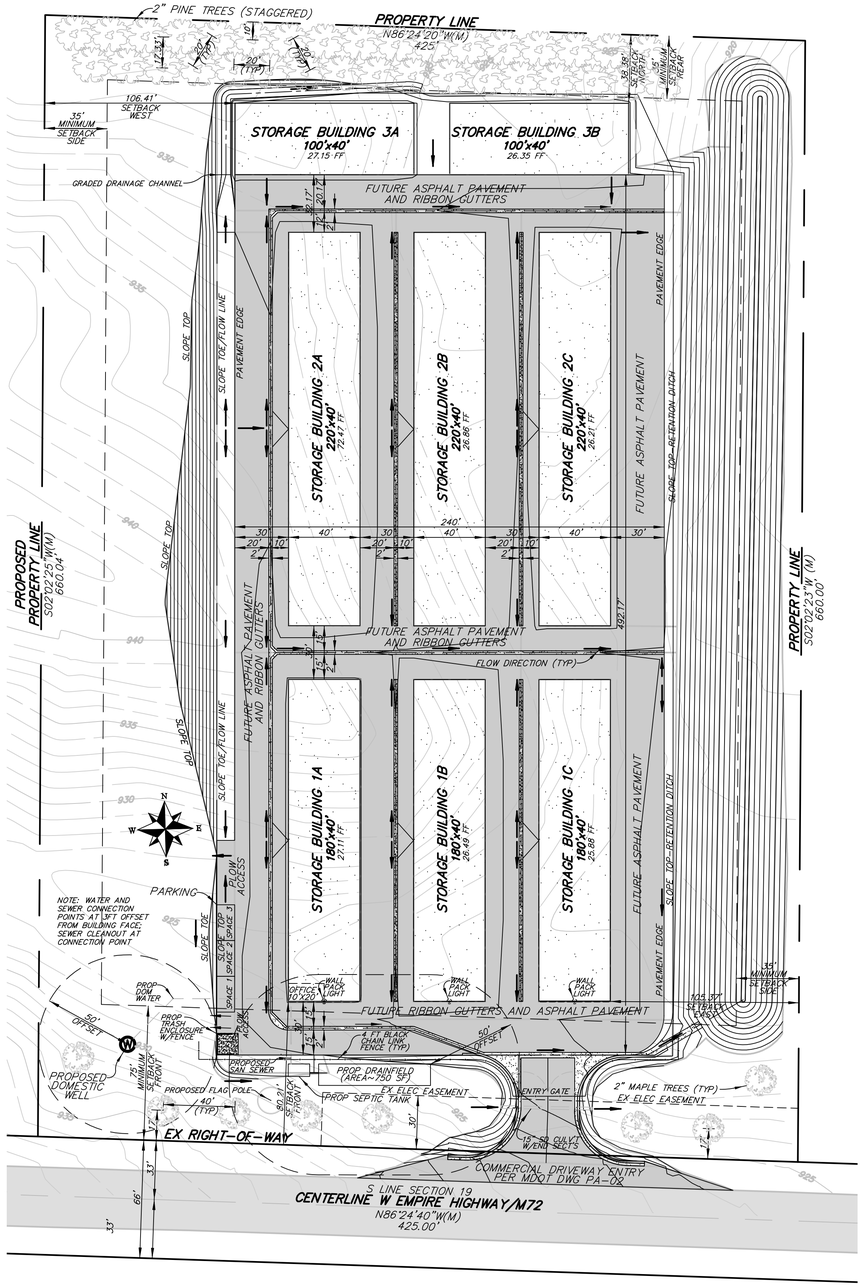


SITE PLAN
1"=40'

GRAPHIC SCALE

10 0 5 10 20 40

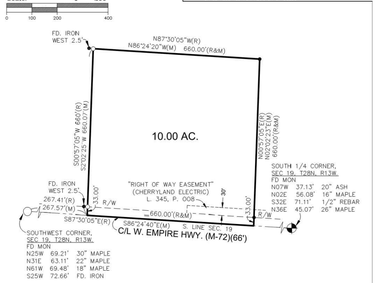
(IN FEET)
1 inch = 40 ft.

CERTIFICATE OF SURVEY

Legend
- IRON SET
- IRON FOUND
- MONUMENT FOUND
- GOVERNMENT CORNER
- FOUND DNR MONUMNET
- (M) RECORD
- (W) MEASURED

Scale: 1" = 200'

SPACE RESERVED FOR REGISTER OF DEEDS



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

AS PROVIDED:

The land referred to in this commitment is described as follows: Township of Kasson, County of Leelanau, State of Michigan

That part of the Southwest 1/4 of Section 19, Town 28 North, Range 13 West, Kasson Township, Leelanau County, Michigan, described as: Commencing at the Southwest corner of said section; thence South 87°30'05" East, along the South line of said section, 267.41 feet to the point of beginning; thence continuing South 87°30'05" East, 660.00 feet; thence North 00°57'05" East, 660.00 feet; thence North 87°30'05" West, 660.00 feet; thence South 00°57'05" West, 660.00 feet to the point of beginning.

