

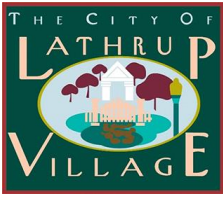


City Council Special Meeting

Monday, January 06, 2025 at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Public Comments for Items on the Agenda** (*Speakers are limited to 3 minutes*)
6. **Discussion Items** (*no formal action to be taken*)
 - A. Short Term & Rental Ordinance Update
 - B. 27700 Southfield Road - Annie Lathrup School Partial Demolition & Rehabilitation Plans - Historic District Commission Decision Appeal
7. **Public Comment** (*Speakers are limited to 3 minutes*)
8. **Mayor and Council Comments**
9. **Closed Session**
 - A. Request to enter into a closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement per MCL 15.268(c).
10. **Adjourn**



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

Item A.

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: January 6, 2025
RE: Special Meeting – Discussion Items

Short-Term & Rental Ordinance Update

Over the past quarter, the City Council has discussed short-term rentals and regulations during Study Sessions. At a recent Study Session, the City Council began providing feedback to our City Attorney on what they would like to see in the Lathrup Village Short Term Rental ordinance, if adopted. The purpose of this discussion is to continue soliciting feedback from the City Council and to see if changes in the City’s current rental ordinance need to be modified so there is no contradictory information throughout.

Enclosed in the packet is the City’s current rental ordinance, Wolverine Lake short term rental ordinance, and Ferndale’s short term rental ordinance.

27700 Southfield Road – Historic District Commission Decision Appeal

On December 12th, 2024, the LV Historic District Commission (HDC) met to review the HDC application for 27700 Southfield Road – Annie Lathrup School Partial Demolition & Rehabilitation plans. After a lengthy discussion, the HDC voted to approve the project proposal but did not approve the project plans. 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.

Based on the rejection of the plans, the applicant had two options:

- HDC Ordinance Section 40-29 (f): “the applicant may submit revised, amended, or new plans for the commission’s review and approval.”
- HDC Ordinance Section 40-35 (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.

On December 19th, 2024, the Surnow Company submitted a written appeal request, requesting their appeal to be placed on the January 27th, 2025, City Council meeting agenda.

The purpose of this discussion is to gather initial feedback from the appeal request and to see if there is additional information the City Council is seeking from the Surnow Company before a formal vote takes place during the January 27th City Council meeting.

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

ARTICLE IV. LANDLORDS AND TENANTS

Sec. 18-180. Preamble.

The city council finds that properties which are rented, as opposed to those which are owner-occupied, have a greater tendency to fall into disrepair and need maintenance either because of landlord negligence or tenant negligence and/or destruction; further pose a danger to the health, welfare and safety of the community. As a consequence and in order to prevent those conditions from occurring, the city determines it necessary to provide for regulation of these properties through mandatory registration, inspection and licensing, in order to insure proper maintenance and to prevent deterioration.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-181. Definitions.

For the purpose of this article, the words set forth in each section shall have the following meanings:

Enforcing officer or enforcing agent means the Lathrup Village Building Official.

Landlord means the owner or lessor of the rental unit or property of which the rental unit is a part and in addition means a person authorized to exercise any aspect of the management of the premises.

Leasing or renting means providing property to a person or entity for any period of time in exchange for monetary remuneration or other benefit.

Rental unit or premises means a structure or part of a structure used as a home, residence, or sleeping unit by a person(s), or other grounds, or other facilities or area promised for the use of a residential tenant and includes, but without limitation apartment units, boarding houses, rooming houses, mobile homes, and single and two-family dwellings. It also includes office and commercial structures used for office or commercial purposes.

Tenant or occupant means a person who occupies a rental unit or property for residential purposes with the landlord's consent for an agreed upon consideration.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-182. Compliance with article; owner; occupant.

- (a) The owner of premises regulated by this article shall comply with all applicable provisions hereof.
- (b) The occupant of premises regulated by this article shall comply with the provisions hereof specifically applicable to him or her.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-183. Registration and fee schedule.

