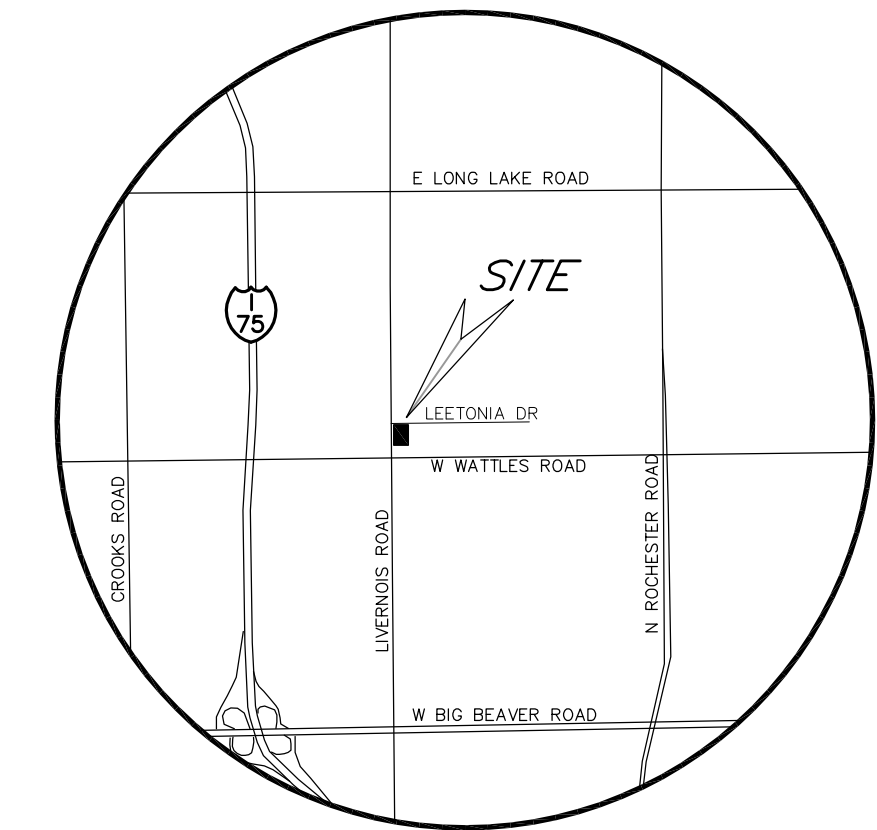
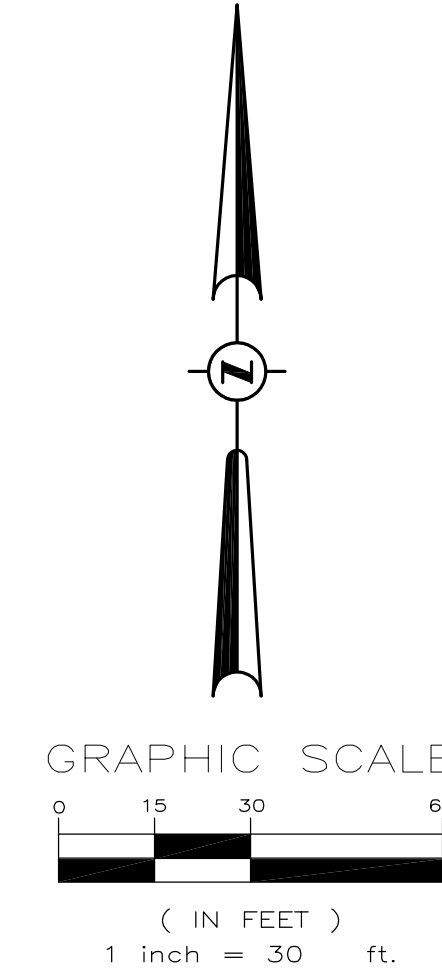
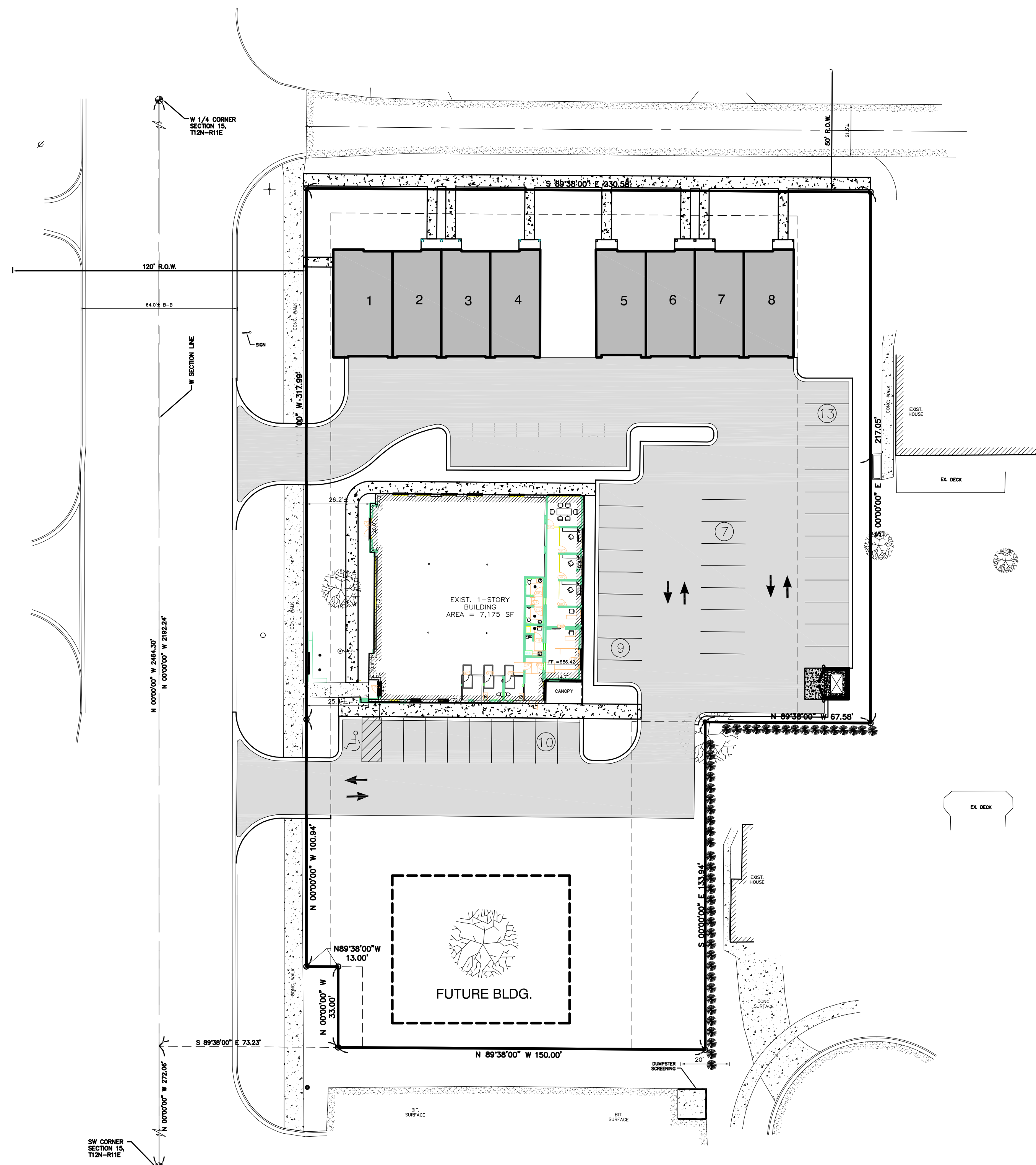


OVERALL SITE PLAN: 4080 LIVERNOIS ROAD - OFFICE AND CONDOS



LOCATION MAP
NOT TO SCALE

LEGEND	
●	MONUMENT / SECTION CORNER
○	FOUND PROPERTY IRON
⊕	SET PROPERTY IRON W/CAP NO.26454
⊙	SET MAG NAIL
⊞	EXISTING CATCHBASIN
⊚	EXISTING MANHOLE/CATCHBASIN
⊘	EXISTING MANHOLE
⊙	EXISTING HYDRANT
⊕	EXISTING VALVE
—S—S—	EXISTING SANITARY SEWER
—S—S—	EXISTING STORM SEWER
—W—W—	EXISTING WATERMAIN
—X—X—	EXISTING FENCE LINE
—E—E—	EXISTING UNDERGROUND ELECTRIC LINE
—G—G—	EXISTING UNDERGROUND GAS LINE
—T—T—	EXISTING UNDERGROUND TELEPHONE LINE
—	EXISTING CENTERLINE
—OH—	EXISTING OVERHEAD ELECTRICAL WIRES
⊞	EXISTING MAILBOX/NEWSPAPER BOX
⊙	EXISTING SIGN
⊙	EXISTING DECIDUOUS TREES
⊙	EXISTING CONIFEROUS TREES
⊙	EXISTING UTILITY POWER POLE
⊙	EXISTING TELEPHONE RISER
⊙	EXISTING BOLLARD
⊙	EXISTING LIGHT POLE
⊙	EXISTING GAS METER
⊙	EXISTING TRANSFORMER
⊙	EXISTING FLAGPOLE
⊙	EXISTING GRASS SURFACE
⊙	EXISTING BITUMINOUS SURFACE
⊙	EXISTING CONCRETE SURFACE

