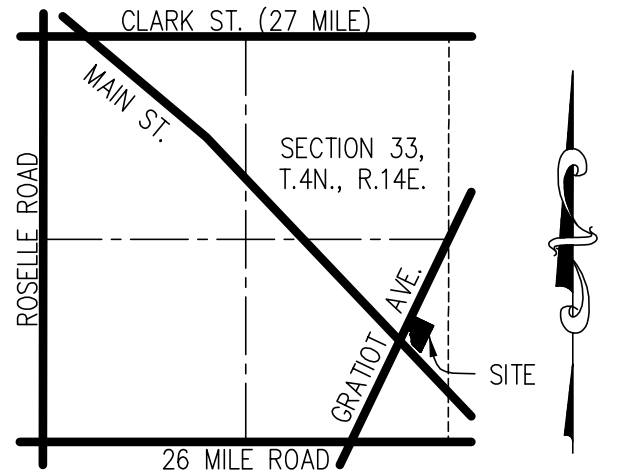
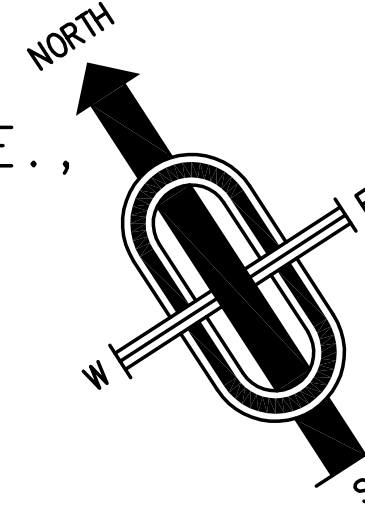


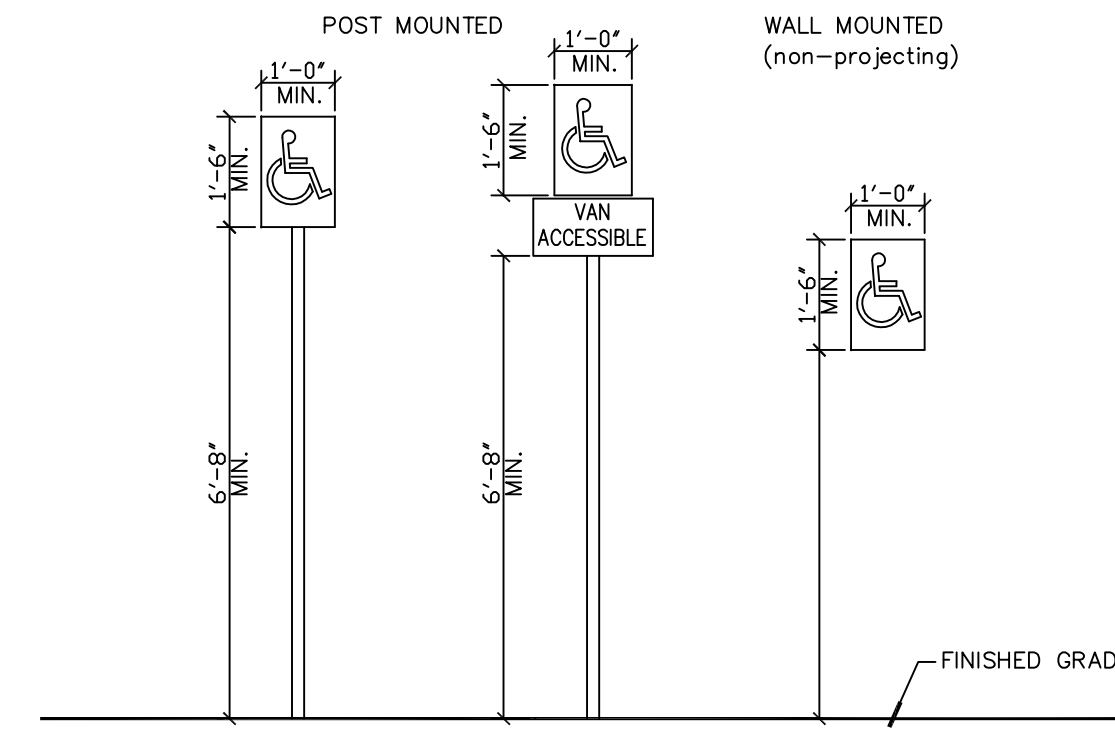
# "Morgan's Auto"

PART OF THE SOUTHEAST 1/4 OF SECTION 33, T.4N., R.14E.,  
VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.



LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION: PARCEL 03-33-430-009**  
PART OF SECTION 33, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTERLINE OF GRATIOT AVENUE AND NEW HAVEN ROAD; THENCE N32°38'30"E 200.0' TO THE POINT OF BEGINNING; THENCE N32°38'30"E 167.0'; THENCE S57°21'30"E 313.0'; THENCE S32°38'30"W 384.23'; THENCE N40°29'W 145.0'; THENCE N12°22'W 50.0'; THENCE N13°41'E 33.66'; THENCE N14°14'51"W 59.01'; THENCE N30°45'25"E 43.26'; THENCE N57°21'30"W 54.58'; THENCE N12°22'W 36.50' TO THE POINT OF BEGINNING.  
CONTAINING 2.105 ACRES.  
LEGAL DESCRIPTION PROVIDED FROM ASSESSING RECORDS.



