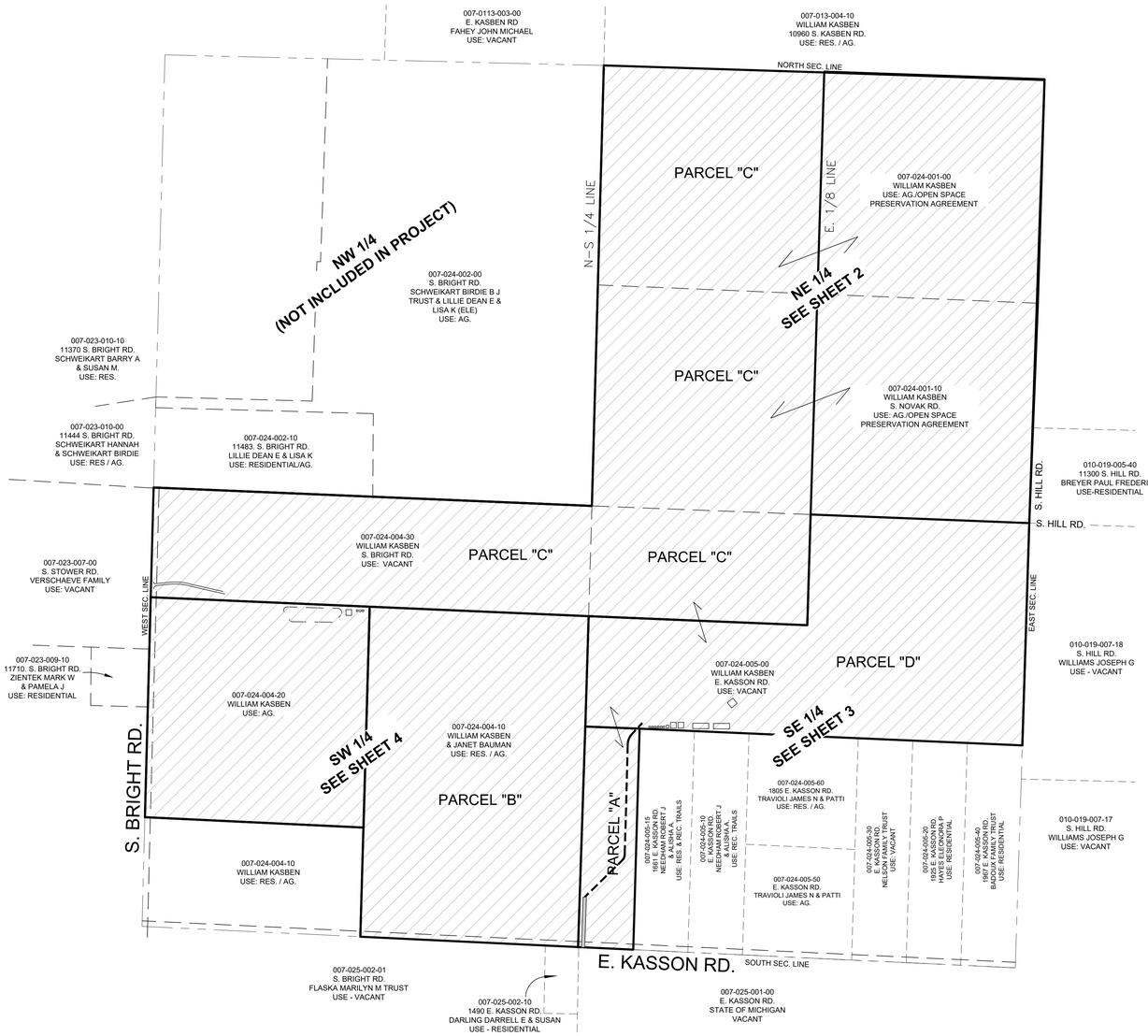
SITE PLAN

SPRING CREEK TRAILS

SECTION 24, T28N, R13W, KASSON TOWNSHIP
LEELANAU COUNTY, MICHIGAN

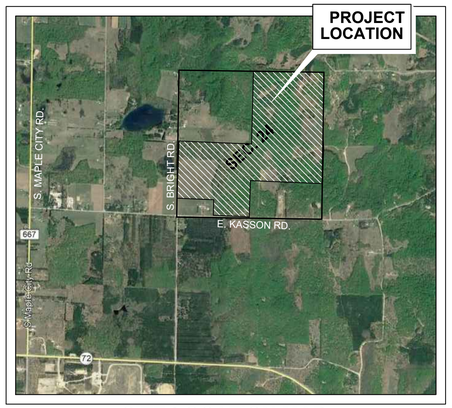


PROJECT OVERVIEW AND VICINITY MAP

SCALE: 1" = 400'

SCALE: 1" = 400'
CONTOURS SHOWN ARE AT TWO FOOT INTERVALS
ELEVATIONS ARE ON AN NAVD 88 DATUM

0' 400' 800'



SITE LOCATION MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY OWNER/APPLICANT

SPRING TRAILS LLC.

