

Novi Road

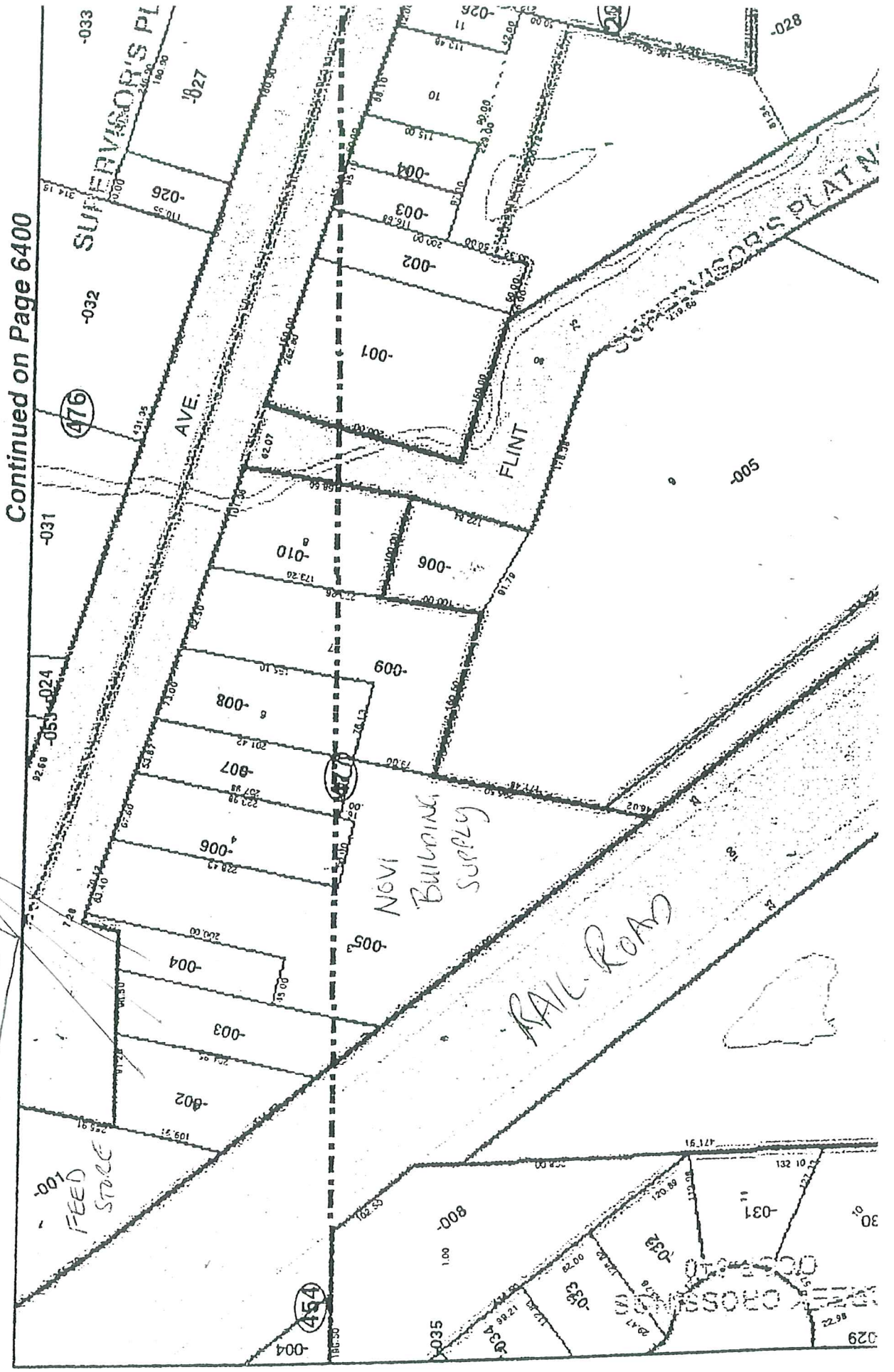
0.82 ACRES

3 LOTS

GRAND RIVER AVENUE

BRIDGE

Continued on Page 6400



Problems Associated with the Properties at 43771-43801-43831 Grand River Avenue that have diminished its value as a development site:



#### 1. Visibility and Access are Extremely Poor

Because the properties are hidden from the west by the bridge going over the railroad tracks and setback from Grand River Ave. to give access to the adjacent Novi Feed and Supply store, it is difficult to find these as a commercial site until you are right on top of them or past them.



