



Historic District Commission Agenda

Wednesday, February 19, 2025 at 6:00 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. [12-12-24 - HDC Minutes](#)
5. **Public Comment on Agenda Items (limited to 3 minutes)**
6. **Old Business**
 - A. [Request to Approve 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation](#)
7. **Public Comment (limited to 3 minutes)**
8. **Other Matters for Discussion**
9. **Adjournment**



Historic District Commission DRAFT Minutes

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

1. Call to Order

Called to order at 7:01 PM

2. Roll Call

Present: Kenez, Roberts, Johnson, Khamo, Warner

Absent: N/A

3. Approval of Agenda

Roberts moved to amend the agenda, having item 6C be presented before item 6B, seconded Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to approve the agenda as amended, seconded Warner

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

4. Approval of Meeting Minutes

A. 5-18-22 - HDC Minutes

Roberts moved to approve the 5-18-22 HDC Minutes, seconded by Khamo

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

4. Public Comment (limited to 3 minutes)

Rick Wisz – The board should add a public comment section at the end of the meeting as well.

6. New Business

A. Request to Appoint HDC Officers

Roberts moved to appoint Johnson as HDC Chairperson, seconded by Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Johnson moved to appoint Roberts as HDC Vice-Chair, seconded by Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to appoint Khamo as HDC Secretary, seconded by Kenez

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

B. Request to Approve 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation

- Biddison Architecture (Kevin) shared a presentation to the HDC regarding the plans for the Surnow Company and the Annie Lathrup School property.
- Sam Surnow shared some history regarding the Surnow Company and the school site and plans that the Surnow Company has explored leading up to this proposal.
- Commissioner Khamo had questions regarding the height of the proposed new towers and the proposed façade for the new residential wings. Kevin (Biddison) noted that some features were intentional to ensure the historic building popped but Surnow wanted to ensure they complimented SHIPO standards.
- Commissioner Roberts believes the additions should be located behind the historic building structure.
- Commissioner Johnson concurred and believes the height of the new wings would overwhelm the historic building. Johnson also has concerns regarding window size.
- Commissioner Johnson asked for clarification on the transition brick and how it connects the historic building to the new wings and if it is seen from the front along with the back. Kevin (Biddison) noted that transition brick can be seen from Southfield Road.
- Sam Surnow noted that they have explored moving the parking, however, based on the City's Master Plan, pushing the parking to the back of the site made the most sense for their proposal or the City.
- Eric (Giffels Webster) covered the Village Center Zoning District and how this proposal works with the City's ordinances.
- Sam Surnow discussed who the target clients are for these units and believes housing is a missing aspect of the Lathrup Village market.
- Commissioner Roberts asked what the next steps would be if there was a conflict between the HDC and the Planning Commission and their reviews. Eric (Giffels) and Leann (City Attorney) discussed the purview the HDC has over the project, noting that no matter the decision, it would be contingent upon Planning Commission approval. Roberts noted that the ability to receive a ZBA ordinance could be on the table.
- Kevin (Biddison) noted that if the building were pushed back, parking would need to be moved to the front of the site and there is potential for planned green space may be deleted from the plans.
- Commissioner Khamo asked if the applicant would be willing to modify their plans to lower the four-story new wings. Sam Surnow noted that he does not believe it would be feasible.
- Commissioner Johnson is concerned regarding the mass of the proposed facility.

- Eric (Giffels) reviewed a portion of the zoning ordinance discussing the open space requirements.

Kenez moved to open three (3) minutes per person public comment period, Khamo seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Rick Wisz – What does the 0-foot setback standard mean in terms of the school project?

Diane Addison – Believes the Historical Society has strayed from its founding and is no longer fulfilling its purpose.

Autumn Sousanis – While the renderings look lovely, she does not believe the presentation accurately presents what the inside facility will do for the community.

Warner moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation proposal, Kenez seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Roberts moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation plans as submitted, seconded Warner

Yes: Kenez

No: Roberts (based on sections d.2, d.3, and e.8), Johnson (based on sections d.2, d.3, e.8), Khamo (based on sections d.2, d.3, and e.8), Warner (based on sections d.3, and e.8)

Motion Failed

C. Request to Approve 27400 Southfield Road - Water Meter Communications Tower Replacement

- City Administrator Greene shared some history regarding this project and why the City is seeking to add this new tower to the City Hall Site.
- Eric – Giffels Webster planning consultant – stated that the proposed project appears to meet the qualifications for approval based on the HDC ordinance.
- Commissioner Kenez asked if there are additional sites that are needed in the City. CA Greene noted that there would be three total sites in the City. The other two will be located on cell towers while this site is needed to cover the middle portion of the City.
- Commissioner Roberts asked what the difference is between the current tower and the proposed tower. CA Greene noted that the new wood tower is taller to meet engineering specifications and would replace an old metal dispatch tower. CA Greene stated that this is a standard tower for this type of application and could be seen in other communities.

Warner moved to approve the water meter communications tower replacement proposal at 27400 Southfield Road, Khamo seconded.

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

Warner to approve the water meter communications tower replacement plans at 27400 Southfield Road, Khamo seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried

7. Other Matters for Discussion

Johnson – A review of the allowable materials within the district. Also, a review of the relationship between the Historic District and the Master Plan/Village Center.

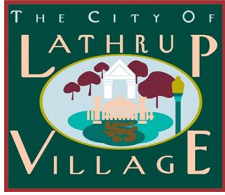
8. Adjournment

Kenez moved to adjourn at 9:00 PM, Warner seconded

Yes: Kenez, Roberts, Johnson, Khamo, Warner

No: N/A

Motion Carried



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: February 19, 2025
RE: Request to Approve 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation – Updated Application

Background Brief: During the December 12th, 2024, HDC meeting, the board met and acted upon the initial application from the Surnow Company for 27700 Southfield Road. The proposal was approved but the plans as presented were not. In summary, the majority of the HDC members found that the plan submitted adversely affected certain criteria contained in the City’s Historical Preservation Ordinance, to wit: the relationship and compatibility of the exterior architectural features of the structure to the rest of the structure, mainly related to the size, scale, and location of the proposed new construction.

After the meeting, the Surnow Company initially sought to exercise their right under HDC Ordinance Section 40-35(a) and submit an administrative appeal to City Council. After further consideration, they withdrew their appeal request and have submitted this updated plan for HDC consideration as allowable under HDC Ordinance Section 40-29(f).

Previous Action: 12-12-24 HDC Meeting

Warner moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation proposal, Kenez seconded
Yes: Kenez, Roberts, Johnson, Khamo, Warner
No: N/A
Motion Carried

Roberts moved to approve the 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation plans as submitted, Warner seconded
Yes: Kenez
No: Roberts (HDC ordinance sections 40-29 d.2, d.3, and e.8), Johnson (HDC ordinance sections 40-29 d.2, d.3, e.8, and e.10), Kkamo (HDC ordinance sections 40-29 d.2, d.3, and e.8), Warner (HDC ordinance sections 40-29 d.3, and e.8)
Motion Failed

Economic Impact: N/A

Recommendation: As outlined in the ordinance, there will be two (2) motions to consider. The HDC must first consider the proposal and secondly approve the plans if, in HDC judgement, the criteria enumerated in the ordinance is not adversely affected by the request.

Recommended Motion:

Moved by _____ seconded by _____ to approve the 27700 Southfield Road – Annie Lathrup School partial Demolition & Rehabilitation proposal.

Moved by _____ seconded by _____ to approve the 27700 Southfield Road – Annie Lathrup School partial Demolition & Rehabilitation plans.

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

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- (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
 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 Road		
Subject Property Parcel Number:	24-13-303-021		

Applicant's Information

Name:	The Surnow Company		
Address:	320 Martin Street, Suite 100	State:	MI
		Zip Code:	48009
Phone Number:	248-865-3000	Fax:	
Email Address:	sam@surnow.com		
Interest in Property:	Renovation / Addition for Multifamily development		
Signature:		Date:	Jan 27, 2025

Property Owner's Information

Name:	Akiva Investments LLC		
Address:	320 Martin Street, Suite 100	State:	Mi
		Zip Code:	48009
Phone Number:	248-865-3000	Fax:	
Email Address:	sam@surnow.com		
Signature:		Date:	Jan 27, 2025

Description of Alterations) to Property

- Preserve & renovate original portion of existing school building
- Build new multifamily additions on both sides of the building
- Preserve green space in front of the school and establish a green buffer zone between parking lot and park

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 1/27/25

Additional Notes (If Necessary)

We are submitting an updated plan for HDC's consideration

BIDDISON
ARCHITECTURE**Historic Design Board**

After hearing your concerns the attached drawings and renderings show changes to the site requested from the Planning Department around the building to meet the ordinance, and adjustments to the building from The Historic Board regarding the proposed new building components.

