THE COUNTRY MEADOWS

AN ESTATE PARCEL DEVELOPMENT

PART OF THE SOUTHEAST 1/4 OF
SECTION 3, T7N, R10E, LAPEER TOWNSHIP
LAPEER COUNTY, MICHIGAN

FLOODPLAIN NOTE
THERE ARE NO DESIGNATED F.E.M.A. FLOODPLAINS LOCATED ON THE PROPERTY.

R-1-B ZONING DISTRICT REQUIREMENTS
LOT AREA (SQUARE FEET) – 24,000 SQ. FT.
LOT WIDTH (LINEAR FEET) – 120 FEET
FRONT YARD SETBACK – 50 FEET
FRONT YARD SETBACK ON SECTION ROAD – 65 FEET
REAR YARD SETBACK – 50 FEET
SIDE YARD SETBACK (LEAST SIDE/TOTAL BOTH) – 20'/40'
DEPTH OF LOT NOT GREATER THEN 4 TIMES WIDTH

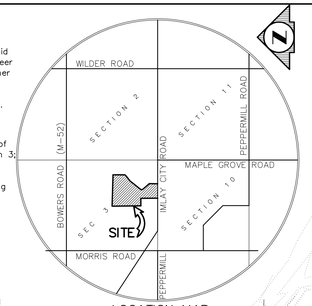
SITE STATISTICS
DEVELOPMENT AREA: 77.6 ACRES
EXISTING & PROPOSED ZONING: R-1-B
PROPOSED DEVELOPMENT: ESTATE SIZE PARCELS WITH PRIVATE ROAD
PROPOSED ROAD: PRIVATE ROAD WITH ASPHALT SURFACE & OPEN DITCH
GAS/ELECTRIC/TELEPHONE: PUBLIC SERVICE
WATER: PRIVATE INDIVIDUAL WELL
SANITARY SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEM
STORM SEWER: PRIVATE SYSTEM

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SIGNING NOTES
1. THE LAPEER COUNTY ROAD COMMISSION WILL FURNISH AND INSTALL THE FOLLOWING LIST OF SIGNS AND POSTS AS SHOWN ON THE PLANS AT THE EXPENSE OF THE APPLICANT. ALL SIGNS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LAPEER COUNTY ROAD COMMISSION STANDARDS, AND LAPEER TOWNSHIP STANDARDS.
   - (A) STOP SIGN 24"x24" (R1-1)
   - (B) STREET NAME SIGN – LAPEER COUNTY STANDARD
   - (C) "NO OUTLET" SIGN
   - (D) "END OF ROADWAY" SIGN (ER-1)
   - (E) "SPEED LIMIT 25 M.P.H. (R2-1)
   - (F) "PRIVATE ROAD, NOT MAINTAINED BY THE ROAD COMMISSION" SIGN
2. THE LAPEER COUNTY ROAD COMMISSION SHALL ERECT ALL REQUIRED NAME SIGNS AND NAME SIGN POSTS AT THE EXPENSE OF THE APPLICANT.

Property Description:
Land situated in the Township of Lapeer, Lapeer County, Michigan, described as: The Southeast 1/4 of Section 3, T7N–R10E, Lapeer Township, Lapeer County, Michigan, except the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said section and also except part of the Southeast 1/4 of Section 3, T7N–R10E, Lapeer Township, Lapeer County, Michigan, described as beginning at the South 1/4 corner of said Section 3; thence along the North–South 1/4 line, N00°43'39"W, 997.00 feet; thence S89°13'46"E, 437.00 feet; thence S00°43'39"E, 997.00 feet; thence along the South section line, N89°13'46"W, 437.00 feet to the Point of Beginning.

