



Historic District Commission Agenda

Thursday, December 12, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - A. 5-18-22 - HDC Minutes
5. **Public Comment** (limited to 3 minutes)
6. **New Business**
 - A. Request to Appoint HDC Officers
 - B. Request to Approve 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation
 - C. Request to Approve 27400 Southfield Road - Water Meter Communications Tower Replacement
7. **Other Matters for Discussion**
8. **Adjournment**

City of Lathrup Village
Historic District Commission
Minutes of the May 18, 2022 meeting

Members Present: Dane Johnson, Secretary, HDC
Annette Kingsbury, Chair, HDC
Robin Roberts, Vice-Chair, HDC
Brigid Taylor, HDC

Members Absent: John Dunivant, HDC
Diane Weems, HDC

Others Present: Barb Kenez
Steve Blum, Surnow Company
Kelda London, acting City Clerk

Meeting was conducted in the Council Chamber.

Agenda Items:

1. Meeting was called to order at 3:10 pm by Chair Kingsbury.
2. Roll call was conducted, with each member present.
3. Approval of agenda: Motion by Roberts, second by Taylor, to approve the agenda. Motion passed unanimously with each member present stating their vote.
4. Approval of minutes: Motion by Taylor, second by Roberts, to approve the minutes of the June 29, 2021 meeting. Motion passed unanimously with each member present stating their vote.
5. Public Comment: None
6. New Business:
 - Kingsbury noted that the purpose of the HDC, as noted in the historic district ordinance, contains items that the board has not engaged in.
 - Roberts raised the topic of house tours based on the houses from the *Gateways to Happiness* book. She indicated that Ann Arbor has transparent signs showing historic images of houses. Could this be done in Lathrup to show how houses used to look? Kingsbury commented that it is quite expensive. Roberts further

- noted that such signs would be in the right-of-way between the sidewalk and street, and that homeowners may not want such signs. Another drawback may be showing the outline of the floor plan of each house. This may be a security risk. Perhaps plans would not need to be included. There were many more images in the book than houses that were actually built, so all images would not be necessary. Perhaps a walking tour could be developed. Taylor questioned if the original 40 houses were too spread out for that. Roberts confirmed that they are spread out. Perhaps a grant could be applied for to pay for the signs. Kingsbury will check with Oakland County. Roberts indicated that the Historical Society cannot afford to pay for the signs. Johnson asked what the respective roles are of the Historic District Commission and the Historical Society. Perhaps Marjorie Yedlin or Karen Rousseaux could clarify the role that the Study Committee played in developing the Historic District Ordinance.
- Steve Blum was present to provide an update on Annie Lathrup School. He indicated the following:

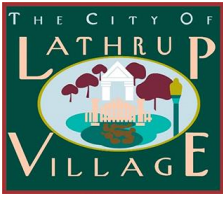
- Surnow has been a presence in Lathrup Village since 1978. Blum came to the company in 2019 and is currently Vice-President.
- Sam and Max Surnow have developed more in the Village than any other developer and own most of the commercial property in the Octagon at the center of the city.
- Lathrup Village and Birmingham are the primary bases for the company.
- In Birmingham, the company has gotten more involved in the historic community. Blum pointed to the Post Office and Wachler Jewelry at Maple and Woodward as examples of their work on historic buildings. He also cited 550 Merrill Street, the old Birmingham Schools building; and 191 N. Chester, the old Church of Christ Scientist, which had been flagged for residential development by the City.
- He stated that Surnow does not build and flip. They renovate and restore.
- Leslie Paddock, Director of the Birmingham Historical Museum, provided Surnow with historic photographs of the company holdings, and new photographs were shot.
- Birmingham won an award from the Michigan Historical Society.
- Blum indicated that the Annie Lathrup School is a big puzzle to solve.
- Surnow has a vision of a vibrant, walkable downtown for Lathrup Village, and thinks that is what the market wants.
- Lathrup Village has “superpowers” that other communities do not have: street layout, proximity to I-696; stock of buildings. These should make it easy to leap over Royal Oak or Huntington Woods.
- Regarding the residential potential of the school, a similar project was completed in Plymouth. Multi-family housing is being built in the area. Can the school be turned into residential use, with new housing around

it? Most developers want a blank slate, but Surnow will not pursue that approach.

- The north addition to the school is problematic structurally and in terms of design.
- Regarding the cessation of the Lathrup Academy project: T.R. Ahlstrom wanted to rival other schools. Surnow proposed a cost of approximately \$3 million for renovations. Ahlstrom was to raise the money, but fundraising was not successful. Working capital was needed but was just not there. It made no sense to move forward, and Surnow did not want to sell the building and lose control of its future. Ahlstrom ended up giving money that was raised to a Ukrainian church in Chicago.
- Kingsbury noted that Susie Stec had mentioned a residential proposal. Blum confirmed that a large residential developer from Minneapolis developed a plan, but the numbers did not work. It is difficult to make residential work in the school because of the architectural limitations. There is a smaller pool of people interested in living in such a setting in Lathrup Village. Houses must be priced right, and the numbers did not work.
- Surnow has begun to see the school as a civic centerpiece with housing built around it. Surnow would retain ownership of the building.
- Roberts indicated that Lowe's has a grant program for renovating schools. Kingsbury asked if that applied to schools privately owned. Roberts indicated that Federal tax credits could work if done properly. Blum has been in contact with some agencies but will introduce themselves to the Michigan SHPO.
- Roberts indicated that the SHPO must approve the plan to receive Michigan and/or Federal tax credits.
- Roberts asked about moving City Hall into the School. Blum indicated that if City Hall could work in the building, then this is a civic use that could include offices, police needs (some, maybe not all). Would a jail be onsite or separated?
- Surnow brought in Stantec, the number one architecture and planning company in the world, who have designed structures at Kettering University and Grand Valley State University, as well as Amazon, among others. They have been exploring the school for offices, public spaces, retail spaces, landscaped spaces, etc. They are exploring expansion and contraction of spaces for flexibility, as well as parking lots for events.
- Multi-family housing is in demand in Michigan and people want new homes in this area.
- Surnow is exploring up to 200 apartment units. VOGT conducted a marketing study and identified the numbers, finishes, and amenities that could work here. One goal is to edge out the Northland development of 1,000 units.

- In the Lathrup survey, interest in and acceptance of new housing was high. People preferred ownership, not rental, complemented by food and beverage options on the west side of Southfield Road, with crosswalks.
- Blum stated that the HDC would help determine the appearance.
- Kingsbury stated that this idea would work within the town plan.
- Blum stated the project would increase the density of the area. Buildings would perhaps be three stories with the appearance of townhouses, although development of actual townhouses would not be appropriate according to Blum. The question is how to weave the structures into the community and serve a population in which 60% are 65 years old or older, requiring elevators rather than walk-ups. The topic of archive space for the Historical Society was raised. In the short-term this could be part of flexible city space with room for some displays at special events.
- At the present time, it is not feasible to hold an open house in the school due to safety issues.
- Kingsbury raised the issue of the Southfield Road project and how the two projects would intersect. There has been discussion with the Oakland County Road Commission about ways to slow traffic. SEMCOG prioritizes what projects are on the list for development. If they think of Southfield Road as a high-speed road like Telegraph or Woodward, that is to our detriment. Trying to minimize stoplights, crosswalks, curb cuts, etc. would keep traffic moving by moving people out of the way. The proposed boulevard project would increase the traffic volume.
- Kingsbury stated that four or five years ago there was a community charrette resulting in overwhelming interest in the School as City Hall. There was also resistance because City Hall is paid for. Regardless, the City must act soon because of growing police department needs. Taylor asked if rent was the issue. Blum indicated the maintenance fee would be smaller and questioned if more space could be rented out.
- If the school became City Hall, the current City Hall would be razed and replaced with housing and parks.
- Johnson expressed concern about the architecture.
- Roberts stated that the HDC has oversight over the school but is not sure about the overall site. If the HDC has oversight of the land, then we will have a seat at the table for how the process moves forward.

7. Old Business and Tabled Items: None.
8. Other Matters for Discussion: None
9. Meeting was adjourned at 4:34 pm by Chair Kingsbury.



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: December 12th, 2024
RE: HDC Officer Appointments

Background Brief: With numerous new members of the HDC, it is in the commission's best interest to appoint officers as outlined in the ordinance.

Sec. 40-27. - Same—general rules of procedure.

- a) Officers. The historic district commission shall elect from its membership a chairperson, vice-chairperson and secretary, whose terms of office shall be fixed by the commission.
- b) Chairperson. The chairperson shall preside over the historic district commission and shall have the right to vote.
- c) Vice-chairperson. The vice-chairperson shall, in the case of absence or disability of the chairperson, perform the duties of the chairperson.
- d) Secretary. The secretary shall keep a record of all resolutions, proceedings and actions of the historic district commission and report regularly to the council, with copies to the planning commission. The secretary shall act as custodian of the maps and archives of the historic district commission.

Previous Action: N/A

Economic Impact: N/A

Recommendation: N/A

Recommended Motion:

Moved by _____ seconded by _____ to appoint _____ as Chairperson.

Moved by _____ seconded by _____ to appoint _____ as Vice-chairperson.

Moved by _____ seconded by _____ to appoint _____ as Secretary.

Kelly Garrett Mayor	Bruce Kantor Mayor Pro-Tem	Jalen Jennings Council Member	Dalton Barksdale Council Member	Jason Hammond Council Member
------------------------	-------------------------------	----------------------------------	------------------------------------	---------------------------------

PART II - CODE OF ORDINANCES
Chapter 40 HISTORICAL PRESERVATION

Chapter 40 HISTORICAL PRESERVATION

ARTICLE I. IN GENERAL

Secs. 40-1—40-20. Reserved.

ARTICLE II. HISTORIC DISTRICTS

Sec. 40-21. Statement of purpose.

The purpose of this article is to:

- (1) Safeguard the heritage of the city by preserving the cultural, social, economic, political and architectural elements having historic significance;
- (2) Stabilize and improve property values in such districts;
- (3) Foster and promote property values in such districts;
- (4) Promote the use of local history for education, pleasure and the welfare of the citizens of the city;
- (5) Encourage the collection of records and objects which interpret the history of this city and cooperate in the establishment and operation of a museum or other appropriate center for custody and display of such items.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-22. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration means any excavation, new construction, reconstruction or exterior modification, removal or addition of any exterior feature, including change of an unexposed surface material.

Commission means the historic district commission.

Demolition means the raising or destruction, whether entirely or in part, of a resource and includes, but is not limited to demolition by neglect.

Demolition by neglect means neglect in maintaining, repairing or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.

Historic district means any area or areas created under this article for the purpose of this article as a historic district. Such areas not necessarily having contiguous boundaries. The area included in a noncontiguous historic district shall be the structure on the property and 100 feet therefrom or the property boundary, whichever is less.

Historic preservation means the protection, conservation, rehabilitation, restoration or reconstruction of historic districts and the sites, buildings, structures and objects contained therein, through implementation of the provisions of this article.

Ordinary maintenance and repair means acts of repair and other acts to prevent a decline, deterioration, decay or damage of a structure without change of the exterior appearance. The painting and repainting of a structure to a color other than that present on June 15, 1999, shall be considered ordinary maintenance and repair.

Repair means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for purposes of this chapter.

Resource means one or more publicly or privately owned historic or nonhistoric buildings, structures, sites, objects, features or open spaces located within a historic district.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-23. Historic districts enumerated.

Historic districts within the city are hereby created, which districts shall include the following described land and the structures situated thereon:

Location	Tax I.D. No.
27400 Southfield Road	Tax I.D. No.: 24-13-351-038
27700 Southfield Road	Tax I.D. No.: 24-13-303-021
27800 Southfield Road	Tax I.D. No.: 24-13-301-001

(Ord. No. 99-339, pt. I, 6-7-99; Ord. No. 416-10, pt. II, 12-20-2010)

Sec. 40-24. Notice of district designation.

Within 30 days after any land has been designated under this chapter as a part of a historic district, the city clerk shall cause a document to be recorded with the county register of deeds describing such land and indicating that it has been included within a historic district pursuant to the provisions of this article.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-25. Modification of historic districts.

- (a) *Generally.* The boundaries of the historic district may be changed from time to time to add or delete any area, site or structure. Such changes shall be made by ordinance amendment adopted by the city council upon recommendation of the historic district commission.
- (b) *Initial determination of reasonableness.* Upon receipt of the historic district commission from any person owning property in the city to add any area, site or structure or to modify or delete any area, site or structure from a historic district, the historic district commission, after making a determination that there are reasonable grounds for such a request, shall recommend to the city council that an investigation to determine whether or not such request should be granted be commenced. Included in the recommendation shall be a proposed budget to conduct such investigation.
- (c) *Investigations; report.* As part of the modification investigation, the historic district commission shall conduct studies and research and make a written report on the cultural, social, economic, political, architectural or historical significance of the area, site or structure under consideration. The report shall contain a specific recommendation as to action to be taken on the request for modification.

(Supp. No. 18)

- (d) *Transmittal of report; public hearing; final recommendations.* Copies of the report shall be transmitted for review and recommendation to the city council, the state historical commission and the state historical advisory council. Sixty days after the transmittal, the historic district commission shall hold a joint public hearing with the city council thereon after notice, which shall include a written notice to the owners of all properties to be included in such district. The commission shall submit a final report with its recommendations to the city council. Included in such report shall be the recommendation to draft the appropriate ordinance.
- (e) *Publication of public hearing notice.* The notice required by subsection (d) above shall be given by publication at least once in a newspaper having general circulation within the city at least 15 days prior to the date of the hearing, and by regular mail addressed to each owner at such addresses as appear on the city assessment rolls, at least seven days prior to the date of hearing.
- (f) *Initiation by commission.* The commission may initiate the modification procedures set out above only after the recommendation to the city council to do so has been approved by the city council.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-26. Historic district commission creation; members; vacancies; compensation.

- (a) *Creation.* There is hereby created the city historic district commission, which shall consist of seven members who reside in the city. Members shall be appointed by the mayor and approved by the council, for terms of office [of] three years; provided, that two of the initial members shall be appointed for one year, two members for two years and three members for three years. Terms shall expire on December 31 of the year of expiration. The first appointment shall be for terms of less than one, two or three years, in order to expire on December 31. Members of the historic district commission shall be eligible for reappointment.
- (b) *Vacancy.* A vacancy occurring in the membership of the historic district commission for any cause shall be filled by a person appointed by the mayor and approved by the council for the duration of the unexpired term.
- (c) *Special membership requirements.* At least two members of the historic district commission shall be appointed from a list of residents submitted by a duly organized and existing preservation society or societies located in the city, and at least one member of the historic district commission shall be an architect duly registered in the state if such person resides in the city and is available for appointment.
- (d) *Compensation.* Members of the historic district commission shall serve with such compensation as may be provided by the resolution of the council.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-27. Same—general rules of procedure.

- (a) *Officers.* The historic district commission shall elect from its membership a chairperson, vice-chairperson and secretary, whose terms of office shall be fixed by the commission.
- (b) *Chairperson.* The chairperson shall preside over the historic district commission and shall have the right to vote.
- (c) *Vice-chairperson.* The vice-chairperson shall, in the case of absence or disability of the chairperson, perform the duties of the chairperson.

(Supp. No. 18)

- (d) *Secretary.* The secretary shall keep a record of all resolutions, proceedings and actions of the historic district commission and report regularly to the council, with copies to the planning commission. The secretary shall act as custodian of the maps and archives of the historic district commission.
- (e) *Quorum.* At least four members of the historic district commission shall constitute a quorum for the transaction of business.
- (f) *Affirmative votes.* The affirmative vote of four members of the historic district commission shall be required for the approval or disapproval of plans before it for review, or for the adoption of any resolution, motion or other action by the commission.
- (g) *Public record.* The historic district commission shall keep a record, which shall be open to the public view, of its resolutions, proceedings and actions.
- (h) *Annual report.* The historic district commission shall submit an annual report of its activities to the council, and shall submit such special reports as requested by the council.
- (i) *Adoption of rules.* The historic district commission shall adopt rules for the transaction of its meetings, of its business which shall provide for the time and place of its regular meetings.
- (j) *Open meetings.* All meetings of the historic district commission shall be open to the public, and any person or his duly constituted representative shall be entitled to appear and be heard on any matter applicable to the business at hand before the commission makes a decision.
- (k) *Special meetings.* The historic district commission shall provide for the calling of special meetings by the chairperson or by at least two members of the commission. All members of the commission shall receive written notification in advance of such special meeting.
- (l) *Notice of meetings.* Notices of all meetings, including agenda of matters to be considered, shall be transmitted to the council and any existing historical societies in the city on record in the city clerk's office.

(Ord. No. 99-339, pt I, 6-7-99)

Sec. 40-28. Duties, powers and restraints.

Except as otherwise provided, the historic district commission shall have the duties of administering and implementing the provisions of this article. The responsibility shall include the following duties and powers:

- (a) The commission shall have the duty to investigate and report on requests for modification of historic districts as provided in this article.
- (b) The commission shall have the duty to review and approve applications, including proposals and plans, for construction, alteration, repair or demolition in historic districts as more fully set forth in section 40-29.
- (c) The commission shall have the authority to request periodic inspections of all designated historic districts by the city administrator or his or her representative for violations of this article.
- (d) The commission shall have the duty to maintain a current listing of historic districts and a brief statement of the significance of each.
- (e) The commission shall have the authority to initiate modification procedures set out in this article on its own motion.
- (f) The commission shall have the authority to call on experts to aid in its deliberations within the limits of its budget, or upon the approval of the council.

- (g) In cases where there is imminent danger of the loss or irreparable alteration of a site or structure protected by this article, the commission shall have the authority to request the city to seek such injunctive relief as it deems necessary to preserve the site or structure.
- (h) The commission shall have such other powers as are reasonable and necessary for the efficient administration and implementation of this article.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-29. Work affecting exterior appearance of structures; permission required; review procedure.

- (a) *Requests for permission.* Before construction, alteration, repair, moving or demolition affecting the exterior appearance of a structure or the construction of a new structure or part thereof within the historic district, the person proposing to take such action shall apply for and obtain permission to do so from the historic district commission.
- (b) *Application.* The application shall be on a form as prescribed by the city clerk. No fee shall be charged for the review and decision by the commission of any application. The application shall consist of two parts.
 - (1) A written proposal of the action for which commission approval is sought with an explanation of the reason for the requested action; and
 - (2) Plans and drawings sufficient to clearly illustrate the proposed actions and depicting the structure in question and its relation to adjacent structures.

The application shall be submitted to the city clerk before obtaining a building permit.

- (c) *Transmittal of application to commission; building division certification.* The application shall be transmitted to the building department and to the historic district commission immediately after filing with city clerk. No construction, alteration, repair, moving or demolition shall take place, nor a permit issued therefor, until the building department has certified to the commission that the plans and drawings meet the requirements of all applicable ordinances and regulations and the commission has acted on the application, as hereinafter provided.
- (d) *Criteria for determination.* The historic district commission shall review such applications giving specific consideration to the proposed action and proposed plans in light of the following criteria so that the decision will be consistent with the objectives set forth in this article:
 - (1) The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area;
 - (2) The relationship of the exterior architectural features of the structure to the rest of the structure and of the surrounding areas;
 - (3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;
 - (4) Those features of the particular structure identified in the report of the ad hoc historic districts study committee of the historic district commission which supported its recommendation of the site or structure for inclusion within a historic district.
- (e) *Guidelines for construction, restoration, etc.* Any and all construction, restoration, alteration, modification, maintenance, repair or rehabilitation of the exterior of any house and/or structure or a part thereof in a historic district shall be done in accordance with the following guidelines:

(Supp. No. 18)

-
- (1) Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.
 - (2) The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.
 - (3) All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 - (4) Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
 - (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.
 - (6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.
 - (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken.
 - (8) Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property or neighborhood.
 - (9) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
 - (10) The Secretary of the Interior's "Standards for Rehabilitation" as presently promulgated in the Code of Federal Regulations or as they may be amended in the future. Copies of said "Standards for Rehabilitation" shall be maintained in the office of the city clerk and shall be subject to an examination by the public during normal business hours.
- (f) *Decision of commission.* Upon its review, the commission shall first approve the proposal and secondly approve the plans if, in its judgment, the criteria enumerated above are not adversely affected by the request. The commission may approve the proposal but reject the specific plans, if it is determined that the plans are detrimental to the values embodied in the criteria. In that event, the applicant may submit revised, amended or new plans for the commission's review and approval. Denial of any applications shall be based only on the considerations set forth in subsections (d) and (e).
- (g) *Review and limited exterior features.* The commission shall pass only on the exterior features of a structure and shall not consider interior arrangement or use of the structure.
- (h) *Grounds for approving application.* In addition to approval of an application pursuant to subsection (e) above, an application for repair or alteration affecting the exterior appearance of a structure within a historic district or for its moving or demolition shall be approved by the commission if any of the following conditions prevail, and if, in the opinion of the commission, the proposed changes will materially improve or correct these conditions:
- (1) The structure constitutes a hazard to the safety of the public or occupants.

- (2) The structure is a deterrent to a major improvement program which will be of substantial benefit to the community.
- (3) Retention of the structure would cause undue financial hardship to the owner.
- (4) Retention of the structure would not be in the interest of the majority of the community.
- (i) *Filing certificate of approval or rejection.* After due consideration, the commission shall file with the building department its certificate of approval or rejection of the application submitted to it for review. Such certificate shall be signed by the chairperson or secretary of the commission. The commission, in issuing its certificate, shall state the reasons and grounds for its action in its minutes and on the date of its certificate.
- (j) *Compliance with approved plan.* After a certificate of approval has been issued and the building or demolition permit granted to the applicant, the building department shall take such action as is necessary to require compliance with the approved building plan.
- (k) *Certificate of rejection; no permits issued; resubmittal after modification of plan.* A certificate of rejection shall be binding upon the building department and no permit shall be issued in such case. In the case of rejection, either before or after a rejection, the commission shall endeavor to work out a feasible plan for preservation with the applicant and may give suggestions regarding changes in the application it deems desirable to the applicant. The applicant may take modifications to his or her plans and shall have the right to resubmit his or her application at any time after doing so.
- (l) *Failure of commission to act.* The failure of the commission to act within a maximum of 60 days after the date of application filed with it, unless an extension is agreed upon mutually by the applicant and the commission, shall be deemed to constitute approval.
- (m) *Plan for preservation of structures.* In case an application for repair or alteration affecting the exterior appearance of a structure or for moving or demolition of a structure which the commission deems so valuable to the city, state or nation that the loss thereof will adversely affect the public purpose of the city, state or nation, the commission shall endeavor to work out with the owner an economically feasible plan for the preservation of the structure.
- (n) *Demolition or moving of structures.* It shall be the public policy of this city to discourage the demolition, demolition by neglect or moving of structures within a historic district which are of historic or architectural value.
- (o) *Hazardous structures.* If any structure within a historic district has deteriorated to the extent that the building department believes the structure should be demolished under chapter 14, sections 14-251 through 14-259, proceedings under such article may be commenced. Not less than fifteen days' notice of the hearing to be held by the council on the determination that the building is unsafe, shall be given to the historic district commission by the building department. The commission shall be deemed to be an interested party for the purposes of the hearing before the council and may make recommendations to the council concerning the architectural and historical value of the structure to be considered.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-30. Gifts, funding.

- (a) *State law and federal grants.* The historic district commission shall have the power to accept and administer gifts, grants or bequests for historic restoration purposes from the state or federal government.
- (b) *Public and private gifts.* The historic district commission shall have the power to accept and administer public and private gifts, grants or bequests for historical purposes.

- (c) *Administration of funds.* The city treasurer shall hold to the funds as trustee of the historic district commission for all gifts, grants and bequests. Authorized expenditures shall be certified to the treasurer by the secretary or other officer designated by the commission. The commission shall annually report to the council any money it receives or expends. As to all funds to be made available by the council, the historic district commission shall annually submit a budget as a commission of the city.
- (d) *Titles to real property.* Notwithstanding anything herein to the contrary, the title to all real property accepted and administered by the historic district commission shall be received and held in the name of the city.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-31. Acquisition of historic property.

If all efforts by the historic district commission to preserve a historic structure fail, or if it is determined by the commission that public ownership is most suitable, the council may acquire such property, if deemed to be in the public interest, using public funds, gifts for historical purposes, grants from the state or federal government for acquisition of historic properties, or proceeds from revenue bonds issued for historical purposes. Such acquisition shall be based on the written recommendation of the historic district commission. The commission shall maintain publicly owned historic structures using its own funds, if not specifically earmarked for other purposes, or those public funds committed for this use by the council.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-32. Ordinary maintenance and repair.

- (a) Nothing in this article shall be construed to prevent ordinary maintenance and repair of any structure within this historic district; nor to prevent construction, alteration, repair, moving or demolition of any structure under permit issued by the building department prior to June 15, 1999.
- (b) A structure in any historic district shall be maintained by the owner or person in control thereof so as to prevent deterioration of exterior walls of vertical support, roofs or horizontal members, exterior chimneys, exterior plaster mortar, any documented exterior architectural feature, and to prevent deterioration by the weather due to the inadequate weatherproofing of exterior walls, roofs and foundations, including the necessity of replacing broken windows and doors.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-33. Duty to maintain and repair.

- (a) *Prevention of deterioration.* Every resource in any historic district shall be maintained by the owner or person in control thereof, so as to:
 - (1) Prevent deterioration of exterior walls or vertical supports, roofs, or horizontal members, exterior chimneys, exterior plaster or mortar, any documented exterior architectural feature; and
 - (2) Prevent deterioration by the weather due to inadequate weatherproofing of exterior walls, roofs, and foundations, including the necessity of replacing broken windows and doors, if the deterioration has or is likely to cause structural weakness or to otherwise affect the continuation of the resource as a historic resource.
- (b) *Demolition by neglect.* Upon a finding by the commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

(Supp. No. 18)

- (1) *Require repair.* Require the owner of the resource to repair all conditions contributing to demolition by neglect; or
- (2) *Repair by city.* If the owner does not make repairs within a reasonable time, the city or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. The city or its agents may enter the property for purposes of this sub-paragraph only after obtaining an order from the circuit court.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-34. Work done without a permit.

- (a) *Restoration by owner.* When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require the owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness.
- (b) *Court order.* If the owner does not comply with the restoration requirements within a reasonable time, the city may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness.
- (c) *Restoration by city.* If the owner does not comply or cannot comply with the order of the court, the city or its agents may enter the property and conduct work necessary to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness in accordance with the courts order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property.
- (d) *Entry onto the property.* When acting pursuant to an order of the circuit court, the city or its agents may enter a property for purposes of this sub-section.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-35. Appeal from commission decisions.

- (a) *Administrative appeal to city council.* An applicant aggrieved by a decision of the commission concerning a permit application shall have the right to appeal the decision to the city council provided the appeal is requested in writing and presented to the city clerk within 21 days after the meeting in which the final decision of the commission was rendered. The city council shall consider the appeal within 30 days of its filing.
- (b) *Administrative appeal to Michigan Historical Commission.* An applicant aggrieved by a decision of the commission and the city council concerning a permit application may file an appeal in accordance with section 5(2) of 1970 PA 169, as amended, with the State Historical Preservation Review Board of the Michigan Historical Commission. The appeal shall be filed within 60 days after the city council's decision is furnished to the applicant.
- (c) *Judicial review.* Any citizen or duly organized historic preservation organization in the city, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission may, in accordance with section 11 of the 1970 PA, 169, as amended, appeal the decision to the circuit court, except that a permit applicant aggrieved by a decision rendered herein may not appeal to the court without first exhausting the right to appeal to the city council and then to appeal to the state historic preservation review board.

(Supp. No. 18)

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-36. Violations.

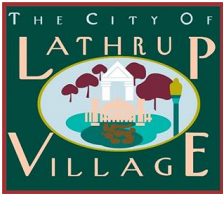
- (a) *Civil fine.* Any person who violates this chapter is responsible for a civil infraction and may be fined not more than \$5,000.00.
- (b) *Restoration.* Any person who violates this chapter may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

(Ord. No. 99-339, pt. I, 6-7-99)

Sec. 40-37. Determination of property values.

The assessor for the city, to the extent permitted by state law, shall not consider the designation of a historic district in determining the true cash value of property for assessments purposes.