- (a) Each rental unit, as categorized in the fee schedule set out below, shall be registered with the city clerk, or designated agent, on an annual basis prior to any premises or part thereof being offered for occupancy, and shall not be occupied without acquiring a landlord license in accordance with the requirements of this article.

-
- (b) A registration year shall be deemed to be 365 days from the date of issuance.
- (c) The annual registration fee schedule shall be established by city council resolution in the following categories:
- (1) Single-family dwelling;
 - (2) Two-family dwelling;
 - (3) Multiple-family dwellings, apartment, etc. containing three to ten units;
 - (4) Multiple-family dwellings, apartments etc. containing eleven to fifty units;
 - (5) Multiple-family dwellings, apartments, etc. containing in excess of 50 units;
 - (6) Commercial and office structures;
 - (7) Penalty fee for renting without license;
 - (8) Inspection trip charge (in excess of three trips in a single registration period).
 - (9) Late registration fee.
 - (10) Conditional license fee.
- (d) Rental unit registration is construed to be an application for a rental license, and an admission of fact by the applicant that the applicant is conducting a rental unit operation as defined by this article. It shall be the duty of all landlords to apply for the rental license required by this article and obtain all necessary inspections, repairs, approvals required and/or necessary to obtain the license. A registration and/or fee, once tendered, may not be refunded or transferred.
- (e) Rental units must be currently registered during all periods of occupancy. All unpaid registration and inspection fees shall be specially assessed against the property as provided by City Charter.
- (f) Rental units shall not be occupied unless and until a license has been issued by the city clerk. A license shall only be issued upon inspection of the premises by the enforcing agency and compliance with the provisions of this article, except as provided in section 18-189.
- (Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-184. Rental licenses.

- (a) All rental units must be licensed during any period of occupancy. Rental licenses are not transferable between landlords or rental units.
- (b) The following approvals must be obtained by the landlord in order to obtain a rental license:
- (1) The building official shall determine that the rental unit under application has been inspected and approved within the past 18 months as in compliance with the various codes appropriate to property maintenance and construction trades, as codified in chapter 14 of the Lathrup Village Municipal Code, and, that the mechanical system has been checked and certified by a licensed mechanical contractor that the system is in safe and proper working order according to the applicable code. A building approval that has been issued within the past eighteen months does not restrict the official from requiring additional inspections as permitted by the chapter 14 codes, or when there is a complaint or other probable cause to suspect that a violation or violations of any code or section of this article may exist.
 - (2) A building official shall determine whether the structure(s) and uses comply with, or are exempt from, the city zoning requirements. All rental units shall comply with the city zoning ordinance or obtain a

determination of lawful nonconformity from the building official or zoning board of appeals, as provided for in the zoning ordinance.

- (3) Fire marshal approval shall be required for commercial structures and those residential uses regulated by the National Fire Prevention Code.
 - (4) Water department approval shall be required, certifying that the water account for the structure is not delinquent.
 - (5) City treasurer approval shall be required, certifying that the property taxes for the parcel in question are not delinquent.
- (c) Upon a finding of compliance with the provisions hereof and payment of the required fees a license shall be issued.
 - (d) At any time, that a finding is made by the enforcing agency that a condition exists which would constitute a hazard to health or safety, No license shall be issued and a license issued shall be suspended and an order to comply with this article shall be issued immediately and served upon the owner in accordance with section 18-196. On reinspection and proof of compliance, the order shall be rescinded and a license issued or reinstated.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-185. Vacation of premises while license withheld; issuance on condition; suspension of rent; escrow; actions for rent and possession.