ZONING DISTRICTS:

FORESTED: SUBJECT PARCEL AND ALL PARCELS WITHIN 500 FEET OF PROJECT LOCATION

DISTRICT REGULATIONS (SEC. 4.7.3 DEVELOPMENT STANDARDS FROM ORDINANCE:

MINIMUM PARCEL SIZE: FIVE (5) ACRES; OR ONE DWELLING UNIT PER FIVE (5) ACRE DENSITY, WITH SEVENTY (70%) PERCENT PERMANENTLY PRESERVED UNBUILT RESERVED LAND IN ACCORDANCE WITH SECTION 4.11, PLANNED DEVELOPMENT

MINIMUM PROJECT AREA IN A PLANNED DEVELOPMENT: (20) ACRES

MINIMUM FRONTAGE: 330 FEET

SETBACKS:

	DWELLING AND ACCESSORY USES	ALL OTHER
MINIMUM FRONT SETBACK:	50 FEET	100 FEET
MINIMUM SIDE SETBACK:	25 FEET	50 FEET
MINIMUM REAR SETBACK:	50 FEET	50 FEET
MAXIMUM HEIGHT:	35 FEET	35 FEET

PROPOSED PROJECT PARCELS:

DESCRIPTION: A parcel of land situated in the Township of Kasson, County of Leelanau, State of Michigan and described as follows to-wit:

PARCEL "A"

Part of Section 24, Town 28 North, Range 13 West, more fully described as: Beginning at the South one-quarter corner of said Section 24; thence North 87°16'47" West, along the South line of said section, 3.51 feet; thence North 01°51'59" East, 1319.41 feet, to the South one-eighth line of said Section; thence South 87°48'43" East, along said one-eighth line, 325.34 feet; thence South 01°39'27" West, 1322.46 feet, to the South line of said section; thence North 87°17'02" West, along said South section line, 326.69 feet, to the Point of Beginning. Said parcel contains 9.95 acres, more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

PARCEL "B"

Part of Section 24, Town 28 North, Range 13 West, more fully described as: Commencing at the South one-quarter corner of said Section 24; thence North 87°16'47" West, along the South line of said section, 3.51 feet, to the Point of Beginning; thence North 87°16'47" West, continuing along said South section line, 1303.34 feet; thence North 01°37'00" East, 1974.03 feet; thence South 87°31'01" East, 1310.37 feet; thence South 01°51'59" West, 1319.38 feet, to the Point of Beginning. Said parcel contains 59.31 feet.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

PARCEL "C"

Part of Section 24, Town 28 North, Range 13 West, more fully described as: Commencing at the East one-quarter corner of said Section 24; thence South 87°35'34" East, along the East and West one-quarter line of said section, 2623.09 feet, to the monumented center of said section; thence North 01°32'51" East, along the North and South one-quarter line, 2634.87 feet, to the North line of said section; thence South 88°11'10" East, along said North section line, 1318.21 feet, to the East one-eighth line of said section; thence South 01°45'37" West, along said East one-eighth line, 2644.56 feet, to the East-West 1/4 line of said section; thence South 01°45'17" West, continuing along said East one-eighth line, 662.22 feet; thence North 87°38'51" West, 1308.10 feet; thence North 87°31'01" West, 2620.73 feet, to the West line of said section; thence North 01°30'38" East, along said West section line, 656.19 feet, to the Point of Beginning. Said parcel contains 139.03 acres, more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

PARCEL "D"

Part of Section 24, Town 28 North, Range 13 West, more fully described as: Commencing at the East one-quarter corner of said Section 24; thence South 01°48'20" West, 1330.38 feet, to the South one-eighth line of said section; thence North 87°29'00" West, along said South one-eighth line, 2289.92 feet; thence North 01°44'09" East, 659.96 feet; thence South 87°38'51" East, 1308.10 feet; thence North 01°45'17" East, 662.22 feet, to the East and West one-quarter line of said section; thence South 87°45'39" East, along said East and West one-quarter line, 87°45'39" East, 1308.47 feet, to the Point of Beginning. Said parcel contains 59.63 acres, more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

AND ALSO;

The Northeast One-half of the Northeast Quarter, Section 24, Town 28 North, Range 13 West.

AND ALSO

The North one-half of the Southwest 1/4 and the South one-half of the Northwest 1/4 of the Southwest Quarter, Section 24, Town 28 North, Range 13 West.

LOCATION OF EXISTING UTILITIES

1. EXISTING PUBLIC AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" AND REQUEST THE UTILITY COMPANIES TO MARK ALL OF THE UTILITIES IN QUESTION.

2. SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

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Know what's below.
Call before you dig.

BOB MITCHELL & ASSOCIATES
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(989) 539-6878
Toll Free 1-800-533-6627
Email: WM@mcpcivilsurvey.com

20210019 SP SPRING CREEK
DATE DRAWN: 1/27/2023
DRAWN BY: MJC
FIELD CHECK:
REVIEWED BY:
PROJECT MANAGER: JESSE E. MITCHELL

PROJECT INFORMATION:
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SPRING CREEK TRAILS
SECTION 24, T28N, R13W, KASSON TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

SITE PLAN

JOB NO.:
20210019

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SHEET 1 OF 4