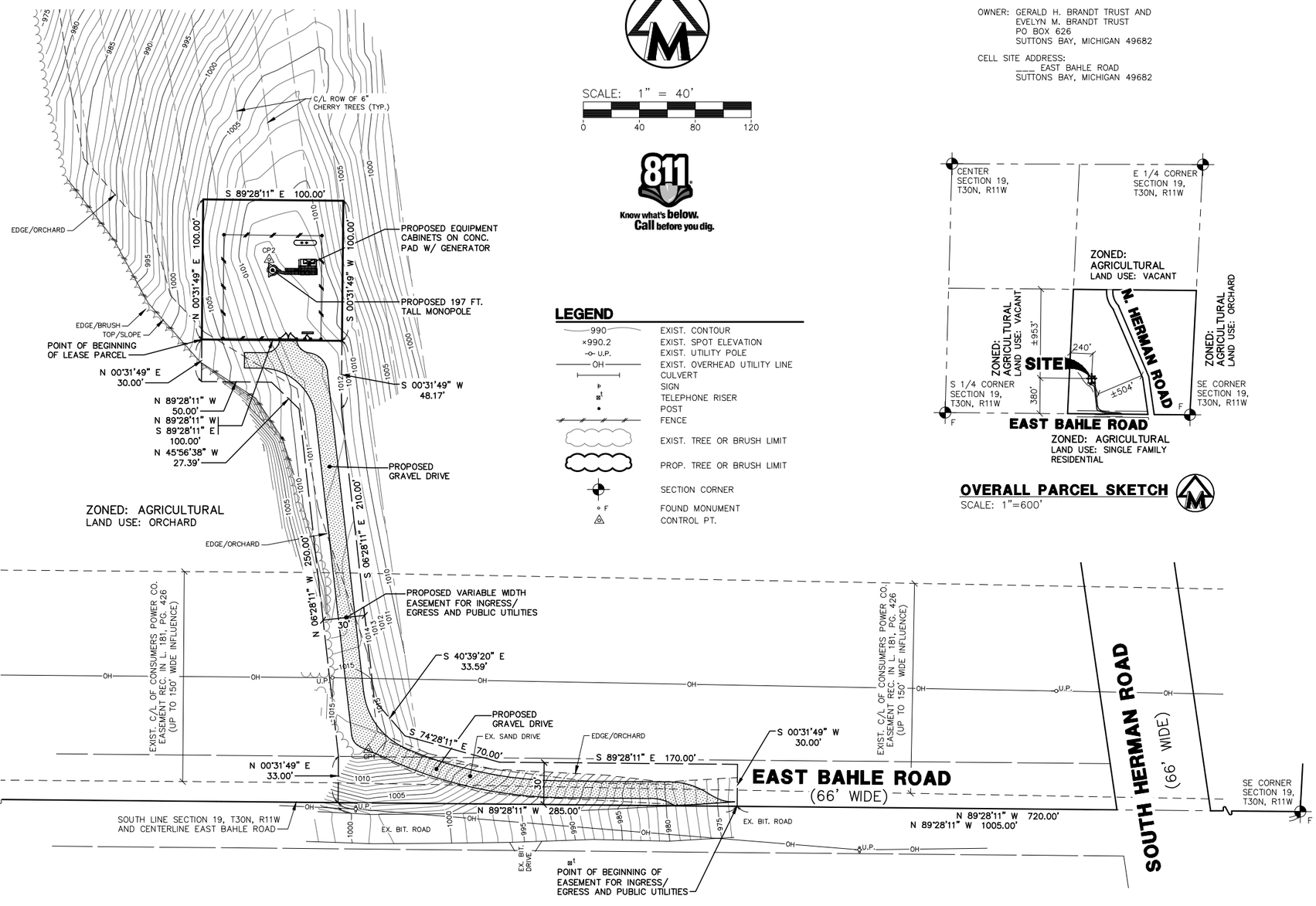


SCALE: 1" = 40'

0 40 80 120

811 Know what's below. Call before you dig.

LEGEND

990	EXIST. CONTOUR
×990.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
OH	EXIST. OVERHEAD UTILITY LINE
	CULVERT
	SIGN
	TELEPHONE RISER
	POST
	FENCE
	EXIST. TREE OR BRUSH LIMIT
	PROP. TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND MONUMENT
	CONTROL PT.

