

PROPERTY DESCRIPTION

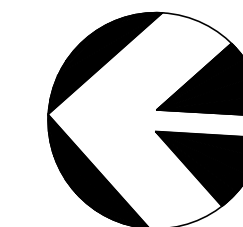
T3N, R13E, SEC 35, COMM AT SE COR SEC 35; TH S86°28'00"W 527.12 FT; TH N03°07'30"W 222.13 FT TO POB; TH 92.85 FT ALG A CURVE, LEFT, R=1150.4, CB 581°51'59"W 92.85 FT; TH S81°38'06"W 130.84 FT; TH N39°38'45"W 42.38 FT; TH N03°18'30"W 64.56 FT; TH N86°26'00"E 124.04 FT; TH N03°18'30"W 400.0 FT; TH N85°26'00"E 123.50 FT; TH S03°30'00"E 290.55 FT; TH S03°07'30"E 189.92 FT TO POB; 1.65 AC

NOTE: THE LEGAL DESCRIPTION WRITTEN WAS PROVIDED BY THE CLIENT. URBAN LAND CONSULTANTS HAS NOT PERFORMED A BOUNDARY SURVEY ON THIS PROPERTY.

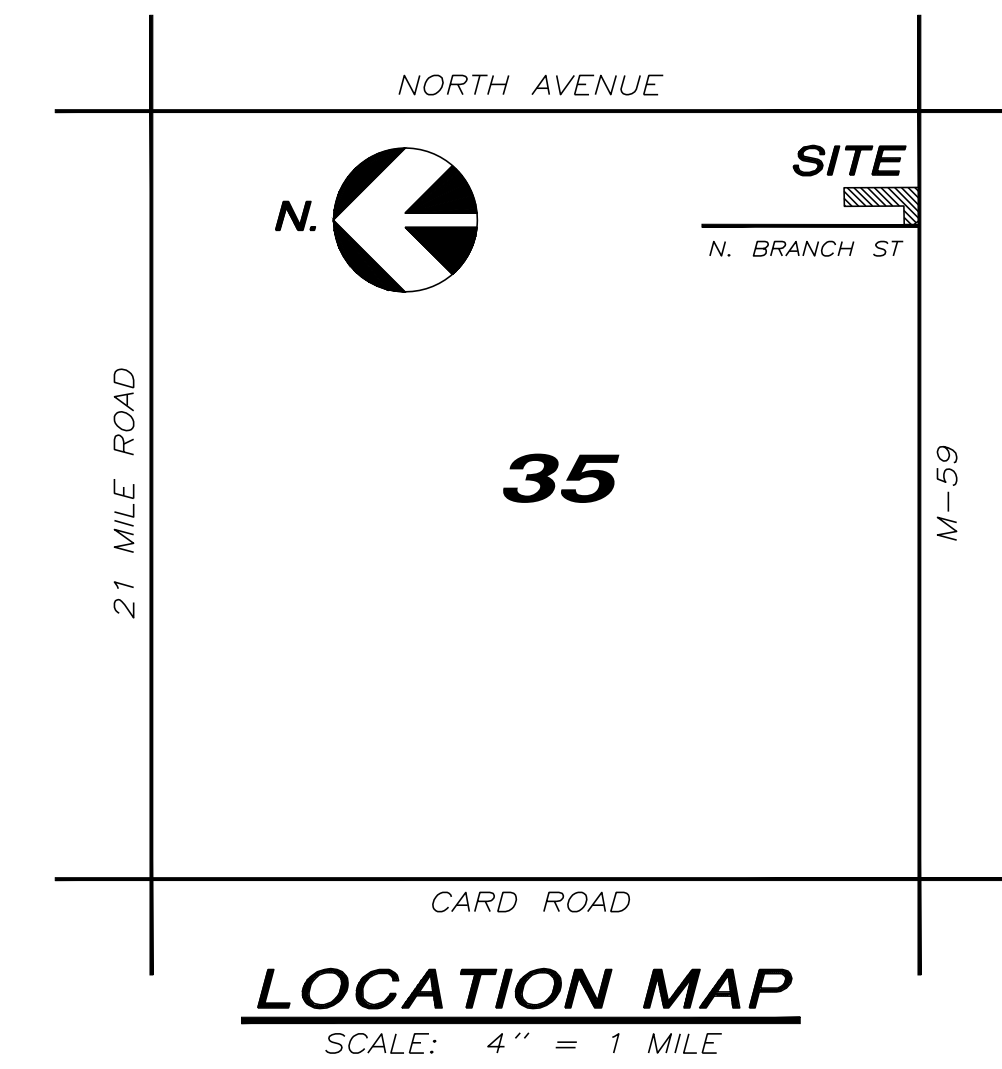
SITE CRITERIA

- PARCEL IDENTIFICATION #: 20-08-35-477-051
- EXISTING ZONING: C2
- PROPOSED ZONING: O1
- ADJACENT ZONINGS: R1, O1
- AREA OF SITE: 1.65
- PROPOSED USE: OFFICE
- BUILDING SIZE: 12,760 S.F. (TWO-STORY STRUCTURE)
- SETBACKS:
 - FRONT: 15' FOR PARKING, 70' FOR BUILDING
 - SIDE: 50' TO RESIDENTIAL / AGRICULTURAL
25' TO NON-RESIDENTIAL
 - REAR: 50'
- ALL PARKING WITHIN 25' OF RESIDENTIAL MUST BE SCREENED WITH A 6' WALL
- PARKING SUMMARY
 - SPACES REQUIRED: GENERAL OFFICE: 1 SPACE PER 200 S.F.
MEDICAL OFFICES: 1 SPACE PER 150 S.F.
 - SPACES PROVIDED: 64 SPACES (INCLUDES 2 HANDICAP SPACE)
(1 SPACE PER 199 S.F.)

