

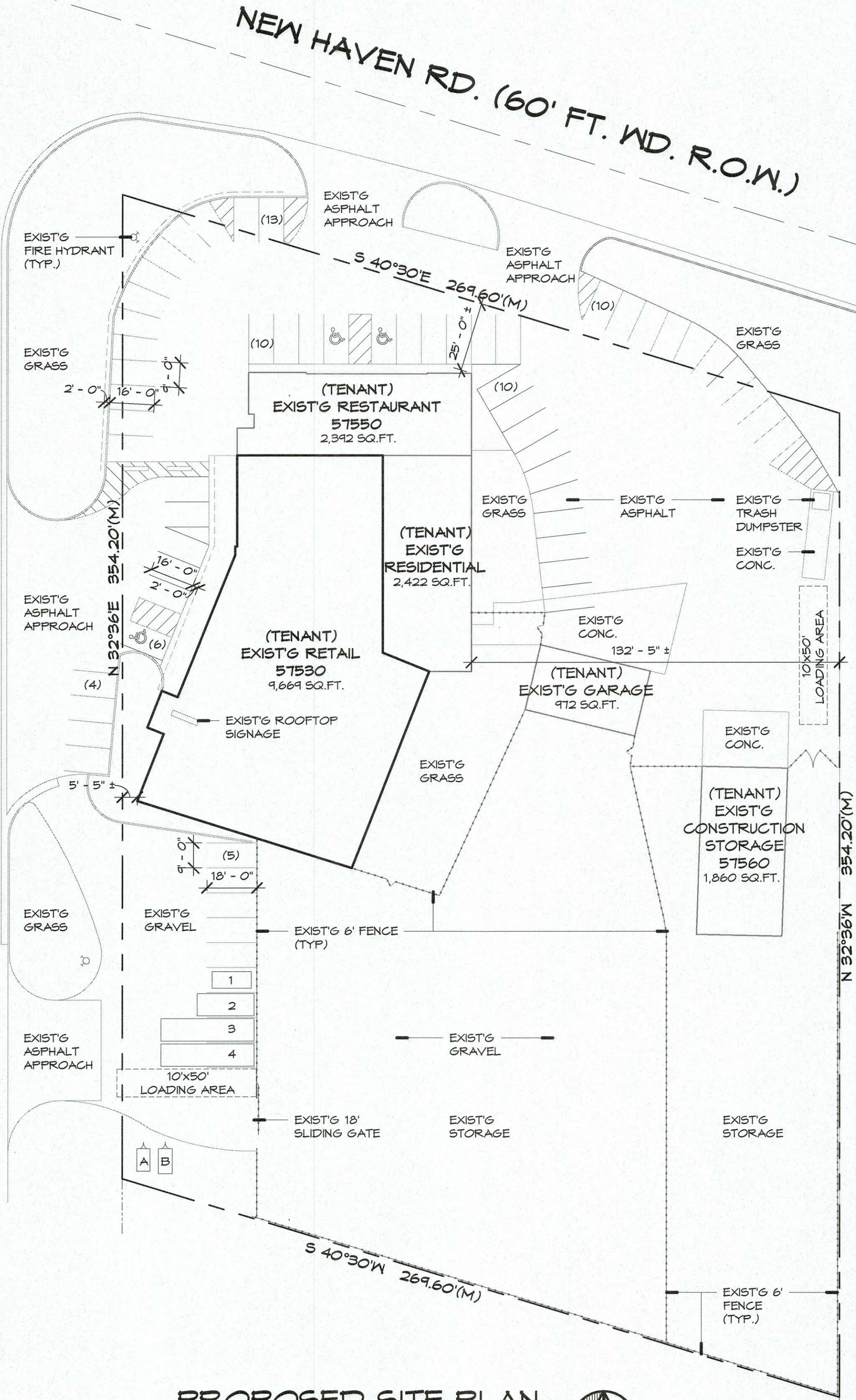
Site/Building Data

Site/Property Area: 95,492 Sq Ft (2.19 Ac)		
Chapter 515: Zoning:		
515-5 Zoning Map: Zoning Districts		
Existing Zoning: GB - General Business		
Existing Retail:	9,669	Sq.Ft.
Existing Restaurant:	2,392	Sq.Ft.
Existing Residential:	2,422	Sq.Ft.
Existing Construction Storage:	1,860	Sq.Ft.
Existing Garage:	972	Sq.Ft.
Total	17,315	Sq.Ft.
Max Lot Coverage		
Building / Property	17315 / 95,492	Sq.Ft.
Lot Coverage (Max: 35%):	18.13%	Existing No Change
Chapter 515-50: General Business Districts (GB)		
515-51 Principal Permitted Uses General Business Districts - GB		
515-51 (C) Restaurants		
515-51 (N) Antique, Thrift and Resale Shops		
515-51 (O) Accessory Uses (Construction Storage, Garage)		
Existing Apartments Pre-Existing / Nonconforming		
515-52 Special Land Uses General Business Districts - GB		
515-152 Outdoor Storage Yards		
515-74 Schedule of Area Regulations		
Zoning District: GB - General Business Districts - GB		
Building Height		
Max (2 Stories):	1	Existing No Change
Max (35 Feet):	18'-8"	Existing No Change
Building Setback		
Min Front (35 Feet):	5'-5", 25'-0"	Existing No Change
Min Rear (15 Feet):	132'-10"	Existing No Change
Chapter 515-101: Off Street Parking and Loading		
515-101 (D) Number of Spaces Required:		
515-101 (D) Restaurants		
(Restaurant, Sit Down) 1 per 70 Sq Ft of Gross Floor Area:	2,392	Sq.Ft.
2,392/70 =		
Required:	34	Parking
515-101 (D) Antique, Thrift and Resale Shops		
(Retail) 1 per 175 Sq Ft of Gross Floor Area:	9,669	Sq.Ft.
9,669/175 =		
Required:	55	Parking
Total Parking Required:	89	Spaces
Total Parking Provided:	58	Spaces
Parking Overage/Underage:	-31	Spaces
515-101 (G) Barrier-free parking standards:	51-75 (58)	Spaces
Total Parking Required:	3	Spaces
Total Parking Provided:	3	Spaces
515-101 (B1) Parking Space Layout and Design:		
Parking Pattern:	75° to 90°	
Parking Space Width (Min 9 Ft):	9'	Actual
Parking Space Length (Min 18 Ft):	18'	Actual
Maneuvering Lane (Min 24 Ft):	24'	Actual
515-101 (H1) Off Street Loading Requirements:		
515-51 (C) Restaurants		
Gross Floor Area:	2,392	Sq.Ft.
2,000 to 19,999 Gross Sq Ft:	1	Required
515-51 (N) Antique, Thrift and Resale Shops		
Gross Floor Area:	9,669	Sq.Ft.
2,000 to 19,999 Gross Sq Ft:	1	Required
Required:	2	10ft x 50ft Loading Area
Provided:	2	10ft x 50ft Loading Area

