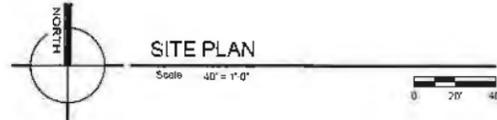
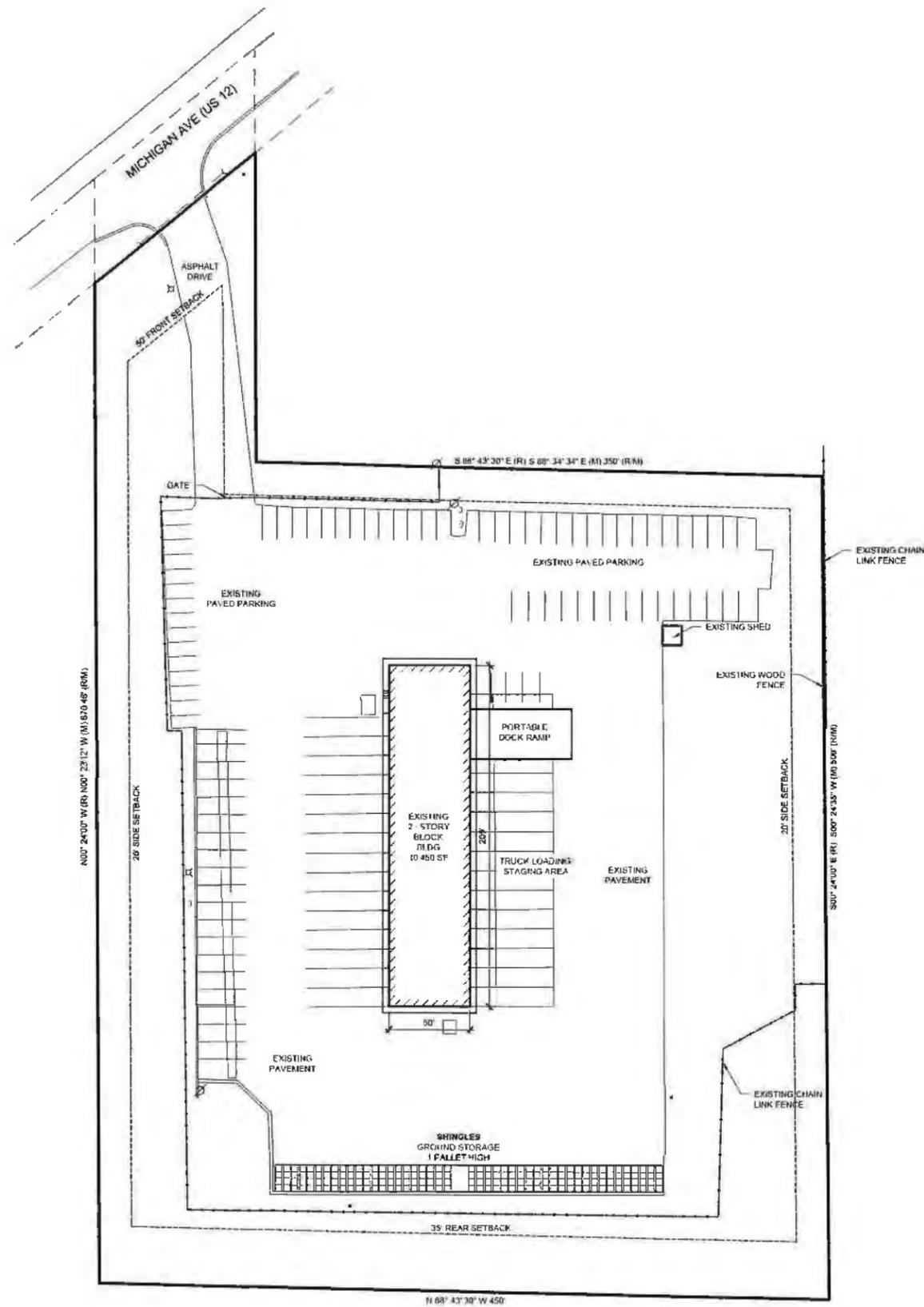