Also, turning against the traffic coming over the bridge is challenging. You need to wait a significant time until the traffic has passed to make a left into the driveway.



You must wait for bridge traffic to pass before you can turn into the driveway.

2. The parcels together are irregularly shaped.

( see attached drawing )

Much is lost in the irregularity of the size, making parking difficult, reducing the size of a building that can be built.

3. Neighbors that are established and can not / will not move.



Country Building Supplies, the neighbor to the west, is "grandfathered in" for the storage of outdoor materials, which would be prohibited in other areas of Novi. The use is non-conforming which is allowed today because of its history.



Novi Feed and Supply is also non-conforming and also exists due to its history.

Neither of these businesses are motivated to move because of a combination of low prices ( in their mind ) they would be offered for their sites and high costs ( in their mind ) to relocate.



1 2 3 4 5 6 7 8 9 10 11

**PROPERTY DESCRIPTION:**

Land situated in the City of Novi, County of Oakland, State of Michigan, described as follows:

**PARCEL 1:**  
Lot 2, SUPERVISOR'S PLAT NO. 3, according to the Plat thereof as recorded in Liber 54A of Plats, Page 84, Oakland County Records.

**PARCEL 2:**  
The Westerly 60.00 feet of Lot 3, SUPERVISOR'S PLAT NO. 3, according to the Plat thereof as recorded in Liber 54A of Plats, Page 84, Oakland County Records.

**PARCEL 3:**  
Part of Lot 3, SUPERVISOR'S PLAT NO. 3, according to the Plat thereof as recorded in Liber 54A of Plats, Page 84, Oakland County Records, described as follows: Beginning at the Northeast corner of Lot 2 of said SUPERVISOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 54A of Plats, Page 84, Oakland County Records; thence North 88 degrees 01 minutes 40 seconds East 96.50 feet; thence North 15 degrees 32 minutes 20 seconds East 34.50 feet to the Northernly corner of said Lot 3; thence South 70 degrees 38 minutes 00 seconds East 7.25 feet; thence South 13 degrees 26 minutes 00 seconds West 200.00 feet; thence North 76 degrees 34 minutes 00 seconds West 45.00 feet; thence South 13 degrees 26 minutes 00 seconds West to the Southwest corner of said Lot 3; thence North 76 degrees 34 minutes 00 seconds West 45.00 feet to the point of Beginning, except the Westerly 60.00 feet thereof.

Note: The property description is as furnished by client.

**SITE DATA:**

ZONED: TC/TC-1

EXISTING 2-STORY BLDG.: 666 SF.  
EXISTING GARAGE: 469 SF.

**PARKING:**

PARKING SETBACKS:

FRONT: 20'

SIDE: 10'

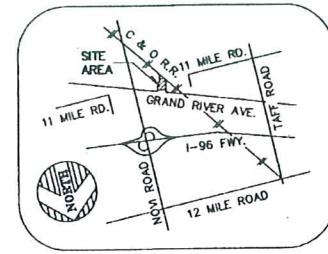
REAR: 10'

PARKING SPACE SIZE: 9' x 19'

PARKING AISLE WIDTH: 24'