EACH ACCESSIBLE PARKING SPACE IS REQUIRED TO HAVE A SIGN. THE SIGN SHALL BE CENTERED IN THE PARKING SPACE.  
VAN ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED "VAN ACCESSIBLE" ON THE FACE OF THE SIGN OR SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE REQUIRED SIGN.

ACCESSIBLE PARKING SIGNAGE  
NOT TO SCALE

**GENERAL NOTES:**

- A PERMIT WILL BE REQUIRED FROM THE MACOMB COUNTY DEPT. OF ROADS FOR ALL WORK PERFORMED WITHIN THE NAPI DRIVE RIGHT-OF-WAY. ENTRANCE PAVEMENT REQUIREMENTS WILL BE COORDINATED WITH THE DEPT. OF ROADS DURING THE PERMITTING PROCESS.
- PROPOSED UTILITY LOCATIONS SHOWN ARE FOR PLANNING PURPOSES AND MAY BE SUBJECT TO CHANGE DURING THE ENGINEERING STAGE. MUNICIPAL UTILITIES (WATER, SANITARY, AND STORM SEWER) WILL BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES. PLANS WILL BE SUBMITTED TO THE SHELBY TWP DPW FOR REVIEW FOR ENGINEERING REVIEW PRIOR TO CONSTRUCTION.
- NO CONSTRUCTION ACTIVITY SHALL BE PERMITTED PRIOR TO RECEIPT OF "PERMIT TO CONSTRUCT" FROM SHELBY TWP DPW.
- ALL UNPAVED AREAS SHALL HAVE APPROPRIATE GROUND COVER. AREAS ADJACENT TO BUILDINGS AND WITHIN THE PARKING AREAS SHALL BE COVERED WITH SHREDDED BARK MULCH BEDDINGS. SOD SHALL BE USED IN THE LARGER GREENBELT AREAS ALONG THE FRONTAGE OF THE SITE, AND AROUND ALL SIDES OF THE BUILDINGS, WHERE APPROPRIATE. THE BALANCE OF THE SITE AREA THAT IS ENCLOSED BY THE FENCE WILL BE A STORAGE AREA.
- SODDED AREAS SHALL HAVE AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS INSTALLED.
- THERE ARE EXISTING TREES ON THIS PROPERTY ALONG THE FRONTAGE OF THE SITE. SEE LANDSCAPE PLAN FOR TREE PROTECTION NOTES AND DETAILS.
- A PHOTOMETRIC PLAN WILL BE SUPPLIED BY OTHERS.
- SEE ARCHITECTURAL PLANS SUPPLIED BY RLA STUDIO.
- ANY PROPOSED ROOF MOUNTED MECHANICAL UNITS WILL BE PROPERLY SCREENED.
- DETENTION HAS BEEN PROVIDED BY OFFSITE IMPROVEMENTS IN THE LONGSTAFF DRAIN, WHICH IS DOWNSTREAM.

**PREPARED FOR:**  
MARK BROWN  
MORGAN'S AUTO  
57660 GRATIOT AVE.  
NEW HAVEN, MI 48048  
(586) 943-1453  
MORGANSAUTO@YAHOO.COM

**PREPARED BY:**  
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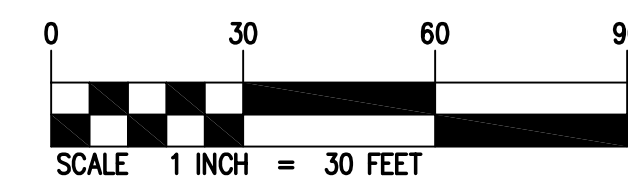


PRELIMINARY

**SITE DATA:**

- EXISTING SITE INFORMATION:  
PART OF PARCEL NO. 06-33-430-009  
ADDRESS: 57660 GRATIOT AVE.
- ZONING: L1
- EXISTING BUILDING: 4,284 SF AUTO SERVICE  
6 SERVICE BAYS  
PROPOSED BARN: 3,477 SF WAREHOUSE
- PARKING:  
5 SPACES MINIMUM PLUS 4 SPACES FOR EACH ADDITIONAL SERVICE BAY  
5 SERVICE BAYS X 4 SPACES = 20 SPACES  
25 SPACES REQUIRED  
269 SPACES PROVIDED

NOTE: THE SHOP CURRENTLY HAS 6 EMPLOYEES.



**COMMUNITY E.S.**  
CIVIL ENGINEERING & SURVEYING

**MORGAN'S AUTO**  
PART OF SECTION 33, T.4N., R.14E.,  
VILLAGE OF NEW HAVEN,  
MACOMB COUNTY, MICHIGAN.

DATE <b>Jan. 3, 2024</b>	SCALE <b>1" = 20'</b>
DRAWN BY <b>R.S.H.</b>	SHEET <b>1 OF 1</b>
CHECKED BY <b>R.S.H.</b>	DRAWING <b>Z-24-152</b>

Civil Engineering and Surveying 5805 24 Mile Road, Suite B Shelby Twp., Michigan 48316 Telephone (586) 677-4081 www.communityeng.com	
<b>PRELIMINARY SITE PLAN</b>	

