

SITE PLAN

SPRING CREEK TRAILS

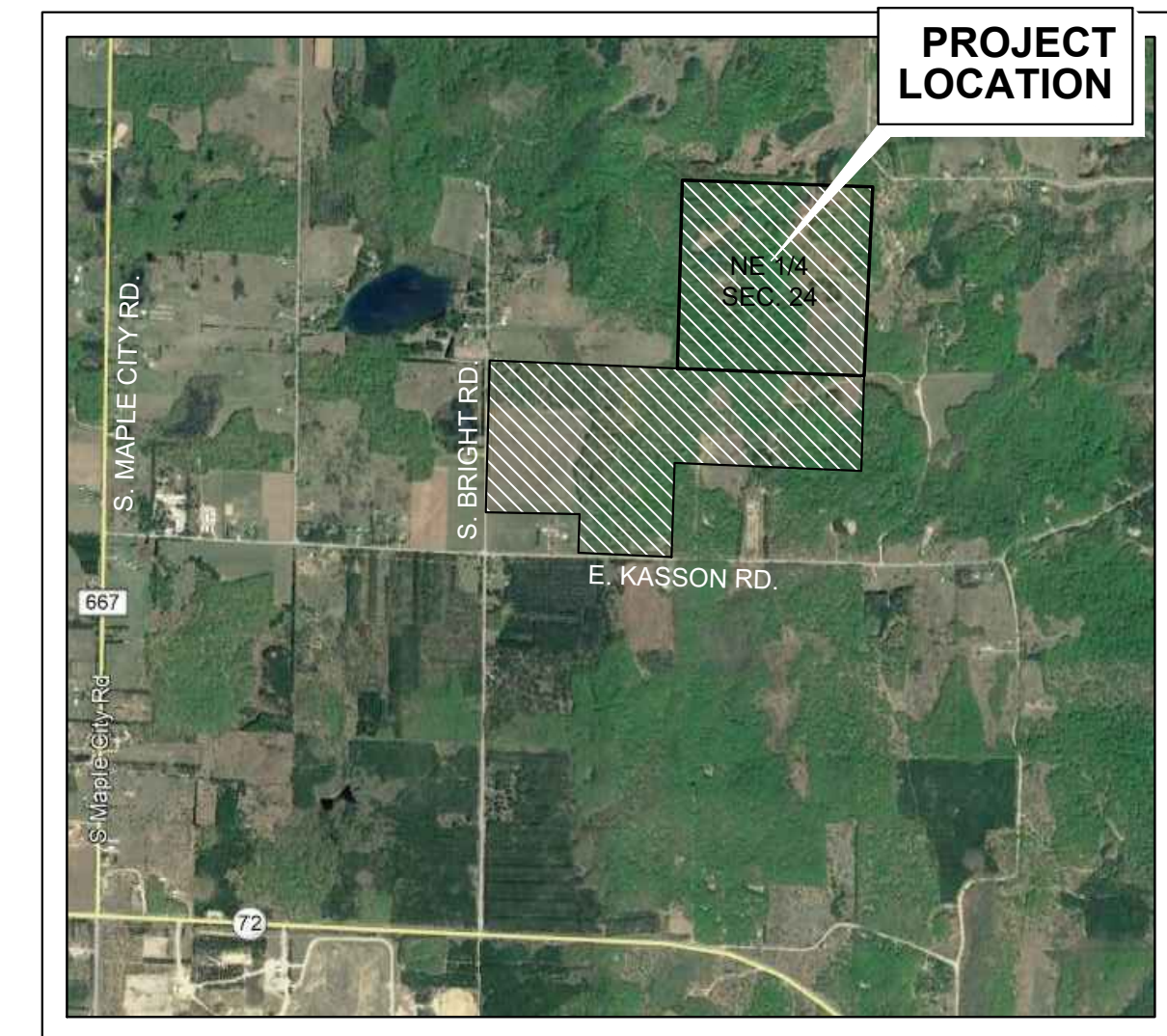
SECTION 24, T28N, R13W, KASSON TOWNSHIP
LEELANAU COUNTY, MICHIGAN



MATCHLINE - SEE SHEET 3

PROJECT DETAIL - NORTHEAST 1/4

SCALE: 1" = 200'



SITE LOCATION MAP
NOT TO SCALE



CONTOURS SHOWN ARE AT FIVE FOOT INTERVALS
ELEVATIONS ARE ON AN NAVD 88 DATUM



PLAN LEGEND

- PROPOSED PARCEL PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY PER LEELANAU CO. GIS
- PROPOSED "TRAIL 1"
- PROPOSED "TRAIL 2"
- CONTOURS (5' INTERVALS FOR CLARITY)
- OVERHEAD ELECTRIC

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):

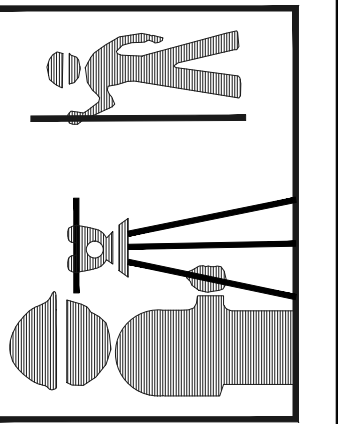
MINIMUM PARCEL SIZE: FIVE (5) ACRES; OR ONE DWELLING UNIT PER FIVE (5) ACRE DENSITY, WITH SEVENTY (70%) PERCENT PERMANENTLY PRESERVED UNBUILT RESERVED LAND IN ACCORDANCE WITH SECTION 4.11, PLANNED DEVELOPMENT

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

BOB MITCHELL & ASSOCIATES
PLANNING
ENGINEERING
SURVEYING
MANAGEMENT
Northwestern Michigan
Central Michigan
Harrison, MI 49625
Kingsey, MI 49649
P.O. Box 306
400 W. Main Street
(989) 539-6676
Toll Free 1-800-533-6627
Email: WM@maplecitysurvey.com



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

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

SITE PLAN

JOB NO.:
20210019

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SHEET 2 OF 4