(Ord. No. 99-339, pt. I, 6-7-99)



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Historic District Commission
FROM: Mike Greene – City Administrator
DATE: December 12th, 2024
RE: HDC Procedural Summary

Background Brief: The Historic District Commission (HDC) has numerous new members, so this memo aims to give a procedural summary of the HDC.

Pursuant to the Historic Districts ordinance, work involving the alteration, repair and work on the exterior of a historic structure requires Historic District Commission approval. Specifically, the proposed repurposing of the Annie Lathrup School involves work affecting the exterior appearance of an existing historic district structure, rather than a modification of a historic district. Note that modifications of historic districts are governed by Sec. 40-25, while work or alterations are governed by Sec. 40-29.

Accordingly, Sec. 40-29 is applicable. This section requires that permission be obtained from the historic district commission prior to construction, alteration, repair, moving or demolition affecting the exterior appearance of a structure or the construction of a new structure or part thereof within the historic district. The process is as follows:

- Application must be made to the city clerk including a written proposal with an explanation of the reason for the requested action and plans and drawings illustrating the proposed actions.
- The application must be transmitted to both the building department and the historic district commission. The building department must certify to the commission that the site plans meet ordinance requirements.
- The historic district commission must review the application pursuant to the criteria and guidelines provided in Sec. 40-29 (d) & (e).
- The historic district commission shall approve first, the proposal and second, the plans.
- The commission may approve the proposal but reject the specific plans, if it is determined that the plans do not meet the criteria. In that event, the applicant may submit revised plans for the commission's review and approval.
- Denial of any applications shall be based only on the considerations set forth in Sec. 40-29 (d) & (e).
- Upon final decision, the historic district commission shall issue a certificate of approval or rejection.
- The decision of the historic district commission may be appealed to City Council.

****Special considerations:**

- The failure of the commission to act within a maximum of 60 days after the date of application filed with it, unless an extension is agreed upon mutually by the applicant and the commission, shall be deemed to constitute approval. The December 12 meeting is considered action by the commission.
- If the Historic District Commission approves a proposed project, its decision is final without any further City Council approval needed. If the ultimate decision of the commission is to reject the application and plans, the City Council may hear an appeal of that decision and make a final determination.
- The Historic District Commission meeting must be a public meeting, but no public hearing is required for this process.

Kelly Garrett Mayor	Bruce Kantor Mayor Pro-Tem	Jalen Jennings Council Member	Dalton Barksdale Council Member	Jason Hammond Council Member
------------------------	-------------------------------	----------------------------------	------------------------------------	---------------------------------

memorandum

DATE: December 9, 2024
TO: Lathrup Village Historic District Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Annie Lathrup School Redevelopment Site Plan Review

Introduction

What proposed activity requires consideration and action by the Lathrup Village Historic District Commission?

An application for site plan review and approval that includes the preservation, rehabilitation, and reuse of the historic building, referred to as the former Annie Lathrup School, located at 27700 Southfield Road.

This review by the HDC runs on a parallel track to review by the Planning Commission. The Planning Commission will assess whether the project is consistent with the Master Plan and meets the standards of the Zoning Ordinance.

Review Criteria

According to the Historic District ordinance, the HDC shall first **approve the proposal** and then **approve the plans** if, in its judgement, the criteria below are **not adversely affected by the request**.

The ordinance provides that the commission may approve the proposal but reject the specific plans if it is determined that the plans are detrimental to the values embodied in the criteria. In that event, the applicant may submit revised, amended, or new plans for the commission's review and approval. **Denial of any applications shall be based only on the considerations set forth in subsections (d) and (e), which are provided below** (and again in the context of the full ordinance below):

(d) **Criteria for determination.** The HDC shall review such applications, giving specific consideration to the proposed action and proposed plans in light of the following criteria so that the decision will be consistent with the objectives set forth in this article:

- 1) The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area;
- 2) The relationship of the exterior architectural features of the structure to the rest of the structure and of the surrounding areas;
- 3) The general compatibility of the exterior design, arrangement, texture, and materials proposed to be used;
- 4) Those features of the particular structure identified in the report of the ad hoc historic district study committee of the historic district commission which supported its recommendation of the site or structure for inclusion within a historic district.

(e) **Guidelines for construction, restoration, etc.** Any and all construction, restoration, alteration, modification, maintenance, repair, or rehabilitation of the **exterior** of any house and/or structure or a part thereof in a historic district shall be done in accordance with the following guidelines:

- 1) Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.
- 2) The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.
- 3) All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.
- 6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.
- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken.
- 8) Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property or neighborhood.
- 9) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- 10) The Secretary of the Interior's "Standards for Rehabilitation" as presently promulgated in the Code of Federal Regulations or as they may be amended in the future. Copies of said "Standards for Rehabilitation" shall be maintained in the office of the city clerk and shall be subject to an examination by the public during normal business hours.

Background for Consideration by the Historic District Commission

According to the US Secretary of the Interior, historic preservation standards were codified in the Federal Register in 1995, the same year that they were published with guidelines as The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the **four** historic treatments, all of which have been updated since 1995:

1. **Preservation**

Defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

2. Restoration

Defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

3. Reconstruction

Defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

4. Rehabilitation

Defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Guidelines for Rehabilitating Historic Buildings *(incl. the addition of new construction)*

- Identify, retain, and preserve historic materials and features
- Protect and maintain historic materials and features
- Repair historic materials and features
- Replace deteriorated historic materials and features
- Design for the replacement of missing historic features
- Minimal alterations
- Code-required work: accessibility and life safety
- Resilience to natural hazards
- Sustainability
- New exterior additions and related new construction

These standards and guidelines provide a critical part of the framework of the national preservation program. They are widely used at the federal, state, and local levels to guide work on historic buildings, and they also have been adopted by Certified Local Governments and historic preservation commissions across the nation. ***For standards that apply to the proposed development, refer to the criteria of the local Historic Preservation Ordinance, Chapter 40, which are further explained below.***

Lathrup Village Historic District Ordinance and Application

The purpose of the Lathrup Village Historic District Commission is to:

- (1) Safeguard the heritage of the city by preserving the cultural, social, economic, political, and architectural elements having historic significance.
- (2) Stabilize and improve property values in such districts.
- (3) Foster and promote property values in such districts.
- (4) Promote the use of local history for education, pleasure, and the welfare of the citizens of the city.

- (5) Encourage the collection of records and objects that interpret the history of this city and cooperate in the establishment and operation of a museum or other appropriate center for the custody and display of such items.

The ordinance defines Historic Preservation as:

The protection, conservation, rehabilitation, restoration or reconstruction of historic districts and the sites, buildings, structures and objects contained therein, through implementation of the provisions of this article (Sec. 40-22).

Sec. 40-28: Duties, Powers, and Restraints of the Lathrup Village Historic District Commission.

As it pertains to the review of the proposed site plan, which includes the rehabilitation of the former Annie Lathrup School, the Historic District Commission shall:

- 1) Have the duty to review and approve the application, including proposals and plans for construction, alteration, repair, or demolition in historic districts as more fully set forth in section 40-29.
The proposed plans have been submitted for site plan review of the standards set forth in the Village Center Zoning District and will be considered for approval by the Planning Commission on December 17, 2024.
- 2) Have the authority to request periodic inspections of all designated historic districts by the city administrator or his or her representative for violations of this article.
- 3) Have the authority to call on experts to aid in its deliberations within the limits of its budget, or upon the approval of the council.
- 4) In cases where there is imminent danger of the loss or irreparable alteration of a site or structure protected by this article, the commission shall have the authority to request the city to seek such injunctive relief as it deems necessary to preserve the site or structure.
- 5) The commission shall have such other powers as are reasonable and necessary for the efficient administration and implementation of this article.

Sect. 48-29: Work affecting exterior appearance of structures; permission required; review procedure.

- (a) **Requests for permission.** Before construction, alteration, repair, moving, or demolition affecting the exterior appearance of a structure or the construction of a new structure or part thereof within the historic district, the person proposing to take such action shall apply for and obtain permission to do so from the historic district commission.

Review of the proposed improvements at the Annie Lathrup School is pending consideration and approval by the Historic District Commission.

- (b) **Application.** The application shall be on a form as prescribed by the city clerk. The application shall consist of two parts.
 - 1) A written proposal of the action for which commission approval is sought with an explanation of the reason for the requested action; and
 - 2) Plans and drawings sufficient to clearly illustrate the proposed actions and depicting the structure in question and its relation to adjacent structures.

The application shall be submitted to the city clerk before obtaining a building permit.

(c) **Transmittal of application to commission; building division certification.** The application shall be transmitted to the building department and to the historic district commission immediately after filing with city clerk. No construction, alteration, repair, moving or demolition shall take place, nor a permit issued therefor, until the building department has certified to the commission that the plans and drawings meet the requirements of all applicable ordinances and regulations and the commission has acted on the application, as hereinafter provided.

(d) **Criteria for determination.** The historic district commission shall review such applications giving specific consideration to the proposed action and proposed plans in light of the following criteria so that the decision will be consistent with the objectives set forth in this article:

- 1) The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area;
- 2) The relationship of the exterior architectural features of the structure to the rest of the structure and of the surrounding areas;
- 3) The general compatibility of the exterior design, arrangement, texture, and materials proposed to be used;
- 4) Those features of the particular structure identified in the report of the ad hoc historic district study committee of the historic district commission which supported its recommendation of the site or structure for inclusion within a historic district.

(e) **Guidelines for construction, restoration, etc.** Any and all construction, restoration, alteration, modification, maintenance, repair, or rehabilitation of the exterior of any house and/or structure or a part thereof in a historic district shall be done in accordance with the following guidelines:

- 1) Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.
- 2) The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.
- 3) All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.
- 6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.
- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken.
- 8) Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural

material and such design is compatible with the size, scale, color, material and character of the property or neighborhood.

- 9) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- 10) The Secretary of the Interior's "Standards for Rehabilitation" as presently promulgated in the Code of Federal Regulations or as they may be amended in the future. Copies of said "Standards for Rehabilitation" shall be maintained in the office of the city clerk and shall be subject to an examination by the public during normal business hours.

(f) **Decision of commission.** Upon its review, the commission shall:

First: approve the proposal and;

Secondly: approve the plans if, in its judgment, the criteria enumerated above are not adversely affected by the request.

The commission may approve the proposal but reject the specific plans if it is determined that the plans are detrimental to the values embodied in the criteria. In that event, the applicant may submit revised, amended, or new plans for the commission's review and approval. **Denial of any applications shall be based only on the considerations set forth in subsections (d) and (e) above.**

(g) **Review and limited exterior features.** The commission shall pass only on the exterior features of a structure and shall not consider interior arrangement or use of the structure.

(h) **Grounds for approving application.** In addition to approval of an application pursuant to subsection (e) above, an application for repair or alteration affecting the exterior appearance of a structure within a historic district or for its moving or demolition **shall be approved by the commission if any of the following conditions prevail**, and if, in the opinion of the commission, the proposed changes will materially improve or correct these conditions:

- 1) The structure constitutes a hazard to the safety of the public or occupants.
- 2) The structure is a deterrent to a major improvement program which will be of substantial benefit to the community.
- 3) Retention of the structure would cause undue financial hardship to the owner.
- 4) Retention of the structure would not be in the interest of the majority of the community.

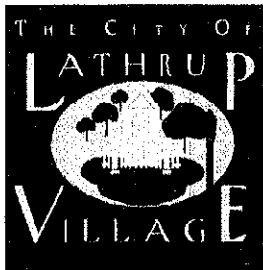
(i) **Filing certificate of approval or rejection.** After due consideration, the commission shall file with the building department its certificate of approval or rejection of the application submitted to it for review. Such certificate shall be signed by the chairperson or secretary of the commission. **The commission, in issuing its certificate, shall state the reasons and grounds for its action in its minutes and on the date of its certificate.**

(j) **Compliance with approved plan.** After a certificate of approval has been issued and the building or demolition permit granted to the applicant, the building department shall take such action as is necessary to require compliance with the approved building plan.

(k) **Certificate of rejection; no permits issued; resubmittal after modification of plan.** A certificate of rejection shall be binding upon the building department and no permit shall be issued in such case. In the case of rejection, either before or after a rejection, the commission shall endeavor to work out a feasible plan for preservation with the applicant and may give suggestions regarding changes in the application it deems desirable to the applicant. The applicant may take

modifications to his or her plans and shall have the right to resubmit his or her application at any time after doing so.

- (l) **Failure of commission to act.** The failure of the commission to act within a maximum of 60 days after the date of application filed with it, unless an extension is agreed upon mutually by the applicant and the commission, shall be deemed to constitute approval.
- (m) **Plan for preservation of structures.** In case an application for repair or alteration affecting the exterior appearance of a structure or for moving or demolition of a structure which the commission deems so valuable to the city, state or nation that the loss thereof will adversely affect the public purpose of the city, state or nation, the commission shall endeavor to work out with the owner an economically feasible plan for the preservation of the structure.
- (n) **Demolition or moving of structures.** It shall be the public policy of this city to discourage the demolition, demolition by neglect, or moving of structures within a historic district which are of historic or architectural value.
- (o) **Hazardous structures.** If any structure within a historic district has deteriorated to the extent that the building department believes the structure should be demolished under chapter 14, sections 14-251 through 14-259, proceedings under such article may be commenced. Not less than fifteen days' notice of the hearing to be held by the council on the determination that the building is unsafe shall be given to the historic district commission by the building department. The commission shall be deemed to be an interested party for the purposes of the hearing before the council and may make recommendations to the council concerning the architectural and historical value of the structure to be considered.



City of Lathrup Village
Historical District Commission
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600
Fax: (248) 557-2602

A HERITAGE OF GOOD LIVING

Office Use Only	
Date Submitted:	_____
HDC Review #:	_____
Date of Review:	_____

Application for Historical District Commission Review

I (We) the undersigned, do hereby make application to the Historical District Commission for approval of the request described below in accordance with Sec. 40-29. Work affecting exterior appearance of structures; permission required; review procedure of the Lathrup Village Code of Ordinances.

This application must be completed and returned along with any necessary plans All requested information and all plans necessary must be provided prior to being placed on the agenda. Additional pages containing other information the application feels will aid the Commission in reaching its decision should be attached. **Ten Copies of all required information will need to be provided by the applicant.**

Property Description

Subject Property Address:	27700 Southfield Rd
Subject Property Parcel Number:	24.13.303.021

Applicant's Information

Name:	Akiva Investments LLC				
Address:	320 Martin St. Suite 100	State:	MI	Zip Code:	48009
Phone Number:	248.877.4000	Fax:	Birmingham, MI		
Email Address:	Sam@surnow.com				
Interest in Property:	Owner				
Signature:				Date:	10.24.24

Property Owner's Information

Name:	Akiva Investments LLC				
Address:	320 Martin St. Suite 100	State:	MI	Zip Code:	48009
Phone Number:	248.877.4000	Fax:	Birmingham, MI		
Email Address:	Sam@surnow.com				
Signature:				Date:	10.24.24

Description of Alterations) to Property

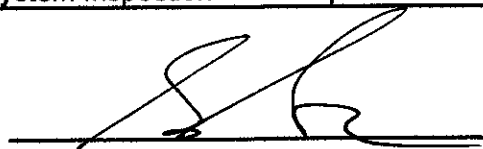
Some demolition and rehabilitation of the existing Annie Lathrup School building.
New development of 128 Apartment units integrated with the school building and new site elements (see attached letter)

Depending upon the nature of the alterations requested by the applicant, the following items may be required for the application to be considered complete:

Item	Required	Not Required	Date Provided
Site Place drawn to scale			
Photographs of property affected by proposed alterations			
Property Survey			
Copies of Building Plans indicating alterations			

Per the Lathrup Village Code of Ordinances, I/We, the Applicant, agree to obtain any necessary permits and/or inspections required by the current Michigan Building or the Residential Code.

Permit or Inspection	Required	Not Required	Obtained Date
Building Permit			
Demolition Permit			
Electrical Permit			
Heating/Mechanical Permit			
Plumbing Permit			
Fire/Smoke Alarm System Inspection			

Applicant Signature 

Date 10.24.24

Additional Notes (If Necessary)
Refer to attached letter.

BIDDISON
ARCHITECTURE

October 24, 2024

Historic District Commission
Lathrup Village, Michigan

RE: 27700 Southfield Road Annie Lathrup School Building

To Whom it may Concern,

The Surnow Company who has owned the existing Annie Lathrup School building for many years is excited to bring this proposed new development. The 128 unit multi-family residential and Community Center showcases the adaptive reuse of the original Historic School structure as an integral element. The entire development will sit west of the existing Annie Lathrup Park and east of Southfield Road. The proposed development will be preserving the existing main two story school structure set between the brick chimneys as seen from Southfield Road.

The intent will be to carefully remove the elements that were added to the original structure on the north, south and east of the main two story structure in later decades and keep the existing Gymnasium, Entries, stair and two floors of classrooms on each end along with the exiting corridor. The east wall of the existing corridor will be built with a new brick façade facing the Annie Lathrup Park, to blend with the old building and provide new entries into the common corridor from the parking lot and new windows which will match what is being proposed for the new development and bring daylight into the corridor on both floors.

To maintain the physical and visual integrity of the north and south ends of the original structure the new 4 story residential structures will be separated with a 2 story glass bridge with entry doors on the east and west sides as a clear glass thread that connects the two structures. This entry on each end of the original structure will also allow for a secure separation to the residential units to the north and south while allowing the Greater Lathrup Community to access to the new common community spaces to be placed inside the original school building. The glass connection will have a flat roof which will set just below the level of the original roof eave line allowing the brick wall and chimneys to extend above and remain visual.

The more modern residential structures on each end of the Historic building along with the glass separation will help to further showcase the original Historic structure. A new proposed 12,000 s.f. Community Sculpture Park along Southfield Road between the new residential structures will create a peaceful place to sit for the residents as well as the Community to enjoy and experience the Historic structure. The existing shingle roof of the School Building will be replaced and the existing façade will be cleaned and restored to provide a new water tight building envelope showcasing the Historic elements of the building.

The Surnow Company has a vested interest in complying and maintaining the redevelopment of this Historic structure in accordance with the following Guide Lines for construction, restoration or rehabilitation of such structures. We feel that the proposed rehabilitation of this Historic Gem will meet all of the following guidelines and concepts.

320 Martin Street Suite LL-10
Birmingham, MI 48009
p 248-554-9500

biddison-ad.com

BIDDISON
ARCHITECTURE

- (1) Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.
- (2) The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.
- (3) All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.
- (6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken.
- (8) Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property or neighborhood.
- (9) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

We respectfully request the support of the Historic District Commission as it pertains to the redevelopment of this very important property and structure in the City Center, with the assurance that the Surnow Company will use every effort to provide the future life of this beautiful structure for future generations, while bringing in new members into the community and allowing them to share this structure with the greater community at large.

320 Martin Street Suite LL-10
Birmingham, MI 48009
p 248-554-9500

biddison-ad.com

Owner / Developer

THE SURNOW COMPANY

Tel. (248) 865-3000 x 102

CONTACT: Sam Surnow

Architect

BIDDISON ARCHITECTURE

320 Martin Street

Suite 10

Birmingham, MI 48009

Tel. (248) 554-9500

CONTACT: Kevin Biddison, AIA

Civil Engineer

NOWAK & FRAUS ENGINEERS

46777 Woodward Ave.

Pontiac, MI 48342-5032

Tel. (248) 332-7931

Fax. (248) 332-8257

CONTACT: Brad W. Brickel, P.E.

Landscape Architect

NOWAK & FRAUS ENGINEERS

46777 Woodward Ave.

Pontiac, MI 48342-5032

Tel. (248) 332-7931

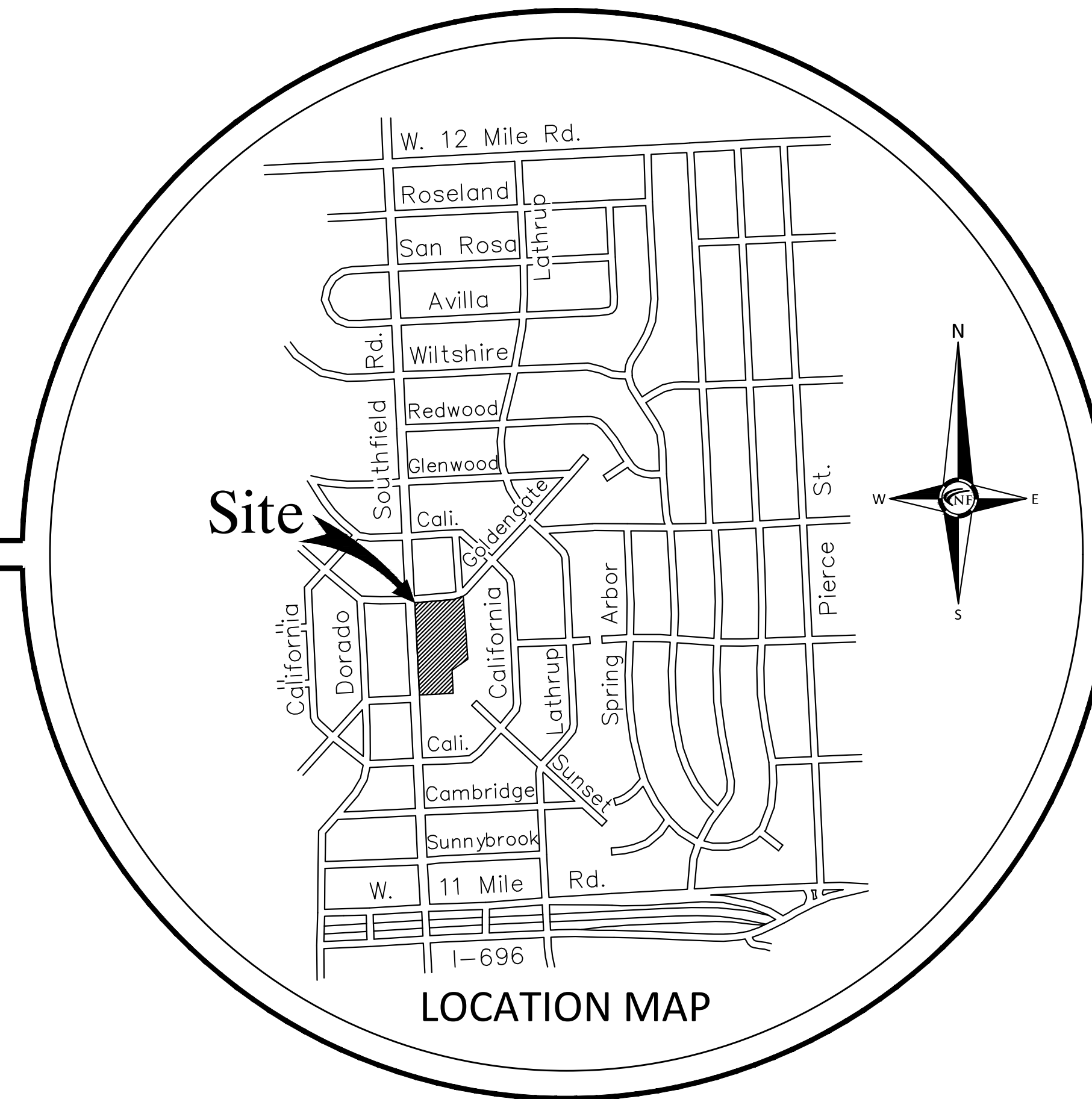
Fax. (248) 332-8257

CONTACT: George Ostrowski, LLS, LEED AP

City of Lathrup, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For The Surnow Company

SHEET INDEX

SP00	Cover Sheet
SP01	ALTA/NSPS Land Title/ Topographic/ Tree Survey
SP02	Demolition Plan
SP03	Site Plan
SP04	Fire Truck Turning Plan
SP05	Paving and Grading Plan
SP05.1	Paving and Grading Plan
SP06	Notes and Details
SP07	Utility Plan
SP08	Soil Erosion Plan
L1	Tree Preservation Plan
L2	Landscaping Plan
T.101	Title Sheet
A.101	First and Second Floor Plans
A.102	Third and Fourth Floor Plans
A.201	Exterior Elevations
A.202	Exterior Elevations
A.203	Exterior Elevations
A.301	Exterior Rendering
A.302	Exterior Rendering
A.303	Exterior Rendering
A.304	Interior Rendering
A.305	Interior Rendering
L.201	Site Photometric Study



LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND SITUATED IN THE CITY OF LATHRUP VILLAGE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 1677 AND VACATED SOUTHFIELD SQUARE, FORMERLY KNOWN AS MONTEREY STREET LYING EASTERLY OF LOT 1677 AND WESTERLY OF LOTS 1665 TO 1689, EXCEPT THAT PART OF VACATED SOUTHFIELD SQUARE LYING SOUTH OF A LINE DRAWN BETWEEN THE NORTHWEST CORNER OF OF LOT 1680 AND A POINT 150 FEET FROM THE SOUTHEAST CORNER OF LOT 1677, ALONG THE EASTERLY BOUNDARY OF SAID LOT 1677, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 3, AS RECORDED IN LIBER 32 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS.

