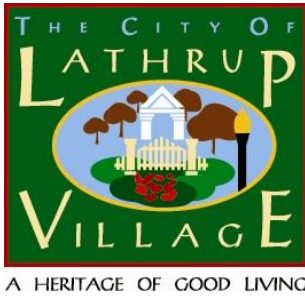




Planning Commission Agenda

Tuesday, April 16, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Meeting Minutes**
 - A. [PC Minutes 2024 03 19](#)
6. **Public Comment**
7. **Old Business and Tabled Items**
8. **New Business**
 - A. [Public Hearing for 2024 - 2029 Capital Improvements Plan](#)
 - B. [2024 - 2029 Capital Improvement Plan](#)
 - C. [Public Hearing for Proposed Special Land Use - 26727 Southfield Rd. \(BP Gas Station\)](#)
 - D. [Special Land Use Approval - 26727 Southfield Rd. \(BP Gas Station\)](#)
 - E. [Planned Unit Development \(PUD\) Amendment - 27777 Southfield Road \(Panera Bread\)](#)
 - F. [Conceptual Review - 27770 Southfield Road](#)
9. **Other Matters for Discussion**
 - A. [Development Project Update](#)
10. **General Communication**
11. **Adjourn**



Planning Commission Minutes **DRAFT**

Tuesday, March 19, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order by Chair Stansbery at 7:07 pm

2. Pledge of Allegiance

3. Roll Call

Present: Chair Stansbery, Commissioner Dizik, Commissioner Hammond, Commissioner Scussel, Commissioner Tamarelli

Absent: Commissioner Fobbs, Commissioner McClure

Staff: Director – Eric Pietsch, Giffels Webster, Community & Economic Development Director Susan Stec

Motion by Commissioner Tamarelli to excuse Commissioners Fobbs and McClure. Seconded by Commissioner Dizik. Motion carried.

4. Approval of Agenda

Motion by Commissioner Scussel to approve the agenda. Seconded by Commissioner Hammond. Motion carried.

5. Approval of Meeting Minutes

A. PC Minutes 2024 02 20

Motion by Commissioner Dizik to approve the meeting minutes from 2.20.24. Seconded by Commissioner Scussel. Motion carried.

6. Public Comment

None.

7. Old Business and Tabled Items

None.

8. New Business

A. 2024 - 2029 Capital Improvements Plan draft

Eric Pietsch provided an overview of the changes and indicated items with asterisks are new. Most items were not ranked with the exception of Department of Public Services (DPS) which indicated Pick Up Truck (plow ready), Backhoe Tractor, and Furnace as their top three items.

Commissioner Tamarelli had questions regarding the water fountain upgrades, and zero-turn lawnmower, and tow-behind leaf blower. Commissioner Tamarelli asked to have charts included in the Water section to clearly identify what work has been completed and remains as it relates to the fire hydrants and gate valves. Fellow commissioners indicated this would also be helpful in the Roads section when discussing the paving activities. Eric Pietsch and Susan Stec indicated this change will be made.

Motion by Commissioner Dizik to set a public hearing for April 16, 2024 for the 2024 – 2029 Capital Improvements Plan. Seconded by Commissioner Scussel. Motion carried.

9. Other Matters for Discussion

A. Development Project Update

Susan Stec went over the report and indicated that BP Gas Station did submit a Special Land Use application after the report was published.

10. General Communication

Commissioner Hammond announced that Mayor Pro Tem Kantor will be hosting office hours on Wednesday, March 20th. He also announced the Parks & Recreation Committee is holding an Eggstravaganza on Saturday, March 23rd. The event is free but registration is required.

11. Adjourn

Motion by Commissioner Tamarelli to adjourn. Seconded by Commissioner Dizik.

Meeting adjourned at 7:54 pm

**CITY OF LATHRUP VILLAGE
OAKLAND COUNTY,
MICHIGAN**

**NOTICE OF PUBLIC HEARING
FOR
2024-2029 CAPITAL IMPROVEMENT PLAN**

Notice is hereby given that the City of Lathrup Village Planning Commission will hold a public hearing on the 2024- 2029 Capital Improvement Plan on April 16, 2024 at 7:00 p.m. in the City Council Chambers located in the upper level of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan.

The complete proposed Capital Improvement Plan is on file in the office of the City Clerk for public inspection during office hours.

Any member of the public may express their view on the proposed 2024 – 2029 Capital Improvement Plan in writing by submitting your written comments to the City Clerk prior to 4:30 p.m. on the date of the hearing, or you may appear in person to express your opinion. Any written communications may be sent to the City Clerk at the address of the City Hall at 27400 Southfield Road, Lathrup Village, Michigan 48076 prior to the hearing.

Susan Stec
Director, Community & Economic Development
City of Lathrup Village
24700 Southfield Road
Lathrup Village, MI 48076
248-557-2600

City of Lathrup Village 2024 - 2029 Capital Improvement Plan



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PREPARED FOR:

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION
27400 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI
48076

MARCH 2024

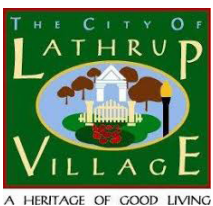


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Introduction

Introduction

The 2024-2029 City of Lathrup Village Capital Improvement Plan (CIP) will serve as a tool to assist the City in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for the City of Lathrup Village under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time frame for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within the City of Lathrup Village and include new facilities, water and sewer line replacements and improvements, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.



Drainage ditch repair (Giffels Webster, 2020)

WHAT IS A CAPITAL IMPROVEMENT PLAN (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for improvements and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of Lathrup Village. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing a comparison of the community's various needs and wants.



City Street in Lathrup Village (Giffels Webster, 2020)

WHAT ARE CAPITAL IMPROVEMENT PROJECTS?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more). Examples of capital improvement projects include:

- Construction of a new city hall
- Construction of a new police station
- Extension or replacement of a water/sewer line
- Major rehabilitation of a city's community center
- Creation of a new city park
- Large equipment and vehicles

Each city department is asked to take a long view look at future initiatives or improvements that may require capital purchases in order to be fully implemented. Each department works to improve the manner by which the City delivers services to its residents and stakeholders. Lists of needs are developed based on research and discussions with communities that have similar needs. The majority of the capital purchases in these categories are funded through the general fund or other dedicated city funds. Thorough knowledge and research of our future planned costs allows for the pursuit of grant and other outside funding sources to meet our policy goals. The following sections discuss the City's various needs and proposed funding by department.

The term "major expenditure" is relative; what is "major" to one community might be "minor" to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City's CIP, while the City of Rochester Hills sets a minimum of \$25,000. Lathrup Village's policy for determining a Capital Improvement is defined in the following section.



Lathrup Village DPS yard (Giffels Webster, 2020)

WHAT IS THE CITY OF LATHRUP VILLAGE'S CAPITAL IMPROVEMENT POLICY (CIP)?

A capital improvement project is a major, nonrecurring expenditure that meets one or more of the following criteria:

- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new public facility (city building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$5,000 or more and a useful life of three or more years.



Lathrup Village public safety vehicles (Giffels Webster, 2020)

WHAT IS THE ROLE OF THE CITY PLANNING COMMISSION IN THE CIP PROCESS?

The Capital Improvement Plan is a dynamic planning document, intended to serve as a tool to implement the City of Lathrup Village's Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The Planning Commission is uniquely qualified to manage the development and annual update of the City's CIP, based on their role in creating and updating the City's Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the City Council, the Planning Commission agrees that the projects outlined within it reasonably address the City's capital improvement needs.



Lathrup Village 2019 CIP (Giffels Webster, 2020)

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the City Council, the CIP can be used to develop the capital project portion of the City's budget. Those projects included in the CIP's first year (2024) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the City's annual budget. The annual update to the CIP will typically occur in advance of the preparation of the City's budget.

WHAT ARE THE BENEFITS OF PREPARING A CAPITAL IMPROVEMENT PLAN?

- Prudent use of taxpayer dollars
- Prioritizing projects across the needs of the community and across departments (an "apples-to-apples" comparison)
- Generating community support by inviting public input
- Promoting economic development
- Improving the City's eligibility for State and Federal grants
- Providing an implementation tool for the goals and objectives of the City's Master Plan
- Transparency in identification of high-priority projects
- Coordination / cost-sharing between projects



Lathrup Village DPS yard (Giffels Webster, 2020)



Damaged storm sewer culvert (Giffels Webster, 2020)

Program Areas

Program Areas

The following sections outline the Program Areas of the City of Lathrup Village’s CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1) displays the Program Areas used in this CIP. These program areas represent the stakeholders in the CIP.



Sarrackwood Park (Google, 2020)

Figure 1. CIP Program Areas	
AD	Administrative
DPS	Department of Public Services
DDA	Downtown Development Authority
PR	Parks & Recreation
PD	Police Department
R	Roads
S	Sewer
W	Water

1. DATA COLLECTION. Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. To more easily identify projects, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix.

A definition of the standard CIP forms is provided as follows:

- **PROJECT APPLICATION FORM** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the City. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2024-2029 CIP were included.
- **PROJECT COST DETAIL FORM** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.
- **PROJECT RATING FORM** - This form is used when new projects are identified but cannot all be funded within a given fiscal year. The forms are used to rate both the importance and impact of a project within its program area and within the City. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health safety and welfare. Projects without a ranking were not competing for funding, either because they are mandatory or because no other similar projects were proposed.

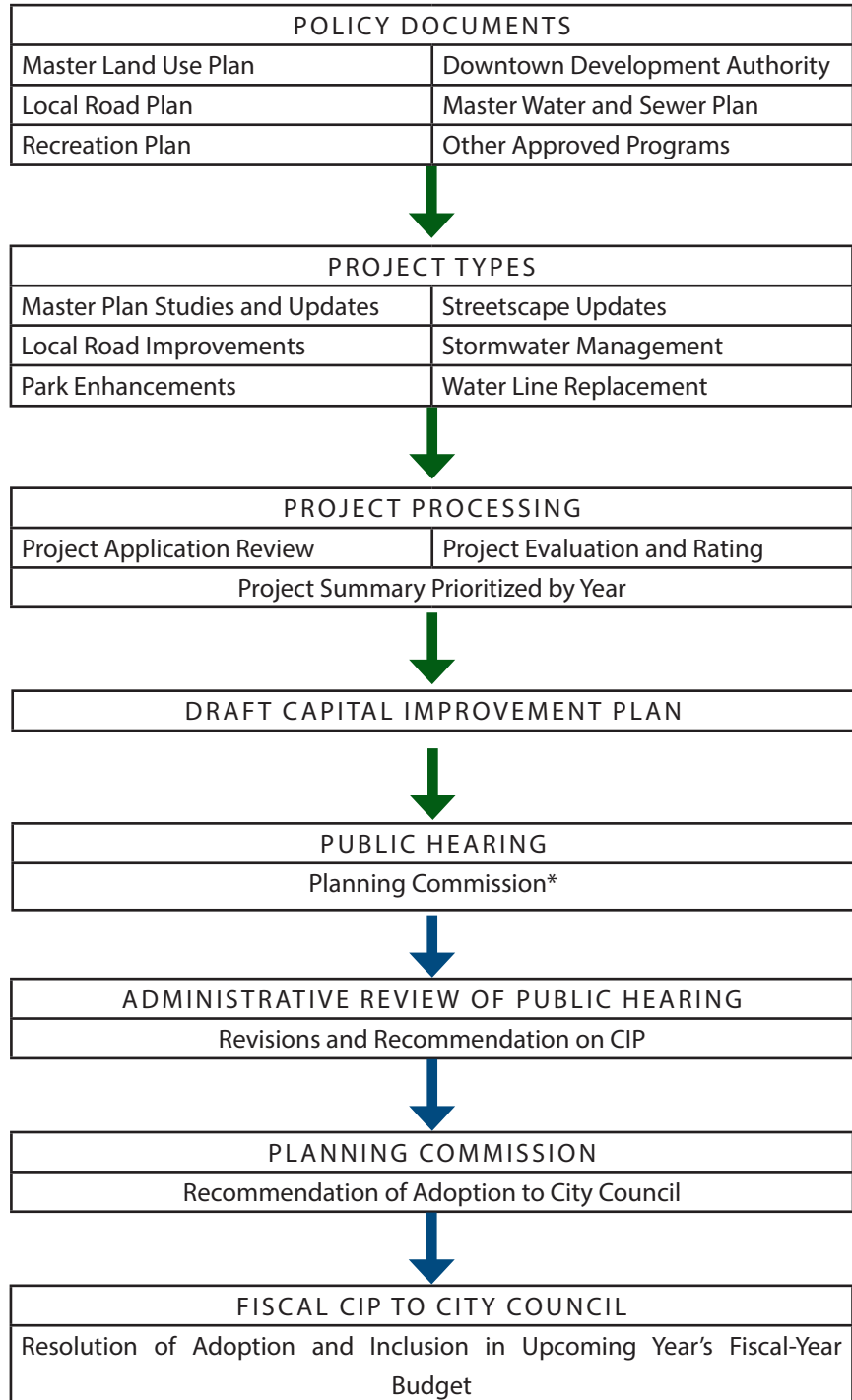
2. **DATA COMPILATION.** The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the City's share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.



Lathrup Village welcome sign (Giffels Webster, 2020)

3. CIP ADOPTION PROCESS. The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the City Planning Commission (via a formal recommendation for approval to the City Council), and forwarded to the City Council for adoption. Adoption of the CIP by the City Council does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year's capital projects budget. An outline of the process is displayed in Figure 2.

Figure 2 - CIP Adoption Process



Project Inventory

Below is a summarized list of all projects considered for the Capital Improvement Plan. Project details are shown on the following pages; they can also be viewed online via the [Interactive CIP Dashboard Map](#). Changes from 2023-2028 CIP are provided as applicable. New items added in are marked with an asterisks (*) in the tables below.

Project Number	Name	Fiscal year start	Funding source	Total
Administrative (AD)				
AD24-01	Remote Cameras - Cable Department	2024	General Fund	\$7,798
AD24-02	City Hall Drinking Fountain Replacement*	2024	General Fund	\$6,000
AD24-03	Facility Condition & Needs Assessment*	2024	General Fund / Water-Sewer	\$35,000
AD Total				\$48,798
Department of Public Services (DPS)				
DPS24-01	2011 GMC Pickup - Plow Assembly*	2024	General Fund	\$7,500
DPS24-02	Painting - DPS Building	2024	General Fund	\$20,000
DPS24-03	Epoxy Floors	2024	General Fund	\$65,000
DPS24-04	Cement Blocks	2024	General Fund	\$5,000
DPS24-05	Concrete Slab	2024	General Fund	\$25,000
DPS24-06	Furnace Replacement	2024	General Fund	\$10,000
DPS24-07	Kitchen Remodel	2024	General Fund	\$6,000
DPS24-08	Bathroom(s) Remodel	2024	General Fund	\$6,000
DPS24-09	Parking Lot Replacement Phase 3	2024	General Fund	\$125,000
DPS24-10	Backhoe tractor	2024	General Fund	\$97,750
DPS24-11	City Hall Roof Repair	2024	General Fund	\$20,000
DPS24-12	Dump Truck	2024	General Fund	\$65,165
DPS24-13	Gutters and Downspout	2024	General Fund	\$10,000
DPS24-14	DPS Building Roof Repair	2024	General Fund	\$130,000
DPS24-15	Pick up Truck (plow ready)	2024	General Fund	\$51,750
DPS24-16	Building and Site Improvements	2024	General Fund	\$50,000
DPS24-17	Interior Garage Concrete Pavement	2024	General Fund	\$15,000
DPS24-18	Tow Behind Leaf Blower*	2025	General Fund	\$75,000
DPS24-19	Zero Turn Lawn Mower*	2025	General Fund	\$10,000
DPS24-20	Verkada - Camera/Door Lock License Fee*	2025-2026	General Fund	\$10,227.87
DPS Total				\$759,392.87

INTERACTIVE CIP DASHBOARD URL:

<https://oakgov.maps.arcgis.com/apps/opsdashboard/index.html#/45dd43a3429a404b9d8287f40d2e7d57>

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Downtown Development Authority (DDA)				
DDA24-01	Alleyway Improvements	2024	DDA General Fund	\$296,000
DDA24-02	City Hall Parking Lot Reconstruction	2025	DDA General Fund	\$350,000
DDA24-03	Bike Loops	2025	DDA General Fund	\$7,300
DDA24-04	Trash Receptacle Installation	2025	DDA General Fund	\$13,000
DDA24-05	HAWK Pedestrian Crossing	2025	DDA General Fund	\$100,000
DDA24-06	Alleyway Improvements*	2025	DDA General Fund	\$345,000
DDA24-07	Alleyway Improvements*	2026	DDA General Fund	\$350,000
DDA24-08	City Hall Monument Sign Conversion	2026	DDA General Fund	\$10,000
DDA Total				\$1,471,300
Parks and Recreation (P&R)				
PR24-01	Municipal Park Playscape Replacement	2024-2025	Senator Peters / Oakland County	\$625,000
PR24-02	Sarrackwood Park Playscape Replacement	2026	Grant	\$400,000
PR24-03	Goldengate Park Playscape Replacement	2026	General Fund	\$400,000
P&R Total				\$1,425,000
Police				
P24-01	Ballistic Plate Carrier Upgrade	2024	Police	\$15,000
P24-02	In-Car Video System Replacement	2024	Police	\$27,000
P24-03	Power DMS Annual Accreditation Subscription	2024	TBD	\$5,222
P24-04	Chief and Detective Bureau Vehicles	2024	General Fund	\$74,000
P24-05	Police Station Remodel or New Build	2025	General Fund	\$1,800,000
P24-06	Patrol Vehicle	2025	General Fund	\$65,000 - \$70,000
P24-07	Axon Taser - Replacement	2024 - 2029	General Fund	\$52,222.53
Police Total				\$2,043,444.53
Roads				
R24-01	2024 EB/WB 11 Mile Road Resurface (RCOC) Southfield Road to 1,000' west	2024	Major Road	\$175,000
R24-02	Southfield Road Resurfacing (11 Mile to 12 Mile Roads)	2024	General Fund / Major Road / DDA / Tri-Party	\$440,000 City Share: \$146,000
R24-03	Eastbound 11 Mile Resurfacing (Southfield Road to On-Ramp)	2025	General Fund / Fed Grant / Major Rd	\$307,000
R24-04	Lincoln Drive east reconstruction	2026	Major Road	\$450,000
R24-05	Eastbound and Westbound 11 Mile Road Resurfacing	2027	General Fund / Major Road	\$750,000
R24-06	Southfield Rd. Reconstruction (Meadowood to Cambridge)	2027	Grant / CIP	\$2,650,000
Roads Total				\$4,772,000

INTERACTIVE CIP DASHBOARD URL:

<https://oakgov.maps.arcgis.com/apps/opsdashboard/index.html#/45dd43a3429a404b9d8287f40d2e7d57>

Project Inventory - continued

Project Number	Name	Fiscal year start	Funding source	Total
Sanitary and Storm Sewer				
S24-01	2024 - 2025 Manhole Installation	2024	CIP Bond	\$200,000
S24-02	Sanitary Retention Tank Upgrades	2024	CIP Bond	\$858,000
S24-03	2025 Sanitary Sewer CCTV	2025	Water / Sewer	\$200,000
S24-04	Storm Sewer Improvements & Repairs	2025	CIP Bond	\$150,000
S24-05	2026 Sanitary Sewer Improvements	2026	Water / Sewer	\$200,000
S24-06	2027 Sanitary Sewer Improvements	2027	Water / Sewer	\$200,000
S24-07	2028 Sanitary Sewer Improvements	2028	Water / Sewer	\$200,000
Sanitary and Storm Total				\$1,988,000
Water				
W24-01	Lead and Copper Service Abatement	2024	CIP Bond Issue	\$100,000
W24-02	Lead and Copper Interior Inspections	2024	CIP Bond Issue	\$50,000
W24-03	Fire Hydrants Replacement / Refurbish	2024	CIP Bond Issue	\$210,000
W24-04	Gate Valve Replacement	2024	CIP Bond Issue	\$250,000
W24-05	Residential Water Meter Telemetry	2024	CIP Bond Issue	\$120,000
W24-06	2024 Water Main Replacement	2024	Water / Sewer	\$489,000
W24-07	2025 Water Main Replacement	2025	Water / Sewer	\$681,500
W24-08	Lead & Copper Abatement	2025	Water / Sewer	\$50,000
W24-09	2026 Water Main Replacement	2026	Water / Sewer	\$1,080,000
W24-10	2027 Water Main Replacement	2027	Water / Sewer	\$980,000
W24-11	2028 Water Main Replacement	2028	Water / Sewer	\$1,312,000
W24-12	2029 Water Main Replacement	2029	Water / Sewer	\$750,000
W24-13	2030 Water Main Replacement	2030	Water / Sewer	\$500,000
W24-14	Water Main Replacement (31-32)	2031	Water / Sewer	\$500,000
Water Total				\$7,062,500

INTERACTIVE CIP DASHBOARD URL:

<https://oakgov.maps.arcgis.com/apps/opsdashboard/index.html#/45dd43a3429a404b9d8287f40d2e7d57>

Administrative

New to the 2024 CIP is a focus on a needs assessment for prioritizing CIP and maintenance and the allocation of operating budgets. Also new is the replacement of the aging drinking fountains at City Hall. Carried over from the 2023 CIP is the new camera equipment to replace obsolete equipment and improve services by the Cable department. It is expected that the new equipment would contribute to the long term needs of the community for up to 30 years.