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

BASIS OF BEARING: NAD 83 MI CENT SPCS
ESTIMATED ABSOLUTE ACCURACY IS 0.20' PER CORNER

I Jesse E. Mitchell #54433 being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

Jesse E. Mitchell
Professional Surveyor No. 400105433

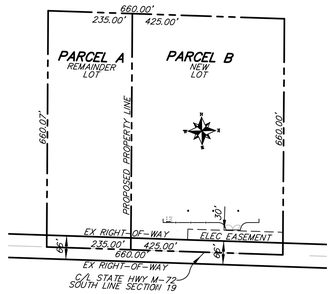
BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
414 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Traverse City, MI 49625
Tel (231) 263-5445 • FAX (231) 263-7800
Toll Free in Michigan 1-800-533-9627
email: jesse@mitchellsurvey.com

CLIENT:	KRAUSE REALTY SOLUTIONS
LOCATION:	PART OF THE SW 1/4, SEC 19, TOWN 28 NORTH, RANGE 13 WEST, KASSON TOWNSHIP, LEELANAU COUNTY, MICHIGAN.
DRN. MJC	DATE 1.4.2021
DR. JEM	FLD. BK. X PG. X
JOB NO.	20200397
SHEET	1 OF 1

UPDATE

EX BOUNDARY SURVEY
REDUCED

ZONING DISTRICT: CD - COMMERCIAL



PROPOSED LOT SPLIT
1"=200'

REMAINDER LOT LEGAL 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"

Update for new lot line location

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

NEW LOT LEGAL DESCRIPTION

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

PARCEL "B"

Update for new lot line location

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

SPECIAL LAND USE DESCRIPTION
ENTER DETAILED DESCRIPTION OF PROPOSED SPECIAL LAND USE

PROJECT SHEDULE AND DEVELOPMENT PLANS
ENTER THE PROJECT SCHEDULE AND DEVELOPMENT PLANS

2015 Michigan Plumbing Code
603.2 Separation of Water Service and Building Sewer

Where water service piping is located in the same trench with the building sewer, such sewer shall be constructed of materials listed in Table 702.2. Where the building sewer piping is not constructed of materials listed in Table 702.2, the water service pipe and the building sewer shall be horizontally separated by not less than 5 feet (1524 mm) of undisturbed or compacted earth. The required separation distance shall not apply where a water service pipe crosses a sewer pipe, provided the water service is sleeved to a point not less than 5 feet (1524 mm) horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials listed in Table 605.3, 702.2 or 702.3. The required separation distance shall not apply where the bottom of the water service pipe, located within 5 feet (1524 mm) of the sewer, is not less than 12 inches (305 mm) above the highest point of the top of the building sewer.

NOTES-KASSON TWP ORDINANCE

4.9.4 B Any use allowed in this district shall be so situated and operated that it shall not become a nuisance to the neighbors.
4.9.4 C All commercial activities and operations shall be carried on within an enclosed structure unless specifically permitted to do otherwise by a Special Use Permit.
5.6 Storage of any goods shall be in rear yards only and shall be contained either within a structure or behind fencing of opaque screening that hides them from public view.

DEVELOPMENT STDS	MIN/MAX	PROVIDED
MIN LOT AREA	2 ACRES	6.44 ACRES 280,500 SF
MIN SIDE SETBACKS	35 FT 35 FT	>106 FT (WEST) >105 FT (EAST)
MIN REAR SETBACK	35 FT	>38 FT (NORTH)
MIN FRONT SETBACK	75 FT	>80 FT (SOUTH)
MAX BLDG COVERAGE	25.0%	20.0% 56,000 SF
MAX IMPERVIOUS AREA	50.0%	49.7%
MAX BUILDING HEIGHT	35.0 FT	<10 FT
RETENTION VOLUME	22,000 CF	23,000 CF

LEGEND

	(NEW)(EX)
PROPERTY LINE	
STREET CENTERLINE	
RIGHT-OF-WAY	
GAS	
TELEPHONE	
FLOWLINE-HARDSCAPE	
FLOWLINE-GROUND SURFACE	
DRAINAGE/SLOPE DIRECTION	
GRADE BREAK-HARDSCAPE	
GRADE BREAK-GROUND SURFACE	
PAVEMENT EDGE	
CONCRETE CURB	
CONCRETE WALL	
OPTIONAL GRAVEL AREA	
CONCRETE/EX CONCRETE	
ASPHALT/EX ASPHALT	
GEOTEXTILE SEPARATOR	
GRAVEL/EX GRAVEL	

PARTIAL DRAFT-NOT FOR CONSTRUCTION

OWNER / DEVELOPER
KRAUSE REALTY SOLUTIONS
Tom Krause
Krause Realty Solutions
1238 South Garfields Ave. Suite A
Traverse City, Michigan 49686
Tel: 231-714-7219
Cell: 231-357-2040

CIVIL DESIGN PREPARED
UNDER THE SUPERVISION
OF MARK A LUND, PE:

STATE OF MICHIGAN
MARK
ALAN
LUND
PE
No.
55969
LICENSED PROFESSIONAL ENGINEER

PREPARED BY:	MAL
SCALE:	AS NOTED
DATE:	11/30/2021
PROJECT ID:	Mxxx
DRAWING:	
SHEET NO:	C1.0

REVISIONS

DESCRIPTION	DATE	BY

SITE PLAN
EX BOUNDARY SURVEY, PROPOSED LOT SPLIT, LEGEND, AND GENERAL INFO
KRAUSE SELF STORAGE
KRAUSE REALTY SOLUTIONS
TRAVERSE CITY, MICHIGAN 49686

Prince-Lund Engineering, PLC
P.O. Box 1268, Traverse City, Michigan 49685
(888) 418-2695
www.princelund.com

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FILE: I:\Prince Lund Engineering\Krause\dwg\211130 Site Plan-Krause Self Storage.dwg Nov 30, 2021 - 7:37pm $(GETVAR,??) Valued Customer
XREF: Xref C-Contours ex.dwg Xref C-Contours prop.dwg Xref C-Improvements ex.dwg Xref C-Boundary.dwg Xref C-Points.dwg Xref C-Shading.dwg Xref C-Design.dwg Xref C-Border D PrinceLund horizontal.dwg Xref C-Cut-Fill Illustration.dwg Xref C-Abbreviations.dwg Xref C-Legend.dwg Xref C-PrinceLund vertical.dwg