TAX ID NUMBER: 24-13-303-021

ADDRESS: 27700 SOUTHFIELD ROAD, LATHRUP VILLAGE, MI 48076

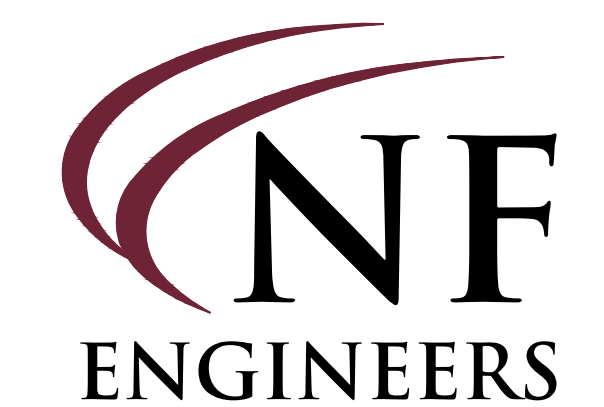
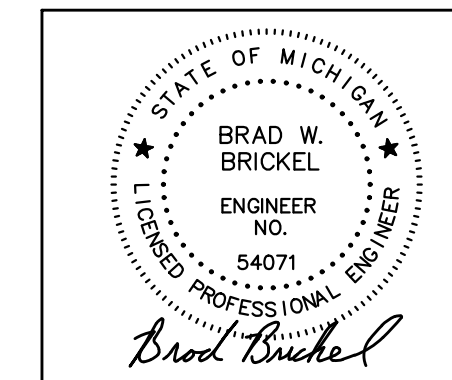
REVISIONS:
10-17-24 ISSUED FOR SITE PLAN REVIEW

Project Name

27700 Southfield Road

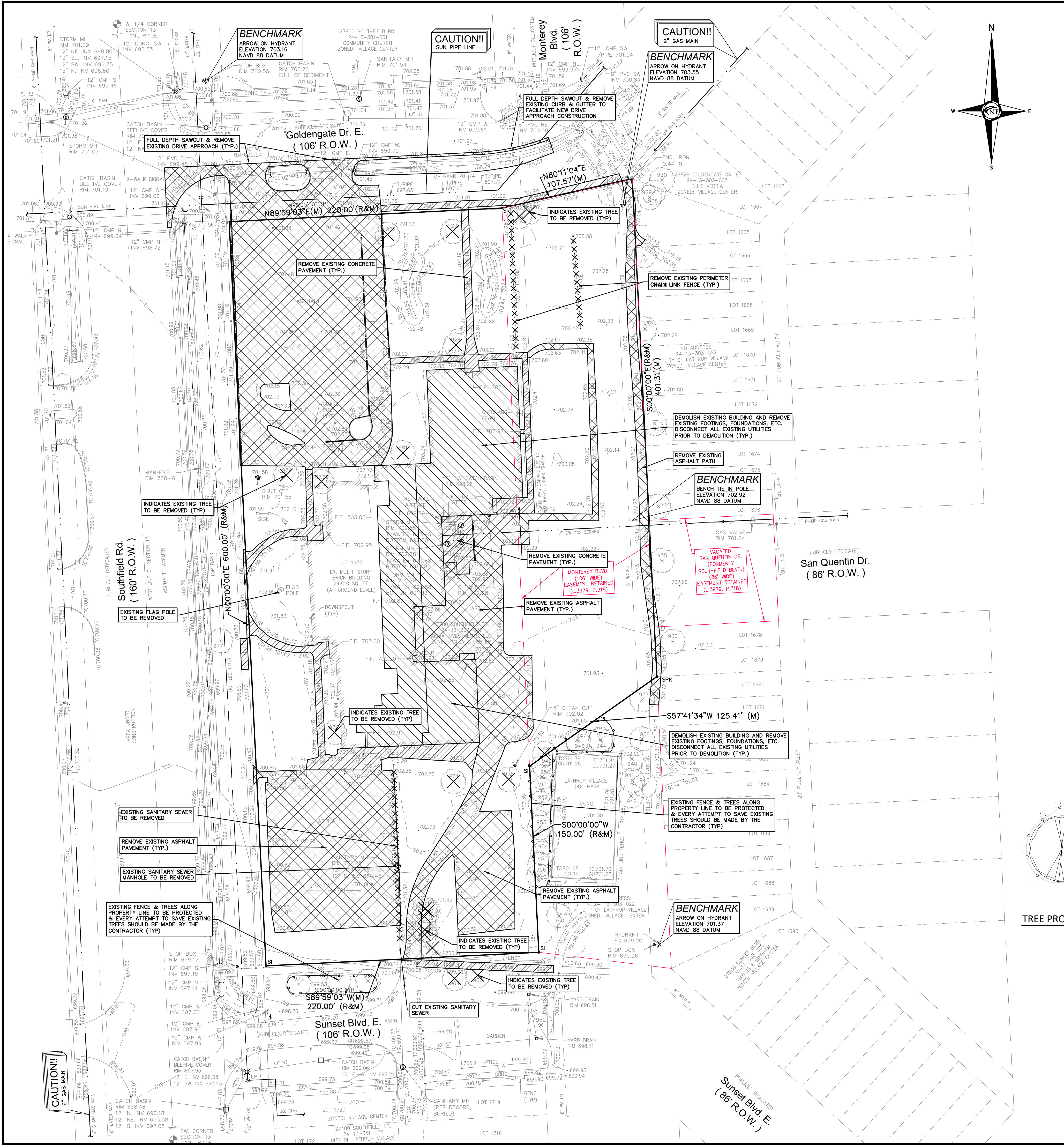


N & F JOB #0129



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE, THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANY'S ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANY'S COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

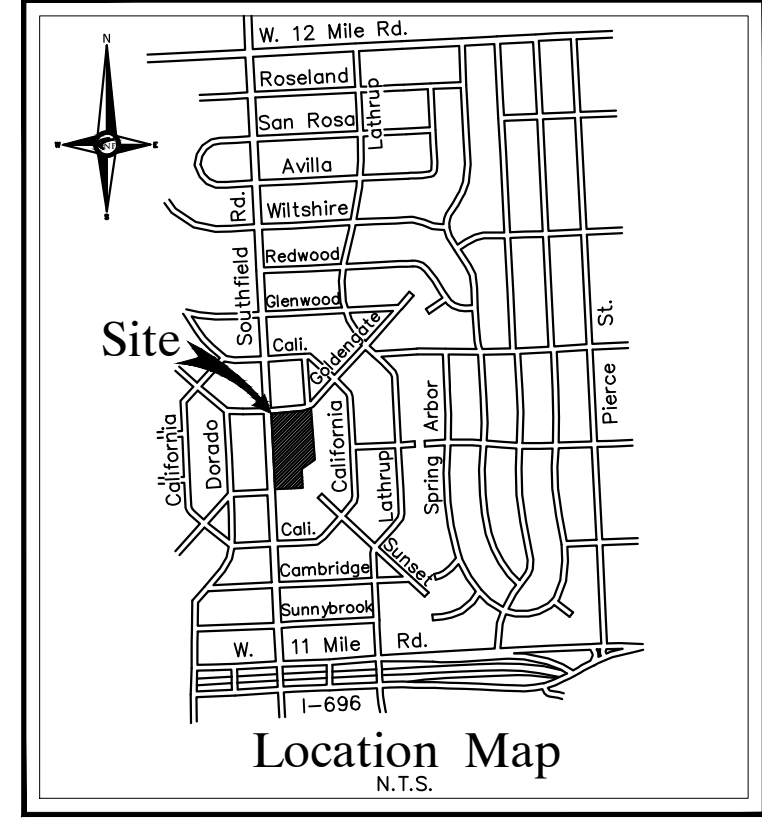
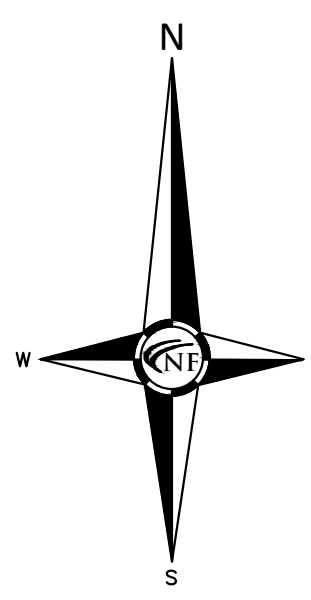
PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOTPRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

GENERAL TREE PROTECTION NOTES

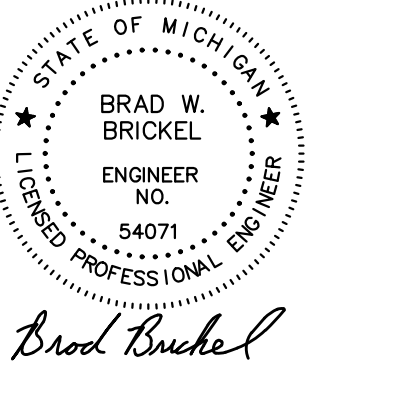
1. APPROVED TREE PROTECTION SHALL BE ERRECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED BY RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

SHEET
Demolition Plan



Know what's below
Call before you dig.

DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey

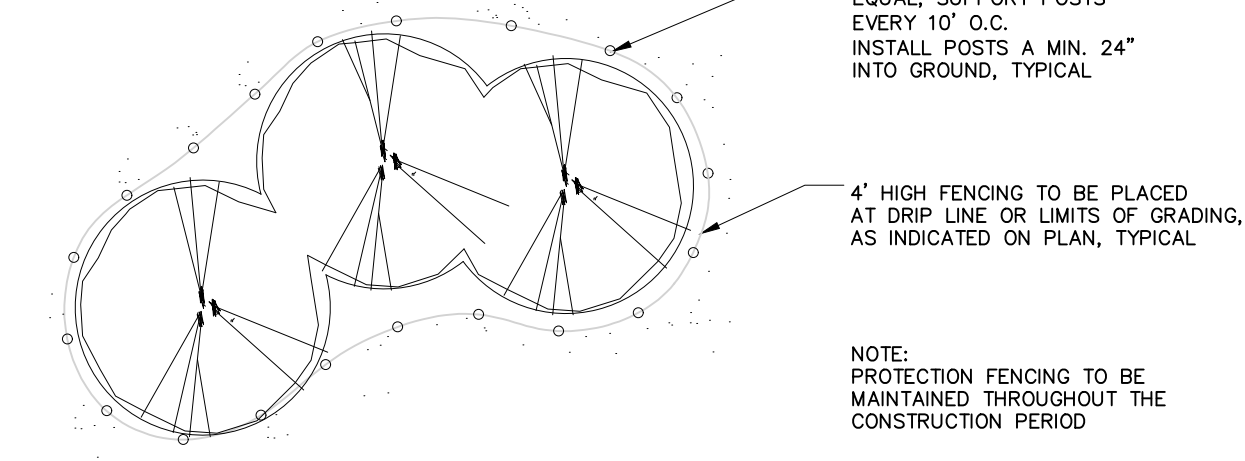
DESIGNED BY:
A. Eizember

APPROVED BY:
B. Brickel

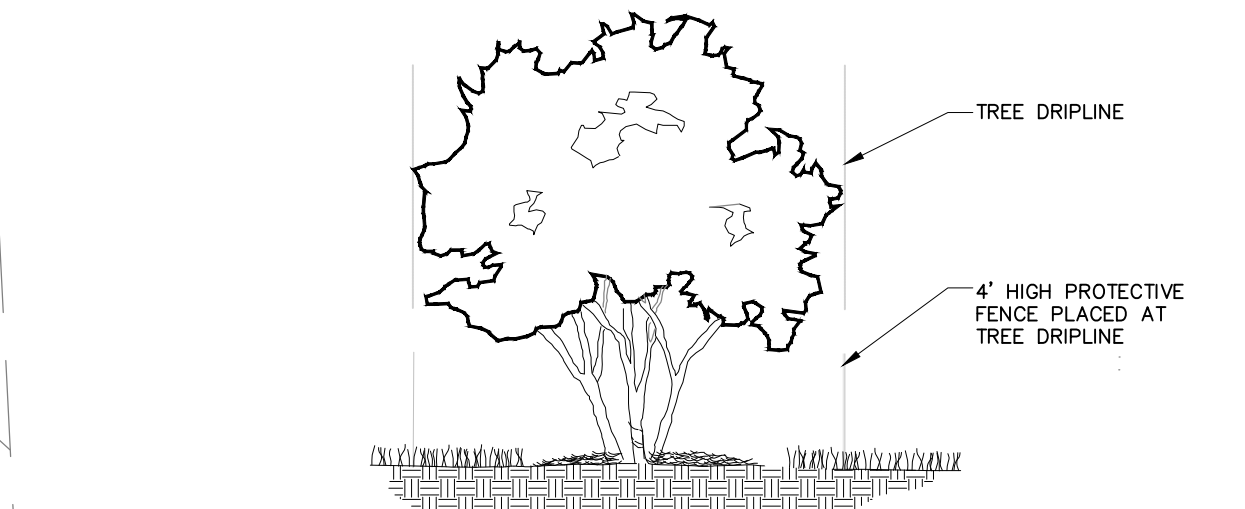
DATE:
October 17, 2024

SCALE: 1" = 30'
30 15 0 15 30 45

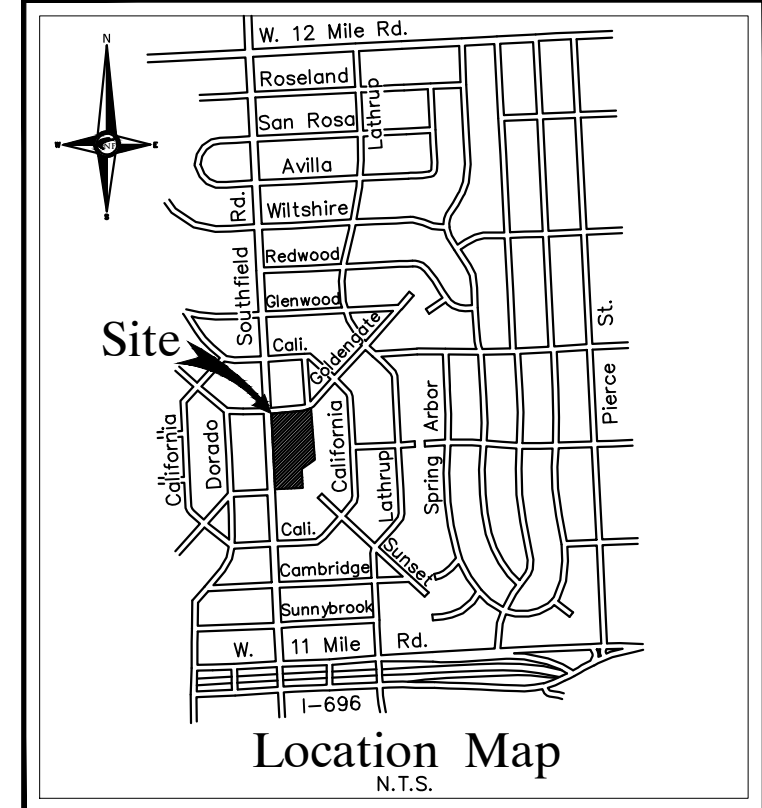
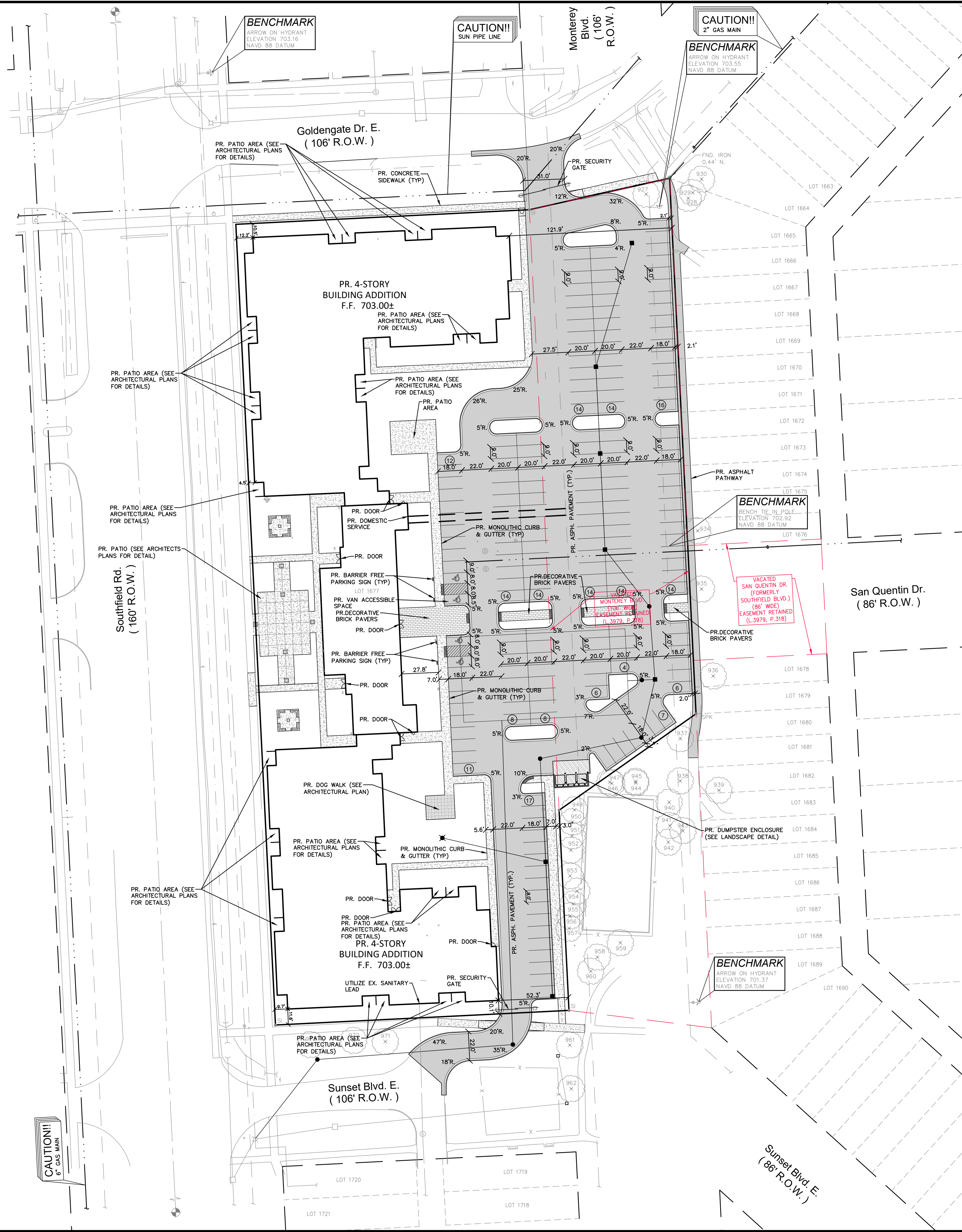
NFE JOB NO. **O129** SHEET NO. **SP02**



TREE PROTECTION DETAIL-PLAN



TREE PROTECTION DETAIL-SECTION



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM

SEAL

BRAD W. BRICKEL
 ENGINEER
 NO. 54071
 LICENSED PROFESSIONAL

Brad Brickel

PROJECT
 27700 Southfield Road
 Lathrup Village, MI 48076

CLIENT
 The Surnow Company

Contact: Sam Surnow
 Phone: 248.865.3000 x 102
 Email: sam@surnow.com

NOTES
 REFER TO SHEETS SP05-SP05.1 FOR PAVING & GRADING PLANS
 REFER TO SHEETS SP07 FOR PRELIMINARY UTILITY PLANS
 REFER TO SHEETS SP08 FOR ADDITIONAL PROJECT NOTES AND DETAILS (TYP.)

NOTE
 AN ELEC PERMIT IS REQUIRED FOR WETLAND & FLOOD PLAIN IMPACTS.

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

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

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

SHEET
 Site Plan

811
 Know what's below
 Call before you dig.

DATE ISSUED/REVISED

10-17-24	ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
 J. Lawrey

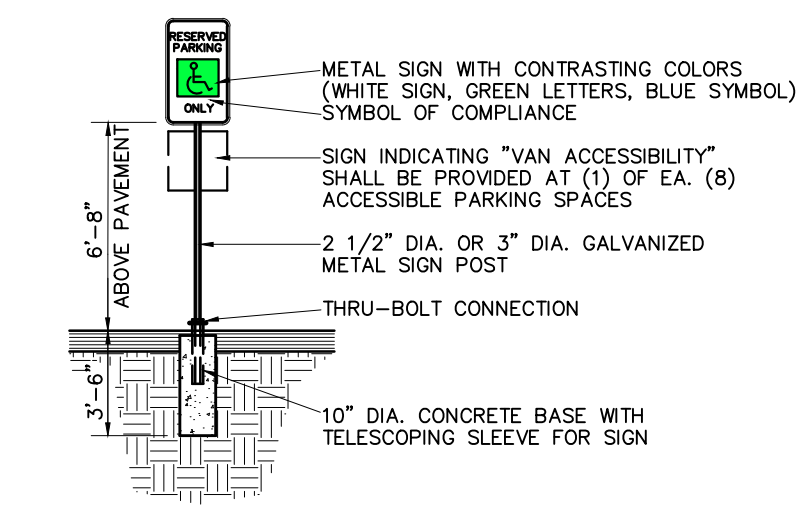
DESIGNED BY:
 A. Eizember

APPROVED BY:
 B. Brickel

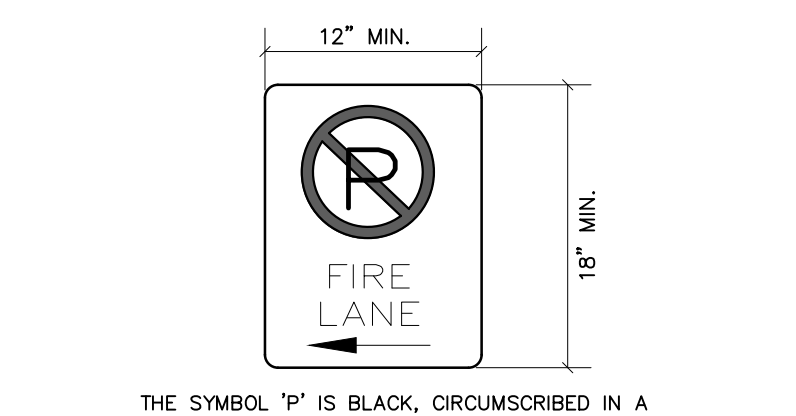
DATE:
 October 17, 2024

SCALE: 1" = 40'

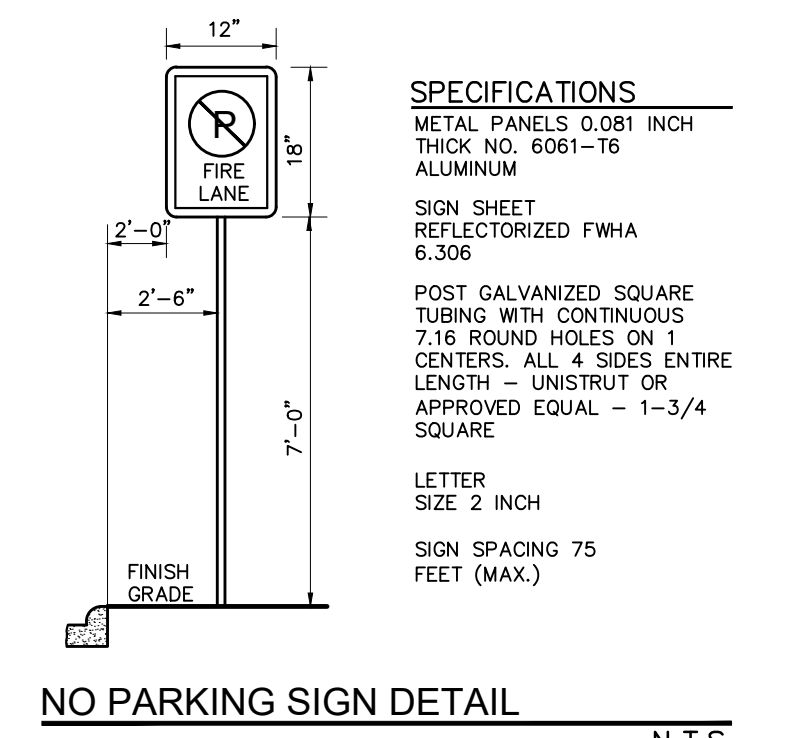
NFE JOB NO. SHEET NO.
 O129 SP03



Barrier Free Parking Sign Detail
 N.T.S.



Fire Lane Sign Detail
 N.T.S.



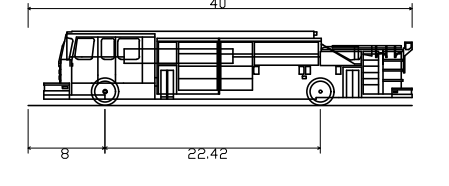
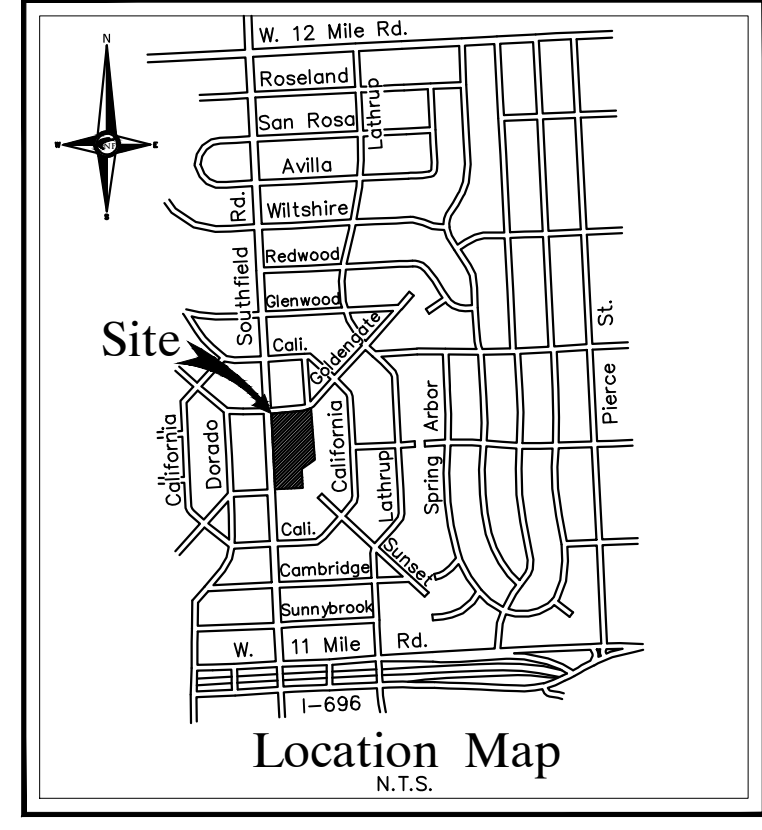
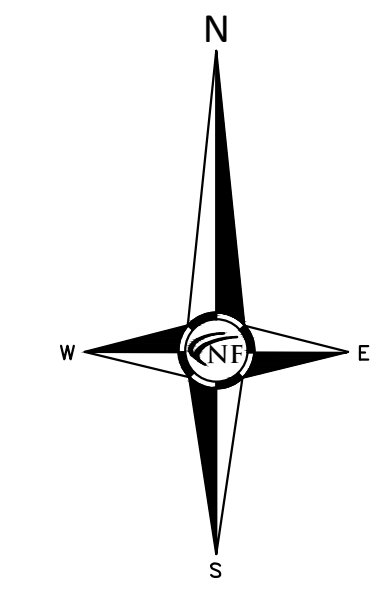
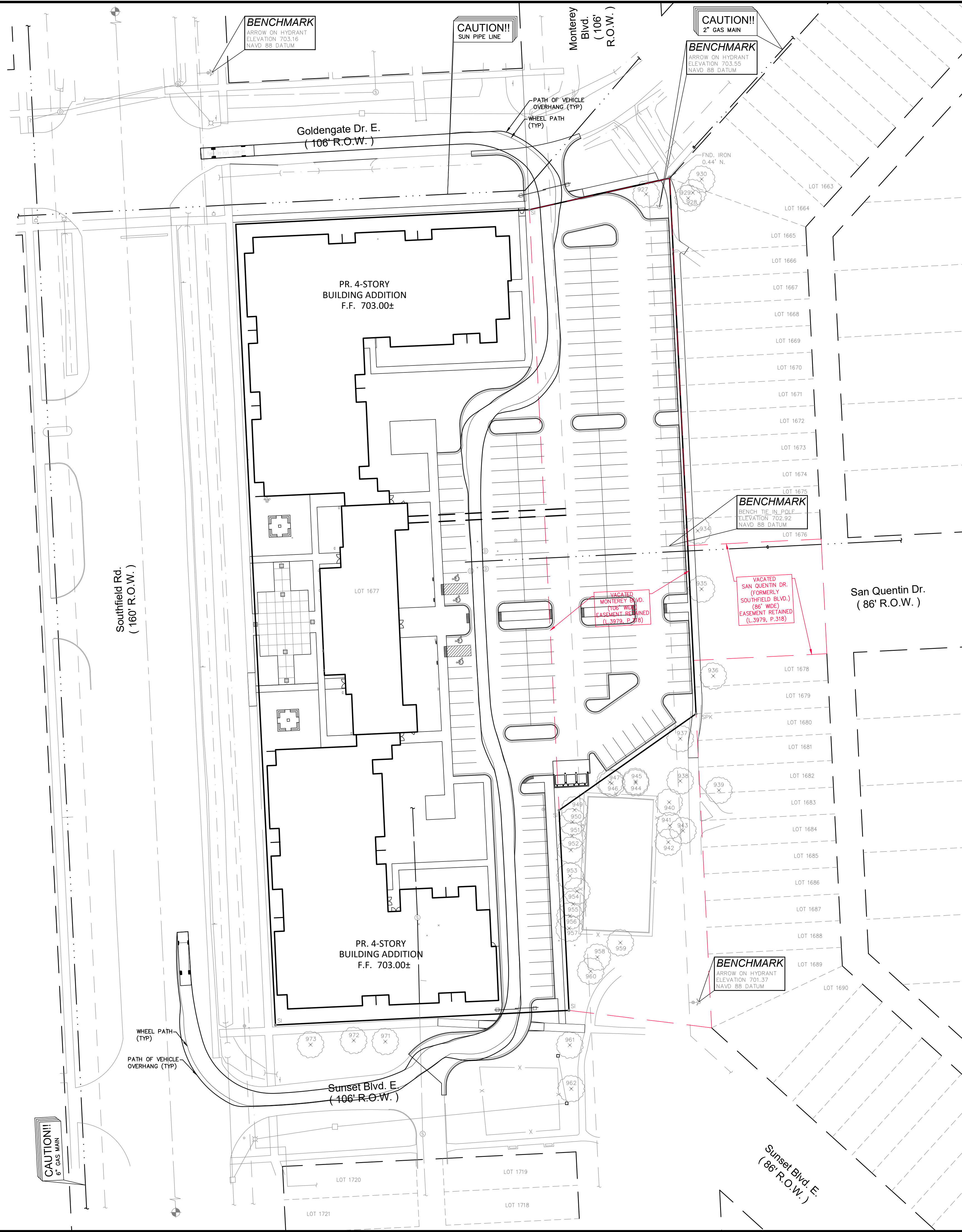
No Parking Sign Detail
 N.T.S.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

