

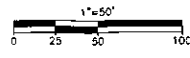
**ZONING INFORMATION:**

ZONED: (RM-1) Multiple-Family Residential District

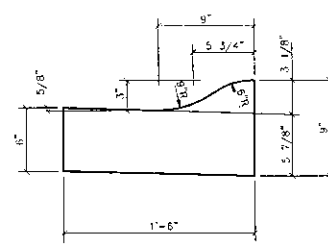
	MAXIMUM HEIGHT OF STRUCTURE		MINIMUM YARD SETBACKS (O) (PER LOT IN FEET) SIDES				MINIMUM FLOOR AREA PER UNIT (SQUARE FEET)	MAXIMUM PERCENT OF LOT AREA COVERED BY ALL BUILDINGS	MINIMUM DISTANCE BETWEEN BUILDINGS	LOT WIDTH	UNIT DENSITY	OPEN SPACE	LOT AREA
	IN STORES	IN FEET	FRONT	LEAST ONE	TOTAL OF TWO	REAR							
ALLOWABLE/MIN	2	25'	35'	30'	60'	30'	1 BR-600 2 BR-800 3 BR-900 4 BR-1,000	25%	30'	60'	5 UNITS/AC	20%	7,500 SF
PROJ/DTD			35'	30'	60'	30'	1,375	16.3%	10'	43' MIN	5.2 UNITS/AC	24.6%	4,200 SF AVG

TOTAL NUMBER OF BUILDINGS: 60  
 BUILDING AREA INCLUDING GARAGE (SF/EA): 1,375  
 TOTAL BUILDING AREA: 82,500  
 TOTAL LOT AREA (SF): 506,833  
 BUILDING COVERAGE: 82,500/506,833 = 16.3%  
 NET USABLE AREA (SF): 463,304  
 PAVED AREA (SF) INCLUDING ROAD, PATH, SIDEWALK AND DRIVEWAYS: 122,761

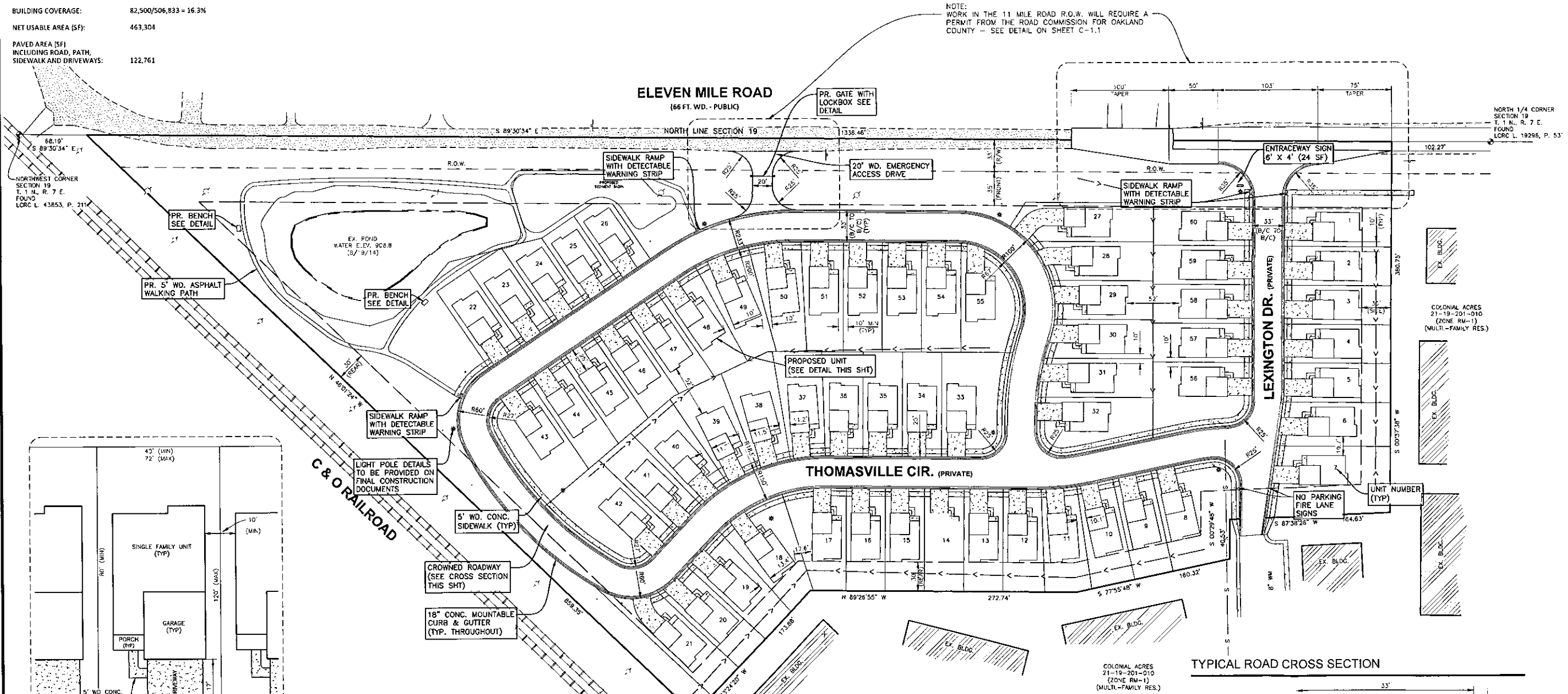
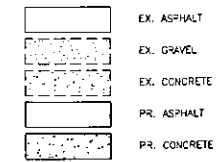
**THOMASVILLE SITE CONDOMINIUM SITE PLAN**