PROPERTY INFORMATION

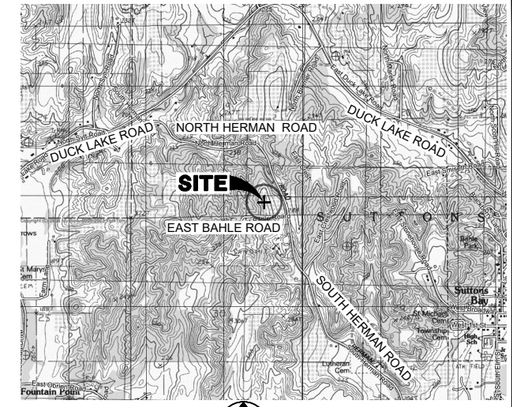
TAX PARCEL: #011-019-014-00

OWNER: GERALD H. BRANDT TRUST AND
EVELYN M. BRANDT TRUST
PO BOX 626
SUTTONS BAY, MICHIGAN 49682

CELL SITE ADDRESS:
___ EAST BAHLE ROAD
SUTTONS BAY, MICHIGAN 49682

OVERALL PARCEL SKETCH

SCALE: 1"=600'



VICINITY SKETCH

SCALE: 1"=2000'

LOCATION

LATITUDE 44° 58' 58.3"
LONGITUDE 85° 40' 44.6"
GROUND ELEV. @ TOWER BASE = 1011.00

LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at the Southeast corner of Section 19, T30N, R11W, Suttons Bay Township, Leelanau County, Michigan; thence N 89°28'11" W 1005.00 feet along the south line of said Section 19 (also being the centerline of East Bahle Road, 66 feet wide); thence N 00°31'49" E 33.00 feet; thence N 06°28'11" W 250.00 feet; thence N 45°56'38" W 27.39 feet; thence N 89°28'11" W 50.00 feet; thence N 00°31'49" E 30.00 feet to the POINT OF BEGINNING;

thence continuing N 00°31'49" E 100.00 feet;
thence S 89°28'11" E 100.00 feet;
thence S 00°31'49" W 100.00 feet;
thence N 89°28'11" W 100.00 feet to the POINT OF BEGINNING; being a part of the Southeast 1/4 of Section 19, T30N, R11W, Suttons Bay Township, Leelanau County, Michigan; containing 10,000 square feet or 0.230 acres of land, more or less; and subject to easements and restrictions of record, if any;

Together with a variable width easement for ingress, egress and public utilities, the boundary of easement is described as follows:

Commencing at the Southeast corner of Section 19, T30N, R11W, Suttons Bay Township, Leelanau County, Michigan; thence N 89°28'11" W 720.00 feet along the south line of said Section 19 (also being the centerline of East Bahle Road, 66 feet wide) to the POINT OF BEGINNING:

thence continuing N 89°28'11" W 285.00 feet along said south line of Section 19;
thence N 00°31'49" E 33.00 feet;
thence N 06°28'11" W 250.00 feet;
thence N 45°56'38" W 27.39 feet;
thence N 89°28'11" W 50.00 feet;
thence N 00°31'49" E 30.00 feet;
thence S 89°28'11" E 100.00 feet;
thence S 00°31'49" W 48.17 feet;
thence S 06°28'11" E 210.00 feet;
thence S 40°39'20" E 33.59 feet;
thence S 74°28'11" E 70.00 feet;
thence S 89°28'11" E 170.00 feet;
thence S 00°31'49" W 30.00 feet to said south line of Section 19 and the POINT OF BEGINNING; being a part of the Southeast 1/4 of Section 19, T30N, R11W, Suttons Bay Township, Leelanau County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL

(Taken from Title Commitment)

Land in the Township of Sutton Bay, Leelanau County, MI, described as follows:

The Southeast 1/4 of the Southeast 1/4 of Section 19, Town 30 North, Range 11 West, Township of Sutton Bay, Leelanau County, Michigan.

NOTE

Rotate all bearings 00°55'54" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

BENCH MARK

Set spike in the east face of a utility pole ±107' north of the centerline of East Bahle road, and at the west entrance of the orchard.
Elevation: 1017.01 (NAVD 88 Datum)

PREPARED BY:
MIDWESTERN CONSULTING, L.L.C.

