



LOCATION MAP
NOT TO SCALE

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SCALE: 1" = 60'
SECTION 21
T.17 N. - R.1 W.
TOBACCO TOWNSHIP
GLADWIN COUNTY, MICHIGAN

PROPOSED LAND DIVISIONS "NORTH BEAR CREEK PRESERVE"

ZONING

The subject property is zoned WR, Waterfront Residential:
BUILDING SETBACKS:
 Front Yard Setback 25 ft.
 Rear Yard Setback 25 ft.
 Side Yard Setback 6 ft one side, 10 ft. other
 Maximum Building Height 2.5 stories or 35 ft.
 Accessory structures 1 story or 15 ft.
Minimum Lot Area 12,000 sq. ft.
Minimum Lot Width Sixty-five feet measured at the distance of 25 feet from front line. If the lot diminishes in width from the front to the rear, it shall be 65 feet wide at a distance of 50 feet from the front line
Minimum Lot Coverage None
Minimum Housing Unit size 1,200 sqft.
 For more Zoning Information see Tobacco Township Zoning Ordinance.

PREPARED BY:
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 DRAWN BY: D. GITCHELL
 DATE: MARCH 2005
 JOB NUMBER: 126490SG2018
 REVISED FROM SPICER DRAWING # D-4305 DATED, MARCH 2005
 REVISED PARCELS 1 & 2, APRIL 2022. REVISED FROM SPICER DRAWING # D-5867 ADDED PROPOSED ACREAGE TO S'LY PARCEL MAY 2022.

SKETCH FOR:
NORTH BEAR CREEK PRESERVE
 DAVE & CINDY ENGS
 6115 BRIARWOOD COURT
 MIDLAND, MI 48640
 SKETCH OF:
 PART OF THE NORTHEAST 1/4 OF SECTION 21
 T.17 N. - R.1 W., TOBACCO TOWNSHIP
 GLADWIN COUNTY, MICHIGAN