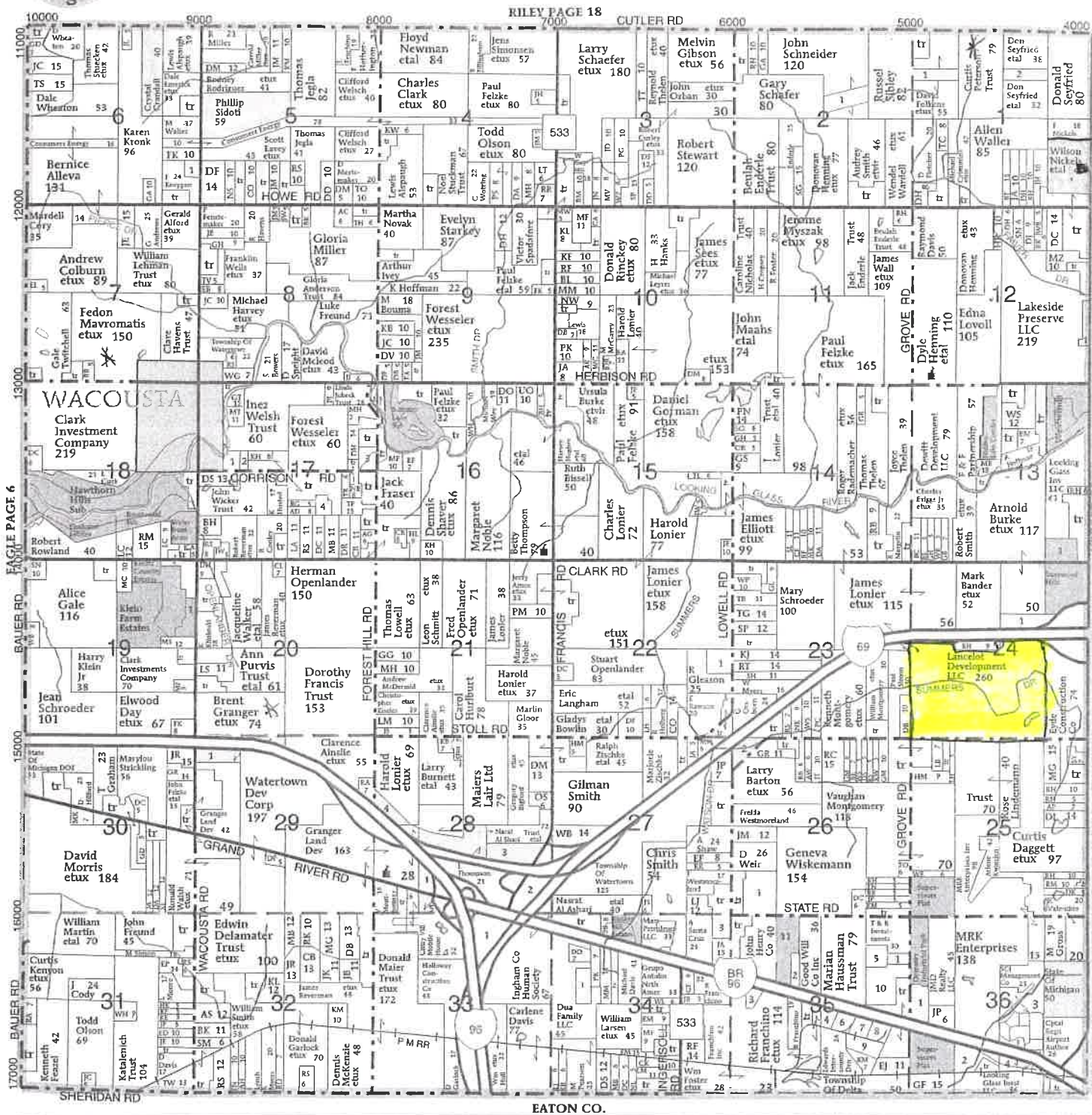




STEPHENS-KYES & ASSOCIATES, INC.

