



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
June 10, 2020 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. None
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 20-06-10-1 (Metro Detroit Signs), 11444 Kaltz Avenue, Warren, MI, 48098

LOCATION: 2085 Grand River Avenue
PARCEL ID: 21-276-011
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)(d), Wall signs. Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.

The variance request is to install an additional wall sign on the west façade and a wall sign that exceeds the allowable square footage on the north facade at 2085 Grand River Avenue.

B. ZBA CASE NO. 20-06-10-2 (Buddy's Rendezvous-Pizzeria LLC), 31800 Northwestern Hwy. Ste. 206, Farmington Hills, MI, 48334

DESCRIPTION: 2010 Grand River Avenue
TAX PARCEL: 21-226-010
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



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located on a rear facade.

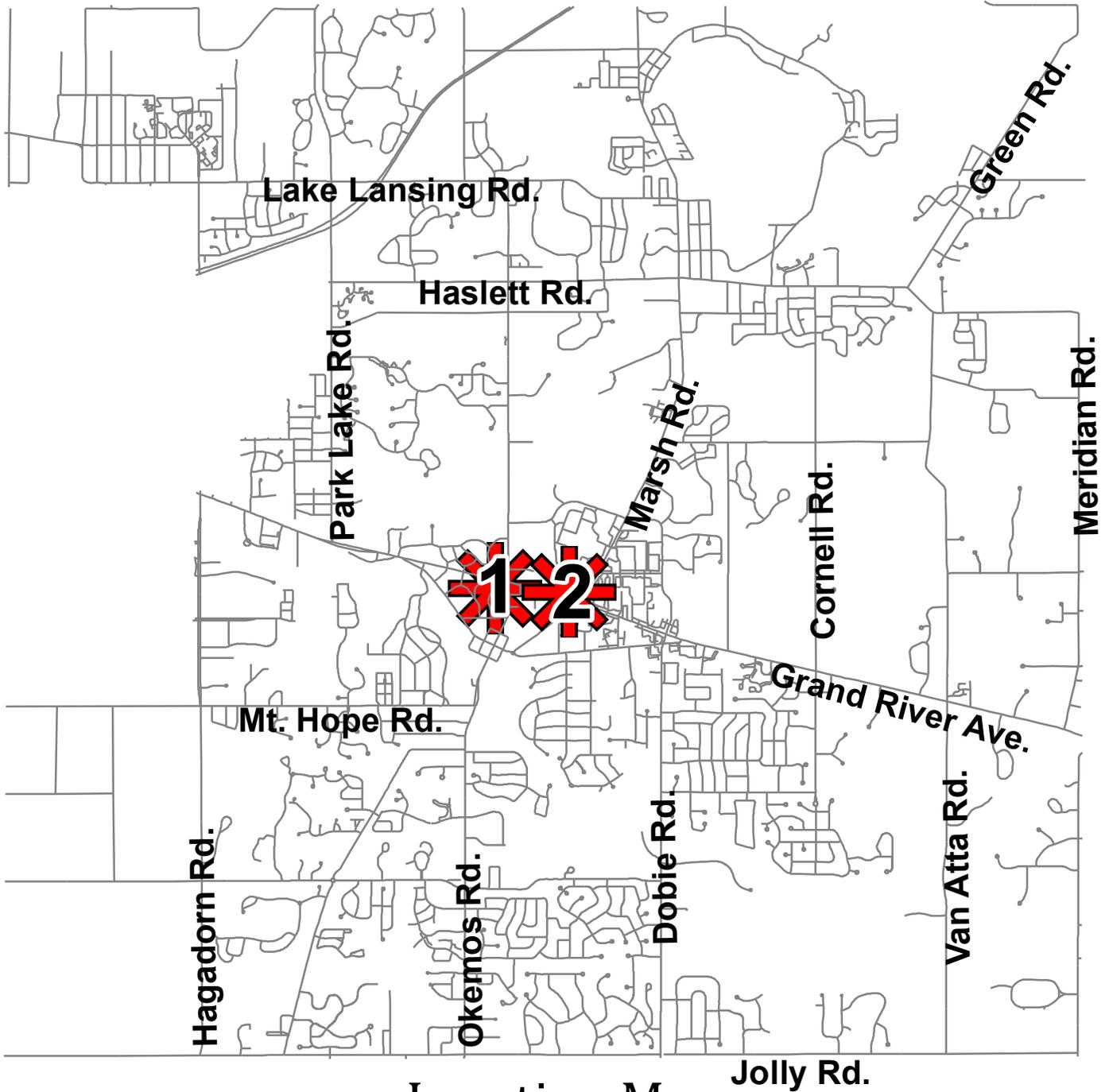
The variance install three wall signs not located on frontage to a public street is requested at 2010 Grand River Avenue.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Meridian Township



Location Map

1. ZBA #18-06-10-1 (Metro Detroit Signs)
2. ZBA #18-06-10-2
(Buddy's Rendezvous-Pizzeria LLC)



VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: June 5, 2020
Re: ZBA Case No. 20-06-10-1 (Metro Detroit Signs)

ZBA CASE NO.: 20-06-10-1 (Metro Detroit Signs), 11444 Kaltz Ave., Warren, MI 48098
LOCATION: 2085 Grand River Avenue
PARCEL ID: 21-276-011
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)(d), Wall signs. Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.

Metro Detroit Signs, the applicant, is requesting a variance to install a second wall sign at 2085 West Grand River Avenue. The 1.84 acre subject property is zoned C-2 (Commercial) and located at the southeast corner of Grand River Avenue and Okemos Road. The previous restaurant was demolished to construct a five-tenant, 10,826 square foot commercial building, which is currently under construction on the property. The applicant will occupy the westernmost tenant space of the building.

Businesses with frontage on more than one public street may be permitted two wall signs, one on each facade facing a public street. Wall signs are allowed up to a size equivalent of one square foot for each one linear foot of building frontage where there is an individual means of public access. The subject site is located at the southeast corner of Grand River Avenue and Okemos Road. The north and west elevations of the building both have frontage on public streets.

The applicant is requesting to install two 92.3 square foot wall signs, one on the north and one on the west facades of the building. The one sign on the north facade is proposed to be 92.3 square feet, which contains 47 linear feet of frontage on Grand River Avenue. A second sign, also 92.3 square feet, is proposed on the west facade, which contains 80 linear feet of frontage on Okemos Road. A variance to install an additional wall sign on the west facade and a wall sign that exceeds the allowable square footage by 45.3 square feet on the north facade is requested.

Attachments

1. Variance application dated March 6, 2020 and received by the Township on March 10, 2020.
2. Applicant's response to review criteria received by the Township on March 10, 2020.
3. Sign plan prepared by Chandler Signs dated March 12, 2019 and received by the Township on

ZBA Case No. 20-06-10-1 (Metro Detroit Signs)
Zoning Board of Appeals (June 10, 2020)
Page 2

March 10, 2020.

4. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2020 ZBA\ZBA 20-06-10\ZBA 20-06-10-1 (Metro Detroit Signs)\ZBA 20-06-10-1 staff report

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant Metro Detroit Signs Address of Applicant
11444 Kaltz Ave
Warren, MI 48089 Telephone (Work)
586-759-2700 Telephone (Home) 810-343-0074 Fax 586-759-2703 Email
address: kdeters@metrodetroitsigns.com Interest in property (circle one): Owner
Tenant Option Other - Sign Contractor

B. Site address/location 2085 W Grand River Ave Zoning district
C2 (Commercial) Parcel number _____

C. Nature of request (Please check all that apply):

- Request for variance(s)
- Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
- Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) _____

<u>Required Supporting Material</u>	<u>Supporting Material if Applicable</u>
-Property survey	-Architectural sketches
-Legal description	-Other
-Proof of property ownership or approval letter from owner	
-Site plan to scale	
-Written statement, which demonstrates how all the review criteria will be met (See next page)	

Paul B. Deters
Signature of Applicant

Paul Deters at Metro Detroit Signs
Print Name

3/6/20
Date

Fee: _____

Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s)

Date

Signature of Applicant(s)

Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

OKEMOS RETAIL MANAGEMENT LLC
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025
Phone: (248) 646 9999

Attn: Charter Township of Meridian Planning Division
5151 Marsh Road
Okemos, MI 48864

RE: Aspen Dental Located at
2085 W. Grand River Ave. Suite A
Okemos, MI 48864

To Whom It May Concern,

Please let this letter serve as approval from Okemos Retail Management, LLC that Chandler Signs, LLC art design#00402378Ar2 is approved and that subcontractor Metro Signs, INC. 11444 Kaltz Avenue Warren, MI 48089 is approved to request and attend any reviews or Variances and obtain any permits required for signage or awnings for this site.

Please feel free to call me directly at (248) 646-9999 with any questions you may have.

Thank you,



Wayne A. Shores
Director of Construction - Okemos Retail Management, LLC

EXHIBIT A

Legal Description of Shopping Center

Land situated in the Township of Meridian, County of Ingham, State of Michigan Described as follows:

Parcel 1:

Part of the Northeast 1/4 of Section 21, Town 4 North, Range 1 West, described as: Commencing at the East 1/4 of Section 21, thence North 89 degrees 58 minutes 42 seconds West 1328.00 feet along the East-West 1/4 line to the Southwest corner of the Southeast 1/4 of the Northeast 1/4; thence North 00 degrees 22 minutes 07 seconds West 697.98 feet along the West line of of the East 1/2 of the Northeast 1/4 to the point of beginning of the parcel to be described; thence, along said West line, North 00 degrees 22 minutes 07 seconds West 311.16 feet to the South line of Grand River Avenue; thence South 76 degrees 50 minutes 41 seconds East 325.98 feet along said South line; thence Southeasterly 26.91 feet along a 20 foot radius curve to the right with a chord bearing South 38 degrees 17 minutes 50 seconds East 24.93 feet; thence South 00 degrees 15 minutes 01 second West 199.60 feet; thence South 17 degrees 46 minutes 46 seconds East 18.33 feet; thence South 89 degrees 56 minutes 24 seconds West 335.59 feet to the point of beginning.