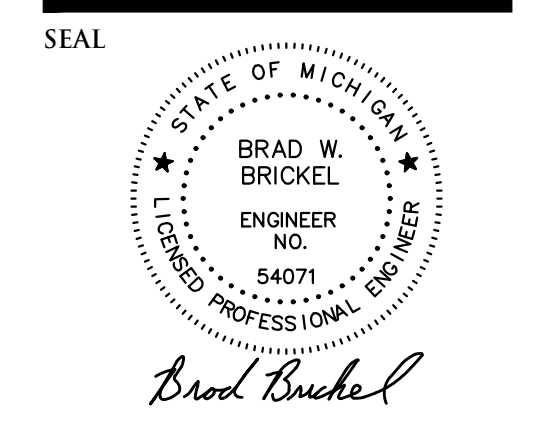
	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	MANHOLE		PR. WATER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



Pumper Fire Truck - Lyone Fire
 Overall Length 40.00ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Curb to curb Turning Radius 41.580ft

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 27700 Southfield Road
 Lathrup Village, MI 48076

CLIENT
 The Surnow Company

Contact: Sam Surnow
 Phone: 248.865.3000 x 102
 Email: sam@surnow.com

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

SHEET
 Fire Truck Turning Plan

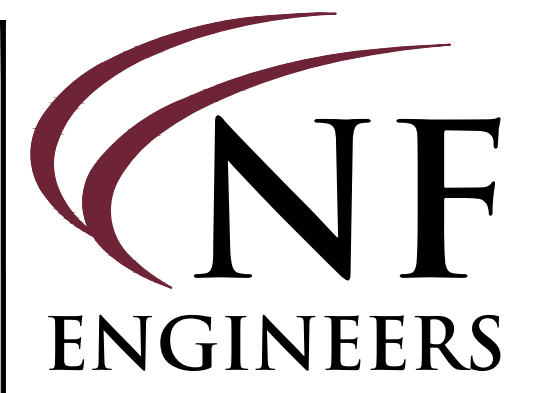
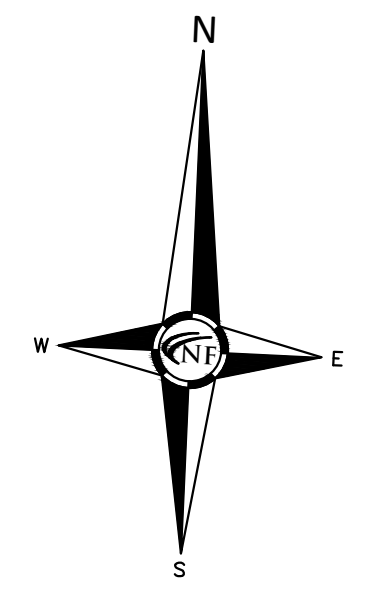
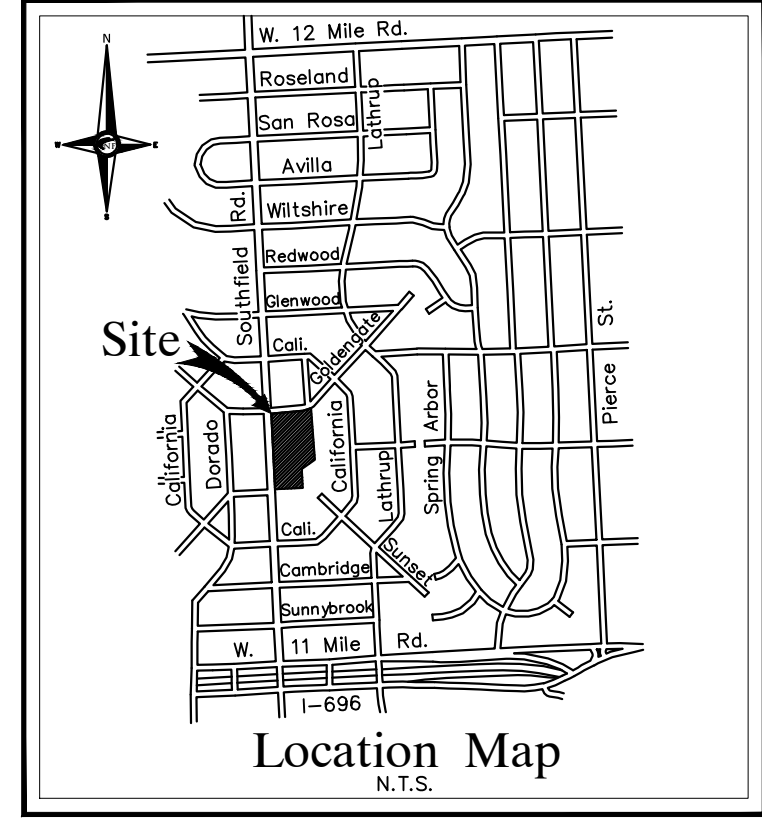
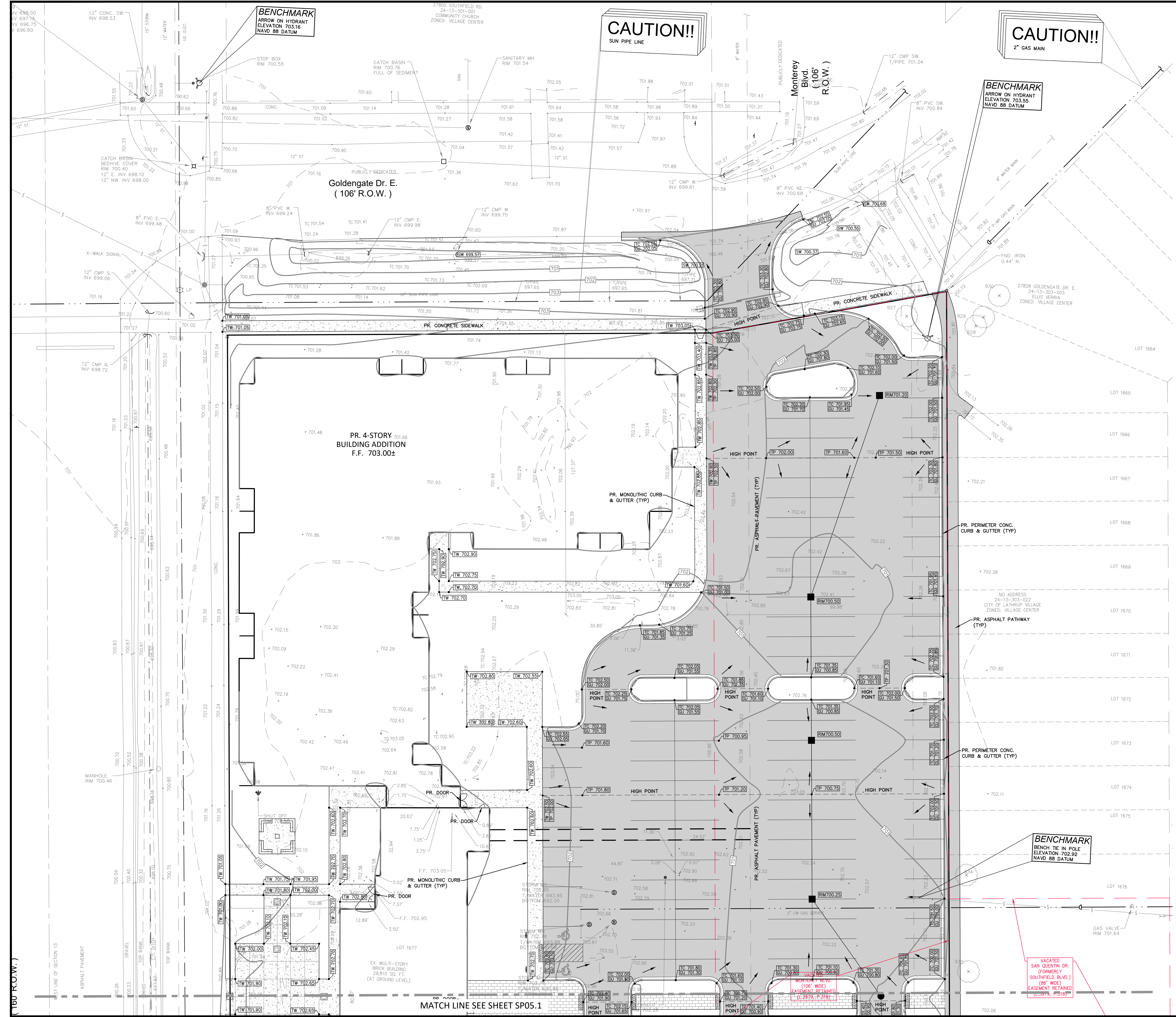


DATE ISSUED/REVISED
 10-17-24 ISSUED FOR SITE PLAN REVIEW

NOTES
 REFER TO SHEETS SP05-SP05.1 FOR PAVING & GRADING PLANS
 REFER TO SHEETS SP07 FOR PRELIMINARY UTILITY PLANS
 REFER TO SHEETS SP08 FOR ADDITIONAL PROJECT NOTES AND DETAILS (TYP)

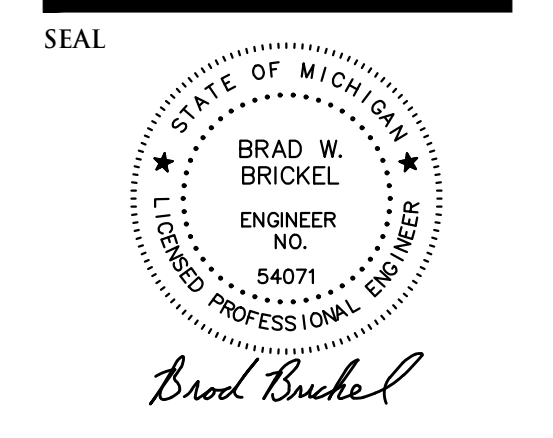
LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE CATCH BASIN	EXISTING WATERMAIN
UTILITY POLE	EXISTING STORM SEWER
GUY POLE	EX. R. Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
C.O. MANHOLE	PR. SANITARY SEWER
HYDRANT	GATE VALVE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

DRAWN BY:
 J. Lawrey
 DESIGNED BY:
 A. Eizember
 APPROVED BY:
 B. Brickel
 DATE:
 October 17, 2024
 SCALE: 1" = 40'
 NFE JOB NO. 0129 SHEET NO. SP04



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

SHEET
Paving and Grading Plan

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

NOTE
AN EGLE PERMIT IS REQUIRED FOR WETLAND & FLOOD PLAIN IMPACTS.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		GATE VALVE
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		SIGN
	TC 600.00		PR. TOP OF CURB ELEVATION
	GU 600.00		PR. GUTTER ELEVATION
	TW 600.00		PR. TOP OF WALK ELEVATION
	TP 600.00		PR. TOP OF PWMT. ELEVATION
	FG 600.00		FINISH GRADE ELEVATION

DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel

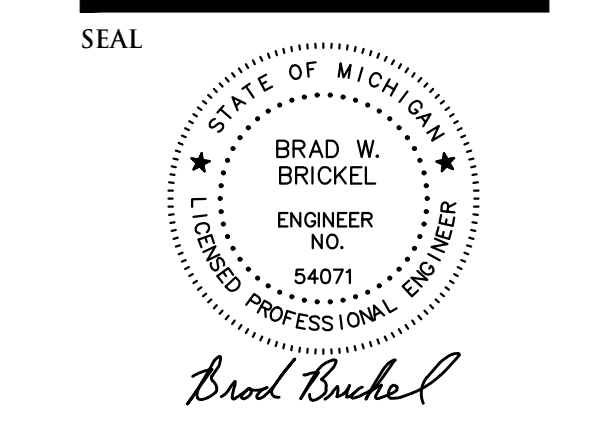
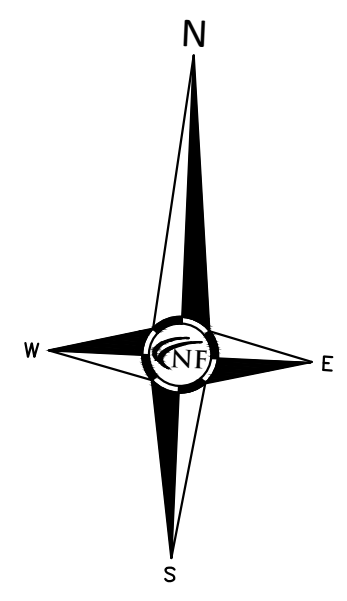
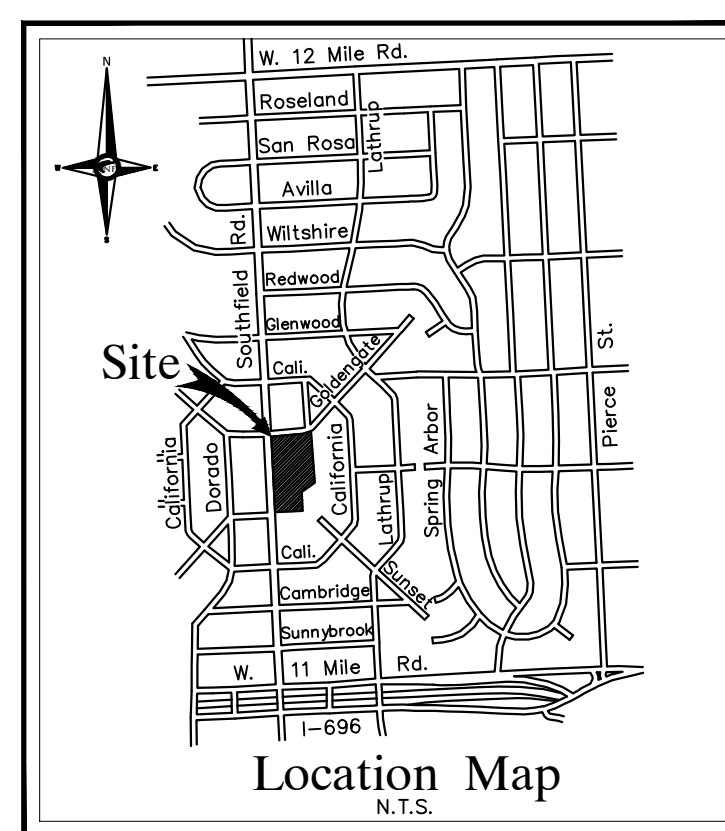
DATE:
October 17, 2024
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. O129 **SHEET NO.** SP05



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

SHEET
Paving and Grading Plan

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

NOTE
AN EOLE PERMIT IS REQUIRED FOR WETLAND & FLOOD PLAIN IMPACTS.

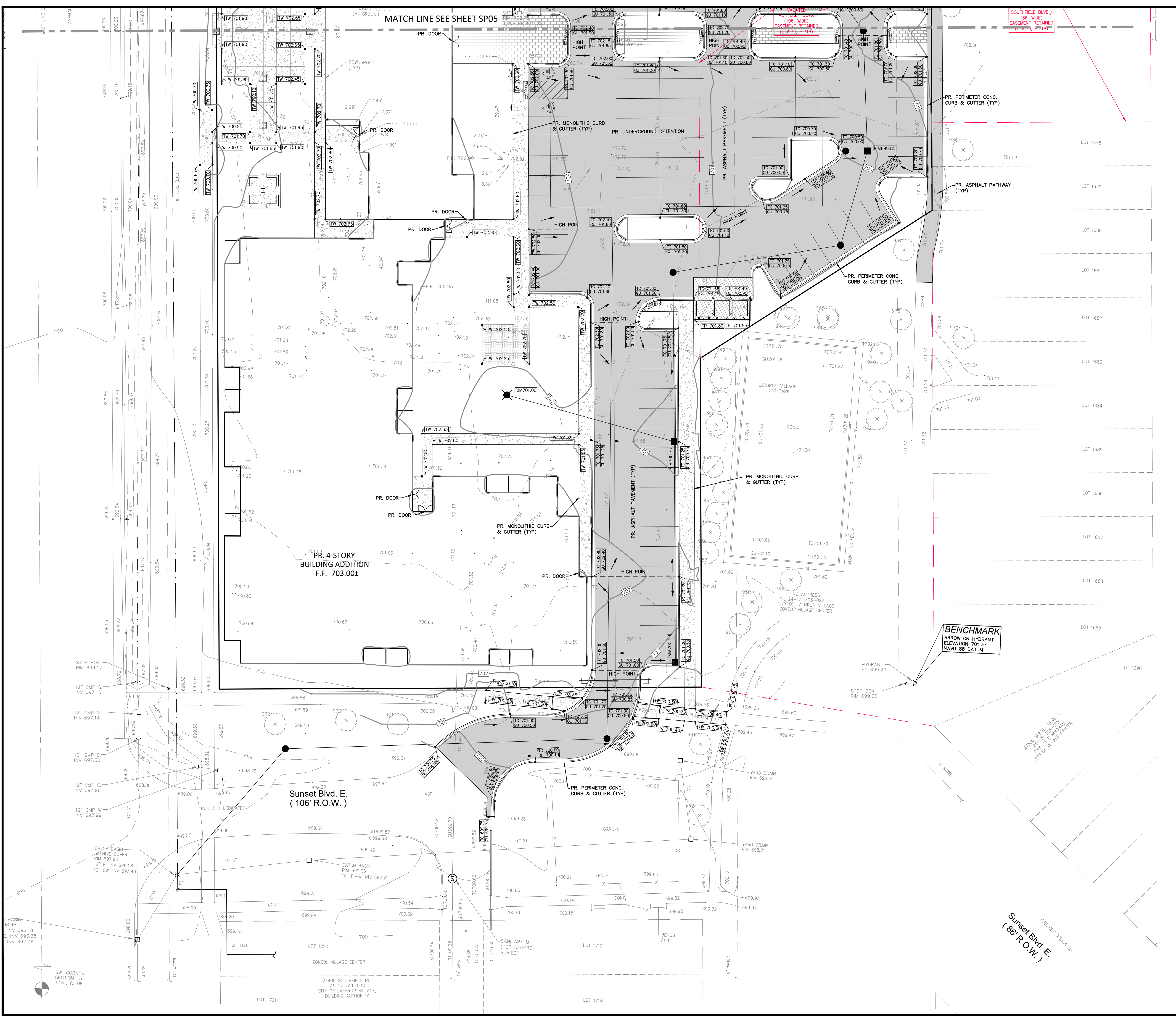
PAVING LEGEND table with symbols for Proposed Concrete Pavement and Proposed Asphalt Pavement.

LEGEND table with symbols for Manhole, Hydrant, Catch Basin, Utility Pole, GUY Pole, GUY WIRE, Light Pole, Sign, Existing Gas Main, Existing Sanitary Sewer, San. Clean Out, Existing Watermain, Existing Storm Sewer, Ex. R. Y. Catch Basin, Existing Buried Cables, Overhead Lines, Existing Water Main, PR. Water Main, PR. Storm Sewer, PR. R. Y. Catch Basin, Proposed Light Pole, PR. Top of Curb Elevation, PR. Gutter Elevation, PR. Top of Walk Elevation, PR. Top of P.W.M.T. Elevation, Finish Grade Elevation.



DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel
DATE:
October 17, 2024
SCALE: 1" = 20'
NFE JOB NO. SHEET NO.
O129 SP05.1



USDP-2020 Plan/0000-FILES-FILES/0128/0128/0128_Plan/0128_Plan.dwg 10/18/2024 12:12 PM

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA, 4E ML; SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA, SE ML; BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD;

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5184.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

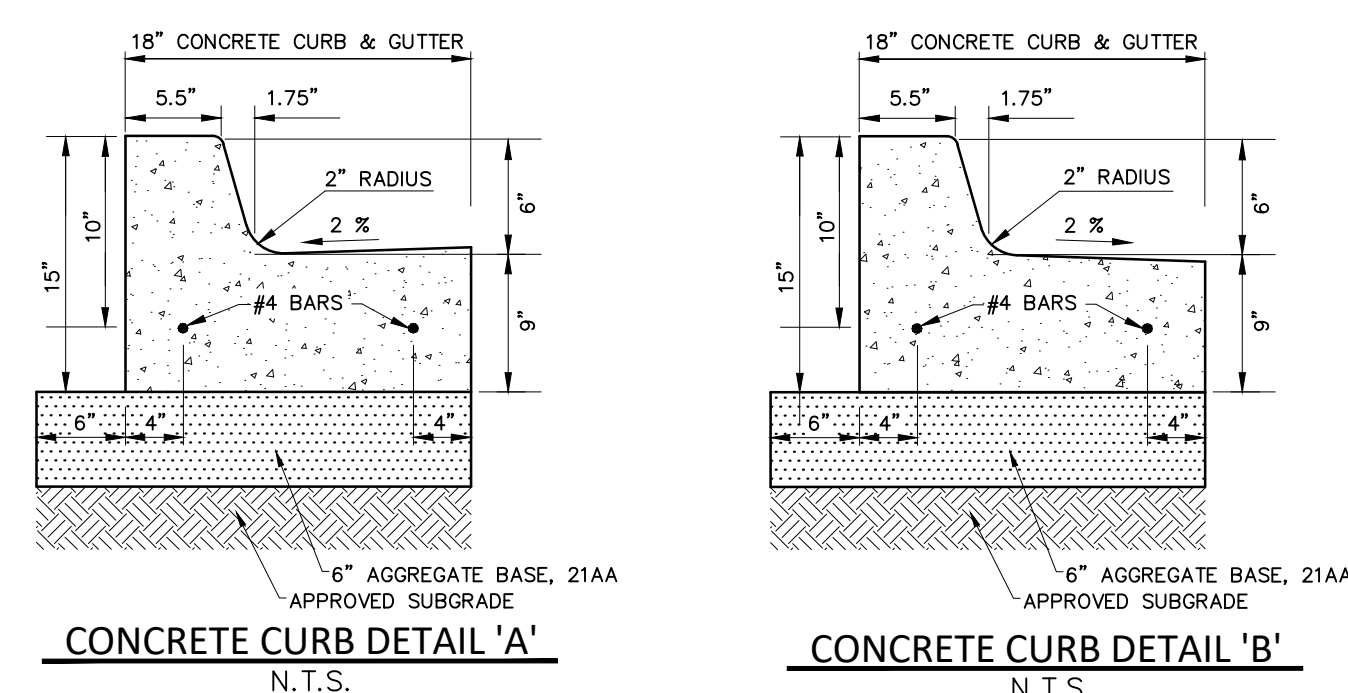
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

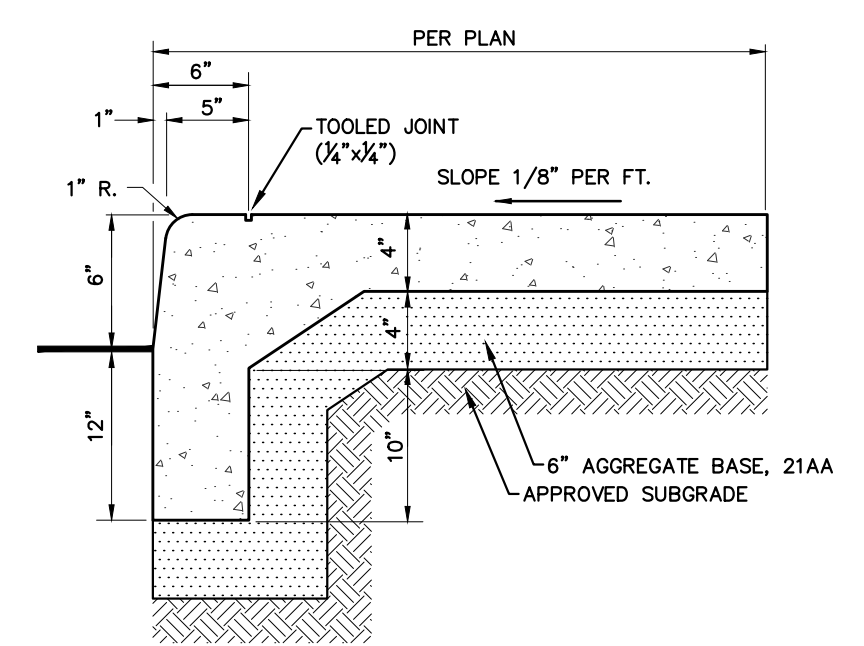
ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

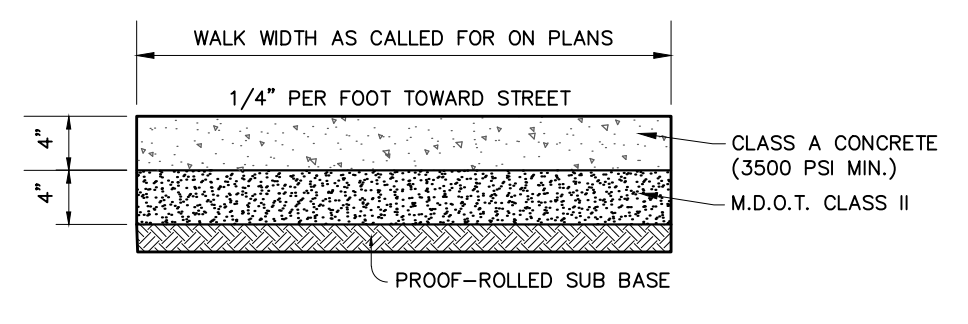


CONCRETE CURB DETAIL 'A' N.T.S.

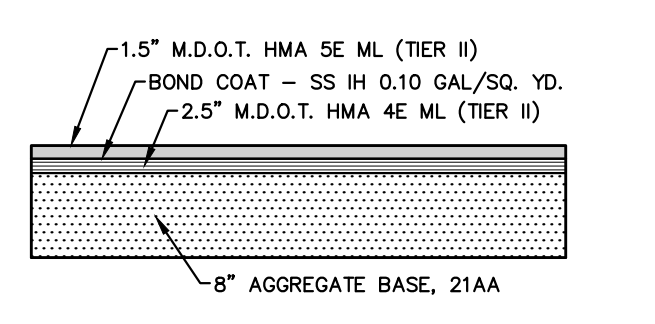
CONCRETE CURB DETAIL 'B' N.T.S.



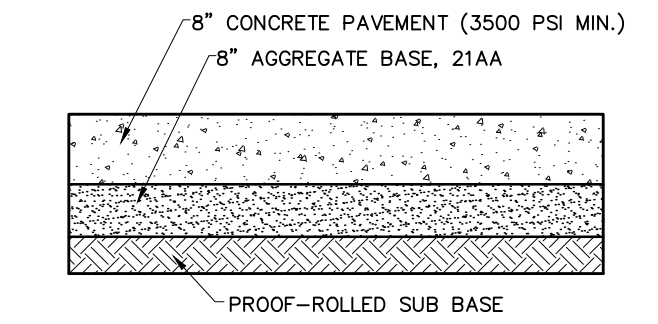
6\"/>



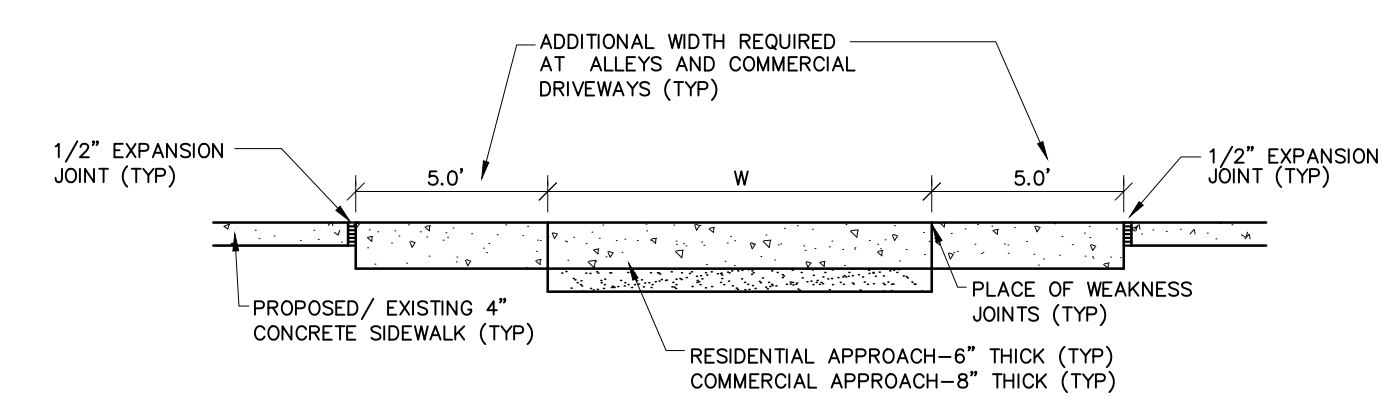
CONCRETE SIDEWALK SECTION N.T.S.