NORTH

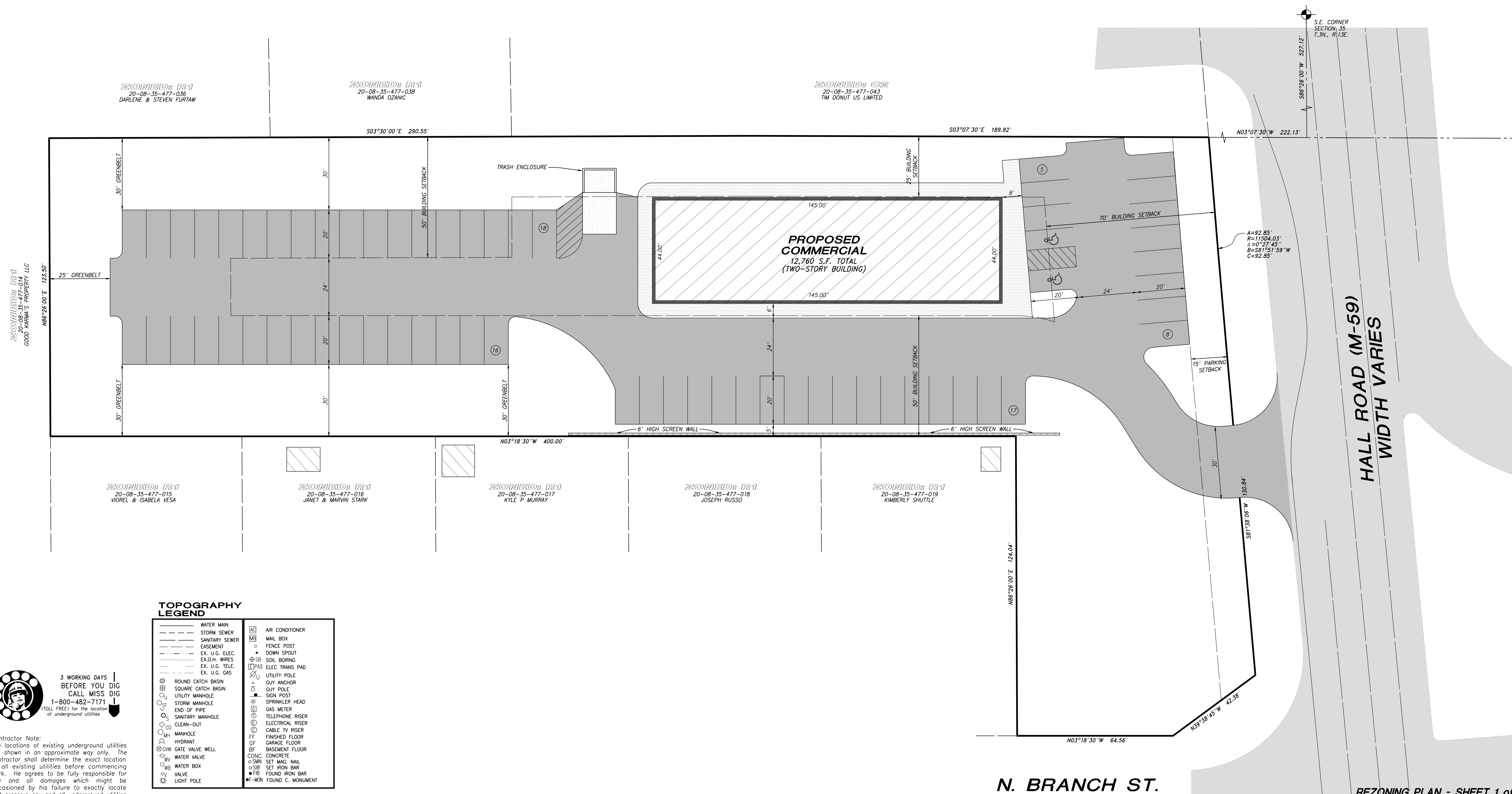


SCALE: 1"=20'



LOCATION MAP

SCALE: 4" = 1 MILE



TOPOGRAPHY LEGEND

— WATER MAIN	— AIR CONDITIONER
— STORM SEWER	— MAIL BOX
— SANITARY SEWER	— FENCE POST
— EASEMENT	— DOWN SPOUT
— EX. U.G. ELEC.	— SOIL BORING
— EX. O.H. WIRES	— ELEC TRANS PAD
— EX. U.G. TELE.	— UTILITY POLE
— EX. U.G. GAS	— GUY ANCHOR
— ROUND CATCH BASIN	— SPRINKLER HEAD
— SQUARE CATCH BASIN	— GAS METER
— UTILITY MANHOLE	— TELEPHONE RISER
— STORM MANHOLE	— ELECTRICAL RISER
— END OF PIPE	— CABLE TV RISER
— SANITARY MANHOLE	— FINISHED FLOOR
— CLEAN-OUT	— GARAGE FLOOR
— MANHOLE	— BASEMENT FLOOR
— HYDRANT	— CONC. CONCRETE
— GATE VALVE WELL	— SET MAG. NAIL
— WATER VALVE	— SET IRON BAR
— WATER BOX	— FOUND IRON BAR
— VALVE	— FOUND C. MONUMENT
— LIGHT POLE	



Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

REZONING PLAN
PART OF THE S.E. 1/4 OF SECTION 35
T.3N., R.13E., MACOMB TOWNSHIP,
MACOMB COUNTY, MICHIGAN

BY:	ADDITIONS AND/OR REVISIONS	DATE
190201-9998		
Job No.	Date	190201-9998
Scale	Drawn	4-30-2019
1"=20'	DKZ	
Check	P65	
Sheet	1 OF 1	
Fld. Bk.		

PROPOSED 000

FOR: JASON KOZAK
SUFFLER ROAD
20859
MACOMB, MI 48044
(586) 954-1234

PHONE 586 731-8030
FAX 586 731-2605

URBAN LAND CONSULTANTS

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516