11444 Kaltz Ave. Warren, MI 48089
P: (586)759-2700 F: (586)759-2703
kdeters@metrodetroitsigns.com

DATE: 3/6/20
TO: Meridian Township
FROM: Kevin Deters at Metro Detroit Signs
RE: Aspen Dental – 2085 W Grand River Ave

Variance Application Cover Letter

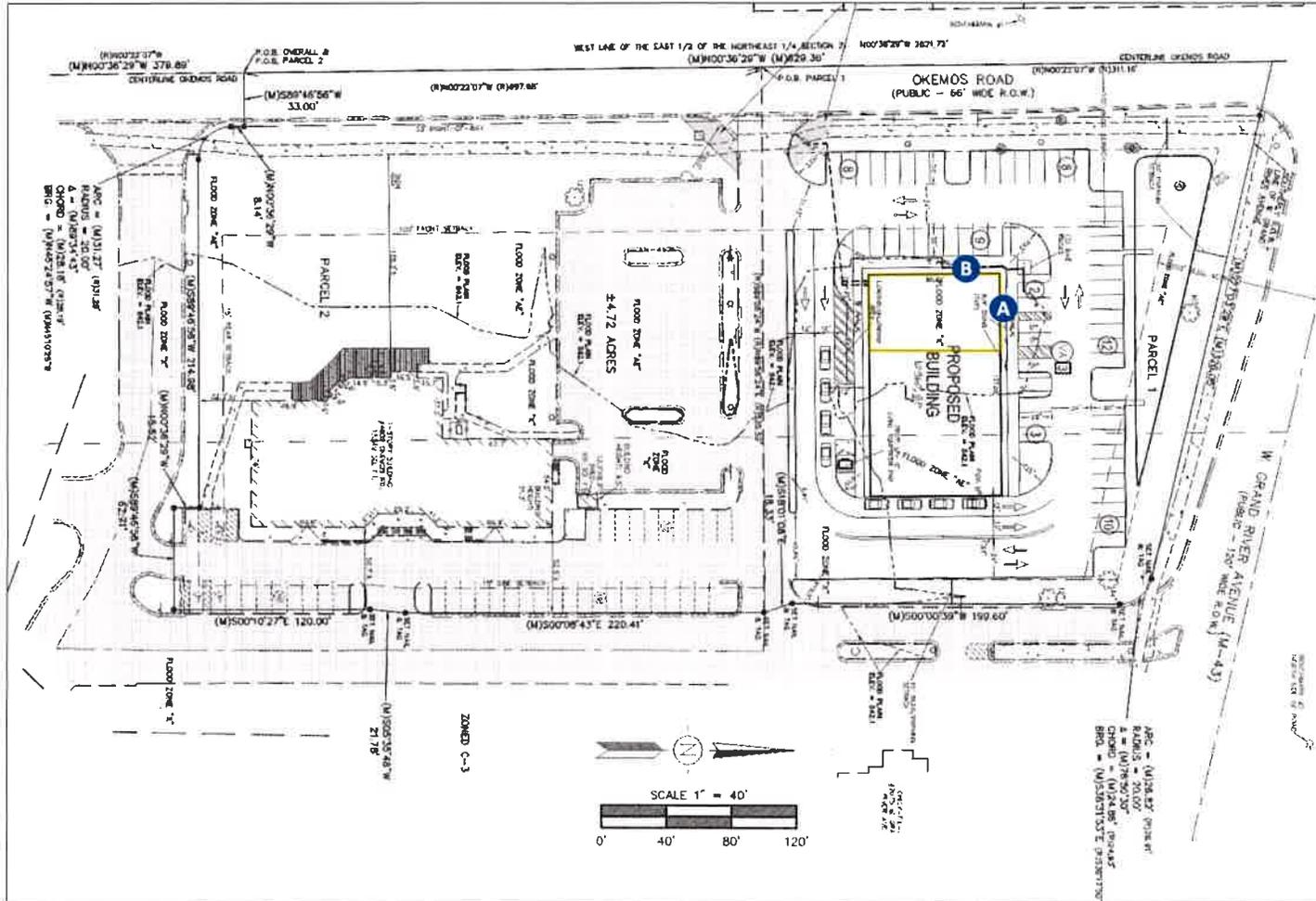
We are applying for a variance for two identical 92.3 sq foot wall signs at this site. One is on the north elevation facing Grand River Ave. The other is on the west elevation facing Okemos Rd. The north elevation is 47 feet wide, and the west elevation is 80 feet wide. The ordinance allows one sq foot of wall signage per foot of frontage. Therefore, the two proposed 92.3 sq foot wall signs both require a variance.

This site is unique in that it is a corner tenant in the shopping center with both elevations facing major thoroughfares. Furthermore, both elevations are setback far off of the roads due to the large parking lot. A conforming 47 sq foot sign would look disproportionately small over their entrance on the north elevation. That would require channel letters that are smaller than 24 inches high, which would essentially make them too small to read. Both of these proposed signs are aesthetically pleasing and proportionate in size to the building elevations. Therefore, they would not adversely affect this property or the neighboring businesses. Also, due to the site's setback from the road, the proposed wall signs would not create a traffic distraction.

We look forward to meeting with you to discuss this sign project. Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.

SIGN A	DM-42
Type:	DM
Illumination:	YES
Sq Ft:	92.3

SIGN B	DM-42
Type:	DM
Illumination:	YES
Sq Ft:	92.3



SITE PLAN

Design #	0402378Ar1
Sheet	1 of 6
Client	ASPEN DENTAL
Address	2085 W. GRAND RIVER AVE. OKEMOS, MI
Account Rep.	Fred Finch /VB
Designer	SDM
Date	3/12/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

R1-02/18/20(C/N): Deleted option 1 and sign "C" from south elev.



chandler signs.com	
National Headquarters	14201 Stonewagon Road Fort Worth, TX 76155 PH: 817-336-1616 FAX: 817-336-1617
San Antonio	37123 San Pedro Parkway San Antonio, TX 78252 PH: 214-486-1111 FAX: 214-486-1112
West Coast	21222 Executive Ridge Center Dallas, TX 75228 PH: 972-486-1111 FAX: 972-486-1112
Northeast US	2101 River Road Pawtucket, RI 02861 PH: 401-866-1111 FAX: 401-866-1112
Florida	2584 Sand Hill Square Circle Cape Coral, FL 33914 PH: 239-344-1111 FAX: 239-344-1112
Georgia	111 Woodstone Place Chamblee, GA 30341 PH: 770-486-1111 FAX: 770-486-1112
South Texas	PO BOX 111, 206 Doral Drive Porter, TX 77364 PH: 281-486-1111 FAX: 281-486-1112

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





PROPOSED NORTH ELEVATION - DM-42 & AWNING

MANUFACTURE & INSTALL ONE (1) DM-42 CHANNEL LETTER SET & ONE (1) STANDING SEAM AWNING

SCALE: 3/32" = 1' - 0"

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK WITH A MINIMUM 1/2" PLYWOOD BEHIND THE BRICK.

AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Allowable Sq Ft this elevation:	47
Actual Sq Ft proposed:	92.3

VARIANCE REQUIRED

Design #	0402378Ar1
Sheet	2 of 6
Client	ASPEN DENTAL
Address	2085 W. GRAND RIVER AVE. OKEMOS, MI
Account Rep.	Fred Finch /VB
Designer	SDM
Date	3/12/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

03-02/18/20(CIR): Deleted option 3 and sign "C" from south elev.

chandleresigns.com

National Headquarters	14112 Sycamore Road Fort Worth, TX 76155 (817) 491-2000 Fax (817) 491-2004
San Antonio	17119 San Pedro Avenue San Antonio, TX 78242 (214) 494-0888 Fax (214) 494-0714
West Coast	21120 Greenway Ridge Drive Suite 150 Folsom, CA 95630 (916) 794-1398 Fax (916) 794-0714
Northwest US	2301 River Road Suite 101 Lynnwood, WA 98036 (206) 897-8888 Fax (206) 897-8574
Florida	2584 Lane Hill Pines Circle Davenport, FL 33837 (888) 474-1488 Fax (888) 474-1488
Georgia	111 Woodstone Place Columbus, GA 31906 (478) 774-8844 Fax (478) 774-8710
South Texas	102 Rock Ledge Drive Pocahontas, TX 75775 (281) 768-0888 Fax (281) 768-0824

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

IT IS THE RESPONSIBILITY OF THE INSTALLER TO ACCORDANCE WITH ALL LOCAL AND STATE ELECTRICAL CODES AND APPLICABLE LOCAL ORDINANCES. THIS INCLUDES PERMITS, INSPECTIONS & SIGNING OFF THE JOB. SEE VUL 2018 & LAC 171





PROPOSED WEST ELEVATION - DM-42 & AWNINGS
 MANUFACTURE & INSTALL ONE (1) DM-42 CHANNEL LETTER SET & THREE (3) STANDING SEAM AWNINGS

SCALE: 3/32" = 1' - 0"

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK WITH A MINIMUM 1/2" PLYWOOD BEHIND THE BRICK.

AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Allowable Sq Ft this elevation:	80
Actual Sq Ft proposed:	92.3

VARIANCE REQUIRED

Design #	0402378Ar1
Sheet	3 of 6
Client	ASPEN DENTAL
Address	2085 W. GRAND RIVER AVE OKEMOS, MI
Account Rep.	Fred Finch /VB
Designer	SOM
Date	3/12/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

RL-02/18/20(CR): Deleted option 1 and sign "C" from south elev.

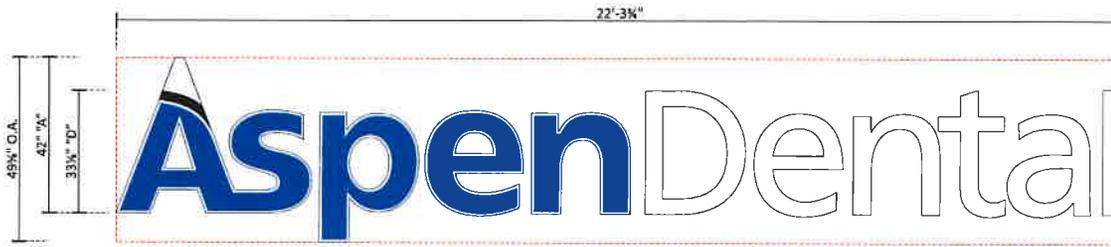
chandlerdesigns.com

National Headquarters	14332 Silvercreek Road Fort Worth, TX 76133 (817) 400-2000 Fax (817) 400-2004
San Antonio	17313 San Pedro Avenue Suite 200 San Antonio, TX 78232 (214) 498-0800 Fax (214) 498-0100
West Coast	21201 Executive Village Drive Suite 200 Cypress, CA 92621 (949) 776-1700 Fax (949) 776-1700
Northeast US	2301 River Road Suite 101 Lynchburg, VA 24506 (800) 887-8888 Fax (800) 888-1000
Florida	2564 Sand Hill Drive Circle Chamblee, GA 30341 (770) 426-1300 Fax (770) 426-1300
Georgia	111 Woodstone Place Dunwoody, GA 30346 (770) 708-0800 Fax (770) 708-0700
South Texas	4000 Bldg 1100 Central Drive Houston, TX 77034 (281) 498-0000 Fax (281) 498-0000

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS APPROVED FOR INSTALLATION IN ACCORDANCE WITH ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE (NEC) GROUP APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. THE SIGN SHALL BEAR AN E.A.C.®



FACE-LIT CHANNEL LETTER ID# DM-42

TWO (2) SETS REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8" = 1'-0"

92.3 Sq.Ft.

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD



* ALUMINUM BRIDGE TO SEPARATE UPPER & LOWER SECTIONS OF "A"

.040" PREFORMED ALUMINUM CHANNEL LETTERS PREFINISHED BLACK - INSIDE PREFINISHED LIGHT-ENHANCING WHITE

1" WHITE JEWELITE RETAINER

#7328 WHITE PLEXIGLAS FACES - "Aspen" TO HAVE 1st SURFACE 3M 3630-167 "BRIGHT BLUE" VINYL OVERLAYS LEAVING WHITE OUTLINE BORDER

* SEE NOTE FOR ALUM. BRIDGE @ LETTER "A"

PRINCIPAL STREET FIGHTER 7000K WHITE LED ILLUMINATION

PAIGE "RIP STRIP" 18AWG 2NDARY WIRE THRU PAIGE "WALL BUSTER" PLASTIC PASS-THRU TO WEATHERPROOF SPLICE BOX & GE LED POWER SUPPLY IN PAIGE BOX BEHIND WALL - NOTE: PRIMARY ELECTRICAL CONNECTION BY OTHERS