Historic Board Comments:

- 1. As depicted in the attached renderings a unit for the fourth floor Northwest and Southwest corners has been eliminated to allow for a reduction in the scale of the proposed new structures as they relate to the existing Historic School building. As an element of this elimination the new red brick adjacent to the new glass building connector will wrap around to the front or west side on the fourth floor with windows into the building corridor.**
- 2. Secondly the second brick color which wraps the first level of the new building can be lightened from the original darker brick, to reduce the contrast of the proposed new building materials.**
- 3. The original goal is to keep existing windows of the school building along with all of the limestone detailing surrounding it both inside and outside, if a method of providing a proper thermal barrier can be achieved. If the windows only need to be replaced because this can not be achieved new windows to match the appearance of the existing windows and mullions will be provided inside the existing Limestone surround.**
- 4. We would also be interested in working with the Historic Board to find an appropriate method either as an element of the exterior public spaces or on the interior of the existing school building to tell the story of the original school building, through photographs, video, or written information on plaques or other graphic means if this is something that would be of interest to the Historic Board and the City.**

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

biddison-ad.com

Planning Comments:

- 1. The additional elements of the Village Center Design standards regarding Sidewalks, Landscaping, Lighting and Bench Seating Etc. have been updated to meet the ordinance. (Refer to the attached Landscape sheets.)**
- 2. Bike Racks have been added on the east side of the building.**
- 3. Electric Car Charging stations have been added to the east side of the building.**



















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:

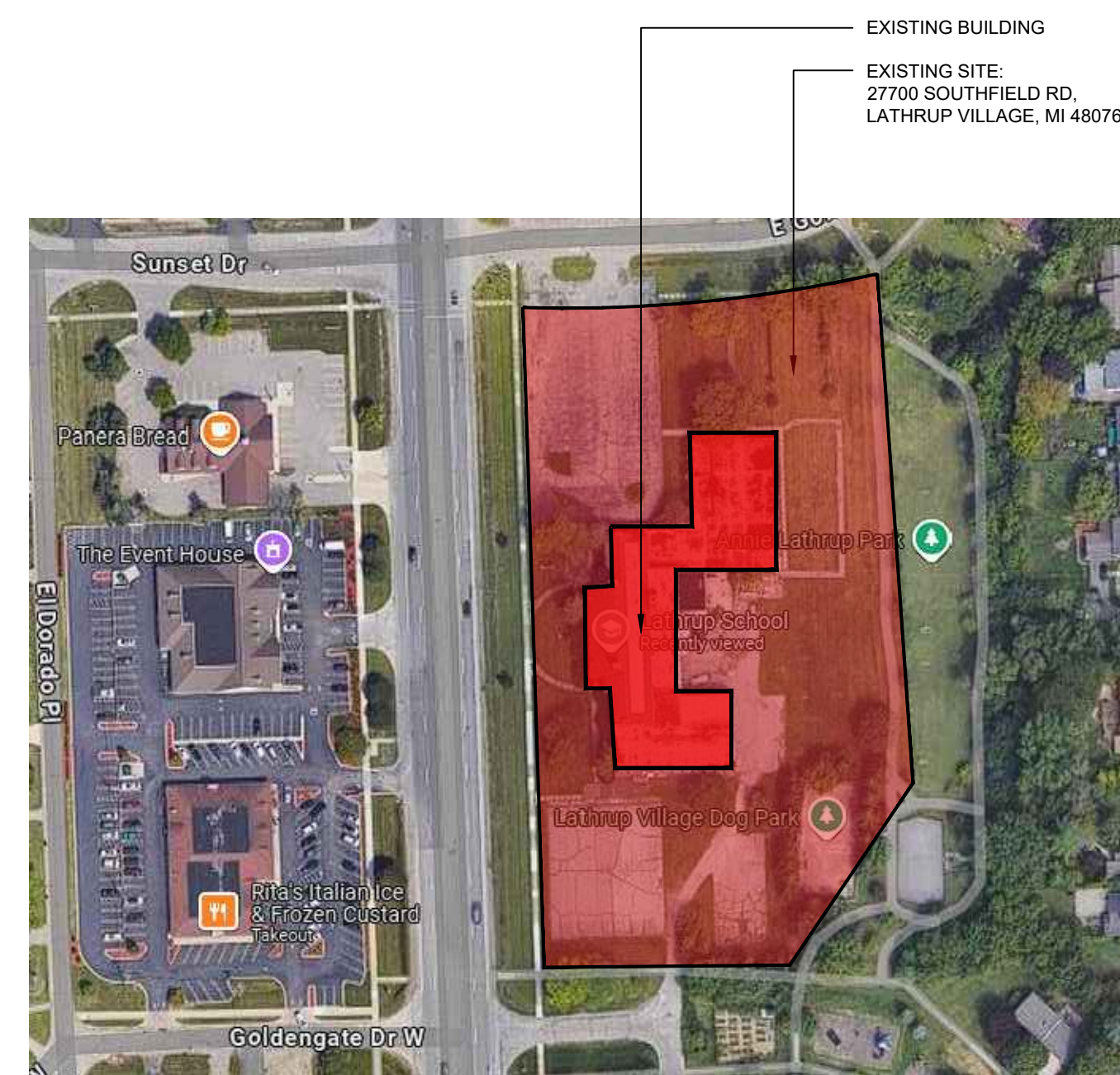
1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.
3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH MBC-2015 CHAPTER 8.
4. 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 AMERICANS 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



EXISTING BUILDING
EXISTING SITE:
27700 SOUTHFIELD RD,
LATHRUP VILLAGE, MI 48076

PROJECT ADDRESS

27700 Southfield Road
Lathrup Village, Michigan 48076

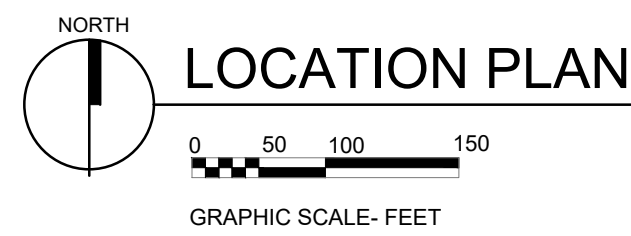
Zoned: VC Village Center

APPLICANT INFORMATION

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

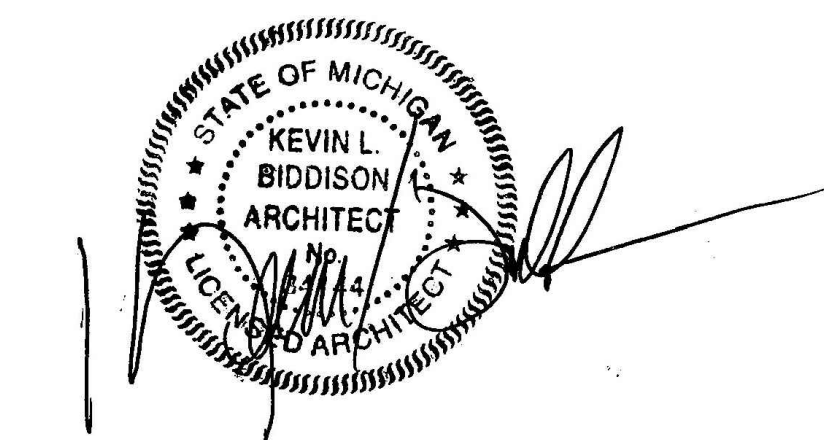
SHEET INDEX

- T.101 TITLE SHEET
- SP.102 SITE DETAILS
- 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
REVISED PER CITY REVIEW 01.10.25

