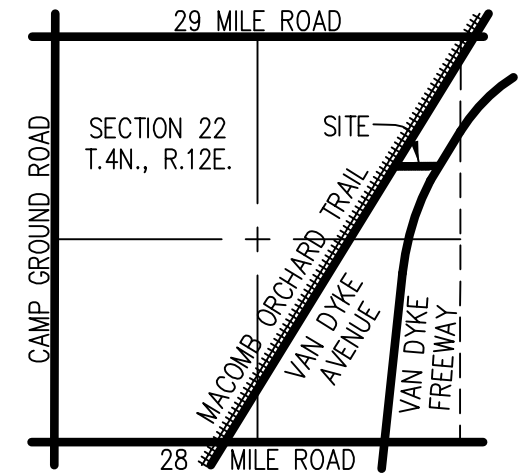
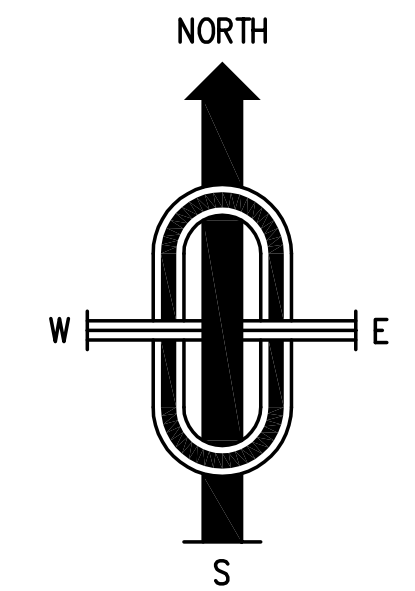


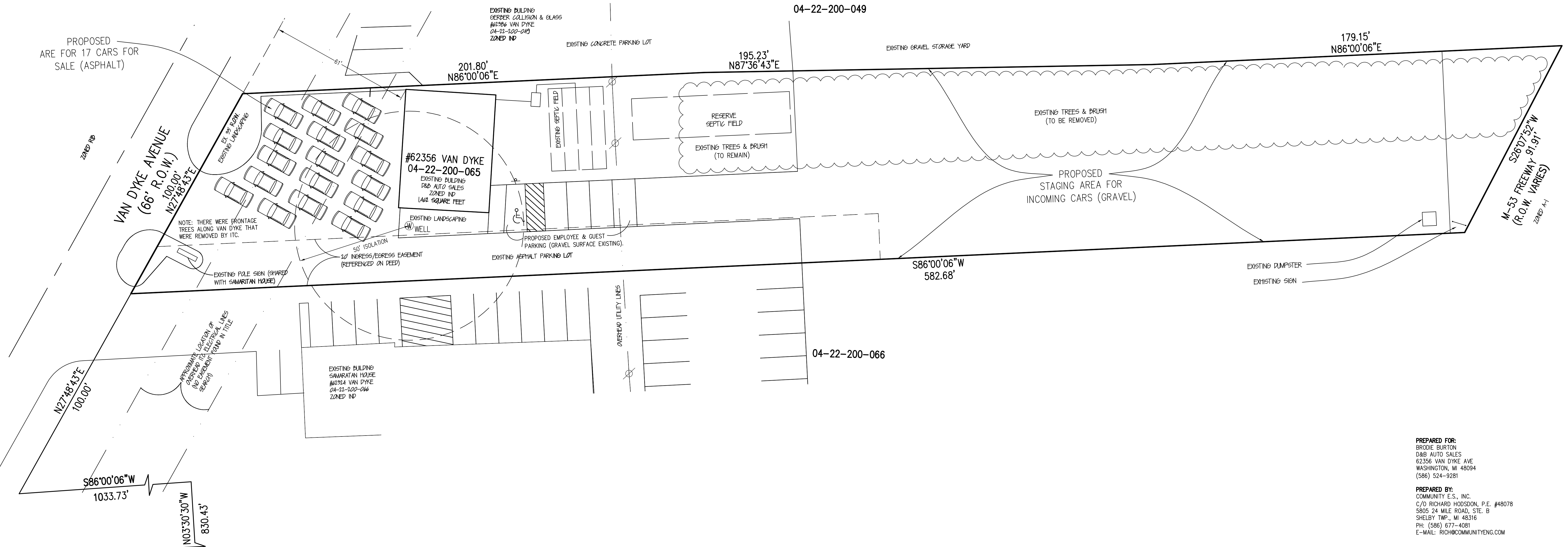
# "D&B AUTO SALES"

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



LOCATION MAP

NOT TO SCALE



- 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\"/>

**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 17 CARS FOR SALE IN THE FRONT OF THE BUILDING. MOVING THE 5 PARKING SPACES TO THE BACK OF THE BUILDING AND ALLOWING FOR A GRAVEL LOT IN THE REAR OF THE SITE TO ALLOW FOR PREPARING OTHER VEHICLES FOR SALE.

**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.

**PREPARED FOR:**  
BRODIE BURTON  
D&B AUTO SALES  
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**PREPARED BY:**  
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Civil Engineering and Surveying 5805 24 Mile Road, Suite B Shelby Twp., Michigan 48316 Telephone (586) 677-4081 www.communityeng.com	<b>D&amp;B AUTO SALES</b> PART OF THE NORTHEAST 1/4 OF SECTION 22, T.4N., R.12E., WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN.
DATE <b>July 21, 2020</b>	SCALE <b>1" = 20'</b>
DRAWN BY <b>R.S.H.</b>	SHEET <b>1 OF 1</b>
CHECKED BY <b>D.W.R.</b>	DRAWING <b>Z-20-123</b>
<b>PROPOSED SITE PLAN</b>	