MOUNT FLUSH TO FASCIA w/ NON-CORROSIVE FASTENERS AS REQ'D PER SITE CONDITIONS

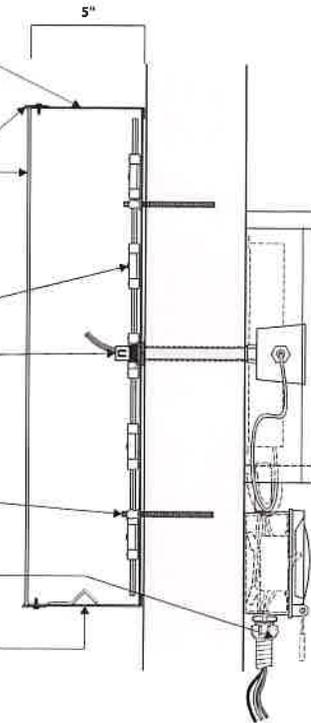
120 - 277 VAC 20A 2-POLE SWITCH w/ BELL MX1050 COVER - J-BOX & PRIMARY ELECTRICAL CONNECTION BY OTHERS

1/4" DIA. WEEP HOLES IN LOW POINTS OF LETTERS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

FACE-LIT CHANNEL LETTER SECTION

DIRECT-MOUNT - REMOTE POWER SUPPLIES

3/16" = 1"



Design #

0402378Ar1

Sheet 5 of 6

Client

ASPEN DENTAL

Address

2085 W. GRAND RIVER AVE.
OKEMOS, MI

Account Rep. Fred Finch /VB

Designer SDM

Date 3/12/19

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R1-02/18/20(C/R): Deleted

option 1 and sign "C" from

south elev.

chandleresigns.com

National Headquarters 14201 Sovereign Road
Fort Worth, TX 76155
(817) 499-8888 Fax (817) 499-8888

San Antonio 17215 San Pedro Avenue
Suite 210
San Antonio, TX 78242
(214) 488-8888 Fax (214) 488-8888

West Coast 33720 Executive Ridge Drive
Suite 110
Vista, CA 92081
(760) 739-1100 Fax (760) 739-1100

Northeast US 2 301 River Road
Suite 210
Cranston, RI 02910
(401) 488-8888 Fax (401) 488-8888

Florida 2584 Sand Hill Pointe Circle
Gainesville, FL 32607
(813) 488-8888 Fax (813) 488-8888

Georgia 111 Woodstone Place
Dawsonville, GA 30294
(770) 739-1100 Fax (770) 739-1100

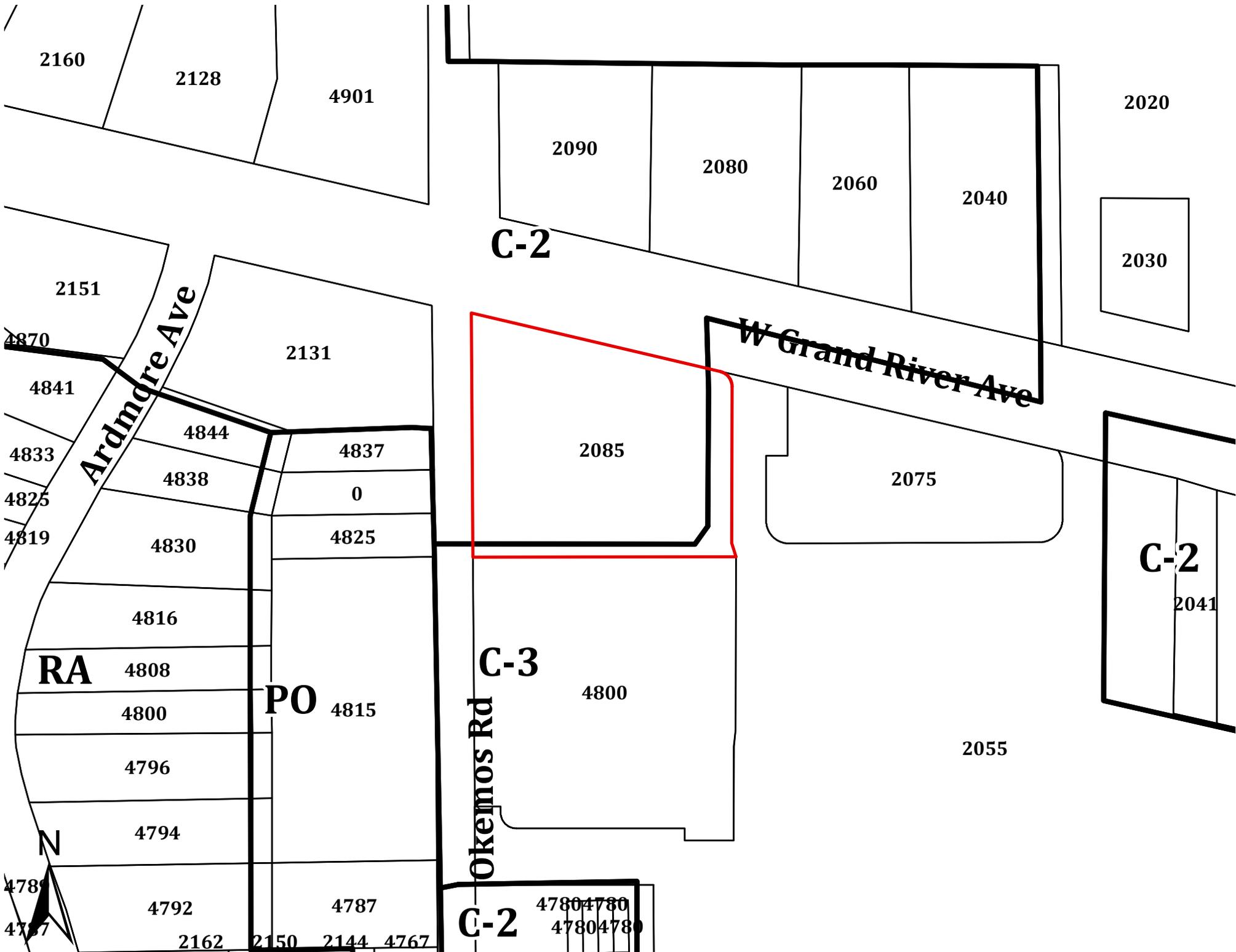
South Texas PO BOX 1125 2306 Coral Drive
Pearland, TX 77654
(281) 488-8888 Fax (281) 488-8888

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL CODES AND THE NATIONAL ELECTRICAL CODE. APPROVE WITH APPROVED ELECTRICAL CONTRACTOR. THE CONTRACTOR'S SIGNATURE & BUSINESS OF THE SIGN MUST BE OBTAINED AT THE TIME OF INSTALLATION.







To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: June 5, 2020
Re: ZBA Case No. 20-06-10-2 (Buddy's Rendezvous-Pizzeria, LLC)

ZBA CASE NO.: 20-06-10-2 (Buddy's Rendezvous-Pizzeria, LLC), 31800 Northwestern Hwy. Ste. 206, Farmington Hills, MI 48334
LOCATION: 2010 Grand River Avenue
PARCEL ID: 21-226-010
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

Buddy's Rendezvous-Pizzeria, LLC, the applicant, is requesting variance to install three wall signs at 2010 Grand River Avenue. The 2.78 acre subject property is zoned C-2 (Commercial) and located on the north side of Grand River Avenue. A 4,485 square foot Burger King fast food restaurant occupies the property and is proposed to be demolished. A Site Plan Review application has been submitted to construct a 7,069 square foot Buddy's Pizza dine-in and take-out restaurant.

The applicant is proposing to install five signs, labeled A through E in the submitted Sign Plan, on the exterior of the proposed building. Sign A will display the 27.4 square foot Buddy's logo wall sign and is located on the west building façade. Sign C contains 40.33 square feet of aluminum letters on the north building façade. And sign D is a 1.55 square foot carry out sign located on the north building façade. The ordinance only allows one wall sign on the building's front facade that is allowed to be 1 square foot in size per linear feet of frontage on a public street. Grand River Avenue is the only public street for this site, a 65 square foot wall sign is only permissible on the south building façade facing Grand River Avenue.

Sign	Type	Location	Size	Variance Requested
A	Wall Sign	West Facade	27.4 sq. ft.	No Street Frontage
C	Wall Sign	North Facade	40.33 sq. ft.	No Street Frontage
D	Wall Sign	North Facade	1.55 sq. ft.	No Street Frontage

Sign E is a 388 square foot painted mural on the east and south building facade. The mural can cover 100% of one wall on the building, but cannot wrap around to a second wall. The applicant has

ZBA Case No. 20-06-10-2 (Buddy's Rendezvous-Pizzeria, LLC)
Zoning Board of Appeals (June 10, 2020)
Page 2

indicated that the mural will only be on the east wall. The applicant has indicated that Sign B, a projecting sign, will not be installed.

A variance to install three wall signs not located on frontage to a public street is requested.

Attachments

1. Variance application dated May 14, 2020 and received by the Township on May 19, 2020.
2. Applicant's response to review criteria received by the Township on May 19, 2020.
3. Sign plan prepared by elevated identity dated May 13, 2020 and received by the Township on May 19, 2020.
4. Site plan prepared by LSG Engineers & Surveyors dated May 6, 2020 and received by the Township on May 19, 2020.
5. Architectural plan prepared by aria architects dated May 14, 2020 and received by the Township on May 19, 2020.
6. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2020 ZBA\ZBA 20-06-10\ZBA 20-06-10-2 (Buddy's Rendezvous-Pizzeria, LLC)\ZBA 20-06-10-2 staff report

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant _____
Address of Applicant _____

Telephone (Work) _____ Telephone (Home) _____
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location _____
Zoning district _____ Parcel number _____

- C. Nature of request (Please check all that apply):
- Request for variance(s)
 - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) _____

- | | |
|--|--|
| D. <u>Required Supporting Material</u> | <u>Supporting Material if Applicable</u> |
| -Property survey | -Architectural sketches |
| -Legal description | -Other |
| -Proof of property ownership or approval letter from owner | |
| -Site plan to scale | |
| -Written statement, which demonstrates how all the review criteria will be met (See next page) | |

 _____ Signature of Applicant	Shawn Baxter _____ Print Name	_____ Date
--	-------------------------------------	---------------

Fee: _____ Received by/Date: _____

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. **(Note to Applicant(s): This is optional and will not affect any decision on your application.)***

Signature of Applicant(s)	Date
Signature of Applicant(s)	Date

05/14/2020

Charter Township of Meridian
Planning Division
5151 Marsh Road
Okemos, MI 48864

To Whom it May Concern,

Please see the following responses as to why we feel that the variance to the signage ordinance is warranted. Please also reference our supplemental submission materials.

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.

Response: In reference to sign B, the angled sign is necessary due to the dense tree line on the East side of the building. Any wall signage that is located on the south façade facing Grand River Avenue will be obstructed when driving from the East. The angled sign allows for the wall sign for that public frontage to be visible from both driving directions.

In reference to item "C" in the attached package the phrasing is part of the brand identity for Buddy's Pizza. We are considering this another public façade of the building due to the Take Out entry on that side of the building, and want to treat the building as such. We consider this façade to be located on the public way as this will be the first façade that patrons will see when coming from the mall access road to the North.

2. These special circumstances are not self-created.

Response: The tree line and the public access road are existing and not included within the property.

3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Response: In reference to sign "B", the angled sign is necessary for maximum visibility from Grand River Avenue. As this is the main drive from which Buddy's customers will be arriving it is very important to have as much visibility as possible.

