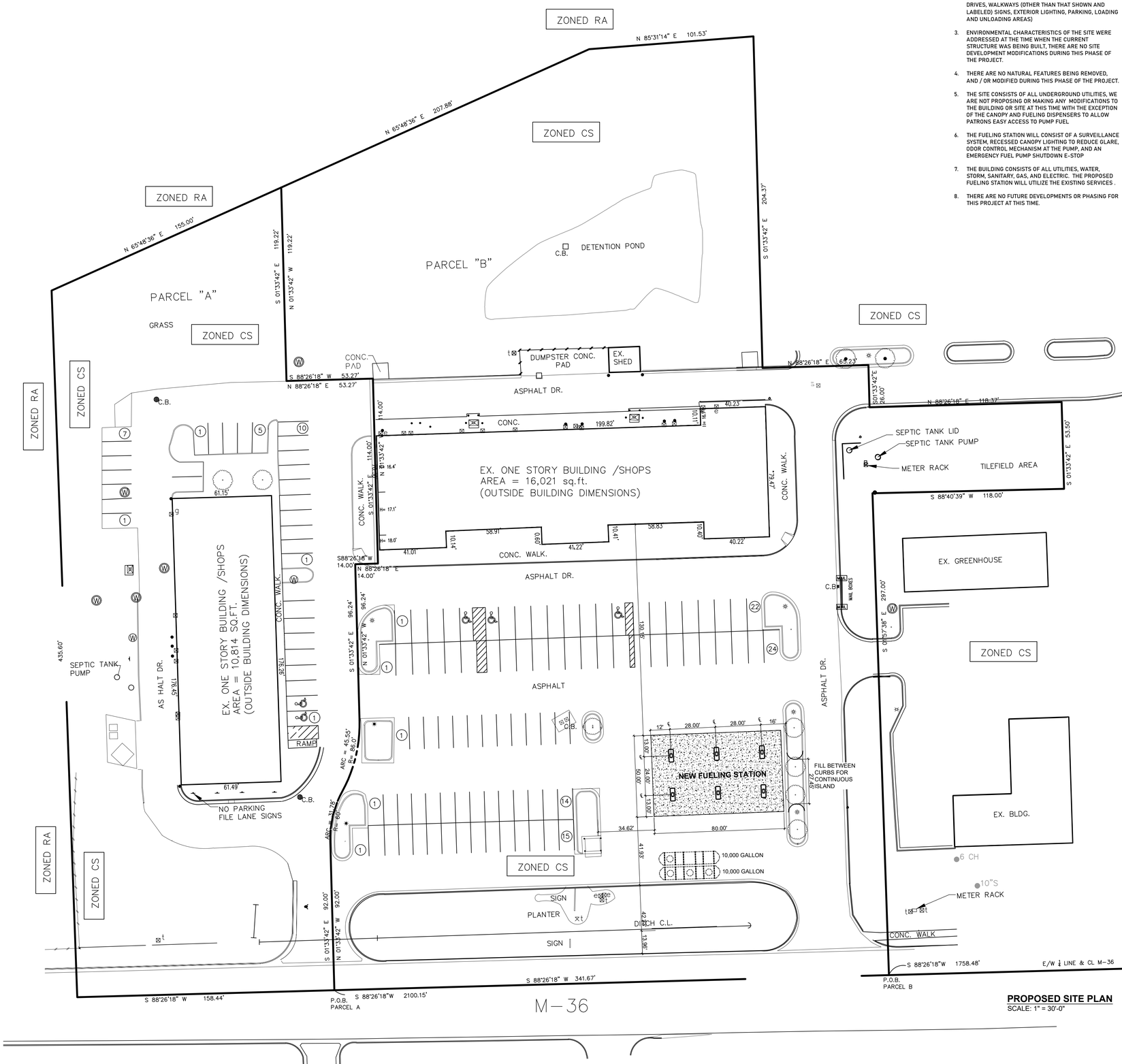
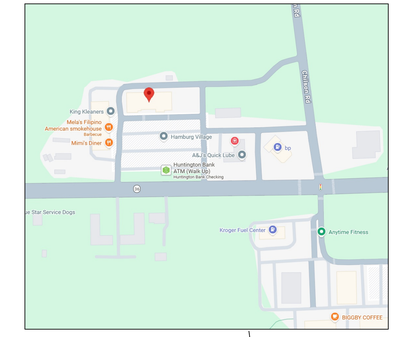
SITE NARRATIVE
THE SITE CONSISTS OF EXISTING AND CONSIST OF THE FOLLOWING
EMERGENCY SERVICES
STORM SEWER
WATER SYSTEM

SITE NARRATIVES - EXISTING BUILDING

1. THE STRUCTURE IS EXISTING, A PROPOSED FUELING STATION WILL OCCUPY THE VACANT AREAS OF HTE PARKING LOT TO MAKE BETTER USE OF THE PROPERTY. NO ADDITIONAL STRUCTURES PROPOSED FOR THIS DEVELOPMENT.
2. ALL SITE FEATURES ARE EXISTING AS SHOWN ON THE SURVEY DATED 07-15-2022 - SEE ATTACHED. EXISTING DRIVES, WALKWAYS (OTHER THAN THAT SHOWN AND LABELED) SIGNS, EXTERIOR LIGHTING, PARKING, LOADING AND UNLOADING AREAS)
3. ENVIRONMENTAL CHARACTERISTICS OF THE SITE WERE ADDRESSED AT THE TIME WHEN THE CURRENT STRUCTURE WAS BEING BUILT, THERE ARE NO SITE DEVELOPMENT MODIFICATIONS DURING THIS PHASE OF THE PROJECT.
4. THERE ARE NO NATURAL FEATURES BEING REMOVED, AND / OR MODIFIED DURING THIS PHASE OF THE PROJECT.
5. THE SITE CONSISTS OF ALL UNDERGROUND UTILITIES, WE ARE NOT PROPOSING OR MAKING ANY MODIFICATIONS TO THE BUILDING OR SITE AT THIS TIME WITH THE EXCEPTION OF THE CANOPY AND FUELING DISPENSERS TO ALLOW PATRONS EASY ACCESS TO PUMP FUEL
6. THE FUELING STATION WILL CONSIST OF A SURVEILLANCE SYSTEM, RECESSED CANOPY LIGHTING TO REDUCE GLARE, ODOR CONTROL MECHANISM AT THE PUMP, AND AN EMERGENCY FUEL PUMP SHUTDOWN E-STOP
7. THE BUILDING CONSISTS OF ALL UTILITIES, WATER, STORM, SANITARY, GAS, AND ELECTRIC. THE PROPOSED FUELING STATION WILL UTILIZE THE EXISTING SERVICES .
8. THERE ARE NO FUTURE DEVELOPMENTS OR PHASING FOR THIS PROJECT AT THIS TIME.