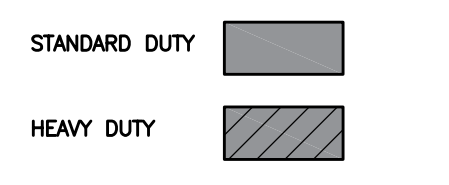
AS-SURVEYED PROPERTY DESCRIPTION
PART OF LOTS 107, 108 AND 109 OF MCCORMICK & LAWRENCE LITTLE FARMS SUBDIVISION, ALSO, PART OF LOTS 1, 2, 3, 4 & 5 OF CRESTFIELD SUBDIVISION, ALSO, THE WEST 1/2 OF THE ADJACENT VACATED ALLEY, ALSO, ALL OF THE VACATED N. MAIN STREET ADJACENT THERETO AND ALSO THE NORTH 1/2 OF VACATED CRESTFIELD AVENUE ADJACENT TO SAME, AND PART OF THE SOUTHWEST CORNER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST. BEING FURTHER DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15; THENCE N 00°00'00" W, 272.06 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE S 89°38'00" E, 73.23 FEET TO THE POINT OF BEGINNING; THENCE N 00°00'00" W, 33.00 FEET; THENCE N 89°38'00" W, 13.00 FEET; THENCE N 00°00'00" W, 317.99 FEET TO THE SOUTHERLY RIGHT OF WAY OF LEETONIA DRIVE; THENCE S 89°38'00" E, 230.58 FEET ALONG SAID SOUTHERLY LINE; THENCE S 00°00'00" E, 217.05 FEET; THENCE N 89°38'00" W, 67.58 FEET; S 00°00'00" E, 133.94 FEET TO THE CENTERLINE OF VACATED CRESTFIELD DRIVE; THENCE N 89°38'00" W, 150.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 2.13 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER USED, IMPLIED OR OF RECORD.

BULK REGULATIONS

	REQUIRED: NEIGHBORHOOD NODE N	PROVIDED
MINIMUM FLOOR AREA	NONE	XXXX GSFT
SETBACKS		
FRONT (W.)	10'	
FRONT (N.)	10'	
REAR (E.)	30'	
SIDE (S)	0'	

* SETBACK TO EXISTING BUILDING (TO REMAIN)

PAVEMENT TYPE



PARKING

	REQUIREMENT	BUILDING AREA	REQUIRED PARKING
OFFICE/PROF.	1 SPACE FOR EACH 300 SQ FT OF FLOOR AREA	7,175 GSFT	24 SPACES
SINGLE-FAMILY	2 SPACES PER UNIT	8 UNITS	16 SPACES
TOTAL SPACES REQUIRED			40 SPACES
TOTAL PROVIDED = 39 SPACES + 16 GARAGE SPACES = 55 SPACES			

ZONING INFORMATION	
ZONED NN (NEIGHBORHOOD NODE)	
NODE N - LIVERNOIS & WATILES INTERSECTION	
STREET TYPE NN:(LIVERNOIS) AND TYPE NN:B (LEETONIA)	
SITE TYPE NN:B	

PROPRIETOR
STRATEGIC PROPERTY SERVICES, LLC
ATTN: VINCE PANGLE
5750 NEW KING STREET, STE 350
TROY, MI 48098

SURVEYOR
D&M SITE, INC.
401 BALSAM STREET
CARROLLTON, MI 48624
(989) 752-6500

ENGINEER
REDRIDGE ENGINEERING, LLC
RICHARD FOSGITT, P.E.
2807 HIGHBROOK DRIVE
MIDLAND, MI 48642
(989) 513-4058

PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG

FILE #	OVERALL	PROJ MGR:	DESIGN BY:	DRAWN BY:	CHECKED BY:	SCALE:	SHEET:
10-17-21	RF	RF	RF	RF	RF	1"=30'	1 OF 1

REDRIDGE ENGINEERING, LLC
2807 HIGHBROOK DRIVE, MIDLAND, MI 48642
989-513-4058 RFOSGITT@REDRIDGE-ENG.COM

LIVERNOIS ROAD DEVELOPMENT
STRATEGIC PROPERTY SERVICES, LLC
LIVERNOIS ROAD
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

OVERALL SITE PLAN

C1.0
180401

CONFIDENTIAL: confidential, proprietary, and copyrighted information. Reproduction or distribution of drawings or any information contained in these drawings without the written approval of the Owner.