AD24-01		Remote Cameras - Cable Department
Project Year:	2024	New cameras will save labor fees for Council chamber meetings. Current equipment is identified as obsolete.
Estimated Cost:	\$7,798	
Funding Source:	General Fund	
Ranking:	TBD	
AD24-02		City Hall Drinking Fountain Replacement*
Project Year:	2024	Replacement of four (4) aged wall-mounted drinking fountains throughout City Hall. This would include three (3) fountain/bottle filling stations, one (1) standard fountain, and installation expense.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	TBD	
AD24-03		Facility Condition and Needs Assessment*
Project Year:	2024	As City facilities continue to age, the City should utilize qualified consultants to provide a facility condition and needs assessment (FCNA) of the existing City Hall and DPW facilities. The analysis would be utilized for prioritizing CIP and maintenance requirements as well as assisting with allocating operating budgets. The review would include exterior/interior systems, fire/life safety, HVAC, electrical, plumbing, and specialized equipment and systems.
Estimated Cost:	\$35,000	
Funding Source:	General Fund / Water-Sewer	
Ranking:	TBD	

Department of Public Services

Lathrup Village has maintained a contract with the private company Lathrup Services to manage all of its public service provisions. Services such as water main repair, snow plowing, landscaping and general maintenance and repairs fall into this category. The truck plow assembly package, leaf blower, lawn mower, and Verkada surveillance camera license fee are new items for 2024.

DPS24-01		2011 GMC Pickup - Plow Assembly*
Project Year:	2024	The City's current 2011 GMC pickup does not include a plow package, thus limiting its usefulness during the winter months. The plow assembly package would allow the City to retrofit one of its vehicles to give it the added benefit to be added to the winter fleet rotation.
Estimated Cost:	\$7,500	
Funding Source:	General Fund	
Ranking:	4	
DPS24-02		Painting DPS Building
Project Year:	2024	The building is ready for a new paint job inside and out.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	16	
DPS24-03		Epoxy Floors
Project Year:	2024	Epoxy floors throughout the entire building will keep office and shop floors clean. The carpet is very dirty and worn out - remove and replace with epoxy.
Estimated Cost:	\$65,000	
Funding Source:	General Fund	
Ranking:	13	
DPS24-04		Cement Blocks
Project Year:	2024	Improve yard and organization. Only have three bays to work with. Extra materials used for projects and dumped anywhere in yard.
Estimated Cost:	\$5,000	
Funding Source:	General Fund	
Ranking:	8	
DPS24-05		Concrete Slab
Project Year:	2024	Interior of DPS building is dirt and needs to be replaced with concrete for a cleaner environment.
Estimated Cost:	\$25,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-06		Furnace Replacement
Project Year:	2024	Furnace at DPS building is old and needs to be replaced.
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	3	

Department of Public Services

DPS24-07		Kitchen Remodel
Project Year:	2024	Kitchen is not in good shape and needs to be replaced. Remove and replace old equipment and carpet.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	15	
DPS24-08		Bathroom(s) Remodel
Project Year:	2024	The bathrooms at the DPS building are in bad shape and in need of remodel.
Estimated Cost:	\$6,000	
Funding Source:	General Fund	
Ranking:	14	
DPS24-09		Parking Lot Replacement Phase 3
Project Year:	2024	Repave the northern portion of the parking lot and westerly drive patch.
Estimated Cost:	125,000	
Funding Source:	General Fund	
Ranking:	11	
DPS24-10		Backhoe Tractor
Project Year:	2024	Current tractor is 13 years old and in need of replacement.
Estimated Cost:	\$97,750	
Funding Source:	General Fund	
Ranking:	2	
DPS24-11		City Hall Roof Repair
Project Year:	2024	Roof leaks in several areas in the Community Room.
Estimated Cost:	\$20,000	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-12		Dump Truck
Project Year:	2024	Dump Truck in need of replacement it is 12 years old - no floor panel make current one very dangerous
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:		
DPS24-13		Gutters & Downspout
Project Year:	2024	Gutters are broken and are in need of replacement
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking	12	

Department of Public Services

DPS24-14		DPS Building Roof Repair
Project Year:	2024	DPS building is in bad shape, it is leaking in many spots and might need an entire roof replacement
Estimated Cost:	\$130,000	
Funding Source:	General Fund	
Ranking	13	
DPS24-15		Pick Up Truck (plow ready)
Project Year:	2024	The DPS truck is in poor condition and in need of replacement.
Estimated Cost:	\$51,750	
Funding Source:	General Fund	
Ranking	1	
DPS24-16		Building and Site Improvements
Project Year:	2024	Dump Truck in need of replacement it is 12 years old - no floor panel make current one very dangerous
Estimated Cost:	\$65,165	
Funding Source:	General Fund	
Ranking:	TBD	
DPS24-17		Interior Garage Concrete Pavement
Project Year:	2024	Concrete paving of garage interior.
Estimated Cost:	\$15,000	
Funding Source:	General Fund	
Ranking:	10	
DPS24-18		Tow Behind Leaf Blower*
Project Year:	2025	The Department of Public Works utilizes tow-behind leaf loaders for yearly leaf pickups. The City currently has three (3) units with one (1) of the units past its useful life and currently out of service. While the City service can continue with two (2) units, the rate of service declines greatly, especially if a crew is pulled to another assignment.
Estimated Cost:	\$75,000	
Funding Source:	General Fund	
Ranking:	6	
DPS24-19		Zero Turn Lawn Mower*
Project Year:	2025	The City's current zero turn lawnmower is seven (7) years old and at the end of its useful life as it needs consistent maintenance to function throughout the mowing season. This purchase of a commercial grade zero turn lawnmower would replace our current equipment and allow for continued service during the season.
Estimated Cost:	\$10,000	
Funding Source:	General Fund	
Ranking:	5	
DPS24-20		Verkada - Camera / Door Lock License Fee*
Project Year:	2025-2026	Verkada surveillance camera license fee will expire in August of 2025 and door lock license fee expires in Jan of 2027. IF the City would like to continue using these products we will need to renew the license.
Estimated Cost:	\$10,227.87	
Funding Source:	General Fund	
Ranking:	TBD	
		3yr license - 27 cameras = 10,227.87 5yr license - 27 cameras = 16,748.37 10yr license - 27 cameras = 33,515.37

Downtown Development Authority

The DDA has proposed improvements to Southfield Road at the gateways to the City as incremental improvements while the Southfield Road improvement project awaits federal funding priority. These projects will bolster economic development efforts to keep Lathrup Village competitive and attractive for business development. Improvements to alleyways in 2025 and 2026 are new to the 2024 CIP.

DDA24-01		Alleyway Improvements
Project Year:	2024	Repair and/or reconstruct deteriorated alleyways and approaches, using the Alleyway Assessment conducted by the city's engineers.
Estimated Cost:	\$296,000	
Funding Source:	DDA	
Ranking:	TBD	
DDA24-02		City Hall Parking Lot Reconstruction
Project Year:	2025	Reconstruct the existing asphalt parking lot with spot curb and gutter repairs, ADA compliant walks, new asphalt parking surface, and pavement markings.
Estimated Cost:	\$350,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	This is part of a larger project to renovate municipal grounds which also includes new landscaping around City Hall & installing a new play structure. Total Project Cost is \$807,264



Existing Light pole banner on Southfield Road (Giffels Webster, 2020)

Downtown Development Authority

DDA24-03		Bike Loops
Project Year:	2025	To help encourage cycling and cycling safety in the City and downtown, bike loops should be installed. Although there are bike loops at City Hall, there are none located close to the north and south entrances. Seven locations, including City Hall, have been identified for areas to install bike loops.
Estimated Cost:	\$7,300	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-04		Trash Receptacle Installation
Project Year:	2025	Installation of trash and recycling receptacles in the Downtown District, with six in the northern half of the district and four in the southern portion. Each receptacle has a compartment for garbage and recycling.
Estimated Cost:	\$13,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-05		HAWK Pedestrian Crossing
Project Year:	2025	This project involves the installation of 3 HAWK/Pedestrian Hybrid Beacons. These will dramatically improve the safety of those wishing to cross Southfield Road and will enhance the connectivity of the community. Approval by RCOC for installation near Margate Ave.
Estimated Cost:	\$100,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-06		Alleyway Improvements*
Project year:	2025	Reconstruct alleys and approaches per DDA CIP.
Estimated Cost:	\$345,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-07		Alleyway Improvements*
Project year:	2026	Reconstruct alleys and approaches per DDA CIP.
Estimated cost:	\$350,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	
DDA24-08		City Hall Monument Sign Conversion
Project year:	2026	Convert the existing monument sign to a digital message board.
Estimated Cost:	\$10,000	
Funding Source:	DDA General Fund	
Ranking:	TBD	

Parks and Recreation

The Recreation Department includes upgrades to City Parks, Community Room, and Fitness Center. The City’s parks are in need of restoration and upgrades to maintain safety and accessibility. Several parks are in need of additional wood chips and landscaping around play equipment in order to ensure safety of use. Drainage improvements around recreational amenities are needed to reduce instances of standing water and to protect accessibility. The Goldengate, Sarrackwood, and municipal park playgrounds have all been moved ahead from the 2023-2028 CIP.

PR24-01		Municipal Park Playscape Replacement
Project Year:	2024-2025	The playground equipment at Municipal Park has reached the end of its usable life. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in a community. As the hub of community activities and events, an inclusive and accessible playscape is a necessity at Municipal Park.
Estimated Cost:	\$625,000	
Funding Source:	Senator Peters	
Ranking:	TBD	
PR24-02		Sarrackwood Park Playscape Replacement
Project Year:	2026	The playground equipment at Sarrackwood Park has reached the end of its usable life. Since its installation, great strides have been made in creating an inclusive playscape to meet the needs of all children in the community. Maintaining clean and safe playgrounds is a hallmark of desirable neighborhoods, assisting with retaining current residents and attracting new ones.
Estimated Cost:	\$400,000	
Funding Source:	Grant	
Ranking:	TBD	
PR24-03		Goldengate Park Playscape Replacement
Project Year:	2026	The playground equipment at Goldengate Park is not inclusive equipment. Since its installation, great strides have been made in creating inclusive playscapes to meet the needs of all children in the community. Additionally, Goldengate is currently the sole park that services the southern half of the city. Having accessible equipment in the only park on the south side of the city is necessary.
Estimated Cost:	\$400,000	
Funding Source:	Grant	
Ranking:	TBD	

Police

The Lathrup Village Police Department offers full policing services to its residents including routine patrol, traffic enforcement, detective services, community relations, and other specialized functions. Lathrup Village holds the distinction of being one of Oakland County’s safest cities. The Axon Taser replacement is a new item for the 2024-2029 CIP.

PD24-01		Ballistic Plate Carrier Upgrade
Project Year:	2024	Ballistic plate carrier upgrade for active shooter situations which can be added to the bulletproof vest for emergency situations.
Estimated Cost:	\$15,000	
Funding Source:	Police	
Ranking:	TBD	
PD24-02		Watchguard (In-Car Video)
Project Year:	2024	In-car video system replacement (GTek). The current system is out of warranty. A one-year warranty for all equipment can be purchased for \$3,200.
Estimated Cost:	\$27,000	
Funding Source:	Police	
Ranking:	TBD	
PD24-03		Power DMS Annual Accreditation Subscription
Project Year:	2024	
Estimated Cost:	\$5,222	
Funding Source:	TBD	
Ranking:	TBD	
PD24-04		Chief and Detective Bureau Vehicles
Project Year	2024-2025	Replacement of the Chief and Detective vehicles, which currently have 125,000 miles on each vehicle. Send these vehicles to auction will result in a higher auction value verses the potential increase in maintenance costs. I am requesting to purchase one vehicle this year and a second vehicle next year.
Estimated Cost:	\$74,000	
Funding Source:	General Fund	
Ranking:	TBD	
PD24-05		Police Station Remodel or New Build
Project Year:	2024	The police department is in desperate need of a new facility to address all of the needs of personnel and the changing environment of police standards and recruitment.
Estimated Cost:	\$1.8 MM	
Funding Source:	General Fund	
Ranking:	TBD	
PD24-06		Patrol Vehicle
Project Year:	2025	Chevy Tahoe patrol vehicle - Replace due to hours of service and mileage. This will need to include purchase of the vehicle, equipment change over and the purchase of new equipment for new model year
Estimated Cost:	\$65,000-\$70,000	
Funding Source:	General Fund	
Ranking:	TBD	

Police

PB24-07		Axon Taser - Replacement
Project Year:	2024-2029	The current department tasers are at the end of their life cycle which expires on 8/1/24. We will need to purchase new tasers to give our officers a less than lethal option for compliance while detaining/arresting subjects.
Estimated Cost:	\$52,222.53	
Funding Source:	General Fund	
Ranking:	TBD	

Roads

The City of Lathrup Village has 26.2 total miles of roads, of which 7.36 miles are major streets and 18.84 miles are considered local roads. In November 2020, Lathrup Village voters passed a millage for road repair to address the urgent needs of the transportation system. The millage funds a three-year project beginning in the spring of 2021 and was completed in the fall of 2023. The project is being paid for by the issuance of a bond and will be paid back over 10 years with an average millage rate of 3.9176 mills. Due to the significant cost savings, this project includes limited ditch grading, culvert replacement, and culvert cleaning. These additional tasks will ensure that the new roads will achieve their maximum lifespan and improve the flooding after moderate to significant rains.

R24-01		EB/WB 11 Mile Rd. RCOC, Southfield Rd. to 1,000 ft. West
Project Year:	2024	Resurfacing local roads with any remaining bond issue funds (TBD after 2023 project). This is an estimate of what may be available.
Estimated Cost:	\$175,000	
Funding Source:	Major Road	
Ranking:	TBD	
R24-02		Southfield Road Resurfacing (11 Mile Rd. to 12 Mile Rd.)
Project Year:	2024	RCOC is resurfacing Southfield Road from 11 to 12 Mile Roads. The City is responsible for 10%. Using Tri-Party funding would cost the city \$146,000.
Estimated Cost:	\$146,000	
Funding Source:	General Fund / Major Road / DDA / Tri-Party	
Ranking:	TBD	
R24-03		Eastbound 11 Mile Resurfacing (Southfield Road to on-ramp)
Project Year:	2025	Resurfacing of 11 Mile from Southfield Road to the east city limits; eastbound. Estimated cost of \$520,00 includes a \$213,000 grant (added 20% inflation).
Estimated Cost:	\$307,000	
Funding Source:	General Fund / Federal Grant	
Ranking:	TBD	
R24-04		Lincoln Dr. East Reconstruction
Project Year:	2026	
Estimated Cost:	\$450,000	
Funding Source:	Gen Fund / Fed Grant / Major Rd	
Ranking:	TBD	
R24-05		Eastbound and Westbound 11 Mile Road Resurfacing
Project Year:	2027	Resurfacing eastbound 11 Mile Road from Santa Barbara to Southfield and westbound from Southfield to Evergreen Road. Estimate a 2 mill and overlay.
Estimated Cost:	\$750,000	
Funding Source:	General Fund / Major Road	
Ranking:	TBD	

Roads

R24-07		Southfield Road Reconstruction (Meadowbrook to Cambridge)
Project Year:	2007	
Estimated Cost:	\$2,650,000	
Funding Source:	Grant / CIP Funding	
Ranking:	TBD	

ROADS		
Total Number	25.8 miles (approx.)	
2023 Paser Rating	Poor	6.32 miles (60%)
	Fair	4.41 miles (17%)
	Good	6.21 miles (24%)
	Excellent	8.90 miles (34.5%)
Total in Need of Repair	6.32 miles to 10.72 miles (24.5 to 41.6%)	
Repairs to Date (2021 through 2023)		
Reconstructed	3.90 miles	
Rehabilitated	4.24 miles	
Paved Gravel	0.49 miles	
Repairs Planned (2024 through 2029)		
Resurfacing	1.85 miles	
Total Cost (excl. Southfield Road)	\$1.5 million	

Sanitary and Storm Sewer

SANITARY SEWER

The Lathrup Village sanitary sewer system consists of approximately 145,000 linear feet (lft) of sewers ranging in size from 8 inches to 24 inches in diameter. Of the 145,000 lft of sewer, the older portion of the system is comprised of approximately 118,900 (82%) of vitrified clay pipe, while the newer portion of the system is comprised of approximately 26,100 (18%) lft of concrete pipe. Constructed in the 1920's as a combined sewer system, the City converted it to a dedicated sanitary sewer system in the 1960's (meaning that storm water and sanitary water are not permitted to mix). It is believed that all residents and businesses within the City are connected to the sanitary sewer and there are no known active septic systems. Since the City of Lathrup Village reached its full development capacity, the sanitary sewer system covers the entire city with no need for expansion.

During the construction of I-696, the system was severed and divided into a northern and a southern system that are metered and discharged into the Evergreen Farmington Sewage Disposal System (EFSDS). The sewer system north of I-696 is routed to a 3-million-gallon retention tank which is located at the west end of Sunnybrook, near Evergreen Road north of I-696. This facility is currently receiving significant maintenance and repair in order to safeguard the operation of the system.

Lathrup Village has invested heavily over the past couple of decades in its sanitary sewer system. As a result, the system is in good condition, but it does require maintenance to keep it from degrading. In the fall of 2020, the City invested in having 30,000 linear feet of sewer pipe inspected via closed circuit television. As a result of this process, the assessment of approximately 11,000 linear feet of sanitary sewers have been lined at a cost of \$664,000 through a CIP Bond.

Sanitary Retention Tank

Lathrup Village has its own sanitary retention tank that is used to store inflow from the sanitary sewer system when the inflow rate is greater than the rate at which we are permitted to outflow to the Evergreen-Farmington Sewer Disposal System (EFSDS). In the past, there have been instances where the retention tank has filled up and the City was forced to allow the tank to overflow. As a result, the City is under a Consent Decree from the Michigan Department of Environment, Great Lakes and Energy (EGLE). In 2019, the City outsourced the operations and maintenance of the retention tank to the Oakland County Water Resource Commission (OCWRC). The County has notified us that the retention tank requires approximately \$500,000 in maintenance and repairs for safety and upgrades in order to obtain compliance with the Consent Decree.

SANITARY SEWER		
Total Number	27.5 miles (approx.)	
Size	8" - 24" diameter	
Material	Vetrified Clay	22.5 miles (82%)
	Concrete	4.90 miles (18%)
LFT of Sewer Lined (1994 - 2023)	13.92 miles (50%)	
Repairs to Date (2021 through 2023)		
Reconstructed	3.90 miles	
Rehabilitated	4.24 miles	
Paved Gravel	0.49 miles	
Repairs Planned (2024 through 2029)		
Resurfacing	1.85 miles	
Total Cost (excl. Southfield Road)	\$1.5 million	

Sanitary and Storm Sewer

STORM SEWER

Of the four infrastructure categories of public infrastructure (sanitary sewer, storm sewer, roads, and water), the City’s storm sewer system has received the least amount of resources and attention in the last decade. Upkeep of ditches, culverts, and drains found in the right-of-way is, by City ordinance, the responsibility of the adjoining property owner.

For many blocks, ditches have not been properly maintained and the culverts have become damaged or have been shifted by the freeze/thaw cycle rendering them unable to perform their function. The result is a storm system that functions at a level below full capacity and leaves standing water in ditches for days following rainstorms. Poor maintenance on culverts have left them slow to drain or impassible, preventing storm water from reaching the proper drains which send water to the Rouge River. The current state of the storm and ditch system impacts the subsurface ground water levels and the volume of flow in the City’s sanitary sewer system.

In 2022, the City contracted for the cleaning, televising, and assessment of 50,000 linear feet of storm sewers. There are no new items in this CIP and all previous items are moved ahead.

SS24-01		2025 Manhole Installation
Project Year:	2024	Install 1 to 20 sanitary manholes at sewer sections with no upper end manhole.
Estimated Cost:	\$200,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	
SS24-02		Sanitary Retention Tank Upgrades
Project Year:	2024	
Estimated Cost:	\$858,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
SS24-03		2025 Sanitary Sewer CCTV
Project Year:	2025	Clean, televise, and assess approximately 30,000 linear feet of miscellaneous sanitary sewer sections throughout the city.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS24-04		Storm Sewer Improvements & Repair
Project Year:	2025	
Estimated Cost:	\$150,000	
Funding Source:	CIP Bond	
Ranking:	TBD	

Sanitary and Storm Sewer

SS24-05		2026 Sanitary Sewer Improvements
Project Year:	2026	Budget for sanitary sewer repairs required based on the 2025 Sanitary CCTV assessment.
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS24-06		2027 Sanitary Sewer Improvements
Project Year:	2027	
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
SS24-07		2028 Sanitary Sewer Improvements
Project Year:	2028	
Estimated Cost:	\$200,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	

Water

Lathrup Village has approximately 31 miles of water main. Of that mileage, 17 miles of water main were installed prior to 1930 with the remaining 14 miles originally installed prior to 1972. The expected useful life of a water main is approximately 50 years. Because most of the system has already significantly outlived its useful life, the City experiences a much larger than expected number of costly water main breaks each year.

The City has been addressing this issue on an ongoing basis. In the fall of 2020, the City completed the Santa Barbara water main project, which installed about a mile of new water main to increase pressure and volume to the west side of the City. However, a large portion of the water system still needs to be replaced. As discussed in a prior recommendation, the opportune time to replace water mains is simultaneous to road replacement. This dramatically reduces the cost of water main replacement and also eliminates any need to damage existing roadway in order to replace a water main. The residents recently approved a three-year road replacement project and it is recommended that the City replace as much water main as possible during this three-year project. By the end of 2023, the City completed the replacement of 7,700 linear feet of water main since 2021.

WATER MAINS		
Total Mileage	32.62 miles	
Useful Life	50 years	
Age	Before 1930	15.6 miles
	1931 – 1958	3.16 miles
	1959 – 1972	5.42 miles
	1973 – 2000	4.69 miles
	2000 – 2023	3.75 miles
Total in Need of Replacement	Approx. 15.6 miles (48%)	
Replacements to Date		
2018 through 2020	7,211 linear feet (1.4 miles): 4.5%	
2021 through 2023	7,700 linear feet (1.45 miles): 4.7%	
Replacements Planned		
2024 through 2029	12,035 linear feet (2.3 miles): 7.4%	

Water

Fire Hydrants.

Lathrup Village has approximately 243 fire hydrants and approximately 60% of those were installed prior to 1930. The City estimates that 120 hydrants need to be replaced or refurbished in order to provide optimal functionality should their use be required to extinguish a fire. It is estimated that 60 hydrants will need to be replaced and 60 will be able to be refurbished. The estimated cost per hydrant is \$4,540. This equates to a total project cost of \$545,000. Completing this project (along with water main improvements) will help to improve safety and ultimately improve the City's fire rating, which should result in lower insurance rates for businesses and residents. By the end of 2023, the City has replaced 80 hydrants and installed 20 new hydrants.

FIRE HYDRANTS		
Total Number	243 (approx.)	
Age	94+ years	145 (60%)
Total in Need of Replacement	120 (49%) 60 replaced, 60 refurbished	
Estimated Cost per Hydrant	\$4,540	
Estimated Total Cost	\$545,000 (ea. x 120)	
Replacements to Date (2021 through 2023)		
Refurbished	2	
Replaced	80	
New Installs	20	
Replacements Planned		
2024 through 2029	20	

Water

Water Main Gate Valves.

Gate valves are used to provide isolation capability for water mains. When water mains require maintenance or repair, a gate valve can be closed to shut off the water supply to the water main in question. Lathrup Village has over 300 gate valves of which 60% were installed prior to 1930. Due to their age, a large number of these gate valves no longer function. This is a huge problem, especially because of the large number of water main breaks the City experiences every year. In many instances, when a water main breaks, the contractor cannot shut off the water upstream because of a non-functioning gate valve. This means the repair must be done under pressure, which results in added expense for the repair, additional time that residents are without water, excessive water loss for which the City is liable, and safety risk for the water department staff. The City Engineer estimates that 162 gate valves require replacement. The cost of each replacement is estimated to be \$5,925, which equates to \$960,000 for the entire project. The 2021 CIP had plans to replace 54 gate valves per year for the next three years. By the end of 2023, the City has refurbished 99 gate valves and installed 32 new valves.

Distribution Service Material Inventory (DSMI) and Lead\Galvanized Water Service Abatement.

In response to the Flint water crisis, the State of Michigan adopted a variety of new regulations related to lead in the water system. As a result of these regulations, by 2025, the City is required to identify the material of all water service pipes leading into all homes and businesses in the City. Any service line that consists of lead or galvanized steel is required to be replaced with the cost born completely by the City. Starting in 2021, the City must replace a minimum of 5% of its lead/galvanized service lines each year for the next 20 years.

WATER MAIN VALVES		
Total Number	303 (approx.)	
Age	94+ years	180 (59%)
	< 94 years	120 (40%)
Total (est.) in Need of Replacement	162 (53%)	
Replacements to Date (2021 through 2023)		
Refurbished	99	
Replaced	0	
New Installs	32	
Replacements Planned		
2024 through 2029	51	

Water

Lead and Copper Exterior Identification.

Service line material verification is required at both the water stop box (usually by the sidewalk in front of each home) and where the water service physically enters the home/business. The City has already launched a self-identification campaign for residents to identify the material inside their homes and businesses. Identifying the material at the stop box is a significantly more intensive process. It requires digging five feet down on both sides of the stop box and visually inspecting the pipes leading to and going from the stop box for 18 inches on each side. The estimated cost for each stop box identification is \$650. This estimate includes repairing the sidewalk when it is damaged during the identification process. In addition, most of the stop boxes in the City are over 75 years old and do not function well or at all. Because most of the work to replace the stop box will already be completed in the identification process, it is the opportune time to replace these old and failing devices. The additional cost to replace each stop box is \$75, bringing the total cost to \$725 per water service line. The City was required to verify 315 randomly generated services. At the end of 2023, all 315 excavations have been complete and only 4 lead or galvanized services were found. The City received nearly \$232,000 in grant money from EGLE to cover the expense of this project.

In addition, the City will be required to replace the lead and galvanized lines that are identified via the aforementioned methods. The cost of this abatement is estimated to run about \$4,500 to \$5,000 per line. While there is no way to accurately estimate how many lead and galvanized lines there are in the City, it does appear to be relatively low. The CIP is budgeting approximately \$500,000 to be utilized for this abatement. At the end of 2023, 24 water services have been abated.

Water Loss and Water Meters.

Over the last five to ten years, the City has had larger than expected water losses. Lathrup Village purchases its water from Southeast Oakland County Water Authority (SOCWA), who meters the volume that the entire City uses. The City, in turn, bills residents and businesses based upon their individual metered usage. The City had been experiencing 40% water loss for several years. The City found a leak in the high school athletic fields and identified commercial properties that were not properly metered. Since resolving these issues, the City's water loss has been less than 5%.

Water

W24-01		Lead & Copper Service Abatement
Project Year:	2024	Budget for lead or galvanized service abatement (estimated 15 services per year). Confirm after internal inspections.
Estimated Cost:	\$100,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W24-02		Lead & Copper Interior Inspections
Project Year:	2024	Communities across the state are required to identify the interior water service lines by October 1, 2024. While the City has made some progress, the City will contract to have the interior inspections done.
Estimated Cost:	\$50,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	
W24-03		Fire Hydrants Replacement / Refurbish
Project Year:	2024	Refurbish and install the remaining 1 to 45 hydrants.
Estimated Cost:	\$210,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W24-04		Gate Valve Replacement
Project Year:	2024	The City's gate valves are very old and do not close correctly. Refurbish/install the remaining 1-42 valves.
Estimated Cost:	\$250,000	
Funding Source:	CIP Bond	
Ranking:	TBD	
W24-05		Residential Water Meter Telemetry
Project Year:	2024	Install upgraded telemetry and software for reading residential water meters.
Estimated Cost:	\$120,000	
Funding Source:	CIP Bond Issue	
Ranking:	TBD	
W24-06		2024 Water Main Replacement
Project Year:	2024	Replace approximately 1,500 linear feet of water mains on four dead-end streets: Roseland, Avilla, Redwood, & Catalpa.
Estimated Cost:	\$489,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-07		2025 Water Main Replacement
Project Year:	2025	Replace approximately 2,500 linear feet of water main on various streets south of I-696.
Estimated Cost:	\$681,500	
Funding Source:	Water / Sewer	
Ranking:	TBD	

Water

W24-08		Lead & Copper Abatement
Project Year:	2025	
Estimated Cost:	\$50,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-09		2026 Water Main Replacement
Project Year:	2026	Replace approximately 2,400 linear square feet of water main on the east side of Southfield Road (Lincoln to 11 Mile).
Estimated Cost:	\$1,080,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-10		2027 Water Main Replacement
Project Year:	2027	Replace approximately 2,800 linear feet of water main on El Dorado Blvd.
Estimated Cost:	\$980,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-11		2028 Water Main Replacement
Project Year:	2028	Replace 2,700 linear feet of water main on the east side of Southfield Road (California SW to 12 Mile Rd.).
Estimated Cost:	\$1,312,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-12		2029 Water Main Replacement
Project Year:	2029	Place holder for future water main projects.
Estimated Cost:	\$750,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-13		2030 Water Main Replacement
Project Year:	2030	Place holder for future water main projects.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	
W24-14		Water Main Replacement (31-32)
Project Year:	2031	Place holder for future water main projects.
Estimated Cost:	\$500,000	
Funding Source:	Water / Sewer	
Ranking:	TBD	





April 15, 2024

Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Special Land Use

Site: 26727 Southfield Road
Applicant: Village Square Market, Inc.
Plan Date: March 20, 2024
Zoning: CV Commercial Vehicular District
Parcel ID: 24-23-229-018; -029
Proposal: Gas station convenience store with alcohol sales: Special Land Use

Dear Planning Commissioners,

We have reviewed the site plan and special land use application and a summary of our findings is below.



REVIEW SUMMARY

The applicant requires a public hearing and approval by the Planning Commission and a recommendation for special land use approval to sell alcohol on the premises. Final action on the special use will be taken by City Council. In February of 2019, the Planning Commission approved a site plan and special land use request for the site to operate as a gas station in the Commercial Vehicular District. No changes to the approved site plan are proposed with this special land use request.

The standards for the Planning Commission to consider special land use, as related to this request, are outlined below.

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

As stated above, the site received special land use approval for a gas station in 2019, which, along with a convenience store, currently exists on the site. In order to sell alcoholic beverages in the Commercial Vehicular District, a Special Land Use application and approval by the Planning Commission and City Council is required. The applicant states the enhanced convenience for their gas and food customers will not result in additional traffic impact.

2. *Conformity with other regulations of the City.*

The site is found to be in compliance with other City ordinances.

3. *Location, intensity, and periods of operation.* The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village. The sale of alcohol at this site is for take-out purposes. The application does not state there will be on-site consumption of alcohol. The applicant states the hours of operation will be as follows:

Weekdays and Saturdays: 7:00 am. – 11:00 pm.

Sundays: 8:00 am – 11:00 pm.

Peak Hours Weekdays: 7:00 am. – 9:00 am. & 4:00 pm. – 9:00 pm.

Peal Hours Weekends: 12:00 pm. noon

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

The proposed sale of alcohol is not inconsistent with the use of convenience stores at gas stations, and therefore, is in line with sound community planning.

5. *Uses Character on Adverse Effects and Neighbors.*

There is no change proposed to the existing facility that is believed to result in a greater impact to the surrounding area, as food and beverage items are currently sold for take-out.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

This standard is likely met.

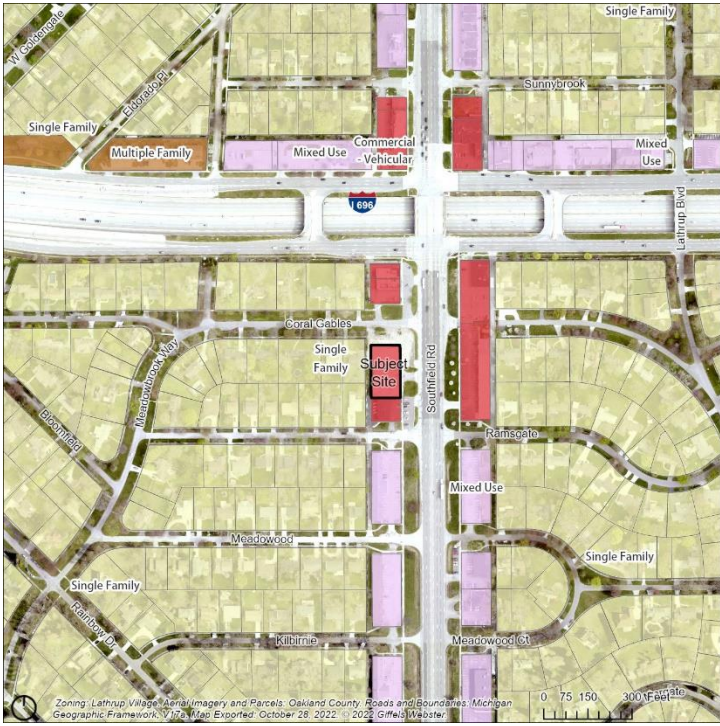
7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

8. *Demonstrated Need.* Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

The existing site will maintain the primary use as a gas station and convenience store. Alcohol sales will be incidental to the primary use.

Zoning.



We will look forward to discussing the special land use application with the Planning Commission on April 16, 2024.

Regards,

Giffels Webster

Jill S. Bahm
 Jill Bahm, AICP
 Partner

Eric M. Pietsch
 Eric Pietsch
 Senior Planner



City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600

A HERITAGE OF GOOD LIVING

Item 8D.

Office Use Only	
Date Submitted:	3/15/24
SLU Review Date:	
Public Hearing Date:	4/16/24

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information			
Project Name:	LV Petro LLC / BP Gas Station		
Subject Property Address:	26727 Southfield Rd. Lathrup Village, MI 48076		
Subject Property Parcel Number:	40-24-23.229.029		
Legal Description:			
Acreage:	Frontage (in feet):	Dimensions:	
Proposed Use:	Gas Station w/ carry-out & alcohol sales.		
Current Zoning:	Commercial Vehicle		

Applicant Information			
Name:	Village Square Market Inc. / Tarek Gayar		
Address:	24472 Northwestern Hwy Southfield	State:	MI Zip Code: 48075
Phone Number:	248 722 6660	Fax:	248 355 5921
Email Address:	tgayar@gmail.com		
Interest in Property:	owner		

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information			
Name:	LV Petro LLC / Village Square Market Inc.		
Address:	24472 Northwestern Hwy Southfield	State:	MI Zip Code: 48075
Phone Number:	248 722 6660	Fax:	248 355 5921
Email Address:	tgayar@gmail.com		
Description of Proof of Ownership Provided:			

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Please list the following information about your hours of operation.

Weekdays	7 AM to 11 PM
Weekends	Sunday 8 to 11 PM

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours Weekdays:	7 AM - 9 AM & 4 PM - 9 PM
Peak Hours Weekends:	Noon time

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

to the city, everything remain the same

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."

should be the same traffic rate
 We are adding more convenience to our gas customers, and food customers.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise			<input checked="" type="checkbox"/>
Dust or dirt			<input checked="" type="checkbox"/>
Lights, glare			<input checked="" type="checkbox"/>
Odors/Fumes			<input checked="" type="checkbox"/>
Pedestrian/Vehicle Traffic			<input checked="" type="checkbox"/>
Litter/Waste/Trash			<input checked="" type="checkbox"/>

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

--

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.

Yes No



Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

Will comply with sign ordinance, maintain same landscaping and Bldg Façade

Site Plan Information

Is there an existing site plan on file: Yes No Applying concurrently

If yes, when was site plan approval obtained? Feb. 24, 2019

Prepared By: Tarek Gayar

Street Address: 24472 Northwestern Hwy, Southfield State: MI Zip Code: 48075

Phone Number: Cell: 248 722 6660 Fax:

Email Address: tgayar@gmail.com

Application Checklist

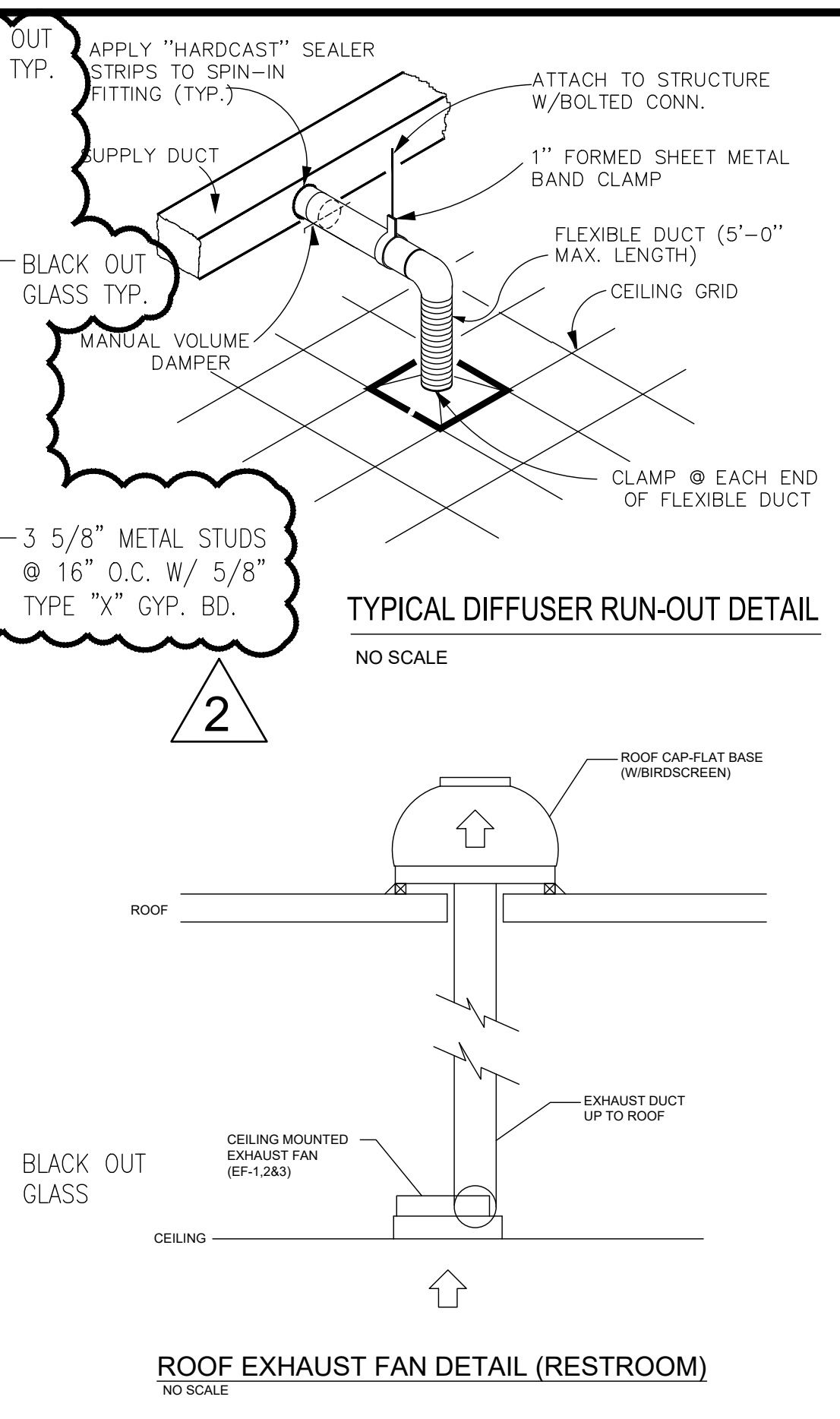
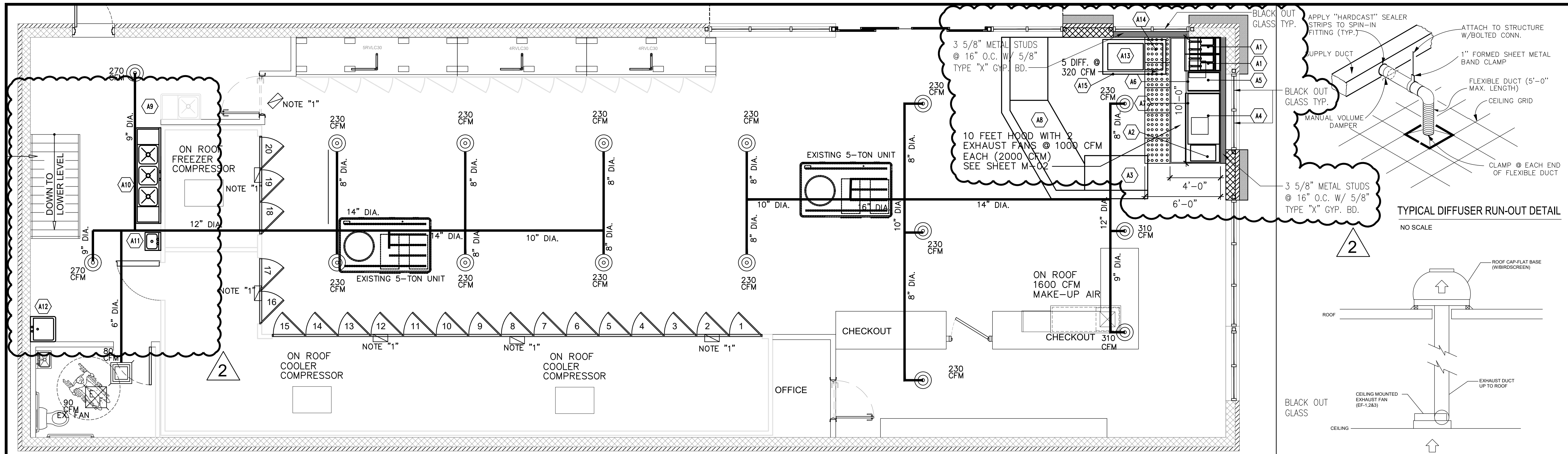
The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

- One (1) completed and signed copy of the Special Land Use application
- One (1) full-sized (24x36) set of the proposed or existing Site Plan
- PDF of complete special land use application materials
- Review Fee: \$1,750

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name	Tarek Gayar
Applicant's Signature	
Date:	3/15/2024
Property Owner's Printed Name	LV Retro LLC & Simon Village Square Market Inc
Property Owner's Signature	
Date:	3/15/2024



NOTE "1": PROVIDE 12X10 (120 SQ.IN.) OF WALL RETURN GRILLE 24" ABOVE COOLER / FREEZER WALL (both sides of wall)

HVAC PLAN
SCALE 1/4" = 1'-0"

REFER TO SHEET P-1 FOR HOOD FIRE SUPPRESSION SYSTEM

SPECIFICATIONS (MECHANICAL)

GENERAL
A. FURNISH ALL LABOR, MATERIAL, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE HEATING, VENTILATING AND AIR CONDITIONING SYSTEM. INCLUDE ANY LABOR AND MATERIAL NOT SPECIFICALLY MENTIONED, BUT NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND SHALL MEET ALL THE REQUIREMENTS OF THE STATE BUILDING CODE, CITY BUILDING CODE, SAFETY AND HEALTH CODES, NFPA, MECHANICAL CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

B. THE WORK INCLUDED IN THE CONTRACT SHALL CONSIST OF FURNISHING, INSTALLING, LASTING AND GUARANTEEING OF THE FOLLOWING WORK:

1. LOW PRESSURE DUCT WORK AND INSULATION.
2. HOT AND COLD WATER PIPING AND INSULATION.
3. SANITARY PIPING.
4. WATER HEATERS.
5. AIR DEVICES/ ACCESSORIES.
6. POWER VENTILATORS.
7. HVAC UNITS.
8. TESTS, ADJUSTMENTS AND BALANCING OF ALL SYSTEMS.

SHEET METAL AND ACCESSORIES
FURNISH AND INSTALL GALVANIZED DUCTWORK AND ACCESSORIES AS INDICATED ON DRAWING.

ALL SHEET METAL WORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "DUCT MANUAL AND SHEET METAL CONSTRUCTION FOR VENTILATING AND AIR CONDITIONING SYSTEM" PUBLISHED BY "SMACNA". DUCTS SHALL BE SECURELY SUPPORTED AND ANCHORED TO THE BUILDING CONSTRUCTION WITH DOUBLE-STRAP HANGERS NOT EXCEEDING FOUR (4) FEET SPACING. GAGES FOR ROUND AND RECTANGULAR LOW PRESSURE SHALL BE PER SMACNA 0-2 INCHES STATIC PRESSURE CLASS

FURNISH AND INSTALL FLEXIBLE ROUND DUCTS TO AIR DEVICES GENFLEX TYPE SLR FAN GENFLEX MODEL 45M-2DE CONICAL FITTING AT NEW RUN OUTS FROM MAIN. SECURE ALL FLEXIBLE DUCT CONNECTIONS WITH PANDUIT ADJUSTABLE DIAMETER RYLON CLAMPS.

FURNISH AND INSTALL ALL AIR DEVICES (DIFFUSERS, GRILLES) AS SCHEDULED. ACCEPTABLE MANUFACTURERS: TITUS, CRANE AND KRUGER.

HVAC UNIT
HVAC UNITS SHALL BE FACTORY ASSEMBLED AND TESTED. CONSISTING OF: BLOWER, EVAPORATOR COIL, ECONOMIZER, REFRIGERANT AND TEMPERATURE CONTROL, FILTERS AND DAMPERS. CAPACITY AS INDICATED ON SCHEDULE.

HVAC UNITS SHALL BEAR "UL" LABEL. UNIT SHALL COMPLY WITH AGA SAFETY STD. AND ASHRAE 15 "SAFETY CODE FOR MECHANICAL REFRIGERATION".

1. INSTALL UNIT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS PLUMB AND LEVEL FIRMLY ANCHORED IN INDICATED LOCATION.
2. ACCEPTABLE MANUFACTURERS: TRANE, LENNOX, CARRIER OR EQUAL.

POWER VENTILATORS
FURNISH AND INSTALL CENTRIFUGAL AND CABINET EXHAUST FAN THAT IS FACTORY FABRICATED AND ASSEMBLED WITH CAPACITY AS SCHEDULED. PROVIDE HANGING VIBRATION ISOLATORS AND NECESSARY ACCESSORIES. COORDINATE LOCATION AND DIMENSIONS. PROVIDE WALL LOUVER WHERE APPLICABLE.

1. PROVIDE THE FOLLOWING ACCESSORIES: DISCONNECT SWITCH, BIRD SCREEN AND BACK DRAFT DAMPER MOUNTED IN CURB BASE, FACTORY SET TO CLOSE WHEN FAN STOPS.
2. FANS SHALL COMPLY WITH "UL" 705 "POWER VENTILATORS" AND SHALL BE LISTED AND LABELED. MOTOR AND ELECTRICAL ACCESSORIES SHALL COMPLY WITH NEMA STANDARDS AND "NFPA 70" NATIONAL ELECTRICAL CODE.
3. ACCEPTABLE MANUFACTURERS: COOK, GREENHECK AND ACME.

INSULATION
GENERAL: PROVIDE PIPE AND DUCT INSULATION AS DESCRIBED BELOW. INCLUDE ALL ADHESIVE, SEALERS, JACKETS ETC... FOR A COMPLETE INSTALLATION. EXPOSED ROUND DUCTWORK IS NOT TO BE INSULATED.

WATER PIPING: GLASS FIBER COVERING 0.26K FACTOR @ 75 F. SINGLE CYLINDRICAL CONSTRUCTION.

SUPPLY DUCTS: FDB-FIBERGLASS DUCT BLANKET, FOIL FACED FIBERGLASS DUCT WRAP BLANKET "UL" LABELED REINFORCED VAPOR BARRIER JACKET, 0.3 K FACTOR AT 75 F.

1. LOW PRESSURE DUCT WORK: 1 1/2 INCH

TEST AND ADJUSTMENTS:
TEST AND ADJUSTMENTS OF ALL SPECIFIED SHALL BE MADE BY THIS CONTRACTOR, INCLUDING THE PAYMENT OF ALL COSTS OF SUCH TESTS. AIR BALANCE REPORT SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO RELEASE OF FINAL PAYMENT.

BALANCE AIR QUALITIES TO WITHIN 5% AND LOCK VOLUME REGULATORS. AIR BALANCING SHALL COMPLY WITH THE LATEST STANDARDS OF THE ASSOCIATED AIR BALANCE COUNCIL OR THE NATIONAL ENVIRONMENTAL BALANCING BUREAU.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL REQUIRED CHANGES IN THE SHEAVES, BELTS AND DAMPERS AND ALSO THE ADDITION OF DAMPERS AS REQUIRED FOR CORRECT BALANCE.

ALL AUTOMATIC TEMPERATURE CONTROLS SHALL BE ADJUSTED AND SET FOR PROPER OPERATION.

CFM CALCULATION HOOD #1:
CAPTIVE AIR NO-2 SERIES
TOTAL HOOD LENGTH: 16'-0"
CFM/FOOT AS PER LISTING: 120
CFM REQUIRED: 16' X 120 = 1920

VENTILATION SCHEDULE							
UNIT NO.	AREA HOOD	MODEL	HP	SUPPLY	EXHAUST	OFA	PRESSURE
EF-1	EXISTING / EAST	5-TON	0.5	2000	0	400	400
	MAKE-UP	PROPOSED	1600 CFM	2.0 HP	1600	1600	1600
			TOTAL	1925	2000	75	

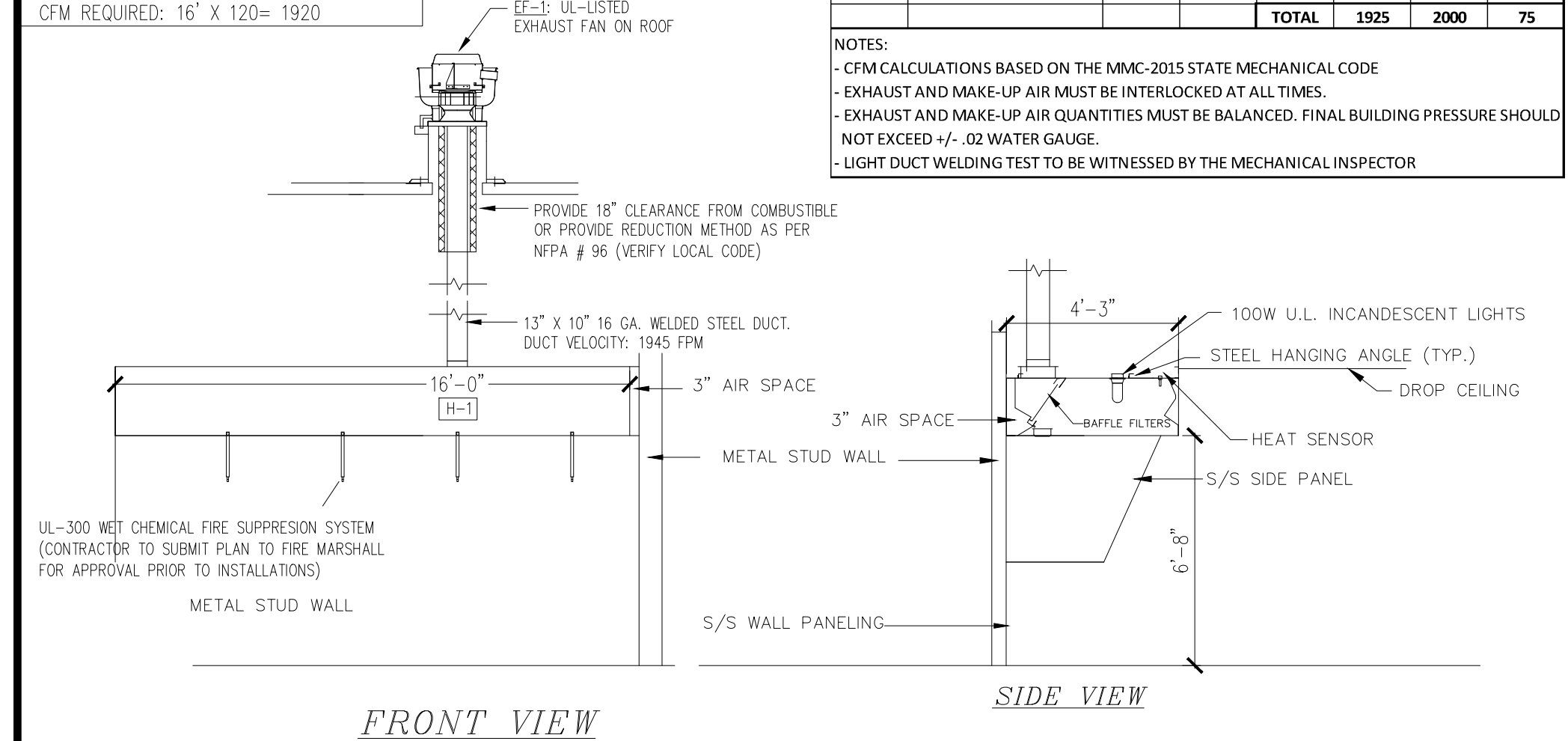
NOTES:
- CFM CALCULATIONS BASED ON THE MMC-2015 STATE MECHANICAL CODE
- EXHAUST AND MAKE-UP AIR MUST BE INTERLOCKED AT ALL TIMES.
- EXHAUST AND MAKE-UP AIR QUANTITIES MUST BE BALANCED. FINAL BUILDING PRESSURE SHOULD NOT EXCEED +/- .02 WATER GAUGE.
- LIGHT DUCT WELDING TEST TO BE WITNESSED BY THE MECHANICAL INSPECTOR

NOTE:
- VENTILATION CONTRACTOR TO SET ALL CURBS ACCORDING TO JOB SITE REQUIREMENT
- COORDINATE LOCATION OF CURBS WITH ROOFING CONTRACTOR & ALL TRADE.
- EXHAUST FANS & MAKE-UP AIR TO BE INTERLOCKED AT ALL TIMES.

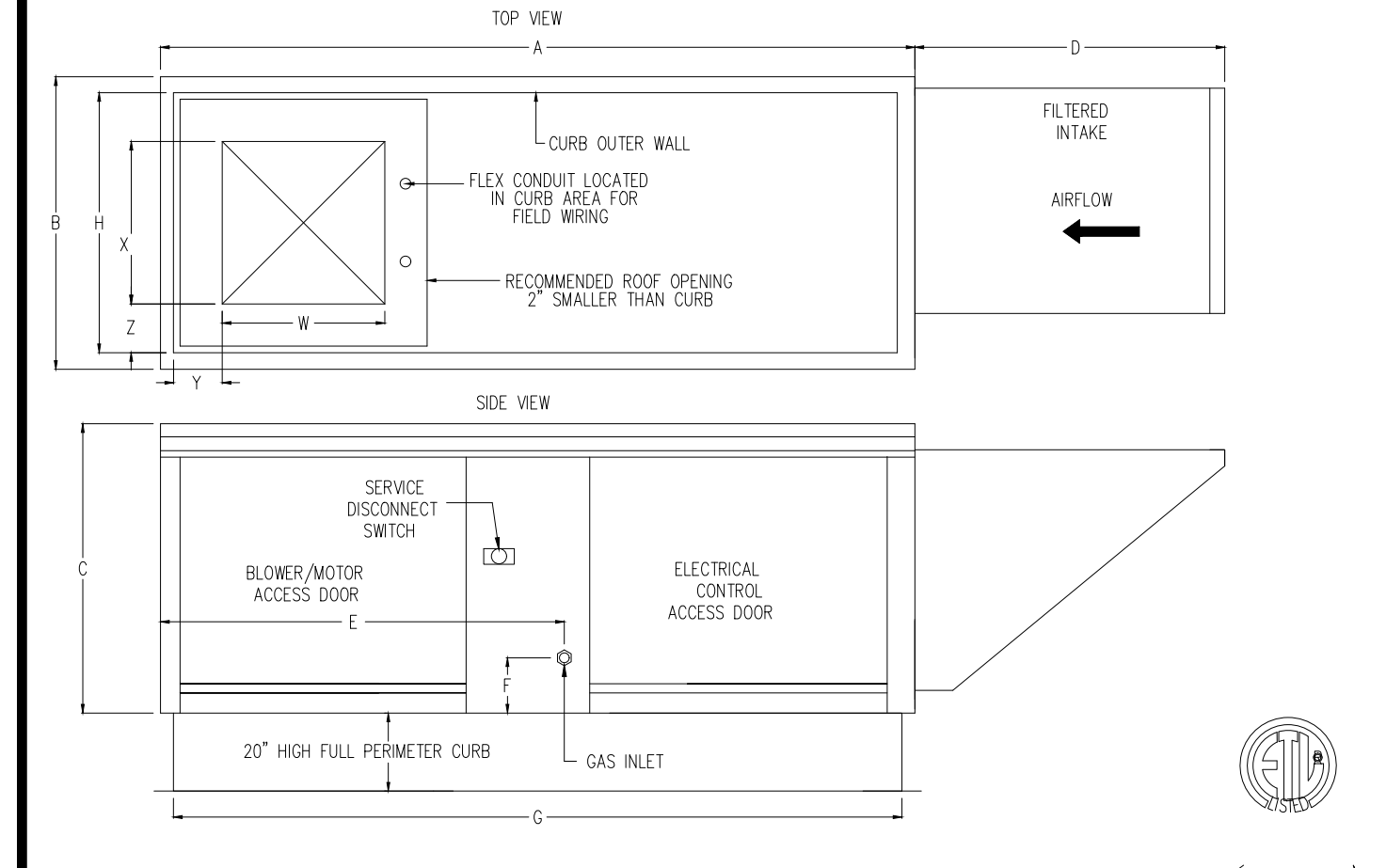
NOTES:
MECHANICAL CONTRACTOR TO INSTALL HEAT ACTIVATED SENSOR/SWITCH IN THE CAPTURE AREA OF HOODS AS PER MMC-2012 TO START HOODS AUTOMATICALLY IN CASE OF TEMPERATURE EXCEEDS 110° F. VERIFY LOCATION WITH LOCAL CODE.

NOTE: PROVIDE MIN. 10'-6" HORIZONTAL OR 3'-0" VERTICAL DISTANCE BETWEEN EXHAUST FANS AND FRESH AIR INTAKES OF ALL ROOF TOP UNITS.

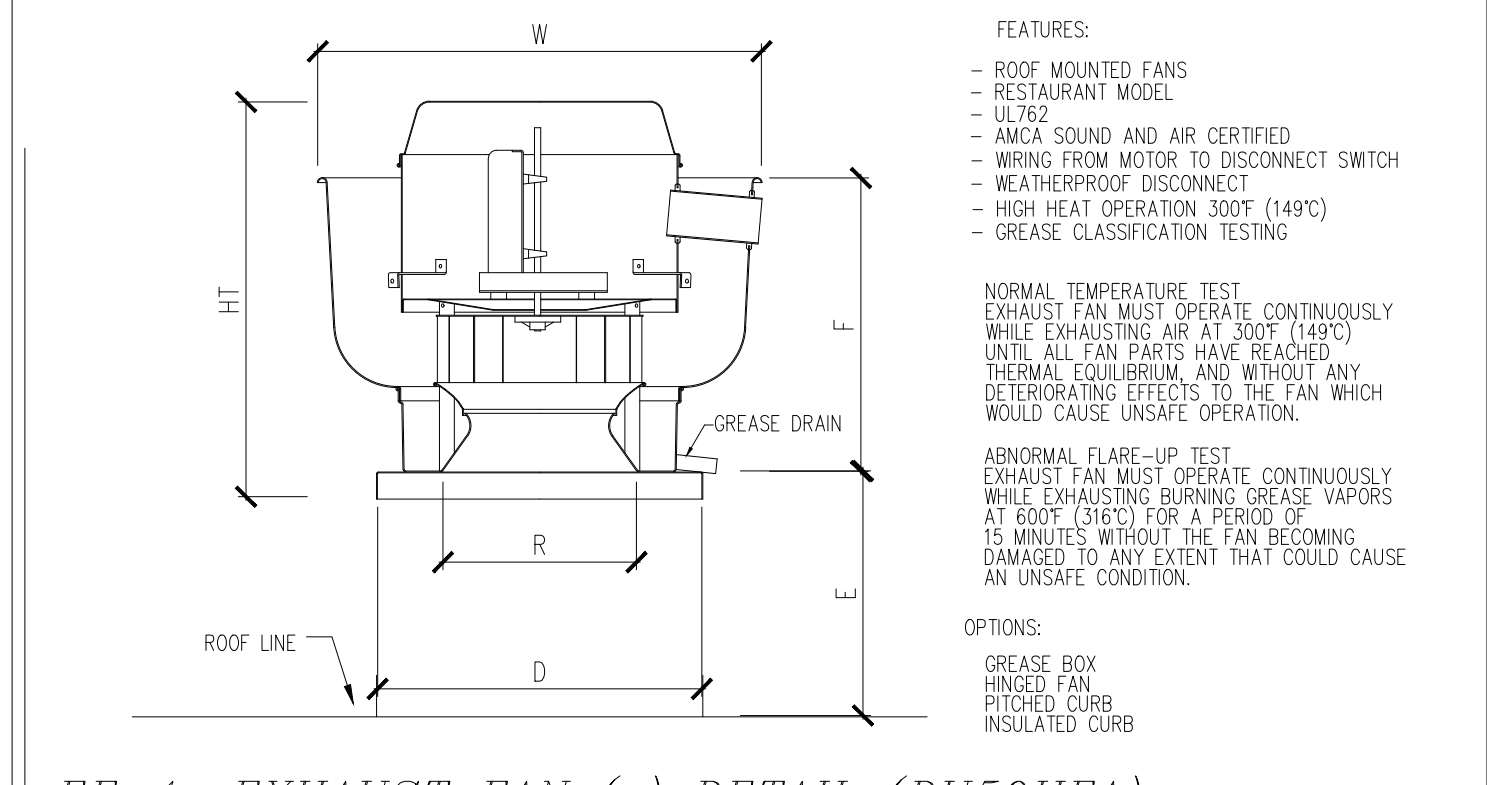
NOTES:
MECHANICAL CONTRACTOR TO DISCUSS THE DETAILS & LOCATIONS OF HOOD/ FANS/ AND MAKE UP AIR UNIT PRIOR TO INSTALLATIONS.



HOOD # 1 TYPE I DETAIL
SCALE: 1/4" = 1'-0"



MUA-1: DIRECT FIRED MAKE-UP AIR UNIT DETAIL (TYP.)
SCALE: N.T.S.



EF-1: EXHAUST FAN (S) DETAIL (DU50HFA)
SCALE: N.T.S.

E	QNTY.	MANUFACTURER	MODEL	DIMENSIONS	VOLTS/PHASE	AMP	H.P.	BTU/H
A1	2	PATRIOT 45-50 LB. LP GAS FRYER	PT-F4-NG	16 1/2"W x 32 1/4"D x 33 1/2"H				120,000
A2	1	ATOSA HOT PLATE	ACHP-2	12"W x 27.75"D x 13"H				64,000
A3	1	ATOSA SALAD PREP REFRIGERATOR	MSF8307GR	60"W x 34"D x 46 5/8"H	115/60/1 PH	2.8	1/5	
A4	1	COMSTOCK-CASTLE GRIDDLE	CCHG-48T-1	48"Wx30"Dx15.25"H				120,000
A5	1	SHAWARMA MACHINE	3P	17"W x 17"D x 32.5"H	120/60/1 PH	1		30,000
A6	1	MICHIGAN DIVERSIFIED METALS EQUIPMENT STAND	EQS-1930-HD	19"W x 30"D x 35"H				
A7	1	ATOSA EQUIPMENT STAND REFRIGERATED BASE	MGF8452GR	60 1/2"W x 33"D x 26 3/5"H	115/60/1 PH	2.3	1/7	
A8	1	CHICKEN HEATED DISPLAY CASE						
A9	1	38" VEGETABLE SINK						
A10	1	3 COMPARTMENT SINK		92"Wx24"Dx43 3/4H				
A11	1	HAND SINK		12"Wx12"D				
A12	1	MOP SINK		24"Wx24"D				
A13	1	CONVECTION OVEN						
A14	1	FOOD WARMER						
A15	1	EQUIPMENT TABLE		60"W x 30"D x 34"H				

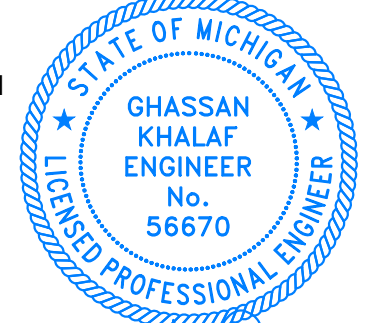
11-15-23	AS BUILT EQUIPMENT
7-20-23	REVIEW COMMENTS
5-14-20	REV. PER 5/8/20 LETTER
9-9-19	PERMITTING
DATE	DESCRIPTION

GK CONSULTING INC.

GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135

COPYRIGHT
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.



Ghassan Khalaf
GHASSAN KHALAF

**LV PETRO, LLC
BP FUELING
STATION**
26727 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI

OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

Applicable codes:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN REHABILITATION CODE
2015 INTERNATIONAL FIRE CODE
2018 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE, WITH PART 8
ANSI 117.1-2009 ACCESSIBILITY
2009 MICHIGAN ENERGY CODE - ASHREA 90.1-2013

SHEET TITLE
HVAC PLAN

SCALE
AS NOTED
SHEET No.

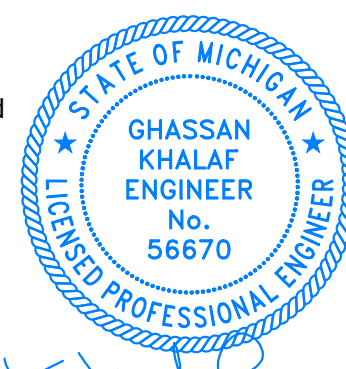
M-01

1	7-20-23	REVIEW COMMENTS
	5-14-20	REV. PER 5/8/20 LETTER
	9-9-19	PERMITTING
DATE	DESCRIPTION	

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I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.



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SHEET TITLE

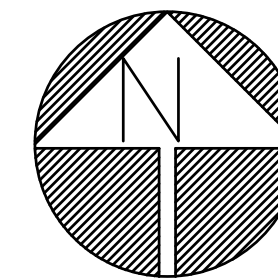
HOOD AND MAKE UP AIR DETAILS

SCALE

AS NOTED

SHEET No.

M-02



1

10FT Hood System
All makeup air hoods are constructed of 18 gauge steel
All joints are welded liquid tight, without seams by an automatic wire fed mig welder
Made in USA
All hoods are UL710 Listed and built in accordance with NFPA 96, NSF specifications.
NEW IPS (Internal Perforated Supply Plenum) is manufactured with High Quality 304 Stainless Perforated material.
Internal Perforated Supply Plenum enhances mixing Supply Air into the primary Effluent air being discharged.
Removable for ease of cleaning.
Grease trough is made to receive grease extracted by filters
Stainless Steel UL listed Grease Baffle Filters
A stainless steel cup attaches to the tray that runs beneath the entire length of the hood
2 Year Warranty

Exhaust Fan (1pc) 28B 2500 CFM, 115/230V
Supply Fan (1pc) SF7 Untempered 2000 CFM, .250 SP, 230V, 60HZ
Mounting Curb Wall / Roof (2pcs)
New 304 Stainless (IPS) Internal Perforated Supply Plenum
Stainless Steel UL listed Grease Baffle Filters
Pre-Wired Light(s)
Stainless Grease Cup(s)
Hanging Brackets



SHORT CYCLE MAKEUP AIR WITH NEW IPS (INTERNAL PERFORATED SUPPLY) TECHNOLOGY



LEARN MORE



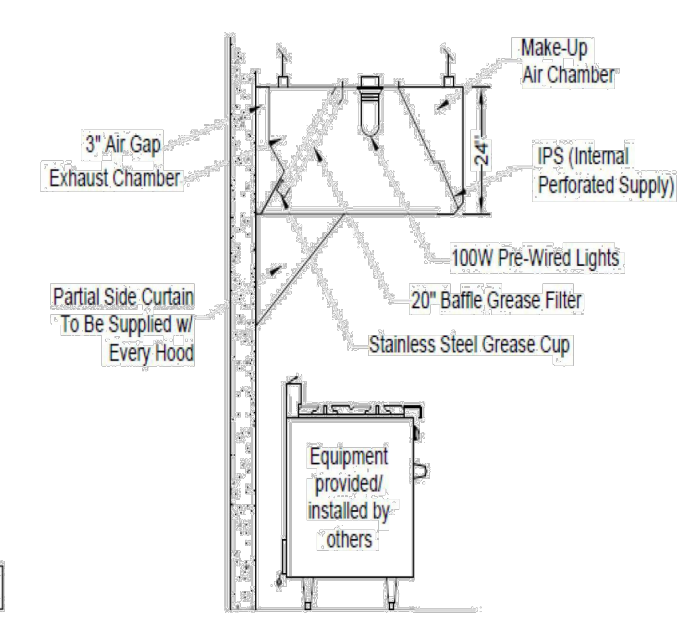
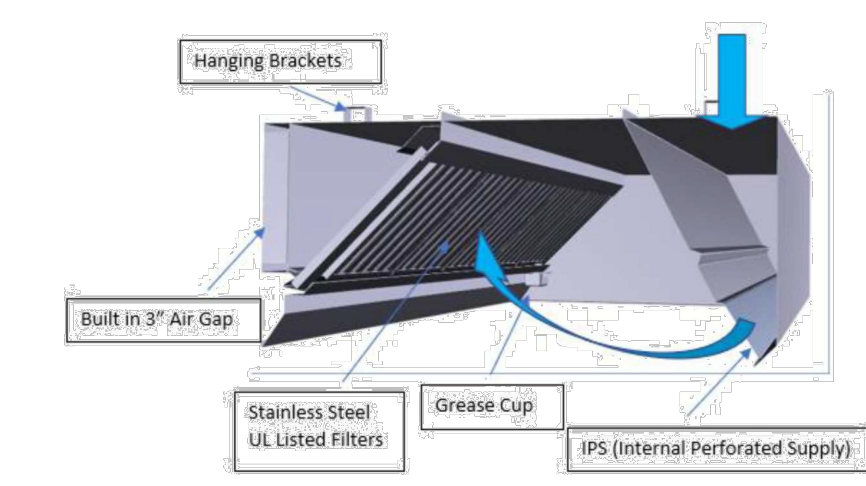
IPS (Internal Perforated Supply) slows air to assist in capture and containment

HoodMart's Short Cycle Makeup Air with I.P.S. (Internal Perforated Supply) removes grease laden vapors from the air without causing negative air pressure. This allows using a fresh makeup air fan instead of a costly tempered air unit.

- ❖ I.P.S. (Internal Perforated Supply) takes advantage of the Coanda Effect created inside the hood, further assisting with capture and containment of grease laden vapors.
- ❖ Short Cycle Make Up Air hoods with NEW I.P.S. (Internal Perforated Supply Plenum) slows the air by diffusing air across length of hood for ease of balancing.
- ❖ I.P.S enhances mixing Supply Air into the primary Effluent Air being discharged, reducing exhaust temperature, and increasing hood efficiency.
- ❖ Our UL710 hood design has the Lowest CFM per ft for appliances that operate up to 700-degree (UL or ETL) in the industry.
- ❖ I.P.S. (Internal Perforated Supply) is easily removed for ease of cleaning.
- ❖ First and only UL Listed hood that does not require factory cut duct connections.
- ❖ Allows for flexibility on supply connections when site is less than ideal.



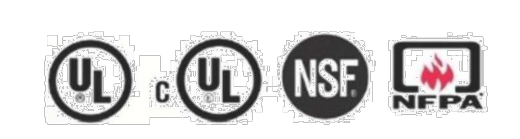
IPS (Internal Perforated Supply) slows air to assist in capture and containment

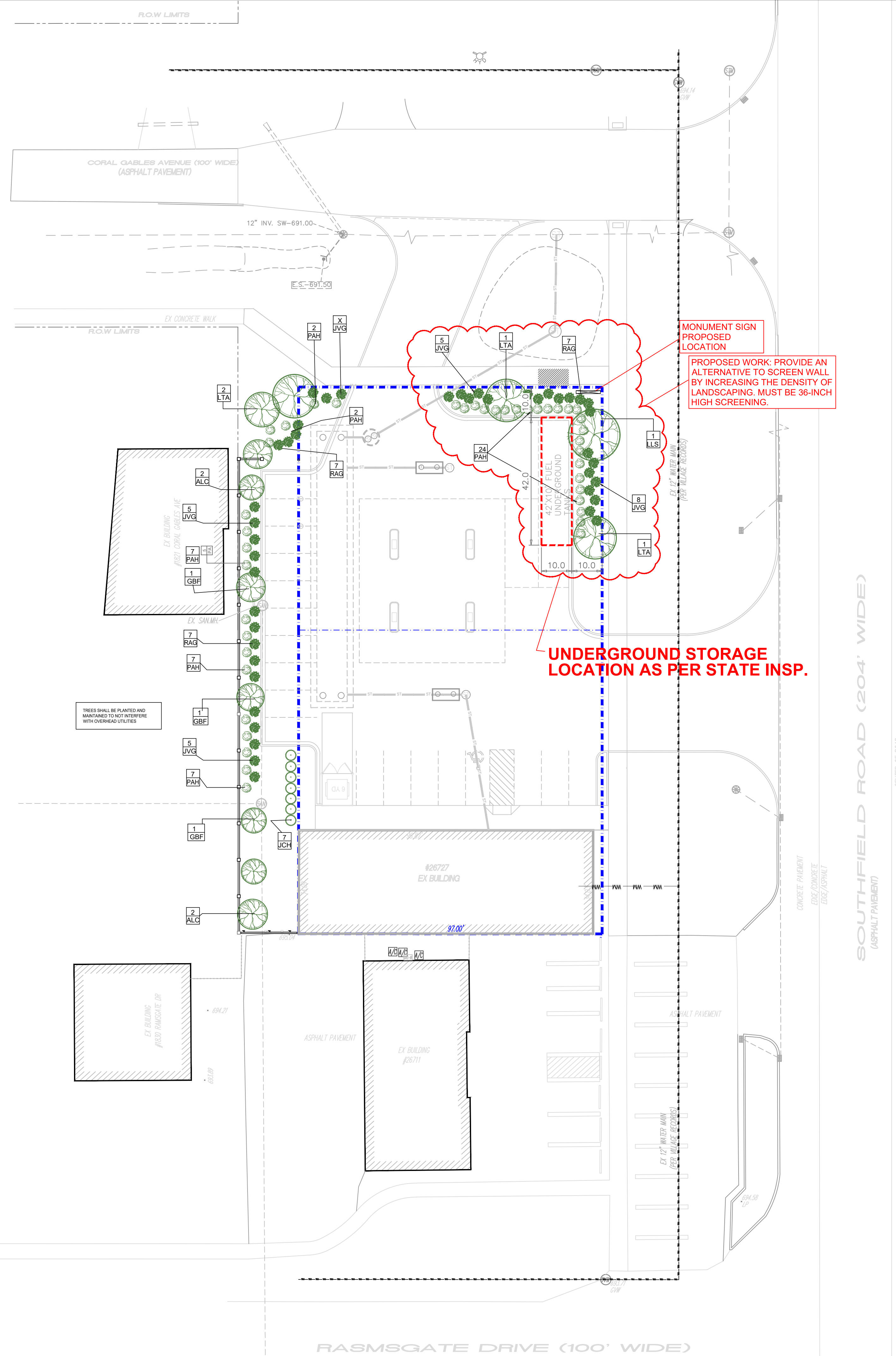


- Optional Equipment:**
- Exhaust and Supply Fans – UL and ETL
 - Mounting Curbs – Flat or Pitched (Wall Mount – check for availability)
 - Fire Suppression System – Listed UL300 (Ansul or Kidde available)
 - Utility Cabinet – Side Mount to hood made with matching stainless steel
 - Ceiling Enclosure - Stainless Steel to cover from top of hood to ceiling

Hood Dimensions		Max Cooking Surface Temp (°F)	Min Exhaust Air Flow (CFM) per Linear Ft.
Hood Widths	Min 30"	400F	150 CFM
Hood Length	Min 3'-0"	600F	200 CFM
Hood Height	18" or 24"	700F	250 CFM
Low Profile (Sloped) Front Hood (Available) Dimension 6" – 24"			

NORTH AMERICAN KITCHEN SOLUTIONS, INC
172 REASER COURT
ELYRIA, OH 44035
TEL: 1,440.365.4567
E-MAIL: SALES@NAKSINC.COM





PLANT LIST

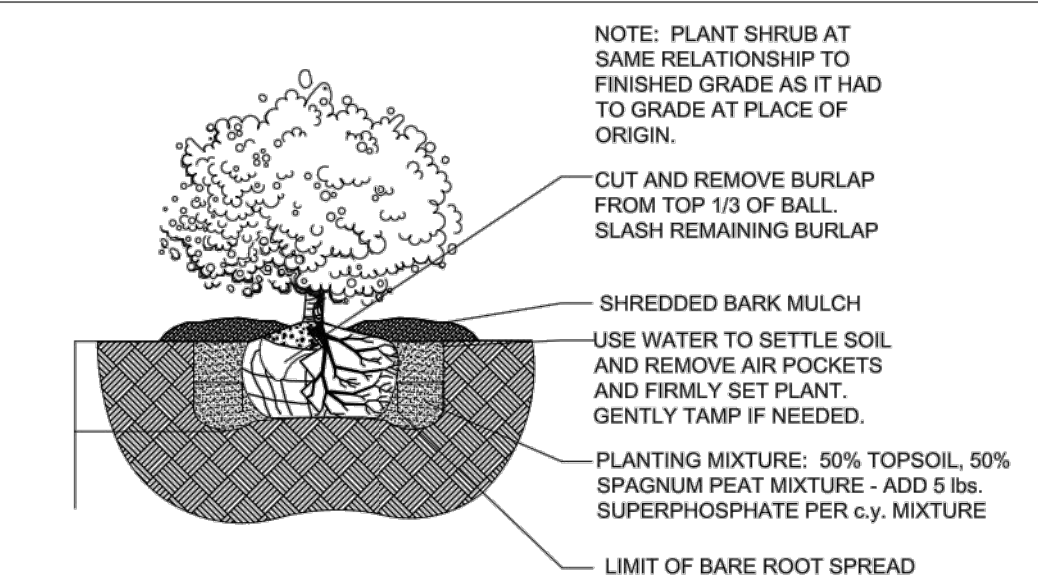
KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Deciduous Trees			
LSS 1	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	3" cal. B&B
GBF 3	<i>Ginkgo biloba</i> 'Fastigiata'	Fastigiata Maidenhair Tree	3" cal. B&B
LTA 4	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Tuliptree	3" cal. B&B
Ornamental Trees			
ALC 4	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
Shrubs			
JVG 25	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper	24" spr., 3 gal. pot
JCH 7	<i>Juniperus chinensis</i> 'Hetzi Columnaris'	Hetz Columnaris Upright Juniper	5" ht. B&B
RAG 16	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot
Perennials			
PAH 35	<i>Pennisetum alopecuroides</i> 'Red Head'	Red Head Fountain Grass	2 gal. pot

MARK	6-14-22	PER STATE INSP.
DATE		DESCRIPTION
CONSULTANT		
GHASSAN KHALAF		
TEL: 313-377-9449		
e-mail: gk.eng@outlook.com		
ADDRESS: 5644 MIDDLEBELT		
GARDEN CITY, MICHIGAN		
COPYRIGHT		
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.		

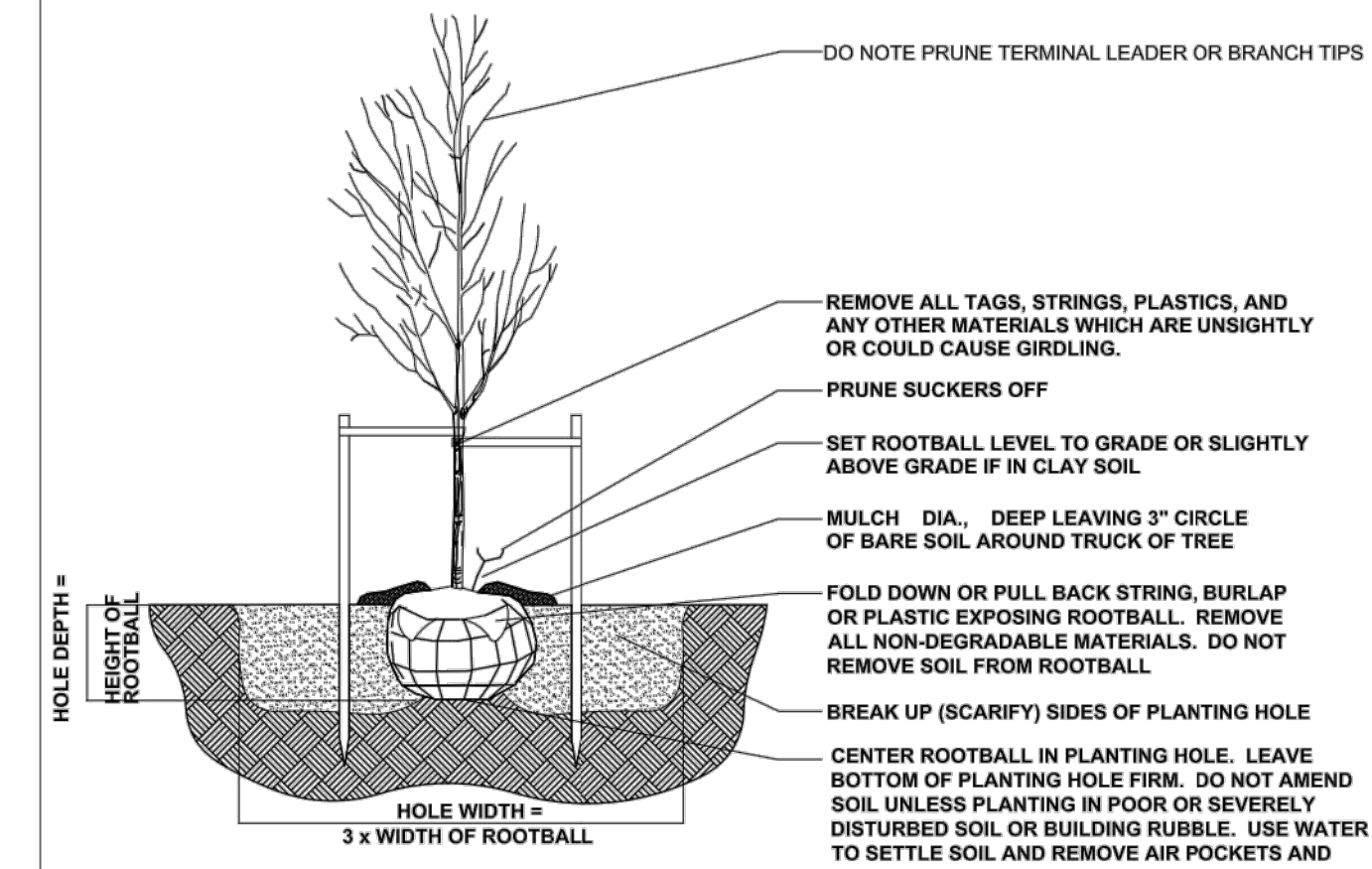
I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF

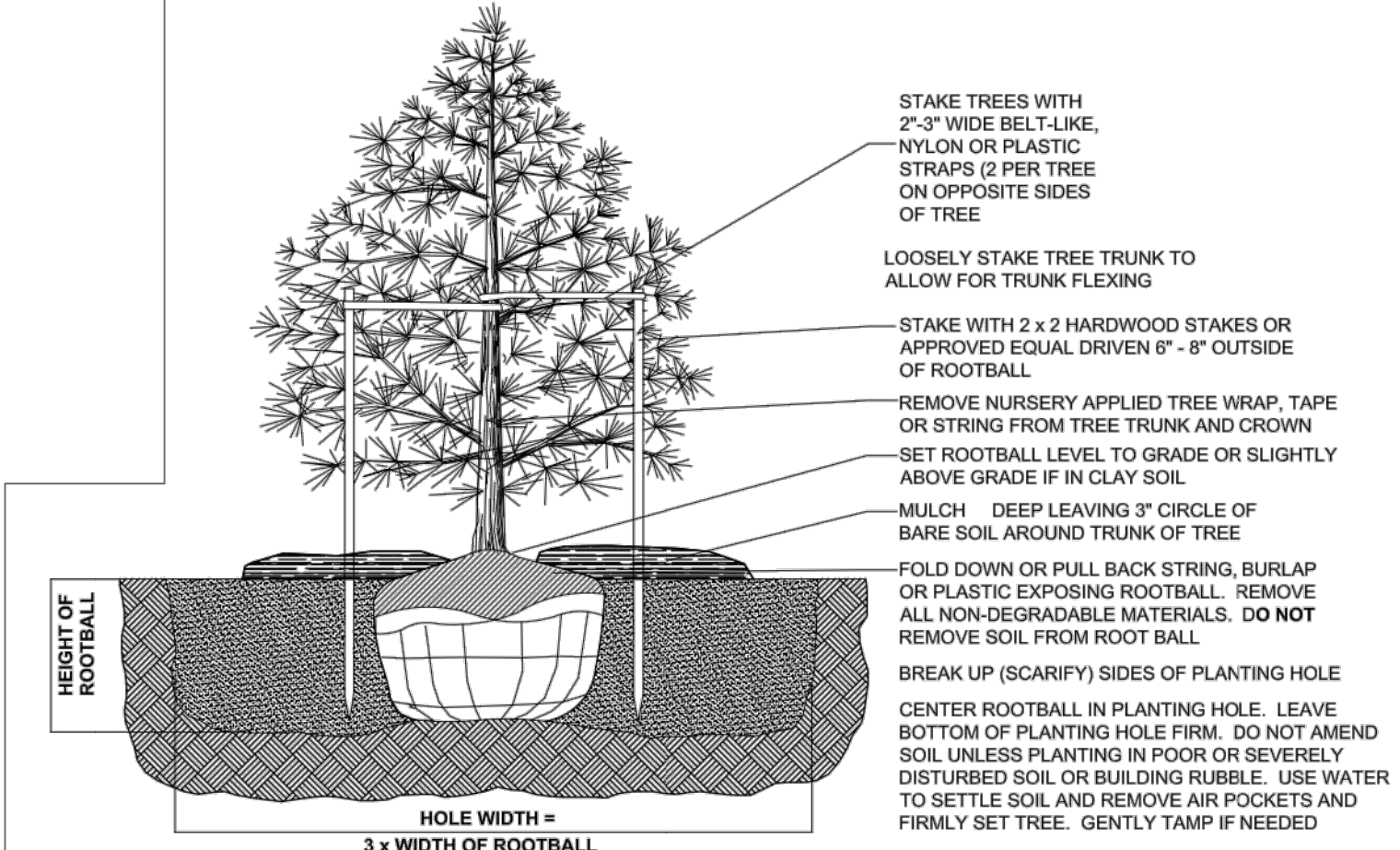
**LV PETRO, LLC
BP FUELING
STATION**
26727 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE



CONIFER PLANTING DETAIL
NO SCALE

MUST ESTABLISHED PROPERTY LINES PRIOR TO CONSTRUCTION

NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

SHEET TITLE
**PROPOSED NEW
FUEL TANK
LOCATION AND
LANDSCAPING
PLAN**

SCALE
1" = 20'-0"

SHEET No.
L-01

April 15, 2024

Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

PUD Amendment – Monument Sign Application

Site: 27777 Southfield Road
Applicant: Allen Industries
Plan Date: April 12, 2024
Zoning: PUD – Village Center District
Parcel ID: 24-14-432-006
Proposal: Restaurant Monument Sign

Dear Planning Commissioners,

We have completed a review of the Sign Ordinance for a monument sign at the new Panera restaurant under development at the southwest corner of Southfield Road and Sunset Boulevard. A summary of our findings is provided below.

PROJECT SUMMARY

The Panera restaurant with drive-through development received approval as a PUD by City Council on June 1, 2022. On July 26, 2022, the Planning Commission approved the final site plan which included a full review of the proposed signs on the site. The approved agreement between the City and Panera included approval of the site signage and was conditioned on the existing monument sign remaining as-is if the new Panera facility were to make use of the sign structure. The sign structure was removed during construction and therefore approval of a new monument sign is required. No other sign(s) is seeking approval with this application and amendment to the approved PUD.



SUMMARY OF THE PROPOSED MONUMENT SIGN REVIEW

Monument signs are not permitted in the Village Center (VC) zoning district; however, as part of the overall PUD consideration, the preexisting monument sign structure was approved by the Planning Commission and City Council if it were to remain and be reused by the new drive-through restaurant facility. The preexisting sign structure was approximately 13'-6" in length and was determined to be located within the 10' minimum setback along Southfield Road. An image of the former sign structure is shown below for reference.

DETAILED REVIEW

1. Sign types permitted.

The sign standards as to type, location, area, height, and number for each district are found in Section 52-24. Since monument signs are not permitted in the Village Center district, the standards in the table below represent monument signs that are permitted in the comparable Pedestrian-Oriented Business District of the MX district, as shown in Section 52-24(D).

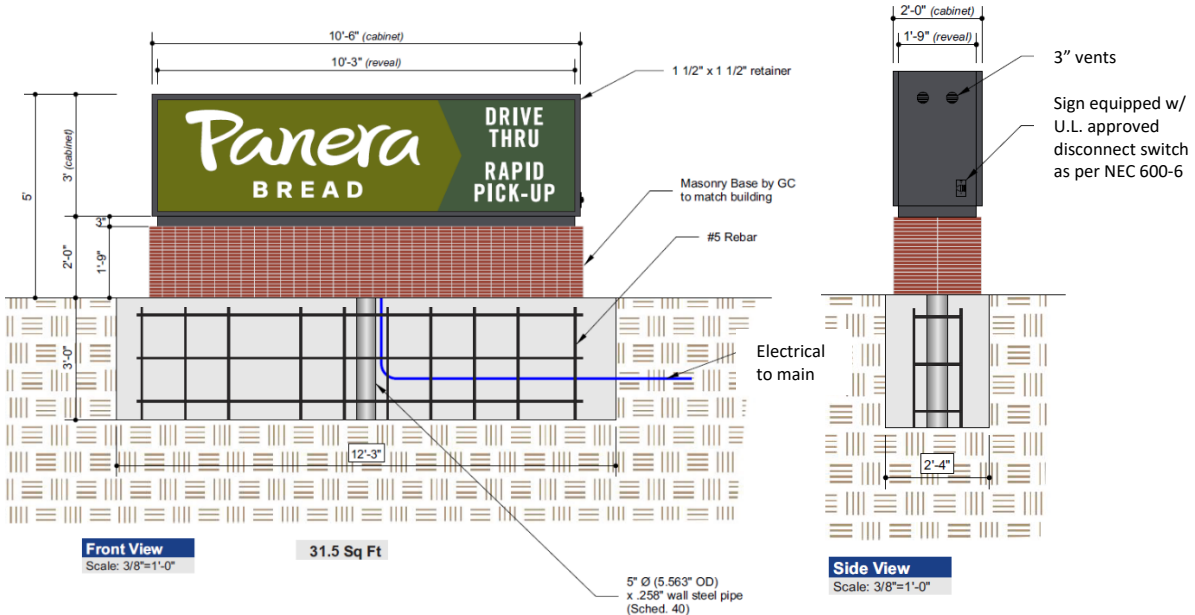
Ordinance Sign Standards – VC District				
Sign Type & Standard	Zoning Ord. Section	Required	Provided	Comments
MONUMENT SIGN (GROUND) - Not Permitted in the VC District				
Location				
(Pre) Existing	52-24.D.	10' min. front & side yard setbacks	< 10' min. along Southfield Rd. & Sunset Blvd.	Existing non-conforming. Masonry structure was to remain.
Proposed	52-24.D.	10' min. front & side yard setbacks	10' min. along property lines	Compliant
	52-23.B.	Not in the clear vision zone.	At the clear vision zone.	Compliant ₁
Size				
Max Area	52-24.D.	40 sf. per side	30.75 sf. per side	Compliant
Max Height		5' from ground level to top of sign	5'-0"	Compliant
Number		1 per parcel	1 (monument) sign	Not permitted in the VC District
Max. Total Area	52-25.A.1.	No more than 3x the surface display area (92.25 sf.)	52.5 sf.	Compliant ₂
Min. Base Size & Material	52-25.A.2.	12 in. high min. Masonry	1 ft. 9 in. high Masonry	Compliant ₃
Street Number	52-25.A.3.	On sign face or supporting structure	No street numbers shown on sign or base.	Not Compliant
Min. Height of all Letters/Numbers	52-25.A.4.	6 in. (≥ 45 mph.)	Dimensions not provided.	Appears Compliant

NOTES:

- 1) Section 52-29(b) If the property upon which the sign is located is vacant and the previous use is abandoned, the entire sign (including above-ground base, height, poles, size, wires, panels, and any other element) shall be removed within 30 days of the property becoming abandoned.
- 2) The above-ground base structure did not contain a sign, as shown below, at right.
- 3) *Monument sign* means a sign extending upward from grade which is attached to a permanent foundation for a distance of not less than 50% of its length, and which may be attached or dependent for support from any pole, posts, or similar uprights provided such supports are concealed within the sign structure.



1. The revised site plan shows the 25' x 25' clear vision zone/triangle to be partially within the right-of-way on the site plan. When corrected, the location of the monument sign clips the edge of the triangle. When installed, the applicant shall verify no part of the proposed sign will encroach into the 25' x 25' clear vision zone.
2. The surface display area for each side of the sign is 30.75 square feet (3' x 10.25'); therefore, the total area, including the sign and all supporting structure components for the monument sign shall be limited to no more than 92.25 square feet (30.75 sf x 3). The total sign and supporting structure amounts to 52.5 square feet for each side (5' x 10'-6"), which complies with the maximum 92.25 square foot limit.
- 3.



Illumination. Sec. 52-23(K).

1. Illuminating devices for signs shall comply with the City of Lathrup Village Electrical Code.
2. The light for any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness meet the requirements of [section 5.8](#) of the zoning ordinance.
3. The source of illumination may be internal or external but shall not be both internal and external. The source of the light shall not be exposed.

The plans indicate the illumination of the sign will be internal.

4. Glare control for sign lighting shall be achieved through the use of full cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, lumens, aiming angle, and fixture placement.
5. Backlit signs shall use only white light for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign elements.

As stated in number 3 above, the plans indicate the illumination of the sign will be internal and not back lit or externally lit.

Sec. 52-23(L) Signs shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color.

There is no indication that the proposed sign will contain any of the above characteristics.

Additional Signs. No additional signs are included in the scope of work.

Regards,
Giffels Webster

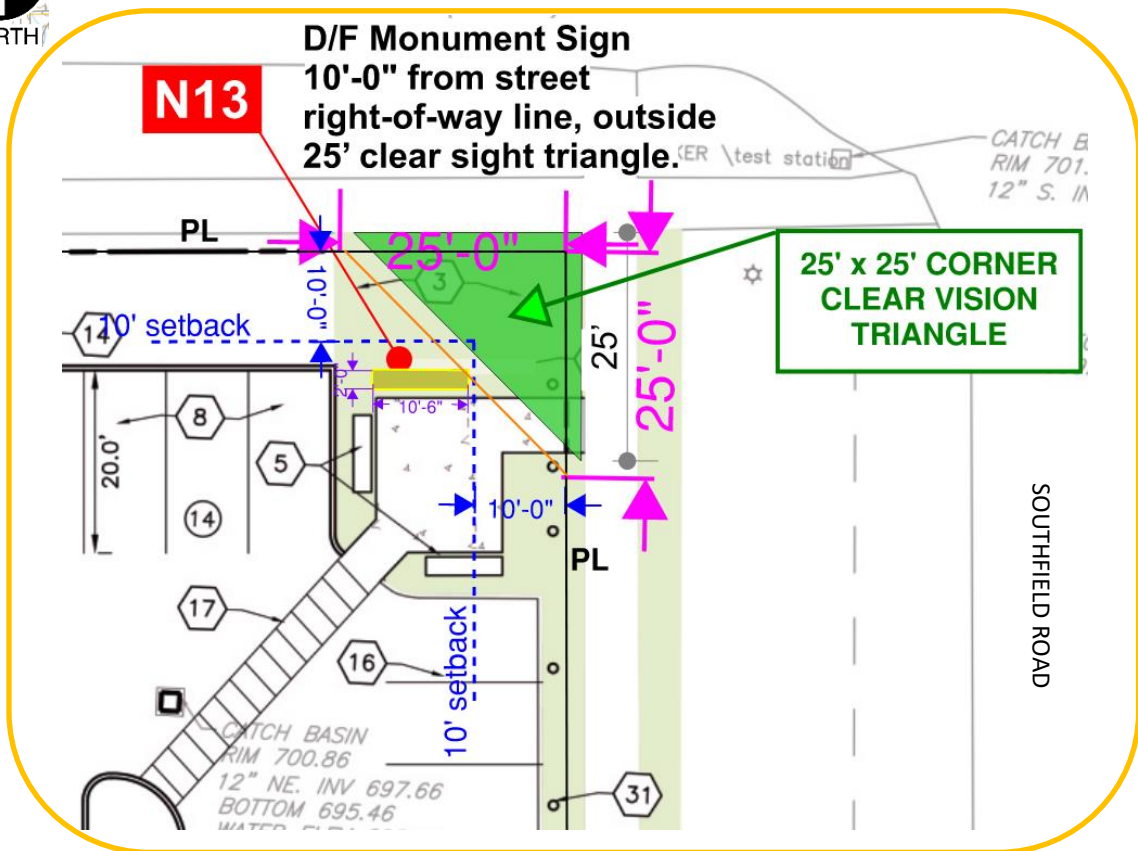
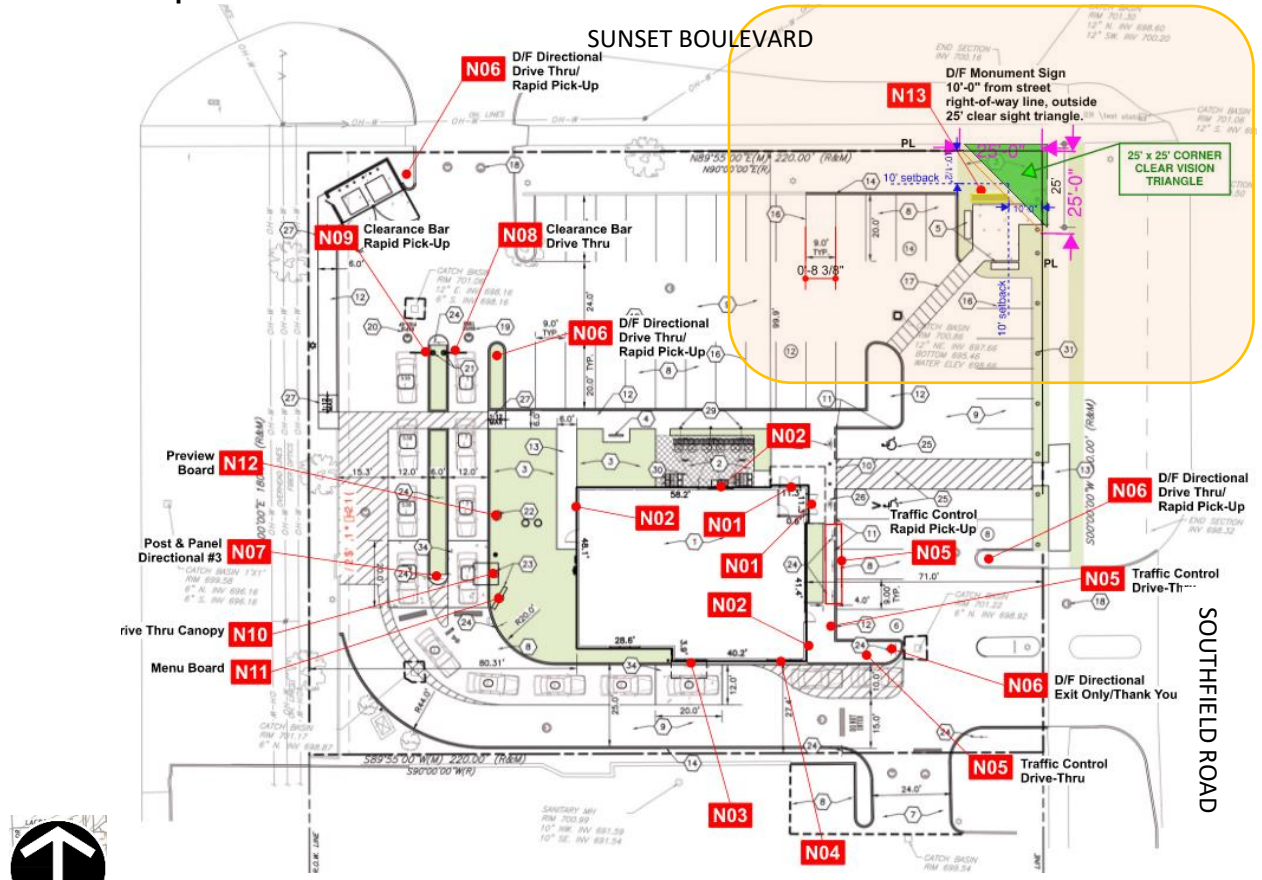


Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner

Site Plan Graphic





Panera Bread
Café #0662 - PNBD-J0007413
Lathrup Village, MI
March 13, 2024



YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

Customer Approval / Signature

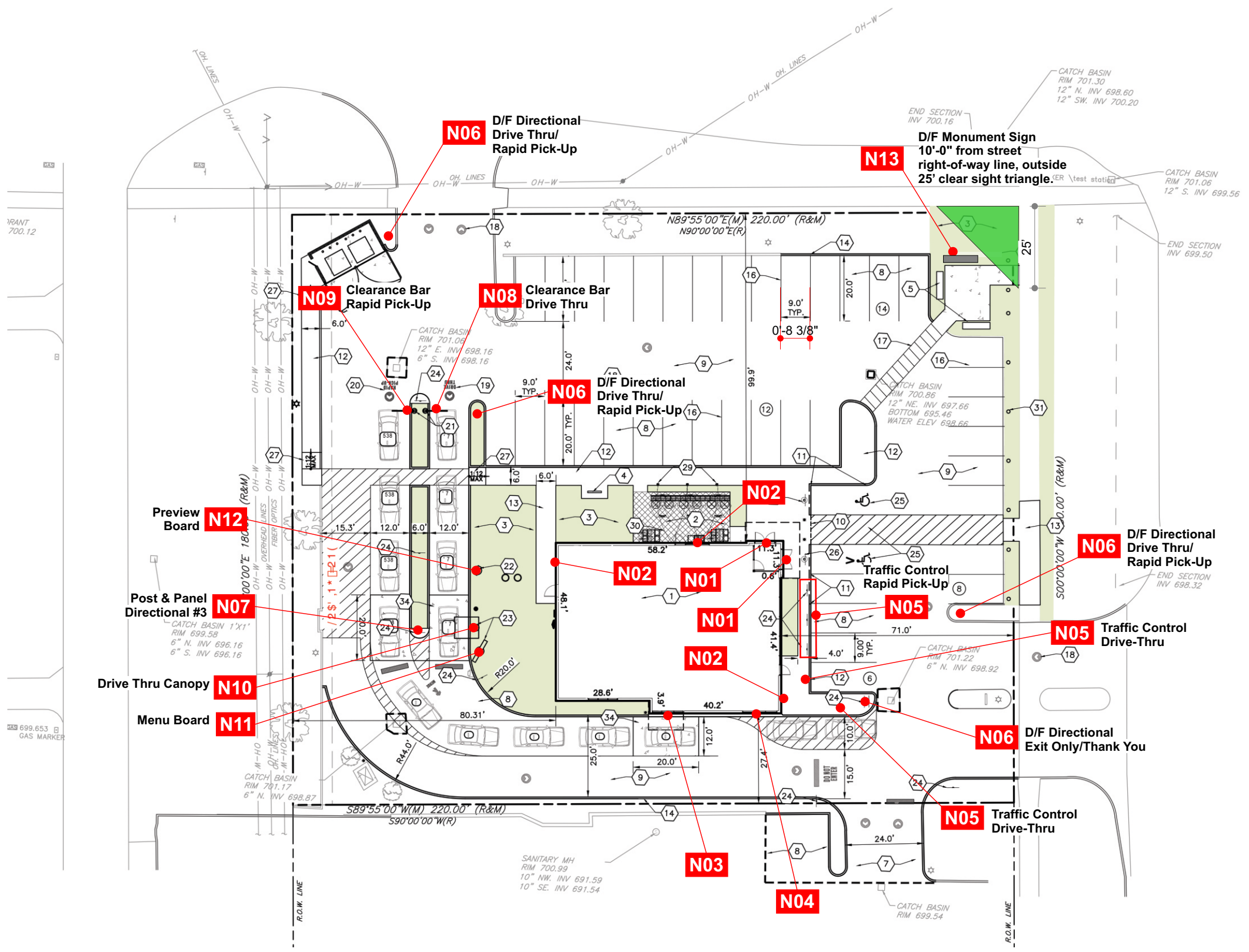
Signature: _____ Date: _____

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

Sign Legend

- N01** 24" Stacked Channel Letters/ 33" Logo
- N02** Drive Thru Rapid Pick Up Wall Signs
- N03** 60" Mother Bread Logo
- N04** 28" Stacked Channel Letters
- N05** Traffic Control Signs
- N06** Directional Signs
- N07** Post & Panel Directional Sign
- N08** Clearance Bar - Drive Thru
- N09** Clearance Bar - Rapid Pick-Up
- N10** Drive Thru Canopy w/ Speaker
- N11** Menu Board
- N12** Menu Preview Board Sign
- N13** D/F Monument Sign

Note:
ALL Canopies to be the
responsibility of the landlord.



#	Date	Description	Initial
1	03/13/24	Revised Monument, Added Site Plan Detail	TAH
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

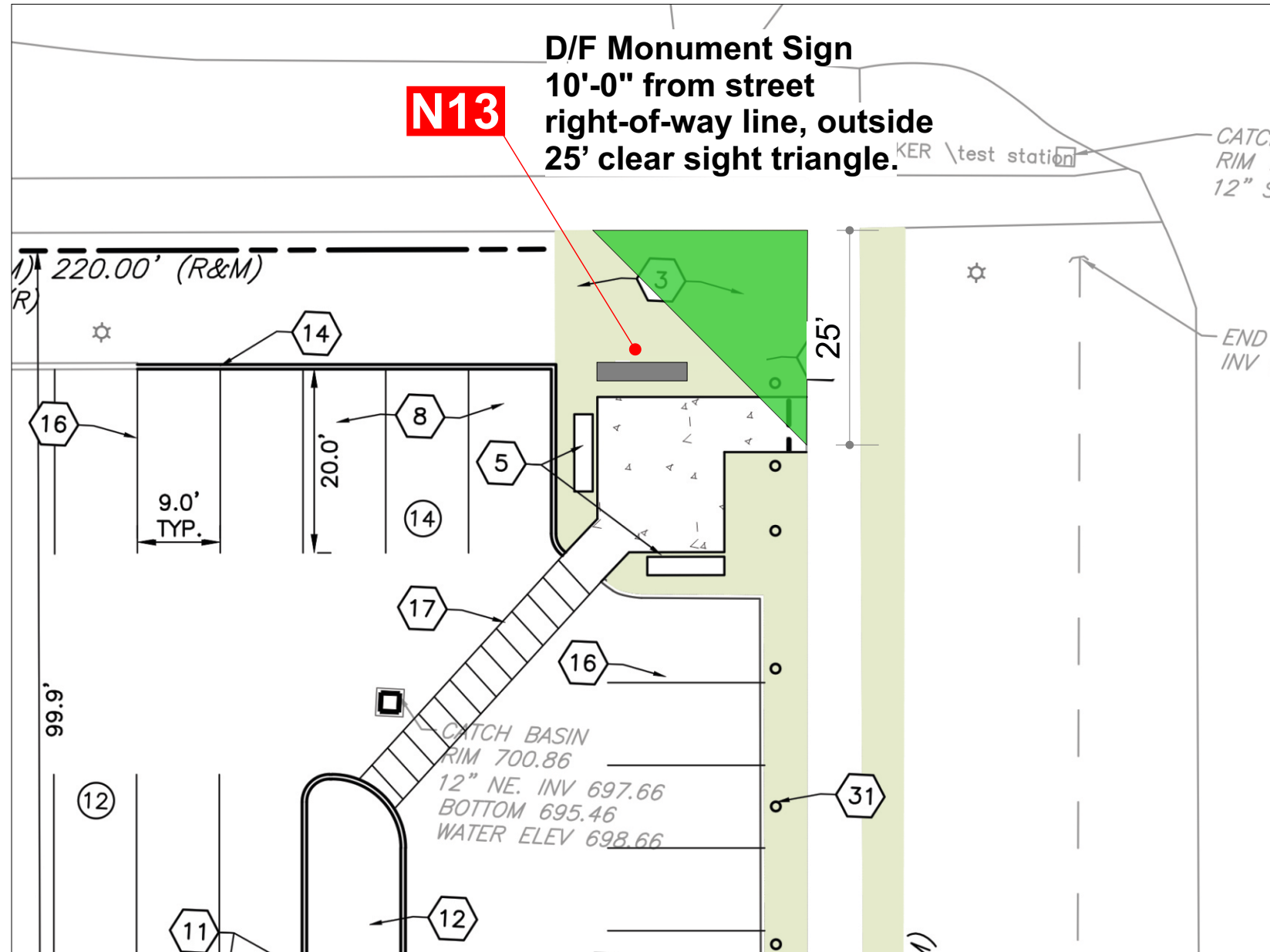
Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:	Approval Date:
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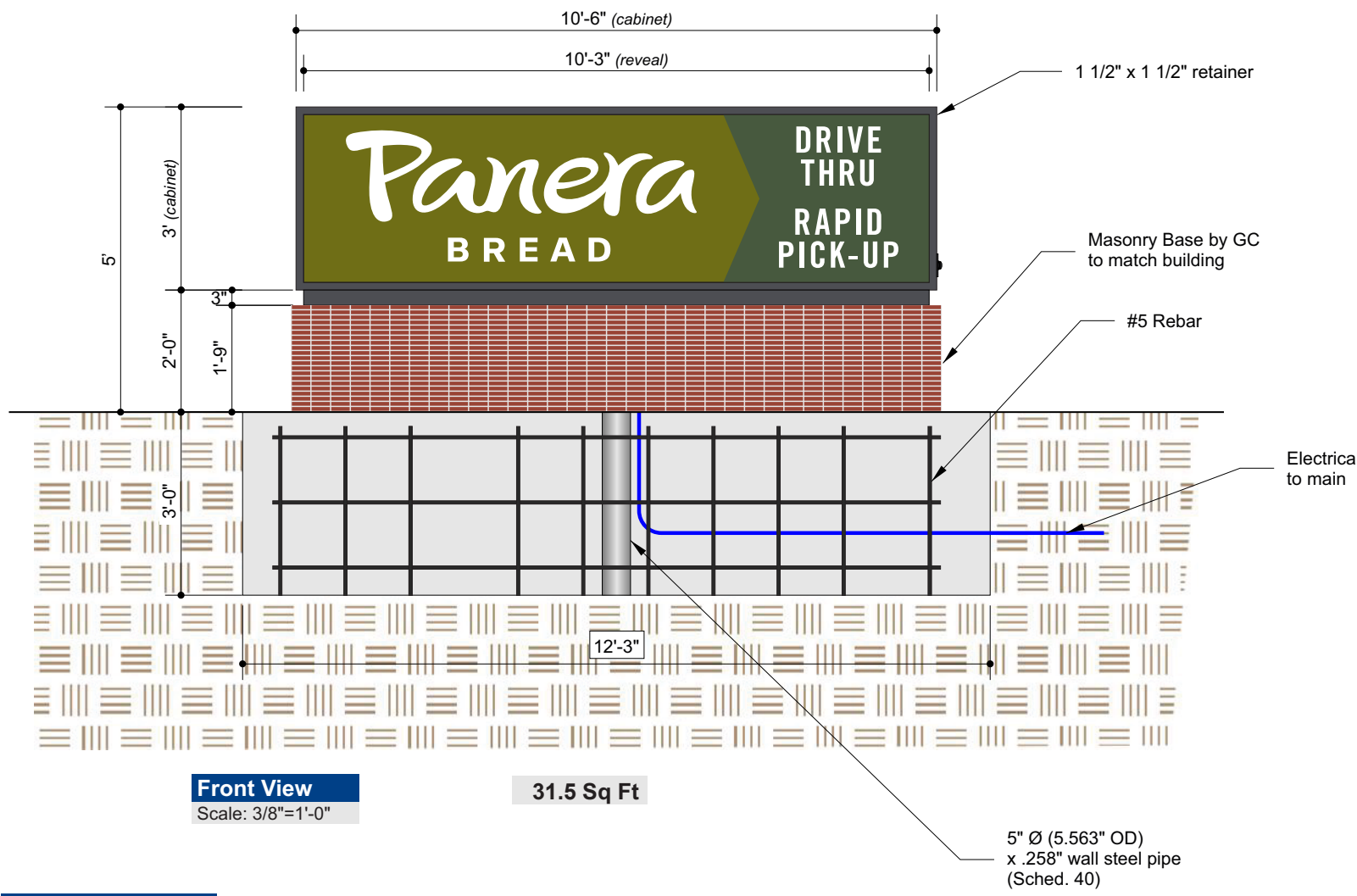
DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

Sign Legend

N13 D/F Monument Sign

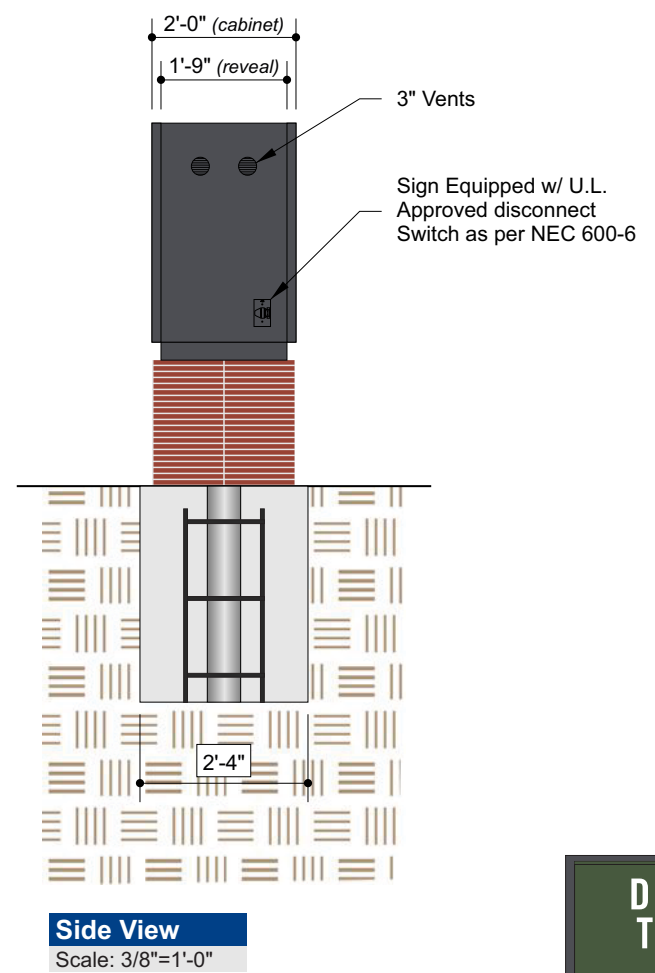


DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
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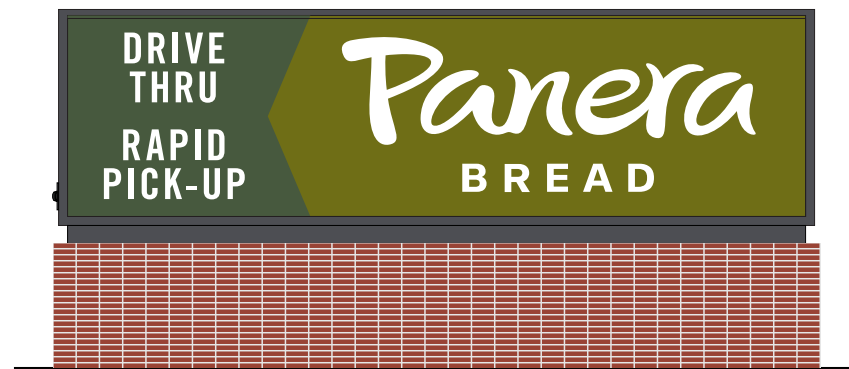


Front View
Scale: 3/8"=1'-0"

31.5 Sq Ft



Side View
Scale: 3/8"=1'-0"



Opposite Side View
Scale: 3/8"=1'-0"

Color Specifications

- PMS 2410 C
- Panera Green (PMS 2307 C)

Paint Specifications

- Panera Slate
Akzo Nobel to match PMS 7540 C
- White

Material Specifications

- .177" White Polycarbonate

Vinyl Specifications

- 3M Translucent Printing Vinyl

All paint finishes to be Satin unless otherwise specified

Allen Industries Listed MET E212503 Electric Sign Complies with UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

Copyright © 2023 Allen Industries, Inc. This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Client:
Panera Bread
Site# 0662

Address:
27777 Southfield Rd.
Lathrup Village, MI 48076

Date: 12/19/23	Estimate #: E12239	Job #: J0007413	Page #: 35 of 42
File Name: PNBD-J0007413_Lathrup Village, MI_301			
Sales: House	Design: ZWB	PM: CR	

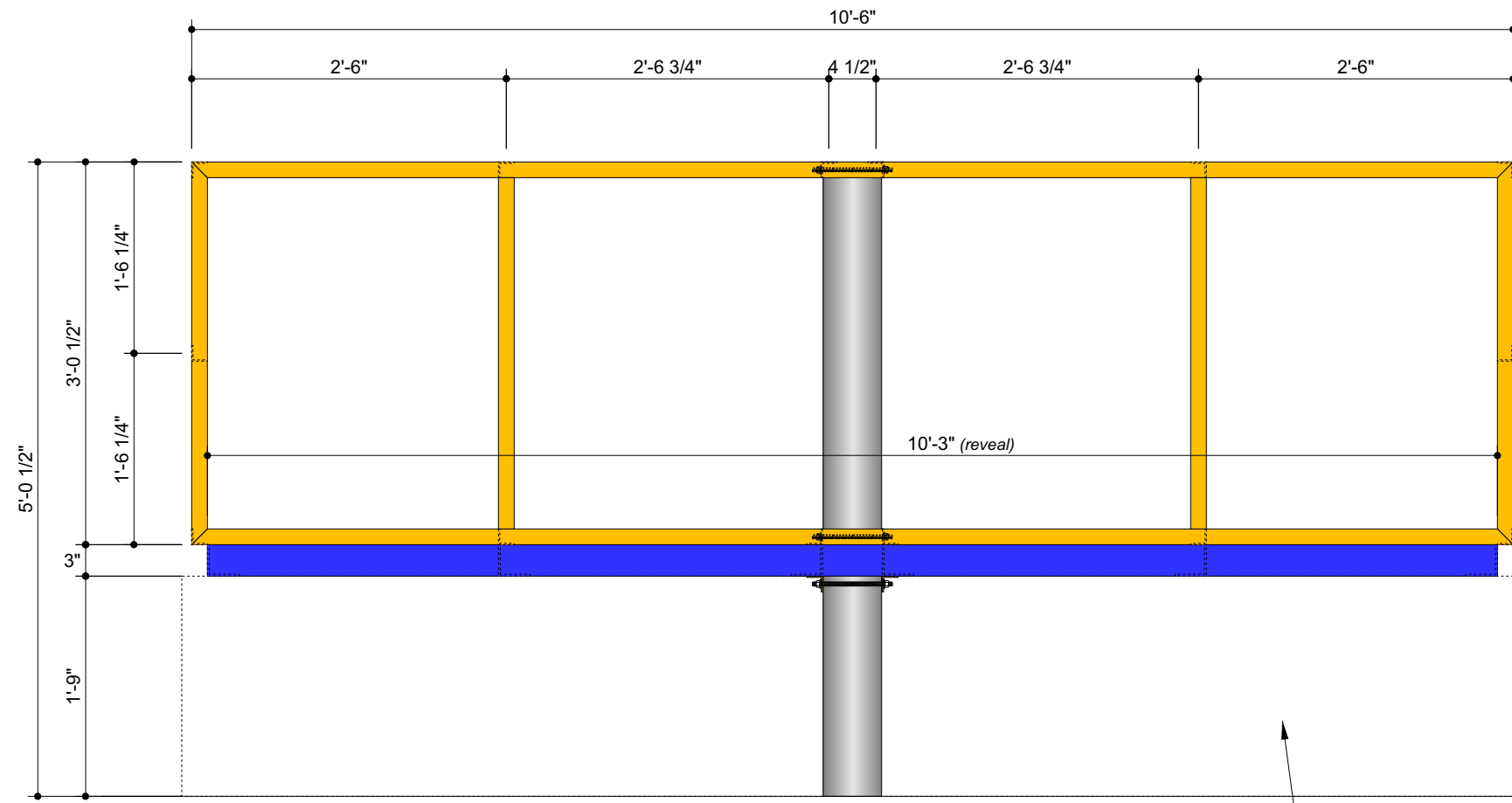
#	Date	Description	Initial
1	03/13/24	Revised Monument, Added Site Plan Detail	TAH
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status

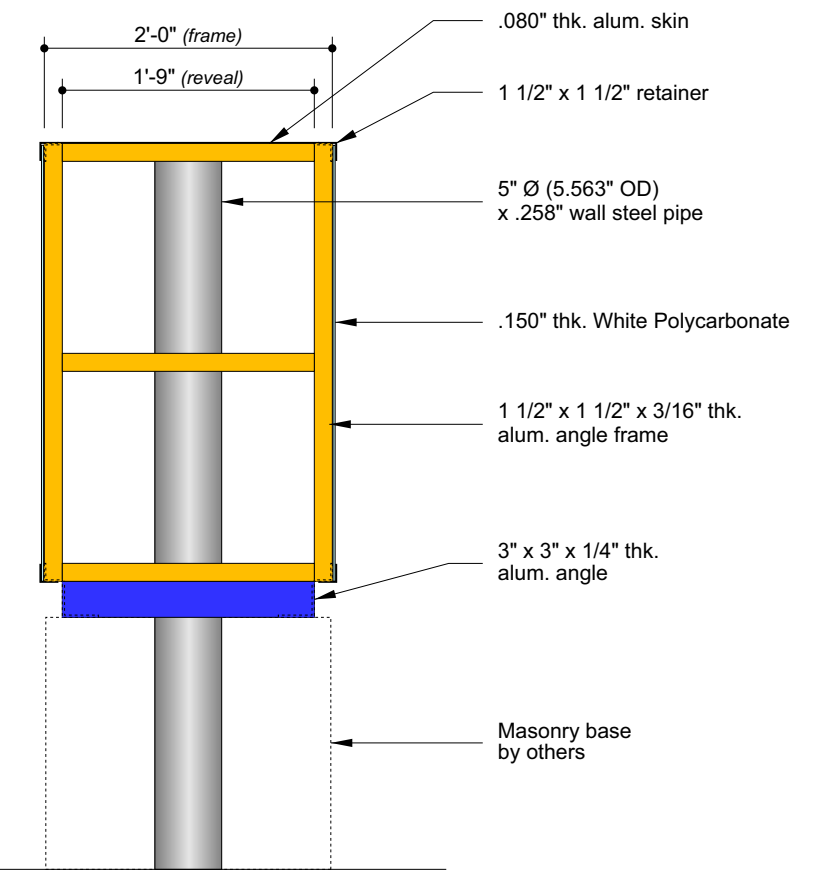
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: _____ Approval Date: _____

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements

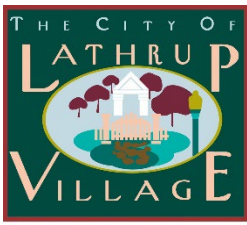


Front View
Scale: 3/4"=1'-0"



Side View
Scale: 3/4"=1'-0"

Masonry base by others



A HERITAGE OF GOOD LIVING

Item 8F.

City of Lathrup Village

27400 Southfield Road
Lathrup Village, Michigan 48076
248.557.2600

www.lathrupvillage.org

Memorandum

To: Planning Commission
From: Susie Stec, Director – Community & Economic Development
Date: April 15, 2024
RE: Conceptual Review – 27770 Southfield Road

For more than a year I have been working with the property owners of 27770 Southfield Road on their plans to rehabilitate the former school property. There have been several iterations of the concept that have varied in their overall size and mix of uses, though all have included multi-family housing.

The conceptual plan presented is exclusively multi-family housing with a ground floor amenity in the gym to be determined. The development will encompass the privately owned property and does not contemplate acquiring publicly-held property, as has been considered previously. The proposed development envisions approximately 230,000 square feet of multi-family housing with a mix of market-rate 1 – 3 bedroom units and will accommodate approximately 250 new residents. The original school building will be retained and rehabilitated into housing units; the north and south additions will be demolished. The total estimated project investment is \$30 million.

The property owner is seeking feedback on this concept to ensure that areas of concern are identified and addressed within the design prior to submitting for formal Site Plan Review. In addition to obtaining site plan approval, the property owners will need to obtain approval to demolish the north and south additions from the Historic District Commission.