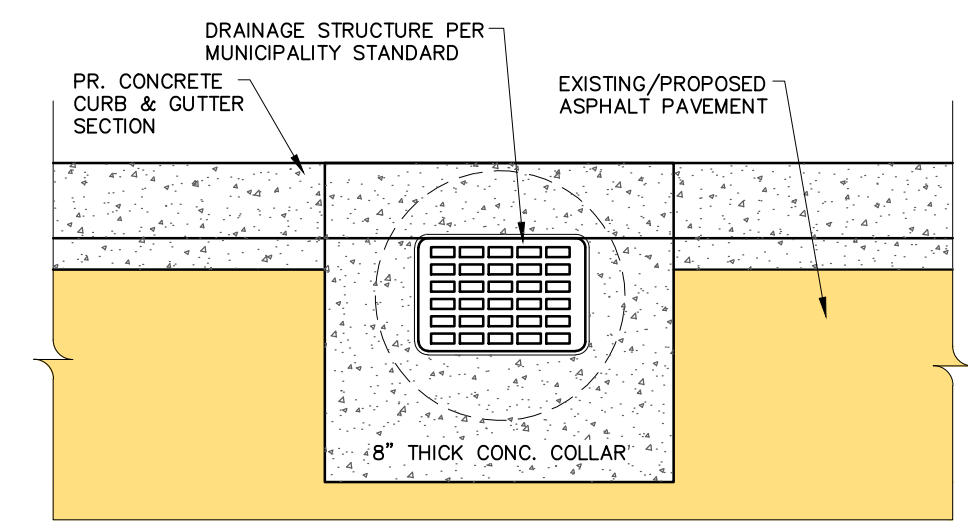
ASPHALT PAVEMENT SECTION N.T.S.



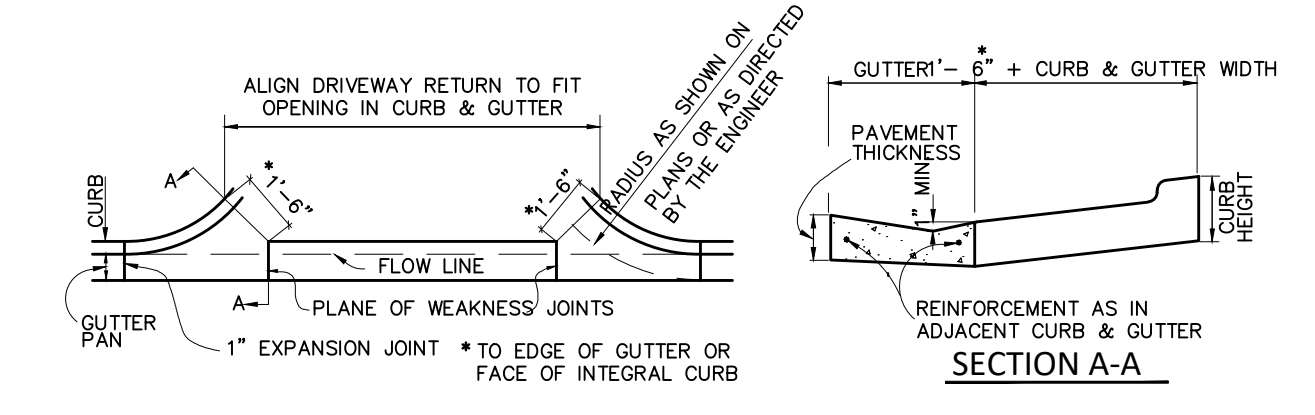
CONCRETE PAVEMENT SECTION N.T.S.



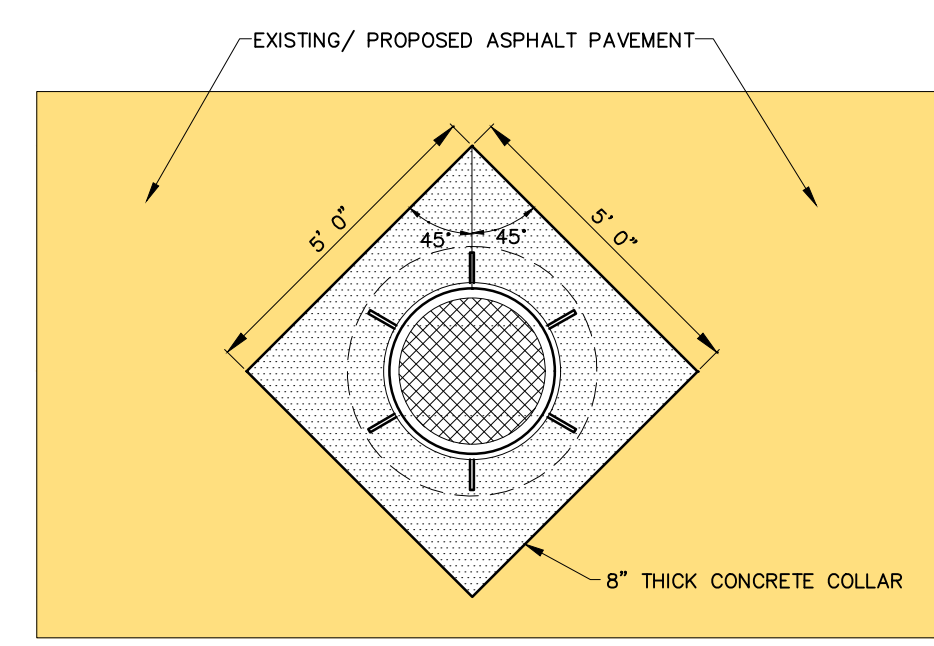
COMMERCIAL CONCRETE SIDEWALK DETAIL N.T.S.



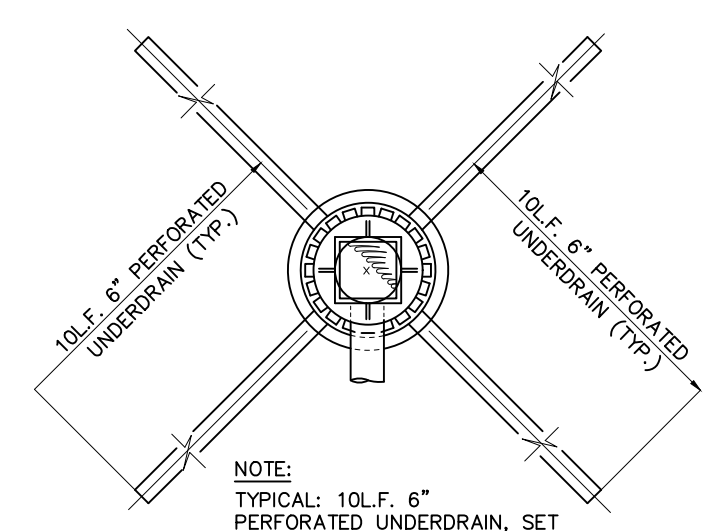
DRAINAGE STRUCTURE BOXOUT DETAIL I N.T.S.



MDOT DRIVEWAY OPENING DETAIL 'M' N.T.S.



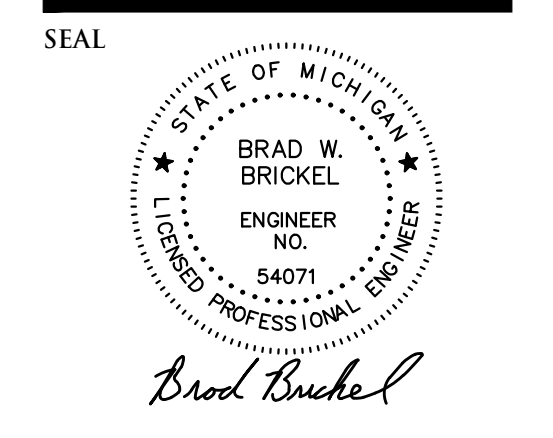
DRAINAGE STRUCTURE BOXOUT DETAIL II N.T.S.



UNDERDRAIN DETAIL N.T.S.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

SHEET
Notes and Details



DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel

DATE:
October 17, 2024

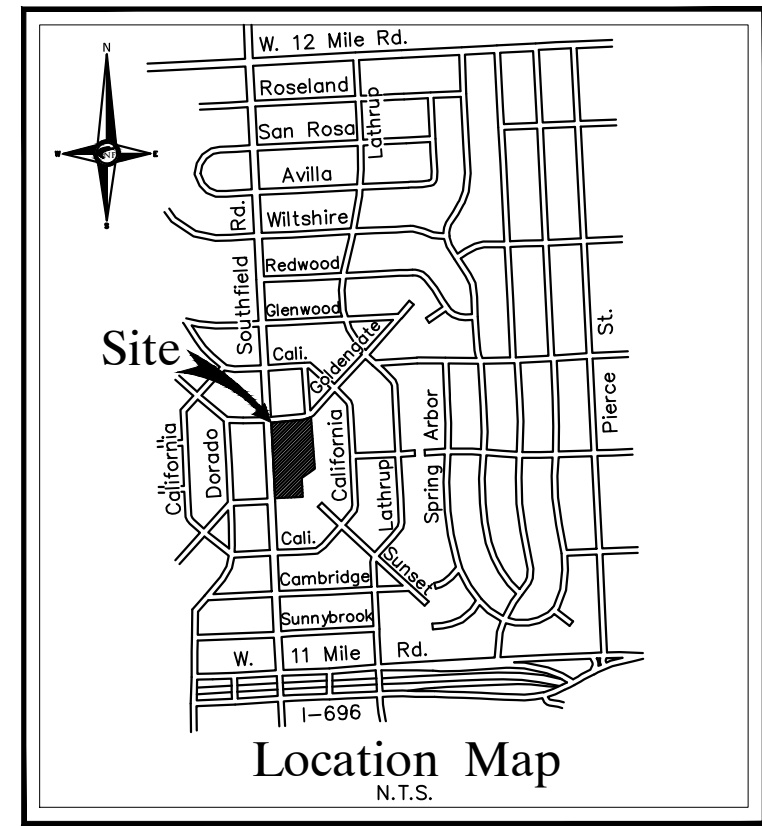
SCALE: N.T.S.

NFE JOB NO. SHEET NO.
O129 SP06

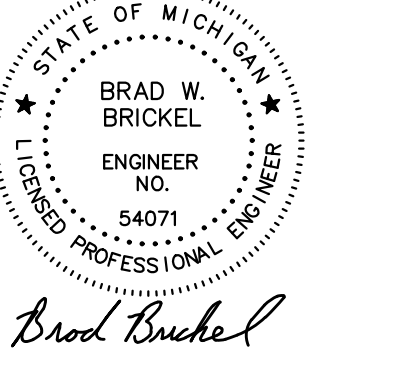


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



SEAL



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

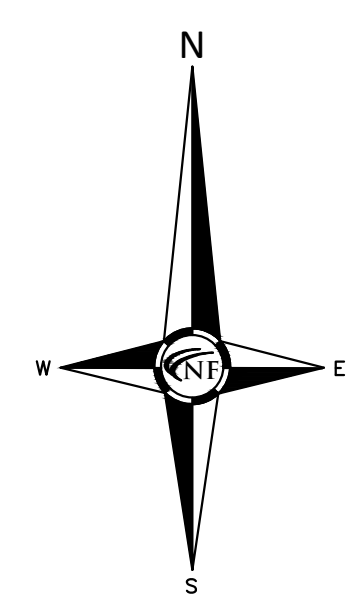
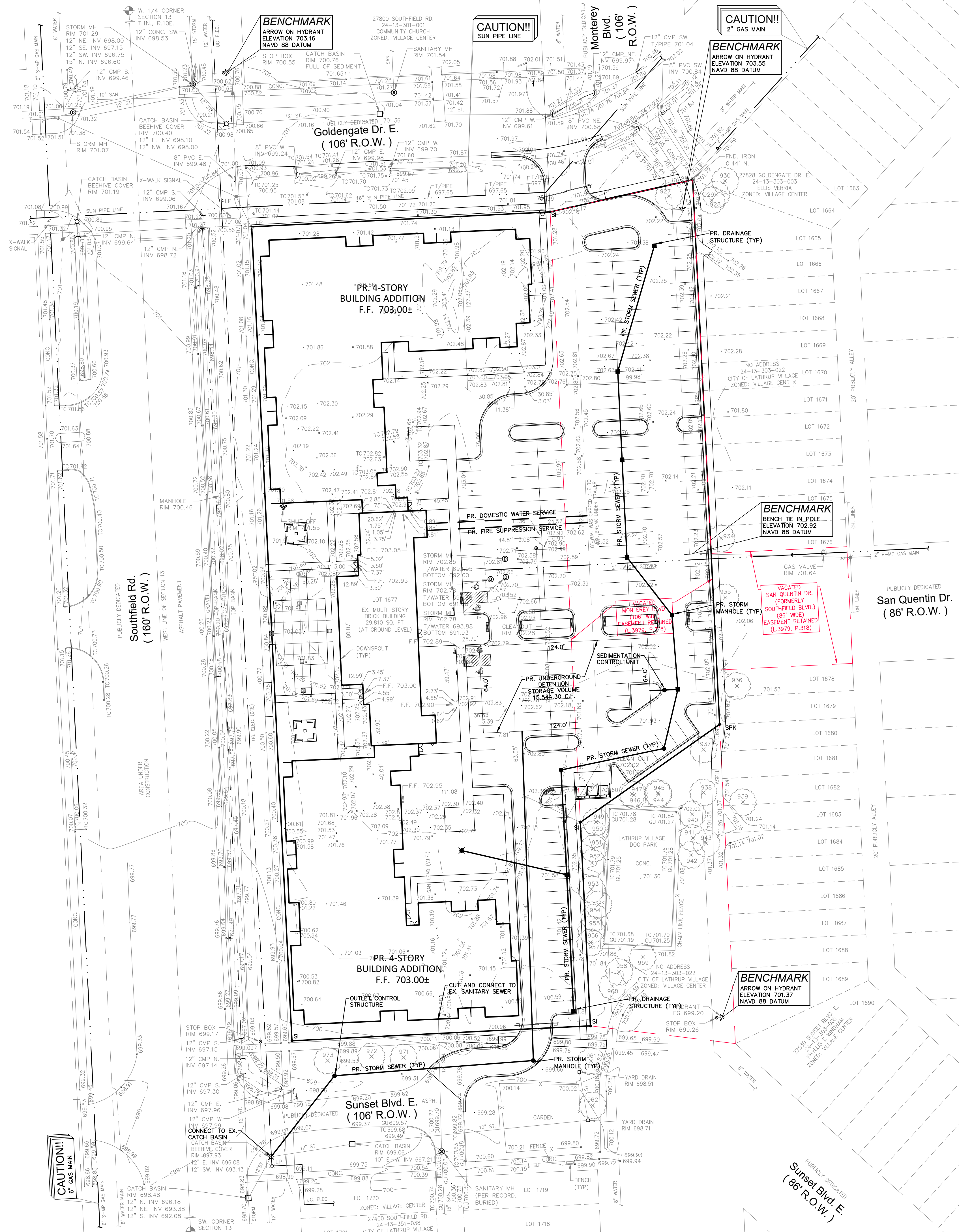
SHEET
Utility Plan



DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel
DATE:
October 17, 2024

SCALE: 1" = 40'
40 20 0 20 40 60
NFE JOB NO. SHEET NO.
O129 SP07



REQUIRED DETENTION VOLUME CALCULATIONS	
100 Year Post-Development Detention Volume	
Name of Project:	27700 Southfield Rd.
Location of Project:	Lot 1665-1670
NFE Project No.:	9999-00
Contributing Acreage "A":	4.07 ac
Weighted Runoff Coefficient "C":	0.80
Time of Concentration "Tc":	10.00 min
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)	
Vwq = 3.03(C)A	11,819 cft
2. Calculate Required Water Quality Rate (Qwq)	
Qwq = (C)A(30.2)/(Tc+9.17)^0.81	8.99 cfs
3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)	
Vcp-r = 4.71(C)A	15,365 cft
4. Calculate Required Extended Detention Volume (Ved) (1.3" Rainfall Event)	
Ved = 6897(C)A	22,457 cft
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	
Qed = Ved / [(48 hr) (60 min) (60 sec)] = Ved / (172800)	0.13 cfs
6. Calculate 100-year Rainfall Intensity (I100)	
I100 = 83.3 / (Tc + 9.17)^0.81	7.62 in/hr
7. Calculate 100-year Storm Inlet Rate (Q100-in)	
Q100-in = (C)I100(A)	24.80 cfs
8. Determine the Variable Release Rate (Qvr)	
Qvr = 1.1055 * (0.206 * I100/A)	0.82 cfs/oc
9. Calculate Allowable 100-year Storm Outlet Rate (Q100P)	
Q100P = (C)I100(A)	N/A cfs/oc
10. Calculate Storage Curve Factor (R)	
R = 0.206 * (0.15) * I100 / (Q100-in)	0.508
11. Calculate Required 100-year Storm Volume in (V100R)	
V100R = 18.985(C)A	61,815 cft
12. Calculate 100-year Storm Detention Storage Volume (V100D)	
V100D = (V100R)(R)	31,371 cft
V100D(Net) = V100D - Vwq	
TOTAL DETENTION VOLUME REQUIRED: 31,371 cft	

PROVIDED DETENTION VOLUME CALCULATIONS	
Circular Underground Detention System	
Total Linear Feet of Proposed U.G. Detention Pipe	1,225 ft
Proposed Pipe Diameter	48 in
Proposed Pipe Cross-Sectional Area	12.57 sqft
Total Storage Provided in Pipe	15,394 cft
STONE TRENCH STORAGE VOLUME	
Proposed Porous Stone Trench Width	0.00 ft
Proposed Porous Stone Trench Height (Above Pipe Invert)	0.00 ft
Cross-Sectional Area of Trench	0.00 sqft
Subtract Pipe Cross-Sectional Area	-12.57 sqft
Net Cross-Sectional Porous Stone Trench Area	0.00 sqft
Minimum Stone Trench Backfill Porosity (%)	0%
Effective Storage Provided in Trench Backfill Cross-Section	0.00 sqft
Total Storage Provided in Porous Stone Trench	0 cft
TOTAL U.G. DETENTION VOLUME PROVIDED	15,394 cft

ADS

User Inputs	Results
Chamber Model:	MC-3500
Outlet Control Structure:	Yes
Project Name:	System Volume and Bed Size
Engineer:	N/A
Project Location:	15544.30 cubic ft.
Measurement Type:	Imperial
Required Storage Volume:	15500 cubic ft.
Stone Porosity:	0%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(70 ft. x 130 ft.)
Number of Chambers Required:	139
Number of End Caps Required:	18
Chamber Rows:	9
Maximum Length:	124.55 ft.
Maximum Width:	64.35 ft.
Approx. Bed Size Required:	7776.08 square ft.
Average Cover Over Chambers:	N/A
System Components	
Amount of Stone Required:	1009 cubic yards
Volume of Excavation (Not including 1585 cubic yards Fill):	1585 cubic yards
Total Non-woven Geotextile Required:	2357 square yards
Woven Geotextile Required (excluding 117 square yards Isolator Row):	139 square yards
Woven Geotextile Required (Isolator Row):	117 square yards
Total Woven Geotextile Required:	255 square yards
Impervious Liner Required:	0 square yards

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

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

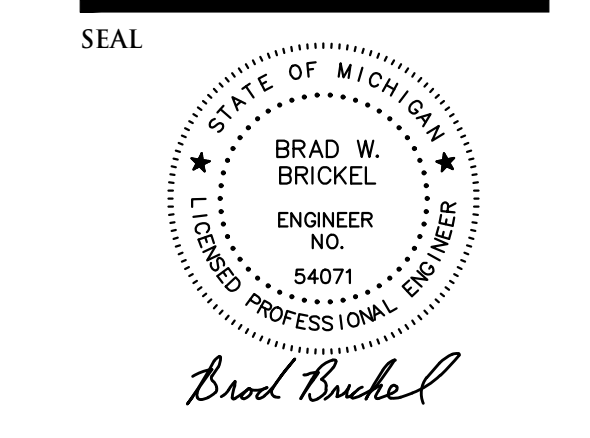
UTILITY CROSSING NOTE
AT LOCATION WHERE THERE ARE CROSSING WITH EXISTING UTILITIES AND THEIR DEPTHS ARE UNKNOWN, 18" VERTICAL SEPARATION WILL BE MAINTAINED WHENEVER POSSIBLE. IF THE 18" SEPARATION IS NOT OBTAINABLE, A CONCRETE ENCASEMENT WILL BE INSTALLED AT THE CROSSING.
CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE AND A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN UTILITIES. WHERE 10' SEPARATION CANNOT BE MAINTAINED, 18" VERTICAL CLEARANCE SHALL BE PROVIDED AND UTILITIES SHALL BE CONSTRUCTED IN SEPARATE TRENCHES.
CONTRACTOR SHALL FIELD VERIFY EXACT DEPTH OF EXISTING PIPE WHERE EXISTING CROSSES PROPOSED. CONTACT ENGINEER IF CONFLICT OCCURS.
AT LOCATION WHERE WATER MAIN CROSSES STORM, SANITARY, OR OTHER UTILITIES, CONTRACTOR SHALL PLACE A FULL 20' SEGMENT OF WATER MAIN PIPE CENTERED AT THE CROSSING. CLEARANCE BETWEEN PIPE SHALL NOT BE LESS THAN 18".

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	C.O. MANHOLE
	HYDRANT
	INLET
	MANHOLE
	GATE VALVE
	C.B. MANHOLE
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	SAND BACKFILL (95% DENSITY)
	PROPOSED LIGHT POLE



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

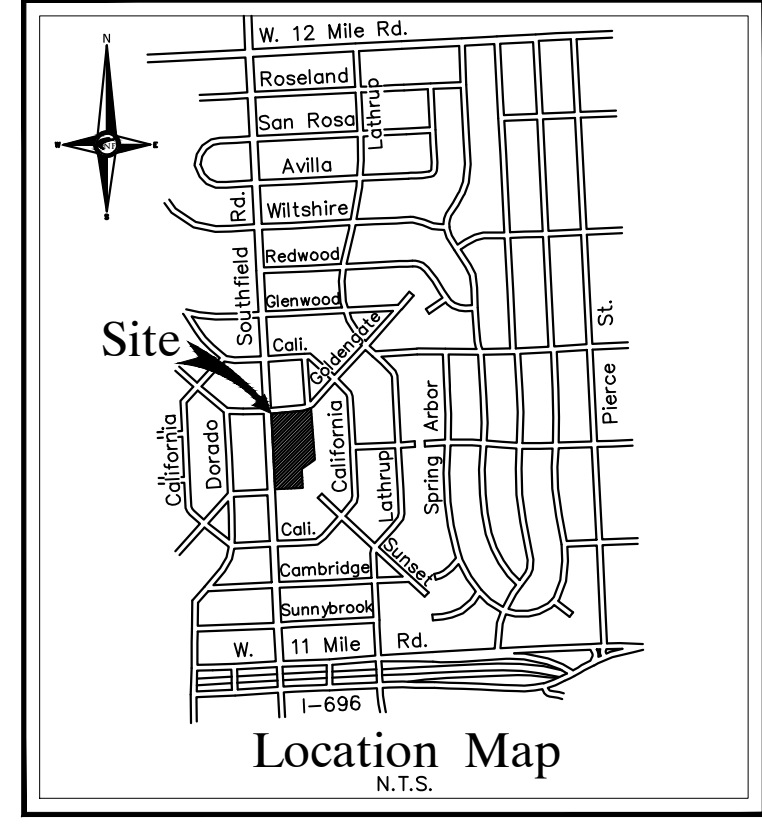
SHEET
Soil Erosion Plan



DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

Table with 2 columns: DATE, ISSUED/REVISED

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel
DATE:
October 17, 2024
SCALE: 1" = 40'
NFE JOB NO. SHEET NO.
O129 SP08



SOIL EROSION CONTROL - SEQUENCE OF OPERATION (NEW CONSTRUCTION)

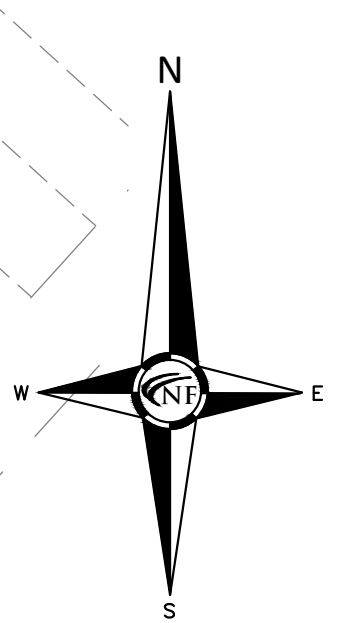
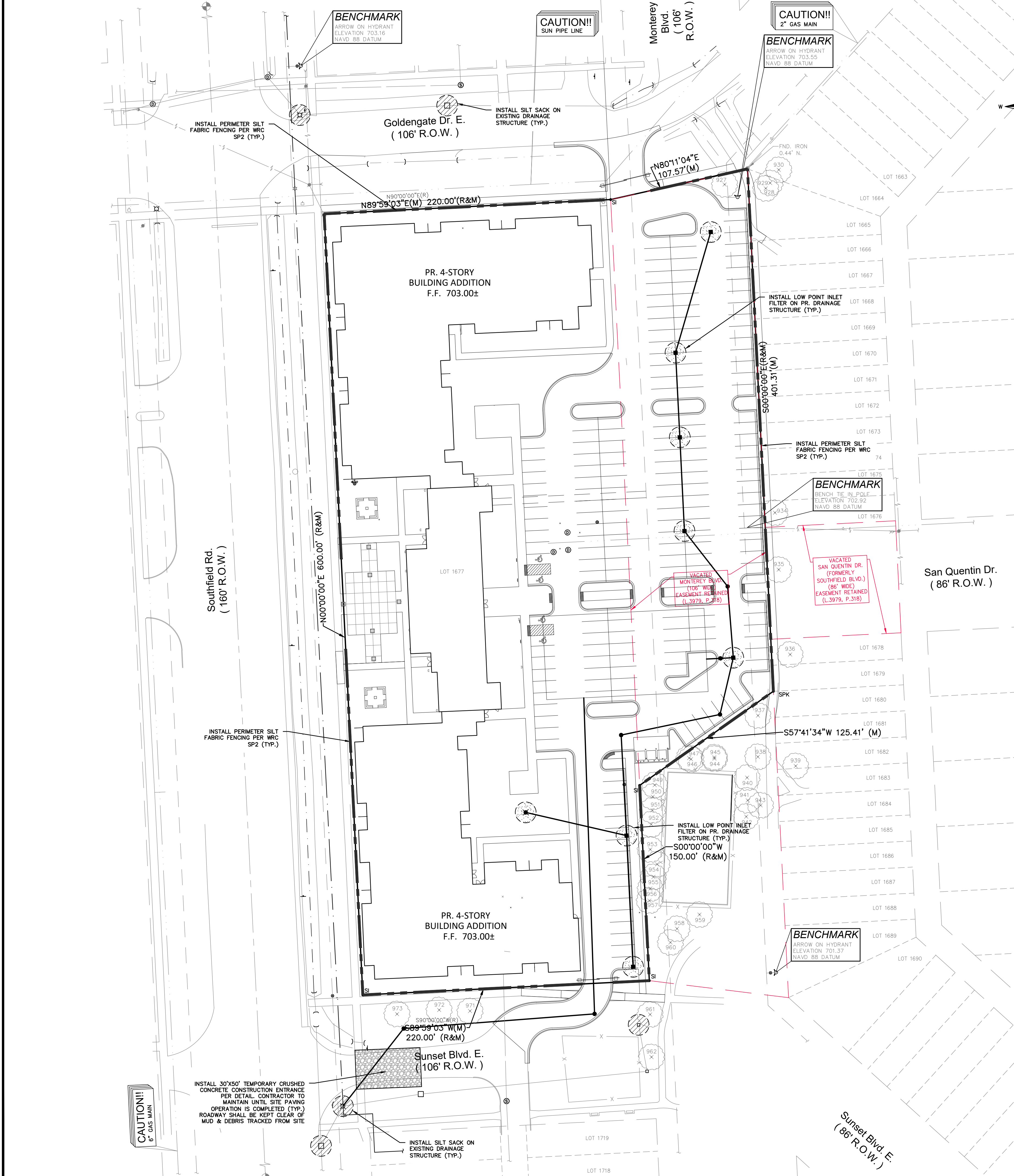
- INSTALL CRUSHED CONCRETE ACCESS DRIVE AND TEMPORARY CULVERTS AT THE SITE ENTRANCE AS INDICATED ON THE PLANS.
INSTALL SILT FENCE OR SMALL APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS.
EXCAVATE A SHALLOW SWALE/DITCH AROUND PERIMETER OF SITE. GRADE THE TEMPORARY SWALE TO AN EXISTING DRAINAGE FACILITY. PLACE OUTLET FILTER IN EXISTING UPSTREAM STORM SEWER FACILITIES.
IF INDICATED ON CONSTRUCTION PLANS, SEDIMENTATION BASINS, DETENTION POND, ETC., SHALL BE CONSTRUCTED PRIOR TO THE INSTALLATION OF ANY OTHER WORK.
STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING PAD AND PARKING AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 1' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES.
EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES.
COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT.
SEED AND MULCH ALL DISTURBED SITE AREAS AND INSTALLED SITE LANDSCAPING.
REMOVE CONSTRUCTION DEBRIS AND JET VAC NEWLY INSTALLED STORM SEWER SYSTEM AS REQUIRED BY THE MUNICIPALITY.
REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED.
WHENEVER POSSIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHES (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES.
STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.