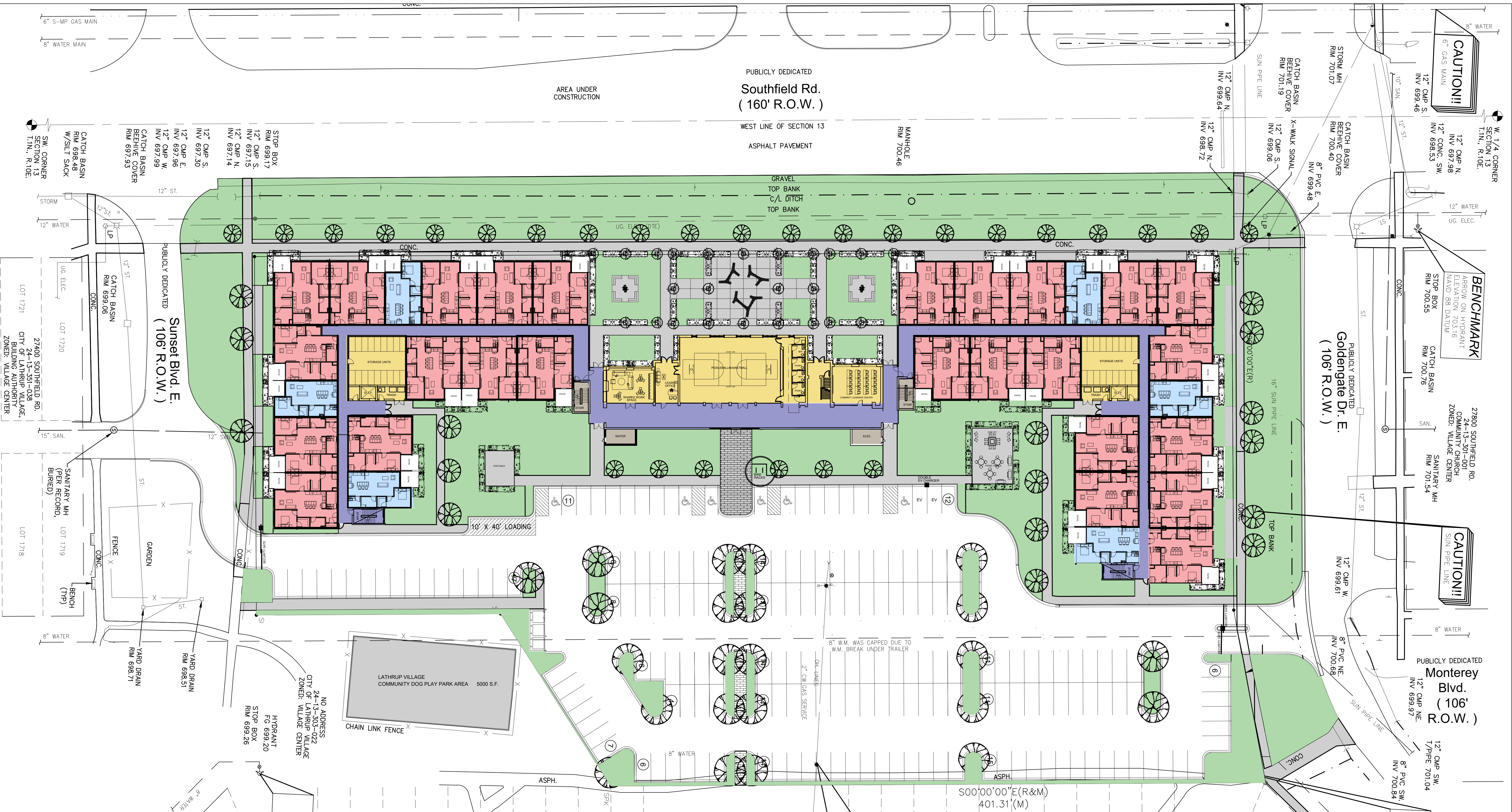


Project no.

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	45,110 s.f. TOTAL
TOTAL BUILDING AREA	200,387 s.f. TOTAL

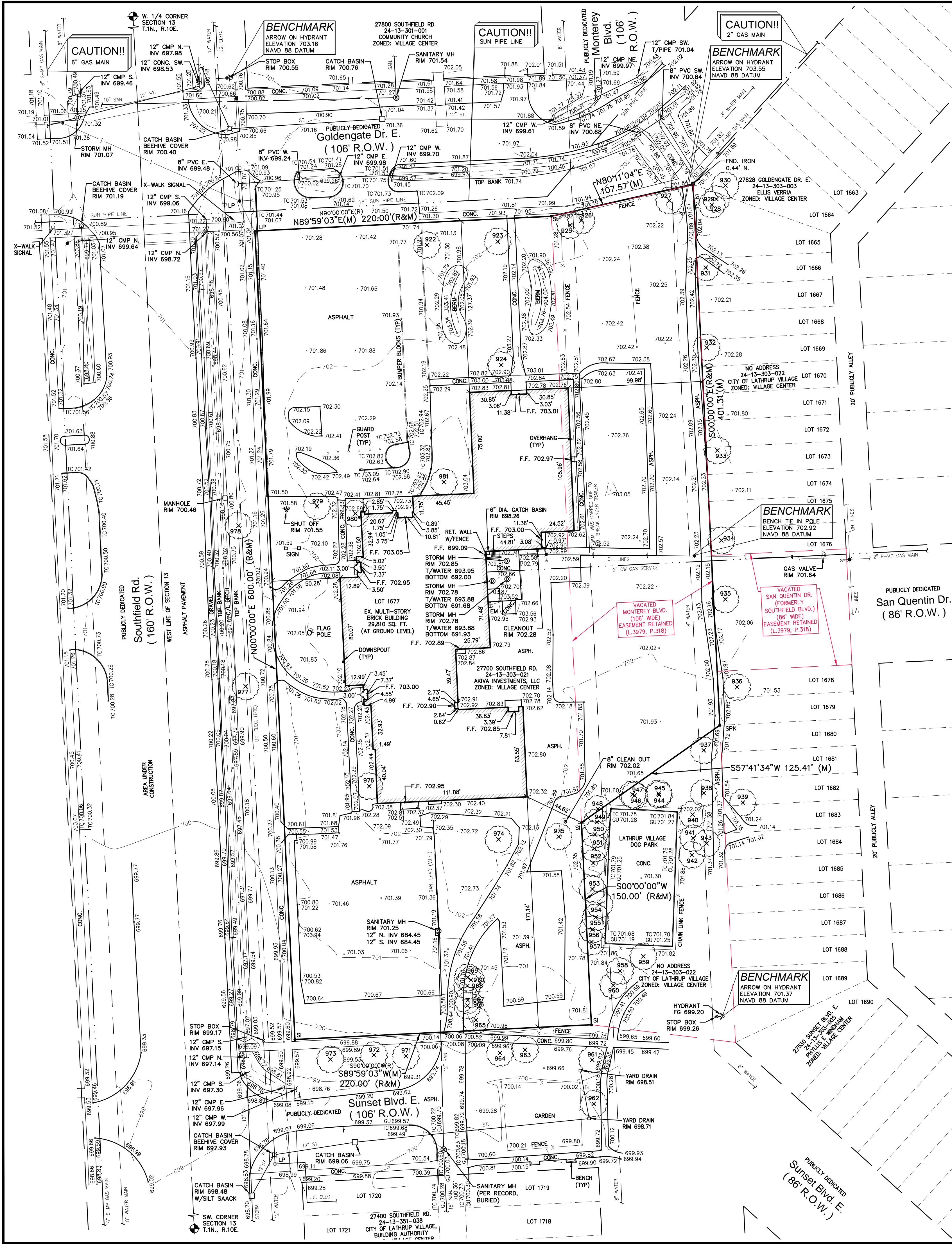
UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	24	102
COMMON AREA	8242	4707	2800	2800	18,549
				TOTAL	126

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: 192 SPACES

TOTAL PARKING TO MEET CITY REQMTS.: 1.5 PER UNIT= 189 SPACES



Miss Dig / Utility Discovery Note

A Miss Dig Ticket number 2024050104010, pursuant to Michigan Public Act 174 was entered for the surveyed property. Due to the extended reporting period for underground facility owners to provide their records, the survey may not reflect all the utilities at the time the survey was issued on May 17, 2024. The survey only reflects those utilities which could be observed by the surveyor in the field or as depicted by the utility company records furnished prior to the date this survey was issued. The client and/or their authorized agent shall verify with the utility owners and/or their authorized agents, the completeness and exactness of the utilities location.

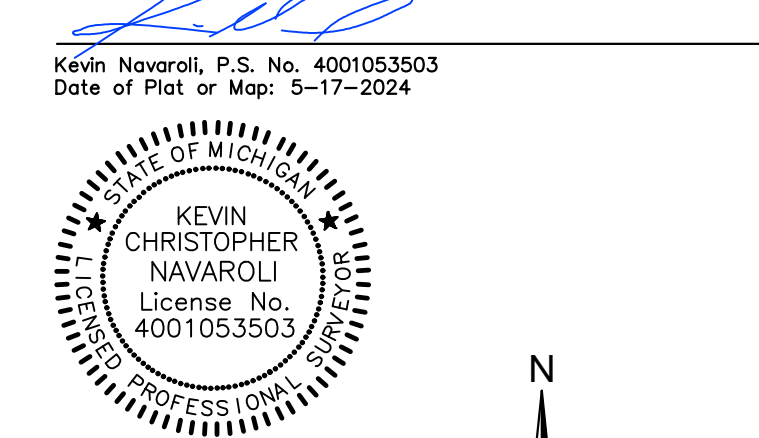
DTE Disclaimer Note

Please note that DTE has new regulations that may impact development within its easement or the public right of way. Client shall contact DTE to determine the "new structures and power line" requirements as they may apply to any future building or renovation of a structure. DTE energy can be contacted at 800-477-4747.

Certificate of Survey

Certified to:
-Akiwa Investments, LLC, a Michigan limited liability company
-First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 7, 2024.



Job Number: O129
Job Location: Lathrup Village
Date: 4/30/2024
Performed by: A. Simon

Condition Description Notes:
"Good" - no observed structural defects
"Fair" - minor structural defects, marginal form, some insect activity noted
"Poor" - major structural defects, poor form, insect infested

*Structural defects may include decayed wood, cracks, roof problems, weak branch unions, cankers, poor tree architecture, dead/fallen branches due to various causes.