SCOTT G. FISHER P.E. #58473

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
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APPLICANT/LESSEE:
CELLCO PARTNERSHIP
dba VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

verizon
SITE #3250 – "LAKE LEELANAU"
SUTTONS BAY TOWNSHIP, LEELANAU COUNTY, MICHIGAN
SITE SURVEY, GENERAL INFORMATION

1

JOB No. 05268-3250C
REVISION:
1. ADD STORMWATER NARRATIVE 08/09/23

DATE: 03/16/23
SHEET 1 OF 3
CADD: BLF
ENG: SGF
PM: SGF
TECH: KMW
05268_3250C-SP1
TBF#35067

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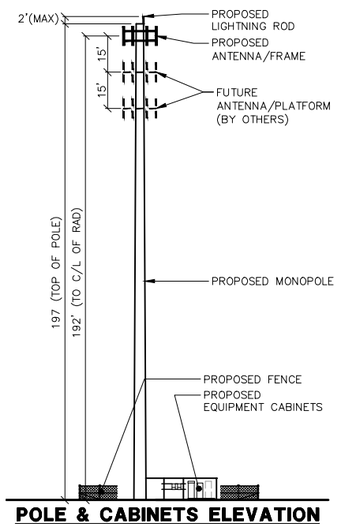
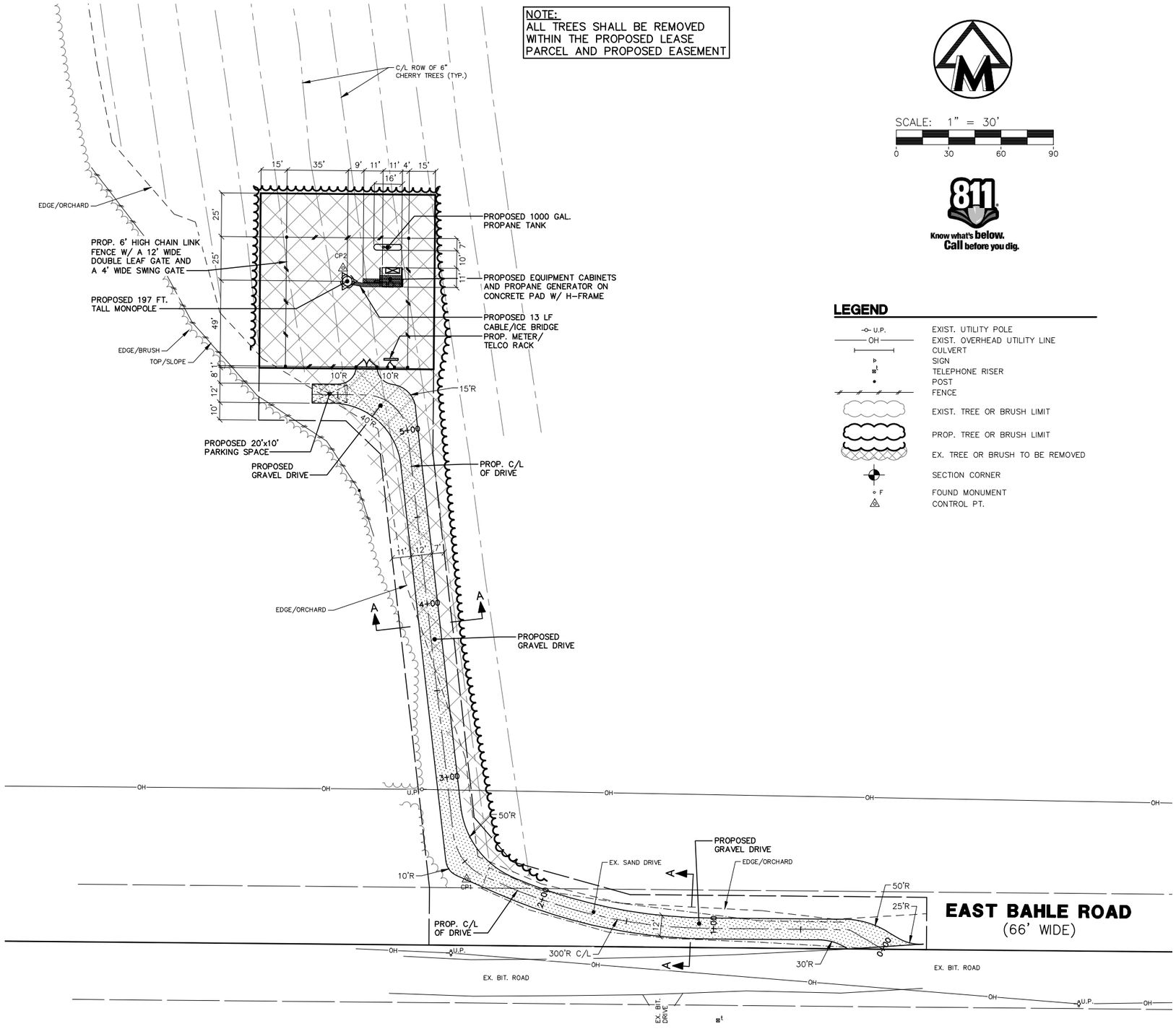
GENERAL NOTES:

