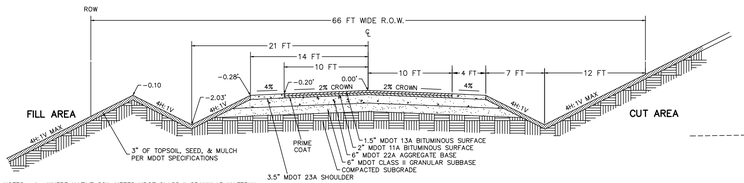
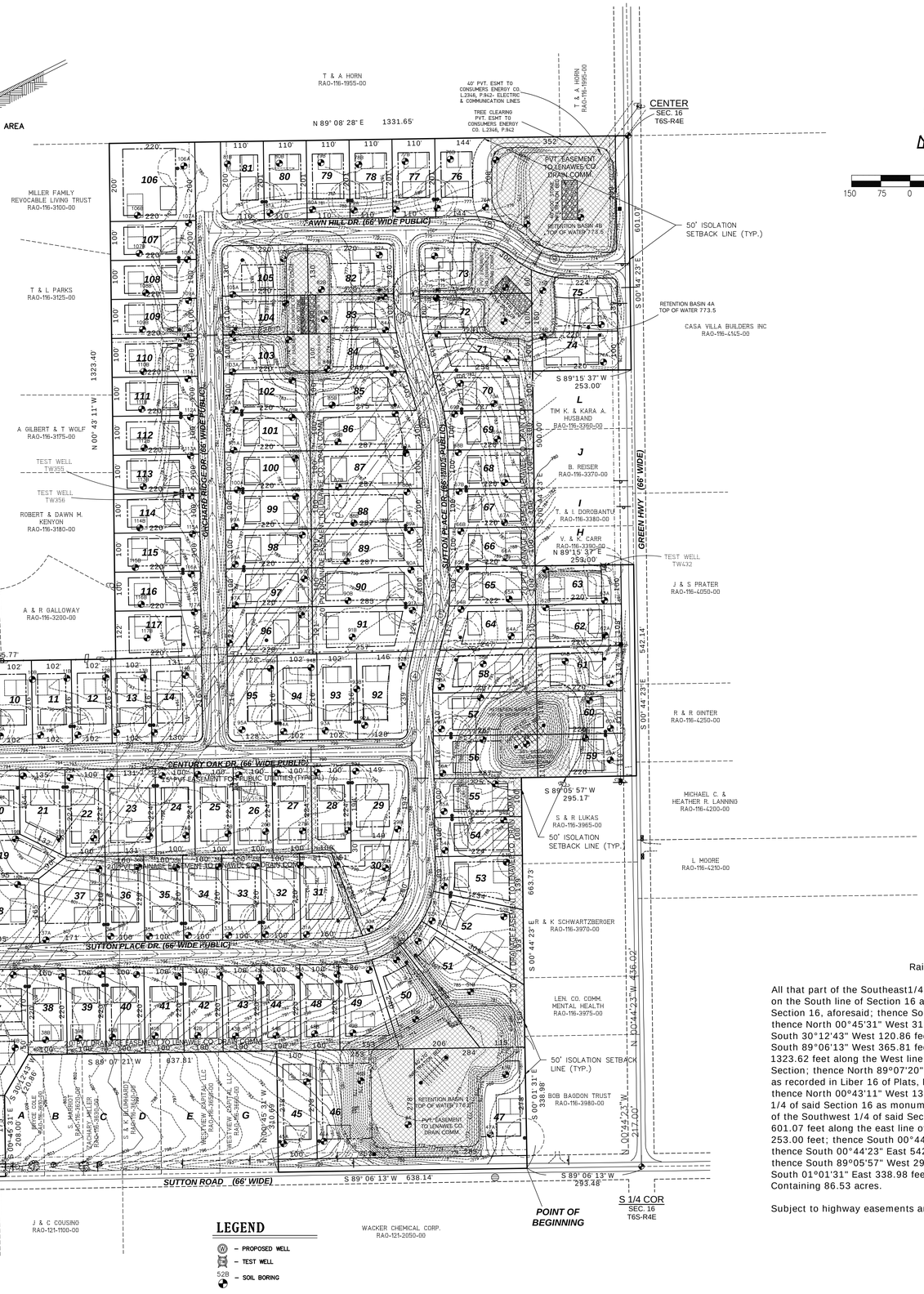


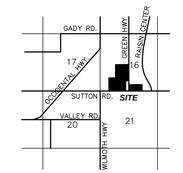
NOTES:
1. WHERE NATIVE SOIL MEETS MDOT CLASS II GRANULAR MATERIAL SPECIFICATIONS, THE SAND SUBBASE MAY BE DELETED.
2. ALL DISTURBED AREAS TO BE TOPSOILED, SEEDED, AND MULCHED WITHIN 5 DAYS OF FINAL GRADING.

