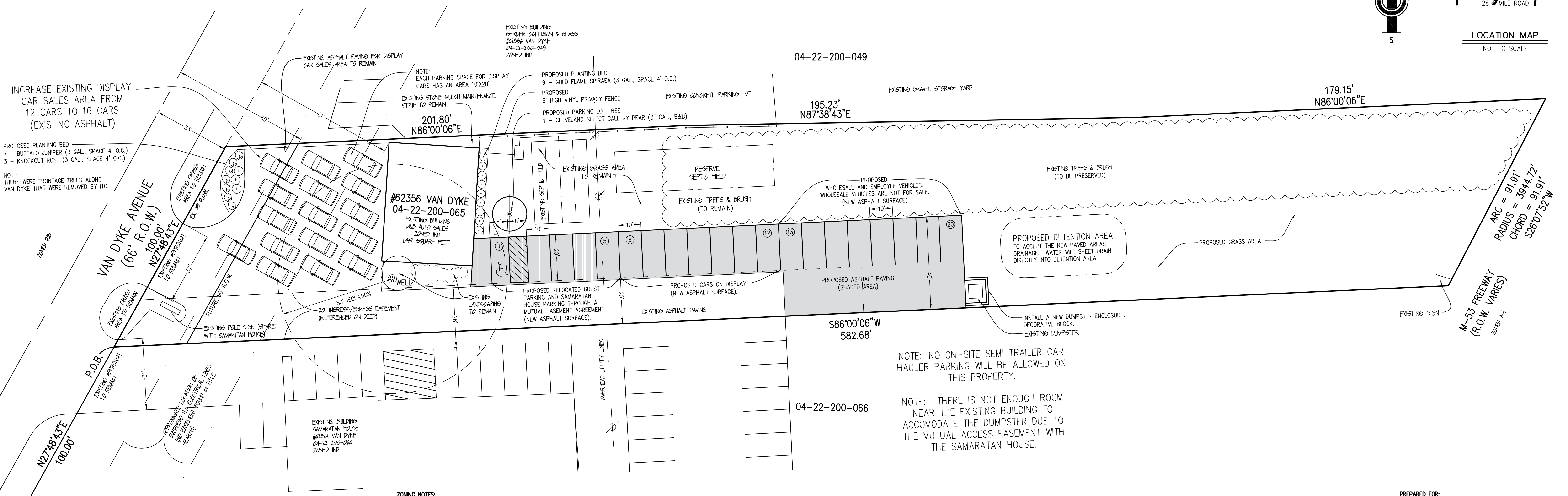
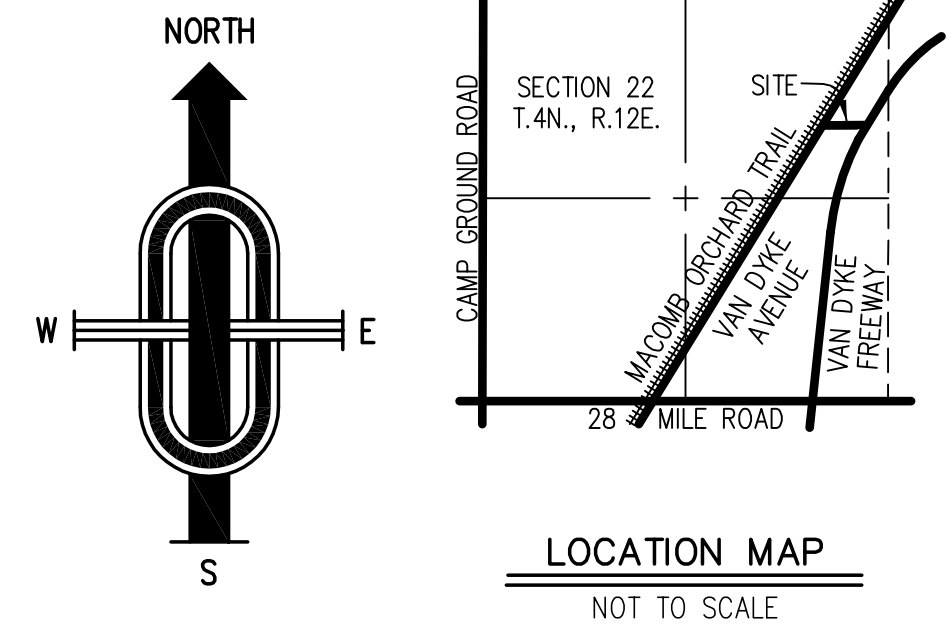


"D&B AUTO SALES"

PART OF THE NORTHEAST 1/4 OF SECTION 22, T.4N., R.12E.,
WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN.