- (a) When a license has been withheld, or suspended pending compliance, or revoked no premises which have not been occupied shall be so occupied and those premises which have been or are occupied may be ordered vacated until reinspection and proof of compliance, in the discretion of the enforcing agency.
- (b) A license may be issued on condition that the premises remain in safe, healthful and fit condition for occupancy. If upon reinspection the enforcing agency determines that conditions exist which constitute a hazard to health or safety, the license shall be immediately suspended and the premises may be vacated as provided in subsection (a).
- (c) The duty to pay rent in accordance with the terms of any lease or agreement, or under the provisions of any statute shall be suspended and the suspended rentals shall be paid into an escrow account as provided in subsection (d), during that period when the premises have not been issued a license, or when such license, once issued, has been suspended or revoked. This subsection does not apply when a license has been suspended until the owner has had a reasonable time, not to exceed 30 days, after notice of violations to make application for a temporary certificate, as provided in section 18-189. Nor does this subsection apply where the owner establishes that the conditions which constitute a hazard to health or safety were caused by the occupant or occupants. The rent, once suspended, shall again become due in accordance with the terms of the lease or agreement or statute from and after the time of reinstatement of the license, or where a temporary license has been issued, as provided in section 18-189.
- (d) Rents due for the period during which rent is suspended shall be paid into an escrow account established by the enforcing officer or agency, to be paid thereafter to the landlord or any other party authorized to make repairs, to defray the cost of correcting the violations. The enforcing agency shall return any unexpended part of sums paid under this section, attributable to the unexpired portion of the rental period, where the occupant terminates his tenancy or right to occupy prior to the undertaking to repair.
- (e) When the license has been suspended, or has not been issued, and the rents thereafter withheld are not paid into the escrow account, actions for rent and for possession of the premises for nonpayment of rent may be maintained, subject to such defenses as the tenant or occupant may have upon the lease or contract.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-186. Right of inspection.

- (a) City inspectors are duly authorized to inspect properties in conjunction with this article. Inspectors shall not be harassed, stalked, threatened, hindered, assaulted or otherwise interfered within the performance of their duties. In the event that an inspection request is refused, the inspector or code officer is authorized to seek an administrative search warrant through a court of competent jurisdiction.
- (b) In the event of an emergency no warrant shall be required.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-187. Liability.

The issuance of approvals and a license does not grant a warranty, express or implied, as to the health, safety and welfare of life and property in conjunction with the property. The city and its agents shall not be held liable for any damages in conjunction with inspections, approvals or licensing acts that are conducted in good faith or in the lawful discharge of duties in conjunction with this article.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-188. Cleanliness of dwellings.

Every dwelling and every part thereof shall be kept clean and shall also be kept free from the accumulation of dirt, filth, rubbish, garbage, or other matter in or on the same, or in the yards, connected therewith; The owner shall be responsible for complying with the provisions of this section except that the tenants shall be responsible for the cleanliness of those parts of the premises and yard that they occupy and control.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-189. Conditional licenses.

- (a) A conditional license, not to exceed 120 days, may be authorized by the enforcing officer under the following conditions:
 - (1) Application is made by the owner for a conditional license;
 - (2) No violations are in existence which would preclude habitation or threaten the health, safety or welfare of the occupants or community, or, create nuisance conditions;
 - (3) Conditions set forth by any approving agent or agency are set forth in writing on the conditional license. The duration of the conditional license, not to exceed 120 days, shall be established by the enforcing officer and be set forth in writing on the license;
 - (4) A cash bond, in the amount of \$500.00, must be posted to guarantee compliance with the conditions, including deadlines, of the conditional license;
 - (5) The water account has no delinquent balances;
 - (6) The applicant has not defaulted on previously issued conditional licenses and/or no conditional license for the property in question has been previously defaulted upon.

(Supp. No. 18)

Created: 2024-10-07 11:05:29 [EST]

- (7) Payment of a non-refundable conditional license fee in an amount established by resolution of city council.
- (b) Conditional licenses shall be revoked when there is noncompliance with any condition stated therein, fraud or misrepresentation by the applicant, violations of city codes or ordinances, or for other just cause. Revocation or expiration of a conditional license without compliance on the conditions stated therein shall result in the forfeiture of the aforementioned bond.
- (Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-190. Code compliance.

All rental units must comply with the applicable portions of the Lathrup Village Municipal Code. The standard for maintenance shall be the BOCA Property Maintenance Code, as amended or a state approved successor code; however, all other codes not in conflict shall also apply. A violation of an applicable code is cause for denial, suspension or revocation of a rental license.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-191. Inspection; policy; records; checklist of reoccurring violations.