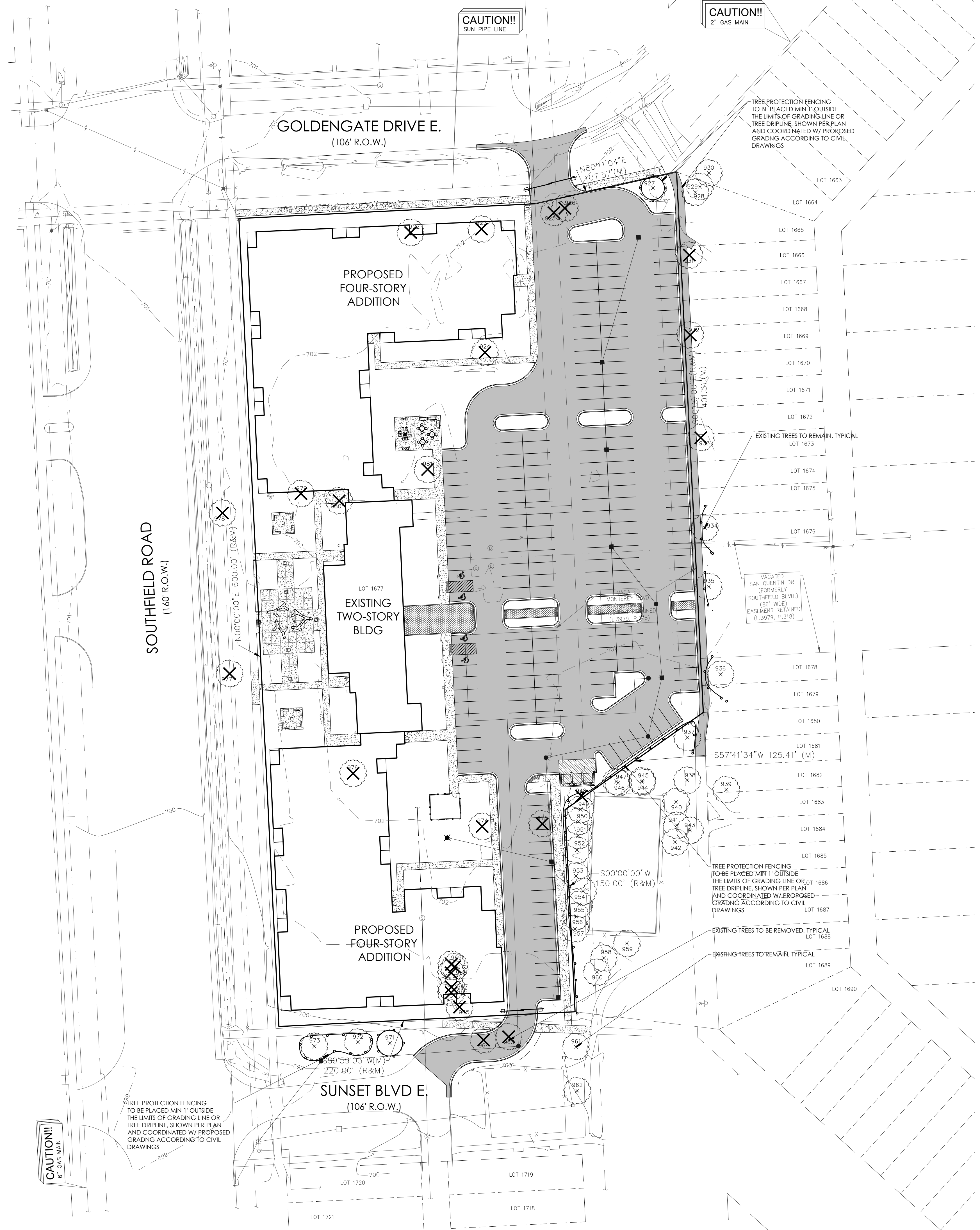
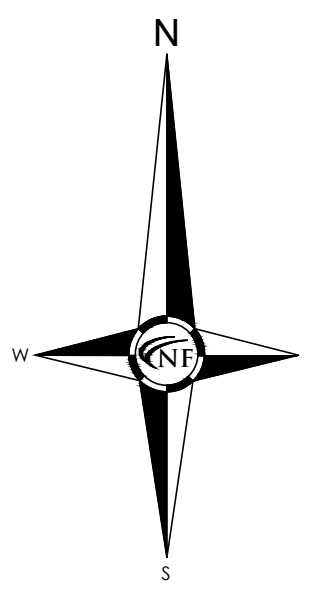
SOIL EROSION CONTROL

- CUTTING, FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.
DEVELOPMENT SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.
SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTURBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES; OR ROADWAYS ON OR NEAR THE SITE.
SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.
TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.
IF LAKES, PONDS, CREEKS, STREAMS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIVERT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LOCATIONS. STRAW BALE BERMIS MAY BE USED AS TEMPORARY STORMWATER DIVERSION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TRAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS, AND ROCK FILTERS IN LIEU OF STRAW BALE BERMIS SHALL BE STRONGLY ENCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.
WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.
PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, OTHER WATERCOURSES, OR WETLANDS.
EROSION AND SEDIMENTATION CONTROL MEASURES SHALL RECEIVE REGULAR MAINTENANCE TO ASSURE PROPER FUNCTIONING.
ALL GRADING PLANS AND SPECIFICATIONS, INCLUDING EXTENSIONS OF PREVIOUSLY APPROVED PLANS, SHALL INCLUDE PROVISIONS FOR EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE STANDARDS CONTAINED IN THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED BY THE OAKLAND SOIL CONSERVATION DISTRICT.

CONSTRUCTION SEQUENCE / TIMING SCHEDULE table with 3 columns: #, DESCRIPTION, DATE

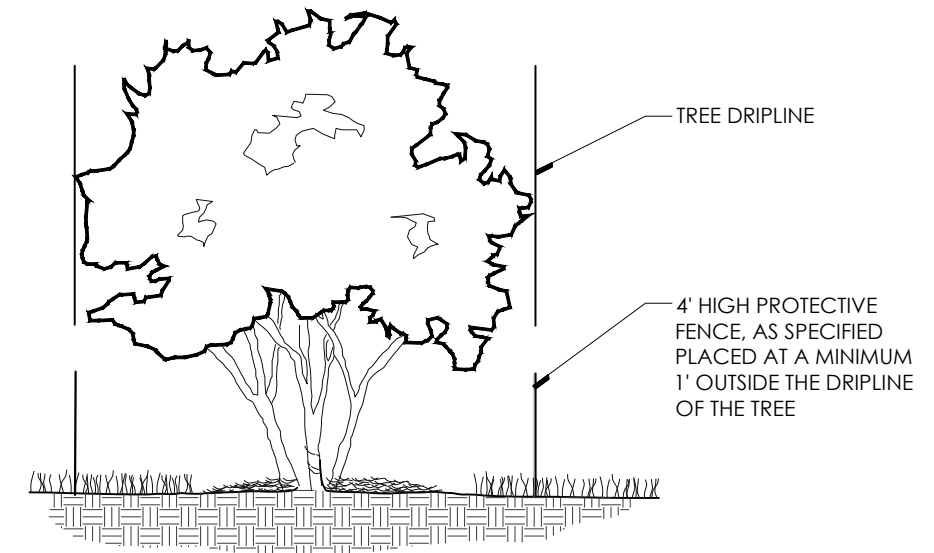
LEGEND table with 2 columns: SYMBOL, DESCRIPTION



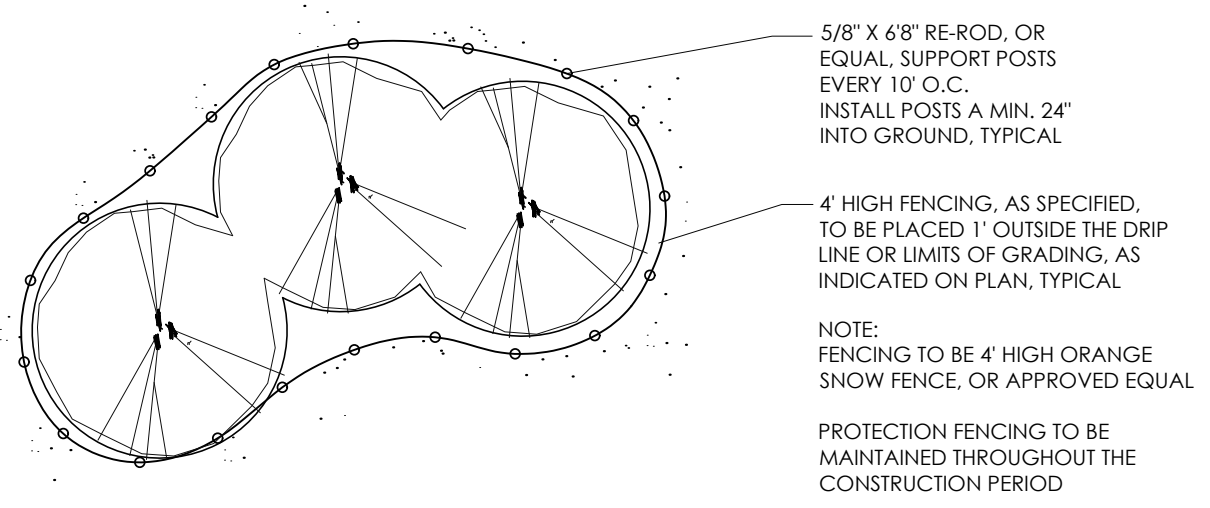


LEGEND:

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREE PROTECTION FENCING



TREE PROTECTION DETAIL-SECTION NTS



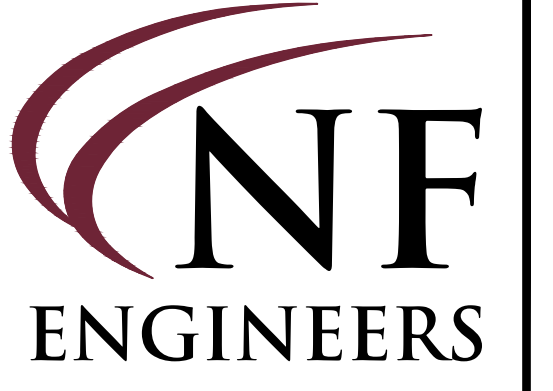
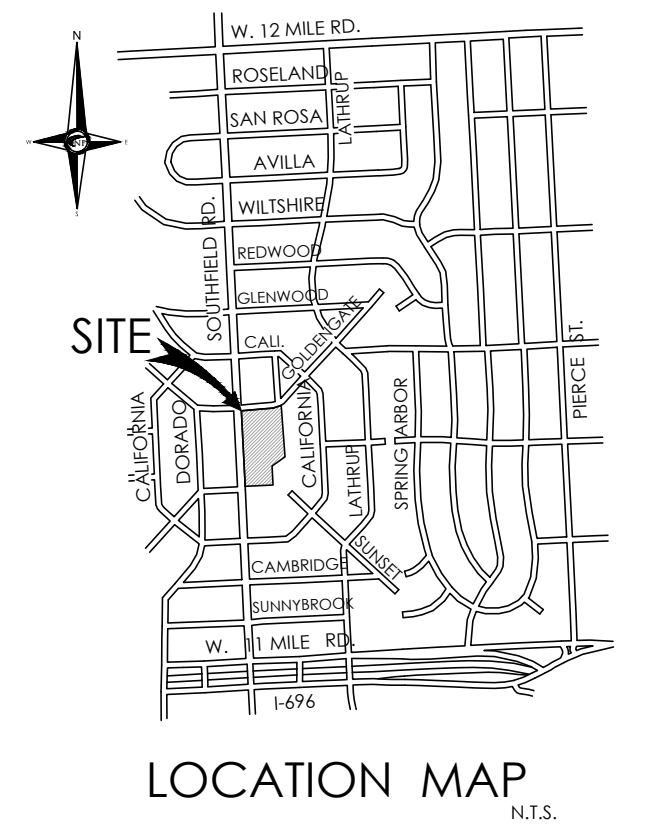
TREE PROTECTION DETAIL-PLAN NTS

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERRECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MANUALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

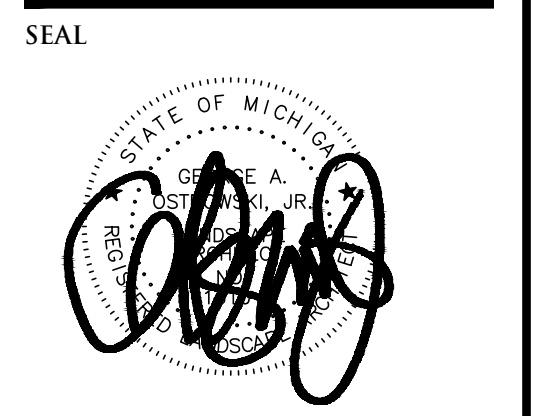
TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	60
TOTAL TREES TO BE REMOVED:	25 (41%)
TOTAL NUMBER OF TREES TO REMAIN:	35 (59%)



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

CLIENT
The Surnow Company

Contact: Sam Surnow
Phone: 248.865.3000 x 102
Email: sam@surnow.com

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

SHEET
Tree Preservation Plan



Know whats below
Call before you dig.

REVISIONS
10/17/2024 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
May 22, 2024

SCALE: 1" = 30'
NFE JOB NO. 0129 SHEET NO. L1

PROPOSED BUILDING ADDITION FOR:

27700 SOUTHFIELD ROAD, LATHRUP VILLAGE

BIDDISON ARCHITECTURE

320 MARTIN ST. LL 10 BIRMINGHAM MI 48009
248.554.9500

CONDITIONS OF WORK

CONSTRUCTION COORDINATION:

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.
2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.
3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.
5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.
6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.
7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.
8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.
2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.
3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.
4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.
 - A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.
 - B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.
 - C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVAL'S PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

CODE COMPLIANCE:

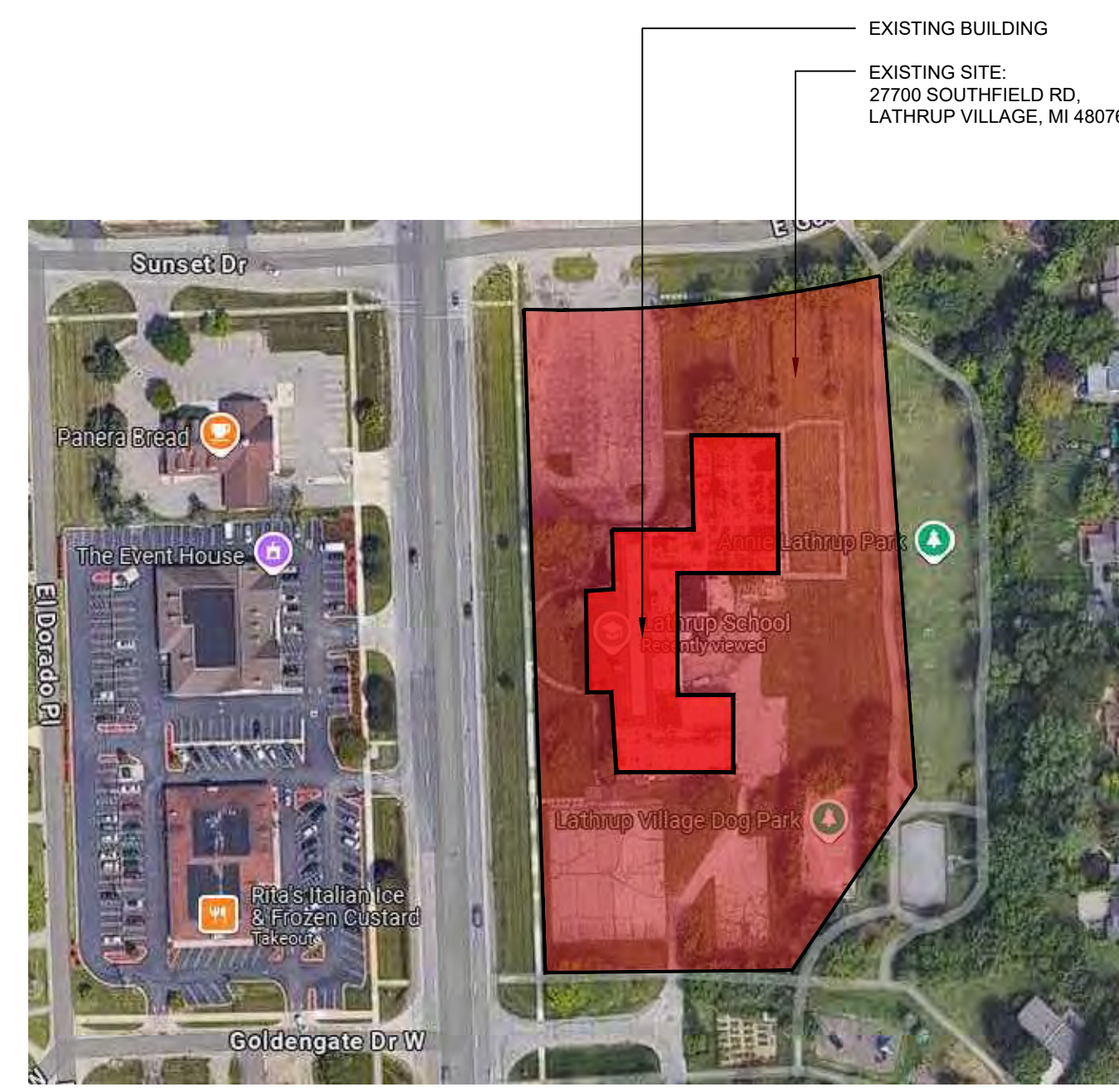
1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.
3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH MBC-2015 CHAPTER 8.
4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN THE 2015 MICHIGAN BUILDING CODE.
5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE.
6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICAN'S WITH DISABILITIES ACT SHALL BE MAINTAINED TO COMPLY WITH ICC/A117.1-2009.
7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT- SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA- ICC/A117.1-2009 (TYP.) REQUIREMENTS, A MINIMUM OF 5%, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY- TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.
8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY TO COMPLY WITH ICC/A117.1-2009.
9. TO COMPLY WITH ADA - ICC/A117.1-2009 (TYP.) REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.
10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA-ICC/A117.1-2009 (TYP.) REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP. THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 46" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.
11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1-2009 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.

Consultants

Project data

GOVERNING CODES: 2015 MICHIGAN BUILDING CODE
2021 MICHIGAN PLUMBING CODE
2021 MICHIGAN MECHANICAL CODE
2015 MICHIGAN REHABILITATION CODE
2015 INTERNATIONAL FUEL GAS CODE
MICHIGAN ELECTRICAL CODE, 2017 N.E.C.
W/ PART 8 STATE AMENDMENTS
ICC/ANSI A117.1-2015 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED.
MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.1-2015
2015 INTERNATIONAL FIRE CODE
NFPA 13 - 2010
NFPA 72 - 2010

BUILDING USE GROUP(S): RESIDENTIAL



PROJECT ADDRESS

27700 Southfield Road
Lathrup Village, Michigan 48076

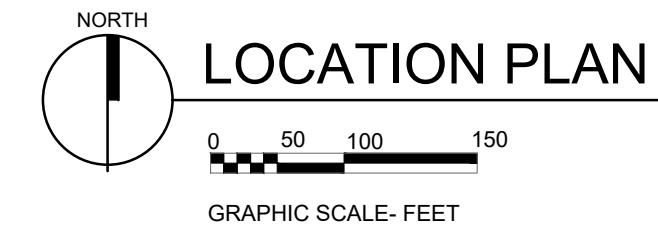
Zoned: VC Village Center

APPLICANT INFORMATION

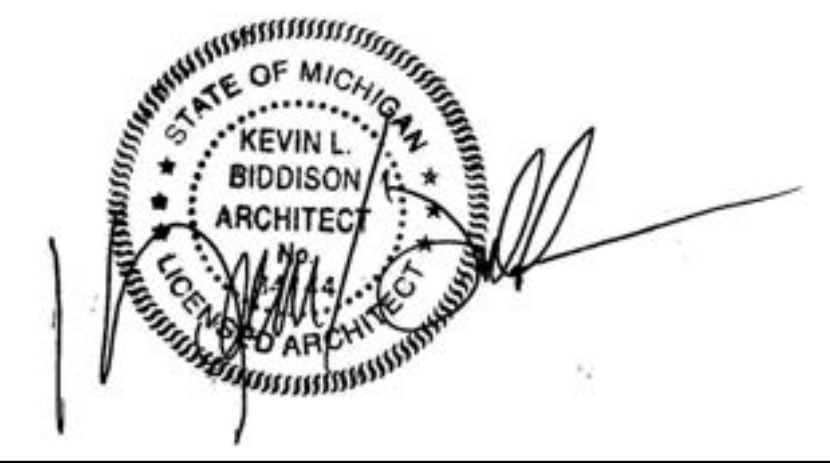
Akiva Investments LLC
320 Martin St, Suite 100
Birmingham, MI 48009
e. Sam@Surnow.com
p. 248.877.4000

SHEET INDEX

- T.101 TITLE SHEET
- A.101 FIRST AND SECOND FLOOR PLANS
- A.102 THIRD AND FOURTH FLOOR PLANS
- A.103 ENLARGED COMMON AREA FLOOR PLANS
- A.201 EXTERIOR ELEVATIONS
- A.202 EXTERIOR ELEVATIONS
- A.203 EXTERIOR ELEVATIONS
- A.301 EXTERIOR RENDERINGS
- A.302 EXTERIOR RENDERINGS
- A.303 EXTERIOR RENDERINGS
- A.304 INTERIOR RENDERINGS
- A.305 INTERIOR RENDERINGS
- L.201 SITE PHOTOMETRIC STUDY

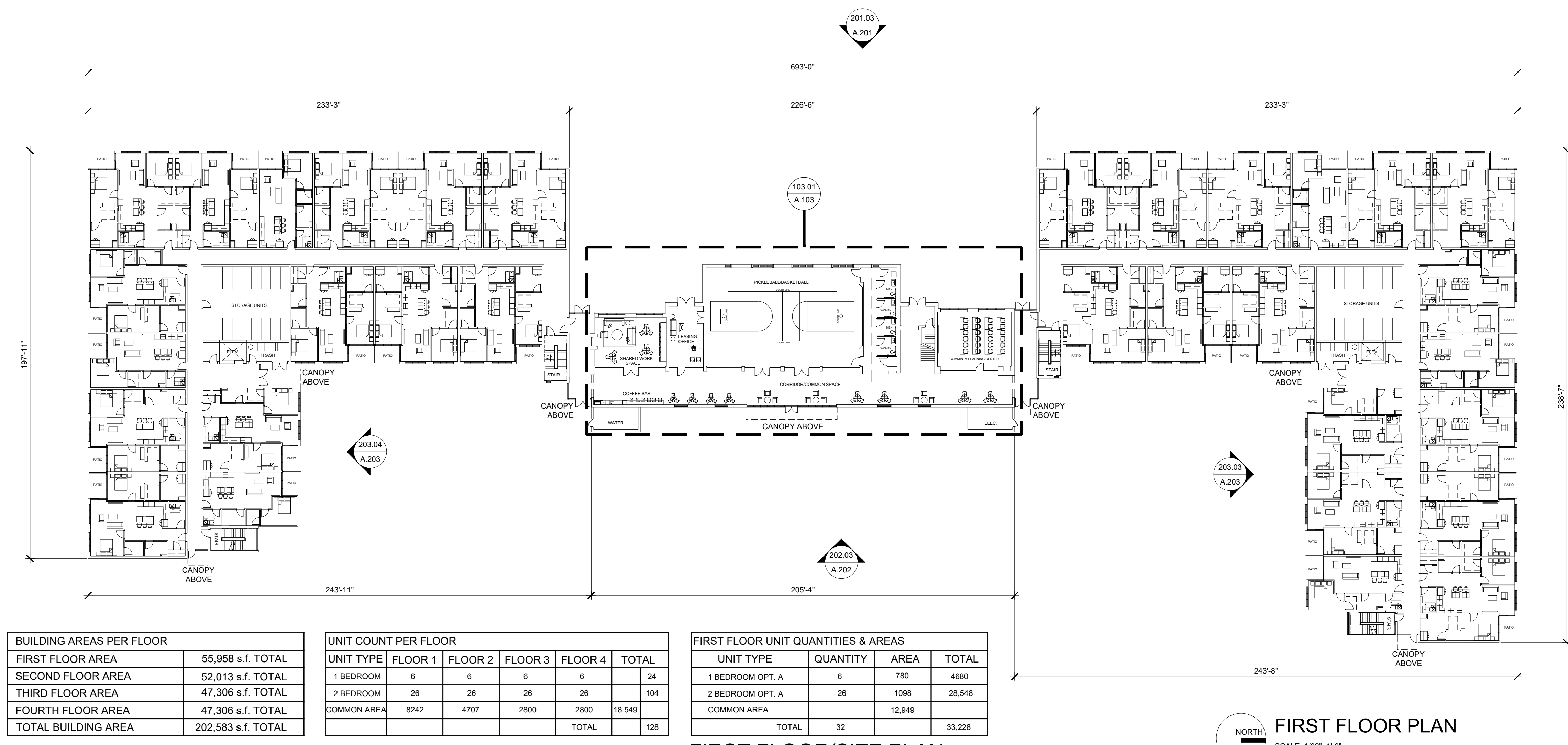
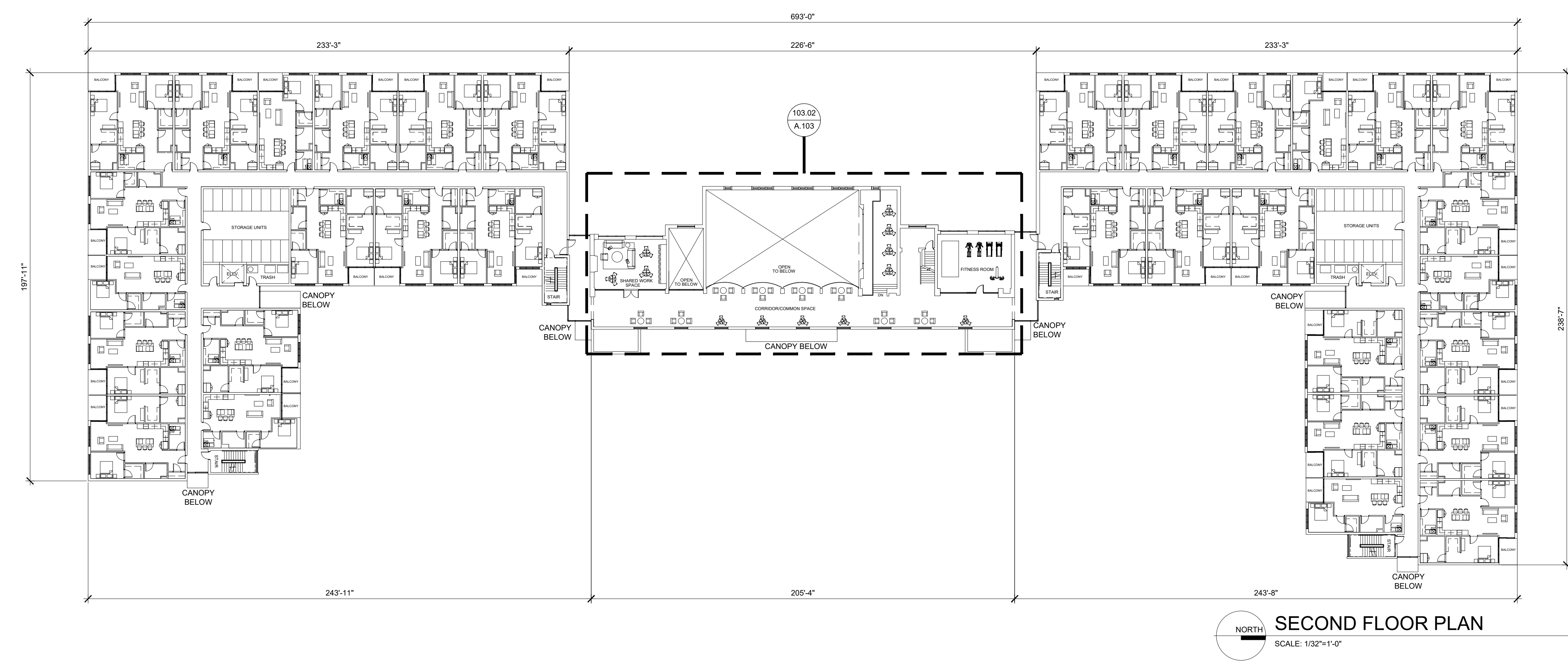
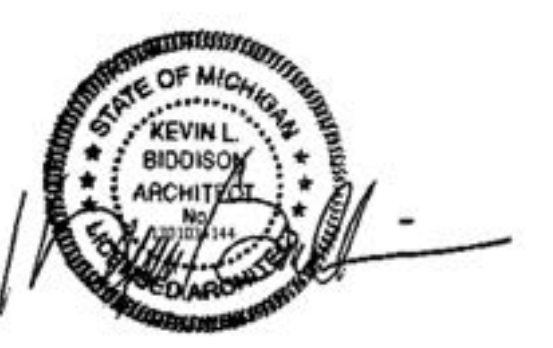