ALSO EXCEPT:
Part of the Southeast 1/4 of Section 3, T7N–R10E, Township of Lapeer, Lapeer County, Michigan, described as follows: Beginning at a point on the South line of Section 3 that is N89°13'46"W, 651.39 feet from the Southeast Corner of Section 3; thence continuing N89°13'46"W, 664.00 feet along the South line of Section 3; thence N00°22'53"E, 509.84 feet to the centerline of the Roods Lake and Evans Drain (and 586.35 feet to the monumented Southerly end of a traverse line along the Easterly side of drain); thence Northerly downstream along the centerline of said drain in the following seven courses: 1) N40°25'21"W, 505.42 feet; 2) N26°04'02"W, 77.76 feet; 3) N25°20'48"E, 77.72 feet; 4) N38°36'06"E, 780.31 feet; 5)N51°19'01"E, 387.19 feet; 6) N41°34'40"E, 90.24 feet; 7) N00°17'32"E, 697.55 feet to the occupied East–West 1/4 line of Section 3, said point being N88°14'54"W, 50.02 feet from the referenced monumented Northerly end of said traverse line being located by the following 7 courses from the Southerly end of said traverse line; 1) N40°25'21"W, 441.21 feet; 2) N26°04'02"W, 47.39 feet; 3) N25°20'48"E, 47.83 feet; 4) N38°36'06"E, 768.93 feet; 5) N51°19'01"E, 385.88 feet; 6) N41°34'40"E, 113.34 feet; 7) N00°17'32"E, 715.11 feet to the occupied East–West 1/4 line of Section 3; thence from said centerline of Roods Lake and Evans Drain S88°14'59"E, 823.32 feet to the East 1/4 corner of Section 3; thence S00°45'27"W, 1322.15 feet along the East line of Section 3; thence N88°43'57"W, 660.13 feet; thence S00°22'53"W, 1327.91 feet to the Point of Beginning.
Subject to any part taken, used or deeded for street, road, or highway purposes.



LOCATION MAP
NO SCALE

NOTE:
ALL PARCELS WILL BE DEED RESTRICTED TO ENSURE INTERNAL DRIVES AND MAILBOXES

LEGEND

EXISTING	PROPOSED
STORM SEWER & MANHOLE	
SANITARY SEWER & MANHOLE	
WATERMAIN, HYDRANT, & GATE VALVE	
GAS MAIN & VALVE	
BURIED TELEPHONE & MANHOLE	
UNDER GROUND ELECTRIC & MANHOLE	
OVERHEAD ELECTRIC, POLE, & GUY WIRE	
CATCH BASIN (CURB & ROUND)	
CONTOUR LINE	
FENCE	
GUARD RAIL	
WELL	
LIGHT POLE	
METAL POLE	
SIGN	
STREET SIGN	
MAILBOX	

LAPEER COUNTY ROAD COMMISSION NOTES
CONTRACTOR SHALL NOTIFY L.C.R.C. A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

ALL WORK, INCLUDING COMPACTION, SHALL BE DONE IN ACCORDANCE WITH L.C.R.C. STANDARDS.

CONTRACTOR SHALL REPAIR ANY BROKEN FARM TILES WITH METHOD APPROVED BY L.C.R.C.

SIGHT DISTANCE NOTE
MINIMUM IMLAY CITY ROAD SIGHT DISTANCE FROM EDDA MARIE COURT EXCEEDS 610' EACH WAY.

CONTRACTOR SHALL CLEAR AND GRUB ANY TREES OR BRUSH OBSTRUCTING THE IMLAY CITY ROAD SIGHT DISTANCE.

BENCHMARK NO. 1
RAILROAD SPIKE IN NORTH FACE OF POWER POLE LOCATED SOUTH OF SOUTH 1/4 CORNER OF SECTION 3.
N.G.V.D. ELEV. = 862.36

BENCHMARK NO. 2
RAILROAD SPIKE IN SOUTH FACE OF POWER POLE LOCATED WEST OF WEST PROPERTY LINE.
N.G.V.D. ELEV. = 862.14

BENCHMARK NO. 3
TOP OF ASPHALT AT END OF TAPER AND INTERSECTION WITH IMLAY CITY ROAD.
N.G.V.D. ELEV. = 860.96

DRIVEWAY ACCESS NOTE
THERE SHALL BE NO DIRECT ACCESS TO IMLAY CITY ROAD FROM PARCEL 1.

OWNER:
RENE BOCKART
953 E. DAVISON LAKE ROAD
METAMORA, MI 48455

Twp. Application 2005–008

SITE PLAN
AEW 234–098

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1–800–482–7171 (TOLL FREE)

Sample Parcel Split

Revisions
10–5–2005 REVISED SITE PLAN APP.
12–7–05 PER LCRC & AEW LETTERS
2–22–2006 PER LCRC REVIEW
2–24–2006 PER LCRC REVIEW
2–27–2006 PER AEW REVIEW
4–17–2006 DEVELOPER

SITE PLAN

THE COUNTRY MEADOWS
AN ESTATE PARCEL PRIVATE ROAD DEVELOPMENT
SECTION 3, LAPEER TOWNSHIP
LAPEER COUNTY, MICHIGAN

F·S·E Surveying & Engineering Since 1957
5370 MILLER ROAD, SUITE 13 • SWARTZ CREEK, MI 48473
PHONE: (810) 230–1333 FAX: (810) 230–7844

Date : 6–10–05
Drawn by: F.S.E.
Designed by: F.S.E.
Sheet No. 2 OF 13
Job No. 23327