Tree #	Tag #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
1	922	Eleagnus angustifolia	Russian olive	9.3	Triple	8.2, 7.5	Good	Some dead branches
2	923	Acer saccharinum	silver maple	2.4	Spill	10.5	Good	Branches pruned
3	924	Acer saccharinum	silver maple	4.0			Good	
4	925	Platanus occidentalis	sycamore	19.9			Good	
5	926	Platanus occidentalis	sycamore	21.3			Fair	Crown broken off
6	927	Platanus occidentalis	sycamore	18.9			Good	
7	928	Rhamnus cathartica	common buckthorn	4.6			Good	
8	929	Rhamnus cathartica	common buckthorn	4.6			Good	
9	930	Ulmus americana	American elm	16.2			Good	
10	931	Ilia americana	basewood	12.8			Good	
11	932	Pyrus calleryana	Bradford pear	8.9			Fair	Halt of crown dead
12	933	Ilia americana	basewood	4.3			Good	
13	934	Pyrus calleryana	Bradford pear	6.9			Good	Pruned, near overhead power line
14	935	Pyrus calleryana	Bradford pear	6.9			Good	Some dead branches
15	936	Pyrus calleryana	Bradford pear	9.6			Good	Some dead branches
16	937	Gleditsia triacanthos	honey locust	18			Good	Pruned, near overhead power line
17	938	Ilia americana	basewood	11.3			Good	
18	939	Pyrus calleryana	Bradford pear	4.2			Good	Pruned, has suckers
19	940	Picea abies	Norway spruce	9.8			Good	
20	941	Picea abies	Norway spruce	12.3			Good	
21	942	Picea abies	Norway spruce	14.3			Good	
22	943	Acer platanoides	Norway maple	7.2			Good	
23	944	Picea abies	Norway spruce	14.1			Good	
24	945	Ulmus pumila	Siberian elm	6.4			Good	Crowded by surrounding tree
25	946	Ulmus pumila	Siberian elm	14.4			Fair	Trunk split
26	947	Picea abies	Norway spruce	12.1			Good	Shrubby understorey
27	948	Picea abies	Norway spruce	9.8			Good	Shrubby understorey
28	949	Picea abies	Norway spruce	9.2			Good	Shrubby understorey
29	950	Picea abies	Norway spruce	12.2			Good	Shrubby understorey
30	951	Picea abies	Norway spruce	8.5			Good	Shrubby understorey
31	952	Picea abies	Norway spruce	13			Good	Shrubby understorey
32	953	Picea abies	Norway spruce	10.6			Good	Shrubby understorey
33	954	Picea abies	Norway spruce	7.6			Good	Shrubby understorey
34	955	Picea abies	Norway spruce	11.8			Good	Shrubby understorey
35	956	Picea abies	Norway spruce	8.8			Good	Shrubby understorey
36	957	Picea abies	Norway spruce	11.6			Good	Shrubby understorey
37	958	Picea abies	Norway spruce	10.7			Good	Shrubby understorey
38	959	Picea abies	Norway spruce	13.3			Good	Shrubby understorey
39	960	Quercus rubra	red oak	13			Good	Shrubby understorey
40	961	Acer saccharinum	silver maple	24.1			Good	
41	962	Pyrus calleryana	Bradford pear	7.7	Spill	3	Good	
42	963	Acer saccharinum	silver maple	23.4			Good	
43	964	Acer saccharinum	silver maple	25.5			Good	
44	965	Rhamnus cathartica	common buckthorn	5.2	Multiple	5.1, 4.0, 3.2, 2.5	Good	Growing through chain link fence
45	966	Ulmus americana	American elm	10.5	Triple	8.3, 5.6	Good	Growing through chain link fence
46	967	Rhamnus cathartica	common buckthorn	6.4	Spill	6.4	Good	Growing through chain link fence
47	968	Rhamnus cathartica	common buckthorn	6	Multiple	2.2, 2.2, 2.2, 2.2	Good	Growing through chain link fence
48	969	Rhamnus cathartica	common buckthorn	4	Triple	2.5, 2	Good	Growing through chain link fence
49	970	Rhamnus cathartica	common buckthorn	6	Triple	5.4, 3	Good	Growing through chain link fence
50	971	Acer saccharinum	silver maple	9.6	Spill	8.1	Good	Growing through chain link fence
51	972	Acer saccharinum	silver maple	21.2	Spill	14.5	Good	
52	973	Acer saccharinum	silver maple	25.1	Triple	20.3, 6.8	Good	
53	974	Gleditsia triacanthos	honey locust	26.7			Good	
54	975	Platanus occidentalis	sycamore	5.5	Multiple	5.3, 4.4, 3.3, 3.3, 3.3	Fair	Main trunk removed, all matured suckers
55	976	Picea abies	Norway spruce	17.2			Good	Limbs pruned near building
56	977	Acer platanoides	Norway maple	5.3			Good	
57	978	Acer platanoides	Norway maple	4.4			Good	
58	979	Acer saccharinum	silver maple	25.4			Good	
59	980	Pseudotsuga menziesii	Douglas fir	16.7			Good	Limbs pruned near building
60	981	Malus spp.	Flowering crabapple	11.9	Spill	9.8	Good	Puned

Title Report Notes

Reference Title Connect, LLC (agent for First American Title Insurance Company) commitment number: TC13-113055, commitment date: April 18, 2024.

Schedule B, Part II - Exceptions:
Exceptions: 1, 4, 5, 6, 11, 12, 13 and 14 refer to the ownership of the property and/or are not plottable.

2. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by making inquiry of persons in possession of the land.

3. Easements, encumbrances, or claims thereof, not shown by the public records.

7. Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 1088, Page 77, Liber 1418, Page 265, Liber 2677, Page 365, Liber 3206, Page 415, Oakland County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

8. Subject to the easements, restrictions and reservations contained in the Louise Lathrup's California Bungalow Subdivision No. 3 Plat recorded at Liber 32, Page(s) 26, Oakland County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS. THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT.]

9. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

10. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil and minerals in and under that may be produced from the captioned Land.

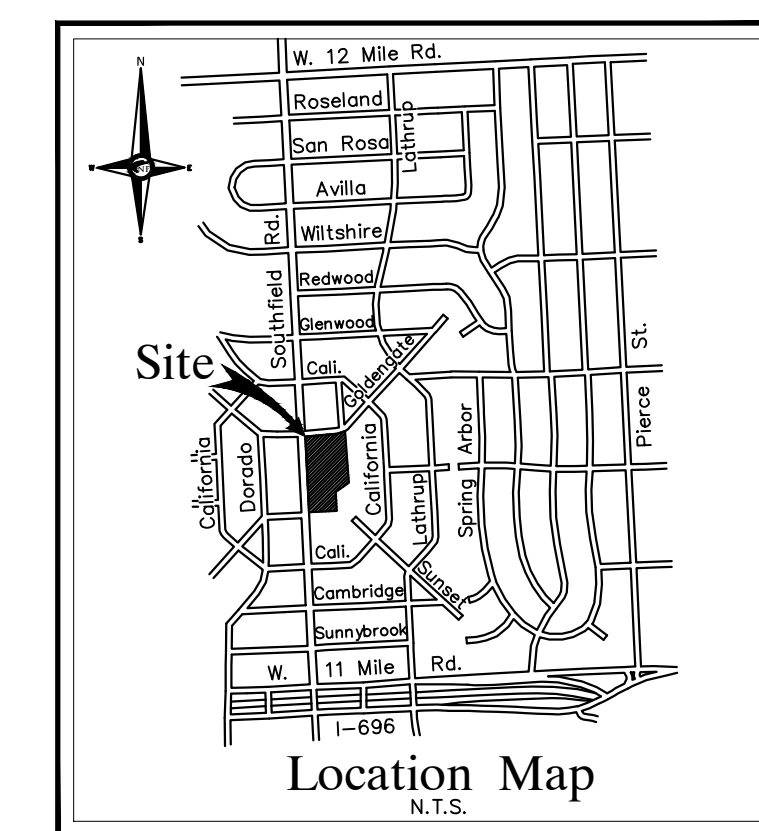
15. Rights of the public and any governmental unit in any part of the land taken, deemed or used for street, road or highway purposes.

16. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

17. Rights of tenants under any unrecorded leases.

18. Terms, conditions and provisions contained in Resolution Vacating Street and Reserving Easement recorded in Liber 3875, page 318. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN]

19. Notice of Historic District Designation recorded in Liber 21373, page 272. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS. THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT.]



Survey Data

Site area:
177,119 square feet or 4.066 acres

Zones:
Village Center District

Parking spaces:
No Striped Parking Spaces

Building Setbacks: (L1088, P.77 & L1418, P.265)
Front: 43 feet
Side: 3 feet

A Surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Lathrup Village to insure conformity as well as make a final determination of the required building setback requirements.