In reference to sign "C", the design treats this façade as fronting the public way, and as such needs to reflect Buddy's to that view for patrons leaving the mall via the access road.

4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.

Response: In reference to sign “B” the tree line blocking viewing from the East drive lane of Grand River Avenue could result in some loss of drive up patronage.

In reference to sign “C” the first view of the proposed Buddy’s location will be from the access road, which will require signage to alert the patron to the location.

5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

Response: Sign “B” in the submitted package will carry out the spirit of the zoning chapter by keeping the same approximate square footage of the existing wall and window signage of the existing Burger King. The amount of signage will remain, however the orientation will be slightly different.

Sign “C” in the submitted package will carry out the spirit and intent of the zoning ordinances by conforming to the wall sign sizing limitations set in the ordinance.

6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Response: Signs “B & C” in the submitted package will not adversely affect any adjacent property. The sign in question will be limited to the close vicinity of the proposed Buddy’s location.

7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Response: Due to the tree line on the East side of the building, and the access road from the mall, the signage change will be limited to the proposed Buddy’s property. This will not affect all C-2 zoning parcels.

8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Response: Sign “B” in the submitted package is in keeping with the public interest, purposes and intent of the chapter, which we believe is to limit the general amount of signage and size. The proposed signage will be approximately the same size as the existing Burger King signage fronting Grand River Ave. The proposal is not asking for more signage, just a different placement on the building due to an existing tree line.

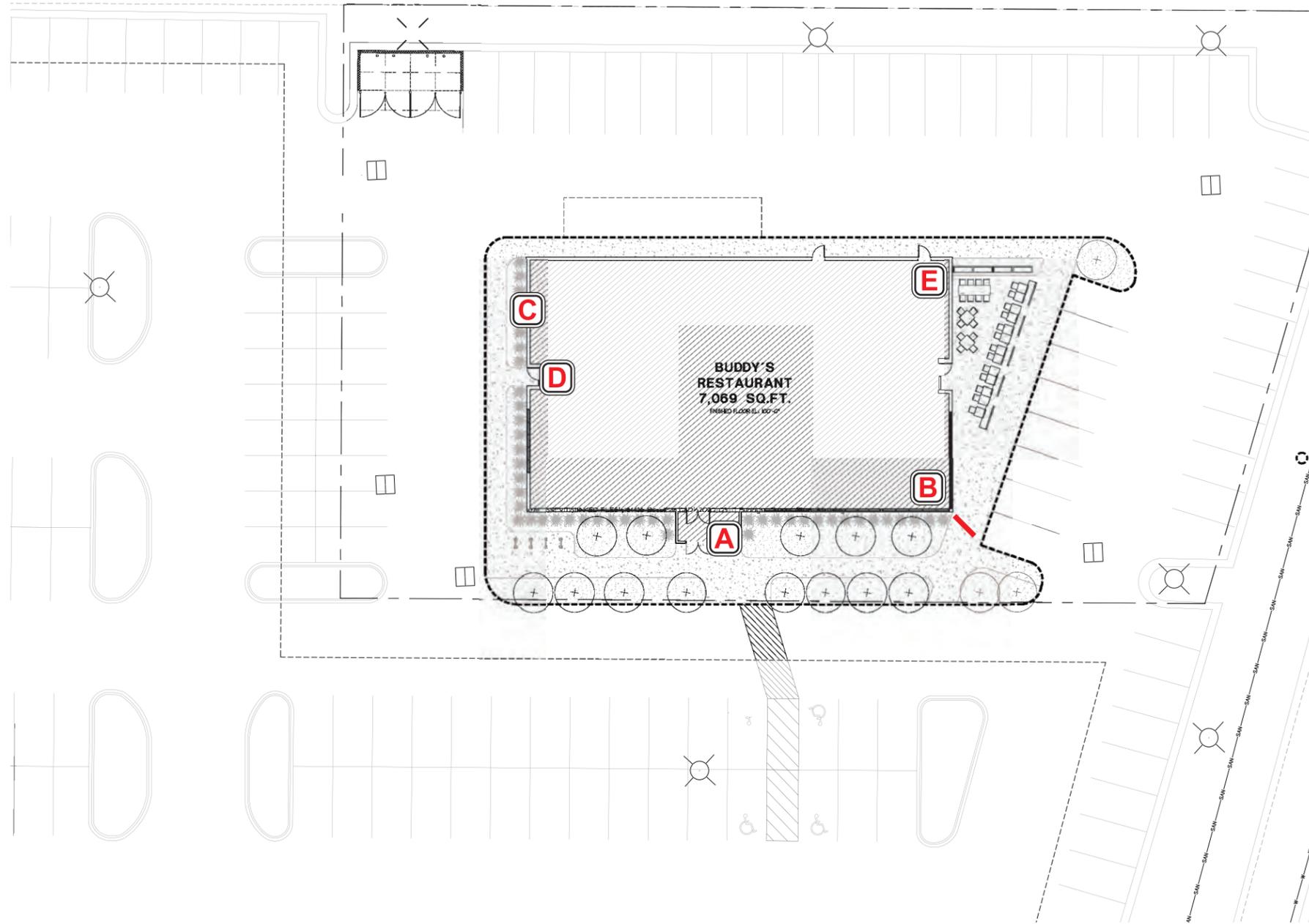
Sign "C" in the submitted package is in keeping with public interest and purposes of this chapter which we believe is to limit the amount of signage and size fronting a public way, or entrance path to our site.

If there are any additional questions please do not hesitate to ask.

Sean Irish
Aria Group Architects, Inc.

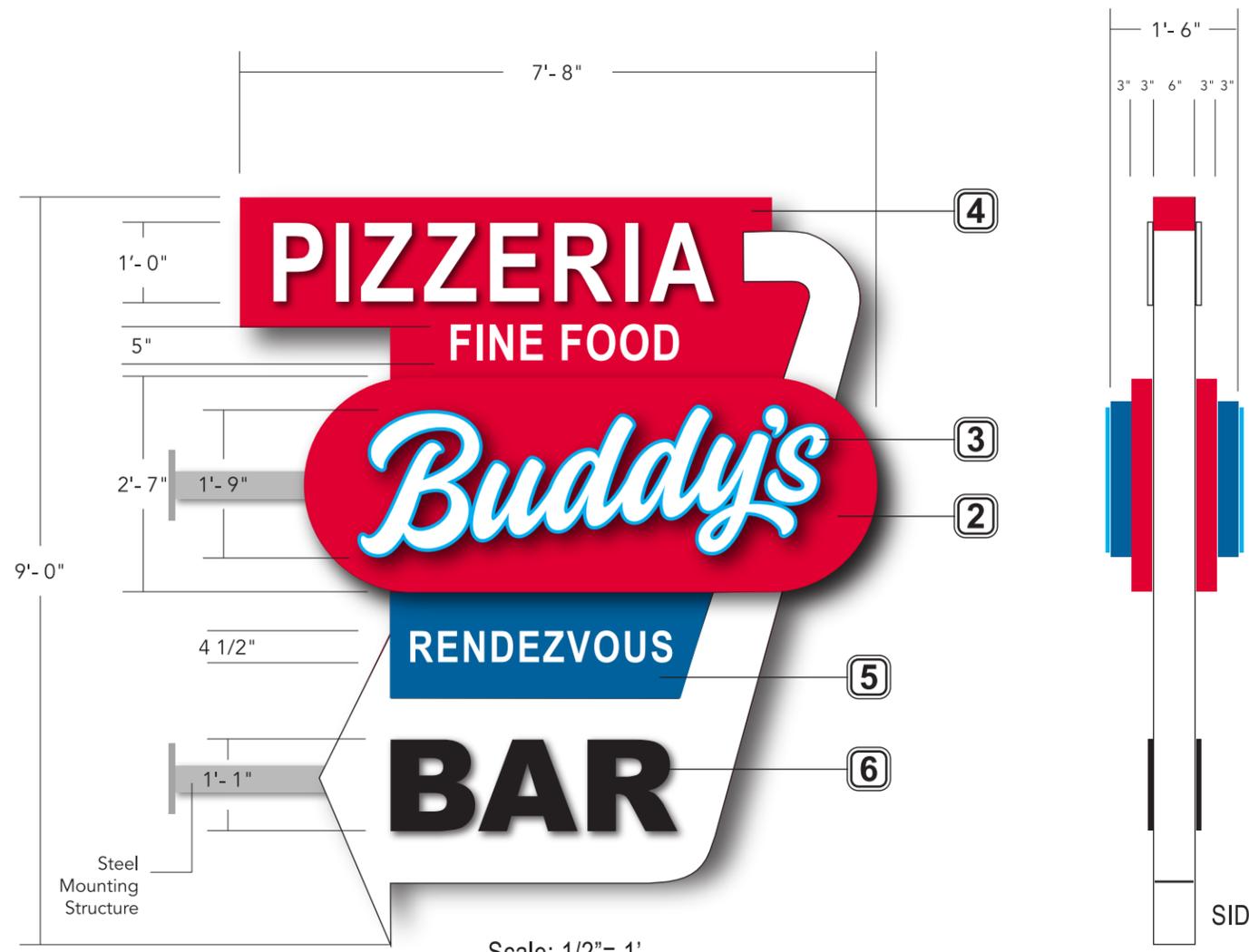


PROPOSED EXTERIOR SIGNAGE
Okemos, Michigan









Scale: 1/2" = 1'

- 1**

MATERIAL: illuminated Aluminum Cabinet
COLOR: Paint White [satin finish]
- 2**

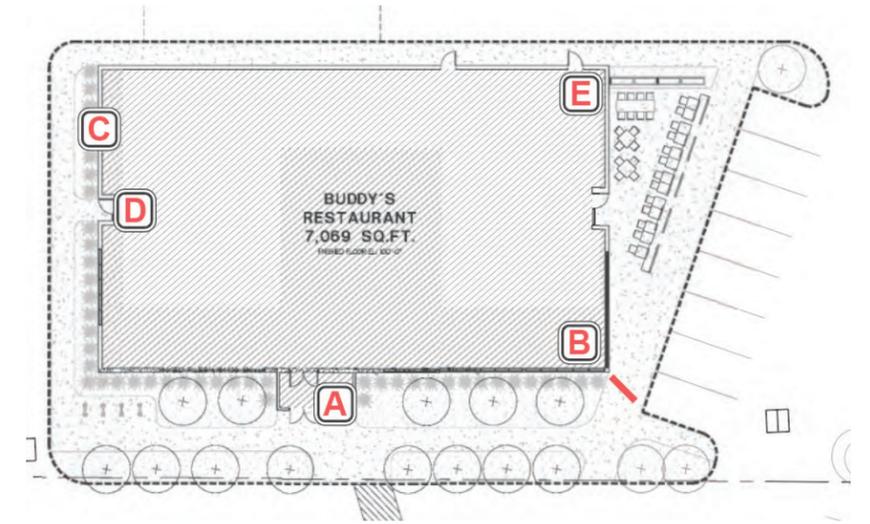
MATERIAL: illuminated Aluminum Cabinet
COLOR: Paint to match PMS 199C Red [satin finish]
- 3**

MATERIAL: Fabricated Letters with GE Blue Contour Lighting Outline
COLOR: White Acylic Face
- 4**

MATERIAL: Aluminum Cabinet with White Push-thru Copy
COLOR: Paint Cabinet to match PMS 199C Red [satin finish]
- 5**

MATERIAL: Aluminum with Routed and backed up White Copy
COLOR: Paint Aluminum Turquoise [spec TBD]
- 6**

MATERIAL: 1/2" thick Push-thru Casocryl Letters
COLOR: Black by day; white by night



Flag Mount at 45 degree angle to corner

Flattened View. See above for actual mounting placement





Scale: 1/2" = 1'



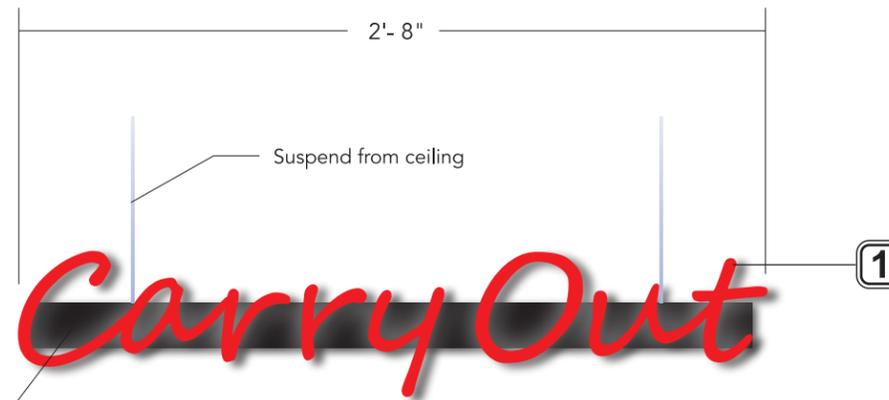
MATERIAL: 1/4" Flat Cut Out Aluminum Letters
LIGHTING: Non-Lit
COLOR: Paint Black [satin finish]
INSTALLATION: Stool off 1/2" from brick wall



1

MATERIAL: GE Red Contour Lighting
INSTALLATION: Suspend from ceiling

Exposed raceway; paint black



Scale: 1 1/2" = 1'

*Note: artwork shown above is for placeholding purposes only
"Carryout" script artwork is to match rendering (artwork to be provided by Buddy's)



Seek drawing C.1 for letter details

Red paint stripe by others



Scale: 1/8" = 1'

24'-3"



MATERIAL: Painted Wall Graphic

16'-0"

Wall graphic wraps corner

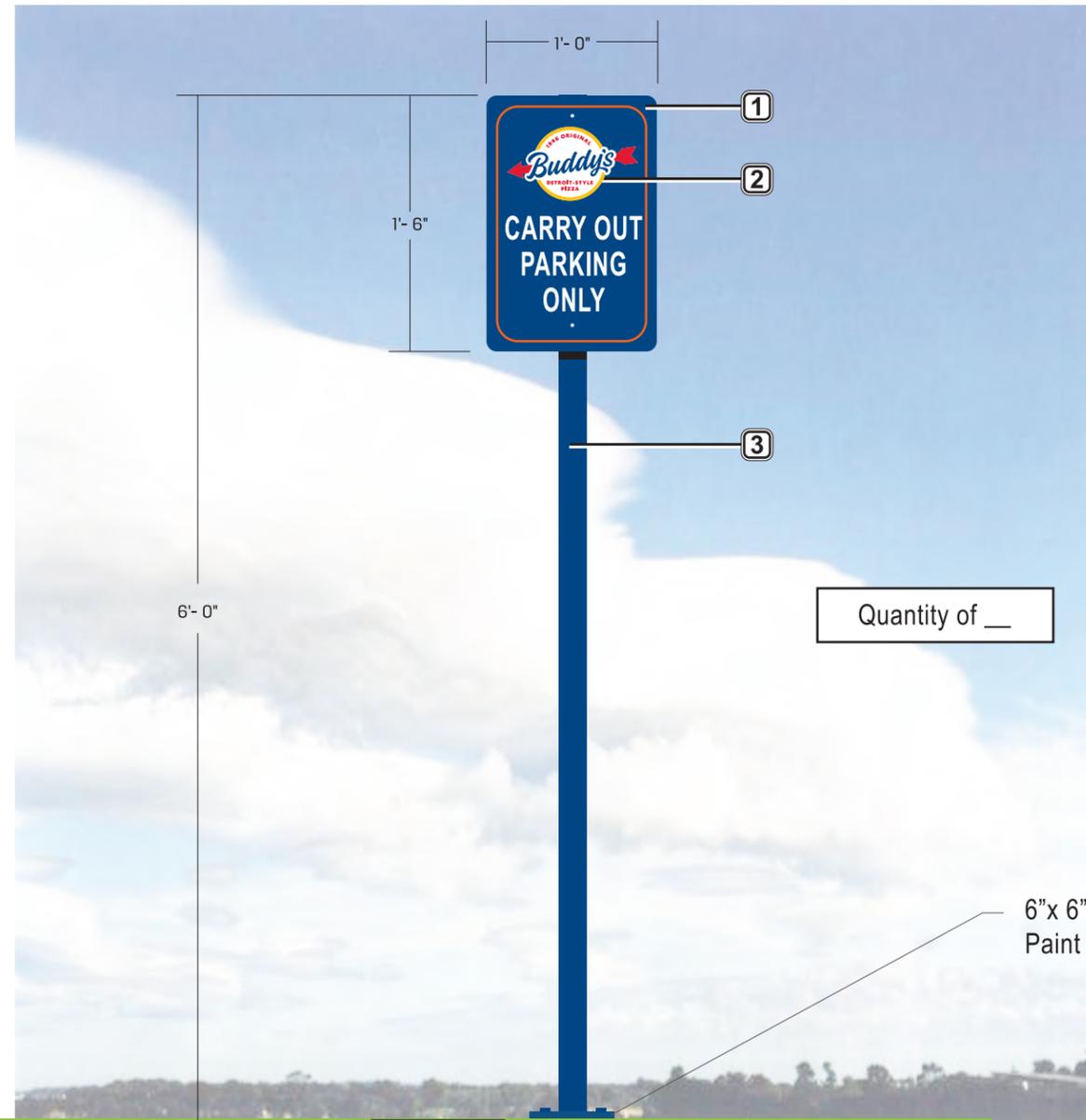
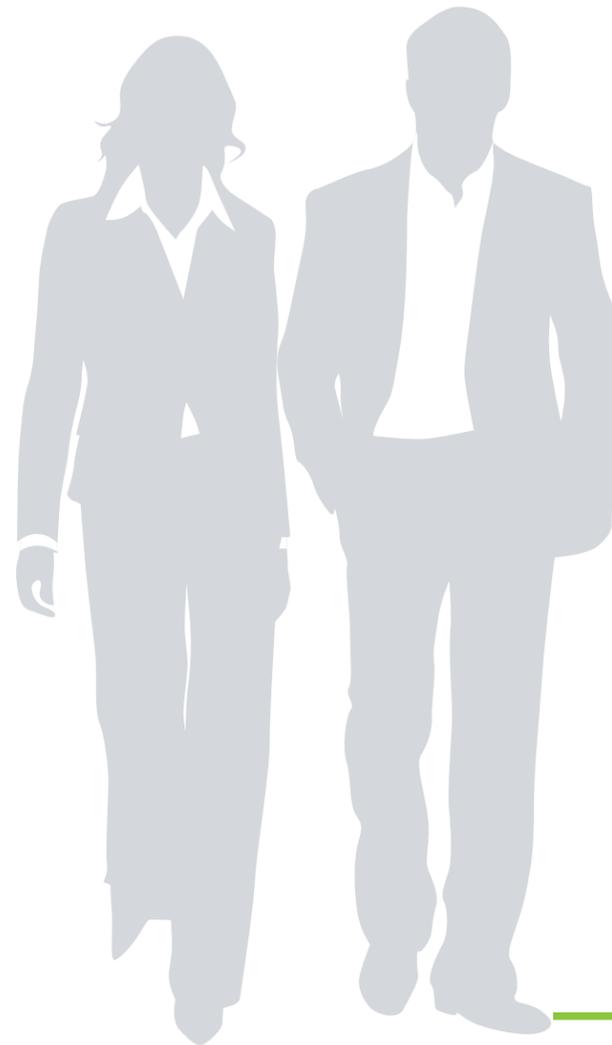
5'-6"



14'-8"



TOP View



FRONT View [back is blank]



1
MATERIAL: Aluminum Panel
COLOR: Paint to match 3M 3630-36 Blue Vinyl



2
MATERIAL: Vinyl
COLOR: Full Color Digital Print



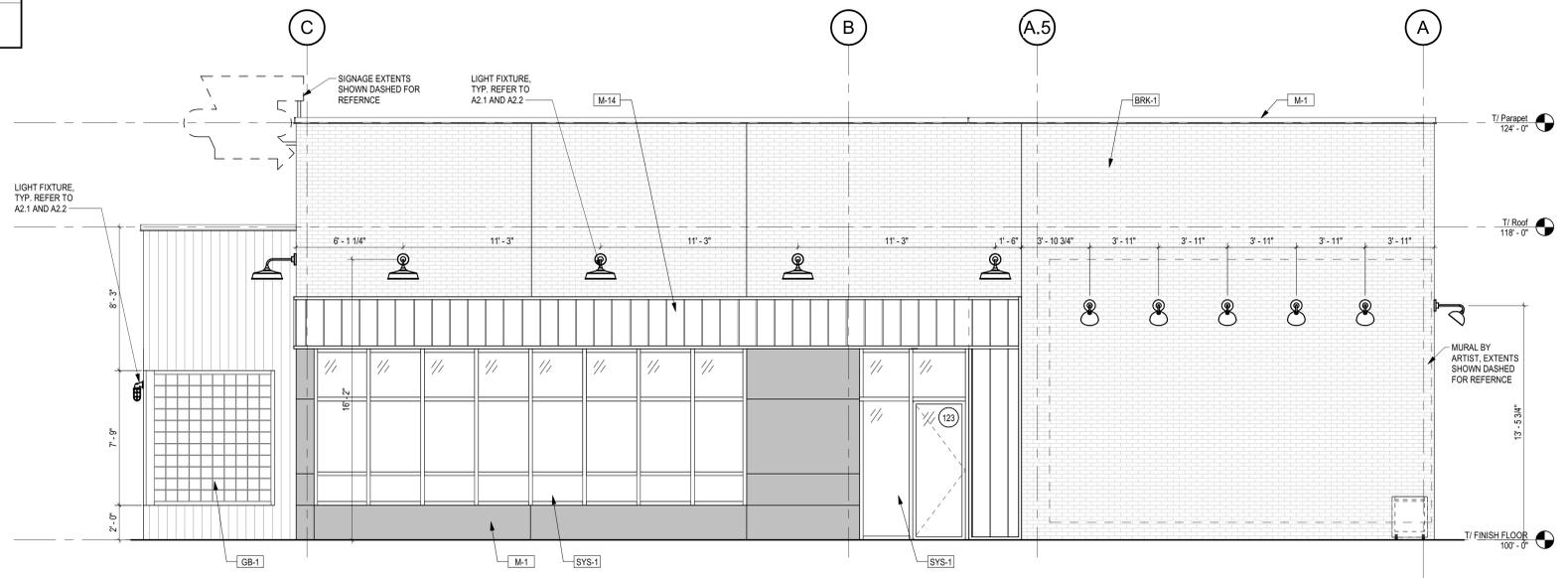
3
MATERIAL: 2" Square Aluminum Post
COLOR: Paint to match 3M 3630-36 Blue Vinyl