UHAUL LEGEND

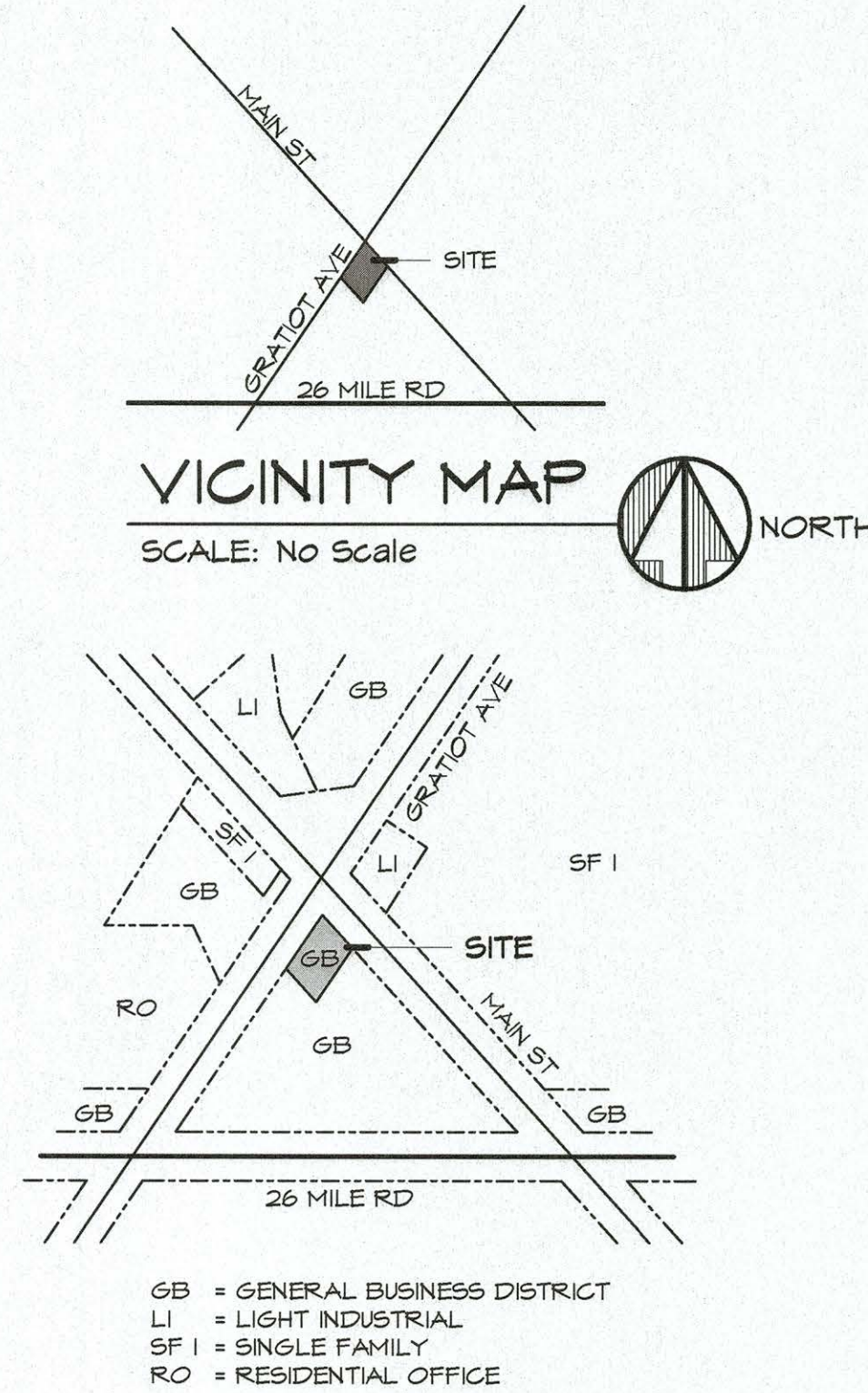
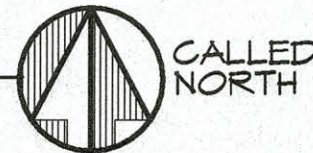
- 1 9' CARGO VAN  
2 15' TRUCK  
3 26' TRUCK  
4 26' TRUCK  
A 5'x8' CARGO TRAILER  
B 5'x8' UTILITY TRAILER