Issued for
SITE PLAN REVIEW 10.18.24



Project no.
2118-24

Sheet no.
T.101



BUILDING AREAS PER FLOOR	
FIRST FLOOR AREA	55,958 s.f. TOTAL
SECOND FLOOR AREA	52,013 s.f. TOTAL
THIRD FLOOR AREA	47,306 s.f. TOTAL
FOURTH FLOOR AREA	47,306 s.f. TOTAL
TOTAL BUILDING AREA	202,583 s.f. TOTAL

UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	26	104
COMMON AREA	8242	4707	2800	2800	18,549
				TOTAL	128

FIRST FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	4680
2 BEDROOM OPT. A	26	1098	28,548
COMMON AREA		12,949	
TOTAL	32		33,228

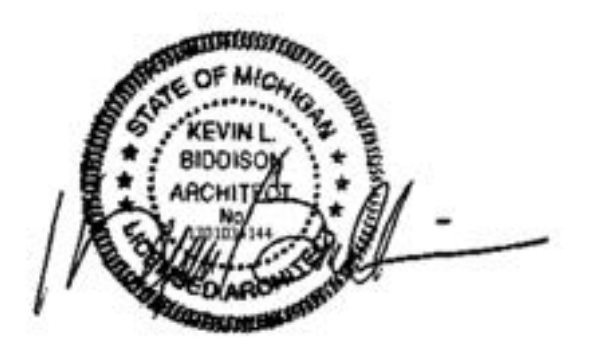
FIRST FLOOR/SITE PLAN
PARKING ON SITE: 193 SPACES
TOTAL PARKING TO MEET CITY REQMTS.: 1.5 PER UNIT= 192 SPACES

PROPOSED BUILDING ADDITION FOR:
**27700 Southfield Rd,
Lathrup Village**

27700 Southfield Road
Lathrup Village, MI 48076

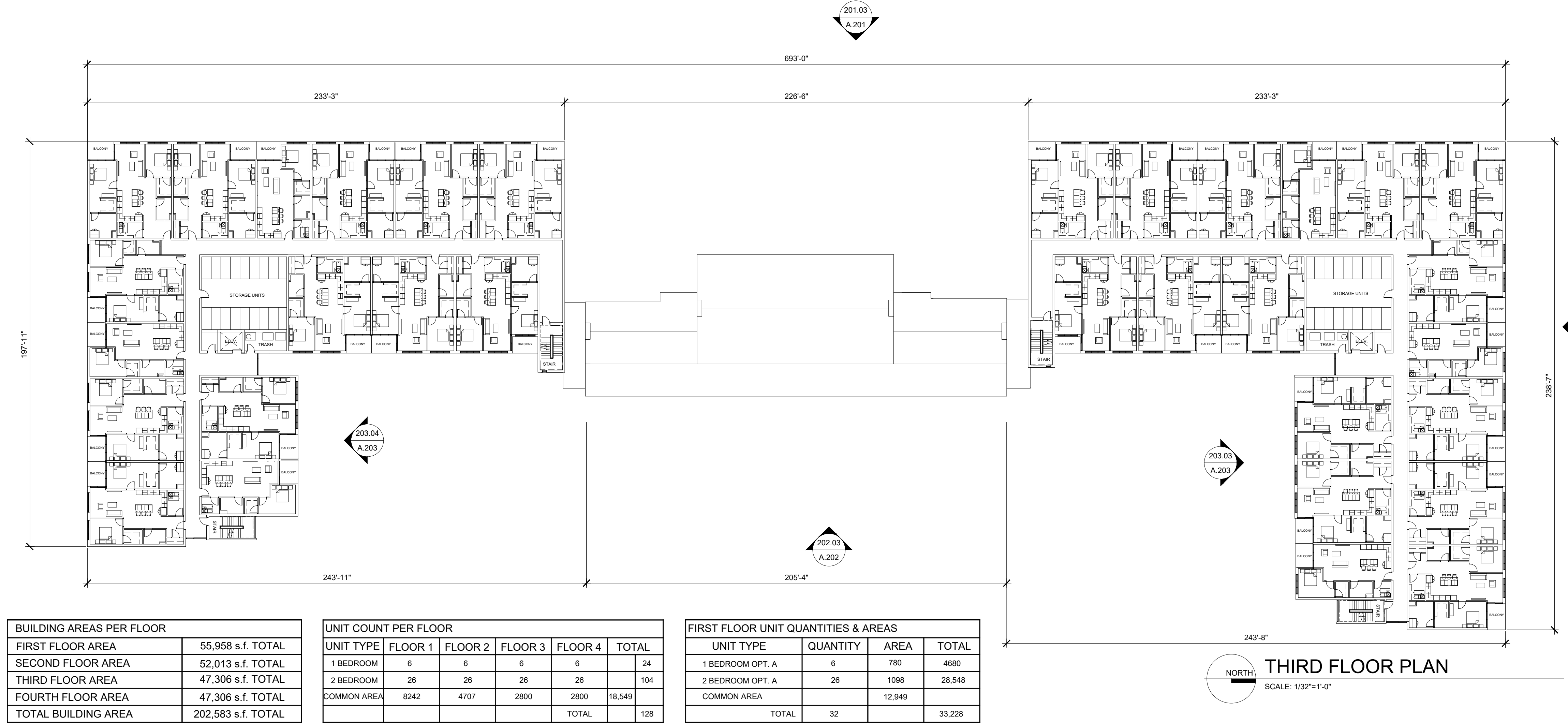
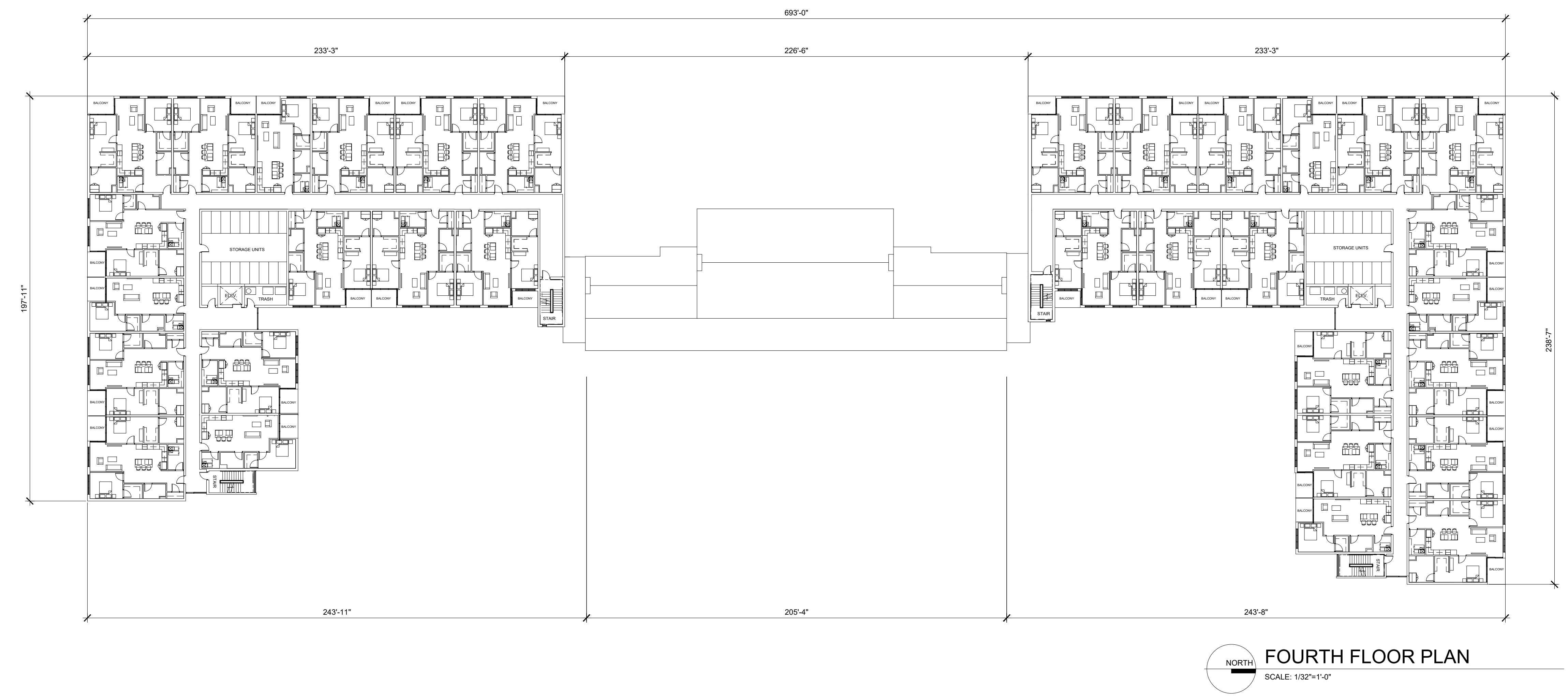
SITE PLAN REVIEW 10.18.24

THIRD AND FOURTH FLOOR PLANS



2118-24

A.102

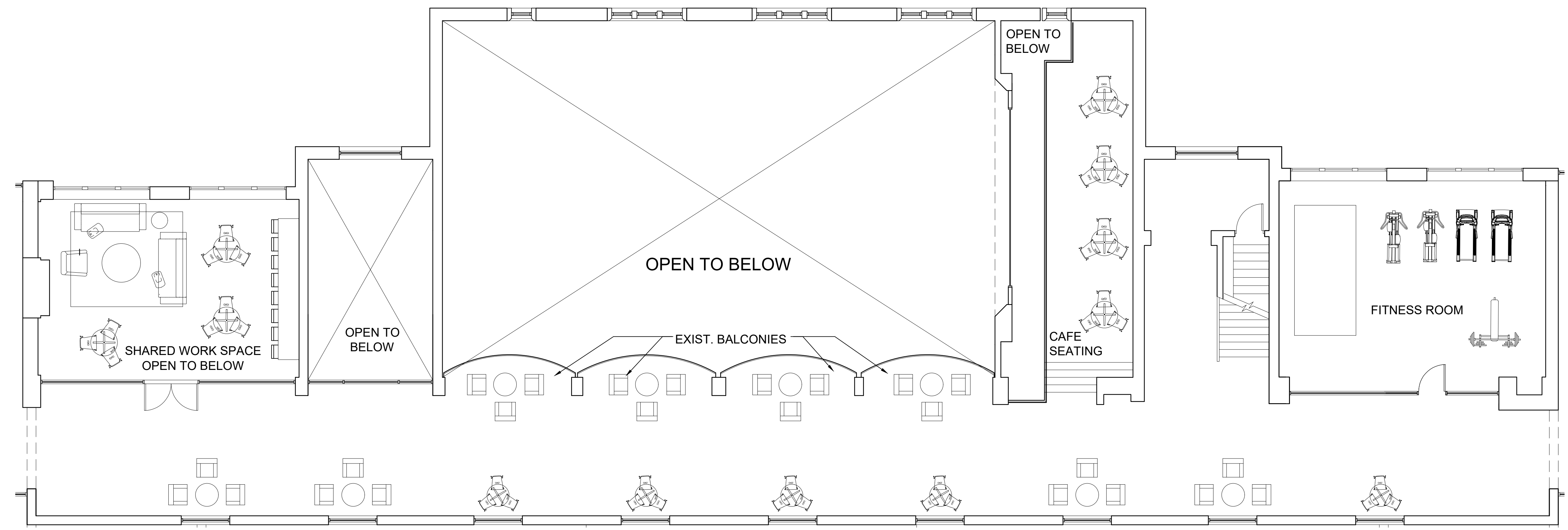
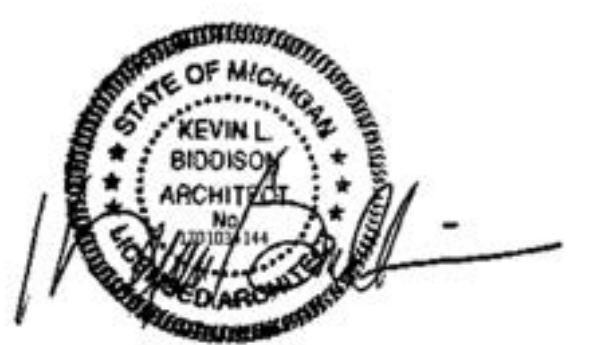


BUILDING AREAS PER FLOOR	
FIRST FLOOR AREA	55,958 s.f. TOTAL
SECOND FLOOR AREA	52,013 s.f. TOTAL
THIRD FLOOR AREA	47,306 s.f. TOTAL
FOURTH FLOOR AREA	47,306 s.f. TOTAL
TOTAL BUILDING AREA	202,583 s.f. TOTAL

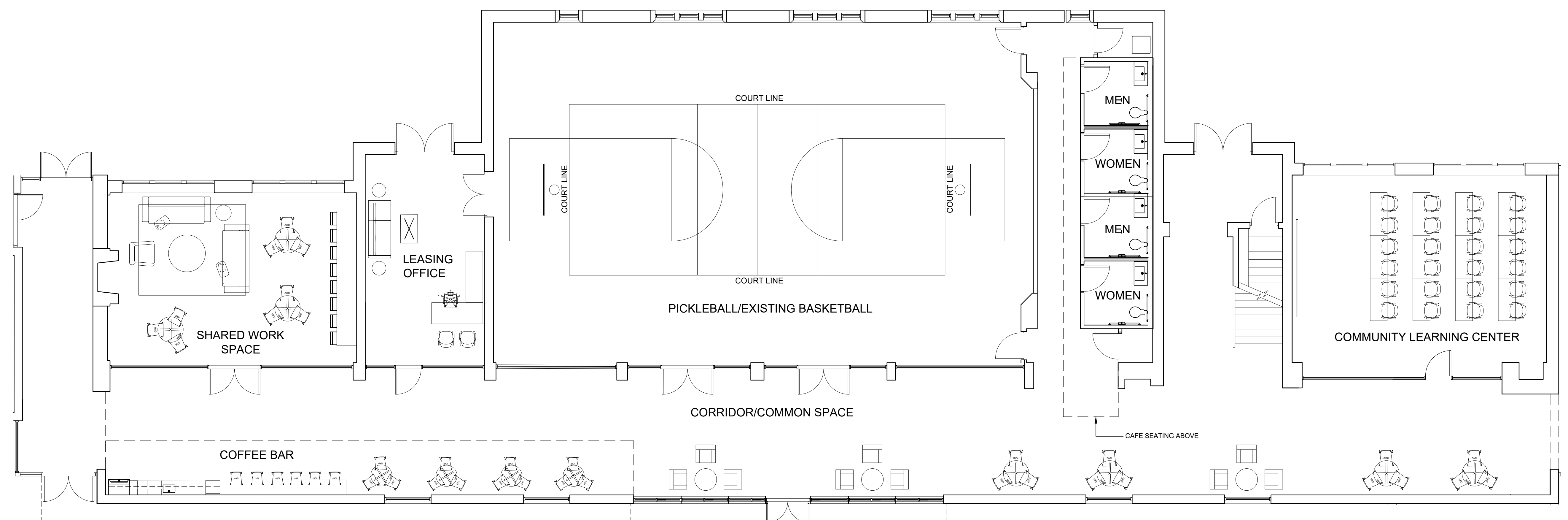
UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	26	104
COMMON AREA	8242	4707	2800	2800	18,549
				TOTAL	128

FIRST FLOOR UNIT QUANTITIES & AREAS			
UNIT TYPE	QUANTITY	AREA	TOTAL
1 BEDROOM OPT. A	6	780	4680
2 BEDROOM OPT. A	26	1098	28,548
COMMON AREA		12,949	
TOTAL	32		33,228

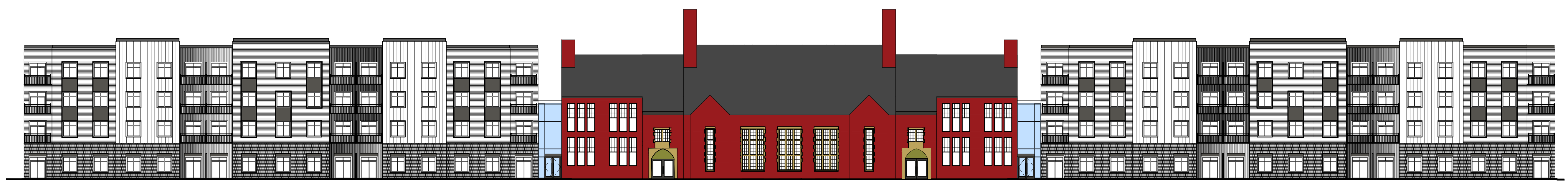
FIRST FLOOR/SITE PLAN
PARKING ON SITE: 193 SPACES
TOTAL PARKING TO MEET CITY REQMTS.: 1.5 PER UNIT= 192 SPACES



103.02
A.103
ENLARGED SECOND FLOOR COMMON AREA
WITHIN EXISTING BUILDING
SCALE: 1/8"=1'-0"



103.01
A.103
ENLARGED FIRST FLOOR COMMON AREA
WITHIN EXISTING BUILDING
SCALE: 1/8"=1'-0"



201.03 WEST ELEVATION
A.201 NOT TO SCALE



T.O. PARAPET @ 50'-4"
B.O. ROOF @ 46'-4"
FOURTH FLOOR @ 35'-4"
THIRD FLOOR @ 24'-4"
SECOND FLOOR @ 13'-4"
GRADE @ 0'-0"

Project title

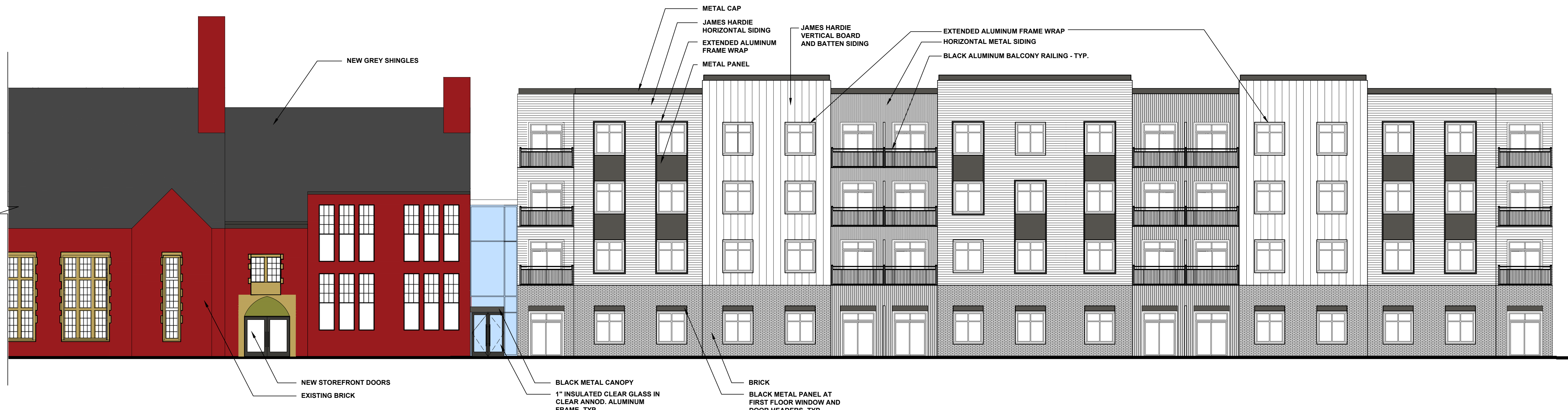
PROPOSED BUILDING ADDITION FOR:
**27700 Southfield Rd,
Lathrup Village**

27700 Southfield Road
Lathrup Village, MI 48076

201.02 ENLARGED WEST ELEVATION
A.201 SCALE: 3/32"=1'-0"

Issued dr/ch

SITE PLAN REVIEW 10.18.24



T.O. PARAPET @ 50'-4"
B.O. ROOF @ 46'-4"
FOURTH FLOOR @ 35'-4"
THIRD FLOOR @ 24'-4"
SECOND FLOOR @ 13'-4"
GRADE @ 0'-0"

Sheet title

EXTERIOR ELEVATIONS



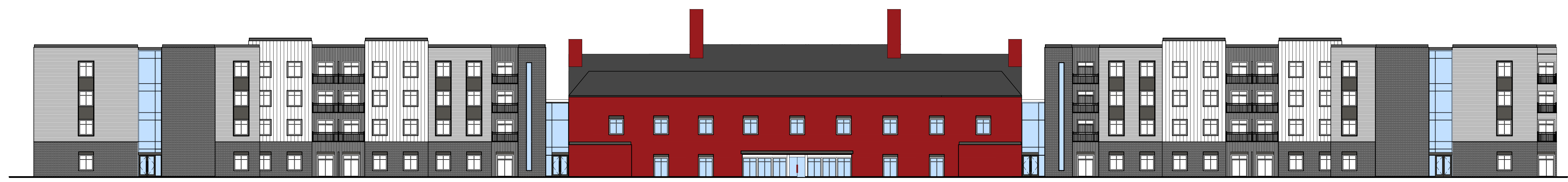
Project no.

2118-24

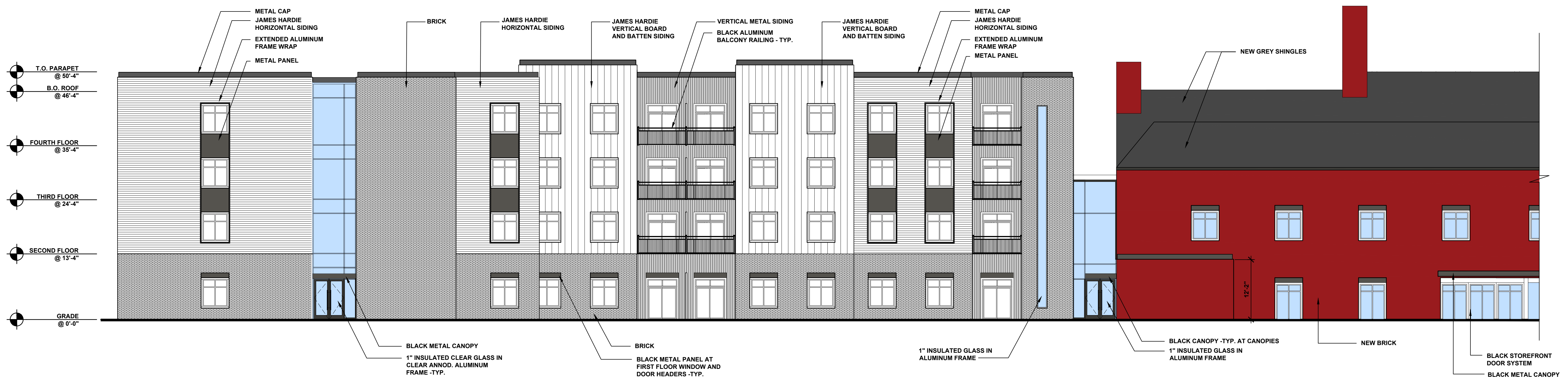
201.01 ENLARGED WEST ELEVATION
A.201 SCALE: 3/32"=1'-0"

Sheet no.