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 Lot 1680 and a point 150 feet from the Southeast corner of Lot 1677, along the Eastern 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

ALTA Survey Notes

There is no visible evidence of current earth moving work, building construction or building additions.

There is no proposed changes in street right of way lines and there is no evidence of recent street or sidewalk construction or repair.

There is no visible evidence of site use as a solid waste dump, sump or sanitary landfill.

Location of utilities existing on or serving the property as determined by observed evidence or evidence from plans requested by the surveyor and obtained from utility companies.

The subject property has access to Goldengate Drive, being a publicly dedicated road.

Basis of Bearing Note

All bearings are in relation to the previously established East Right-of-Way line of Southfield Road (160' wide) of Louise Lathrup's California Bungalow Subdivision No. 3 as recorded in Liber 32 of Plats, Page 26, Oakland County Records. (Due North)

Flood Hazard Note

The property described on this survey does not lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as map no. 26125C0676F bearing an effective date of 09/29/2006.

Topographic Survey Notes

All elevations are existing elevations, unless otherwise noted. Utility locations were obtained from municipal officials and records of utility companies, and no guarantee can be made to the completeness, or exactness of location.

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
MH	EX. COMBINED (COMB.) SEWER
HYDRANT(HYD)	EXISTING WATER MAIN
GATE VALVE(GW)	EXISTING STORM DRAIN
CATCH BASIN(CB)	EX. BEEHIVE CATCH BASIN
MANHOLE(MH)	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE GUY POLE	OVERHEAD (OH.) LINES
UP	GUY WIRE
LP	LIGHT POLE
+	SIGN
+	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST

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 x102
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
ALTA/NSPS Land Title /
Topographic / Tree Survey

Know what's below
Call before you dig.

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

DRAWN BY:
M. Carnaghi

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
October 17, 2024

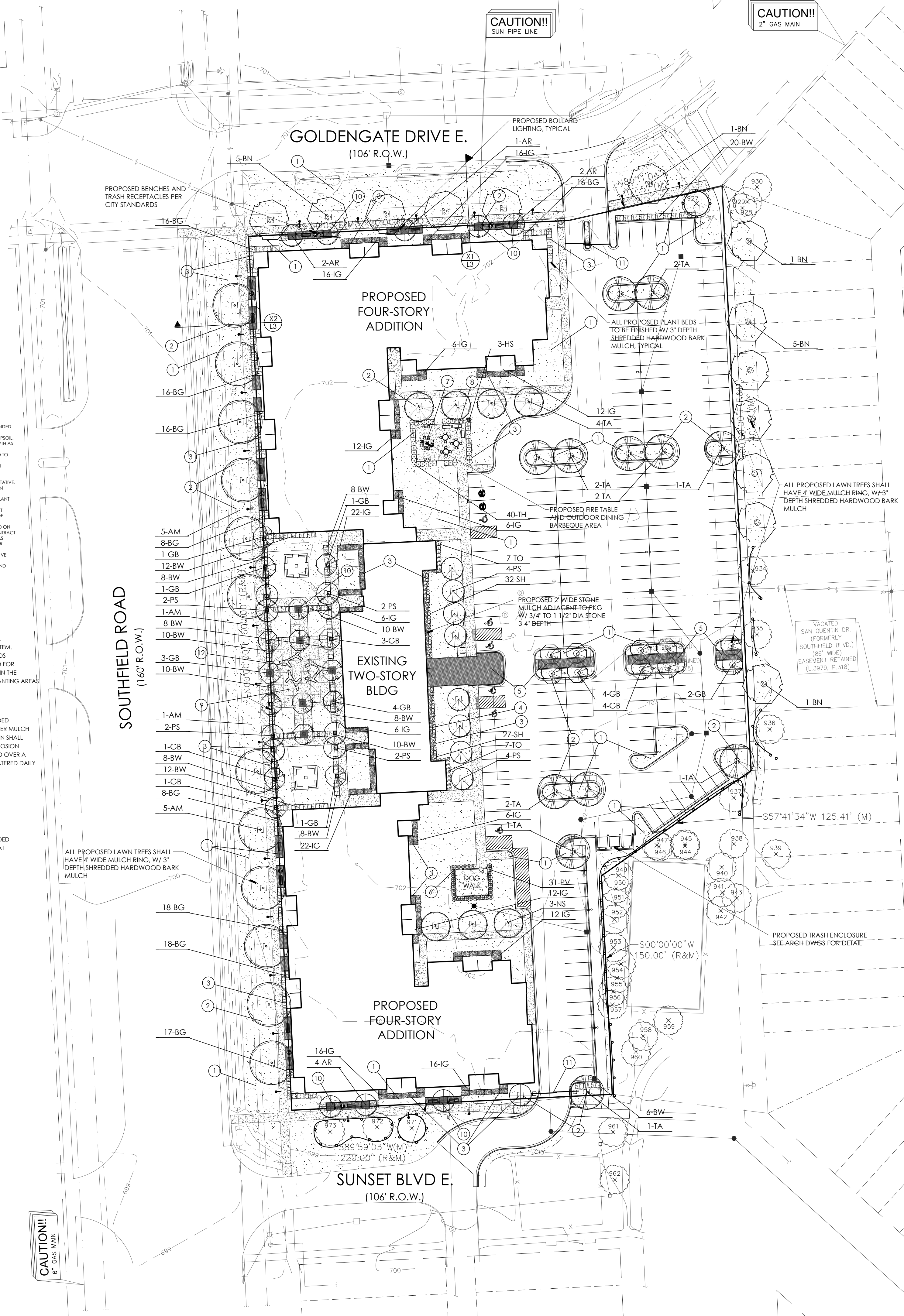
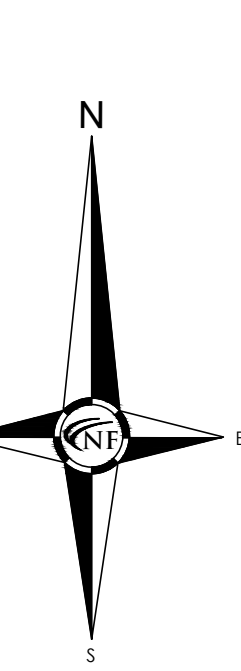
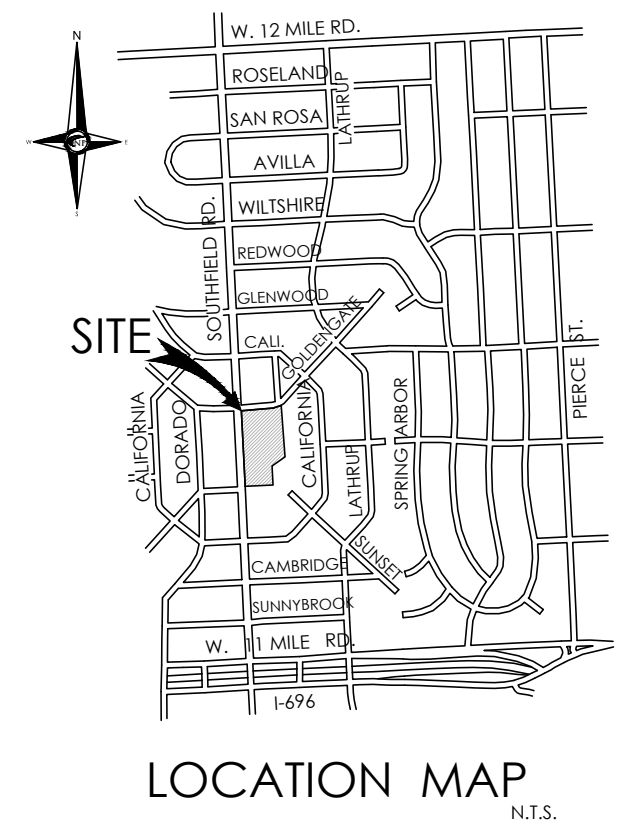
SCALE: 1" = 40'

NFE JOB NO. SHEET NO.
O129 SP01



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GENERAL LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN OVER QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR BEFORE PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNCORRECTABLE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULLY BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO ENSURE A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK'.
7. CONTRACTOR WILL SUPPLY FRESH GRASS AND DECAVATE AS NECESSARY TO SURPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
8. PROVIDE CLEAN BACKFILL SOIL. USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT MIX BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
9. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 TURF TUFF COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
10. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 2" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUND COVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PROVIDE AN INCONSPICUOUS SET.
11. NO SUBSTITUTIONS OF CHANGE OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL POSITION THROUGHOUT THE GUARANTEED PERIOD. THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE SHALL HAVE THE RIGHT TO RECTIFY ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOIL (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
14. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W., SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

GENERAL SEED NOTE:

