Location Map
N.T.S.

SITE DATA

GROSS LAND AREA: PARCEL A: 52,199 S.F. OR 1.198 ACRES
PARCEL B: 64,841 S.F. OR 1.489 ACRES
PARCEL C: 260,397 S.F. OR 5.978 ACRES

ZONED: C-2 (COMMERCIAL DISTRICT) SECTION 86-404

C-2 BUILDING SETBACKS:

FRONT= 100' FROM CENTERLINE OF W. GRAND RIVER AVENUE
SIDE AND REAR SETBACK ADJACENT TO A RESIDENTIAL DISTRICT. NO BUILDING, PARKING, ACCESS DRIVE, OR OTHER STRUCTURE SHALL BE LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT LINE, EXCEPT A SIXTY-FOOT SETBACK SHALL BE REQUIRED IF SCREENING THAT INCORPORATES A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.

STORAGE BUILDING SETBACK FROM RESIDENTIAL= 200'

PROPOSED SETBACK: REAR OF BUILDING 150'
(WITH DOUBLE ROW OF EVERGREENS FOR SCREENING, PER ORD. NO. 86-404)

MAX. BUILDING HEIGHT PERMITTED: 2.5 STORIES/35'

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE MERIDIAN TOWNSHIP ZONING ORDINANCE.

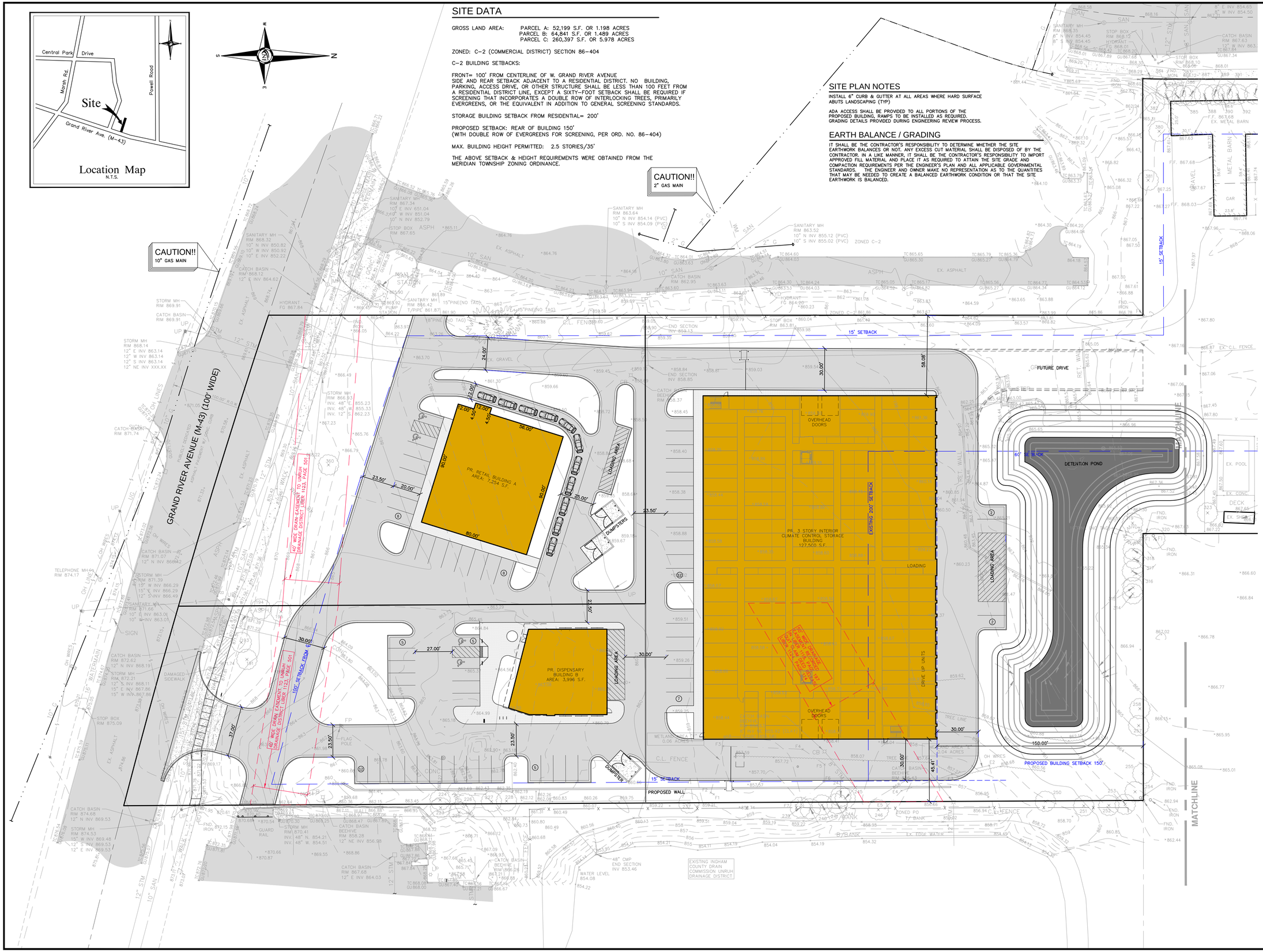
SITE PLAN NOTES

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)

ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

PROJECT
No. 1614
W. Grand River Ave.

CLIENT
W Investment Holdings
29580 Northwestern Hwy.
Suite 100.
Southfield, MI 48034

Contact:
Ammar W. Alkhafaji

Phone: (248) 559-5555

PROJECT LOCATION
Part of the NE. 1/4 of
Section 22
T4N., R.1W.
Township of Meridian
Ingham County, MI

SHEET
Site Plan

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
05-17-23	REVISED LAYOUT PER CLIENT
11-13-2023	SETBACK VARIANCE

DRAWN BY:
N. Naoum

DESIGNED BY:
M. Kurmas

APPROVED BY:
M. Peterson

DATE:
09-18-2023

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. J987-03

SHEET NO. C4