

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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SEAL

Brad Brickel

PROJECT
 27700 Southfield Road
 Lathrup Village, MI 48076

CLIENT
 The Surnow Company

Contact: Sam Surnow
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PROJECT LOCATION
 Part of the SW 1/4
 of Section 13
 T.1N., R.10E.,
 City of Lathrup Village,
 Oakland County, Michigan

SHEET
 Site Plan

DATE ISSUED/REVISED
 10-17-24 ISSUED FOR SITE PLAN REVIEW
 01-10-25 REVISED PER CITY REVIEW ✓

DRAWN BY:
 J. Lawrey

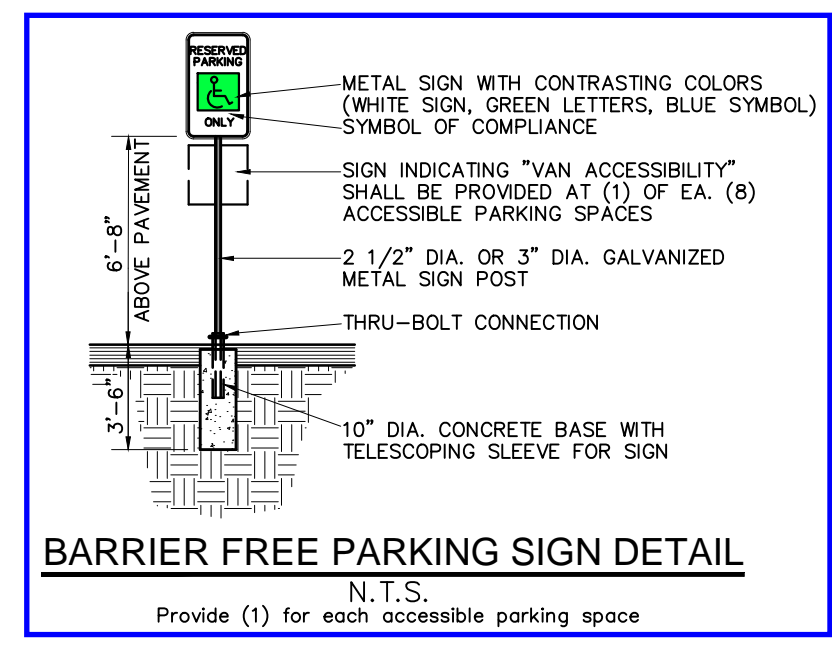
DESIGNED BY:
 A. Eizember

APPROVED BY:
 B. Brickel

DATE:
 October 17, 2024

SCALE: 1" = 40'
 40 20 0 20 40 60

NFE JOB NO. SHEET NO.
 O129 SP03



NOTES
 REFER TO SHEETS SP05-SP05.1 FOR PAVING & GRADING PLANS
 REFER TO SHEETS SP07 FOR PRELIMINARY UTILITY PLANS
 REFER TO SHEETS SP06 FOR ADDITIONAL PROJECT NOTES AND DETAILS (TYP)

PERMIT NOTES
 AN EGE PERMIT IS REQUIRED FOR WETLAND & FLOOD PLAIN IMPACTS.
 ROAD PERMIT IS REQUIRED FOR ALL WORK WITHIN THE SOUTHFIELD ROAD RIGHT-OF-WAY.

UTILITY NOTE
 CONTRACTOR TO EXPOSE FIBER/ ELECTRIC/ TELEPHONE CONDUIT PRIOR TO COMMENCING CONSTRUCTION. UTILITY OWNER TO BE PRESENT. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER OR RECORD FOLLOWING EXPOSURE TO COORDINATE.

DETENTION NOTE
 ON-SITE STORMWATER MANAGEMENT WILL BE PROVIDED TO MEET THE REQUIREMENT OF THE CITY OF LATHRUP VILLAGE ENGINEERING STANDARDS AND OAKLAND COUNTY WATER RESOURCES COMMISSIONER.

SITE DATA

SITE AREA	177,119.00 SFT.	100.0%
GROSS ACRE	4.066 ACRES	
ZONING	EXISTING: VILLAGE CENTER DISTRICT	
PARKING REQUIRED:	1.5 SPACES / 128 UNIT	192 SPACES
PROVIDED:	1.5 SPACES / 128 UNIT	192 SPACES
BICYCLE PARKING REQUIRED:	1 SPACE / 10 VEHICLE PARKING SPACES	19 SPACES
PROVIDED:	OK SPACES	How was this ratio determined?
SITE AREA	177,119.00 SFT.	100.0%
BUILDING FOOTPRINT	56,074.26 SFT.	31.7%
PARKING & DRIVES	81,025.53 SFT.	45.7%
OPEN SPACES	40,019.21 SFT.	22.6%
SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	0'(WEST)	2.4'(WEST)
SIDE:	0'(NORTH) 10'(SOUTH)	10.5'(NORTH) 10.1'(SOUTH)
REAR:	5'(EAST)	52.3'(EAST)

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT GATE VALVE		PR. WATER MAIN
	INLET C.B. MANHOLE		PR. STORM SEWER
	PR. R. Y. CATCH BASIN		PROPOSED LIGHT POLE