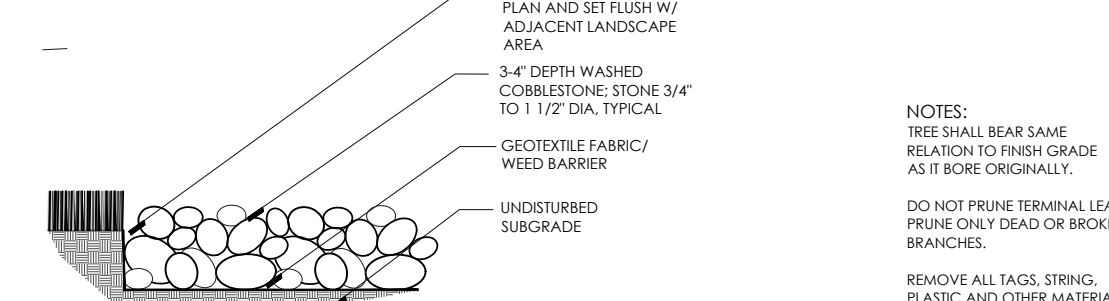
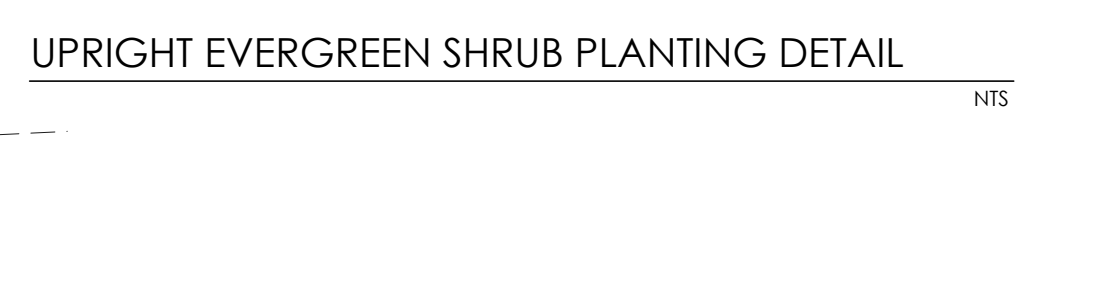
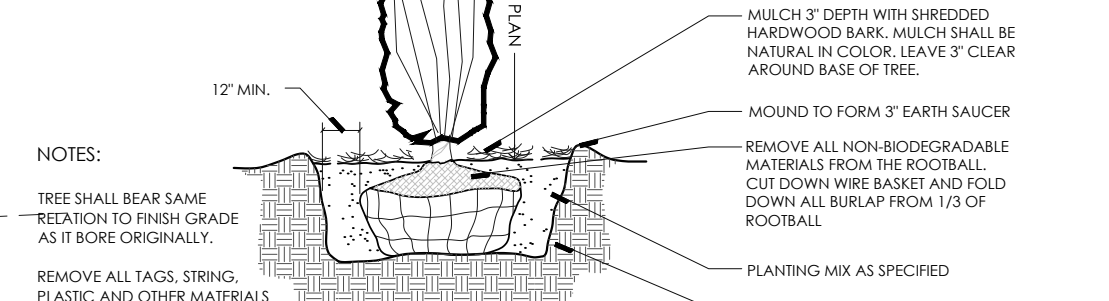
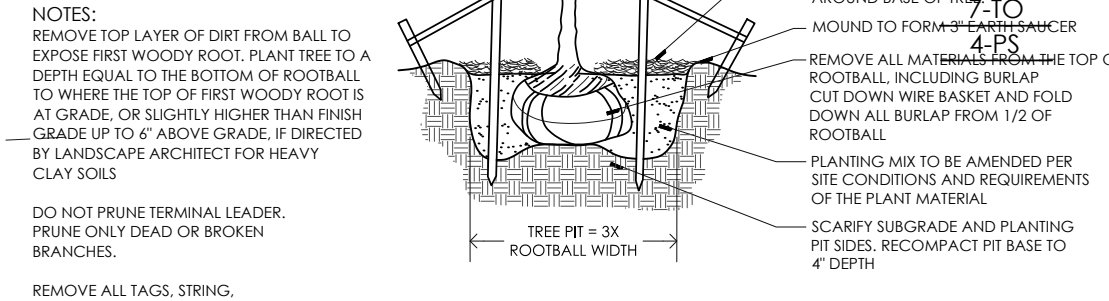
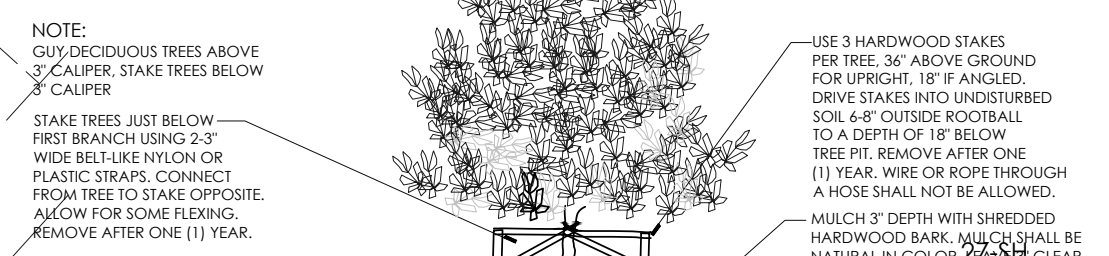
ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) IN AREAS SUBJECT TO EROSION. SEEDING LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED. SEEDING INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL TO JUNE; FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

- ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 200 LBS PER ACRE. MIX IS COMPOSED OF:
30% NITE HAWK PERENNIAL RYE
20% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% NORTHERN KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

LANDSCAPE REQUIREMENTS

- EXISTING SITE EOWING: VILAGE CENTER DISTRICT
EXISTING SITE AREA: 177,138.57 S.F. OR 4.047 ACRES
STREET TREES: 1 TREE PER 50 L.F. OF FRONTAGE
SOUTHFIELD ROAD: 400 L.F.
800 L.F. / 50 L.F. = 12 TREES REQUIRED
PROVIDED: 12 TREES
GOLDEN GATE DRIVE: 220 L.F.
220 L.F. / 50 L.F. = 4 OR 4 TREES REQUIRED
PROVIDED: 5 TREES
SUNSET BLVD.: 220 L.F.
REQUIRED: 220 L.F. / 50 L.F. = 44 OR 4 TREES
PROVIDED: 4 TREES
PARKING LOT LANDSCAPE REQUIREMENTS
15 S.F. OF INTERIOR LANDSCAPING FOR EACH SPACE
192 PKG SPACES x 15 = 2,880 S.F. REQUIRED
2,880 S.F. / 400 S.F. = 7.2 OR 7 TREES REQUIRED
PROVIDED: 4,101 S.F. AND 22 TREES
GENERAL SITE LANDSCAPE
5% OF THE TOTAL SITE AREA SHALL BE PROVIDED AS LANDSCAPE AREA
REQUIRED: 117,138.54 S.F. x 5% = 8,856.93 S.F. REQUIRED
PROVIDED: 40,406.01 S.F.



KEY LEGEND

- 1 TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
2 4" WIDE SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
3 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
5 PROPOSED DECORATIVE PAVING
6 PROPOSED 4 FT DECORATIVE METAL FENCE
7 PROPOSED NG HT FIRE TABLE WITH SEATING
8 OUTDOOR DINING AREA WITH TABLES AND GRILLS
9 OUTDOOR COMMUNITY SCULPTURE PARK
10 PROPOSED 60" SQUARE TREE GRATE (14 TOTAL)
11 PROPOSED SEQUENCE GATE
12 PROPOSED TWIG BENCH BY LANDSCAPE FORMS (7 TOTAL)
13 PROPOSED BENCHES AND TRASH RECEPTACLES PER CITY STANDARD

PLANT SCHEDULE

Table with columns: KEY, QTY, BOTANICAL/COMMON NAME, SIZE, SPACING, ROOT, COMMENT. Lists various trees, shrubs, and ground covers with their respective quantities and specifications.