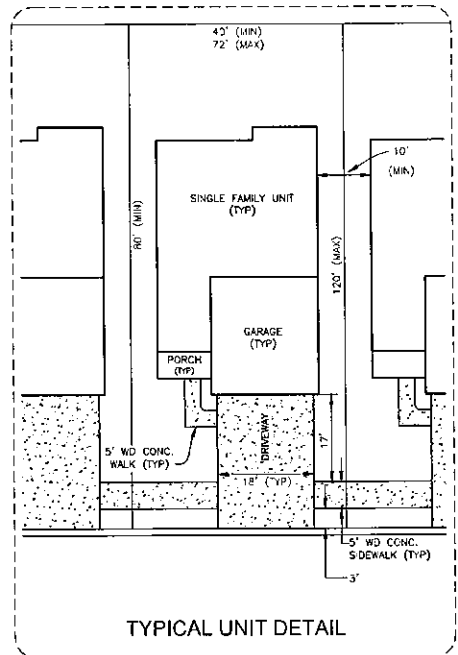
**18" MOUNTABLE CURB & GUTTER**



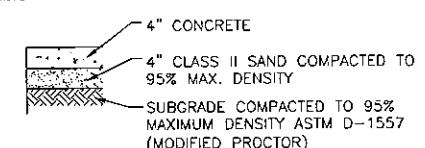
**LEGEND**



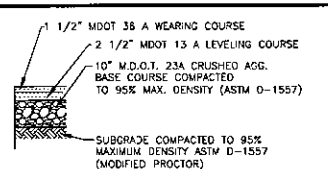
NOTE: WORK IN THE 11 MILE ROAD R.O.W. WILL REQUIRE A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY - SEE DETAIL ON SHEET C-1.1



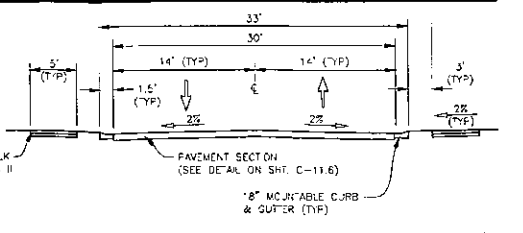
**TYPICAL CONCRETE SECTION**



**TYPICAL PAVEMENT SECTION**



**TYPICAL ROAD CROSS SECTION**



ENGINEERS - SURVEYORS - CONSULTANTS - LANDSCAPE ARCHITECTS - LAND PLANNERS  
**MGA**  
 MICHIGAN ASSOCIATION OF PROFESSIONAL ENGINEERS, SURVEYORS, CONSULTANTS, LANDSCAPE ARCHITECTS, AND PLANNERS  
 683 SOUTH GARDEN AVE.  
 KOWALICVILLE, MICHIGAN 48863  
 (313) 333-9907  
 (313) 333-9907

CLIENT: LURBERT, CARLIERE CIVIL ENGINEERS 30078 SCHOENBERG ROAD SUITE 300 WARREN, MI 48090

**SITE PLAN**  
 THOMASVILLE SITE CONDOMINIUM - PARCEL 21-19-126-002 PART OF THE NW 1/4 SEC. 19, T1N-R7E FOUND LORC L. 19296, P. 53 CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN

DATE	REVISIONS
10-20-16	

CONT. INT.: 1 FOOT  
 FIELD: LB  
 V. SCALE: N/A  
 SCALE: 1" = 50'  
 JOB#: 14-137  
 DRWG. BY: MA/DC  
 CHECK: AP  
 DATE: 7-8-16  
 M-137.018.5.dwg  
 SHEET: C-1.0 OF

**C-1.0**