01
C101 TYPICAL PALLET
NOT TO SCALE



PROPOSED
ABC SUPPLY CO.
YPSILANTI, MI

REVISIONS:	PROJECT TITLE:
	SITE PLAN FOR CONDITIONAL USE PERMIT APPLICATION
	SHEET TITLE:
	SITE PLAN
	BID DATE:
	APPROVAL DATE:
	ISSUE DATE:
	4/22/2019
	CCI JOB NUMBER:
	04195-99-2070
	DRAWING NUMBER:
DRAWN BY:	C101
JESSICA BERG, CCI	

These drawings are intended for
schematic design only. Local authorities &
governing building codes shall be used
for construction

4/22/2019

LEGAL DESCRIPTION (AS PROVIDED):

The land referred to herein below is situated in the Township of Pittsfield, Washtenaw County, State of Michigan, and is described as follows:

Commencing at the West one-quarter corner of Section 24, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence South 88°43'30" East 870.0 feet along the East and West one-quarter line of said Section for a place of beginning; thence North 0°24' West 670.46 feet; thence Northeast 126.87 along the arc of a circular curve concave to the Northwest, radius 15,626.10 feet, chord bearing North 51°35' East 126.87 feet along the center line of Michigan Avenue; thence South 0°24' East 251.52 feet; thence South 88°43'30" East 350.0 feet; thence South 0°24' East 500.0 feet along the East line of the West one-half of the Northwest one-quarter line of said Section; thence North 88°43'30" West 450.0 feet along the East and West one-quarter of said Section to the place of beginning. Being a part of the Northwest one-quarter of said Section 24, Pittsfield Township, subject to the rights of the Michigan Department of State Highways over the Northerly 50.0 feet thereof as occupied by Michigan Avenue.

Parcel ID: L-12-24-200-022
Street Address: 5345 W. Michigan Ave., Ypsilanti

NOTES CORRESPONDING TO SCHEDULE B

Schedule B - Section II Exceptions of Chicago Title Insurance Company, Commitment No.: 20703278, dated: October 15, 2007 at 8:00 AM, does not contain any plottable easements.

GENERAL NOTES:

- 1) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 260623-0020, which bears an effective date of 5/15/1981 and is not in a Special Flood Hazard Area.
- 2) There was no observable evidence of cemeteries / burial grounds on the subject property.
- 3) Bearings were established by holding a course of S88°43'30"E along the E-W 1/4 line per the description provided.
- 4) The antenna on the roof of the building has a height of 89± from the ground.
- 5) Chain Link Fence encroaches onto the parcel to the North by 0.2±, see this sheet for detail.