1. All site work construction shall be in accordance with the current standards and specifications of Suttons Bay Township and the Leelanau County Road Commission, where applicable.
2. The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
3. The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
4. There are no lights proposed for this project.
5. There are no signs proposed for this project except for:
   a. Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door;
   b. FCC registration number located on fence gate.
6. The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
7. There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
8. Tower shall be equipped with an anti-climbing device.
9. Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
10. All areas disturbed by the construction of the tower and cabinet and driveway shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
11. All areas inside of and to 1'-0" outside of the fenced area shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
12. Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive from East Bahle Road.
13. The proposed drive shall consist of 3" of MDOT Class 23A crushed limestone aggregate over 10" of 1"x3" crushed concrete or slag over compacted subgrade. The subgrade shall be stripped free of all topsoil and organic material prior to placing aggregate base. Where poor subgrade soils are encountered, a woven geotextile fabric (Mirafi 500X or approved equal) shall be placed so that it is a minimum of 2 ft. wider and longer than the drive which is to be constructed over the poor soils.
14. This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 06-02-2020.



POLE & CABINETS ELEVATION
SCALE 1" = 30'

NOTE:
ALL TREES SHALL BE REMOVED WITHIN THE PROPOSED LEASE PARCEL AND PROPOSED EASEMENT



SCALE: 1" = 30'
0 30 60 90

Know what's below. Call before you dig.

LEGEND

U.P.	EXIST. UTILITY POLE
OH	EXIST. OVERHEAD UTILITY LINE
	CULVERT
	SIGN
	TELEPHONE RISER
	POST
	FENCE
	EXIST. TREE OR BRUSH LIMIT
	PROP. TREE OR BRUSH LIMIT
	EX. TREE OR BRUSH TO BE REMOVED
	SECTION CORNER
F	FOUND MONUMENT
	CONTROL PT.

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SOUTHFIELD, MICHIGAN 48075
PHONE: (248) 915-3000

verizon

SITE #3250 – "LAKE LEELANAU"
SUTTONS BAY TOWNSHIP, LEELANAU COUNTY, MICHIGAN
REMOVALS AND DIMENSIONAL SITE PLAN

2

JOB No. 05268-3250C
REVISION:
REV. DATE:
DATE: 03/16/23
SHEET 2 OF 3
CADD: BLF
ENG: SGF
PM: SGF
TECH: KMW
05268_3250C-SP1
TB#3507