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
Landscape Plan

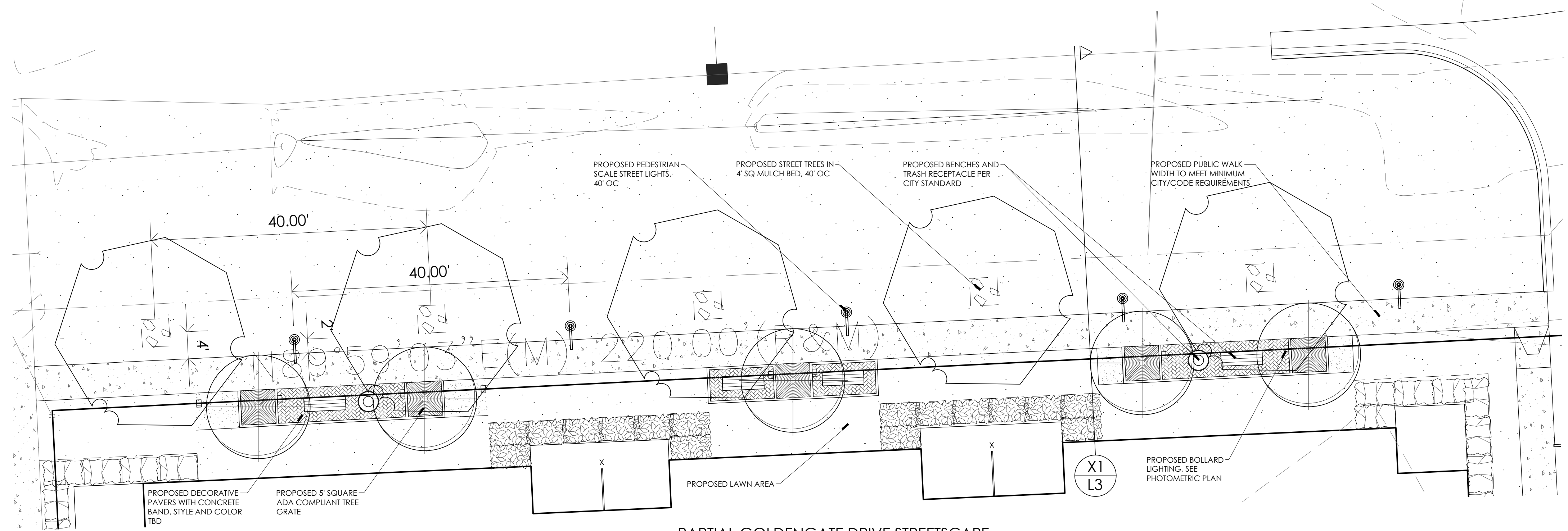
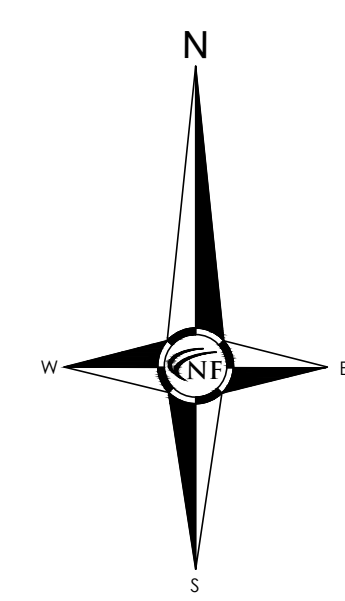


REVISIONS
10/17/2024 ISSUED FOR SITE PLAN REVIEW
01/10/2025 REVISED PER CITY REVIEW

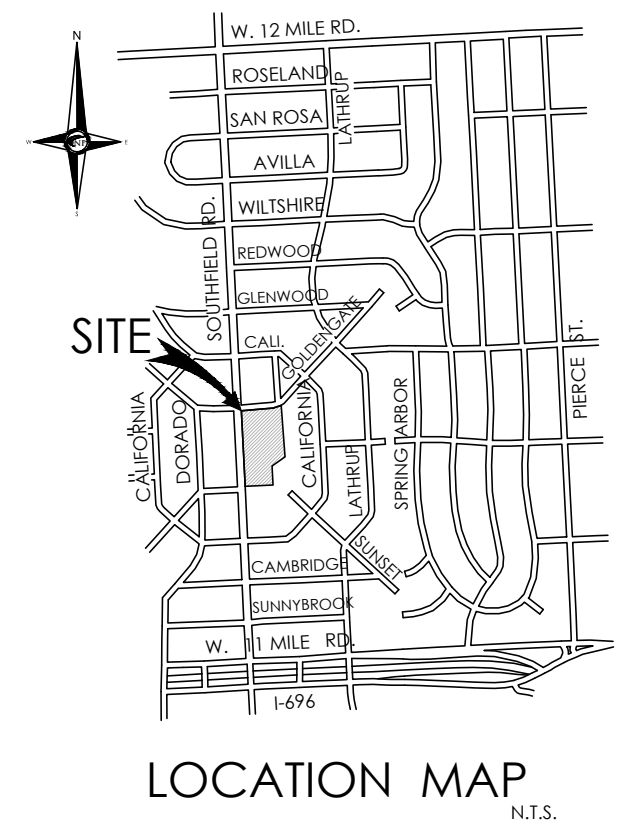
DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
May 22, 2024

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

NFE JOB NO. SHEET NO.
0129 L2



PARTIAL GOLDENGATE DRIVE STREETSCAPE NTS



LOCATION MAP N.T.S.



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

SEAL



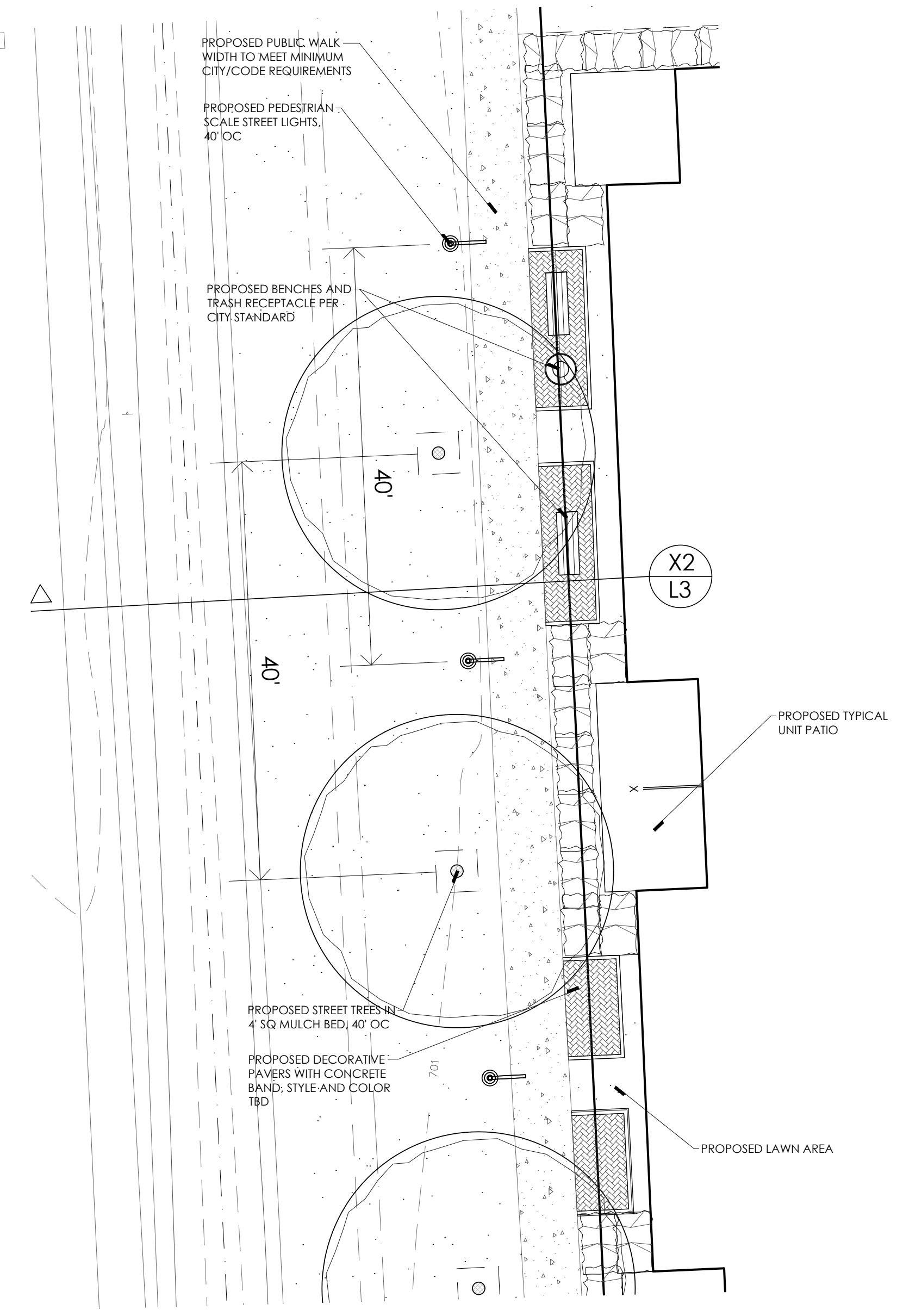
PROJECT
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Lathrup Village, MI 48076

