES
% OF LOT COVERED BY STRUCTURES - 13.8%
% PAVEMENT PARKING/ROAD - 19.05%
% OF LOT IN USE - 32.85%
% OF DEDICATED OPEN SPACE - 25.1%

DENSITY CALCULATION:
USE HIGH DENSITY ZONING
HDR DENSITY ALLOWED – 4.3
HDR BONUS MAXIMUM DENSITY
DEVELOPABLE LAND – 9.02 A
ALLOWABLE DWELLING UNITS
PROPOSED 45 BARNDOMINIUMS

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

NOTES:
1.) DESIGNED WITH .20' OF FREEBOARD.
2.) 25 YEAR DESIGN WITH A RELEASE RATE OF 0.4608 cfs.
3.) RELEASE RATE BASED ON 0.064CFS/ACRE

1. PROPERTY CURRENTLY ZONED CSC. COMMUNITY SERVICE COMMERCIAL
2. FIRE PROTECTION TO BE PROVIDED BY FIRE MARSHAL
3. THE DEVELOPMENT SHALL BE APPROVED BY TOWNSHIP MUNICIPAL SYSTEMS
4. A SEWER AND WATER SOUTH HAVEN TOWNSHIP MUNICIPAL SYSTEMS
5. ELECTRIC CITY OF SOUTH HAVEN
6. STORM WATER SYSTEM, ON-SITE WITH 25 YEAR DETENTION PER 16000
7. ALL PARKING WILL BE IN FRONT OF TWO (2) BARN/DORMS AND INSIDE THE
8. TWO SPACES PER BARN/DORM, TWO IN FRONT/LOS SPACES INSIDE THE
9. PROVIDED
10. SLOPED SIDE DRIVE SHALL HAVE 10% INSTALLED PAVED RAMP
11. BARN/DORMS SHALL HAVE 10% INSTALLED PAVED RAMP
12. SHIELDED TO DIRECT LIGHT TOWARD AND COMPLY WITH SECTION 18
13. THE SOUTH HAVEN TOWNSHIP ZONING ORDINANCE
14. DEVELOPMENT SIGN SHALL NOT EXCEED 8 FEET IN HEIGHT OR 25 SQ FT IN
15. THE DEVELOPMENT SHALL BE CONSTRUCTED TO THE CITY OF SOUTH HAVEN

PROPOSED DRIVEWAY ENTRANCE DETAIL

1. DRIVEWAY ENTRANCE SHALL BE TO VAN BUREN COUNTY ROAD COMMISSION STANDARDS
2. DRIVEWAY APPROACH SHALL BE 12" MDOT CLASS II SAND, 8" MDOT 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.

BARNDOMINIUM WITH LOFT DWELLING
NOT TO SCALE

NOT TO SCALE

2" MDOT HMA MIX 36A TOP COURSE

2" MDOT HMA MIX 13A BASE COURSE

8" MDOT AGG. BASE, 22A, 24" WIDE

12" COMPACTED GRANULAR SUBBASE NATIVE MATERIAL, 24" WIDE

ROAD CROSS SECTION

OT TO SCALE

ROADWAY CROSS SECTION

NOT TO SCALE
SLOPE VARIES SEE PLANS

TREE PLANTING AND BERM DETAIL

PLACE (1) WHITE PINE, MINIMUM 5' HEIGHT,
EVERY 10' AS SHOWN LOCATED ON A 5' TALL BERM.

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

COLUMA, MI 49030
PHONE - 269.468.6001

MERRITT
MIDWEST INC.

PUD DEVELOPMENT

2	PROJECT NO. 25-018
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TIE NAME: