

OWNER/DEVELOPER
 Roland Habrecht Trust U.D.A. October 23, 2003
 John Habrecht, Trustee
 P.O. Box 4024, Inlet
 Traverse City, MI 49785
 231-218-2704

LAND USE
 66 Proposed Single-family lots

PROJECT ZONING
 R-18(AU) (City of Traverse City Zoning)

ADJACENT ZONING
 R-18(AU) (City of Traverse City Zoning)
 R-18(AU) (City of Traverse City Zoning)
 Residential 2 (Blomwood Township Zoning)
 Residential 2 (Blomwood Township Zoning)

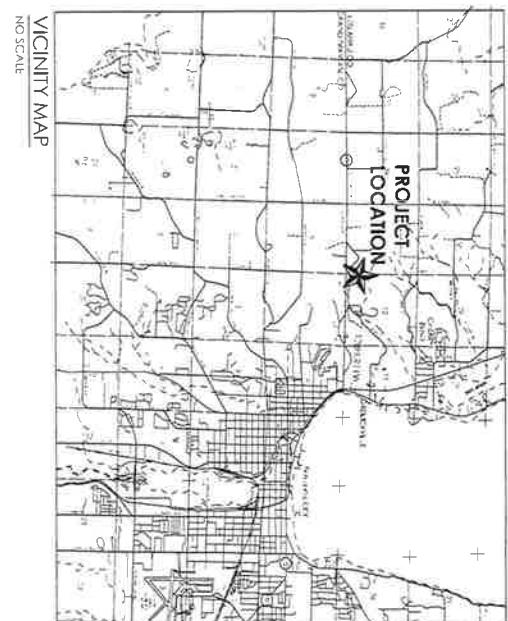
AREA CALCULATIONS
 42.10 Acres gross
 0.93 Acres existing R.O.W.
 5.90 Acres proposed R.O.W.
 20.89 Acres proposed lots
 14.48 Acres open space (50% open space)

HARD SURFACE:
 3.22 Acres proposed asphalt roads (third surface)

UTILITIES:
 The development will be serviced by City of Traverse City Sewer and Water

STORMWATER:
 Stormwater on the proposed roadways will be managed using bi-retention and concrete curbing and storm sewer structures to direct the runoff to the pre-approved stormwater basin of the Morgan Farms Phase II. The stormwater will be treated in the basin and then discharged to the Leelanau River. The stormwater will be treated in the basin on the project site. All proposed stormwater structures will be designed per applicable municipal standards.

LANDSCAPING:
 Landscaping of individual building sites shall conform to the requirements or established in the Morgan Farms Final Plan Book.



PRELIMINARY
 12061
 SHEET 4 OF 4

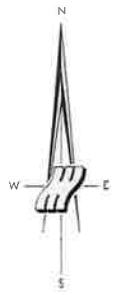
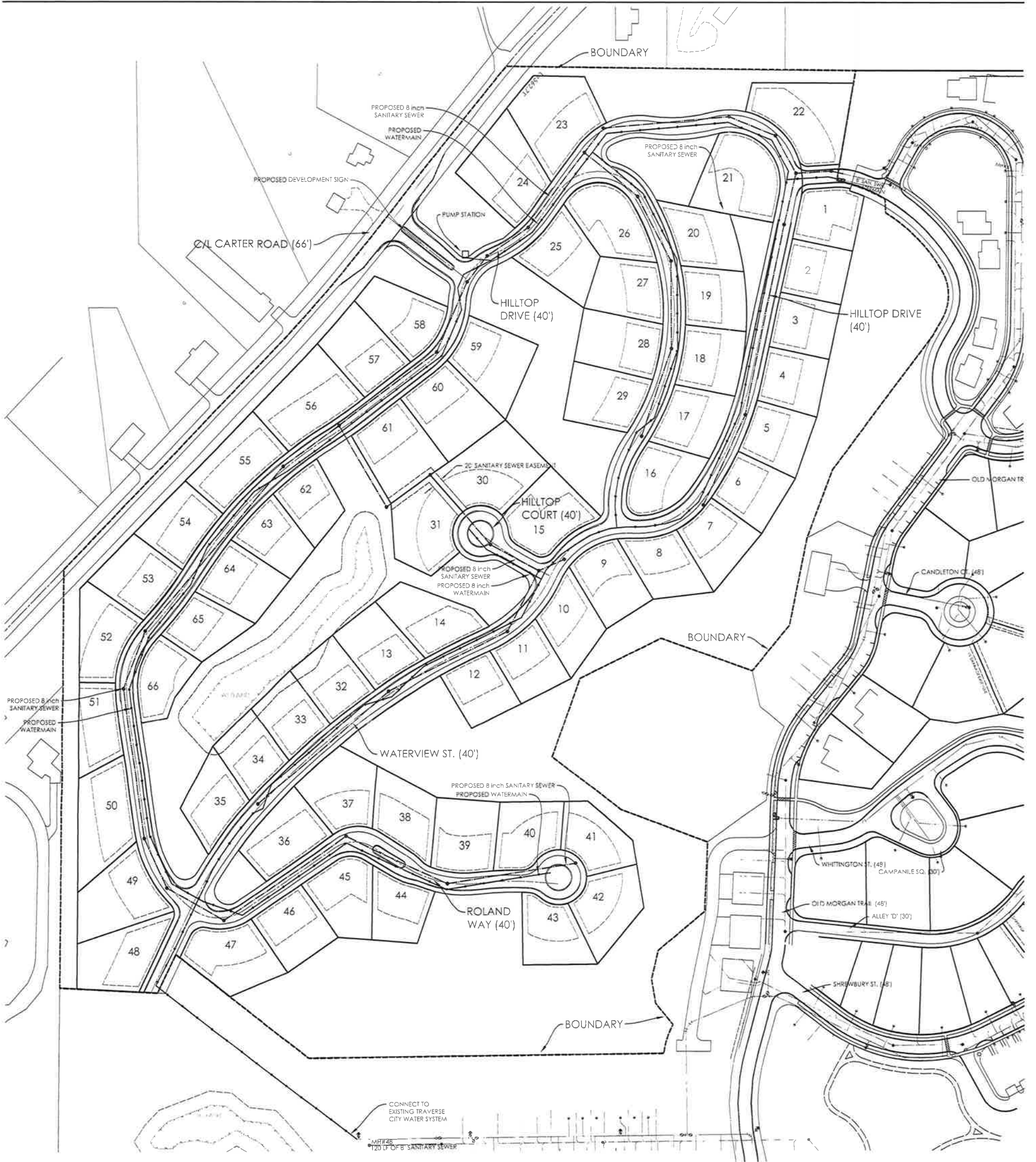
Roland Habrecht Trust U.D.A. October 23, 2003
 Morgan Farms Phase II - Hilltop Estates
 Site Plan
 Section 32, Town 28 North, Range 11 West
 City of Traverse City, Leelanau County, Michigan

NO.	DATE	BY	CHKD.	DESCRIPTION
01	8.12.03	JPH	BBK	Traverse City Land Use Permit Application

Mansfield
 Land Use Consultants

Planners
 Civil Engineers
 Surveyors

1212 Veterans Dr.
 Traverse City, MI 49684
 ph: 231-946-9310
 fax: 231-946-8926
 www.mansfield.com
 email: info@mansfield.com



SHI 3 OF 4
 12061
 PRELIMINARY

Roland Habrecht Trust U.A.D. October 23, 2003
 Morgan Farms Phase II - Hilltop Estates
 Utility Plan
 Section 32, Town 28 North, Range 11 West
 City of Traverse City, Leelanau County, Michigan

REV.	DATE	BY	CHK.	APP.	DESCRIPTION
01	8.8.12	PKC	JWA	AWP	Traverse City Land Use Permit Application

Mansfield
 Land Use Consultants

Planners
 Civil Engineers
 Surveyors

1212 Veterans Dr.
 Traverse City, MI 49684
 ph: 231-946-9310
 fax: 231-946-8926
 www.maeps.com
 email: info@maeps.com