GRATIOT AVE (60' FT. WD. R.O.W.)



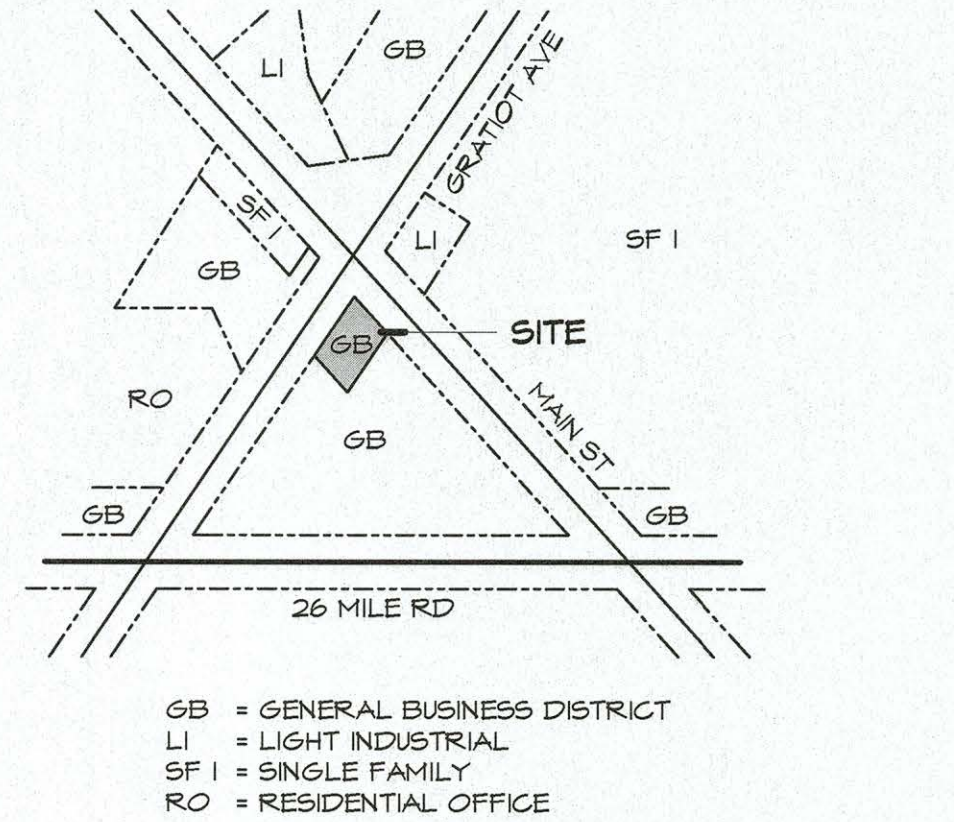
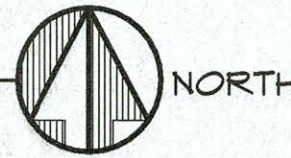
PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: No Scale