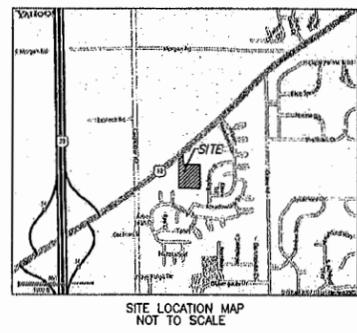
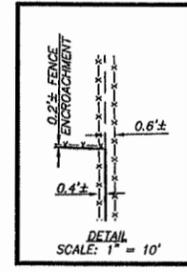
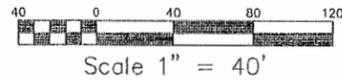
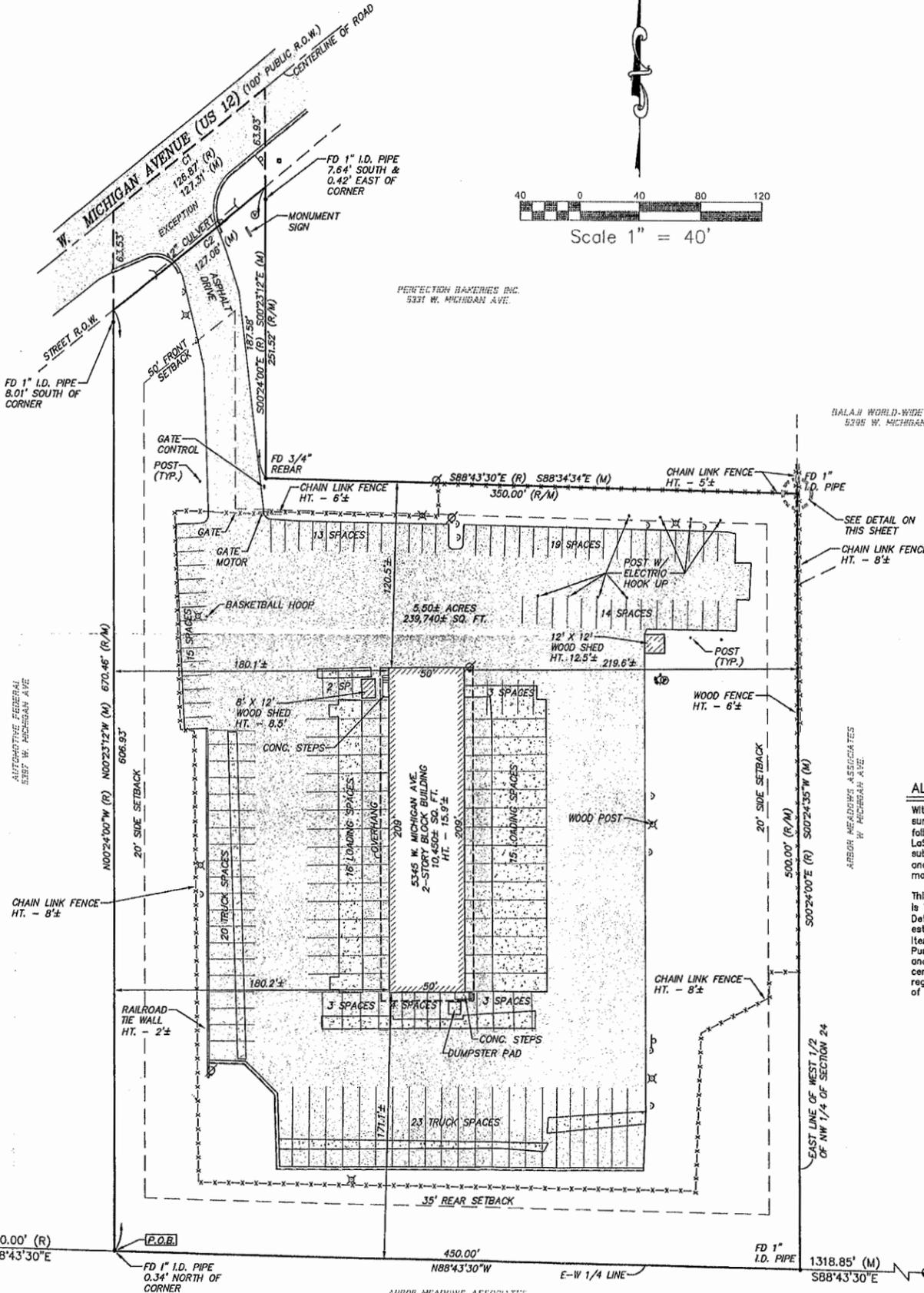
CURVE TABLE

NUMBER	C1	C2
ARC LENGTH	126.87' (R) 127.31' (M)	127.06' (M)
RADIUS	15626.10' (R/M)	15626.10' (M)
DELTA ANGLE	00°27'55" (R) 00°28'01" (M)	00°27'52" (M)
CHORD DIRECTION	N51°38'00"E (R) N51°13'11"E (M)	N51°21'52"E (M)
CHORD LENGTH	126.87' (R) 127.31' (M)	127.06' (M)

ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED W-1 WHOLESALE & WAREHOUSING
HEIGHT: ZONING REQUIREMENT FOR MAXIMUM BUILDING HEIGHT IS 45 FEET.
SETBACKS: THE ZONING CODE REQUIRES A FRONT SETBACK OF 50 FEET, SIDE OF 20 FEET, AND THE REAR SETBACK IS 35 FEET.
PARKING: ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA.
SOURCE: PITTSFIELD TOWNSHIP ZONING ORDINANCE

PARKING SPACE TABLE	
TYPE OF SPACE	EXISTING STRIPED SPACES
REGULAR	76
LOADING DOCK	31
TRUCK	43
HANDICAP	0
TOTAL	150



LEGEND:

- ⊙ = STORM MANHOLE
- ⊕ = CATCHBASIN
- = STORM LINE
- ⊙ = SANITARY MANHOLE
- ⊕ = SANITARY CLEANOUT
- = SANITARY LINE
- ⊙ = ELECTRIC MANHOLE
- ⊕ = UTILITY POLE
- = CUY WIRE
- = OVERHEAD UTILITY LINE
- = UNDERGROUND UTILITY LINE
- ⊕ = TRANSFORMER
- ⊕ = AC-LIGHT
- ⊕ = TELEPHONE MANHOLE
- ⊕ = ROOF DRAIN
- ⊕ = TELEPHONE PEDestal
- ⊕ = ELECTRIC PEDestal
- ⊕ = ELECTRIC METER
- ⊕ = LIGHT POLE
- ⊕ = SIGN
- ⊕ = MONUMENT SIGN
- ⊕ = WATER MANHOLE
- ⊕ = WATER METER
- ⊕ = WATER LINE
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = MONITORING WELL
- ⊕ = GAS METER
- ⊕ = GAS VALVE
- ⊕ = GAS LINE
- = FENCE LINE
- ⊕ = DECIDUOUS TREE
- ⊕ = CONIFEROUS TREE
- ⊕ = CURB AND GUTTER
- ⊕ = TREE LINE
- ⊕ = SET IRON & CAP #1503 / #1700
- ⊕ = FOUND IRON AS NOTED
- ⊕ = SECTION CORNER
- ⊕ = DISTANCE NOT TO SCALE
- ⊕ = YARDWASH
- ⊕ = POST INDICATOR VALVE
- ⊕ = WALL HYDRANT
- ⊕ = MAIL BOX
- ⊕ = SATELLITE DISH
- ⊕ = ASPHALT
- ⊕ = CONCRETE
- ⊕ = RECORDED
- ⊕ = MEASURED

ALTA/ACSM LAND TITLE SURVEY CERTIFICATE:

With respect to this survey, the undersigned, a registered land surveyor, in and for the state of Michigan, hereby certifies as follows to (a) CalEast NAT, LLC, CalEast Industrial Investors, LLC, LaSalle Investment Management, Inc.; their respective partners, subsidiaries, affiliates, and lenders, and their respective successors and assigns, (b) Chicago Title Insurance Company, each of whom may rely on this certification;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



Wendy S. Parsons
Professional Surveyor No. 47969
Date: November 28, 2007

NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

NO.	DATE	REVISIONS



3135 FINE TREE ROAD
SUITE C
LANSING, MI 48911
PH. # (517) 393-2902
FAX (517) 393-2608

PREPARED FOR:
AEROTERM / NORTH AMERICAN TERMINALS
201 WEST STREET, SUITE 200
ANNAPOLIS, MARYLAND 21401

ALTA / ACSM LAND TITLE SURVEY
OF
AEROTERM / NORTH AMERICAN TERMINALS
5345 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN

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(TOLL FREE)

FILE	072804.0WG
FIELD WORK	ER, JS, BS
DRAWN BY	JML
CHECKED BY	WSP
DATE OF SURVEY	11/14/2007
SCALE	1" = 40'
HOR.	N/A
VERT.	N/A
PROJECT NO.	07.2804
SHEET NO.	1 OF 1