CLIENT
The Surnow Company

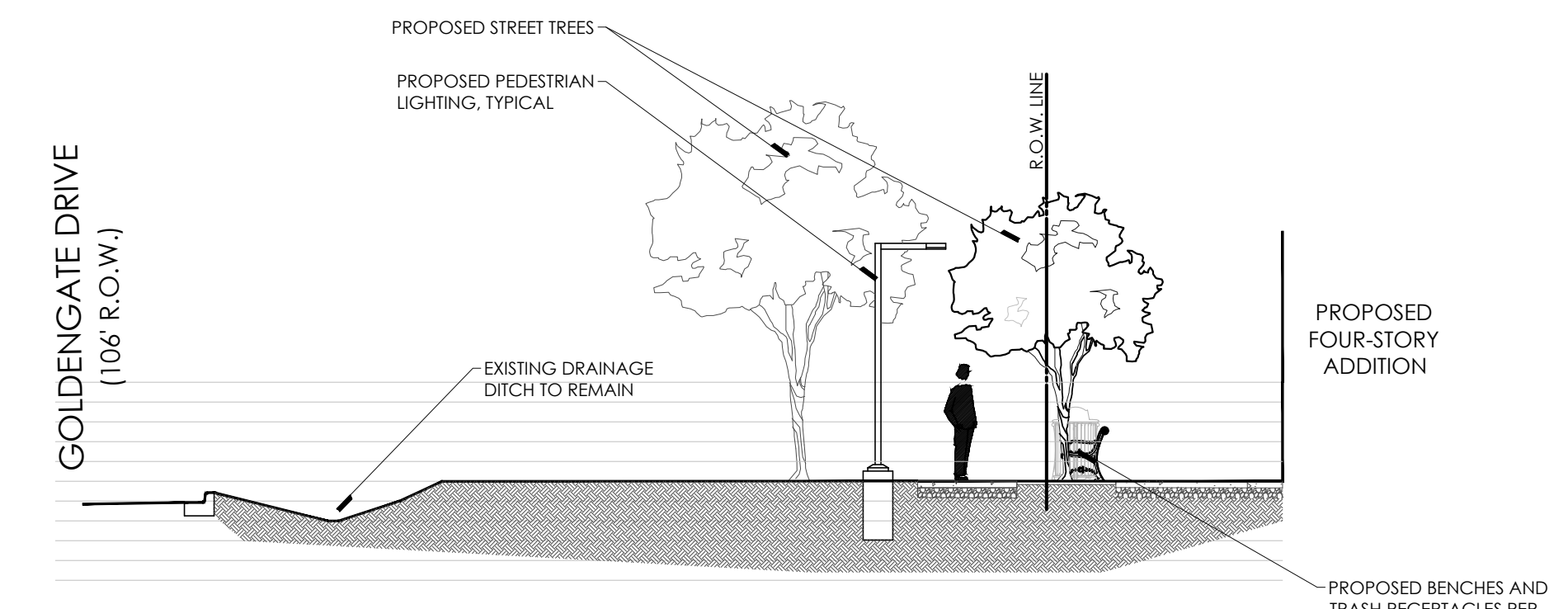
Contact: Sam Surnow
Phone: 248.865.3000 x 102
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of Section 13
T.1N., R.10E.,
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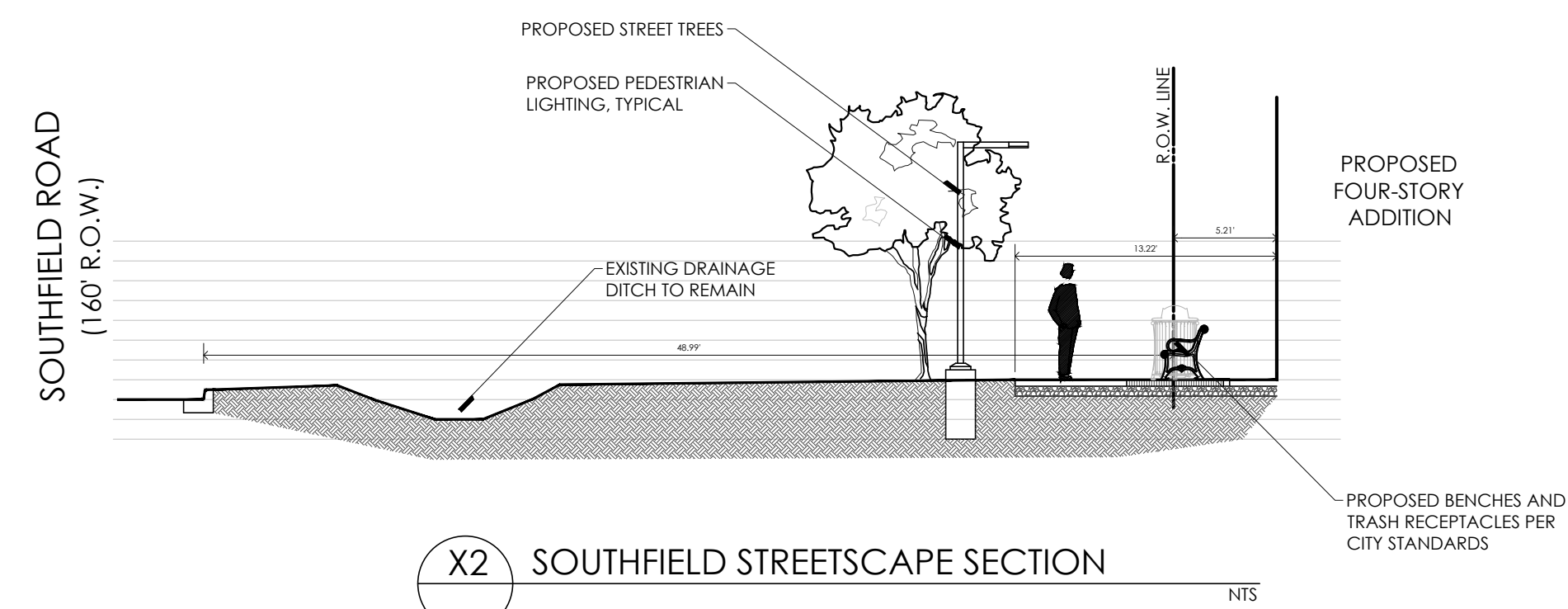
SHEET
Landscape Details



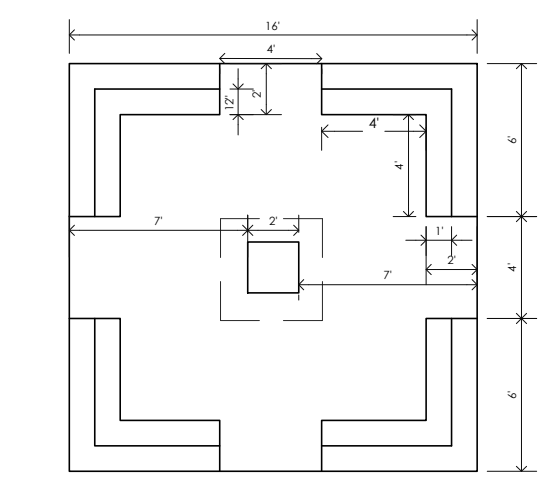
PARTIAL SOUTHFIELD ROAD STREETSCAPE NTS



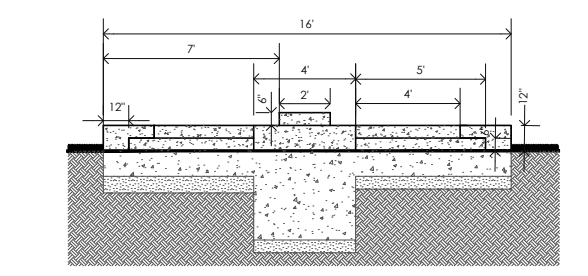
X1 GOLDENGATE STREETScape SECTION NTS



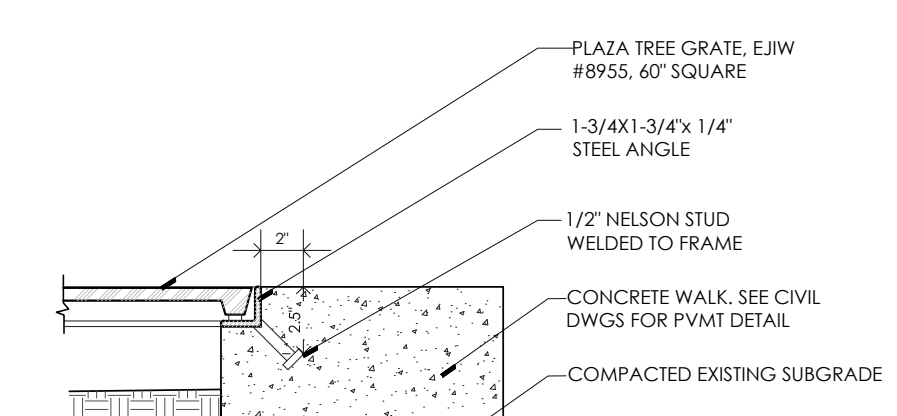
X2 SOUTHFIELD STREETScape SECTION NTS



ART INSTALLATION BASE NTS



TREE GRATE INSTALLATION STANDARD CONCRETE ANCHOR NTS



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10/17/2024 ISSUED FOR SITE PLAN REVIEW
01/10/2025 REVISED PER CITY REVIEW

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

SCALE: VARIES
40 20 0 20 40 60

NFE JOB NO. SHEET NO.
0129 13