PARKING REQUIRED:  
666 SF. / 222 x 3 SPACES

PARKING PROVIDED:  
3 SPACES (INCLUDING 1 BF)  
5 SPACES FOR TRUCKS

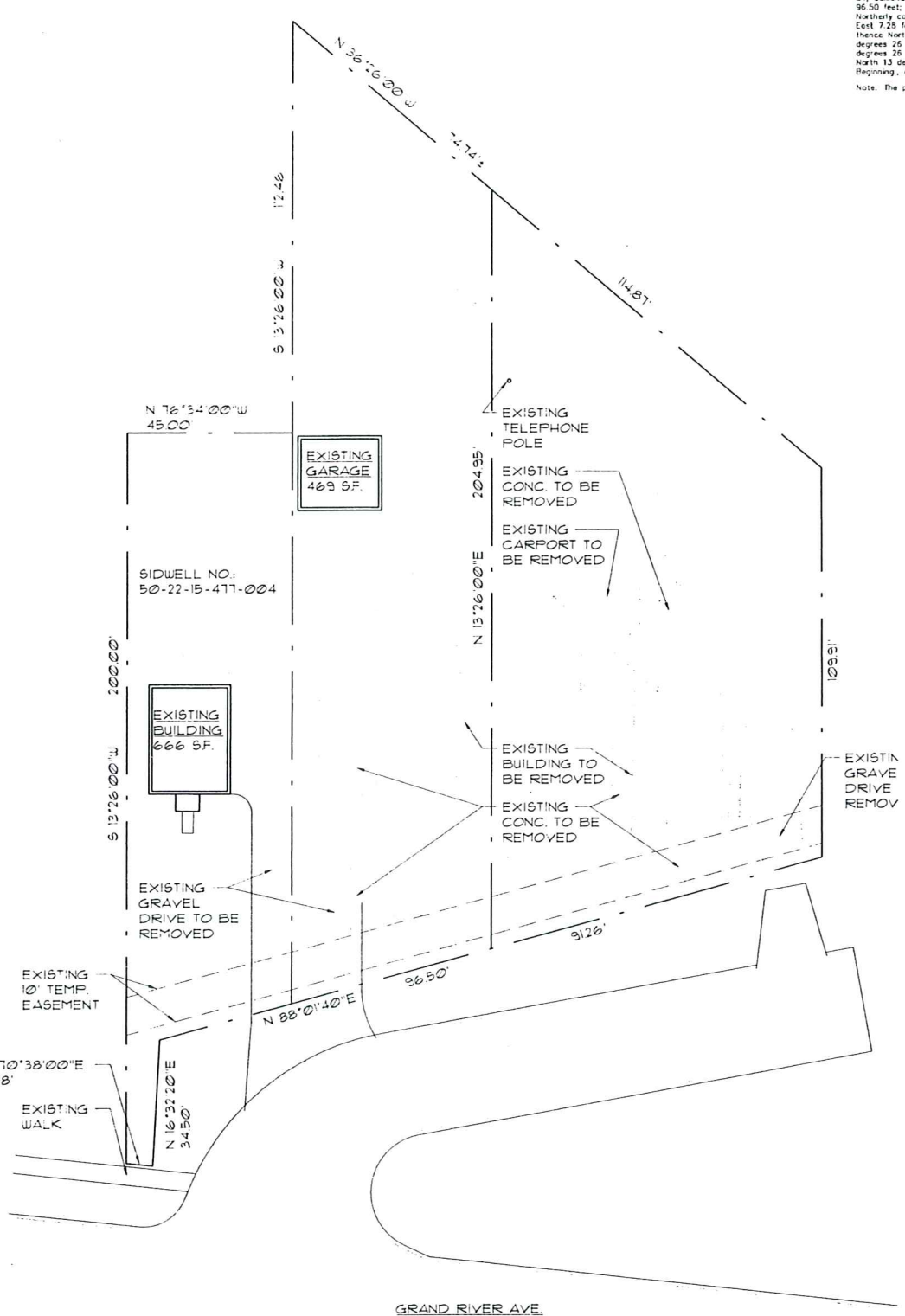


**LOCATION MAP**

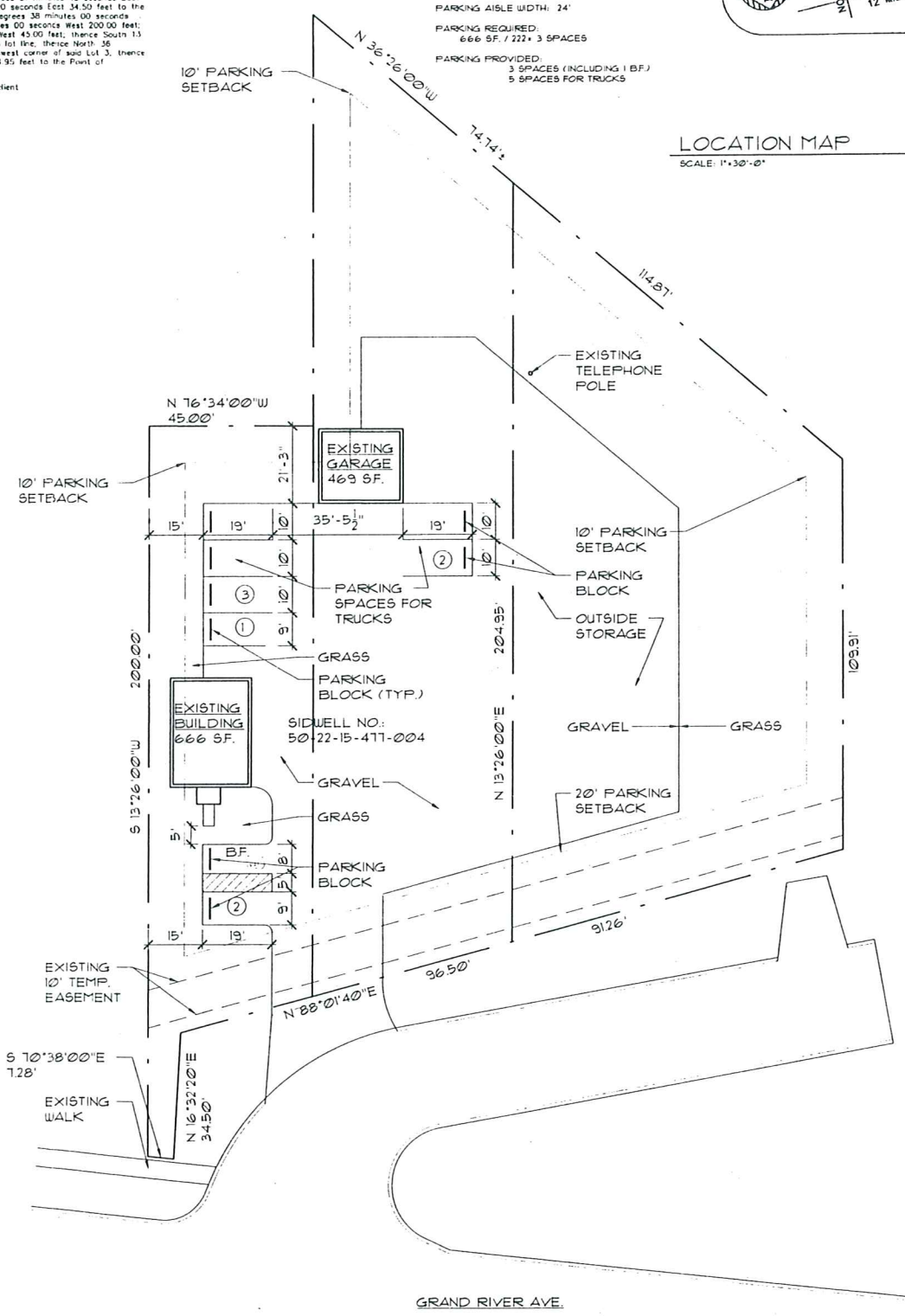
SCALE: 1"=30'-0"



A  
B  
C  
D  
E  
F  
G



1 EXISTING/DEMO SITE PLAN  
SCALE: 1"=20'-0"



2 PROPOSED SITE PLAN  
SCALE: 1"=20'-0"

**SERRA - MARKO & ASSOCIATES**  
ARCHITECTURAL DESIGNERS  
189 E Big Beaver, Suite 106 Troy, MI 48063  
Tel: 248.457.6903 Fax: 248.457.6906  
Email: info@s-m-associates.com  
Website: www.s-m-associates.com

ALL DIMENSIONS SHALL BE VERIFIED BY THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS.  
PREPARED IN COLLABORATION WITH D'ANNA ASSOCIATES, INC.

IMAGINE LANDSCAPING

PERMIT SUBMISSION  
08-02-2010

PARCEL ID#  
50-22-15-477-002

ADDRESS:  
43771 GRAND RIVER  
NOVI, MI

NO.	DESCRIPTION	DATE	BY
1	PERMIT SUBMISSION	08/02/10	E.M.

SHEET TITLE  
**SITE PLAN**  
DWG. NO.  
**A0.1.1**