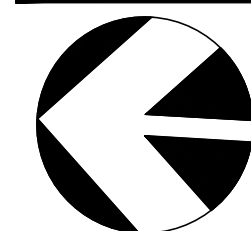


**PROPERTY DESCRIPTION**

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 N86°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.

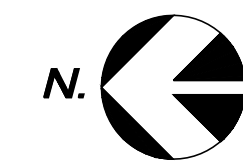
**NORTH**



**SCALE: 1"=20'**



NORTH AVENUE



**SITE**  
N. BRANCH ST

**35**

CARD ROAD

**LOCATION MAP**

SCALE: 4" = 1 MILE

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

**ZONED: R1**  
20-08-35-477-036  
DARLENE & STEVEN FURTAW

**ZONED: R1**  
20-08-35-477-038  
WANDA OZANIC

**ZONED: C2**  
20-08-35-477-043  
TIM DONUT US LIMITED

**ZONED: R1**  
20-08-35-477-015  
VIOREL & ISABELA VESA

**ZONED: R1**  
20-08-35-477-016  
JANET & MARVIN STARK

**ZONED: R1**  
20-08-35-477-017  
KYLE P MURRAY

**ZONED: R1**  
20-08-35-477-018  
JOSEPH RUSSO

**ZONED: R1**  
20-08-35-477-019  
KIMBERLY SHUTTLE

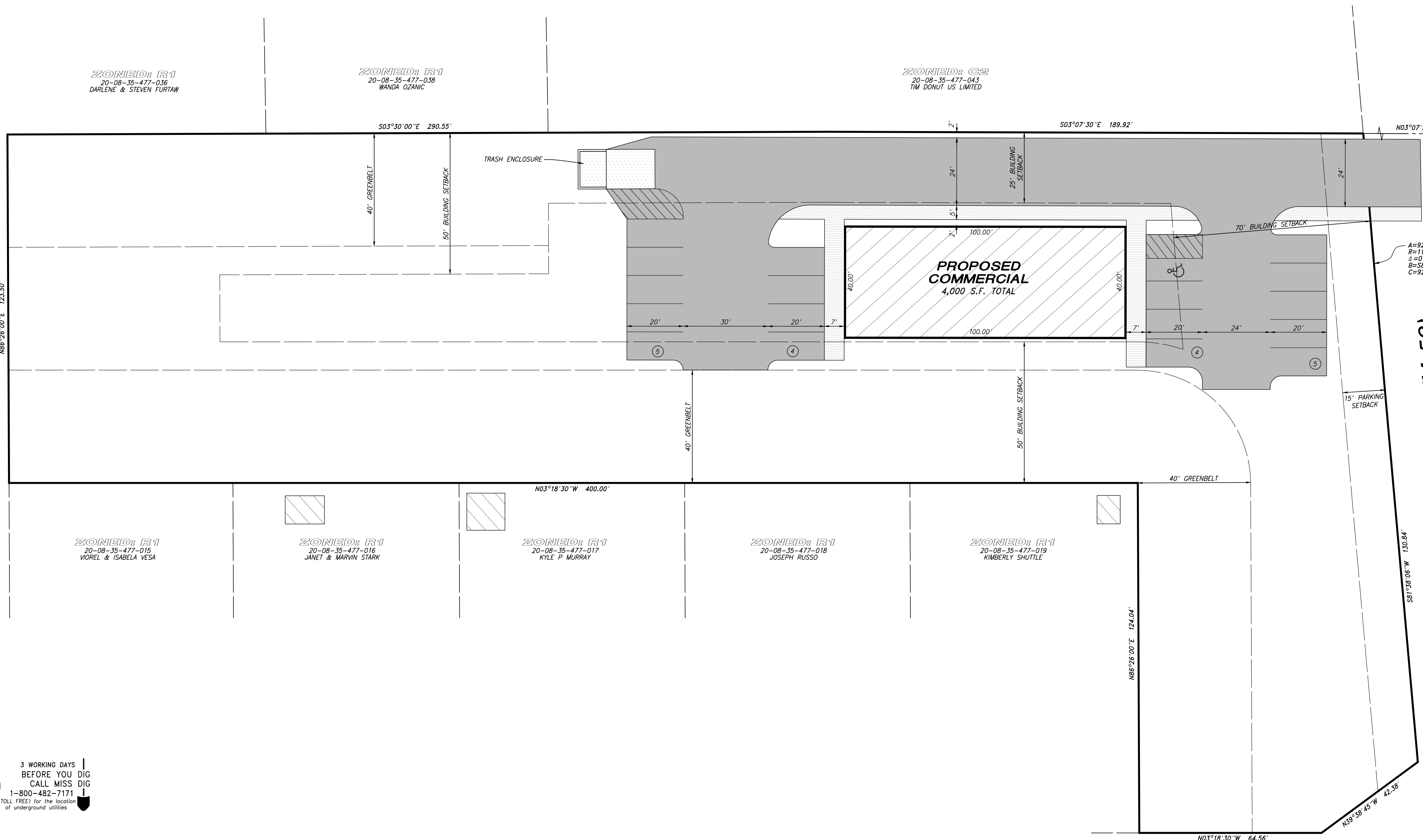
S.E. CORNER  
SECTION 35  
T.3N., R.13E.

**SITE CRITERIA**

- PARCEL IDENTIFICATION #: 20-08-35-477-051
  - EXISTING ZONING: R1
  - PROPOSED ZONING: C2
  - ADJACENT ZONINGS: R1, C2
  - AREA OF SITE: 1.65
  - PROPOSED USE: COMMERCIAL
  - SETBACKS:
    - FRONT: 15' FOR PARKING; 70' FOR BUILDING
    - SIDE: 50' TO RESIDENTIAL / AGRICULTURAL
    - REAR: 25' TO NON-RESIDENTIAL
    - REAR: 75'
  - PARKING SUMMARY:
    - GENERAL OFFICE: 1 SPACE PER 200 S.F.
    - MEDICAL OFFICE: 1 SPACE PER 150 S.F.
    - RETAIL (GENERAL): 1 SPACE PER 200 S.F.
    - RESTAURANT: 1 SPACE PER 75 S.F.
- SPACES PROVIDED: 18 SPACES (INCLUDES 1 HANDICAP SPACE)

BY:	ADDITIONS AND/OR REVISIONS	DATE
190201-9998		
Job No.	Date	Scale
190201-9998	2-15-2019	1"=20'
Drawn	Checked	Sheet
DKZ	POS	1 OF 1
		Fid. Bk.

**ZONED: R1**  
20-08-35-477-014  
GOOD KARMA'S PROPERTY LLC



**HALL ROAD (M-59)  
WIDTH VARIES**

**TOPOGRAPHY LEGEND**

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



3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(TOTAL FEE!) for the location  
of underground utilities

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.

**PROPOSED 000**  
FOR:  
JASON KOZAK  
MR. MUFFLER ROAD  
MACOMB, MI 48044  
(586) 954-1234

PHONE 586 731-8030  
FAX 586 731-2605  
**URBAN LAND CONSULTANTS**  
PLANNERS LAND SURVEYORS  
8800 23 MILE ROAD  
SHELBY TWP., MI 48316-4516