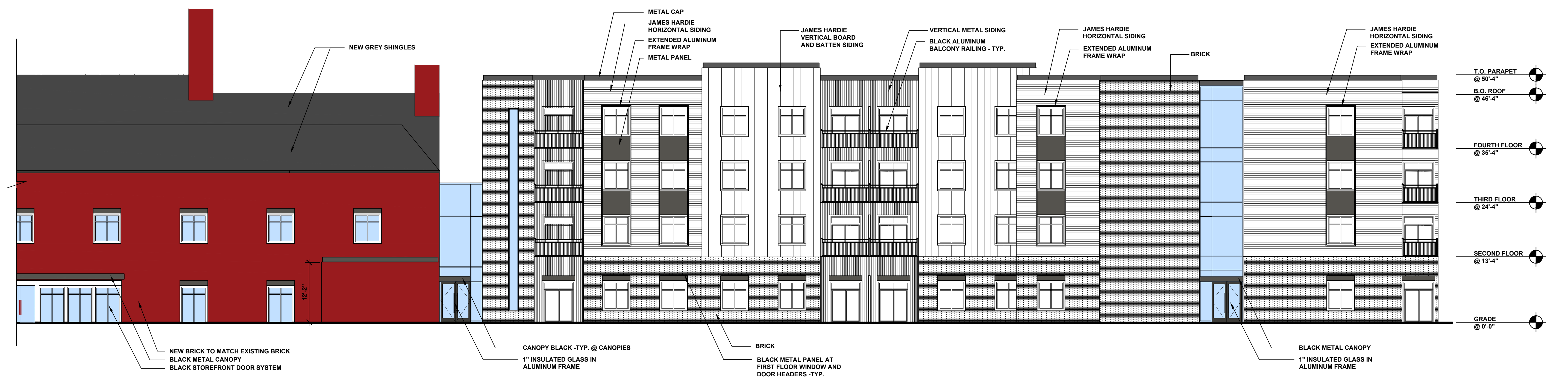
A.201



202.03 EAST ELEVATION
A.202 NOT TO SCALE



202.02 ENLARGED EAST ELEVATION
A.202 SCALE: 3/32"=1'-0"



202.01 ENLARGED EAST ELEVATION
A.202 SCALE: 3/32"=1'-0"

Project title

PROPOSED BUILDING ADDITION FOR:
**27700 Southfield Rd,
Lathrup Village**

27700 Southfield Road
Lathrup Village, MI 48076

Issued dr/ch

SITE PLAN REVIEW 10.18.24

Sheet title

EXTERIOR ELEVATIONS

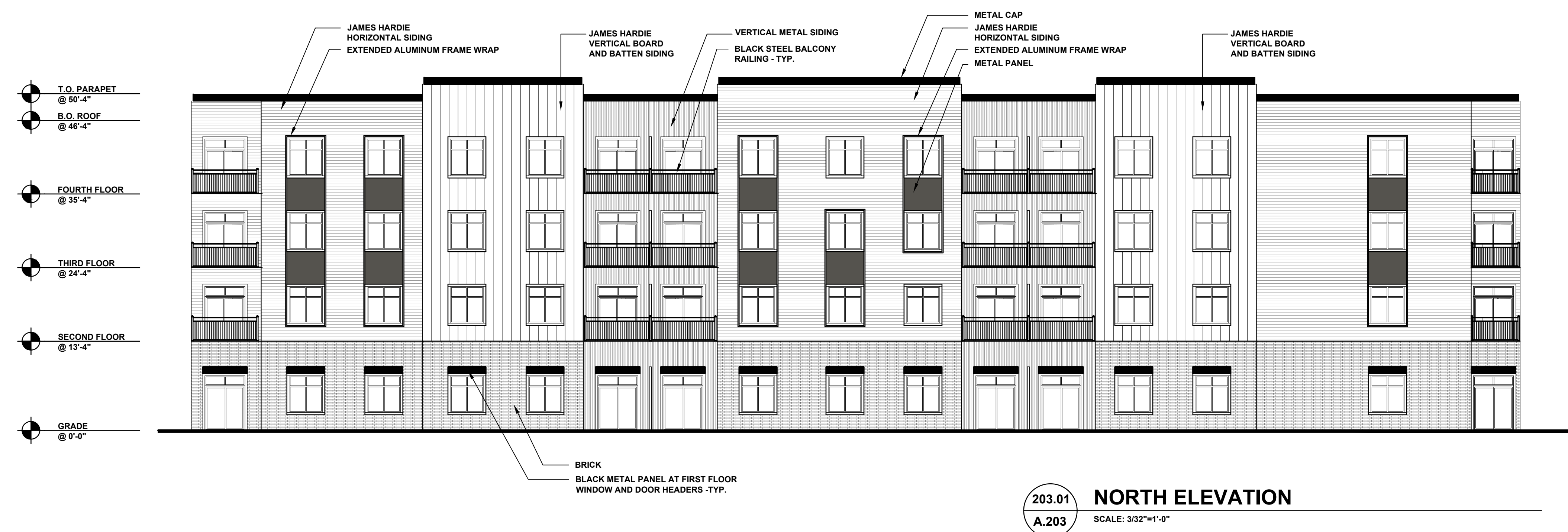
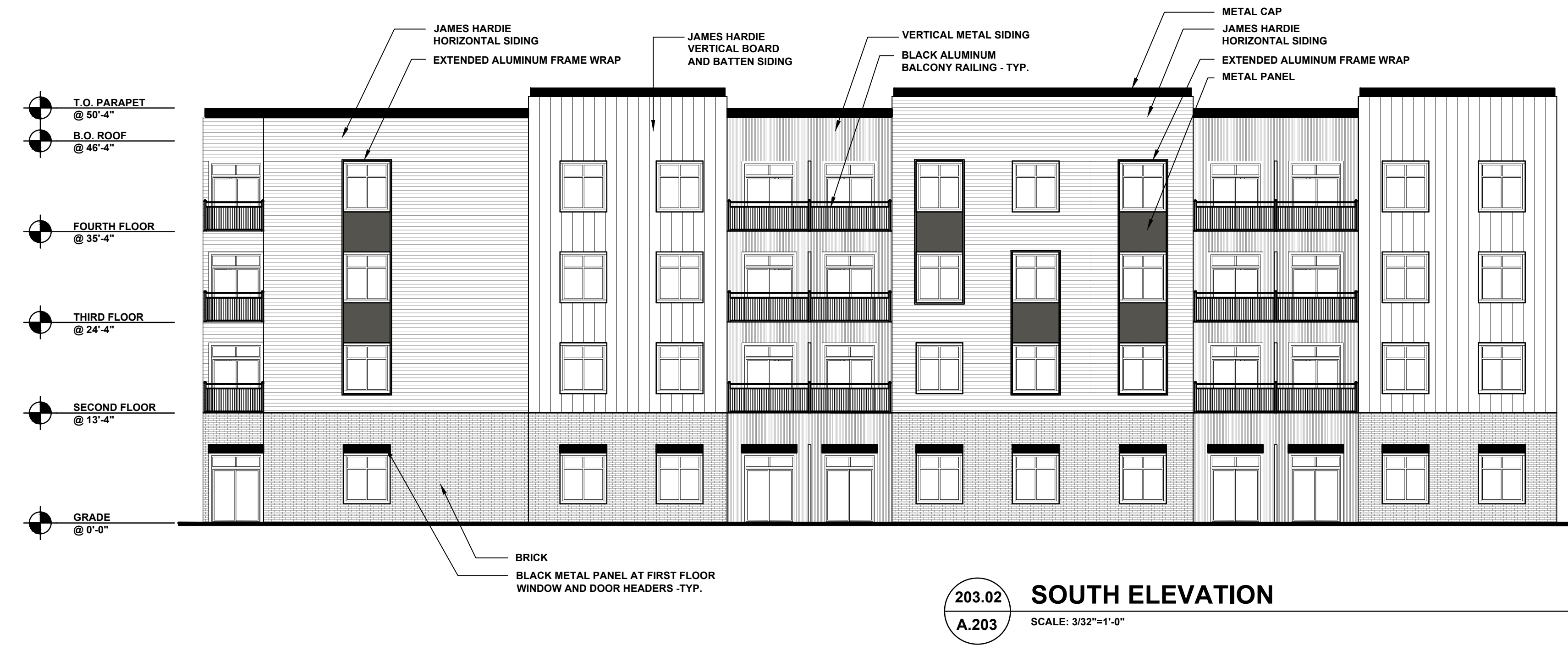
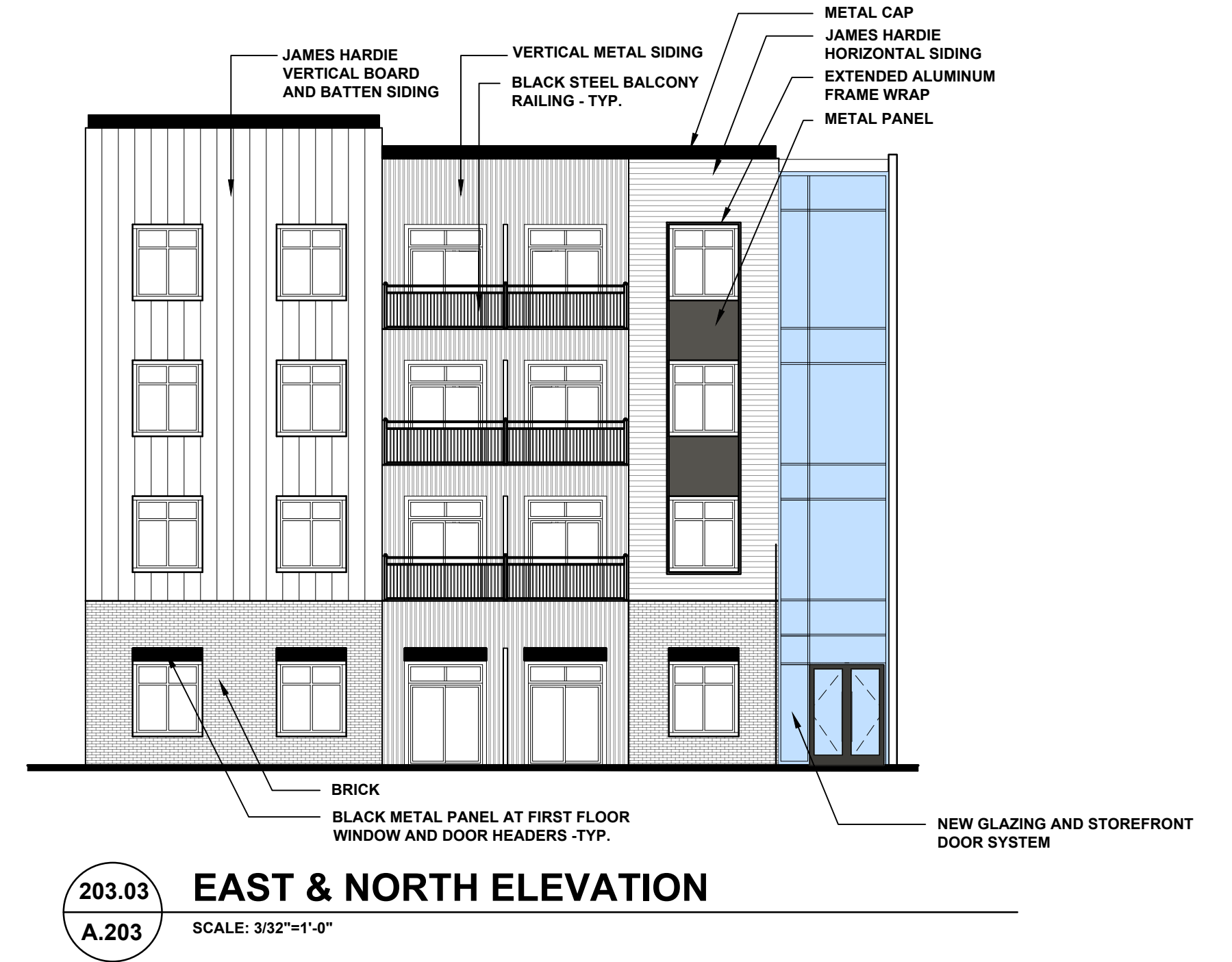
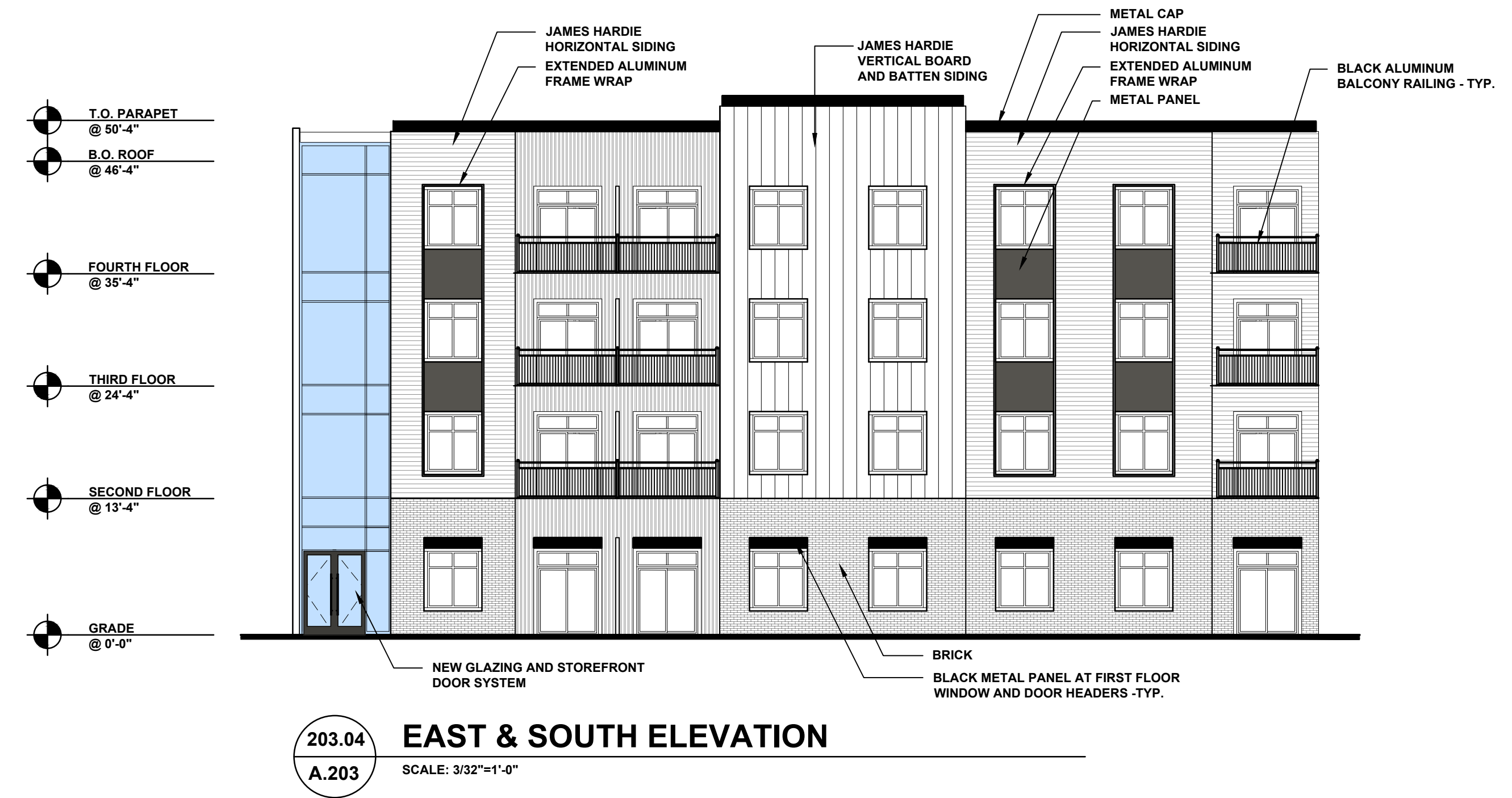


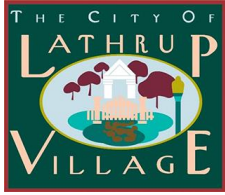
Project no.

2118-24

Sheet no.

A.202





City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

Historic District Commission

Project:
Water Meter Gateway Tower Installation
City Hall – 27400 Southfield Road, Lathrup Village, MI 48076

During the April 3, 2023, City Council Special Meeting, the City Council approved the following project:

Item 6.A.

Lathrup Village AMI Proposal

The proposal for the AMI technology upgrades for the water meters. This upgrade would allow for the placement of gateway antennas that would collect water data from the water meters rather than the current drive-by technology that is used.

Mayor Pro Tem Kantor moved to waive the bidding process because Ferguson Water Works is the sole source provider of Neptune Water Meters and approved the Lathrup Village AMI proposal in an amount to be at most \$120,403.29. Motion seconded by Councilmember Jennings.

Yes: Kantor, Kenez, Garrett, Jennings

No: Miller

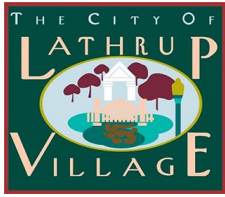
Motion carried.

Included with this application is the proposal from Ferguson. As you’ll note in the proposal, three (3) R900 Gateway, UPS, and Antenna + Installation were included. Two gateways will be installed on existing cell towers and the third will be placed on the City Hall campus.

The City Hall gateway will consist of removing the current retired dispatch tower located on the City Hall site and replacing it with a wooden pole tower. The dimensions of the proposed tower and its accessory are included in the packet.

Enclosed is a map of the proposed project location.

Kelly Garrett Mayor	Bruce Kantor Mayor Pro-Tem	Jalen Jennings Council Member	Dalton Barksdale Council Member	Jason Hammond Council Member
-------------------------------	--------------------------------------	---	---	--



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

As outlined in Section 40-29 of the Lathrup Village Code of Ordinances, the Historic District Commission has criteria for determination when evaluation a project.

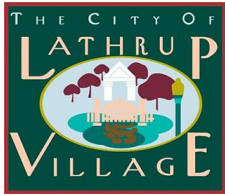
(d) *Criteria for determination.* The Historic District Commission shall review such applications giving specific consideration to the proposed action and proposed plans in light of the following criteria so that the decision will be consistent with the objectives set forth in this article:

1. The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area;
 - **The proposed wooden tower and the metal tower it would be replacing have limited to no impact on the historical value of the surrounding area. The proposed wooden tower is in line with other wooden electrical poles in the surrounding area.**
2. The relationship of the exterior architectural features of the structure to the rest of the structure and of the surrounding areas;
 - **The proposed wooden tower is in line with other wooden electrical poles that exist in the surrounding area.**
3. The general compatibility of the exterior design, arrangement, texture, and materials proposed to be used;
 - **The proposed wooden tower is compatible with the exterior features of the City Hall building which include faux column wraps and metal shutters designed to match 1970s aesthetics, additionally, the proposed tower would be located in a location where a current tower exists.**
4. Those features of the particular structure identified in the report of the ad hoc historic districts study committee of the Historic District Commission which supported its recommendation of the site or structure for inclusion within a historic district.
 - **No impact of those features.**

(e) *Guidelines for construction, restoration, etc.* Any and all construction, restoration, alteration, modification, maintenance, repair or rehabilitation of the exterior of any house and/or structure or a part thereof in a historic district shall be done in accordance with the following guidelines:

1. Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.
 - **The proposed tower would replace the existing tower.**
2. The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.
 - **Original structure is not being altered. The surrounding grounds will have minor disruption.**
3. All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 - **Not application. No building is being altered.**
4. Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Kelly Garrett Mayor	Bruce Kantor Mayor Pro-Tem	Jalen Jennings Council Member	Dalton Barksdale Council Member	Jason Hammond Council Member
------------------------	-------------------------------	----------------------------------	------------------------------------	---------------------------------



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

- **While the current tower reflects a time when the City of Lathrup Village hosted its own dispatch team, which is currently outsourced to the City of Southfield. The proposed tower looks to enable the City to modernize its technology.**
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.
 - **The current tower is a stock tower with no specific notable qualities.**
 6. Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.
 - **The proposed tower was created utilizing best-practice engineering that is also beneficial for the installation vendor.**
 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken.
 - **Not applicable.**
 8. Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property or neighborhood.
 - **Not applicable.**
 9. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
 - **In the event the proposed tower was removed in the future, it would not impact the essential form of the City Hall campus.**
 10. The Secretary of the Interior's "Standards for Rehabilitation" as presently promulgated in the Code of Federal Regulations or as they may be amended in the future. Copies of said "Standards for Rehabilitation" shall be maintained in the office of the city clerk and shall be subject to an examination by the public during normal business hours.

We appreciate your consideration of this project.

July 26, 2024

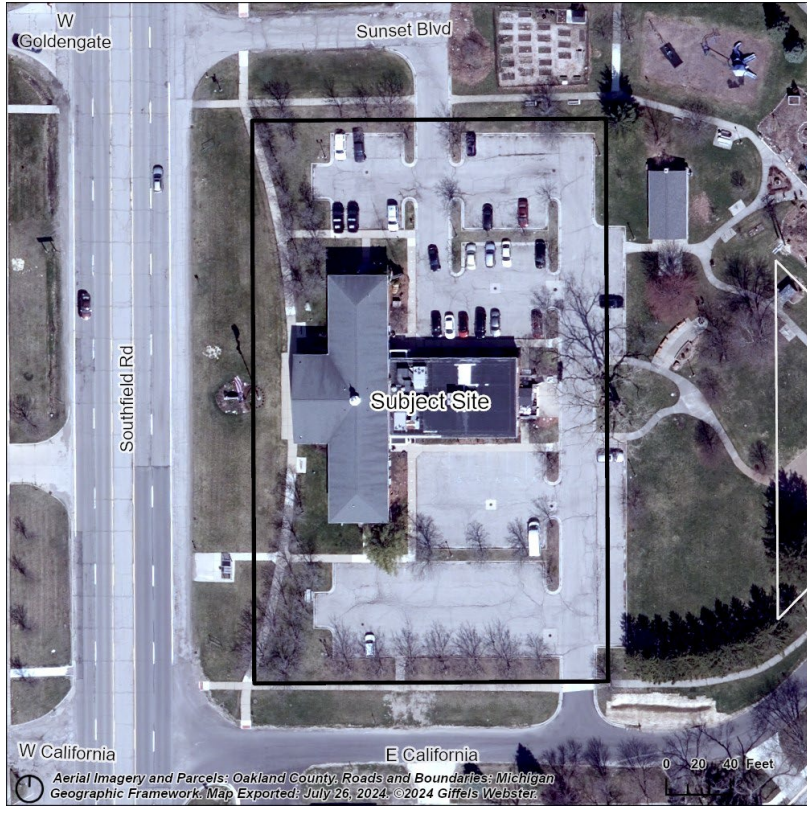
Austin Colson
Community & Economic Development/DDA Director
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27400 Southfield Road
Applicant: City of Lathrup Village
Plan Date: 7/21/2024
Zoning: VC, Village Center District
Parcel ID's: 24-13-351-038

Dear Mr. Colson:

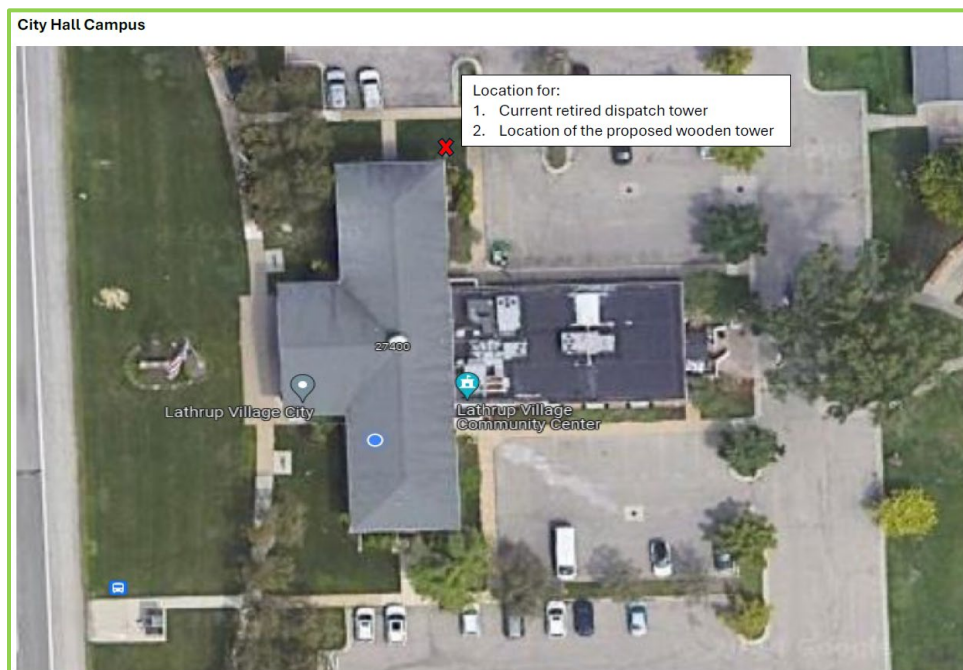
We have completed a review of the application for a new communications tower at City Hall and a summary of our findings is below. Responses to the Historic District Commission criteria are found in ***bold italics***, beginning at Item 6, on page 3 below.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is zoned VC Village Center District. Properties to the north, south, and west are zoned VC Village Center, and properties to the south are zoned MX Mixed Use and R-1 Single-Family.
2. **Existing site.** The 1.77-acre site consists of a two-story office building housing the City Hall government and administrative offices of the City of Lathrup Village. The parcel includes an asphalt surface parking lot containing approximately 95 parking spaces. On the north side of the building is a decommissioned dispatch tower of an undetermined height that will be removed from the site. Abutting the site, approximately 120' to the east, is the Lathrup Village Municipal Park, which includes open space for walking paths, playgrounds, picnic and barbecue areas, and other amenities for public gatherings.
3. **Site configuration and access.** The site is accessible by vehicle from Southfield Road on the north and west, and from California Drive SE from the south. The communication tower is located closest to the north access point and parking lot.



Proposed:

4. **Use.** Upon removal of the existing metal dispatch tower, a new, 65' wooden, monopole tower will be erected in its place. According to the plans, the total height of the tower, including antennas, will be 74' from ground level. The new tower will allow for the installation of AMI (Advanced Metering Infrastructure) technology upgrades for acquiring water meter data. These new gateway antennas will collect water meter data that is currently obtained via drive-by method. Ferguson Waterworks has submitted plans that include the dimensions of the new tower.

5. **Section 4.6.4 Permitted Uses.** The uses listed in this section are deemed to be permitted uses and shall not require administrative approval or a special use permit: Antennas or towers located on property owned, leased, or otherwise controlled by the City of Lathrup Village provided a license or lease authorizing such antenna or tower has been approved by the City of Lathrup Village.

Additionally, **Section 4.6.3.F** requires that all towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas, and

Section 4.6.3.G requires that towers meet the applicable state or local building codes, as well as applicable standards for towers that are published by the Electronic Industries Association.

The modifications to the existing site will not significantly alter or increase the overall appearance, height, setbacks, size, or ground equipment of the existing wireless facility. While no additional lease space on the ground or new tower will be required, the City has services that connect to the current tower that would need to be removed and reattached to the new tower.



6. **Historic District Commission.** As outlined in Section 40-29 of the Lathrup Village Code of Ordinances, the Historic District Commission has criteria for determination when evaluating a project.

40.29.D. Criteria for determination. The Historic District Commission shall review such applications giving specific consideration to the proposed action and proposed plans in light of the following criteria so that the decision will be consistent with the objectives set forth in this article:

- 1) The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area;

The existing metal tower and proposed wooden tower bear no significant historic value of the site and surrounding area. The proposed wooden tower will be located interior to the site and will resemble other wooden electrical poles in the surrounding area.

- 2) The relationship of the exterior architectural features of the structure to the rest of the structure and of the surrounding areas;

The proposed wooden tower is similar in appearance to standard wooden utility poles that exist in the surrounding area. The tower structure type will change from lattice to monopole, which appears to result in a slight reduction in visual impact.

- 3) The general compatibility of the exterior design, arrangement, texture and materials proposed to be used;

The presence of an existing wireless tower and antennas will be replaced with a new wooden tower that is found to be relatively compatible with the exterior features of the City Hall building which includes a brick façade, faux column wraps, and metal shutters designed to match 1970s aesthetics.

- 4) Those features of the particular structure identified in the report of the ad hoc historic districts study committee of the historic district commission which supported its recommendation of the site or structure for inclusion within a historic district.

A report by the study committee was not a part of the review items for this analysis.

40.29.E. Guidelines for construction, restoration, etc. Any and all construction, restoration, alteration, modification, maintenance, repair or rehabilitation of the exterior of any house and/or structure or a part thereof in a historic district shall be done in accordance with the following guidelines:

- 1) Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the structure or site.

The proposed tower would replace the existing tower and will be located on the interior of the lot, in the same location as the existing lattice tower. The close proximity of the new tower to the City Hall building will allow for the removal and reconnection of any city wireless/communication services that will be maintained at the facility.

- 2) The distinguishing original qualities or character of a structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive features shall be avoided.

The site will maintain the use and condition of the existing City Hall building. The removal of the existing metal, lattice communications tower should have no impact on the physical features or materials of the building. The surrounding grounds will have minor disruption.

- 3) All buildings shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

This criterion is not applicable. No building is being altered.

- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

The current tower reflects a time when the City of Lathrup Village hosted its own dispatch team, which is currently outsourced to the City of Southfield. The proposed tower will allow the City to update its technology utilizing a modernized monopole tower.

- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building shall be treated with sensitivity.

The current tower is a metal lattice tower with no specific notable qualities. The proposed wood monopole tower will intentionally consist of no stylistic features so that the presence of the tower remains discrete amongst its surroundings.

- 6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is needed, the new material should match the material being replaced in color, composition, texture, design and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.

According to the City, the proposed tower was created utilizing best-practice engineering that is also beneficial for the installation vendor. Additionally, replacement of the lattice tower with a wooden monopole tower appears to slightly lessen the visual impact on the surrounding area. The wooden tower is similar to other utility poles in the area and will simply mount communication antennae on the structure.

- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage the building materials shall not be undertaken. **This criterion is not applicable.**

- 8) Contemporary design for alteration and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property or neighborhood. **This criterion is not applicable.**

- 9) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

In the event the proposed tower was removed in the future, it would not negatively impact the essential form or character of the City Hall campus.

- 10) The Secretary of the Interior's "Standards for Rehabilitation" as presently promulgated in the Code of Federal Regulations or as they may be amended in the future. Copies of said "Standards for Rehabilitation" shall be maintained in the office of the city clerk and shall be subject to an examination by the public during normal business hours.

Respectfully,

Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner

