Redacted App.

Conceptional Meeting
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FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.
In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☐ Apartments ☒ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD

2. **TYPE OF APPLICATION:**
☐ Preliminary Site Plan
☒ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan
☐ Combined – Preliminary/Final Site Plan
☐ Minor Site Plan
☐ Site Plan Amendment (less than 25% area of site being changed)
☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** VILLAGE PARTY STORE Submittal Date: 8-10-26

4. **PROJECT ADDRES:** 5589 M36

Tax Code Numbers: 15 - _____ 15 - _____ 15 _____
15 - _____ 15 - _____ 15 - _____

○ Metes & Bounds Parcel ○ Subdivision _____ Lot Numbers: _____

Zoning District Classification: C2 Floodplain Classification: See plan

Number of Lots Proposed: _____ Acreage of Project: See plan

5. **PROJECT DESCRIPTION:** ADD FUELING STATION TO VILLAGE PARTY STORE

RECEIVED
AUG 10 2026
Hamburg Township
Planning and Zoning Department

6. **OWNER/PROPRIETOR INFORMATION:**

Name: ABROS OF PINCKNEY Phone Number(s):

Email: Address: 9589 M36

City: PINCKNEY State: MI. Zip: 48169

7. **APPLICANT:**

Name: Hatem Hannawa Phone Number(s):

Email

City: FARMINGTON HILLS State: MI. Zip: 48334

8. **DESIGNER INFORMATION:**

Name: Alexandor Orman Phone Number(s):

Email: Address:

City: Farmington Hills State: MI. Zip: 48334

9. **SPECIAL USE PERMIT:**
Is a Special Use Permit required for this project? ○ No ☒ Yes
IF YES, Attach Special Use Permit Application Form with this site plan review application form

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APPLICANT CERTIFICATION:
I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: DATE: 8/10/26

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PRELIMINARY & FINAL SITE PLAN CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

✓ A. **General Information**

☐ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.

☐ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').

☐ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.

☐ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.

☐ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

✓ B. **Physical Information**

☐ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.

☐ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.

☐ 3. Existing and proposed structure information including the following:

a. Footprint location, dimensions and setbacks.
b. Finished floor and grade line elevations.
c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.

☐ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.

☐ 5. The location, dimensions, and numbers of off-street parking and loading spaces.

☑ 6. Location of existing and proposed service facilities above and below ground, including:

a. Well sites.
b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
c. Chemical and fuel storage tanks and containers.
d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
f. Sanitary sewers and pumping stations.
g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
h. Location of all easements.

☐ 7. Any other pertinent physical features.

☑ C. **Natural Features**

☐ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.

☐ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."

☐ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.

☐ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.

☐ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.

☐ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).

☐ 7. Location of the required 50 foot natural features setback.

☐ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.

☐ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.

☐ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

✓ D. **Natural Features Impact Statement**. The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

☐ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.

☐ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.

☐ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

☐ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.

☐ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)

☐ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water

management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

☐ 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan

☐ 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.

☐ 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.