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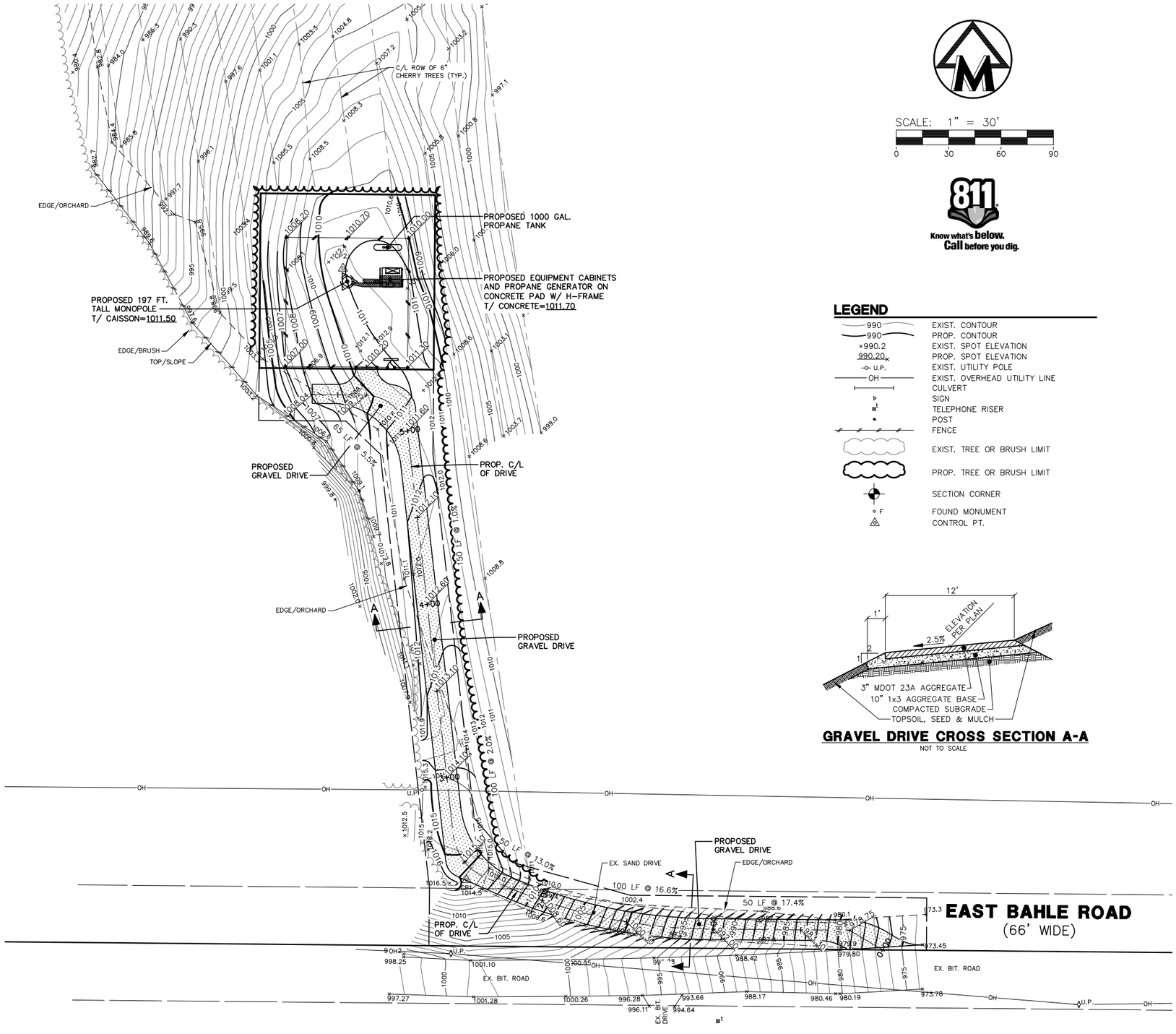
STORMWATER NARRATIVE:
PROPOSED PROJECT GRADING WILL MAINTAIN EXISTING SITE DRAINAGE PATTERNS INTO THE SURROUNDING ORCHARD AND WOODED AREA. ANY RUNOFF VOLUME INCREASE WILL BE MINIMIZED DUE TO:

- THE SURROUNDING AREA CONTAINING SANDY SOILS WHICH SHOULD ABSORB MOST RUNOFF.
- THE PROPOSED DRIVEWAY FOLLOWING AN ESTABLISHED DRIVEN ROUTE.
- THE COMPOUND GRAVEL BEING LOOSELY PLACED TO HOLD DOWN A PERMEABLE WEED BARRIER FABRIC AND ALLOWING FOR INFILTRATION NEARLY SAME AS ORIGINAL.
- THE FLATTENING OF STEEP EXISTING GROUND SLOPES IN THE AREA OF THE NEW DRIVEWAY/COMPOUND.
- LOCATING ALL PROPOSED WORK ALONG A HIGH POINT ON THE PROPERTY.



SCALE: 1" = 30'

0 30 60 90

Know what's below. Call before you dig.

LEGEND

990	EXIST. CONTOUR
990	PROP. CONTOUR
×990.2	EXIST. SPOT ELEVATION
990.20×	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
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	FENCE
	EXIST. TREE OR BRUSH LIMIT
	PROP. TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND MONUMENT
	CONTROL PT.

GRAVEL DRIVE CROSS SECTION A-A

NOT TO SCALE

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verizon

SITE #3250 – "LAKE LEELANAU"

SUTTONS BAY TOWNSHIP, LEELANAU COUNTY, MICHIGAN

GRADING PLAN

3

JOB No. 05268-3250C

REVISION:
1. ADD STORMWATER NARRATIVE

REV. DATE: 08/09/23

DATE: 03/16/23
SHEET 3 OF 3
CADD: BLF
ENG: SGF
PM: SGF
TECH: KMW
05268_3250C-SP1
TB#3507

R:\05268\3250C\ACAD\05268_3250C-SP1.dwg, 8/9/2023 11:14 PM, Scott G. Fisher, R:_ld22\Regular Media.pc3
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