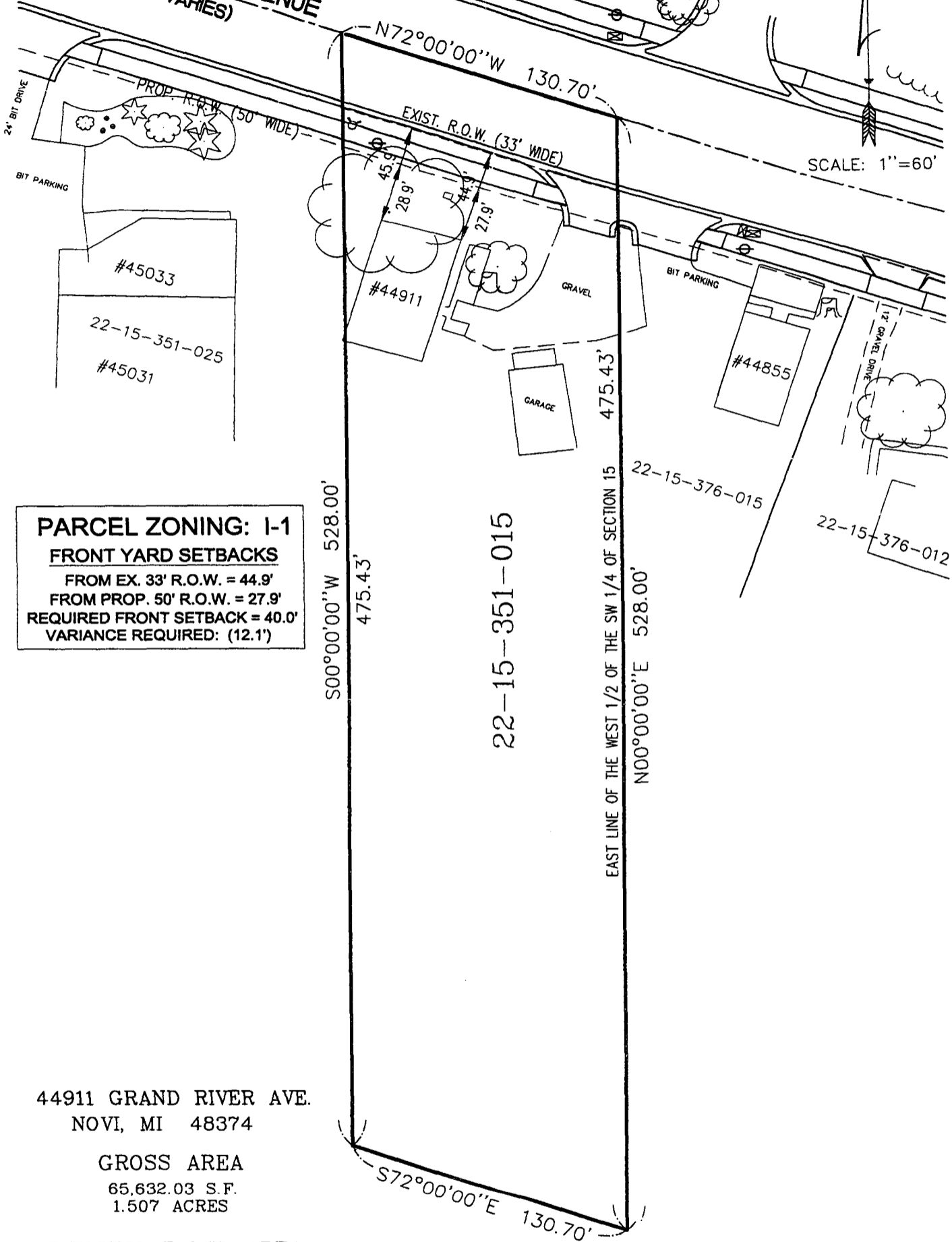


# TOPO SKETCH

N

SCALE: 1"=60'

C/L GRAND RIVER AVENUE  
(R.O.W. VARIES)



**PARCEL ZONING: I-1**  
**FRONT YARD SETBACKS**  
 FROM EX. 33' R.O.W. = 44.9'  
 FROM PROP. 50' R.O.W. = 27.9'  
 REQUIRED FRONT SETBACK = 40.0'  
 VARIANCE REQUIRED: (12.1')

44911 GRAND RIVER AVE.  
NOVI, MI 48374

GROSS AREA  
65,632.03 S.F.  
1.507 ACRES

EXISTING R.O.W. AREA  
4,313 S.F.  
0.099 ACRES

TAKE AREA  
2,222 S.F.  
0.051 ACRES

REMAINDER AREA  
59,097.03 S.F.  
1.357 ACRES

C:\DRAWINGS\8300GRIV\8094GRIV\VARIANCE\ROAD-015 04-19-02 8:40:37am



JCK & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
NOVI, MICH. PH. NO. (248) 348 - 2680

## GRAND RIVER AVE. RECONSTRUCTION

22-15-351-015

Drawn	E.W.T.	Date	Scale	Job No.	Sheet No.
Designed	M.Z.	10/24/01	1"=60'	30-08094	
Checked	G.E.B.				