TYPICAL ROAD CROSS SECTION
OPEN DITCH – 66 FT R.O.W.
NOT TO SCALE

CENTERLINE CURVE DATA

No.	RADIUS	Δ	ARC	CHORD BEARING	CHORD
1	200.00'	32° 08'27"	112.19'	N 15° 10'27" E	110.73'
2	200.00'	32° 00'11"	111.71'	N 15° 14'34" E	110.27'
3	200.00'	90° 00'00"	314.16'	N 44° 07'21" E	282.84'
4	400.00'	14° 57'22"	104.41'	N 06° 36'02" E	104.12'
5	400.00'	14° 49'05"	103.45'	N 06° 40'10" E	103.16'
6	400.00'	14° 49'05"	103.45'	N 08° 08'55" W	103.16'
7	400.00'	14° 48'19"	103.36'	N 08° 09'18" E	103.07'
8	200.00'	40° 50'52"	142.59'	S 70° 26'06" E	139.59'
9	200.00'	40° 43'43"	142.17'	S 70° 22'31" E	139.20'





VICINITY MAP
NOT TO SCALE

Raisin Township Planning Commission	Date
Raisin Township Tentative Approval	Date
Lenawee County Drain Commission	Date
Lenawee County Health Department	Date
Lenawee County Road Commission	Date
Raisin Township Final Approval	Date

NOTES:

Zoned – R1 (Single Family Residential).
Unit Dimensions are to the nearest foot.
Unit widths are a minimum of 100 foot at setback line.
Units are minimum of 22,000 square feet.
All units will have on–site sewer and water.
Front setback – 50 feet.
Rear yard setback – 35 feet.
Side yard setback – 15 feet.

HEALTH DEPARTMENT NOTES:

1. Houses shown are 35' x 60' at setback, remaining 35'x52' and 30' x 70'.
2. Units 103–105 drain fields 800 sq. ft. (2 bedroom maximum), remaining drain fields are 1200 sq.ft.
3. Drain fields are a minimum 10' from property lines.
4. Septic tanks are 6' x 10' (minimum 10' from house).
5. Wells are a minimum 5' from property line at 45' setback.
6. Wells are a minimum 50' from drain fields.
7. Test wells are located on the following units:1, 26, 63 and 114.
8. Footing drains are not anticipated to be needed for this development. If footing drains are installed they will have a 25' isolation distance form any drain fields.

Description
Raisin Township, Lenawee County, Michigan

All that part of the Southeast1/4 of Section 16, Town 6 South, Range 4 East, described as beginning on the South line of Section 16 aforesaid, 293.48 feet S 89°06'13"W from the South 1/4 Corner of Section 16, aforesaid; thence South 89°06'13" West 638.14 feet along the South line of Section 16; thence North 00°45'31" West 310.69 feet; thence South 89°07'21" West 637.81 feet; thence South 30°12'43" West 120.86 feet; thence South 00°45'31" East 208.00 feet; thence South 89°06'13" West 365.81 feet along said South line of Section 16; thence North 00°45'31" West 1323.62 feet along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section; thence North 89°07'20" East 665.77 feet along the South line of the Plat of The Heights No.2, as recorded in Liber 16 of Plats, Page 18, Lenawee County Records and its Easterly extension thereof; thence North 00°43'11" West 1323.40 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 16 as monumented; thence North 89°08'28" East 1331.65 feet along the North line of the Southwest 1/4 of said Section 16 to the Center of Section 16; thence South 00°44'23" East 601.07 feet along the east line of the Southwest 1/4 of said Section 16; thence South 89°15'37" West 253.00 feet; thence South 00°44'23" East 500.00 feet; thence North 89°15'37" East 253.00 feet; thence South 00°44'23" East 542.14 feet along said East line of the Southwest 1/4 of Section 16; thence South 89°05'57" West 295.17 feet; thence South 00°44'23" East 663.73 feet; thence South 01°01'31" East 338.98 feet to the point of beginning.
Containing 86.53 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

LIMITS OF OWNERSHIP
BUILDING ENVELOPE
EASEMENT AREA
EASEMENT LINE

NO.	DATE	BY	DESCRIPTION
1	01-02-2023	JPP	ORIGINAL
2	06-22-2023	JPP	COMMENTS FROM RAISIN TOWNSHIP
3	06-24-2024	JPP	COMMENTS FROM LCHD
4	10-24-2024	JPP	COMMENTS FROM LCHD

237 NORTH MAIN STREET
TECUMSEH, MI 49277
TEL: 517.263.4515
FAX: 517.263.4535

PROJECT DATE: 01/02/2023
PROJECT NO.: 2400004
DRAWN BY: JPP
CHECKED BY: KLP

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
DR PARK PROPERTIES LLC.
P.O. BOX 2207
RANCHO SANTA FE, CA. 92067
(858) 997-7823

PRELIMINARY SITE CONDOMINIUM OF SUTTON PLACE No. 2

PART OF SEC. 16, RAISIN TWP., LENAWEE COUNTY, MICHIGAN

STATE OF MICHIGAN
JEREMY PAXTON PICKFORD
ENGINEER
No. 6201063816
LICENSED PROFESSIONAL ENGINEER

JEREMY P. PICKFORD
PROFESSIONAL ENGINEER
No. 6201063816

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