NORTH
SCALE: 1" = 30'-0"



LOCATION MAP
SCALE: NONE

PROPERTY DESCRIPTION:
The land referred to in this Title Search is described as follows:
Land in the Township of Hamburg, County of Livingston, Michigan, described as:

Parcel "A"
Commencing at the East 1/4 corner of Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence South 88°26'18" West 2,100.15 feet along the East and West 1/4 line of said Section 22, and the centerline of M-36 for a POINT OF BEGINNING —thence continuing South 88°26'18" West 158.44 feet along the East and West 1/4 line of said Section 22, and the centerline of M-36; thence North 02°04'28" West 435.60 feet; thence North 65°48'36" East 155.00 feet; thence South 01°33'42" East 119.22 feet; thence North 88°26'18" East 53.27 feet; thence South 01°33'42" East 114.00 feet; thence South 88°26'18" West 14.00 feet; thence South 01°33'42" East 96.24 feet; thence Southwesterly 45.55 feet along the arc of a circular curve concave to the West, radius 86.00 feet, central angle 30°20'35", chord South 13°36'36" West 45.01 feet; thence Southwesterly 31.78 feet along the arc of a circular curve concave to the East, radius 60.00 feet, central angle 30°20'35", chord South 13°36'36" West 31.41 feet; thence South 01°33'42" East 92.00 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan.

Parcel"B"
Commencing at the East 1/4 corner of Section 22, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence South 88°26'18" West 1,758.48 feet along the East and West 1/4 line of said Section 22 and the center line of M-36 for a POINT OF BEGINNING: thence continuing South 88°26'18" West 341.67 feet along the East and West 1/4 line of said Section 22 and the center line of M-36; thence North 01°33'42" West 92.00 feet; thence Northeasterly 31.78 feet along the arc of a circular curve concave to the East, radius 60.00 feet, central angle 30°20'35", chord North 13°36'36" East 31.41 feet; thence Northeasterly 45.55 feet along the arc of a circular curve concave to the West, radius 86.00 feet, central angle 30°20'35", chord North 13°36'36" East 45.01 feet; thence North 01°33'42" West 96.24 feet; thence North 88°26'18" East 14.00 feet; thence North 01°33'42" West 114.00 feet; thence South 88°26'18" West 53.27 feet; thence North 01°33'42"West 119.22 feet; thence North 65°48'36" East 207.88 feet; thence North 85°31'14" East 101.53 feet; thence South 01°33'42" East 204.37 feet; thence North 88°26'18" East 65.23 feet, thence South 01°33'42" East 26.00 feet; thence North 88°26'18" East 118.37 feet; thence South 01°33'42" East 53.50 feet; thence South 88°40'39" West 118.00 feet; thence South 01°57'38" East 297.00 feet to the POINT OF BEGINNING, being a part of the Northeast 1/4 of Section 22, Town I North, Range 5 East, Hamburg Township, Livingston County, Michigan.
Subject to an easement for ingress and egress, the installation and maintenance of public utilities, police and emergency vehicles, and vehicle parking, said easement described as in sheet SP-2.

SITE DATA

HAMBURG TOWNSHIP ZONING ORDINANCE

SITE CONTAINING 258,263 SF OR 5.93 ACRES
ZONED CS (COMMUNITY SERVICE ZONING)
SETBACKS:
FRONT = 30'
REAR = 25'
SIDE = 20'

MAX. BUILDING HEIGHT (ALLOWED)=35'
EXISTING BUILDING HEIGHT=± 18 FT

TOTAL PARKING =156 PARKING SPACES INCLUDING 5 BARIER FREE PARKING SPACE

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE HAMBURG TOWNSHIP ZONING ORDINANCE. A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF AN OTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM HAMBURG TOWNSHIP IN ORDER TO MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

UTILITY NOTE
ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED. THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

SURVEY NOTES
THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION.

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

BD & E GROUP
BUILDING DESIGN & ENGINEERING
28124 ORCHARDLAKE ROAD
(SUITE 102)
FARMINGTON HILLS, MI 48334
TEL: (248) 508-9255
EMAIL: bdandegroup@gmail.com

CLIENT INFORMATION

ABROS OF PINCKNEY, INC
MARVIN ZOMA
248-3034152
5589 E. M36
PINCKNEY, MI.

PROJECT INFORMATION

FUELING STATION
5589 E. M36
PINCKNEY, MI.

SHEET TITLE

PROPOSED SITE PLAN

STATE OF MICHIGAN
ALEXANDER ORMAN
ENGINEER
NO. 48878
LICENSED PROFESSIONAL ENGINEER

SUBMITTALS

PROJECT #
1068-26

SHEET NO.
SP200

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS