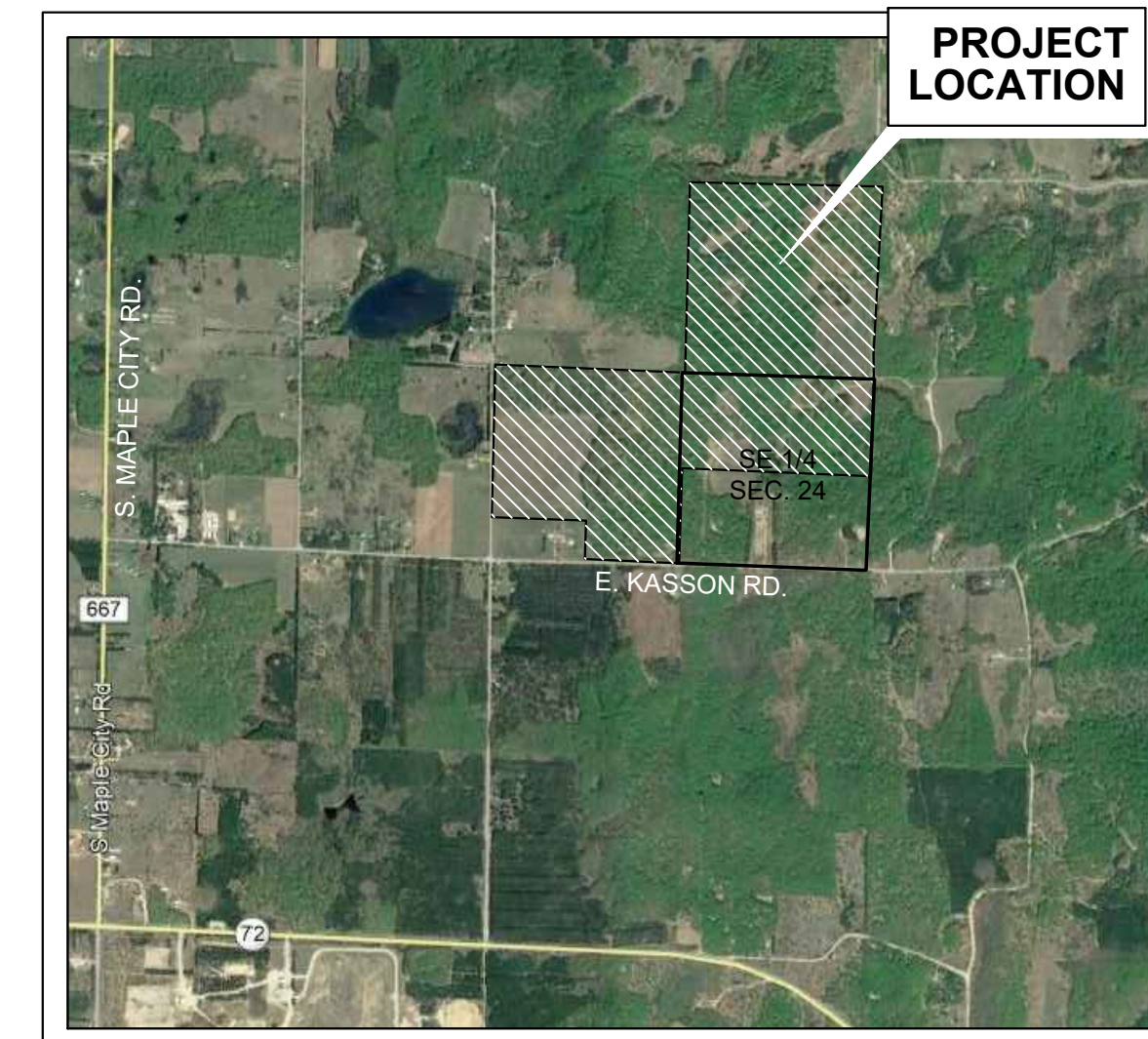


# SITE PLAN

## SPRING CREEK TRAILS

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

MATCHLINE - SEE SHEET 2



**SITE LOCATION MAP**  
NOT TO SCALE



CONTOURS SHOWN ARE AT TWO 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)
- OH OH 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):

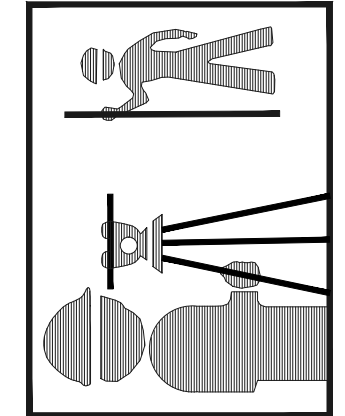
MINIMUM PARCEL SIZE: FIVE (5) ACRES; OR ONE DWELLING UNIT PER FIVE (5) ACRE DENSITY, WITH SEVENTY (70%) PERCENT PERMANENTLY PRESERVED UNBUILT RESERVED LAND IN ACCORDANCE WITH SECTION 4.11, PLANNED DEVELOPMENT

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  
Central Michigan  
Northwestern Michigan  
426 North 1st St., Ste. 105  
Harrison, MI 48625  
(989) 539-6676  
Email: [WM@mcpsurvey.com](mailto:WM@mcpsurvey.com)  
Toll Free 1-800-533-6627



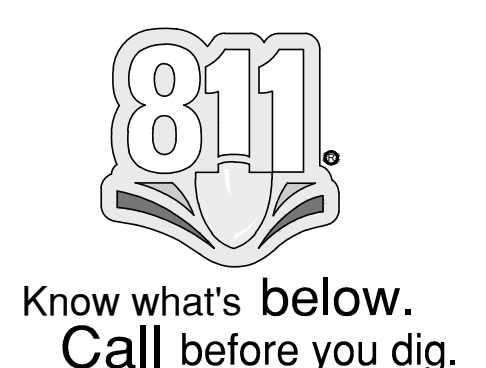
20210019 SP SPRING CREEK  
DATE DRAWN: 1/27/2023  
DRAWN BY: MJC  
FIELD CHECK:  
REVIEWED BY:  
PROJECT MANAGER:  
JESSE E. MITCHELL

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

SITE PLAN

JOB NO.:  
**20210019**

**3**  
SHEET 3 OF 4



**PROJECT DETAIL - SOUTHEAST 1/4**  
SCALE: 1" = 200'