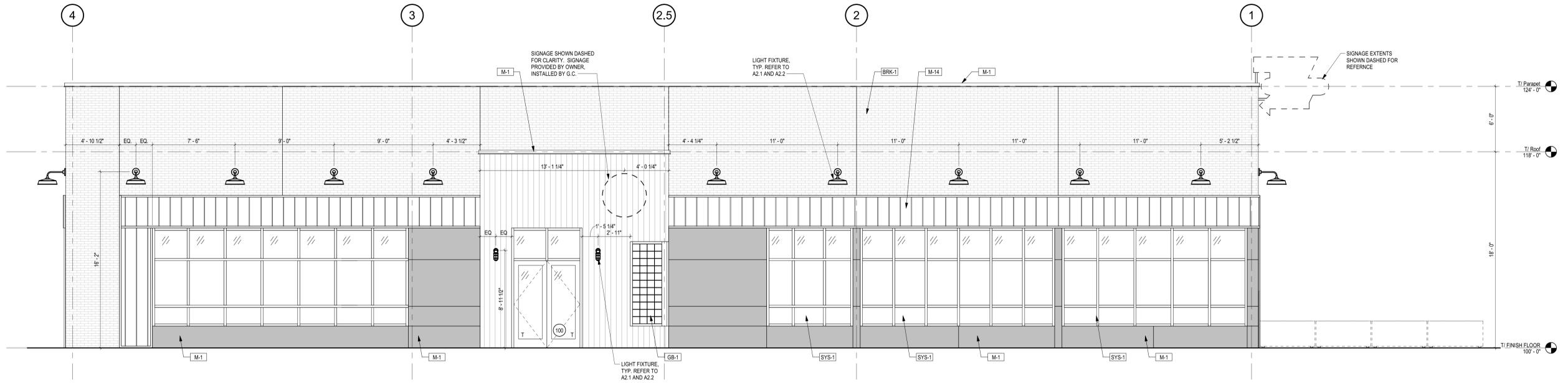
Proposed face changes for existing signage

EXTERIOR FINISH SCHEDULE

Label	Type	Manufacturer	Style	Color/Finish	Location	Size	Notes	Contact
MASONRY								
BRK-1	BRICK VENEER	RAUCH CLAY	ELGIN BUTLER #8700 PEARL SPECK	3/8" MORTAR JOINTS. LATICRETE #45 RAVEN	EXTERIOR & INTERIOR WALLS. REFER TO ELEVATIONS FOR EXACT LOCATIONS	MODULAR	THIN BRICK VENEER. USE LATICRETE MASONRY VENEER INSTALLATION SYSTEM AS RECOMMENDED BY MFR.	DEVON DILLENBECK (773) 254-0775
BRK-2	BRICK VENEER	RAUCH CLAY	ELGIN BUTLER #8800 CLASSIC RED	3/8" MORTAR JOINTS. LATICRETE #45 RAVEN	EXTERIOR WALLS. REFER TO ELEVATIONS FOR EXACT LOCATIONS	MODULAR	THIN BRICK VENEER. USE LATICRETE MASONRY VENEER INSTALLATION SYSTEM AS RECOMMENDED BY MFR.	DEVON DILLENBECK (773) 254-0775
METAL								
M-1	BREAK METAL	BY G.C.	MATTE BLACK	CLEAR MATTE SEALER	SOFFIT TRIM & EXTERIOR WALL PANELS		REFER TO ELEVATIONS & DETAILS FOR EXACT LOCATIONS	BY G.C.
M-14	METAL STANDING SEAM	BRIDGERSTEEL	MECHANICAL LOCK PANEL SYSTEM	MATTE BLACK	STANDING SEAM METAL PANELS @ EXTERIOR. REFER TO EXTERIOR ELEVATIONS.		24 GAUGE, 12" COVERAGE, 1" ROOF CLIP. REFER TO ELEVATIONS & DETAILS	BY G.C.
MISC.								
FS-1	STUCCO	STO CORP	80296-519 POWERWALL FINE	COLOR TO MATCH P-1 (SW XXXX). STO POWER WALL FINE FINISH	EXTERIOR WALL @ BACK. REFER TO ELEVATIONS FOR EXACT LOCATIONS		SAMPLE TO BE PROVIDED FOR APPROVAL	KRISTIN KENRIKSEN (833) 200-5855
SYS-1	EXTERIOR STOREFRONT SYSTEM	BY G.C.		BLACK ANODIZED FINISH	EXTERIOR STOREFRONT SYSTEM. REFER TO DRAWINGS FOR EXACT LOCATIONS.			BY G.C.
PAINT								
P-1	PAINT	SHERWIN WILLIAMS, OR EQ.	TBD	TBD	INTEGRAL COLOR FOR FS-1 @ EXTERIOR WALLS.			
P-5	PAINT	SHERWIN WILLIAMS, OR EQ.	SW8888 "REAL RED"	WALLS: EGG SHELL	PAINTED STRIPE @ DINING II & EXTERIOR WALLS		USE EXTERIOR GRADE PAINT WHERE APPLICABLE. REFER TO ELEVATIONS FOR EXACT LOCATION.	
WOOD								
WD-6	EXTERIOR HARDWOOD	SIERRA FOREST PRODUCTS	ACCOYA WOOD	STAINED OR TINTED COMMERCIAL GRADE EXTERIOR MATTE WATER BOURNE SEALER. PAINT P-4 PRIOR TO SEALING. SEAL ALL SIDES TYP.	EXTERIOR WALLS @ ENTRY. REFER TO EXTERIOR ELEVATIONS FOR EXACT LOCATIONS	1" x 6" PANKS	CONTACT MFR. FOR INSTALLATION REQUIREMENTS. STAINLESS STEEL FASTENERS TO BE USED W/ ACCOYA. SAMPLE TO BE PROVIDED FOR APPROVAL	(800) 646-7564



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

5/14/2020 3:48:08 PM BIM 360//194426_Buddy's-Okemos194426A_BUDDY'S-OKEMOS_CENTRAL.rvt



FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	REMARKS

NO. DATE REMARKS
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

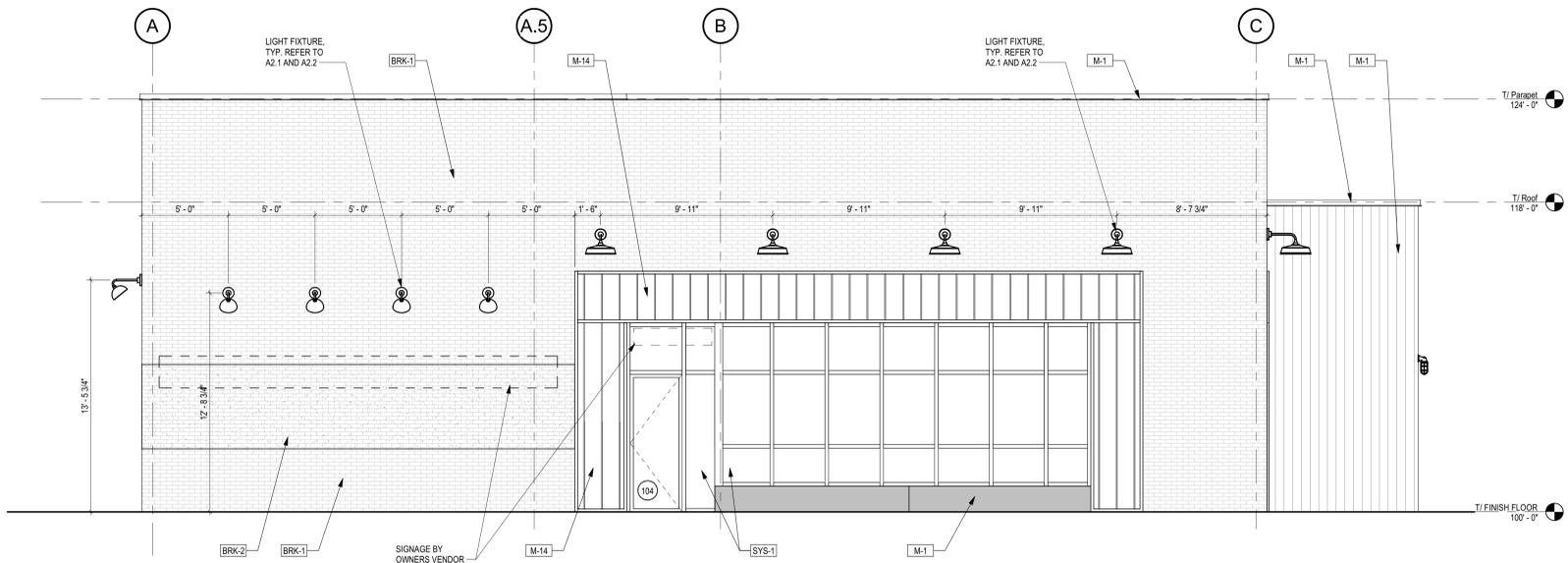
Job No. 194426 Drawn LW

Scale 1/4" = 1'-0" Date 05/14/20

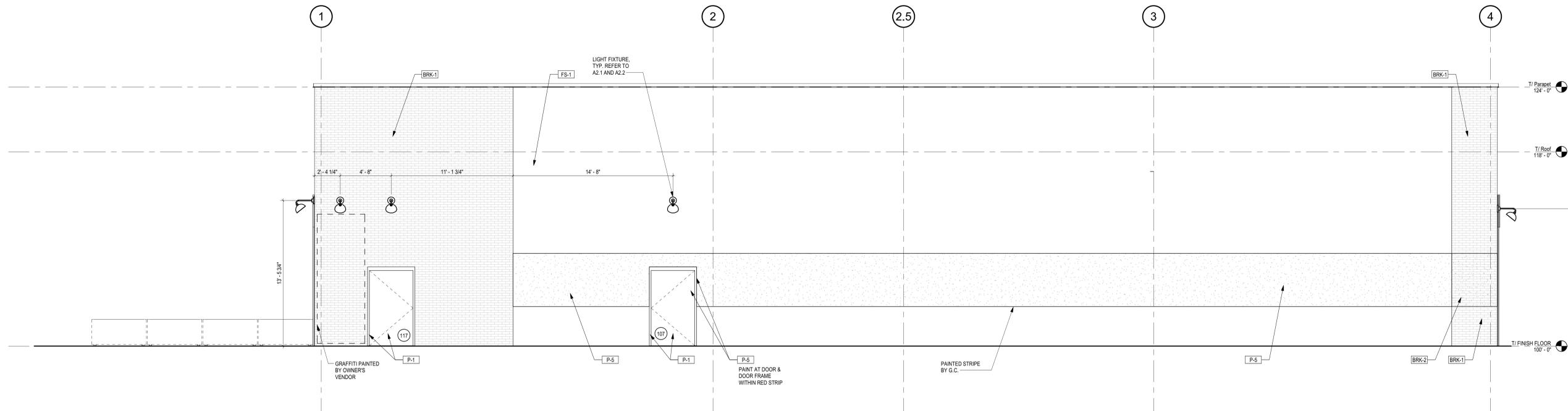
Sheet No.
A4.1

EXTERIOR FINISH SCHEDULE

Label	Type	Manufacturer	Style	Color/Finish	Location	Size	Notes	Contact
MASONRY								
BRK-1	BRICK VENEER	RAUCH CLAY	ELGIN BUTLER #8700 PEAKL SPECK	3/8" MORTAR JOINTS. LATICRETE #45 RAVEN MORTAR. LATICRETE #45 RAVEN	EXTERIOR & INTERIOR WALLS. REFER TO ELEVATIONS FOR EXACT LOCATIONS	MODULAR	THIN BRICK VENEER. USE LATICRETE MASONRY VENEER INSTALLATION SYSTEM AS RECOMMENDED BY MFR.	DEVON DILLENBECK (773) 254-0775
BRK-2	BRICK VENEER	RAUCH CLAY	ELGIN BUTLER #8800 CLASSIC RED	3/8" MORTAR JOINTS. LATICRETE #45 RAVEN	EXTERIOR WALLS. REFER TO ELEVATIONS FOR EXACT LOCATIONS	MODULAR	THIN BRICK VENEER. USE LATICRETE MASONRY VENEER INSTALLATION SYSTEM AS RECOMMENDED BY MFR.	DEVON DILLENBECK (773) 254-0775
METAL								
M-1	BREAK METAL	BY G.C.	MATTE BLACK	CLEAR MATTE SEALER	SOFFIT TRIM & EXTERIOR WALL PANELS	REFER TO ELEVATIONS & DETAILS	REFER TO ELEVATIONS & DETAILS FOR EXACT LOCATIONS	BY G.C.
M-14	METAL STANDING SEAM	BRIDGERSTEEL	MECHANICAL LOCK PANEL SYSTEM	MATTE BLACK	STANDING SEAM METAL PANELS @ EXTERIOR. REFER TO EXTERIOR ELEVATIONS.	24 GAUGE 12" COVERAGE, 1" ROOF CLIP.	REFER TO ELEVATIONS & DETAILS	BY G.C.
MISC								
FS-1	STUCCO	STO CORP	80296-519 POWERWALL FINE	COLOR TO MATCH P-1 (SW XXXX). STO POWER WALL FINE FINISH BLACK ANODIZED FINISH	EXTERIOR WALL @ BACK. REFER TO ELEVATIONS FOR EXACT LOCATIONS	-	SAMPLE TO BE PROVIDED FOR APPROVAL	KRISTIN KENRIKSEN (833) 200-8555 BY G.C.
SYS-1	EXTERIOR STOREFRONT SYSTEM	BY G.C.	-	-	EXTERIOR STOREFRONT SYSTEM. REFER TO DRAWINGS FOR EXACT LOCATIONS.	-	-	-
PAINT								
P-1	PAINT	SHERWIN WILLIAMS, OR EQ.	TBD	TBD	INTEGRAL COLOR FOR FS-1 @ EXTERIOR WALLS.	-	-	-
P-5	PAINT	SHERWIN WILLIAMS, OR EQ.	SW6668 'REAL RED'	WALLS: EGG SHELL	PAINTED STRIPE @ DINING II & EXTERIOR WALLS	-	USE EXTERIOR GRADE PAINT WHERE APPLICABLE. REFER TO ELEVATIONS FOR EXACT LOCATION.	-
WOOD								
WD-6	EXTERIOR HARDWOOD	SIERRA FOREST PRODUCTS	ACCOYA WOOD	STAINED OR TUNED COMMERCIAL GRADE EXTERIOR MATTE WATER BOURNE SEALER. PAINT P-4 PRIOR TO SEALING. SEAL ALL SIDES TYP.	EXTERIOR WALLS @ ENTRY. REFER TO EXTERIOR ELEVATIONS FOR EXACT LOCATIONS	1" x 8" PANKS	CONTACT MFR. FOR INSTALLATION REQUIREMENTS. STAINLESS STEEL FASTENERS TO BE USED W/ ACCOYA. SAMPLE TO BE PROVIDED FOR APPROVAL	(800) 646-7564



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



FIELD VERIFICATION
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NO.	DATE	REMARKS

NO. DATE REMARKS
REVISIONS

Drawing Title
EXTERIOR ELEVATIONS

Job No. 194426 Drawn LW

Scale 1/4" = 1'-0" Date 05/14/20

Sheet No.
A4.2

**LEGAL DESCRIPTION:
(PROPOSED BUDDY'S OUTLOT PARCEL)**

Part of the Northeast 1/4, Section 21, T4N, R1W, Meridian Township, Ingham County, MI, being more particularly described as follows: Commencing at the Northeast Corner of Section 21; thence South 00°26'33" West, 1326.37 feet along the East line of Section 21; thence North 89°40'05" West, 91.28 feet; thence South 00°21'21" West, 173.23 feet to the Point of Beginning of the following described Parcel; thence continuing South 00°21'21" West, 317.08 feet; thence 255.06 feet along the North line of Grand River Avenue (Highway M-43) and a 5789.58 foot radius curve to the left, said curve having a central angle of 02°31'27", and a chord of North 73°56'26" West, 255.04 feet; thence North 17°57'19" East, 42.14 feet; thence 18.06 feet along a 9.73 foot radius curve to the left, said curve having a central angle of 106°22'40", and a chord of North 36°48'40" West, 15.57 feet; thence North 89°38'39" West, 16.04 feet; thence North 00°21'21" East, 195.47 feet; thence South 89°38'39" East, 258.23 feet to the Point of Beginning. Containing 1.64 acres, more or less.

GENERAL NOTES:

- Bearings are based upon legal description of record.
- A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The affect of easements upon this parcel, other than indicated, are unknown.
- By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0156D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.

Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
Base Flood Elevation = 842.00 (NAVD 88) 842.43 (NGVD 29)
- 2014 Wetland Delineation performed by Marx Wetlands, LLC

BENCHMARKS:

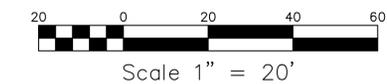
Control BM - Arrow on fire hydrant on the North side of Grand River Avenue, South of Taco Bell.
Elevation: 846.61 (NGVD 29) (Source: LSG Project No. 08.2865)

Site BM - Top of flange blot under "9" in "1969" on fire hydrant located on the North side of Grand River Avenue, 6± East of Southeast corner of subject property.
Elevation: 846.77 (NGVD 29)

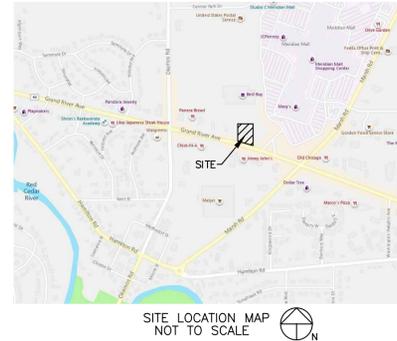
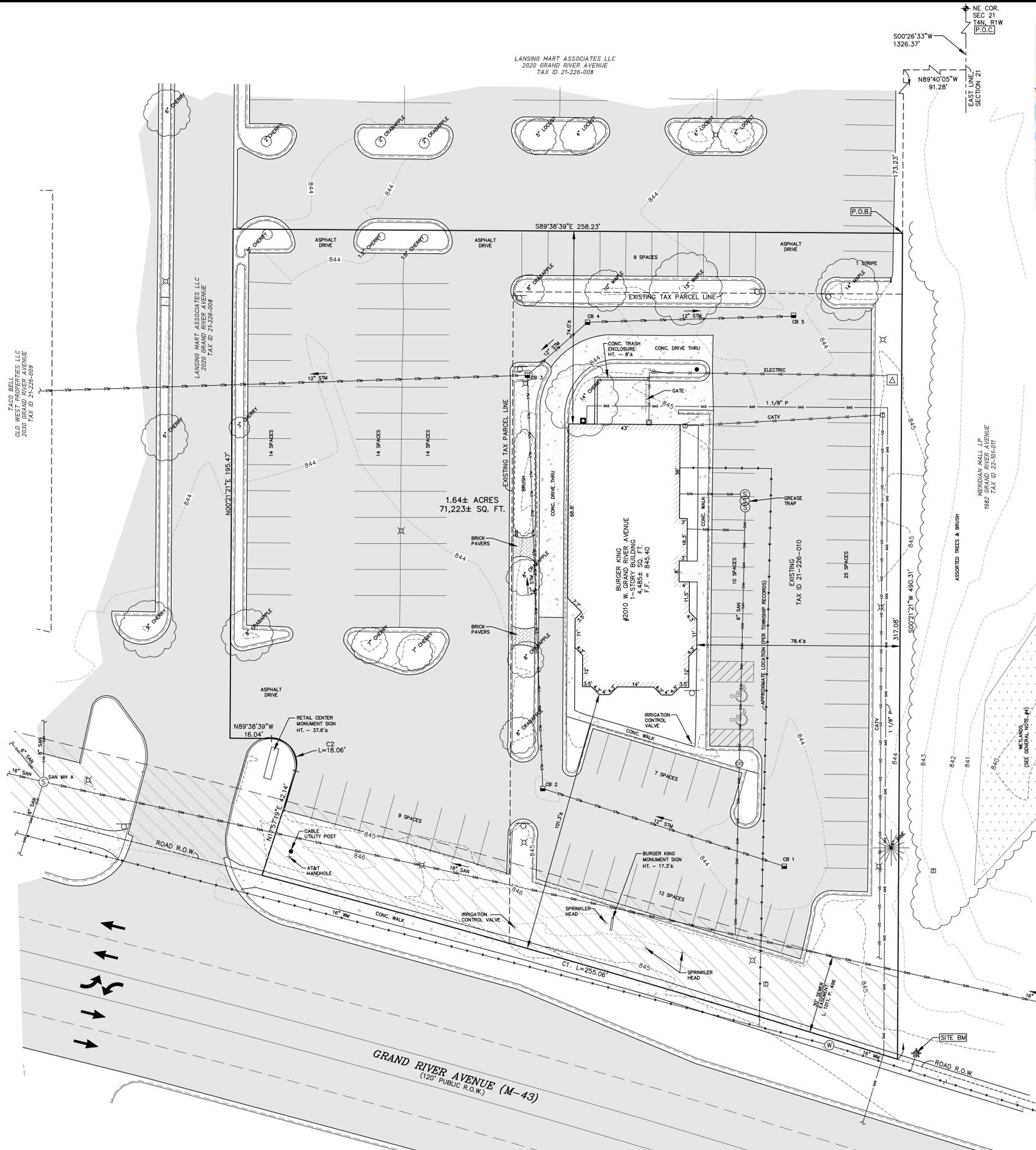
Subtract 0.43' from all elevations to obtain NAVD 88.