CONSULTING SURVEYORS & ENGINEERS

1401 East Lansing Drive - Suite 112

East Lansing, MI 48823

PHONE (517) 351-2574 • FAX (517) 351-2579



Ron & Sandy
Hensley (+2 kids)



Lancelot
Property

47'00"

Prop

© 2012 Google

Ray Prop

W. Stoll Rd

Eyde
Property

Google earth

Imagery Date: 10/3/2011

42°48'11.12" N 84°36'52.99" W elev 825 ft

Eye alt 5831 ft

SECTION 24, T5S N-R3 W.
WATERTOWN TOWNSHIP
CLINTON COUNTY, MICHIGAN

CH=1007°26'32"E 249.99
L = 250.04'
R = 9969.72

HIGHWAY I-69

WEST 1/4 CORNER
N00°02'24"W
307.88
405.28
N89°27'59"E 1066.87
631.58
SOUTHERLY R.O.W. LINE
S00°06'11"W 324.25
WEST 1/8 LINE
N89°44'22"E 1305.64
652.87
652.87
CENTER OF SECTION

WEST SECTION LINE
N00°22'07"E 2637.67'
S00°20'22"W 2956.70'
N00°20'22"E 2056.70'

PARCEL 1
44.33 ACRES

PARCEL 2
80.21 ACRES

PARCEL 3
39.50 ACRES

PARCEL 4
44.64 ACRES

CENTERLINE OF
DRAINAGE DITCH

DRAIN EASEMENT

EXCEPTION

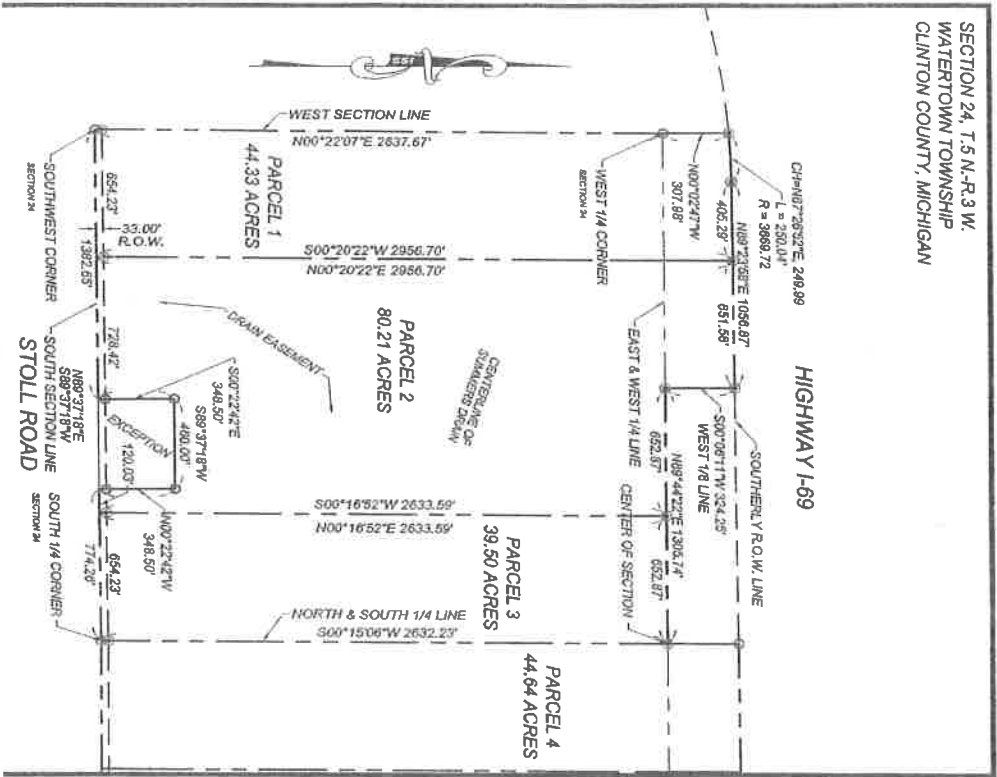
654.23
33.00'
R.O.W.
1382.25
728.42
N89°37'18"E
589.37
S00°22'42"W
120.00'
N00°22'42"W
348.50
S00°16'52"W 2633.59'
N00°16'52"E 2633.59'
NORTH & SOUTH 1/4 LINE
S00°15'06"W 2632.23'
654.23
774.20'