ZONING MAP

SCALE: No Scale



LEGAL DESCRIPTION

LAND SITUATED IN THE VILLAGE OF NEW HAVEN, MACOMB TOWNSHIP, MICHIGAN, DESCRIBED AS:  
PARCEL 1- A PARCEL OF LAND LOCATED IN SECTION 33, TOWN 4 NORTH, RANGE 14 EAST, VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33; THENCE NORTH 00 DEGREES 31 MINUTES 30 SECONDS WEST 542.5 FEET; THENCE NORTH 40 DEGREES 30 MINUTES WEST 330 FEET; THENCE NORTH 32 DEGREES 36 MINUTES EAST 416.6 FEET ALONG THE CENTERLINE OF GRATIOT AVENUE; THENCE SOUTH 40 DEGREES 30 MINUTES EAST 330 FEET ALONG THE RESERVING EASEMENT OF RECORD, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. NOTE: THE PROPERTY DESCRIPTION IS AS FURNISHED BY CLIENT.

DRAWING INDEX

ARCHITECTURAL  
A1 PROPOSED SITE PLAN

SURVEY

1 OF 1 MORTGAGE SURVEY

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Tiseo Architects, Inc.

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Livonia, Michigan  
48152-1444

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fax 248.888.1313  
www.tiseo.com

WISE BUYS SALES

57530 Gratiot Ave.  
New Haven, MI 48048

Drawn by: Anthony J Baker IV  
Checked by: Benedetto Tiseo

Seal / Signature



Date: JUL 1 5 2025

Issued for: Date:  
SITE PLAN APPROVAL - SLU 15 JUL 2025

NOT FOR  
CONSTRUCTION

PROPOSED SITE  
PLAN

Project No. Sheet No.

25011 A1

Date Printed:

T:\14\2025\12\10\06 PM T:\Projects\25010 Macomb Automotive - Gratiot Ave (New Haven)\Construction Docs\25010 - Macomb Auto