ZONING NOTES:

THIS PROPERTY IS ZONED GENERAL INDUSTRIAL (IND). THE EXISTING AND PROPOSED OUTDOOR SALES OF VEHICLES IS ALLOWED IN THIS ZONING CLASSIFICATION AS A PRINCIPAL PERMITTED USE. THE PROPERTIES TO THE NORTH AND SOUTH ARE ALSO ZONED GENERAL INDUSTRIAL. THE WEST SIDE OF THE PROPERTY IS VAN DYKE AVENUE. THE PROPERTY ON THE OTHER SIDE OF VAN DYKE AVENUE IS ZONED SINGLE FAMILY (R1B). THE SINGLE FAMILY PROPERTY IS LARGELY VACANT AND IS FURTHER BUFFERED FROM THIS SITE BY THE MACOMB ORCHARD TRAIL. THE EAST SIDE OF THIS PROPERTY ABUTS THE VAN DYKE FREEWAY. EAST OF THE FREEWAY THE PROPERTY IS ZONED AGRICULTURAL (A-1).

GENERAL INDUSTRIAL (IND) SETBACK REQUIREMENTS:

FRONT - 110' FROM THE CENTERLINE OF VAN DYKE AVE.
SIDE - 10'
REAR - 50'
BUILDING HEIGHT - 2 STORIES, 40'
MINIMUM LOT AREA - 20,000 SF
MINIMUM LOT WIDTH - 80'

THE EXISTING BUILDING PRE-DATES THE EXISTING ZONING CODE. THE CURRENT USE AS A USED CAR FACILITY WAS APPROVED IN 2009. A PLAN WAS PREPARED BY R.A. CHESA ARCHITECTS, P.C. (JOB. NO. 29143-1, REVISED 11/19/2009). THIS PLAN ALLOWED FOR 12 CARS FOR SALE AND 5 PARKING SPACES FOR GUESTS AND EMPLOYEES.

THE NEW PROPOSAL IS FOR 16 CARS FOR SALE IN THE FRONT OF THE BUILDING. MOVING THE 5 PARKING SPACES TO THE BACK OF THE BUILDING.

PARKING NOTES:

THE EXISTING BUILDING IS 1,462 SF

THE ZONING ORDINANCE DICTATES THE FOLLOWING:
ONE (1) PARKING SPACE FOR EVERY THREE HUNDRED (300) SQUARE FEET OF SALES AREA
ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF OFFICE AREA
TWO (2) PARKING SPACES FOR EVERY SERVICE BAY (NONE PROPOSED).

THE FOLLOWING PARKING IS REQUIRED:
1,262 SQUARE FEET OF SALES AREA / 300 = 4.2 PARKING SPACES
100 SQUARE FEET OF OFFICE AREA / 200 = 0.5 PARKING SPACES

5 PARKING SPACES WILL BE PROVIDED.

ZBA VARIANCES REQUESTED:

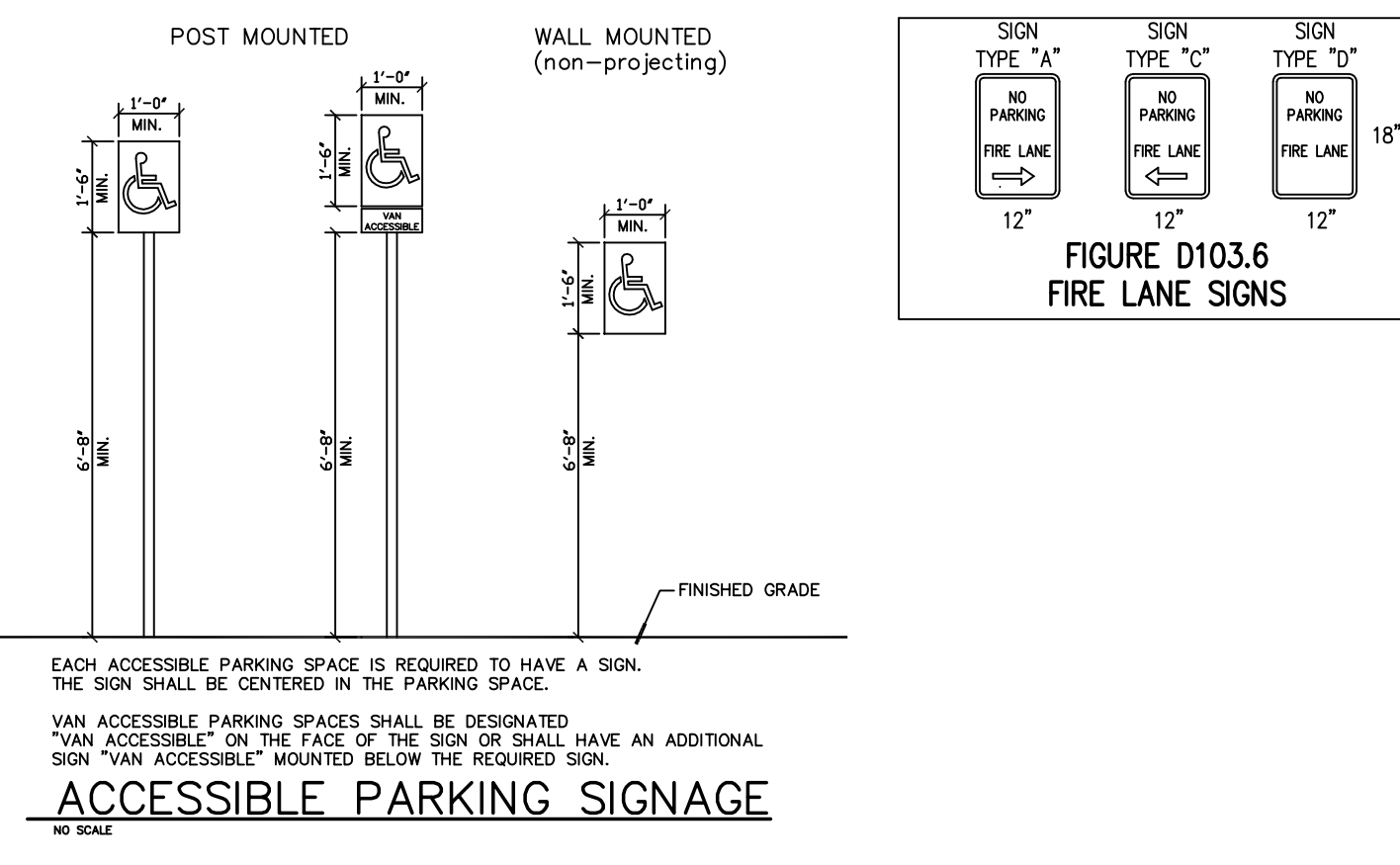
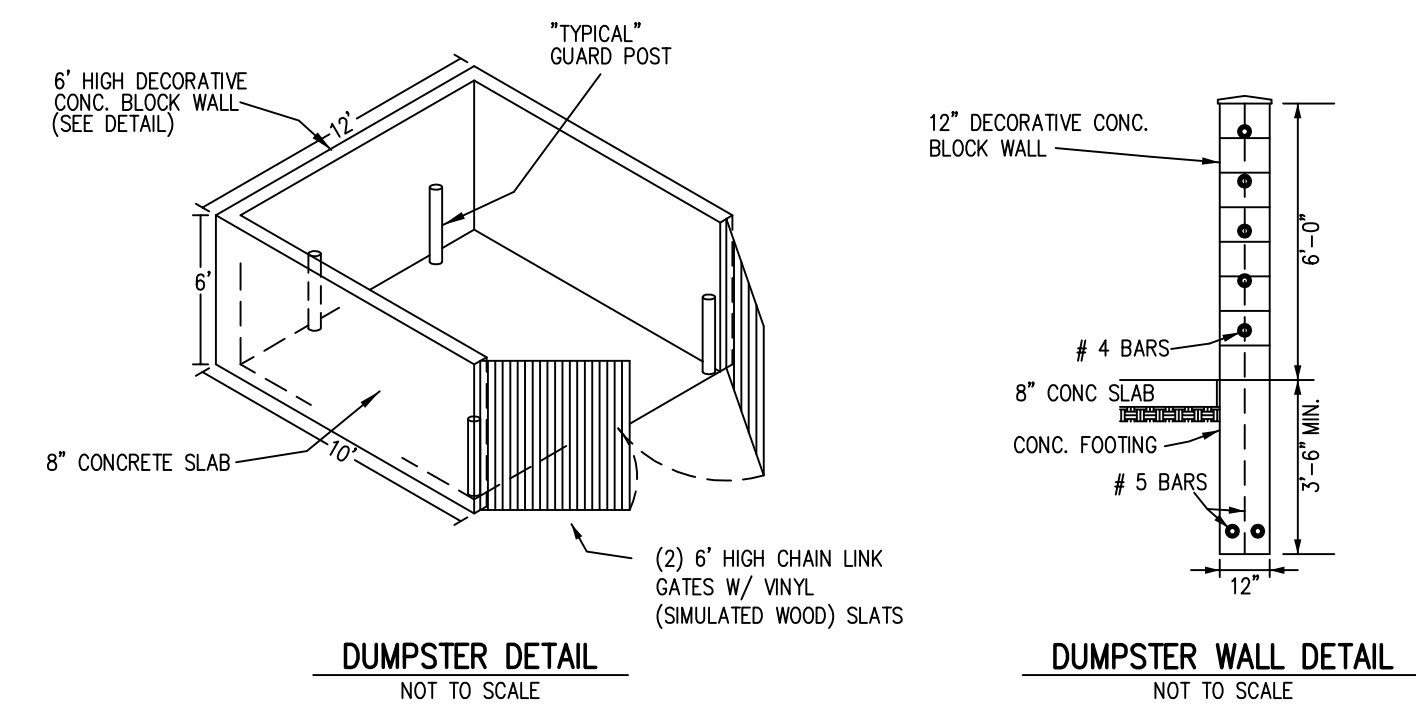
- 1) WAIVER FOR THE ACCESSIBLE MANEUVERING LANE REQUIREMENT BETWEEN TANDEM PARKING SPACES FOR THE 16 CAR DISPLAY AREA.
- 2) WAIVER FOR PARKING PAVEMENT/CAR SALES AREA ENCOACHMENT INTO THE FRONT YARD PARKING SETBACK.
- 3) WAIVER FOR THE REQUIRED 8' PATHWAY ALONG THE PROPERTY FRONTAGE.
- 4) WAIVER FOR THE FRONTAGE LANDSCAPE REQUIREMENT THAT REQUIRES A 3' HIGH BERM ALONG THE PROPERTY FRONTAGE TO SCREEN PARKED CARS IN SECTION 5.12.H.2.
- 5) WAIVER FOR THE FRONTAGE TREE LANDSCAPE REQUIREMENT IN SECTION 5.12.H.3. ITC CUT DOWN AND REMOVED THE PREVIOUSLY INSTALLED 2 FRONTAGE TREES.