APRIL 16, 2024

27700 SOUTHFIELD ROAD MULTI-FAMILY

LATHRUP VILLAGE

27700 Southfield Rd Multi-Family

27700 Southfield Rd
Lathrup Village, MI 48076
Residential Conversion of Previous Use

Renovation of Existing Building (15,160 SF)
(7,580 SF/ Floor)
4-Story Multi-family Building (214,192 SF)
Total Area: 229,352 SF

166Units Total
(56) 1-Bedroom
(104) 2-Bedroom
(6) 3-Bedroom

Parcel I.D. # :
24-13-303-021

Current Zoning:
VC Village Center

Minimum Lot Size:
5,000 SF

Minimum Lot Width:
20'

Setbacks:
Front: 0'
Sides: 0'
Rear: 5'

Build-to-line:
Primary Roads 90%
All other roads:75%

Maximum Building Height:
Primary Roads - 5 Stories / 60'
(10' From All Building Sides)

Minimum Floor Height
1st Floor - 14'
Upper Floors- 10'

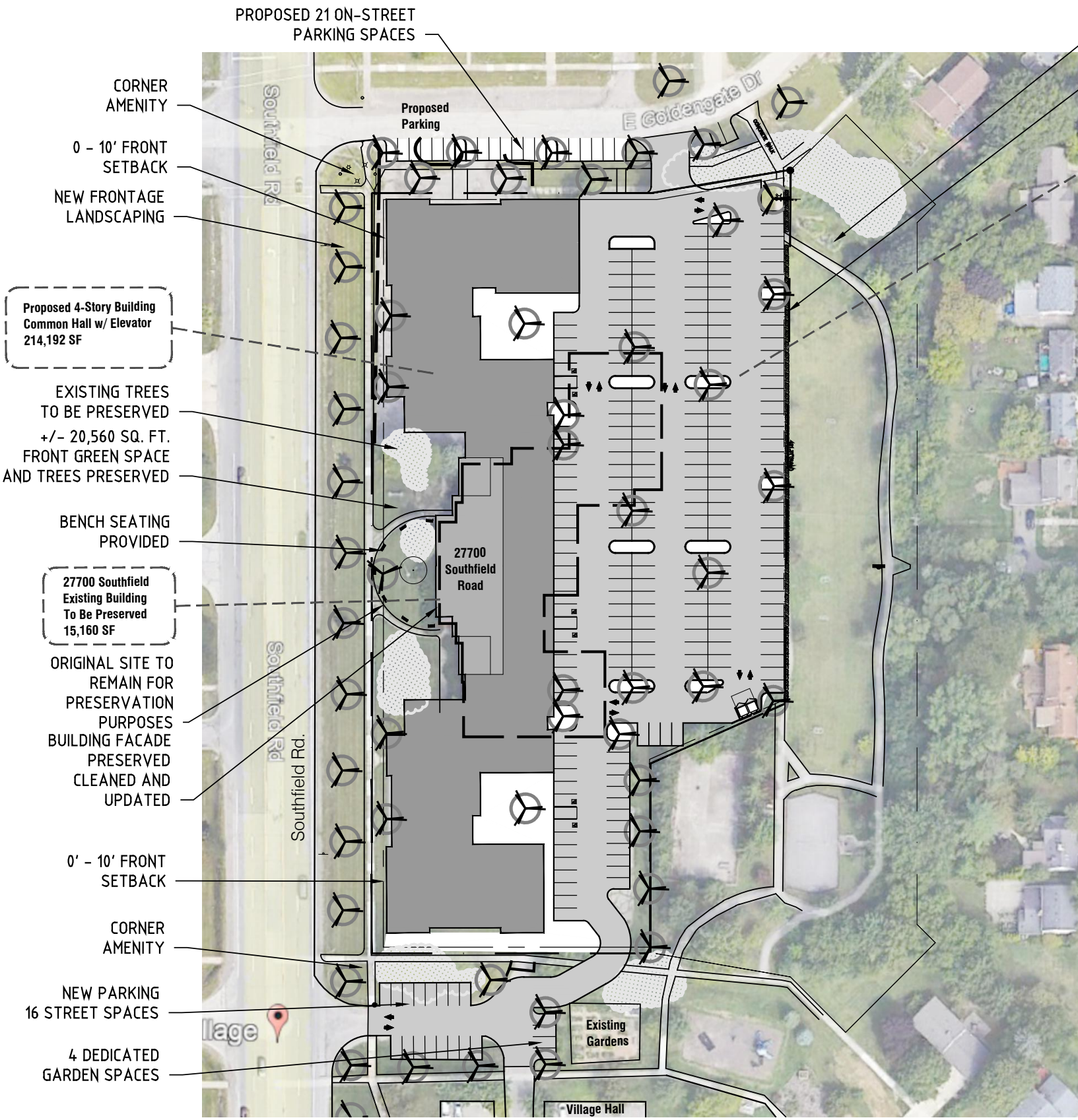
PARK TO REMAIN
LANDSCAPE SCREEN WALL
Proposed Parking:
226 Spaces: On-Site
10 Spaces: On-Street
236 Spaces Provided
1.42 Spaces / Unit
BIKE PARKING TO BE PROVIDED

Green Space: 25%

Required Parking:
1.5 spaces / Unit
166 x 1.5 = 249 Spaces Required

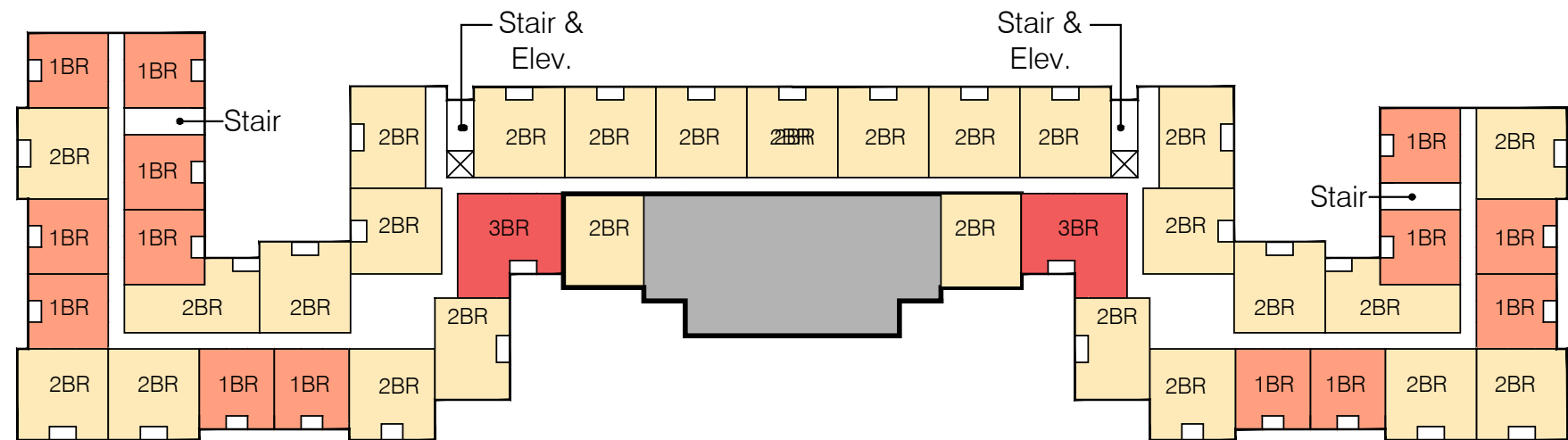
Parking Provided:
267 Total Spaces Provided (1.6 Spaces / Unit)
R.O.W. Spaces: 41 Spaces x 25% = 10 Spaces
On Site Spaces: 226 Spaces

Aerial Photo
27700 Southfield Rd



27700 Southfield Road - Multi-Family

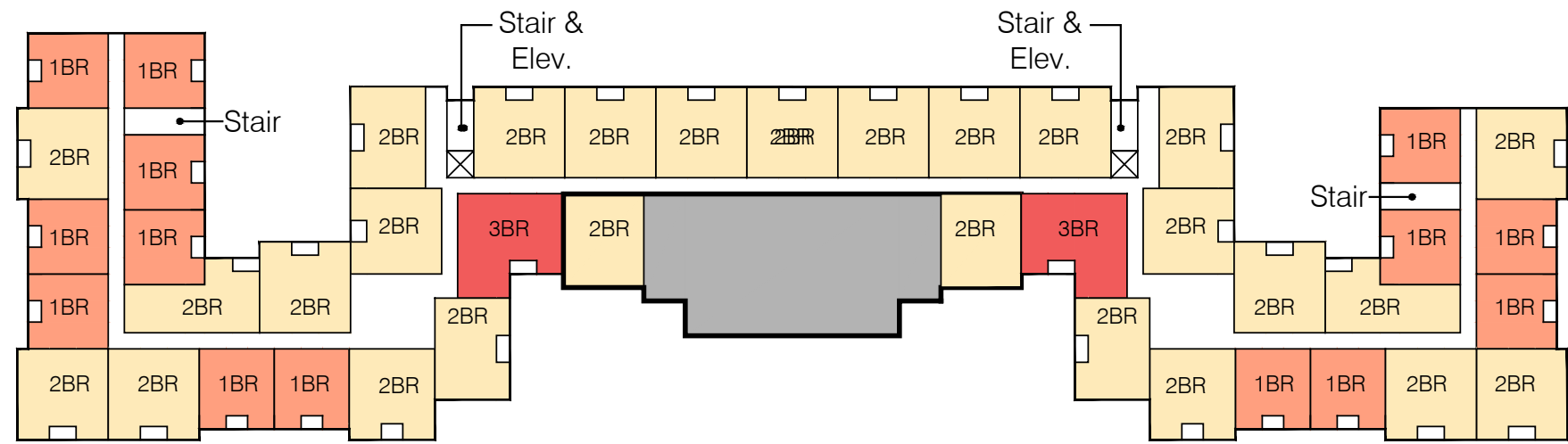




1 First Floor Plan
SCALE: 1/64" = 1'
NORTH

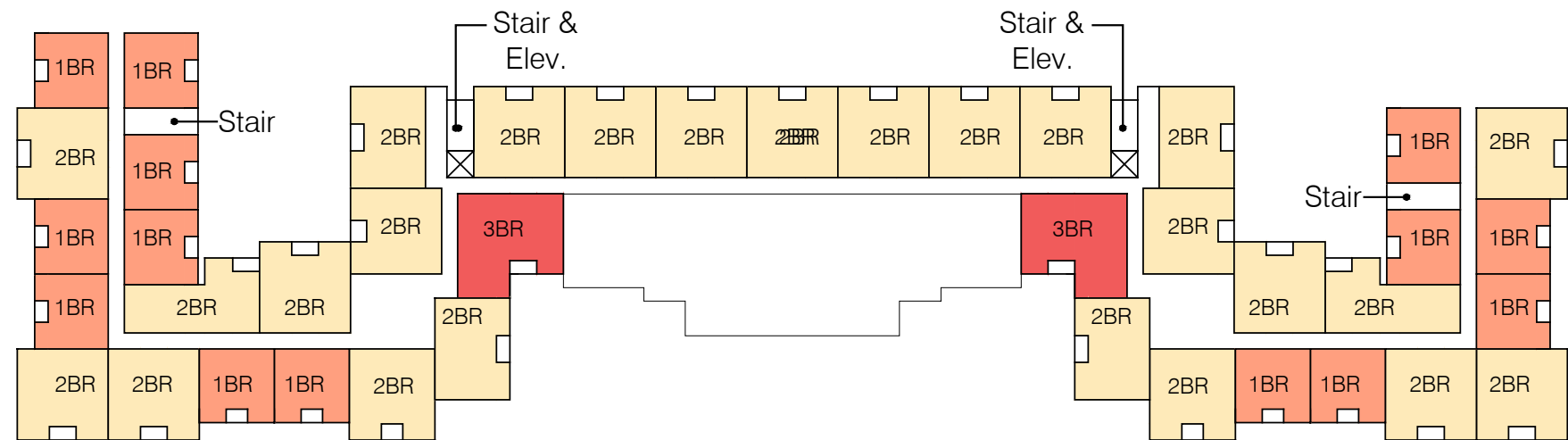
Unit Count Per Floor					
Unit Type	Floor 1	Floor 2	Floor 3	Floor 4	Total
1 BR	14	14	14	14	56
2 BR	27	27	25	25	104
3 BR	2	2	2	0	6
TOTAL					166

Level 1 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 1st & 2nd Floors	14	800 SF	11200 SF
2 Bed Existing	2	1050 SF	2100 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	2	1310 SF	2620 SF
TOTAL		43	42854 SF



2 Second Floor Plan
SCALE: 1/64" = 1'
NORTH

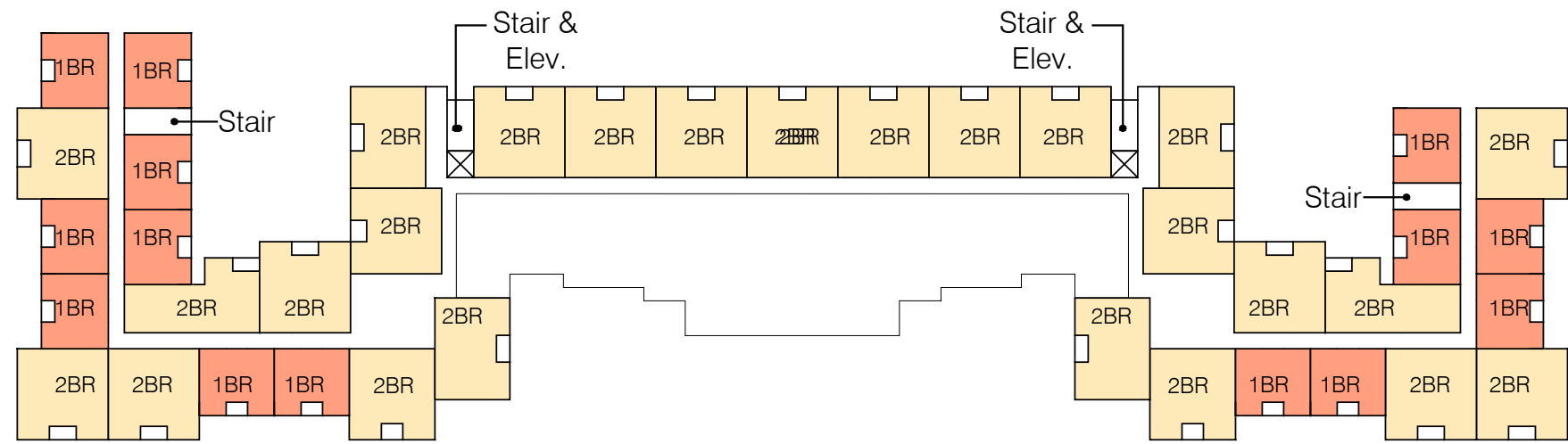
Level 2 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 1st & 2nd Floors	14	800 SF	11200 SF
2 Bed Existing	2	1050 SF	2100 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	2	1310 SF	2620 SF
TOTAL		43	42854 SF



1 Third Floor Plan
SCALE: 1/64" = 1'
NORTH

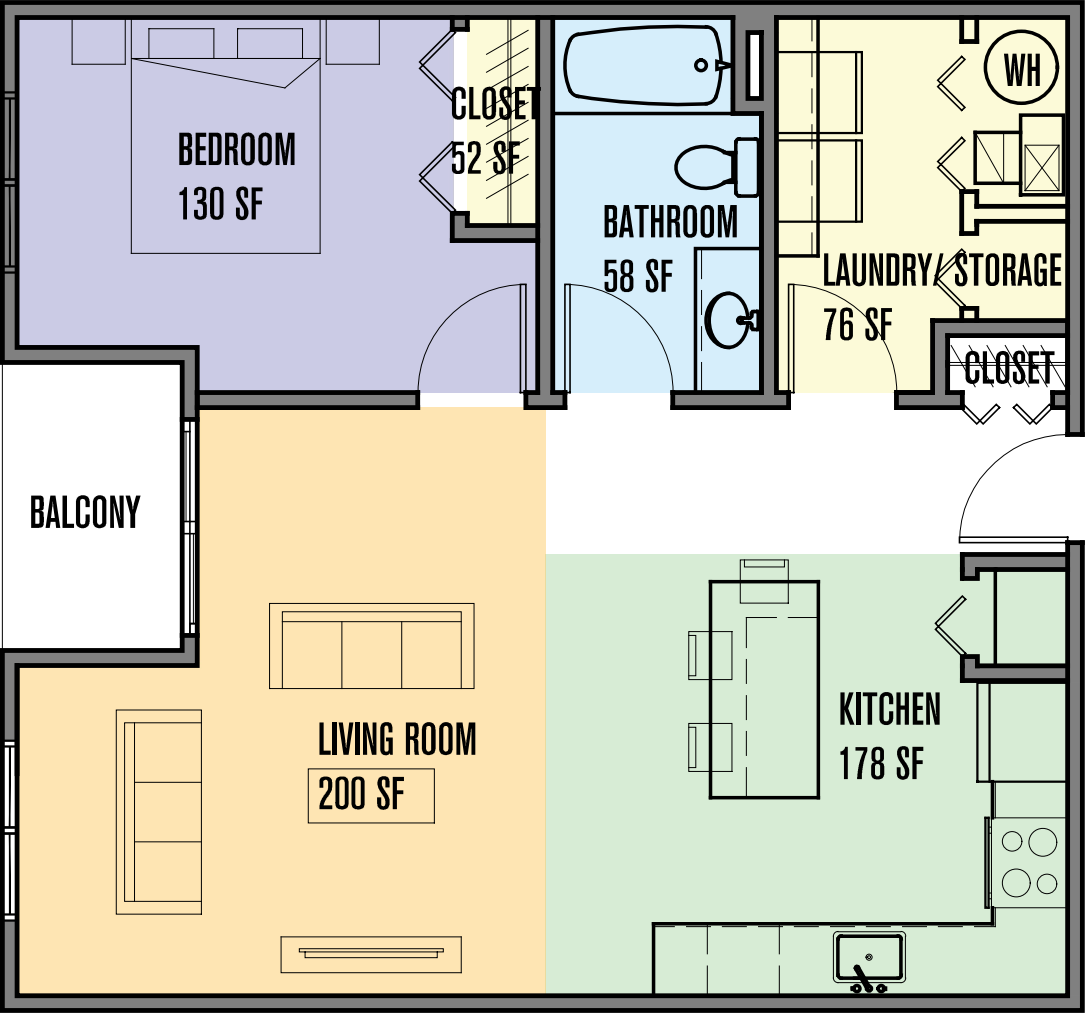
Unit Count Per Floor					
Unit Type	Floor 1	Floor 2	Floor 3	Floor 4	Total
1 BR	14	14	14	14	56
2 BR	27	27	25	25	104
3 BR	2	2	2	0	6
TOTAL					166

Level 3 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 3rd Floor	14	750 SF	10500 SF
2 Bed Existing	0	1050 SF	0 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	2	1310 SF	2620 SF
TOTAL		41	40054 SF



2 Fourth Floor Plan
SCALE: 1/64" = 1'
NORTH

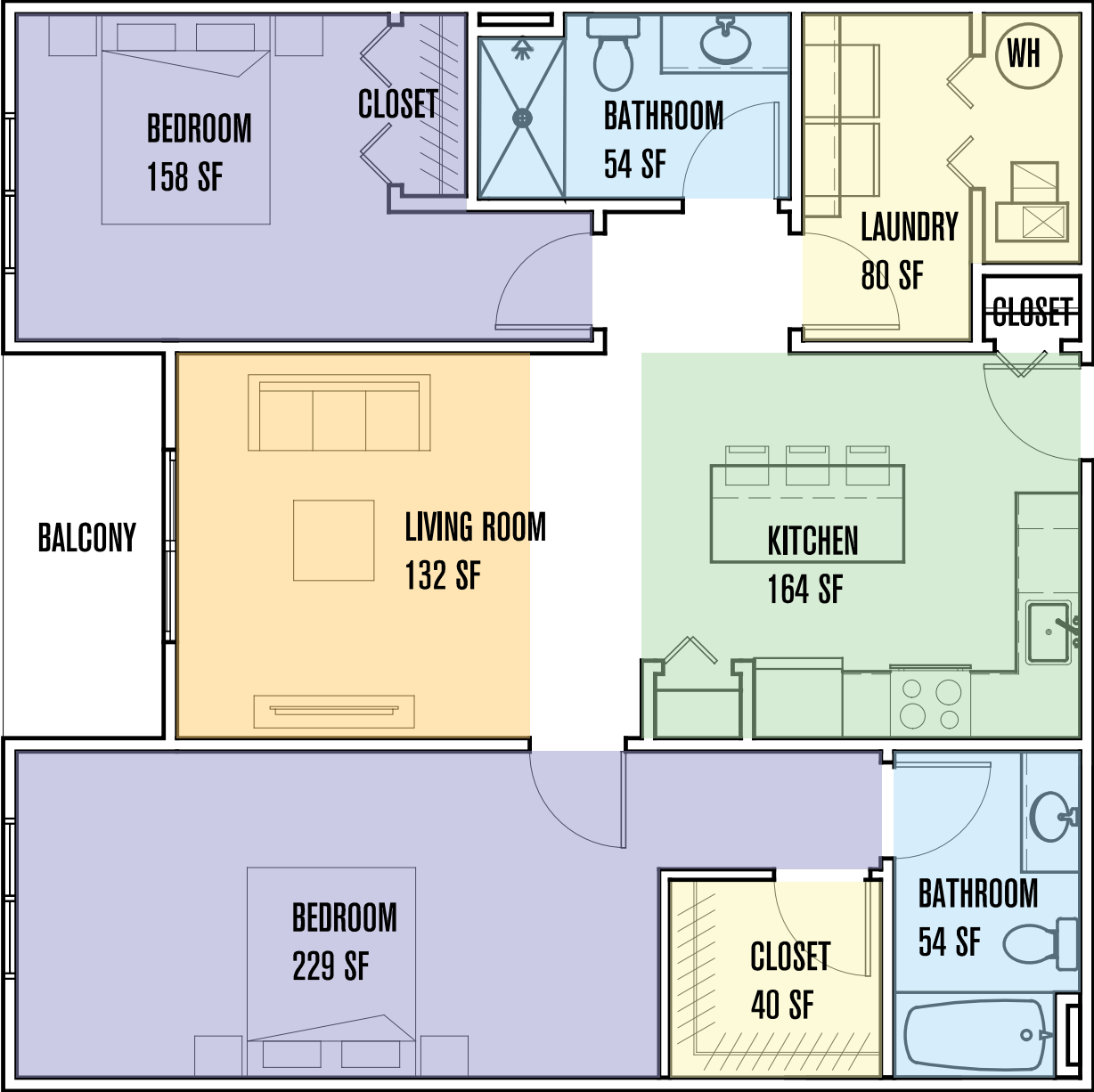
Level 4 Unit Quantities & Area			
Unit Type	Quantity	Area	Total
1 Bed 4th Floor	14	660 SF	9240 SF
2 Bed Existing	0	1050 SF	0 SF
2 Bed	15	1106 SF	16590 SF
2 Bed Narrow	4	1014 SF	4056 SF
2 Bed Bonus	2	1064 SF	2128 SF
2 Bed Small Balcony	4	1040 SF	4160 SF
3 Bed	0	1310 SF	0 SF
TOTAL		39	36174 SF



1

Typical 1 Bedroom Unit Floor Plan: 800 SF

SCALE: 3/16"=1"



1

Typical 2 Bedroom Unit Floor Plan: 1,106 SF

SCALE: 3/16"=1"



1

Typical 3 Bedroom Unit Floor Plan: 1,310 SF

SCALE: 3/16"=1"











Colored West Elevation