STRUCTURE INVENTORY:

STORM SEWER	SANITARY SEWER
CB 1 RIM ELEVATION: 843.59 NW 12" CONC. - 840.31	SAN MH A RIM ELEVATION: 844.12 N 8" CLAY - 831.12 NW 6" PVC - 838.22 (TOP OF DROP PIPE)
CB 2 RIM ELEVATION: 843.83 N 12" CONC. - 839.86 SE 12" CONC. - 839.86	E 16" DI - 830.17 S 8" CLAY - 830.62 W 16" DI - 830.12
CB 3 RIM ELEVATION: 842.75 W 12" CONC. - 839.20 NE 12" CONC. - 839.30 S 12" CONC. - 839.30	SAN MH B RIM ELEVATION: 844.72 W 16" DI - 832.84 E 16" DI - 832.85 N 6" CLAY - 832.90
CB 4 RIM ELEVATION: 843.51 E 12" CONC. - 839.70 SW 12" CONC. - 839.60	
CB 5 RIM ELEVATION: 843.58 W 12" CONC. - 840.1±	



NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	255.06'	5789.58'	02°31'27"	N73°56'26"W 255.04'
C2	18.06'	9.73'	106°22'40"	N36°48'40"W 15.57'



LEGEND:

- STORM MANHOLE
- CATCHBASIN
- STORM LINE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY LINE
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- TRANSFORMER
- AC-UNIT
- TELEPHONE MANHOLE
- ROOF DRAIN
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC METER
- LIGHT POLE
- SIGN
- MONUMENT SIGN
- WATER MANHOLE
- WELL
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- GAS METER
- GAS VALVE
- GAS LINE
- FENCE LINE
- DEODOROUS TREE
- CONFEROUS TREE
- CLUBS AND GUTTER
- TREE LINE
- SET IRON & CAP #47969
- FOUND IRON AS NOTED
- SECTION CORNER
- DISTANCE NOT TO SCALE
- YARDBASIN
- POST INDICATOR VALVE
- WALL HYDRANT
- MAIL BOX
- ASPHALT
- CONCRETE
- RECORDED
- MEASURED

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

PARKING SPACE TABLE	
TYPE OF SPACE	EXISTING STRIPED SPACES
REGULAR	115
HANDICAP	2
TOTAL	117

MISS DIG
811
Know what's below.
Call before you dig.

FILE	C1-0.dwg
FIELD WORK	JS/JZ
DRAWN BY	JML
CHECKED BY	DKR
DATE OF SURVEY	3/6/2020
SCALE	1" = 20'
HOR.	N/A
VERT.	N/A
PROJECT NO.	1612
SHEET NO.	C1.0

DATE	DESCRIPTION	REVISIONS

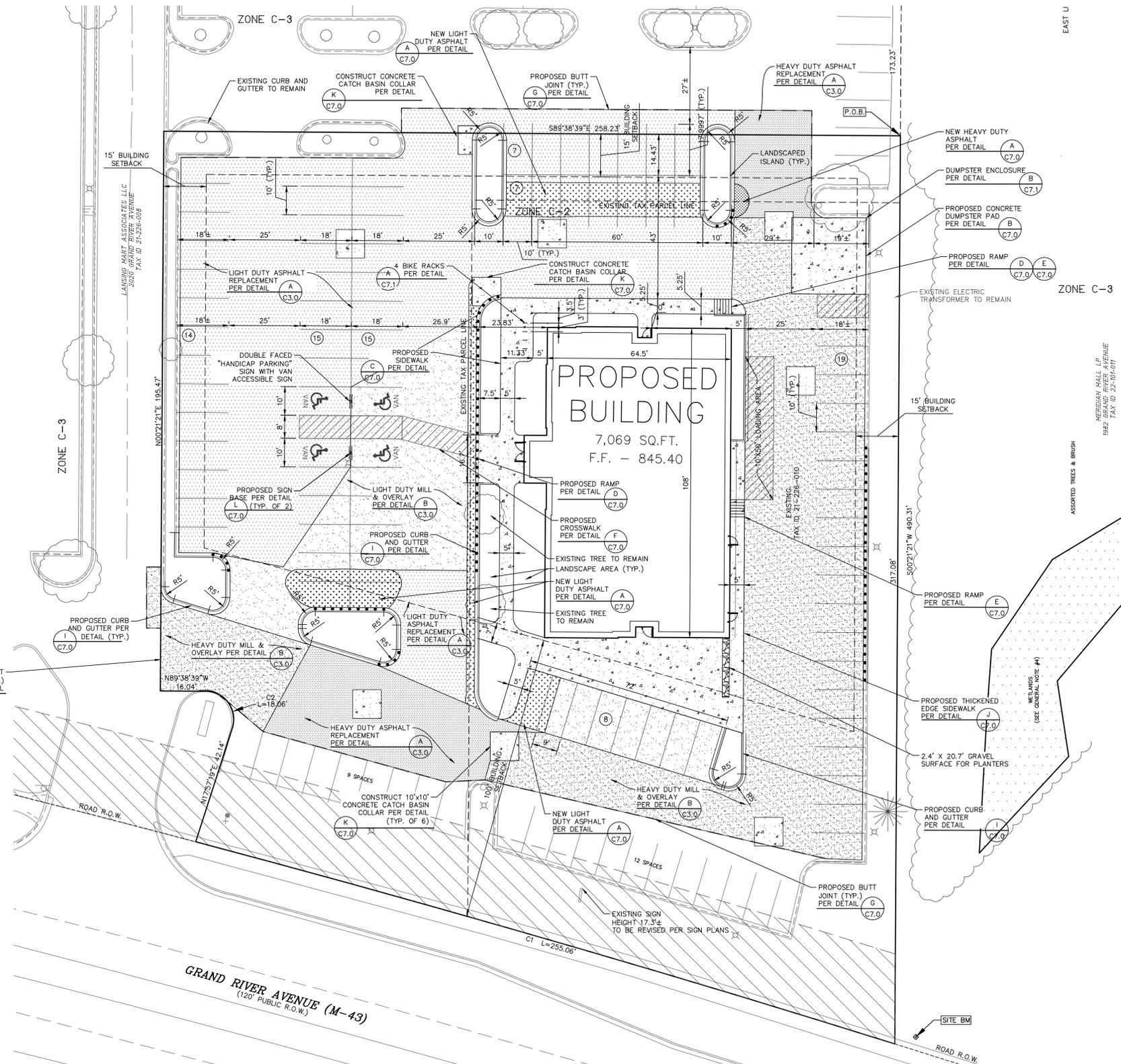
LSG
Engineers & Surveyors

3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

ARIA GROUP
830 NORTH BOULEVARD
OAK PARK, ILLINOIS 60301

TOPOGRAPHIC SURVEY
OF
2010 W. GRAND RIVER AVENUE
OKEMOS, MICHIGAN 48864

FILE: L:\1612 (GERBERSON - 2020 GRAND RIVER)\C1-0.dwg - PLOT DATE: 5/13/2020 10:48 AM BY: Michelle Shumaker SCALE: 1:1



PARKING REQUIREMENTS

PARKING REQUIRED:
 1 SPACE FOR EACH 75 SQUARE FEET OF USABLE FLOOR AREA, PLUS 1 FOR EVERY 4 SEATS OR 1 FOR 37 1/2 SQUARE FEET OF USABLE FLOOR AREA, WHICHEVER IS GREATER.

CALCULATIONS:
 USABLE FLOOR AREA: 4,007 SF
 SEATS: 287
 $(4,007 / 75) + (287 / 4) = 125$ SPACES REQUIRED
 $(4,007 / 37.5) = 107$ SPACES REQUIRED
 125 SPACES REQUIRED PER ORDINANCE

PARKING PROVIDED:
 REGULAR SPACES: 102
 BARRIER FREE SPACES: 4
 TOTAL SPACES: 106

SITE DATA

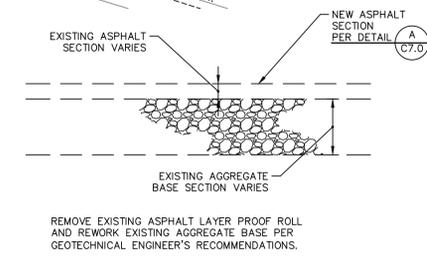
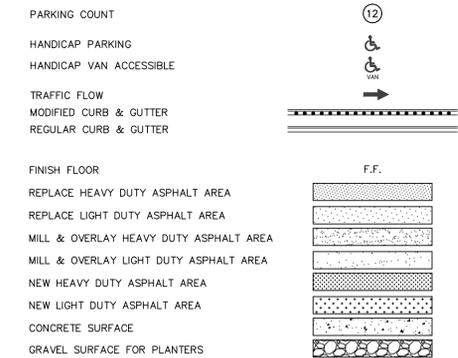
SITE ZONING: C-2 RESTAURANT
 SITE USE: RESTAURANT
 SITE AREA: 1.64± AC
 BUILDING AREA: 7,069 SQ.FT.
 BUILDING HEIGHT: 24 FT.
 BUILDING SETBACKS:
 FRONT: 100'
 REAR: 15'
 SIDE: 15'



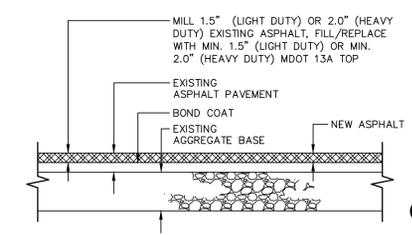
NOTES

- BENCHMARKS**
 BM 1 - ARROW ON FIRE HYDRANT ON THE NORTH SIDE OF GRAND RIVER AVENUE, SOUTH OF TACO BELL. ELEVATION: 849.17 (NGVD 29)
 BM 2 - TOP OF FLANGE BLT UNDER '9' IN '1969' ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF GRAND RIVER AVENUE, 6'± EAST OF SOUTHEAST RIGHT-OF-WAY PROPERTY CORNER OF BURGER KING. ELEVATION: 846.77 (NGVD 29)
- THE CONTRACTOR SHALL CALL "MISS DIG" AT 811 OR 1-800-482-7171 AT LEAST THREE (3) WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
- LSG ENGINEERS & SURVEYORS WILL NOT BE RESPONSIBLE FOR FIELD DESIGN CHANGES MADE BY THE CONTRACTOR OR THE CONTRACTOR'S SURVEYOR WHERE THESE DESIGN CHANGES HAVE NOT BEEN APPROVED BY LSG ENGINEERS & SURVEYORS.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE FACE OF CURB AND ALL BUILDING AND PAVEMENT LINES ARE PARALLEL AND/OR PERPENDICULAR TO THE EAST PROPERTY LINES DENOTED WITH THE MEASURED BEARING OF S00°21'21"W.

LEGEND



PAVEMENT REPLACEMENT DETAIL (A) C3.0



- NOTES:
- ONCE MILLING OPERATION IS COMPLETE, CONTRACTOR SHALL PROOF ROLL EXISTING REMAINING ASPHALT SUBGRADE TO IDENTIFY AREAS OF SUBBASE AND/OR AGGREGATE BASE FAILURE, AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER. SUCH AREAS SHALL BE ADDRESSED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - PRIOR TO PLACEMENT OF NEW TOP COURSE MILLED SURFACE SHALL BE SWEEP FREE OF ALL LOOSE MATERIAL. MILLED SURFACE SHALL BE CLEAN AND DRY PRIOR TO THE BOND COAT APPLICATION.
 - GRADE CORRECTION IS REQUIRED TO MATCH PROPOSED GRADES AND MAINTAIN DRAINAGE.

MILL & OVERLAY DETAIL (B) C3.0

MISS DIG
811
 Know what's below.
 Call before you dig.

NO.	DATE	DESCRIPTION	BY

LSG
 Engineers & Surveyors

3135 PINE TREE ROAD
 SUITE D
 LANSING, MI 48911
 PH: (517) 393-2902
 FAX: (517) 393-2608
 www.lsg-es.com

PREPARED FOR:
ARIA GROUP
 830 NORTH BLDY.
 OAK PARK, IL 60301
 PHONE: (708) 445-8400

SITE PLAN FOR
BUDDY'S PIZZA
 2010 W. GRAND RIVER
 OEMS, MI 48864

FILE	C3-0.DWG
DESIGNED BY	MLS
DRAWN BY	MLS
CHECKED BY	ADB
DATE	MARCH 20, 2020
SCALE	HOR. 1" = 20'
VERT.	N/A
PROJECT NO.	1612
SHEET NO.	C3.0