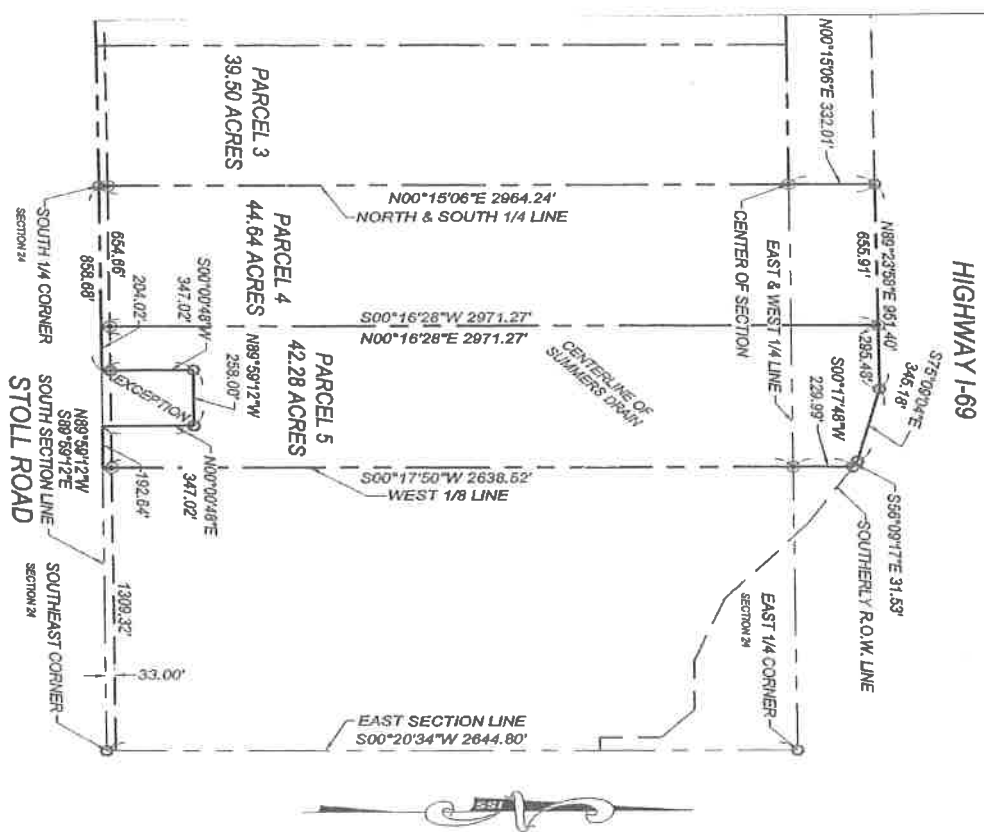
SOUTHWEST CORNER
SECTION 24

SOUTH SECTION LINE

SOUTH 1/4 CORNER
SECTION 24

STOLL ROAD

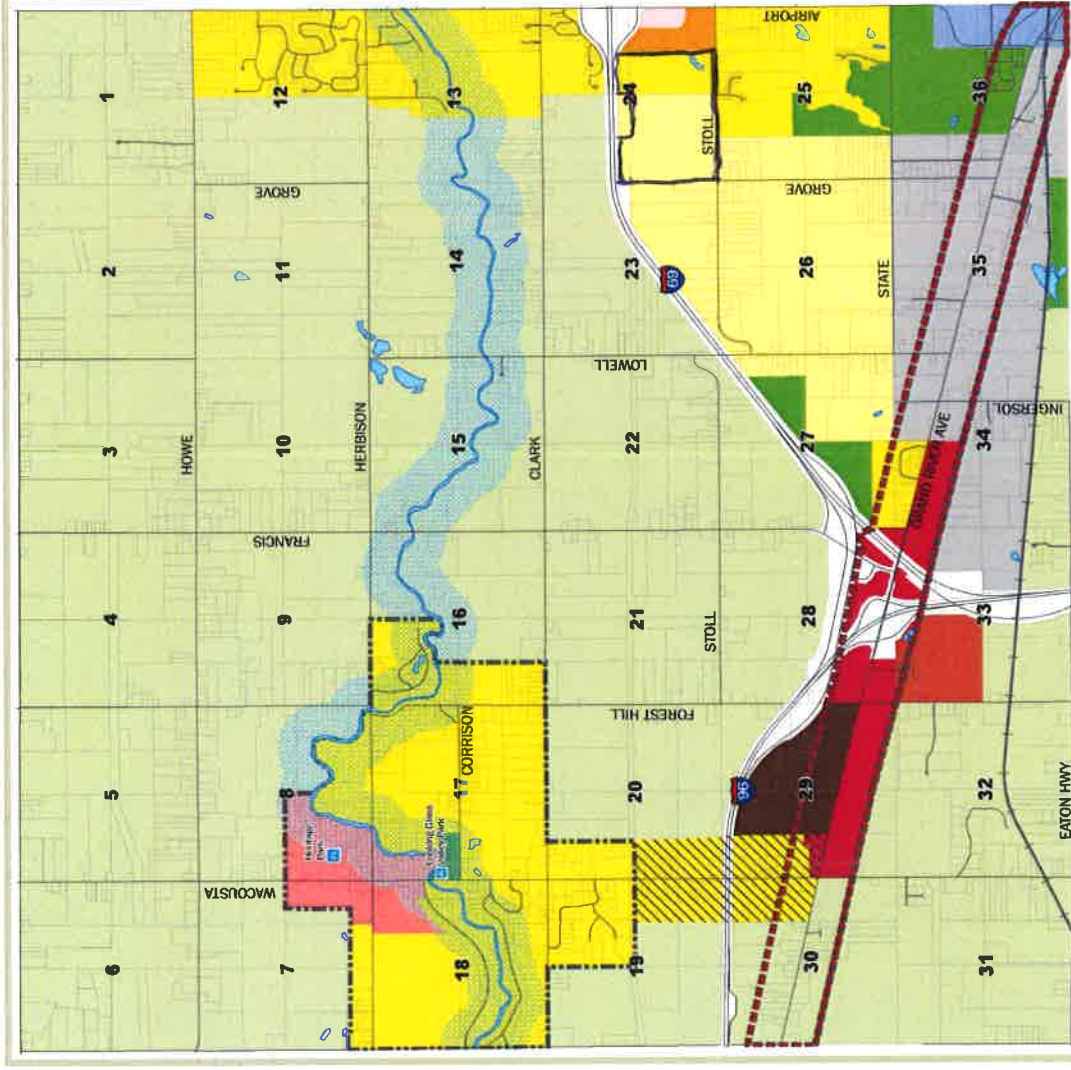




Western Part of property =
Low density Residential

Eastern Part of property =
medium density
Residential

Watertown Charter Township



Notes:

1. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas.
2. These recommendations have a long-range planning horizon and do not necessarily imply that short-range rezoning decisions are appropriate.
3. The Watertown Charter Township Master Plan includes the Future Land Use Map and all other text, maps, charts, tables, and graphics in the complete Master Plan document.

Figure 10. Future Land Use Map.
October 2009

Watertown Charter Township
Clinton County, Michigan

Base Map Source: Clinton County

Low Density Residential. The area planned for Low Density Residential is intended to accommodate single-family and two-family homes up to a maximum density of 1.0 dwelling units per acre. Located outside of the Township's agricultural lands with convenient access to the freeways and Grand River, this area is an ideal location for residential development. Future development within these areas, however, should be at a low density that does not require extension of public water and sanitary sewer service.

Medium Density Residential. Areas planned for Medium Density Residential are intended to accommodate residential uses up to a maximum density of 2.0 dwelling units per acre. Planned Medium Density Residential areas are primarily concentrated in two key areas: 1) along the Township's eastern boundary where public water and sanitary sewer service is already available, and 2) within the Wacousta Village and Village Gateway areas.

Along Airport Road, this designation provides a transition between the mix of nonresidential and residential land uses planned to the east in DeWitt Charter Township and the agricultural and rural residential land uses to the west in Watertown.