NOTES:

1. NO FIELD MEASUREMENTS WERE PERFORMED AT THIS TIME. ALL SITE INFORMATION WAS DEPICTED BASED ON RECORD PLANS.
2. THE EXISTING BUILDING IS SERVICED WITH A WATER SUPPLY (WELL) AND SEPTIC FIELD.
3. THE EXISTING PAVING WILL REMAIN.
4. THE EXISTING LANDSCAPING WILL REMAIN.
5. THE EXISTING SITE LIGHTING WILL REMAIN.
6. THE EXISTING SIGNAGE WILL REMAIN.
7. THERE ARE NO CHANGES PROPOSED TO THE EXISTING BUILDING.
8. NO VEHICLE REPAIR OR MECHANICAL SERVICE WILL BE DONE ON THIS PROPERTY.
9. TRASH COLLECTION IS DONE AT A DUMPSTER LOCATED AT THE REAR OF THE PROPERTY.

LEGAL DESCRIPTION: PARCEL 04-22-200-065
T.4N., R.12E., SECTION 22, COMMENCING AT THE EAST 1/4 CORNER OF SECTION 22; THENCE N03°30'30"W 830.43'; THENCE S86°00'06"W 1033.73'; THENCE N27°48'43"E 100.00' TO THE POINT OF BEGINNING; THENCE N27°48'43"E 100.00'; THENCE N86°00'06"E 201.80'; THENCE N87°38'43"E 195.23'; THENCE N86°00'06"E 179.15'; THENCE 91.91' ALONG THE A CURVE TO THE LEFT OF A RADIUS OF 3944.72', CHORD BEARING S26°07'52"W 91.91'; THENCE S86°00'06"W 582.68' TO THE POINT OF BEGINNING.
CONTAINING 1.10 ACRES

SUBJECT TO A 20' WIDE INGRESS-EGRESS EASEMENT DESCRIBED AS: PART OF THE NORTHEAST 1/4 OF SECTION 22, T.4N., R.12E., WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT THAT IS N03°30'30"W 830.43' ALONG THE EAST LINE AND S86°00'06"W 1033.73' AND N27°48'43"E 100' FROM THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE CONTINUING N27°48'43"E 23.53'; THENCE N86°00'06"E 315.02'; THENCE S03°50'33"E 20.00'; THENCE S86°00'06"W 327.37' TO THE POINT OF ENDING.



PREPARED FOR:
BRODIE BURTON
D&B AUTO SALES
62356 VAN DYKE AVE
WASHINGTON, MI 48094
(586) 524-9281

PREPARED BY:
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REV. 2/22/2021 ZBA
REV. 11/9/2020
REV. 10/15/2020
REV. 9/1/2020 PLANNING

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D&B AUTO SALES
PART OF THE NORTHEAST 1/4 OF SECTION 22, T.4N., R.12E., WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN.

DATE **July 21, 2020** SCALE **1" = 20'**
DRAWN BY **R.S.H.** SHEET **1 OF 2**
CHECKED BY **D.W.R.** DRAWING **Z-20-123**

PROPOSED SITE PLAN