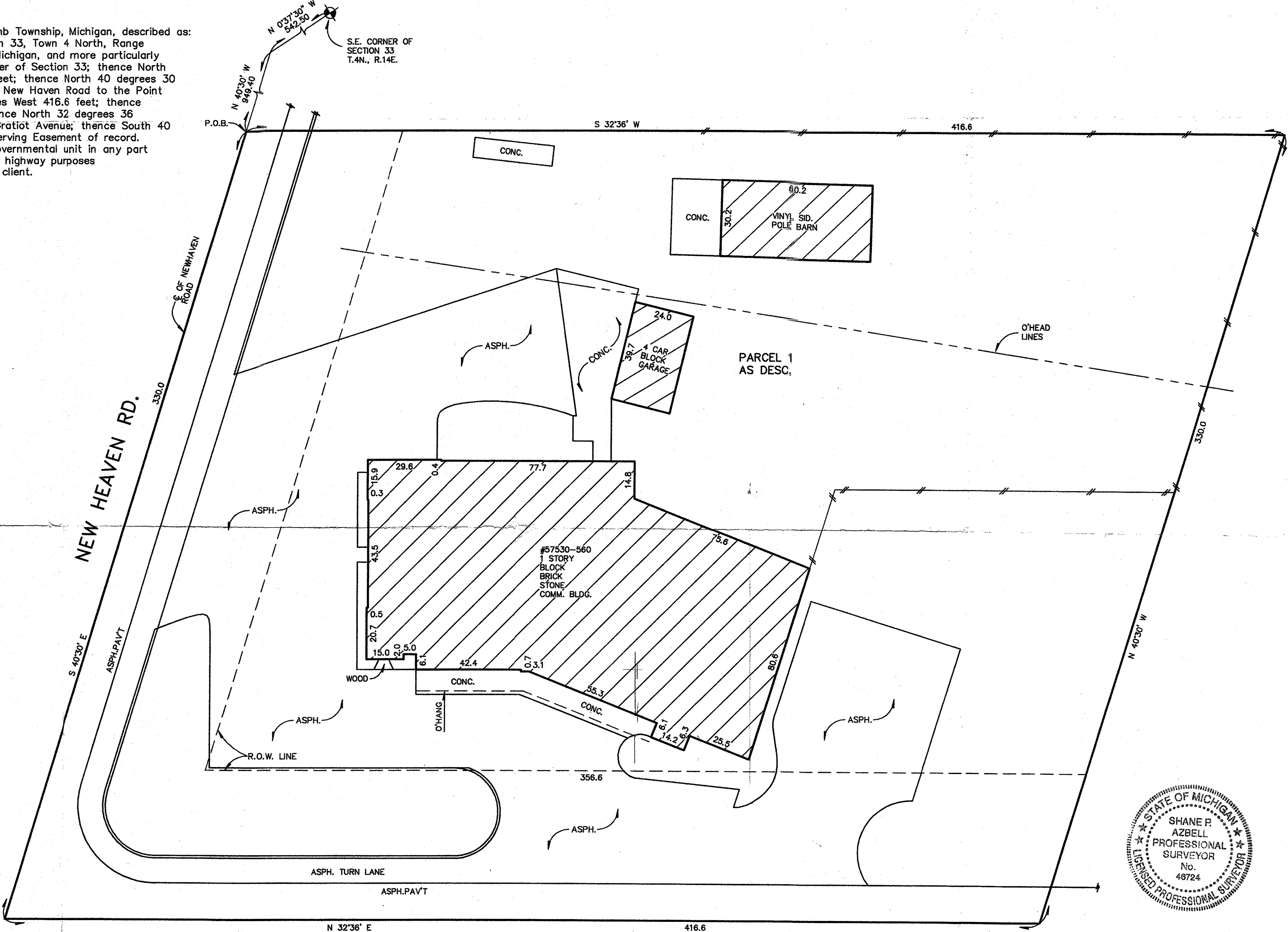
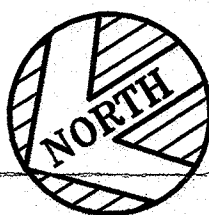
MORTGAGE SURVEY

Certified to: NEW HAVEN CORNERS, INC., CLINTON VALLEY TITLE COMPANY, COMERICA BANK

Applicant: NEW HAVEN CORNERS, INC.

Property Description:


Land situated in the Village of New Haven, Macomb Township, Michigan, described as:  
Parcel 1- A PARCEL OF LAND LOCATED IN Section 33, Town 4 North, Range 14 East, Village of New Haven, Macomb County, Michigan, and more particularly described as: Commencing at the Southeast corner of Section 33; thence North 00 degrees 37 minutes 30 seconds West 542.5 feet; thence North 40 degrees 30 minutes West 949.40 feet along the centerline of New Haven Road to the Point of Beginning; thence South 32 degrees 36 minutes West 416.6 feet; thence North 40 degrees 30 minutes West 330 feet; thence North 32 degrees 36 minutes East 416.6 feet along the centerline of Gratiot Avenue; thence South 40 degrees 30 minutes East 330 feet along the Reserving Easement of record. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes  
Note: The property description is as furnished by client.



WE HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fence or building lines.  
Certified to all Title Companies.

SHANE P. AZBELL P.S. 46724

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

<b>KEM-TEC</b> LAND SURVEYORS 22558 Gratiot Avenue Eastpointe, MI 48021-2819 (981) 772-2252 FAX: (981) 772-4042			<b>KEM-TEC WEST</b> LAND SURVEYORS 800 E. STADIUM Ann Arbor, MI 48104-4308 (734) 964-0901 • (800) 438-8103 FAX: (734) 964-2007	
PREPARED FOR: NEW HAVEN CORNERS, INC., CLINTON VALLEY TITLE COMPANY, COMERICA BANK				
DATE: 9-27-05		JOB #: 05-29802		
SCALE: 1"=30'		REV.:		
DRW. BY: LAO/BDB		REV.:		