In and around Wacousta, medium density residential development serves to support extension of public utilities to the village area and will provide additional rooftops needed to support nonresidential uses in the Village Center. Development of this area should be designed in a manner that is sensitive to and provides for an appropriate transition to the outlying agricultural and rural residential areas.

High Density Residential. The area planned for High Density Residential is intended to accommodate a variety of attached and detached residential uses up to a maximum density of 8.0 dwelling units per acre. Development of this area should be designed in a manner that provides for an appropriate transition between the planned Local Business node at the freeway interchange and the surrounding Medium Density Residential neighborhoods.

Manufactured Housing Park. The area planned for Manufactured Housing Park is intended to accommodate expansion of the existing park and/or development of a new modern manufactured housing park at a density of approximately 5.0 dwelling units per acre.

Action Items

- ✓ Evaluate and amend, if necessary, the Agricultural, Agricultural Preservation, and Rural Residential zoning districts to ensure they are consistent with the goals and intent of the Master Plan.
- ✓ Promote the enrollment of lands into the Farmland and open Space Preservation Act (P.A. 116 of 1974) in areas planned for long-range agricultural use.
- ✓ Avoid extension of public water and sanitary sewer services into planned agricultural areas.
- ✓ Work with the Clinton County Road Commission to retain vegetation and preserve a rural appearance along the township's rural roadways.
- ✓ Promote the use of grass swales, natural on-site detention, and native vegetation, rather than typical suburban elements, in rural residential areas.
- ✓ Explore Natural Beauty Road designation for appropriate roadways.
- ✓ Inventory the Township's historic structures and resources.
- ✓ Promote cluster development and open space preservation.