- (a) It is the policy of this city that the inspection procedures are established in the public interest, to secure the health and safety of the occupants of dwellings and of the general public.
- (b) The enforcing agency shall keep a record of all inspections.
- (c) The enforcing agency shall make available to the general public a checklist of commonly reoccurring violations for use in examining premises offered for occupancy.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-192. Violations; recording in registry; notice; order to correct, reasonable time; reinspection.

- (a) If, upon inspection, the premises or any part thereof are found to be in violation of any provision of this article, the violation shall be recorded by the enforcing agency in the registry of owners and premises.
- (b) The owner, and in the discretion of the enforcing agency the occupant, shall be notified in writing of the existence of the violation. The notice shall state the date of the inspection, the name of the inspector, the nature of the violation and the time within which the correction shall be completed.
- (c) A violation which is determined by the inspector to constitute a hazard to the health or safety of the occupants, under circumstances where the premises cannot be vacated, shall be ordered corrected within the shortest reasonable time and notice of having begun compliance shall be given the enforcing agency by the owner within three days. All other violations shall be corrected within a reasonable time as determined by the enforcing agency.
- (d) The enforcing agency shall reinspect after such reasonable time for the purpose of ascertaining whether the violations have been corrected.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-193. Action to enforce provisions of act; injunction; parties; temporary relief; service of complaint and summons; order; removal of building; expenses of repair or removal

- (a) If the owner or occupant fails to comply with the order contained in the notice of violation, the enforcing agency may bring an action to enforce the provisions of this act and to abate or enjoin the violation.
- (b) An owner or occupant of the premises upon which any violation exists may bring an action to enforce the provisions of this article in his own name. Upon application by the enforcing agency, or upon motion of the party filing the complaint, the local enforcing agency may be substituted for, or joined with, the complainant in the discretion of the court.
- (c) When the violation is uncorrected and creates an imminent danger to the health and safety of the occupants of the premises, or if there are not any occupants and the violation creates an imminent danger to the health and safety of the public, the enforcing agency shall file a motion for a preliminary injunction or other temporary relief appropriate to remove the danger during the pendency of the action.
- (d) Owners and lienholders of record, or those who are found by the complainant upon the exercise of reasonable diligence shall be served with a copy of the complaint and a summons. The complainant shall also file a notice of pendency of the action in the office of the Oakland County Register of Deeds.
- (e) The court, having obtained jurisdiction, shall make such orders and determinations as are consistent with the objectives of this article. The court may enjoin the maintenance of any unsafe, unhealthy, or unsanitary condition, or any violations of this article, and may order the defendant to make repairs or corrections necessary to abate the conditions. The court may authorize the enforcing agency to make repairs or to remove the structure. When an occupant is not the cause of any unsafe, unhealthy, or unsanitary condition, or any violation of this article, and is the complainant, the court may authorize the occupant to correct the violation and deduct the cost thereof from the rent upon such terms as the court determines to be just. Whenever the court shall find that the occupant is the cause of any unsafe, unhealthy, or unsanitary condition, or any violation of this act, then the court may authorize the owner to correct the violation and assess the cost thereof against the occupant or his security deposit.
- (f) No building shall be removed, pursuant to this article, unless the cost of repair of the building will be greater than the state equalized value of the building.
- (g) When the expenses of repair or removal are not otherwise provided for, the court may enter an order approving the expenses and providing that there shall be a lien on the real property for the payment thereof. The order may establish the priority of the lien and may provide that it shall be a lien senior to all other liens, except taxes and assessments; except that a mortgage of record having a recording date prior to all other liens of record shall retain its first priority if, at the time of recording of that mortgage or at any time subsequent thereto, a certificate of compliance as provided for in this article is in effect on the subject property, the order may also specify the time and manners for foreclosure of the lien if not satisfied. A true copy of the order shall be filed in the Office of the Oakland County Register of Deeds within ten days after entry thereof in order to perfect the lien granted in the order.
- (h) This section does not preempt, preclude or interfere with the authority of the city to pursue enforcement or order demolition of any building or structure declared to be a nuisance per se pursuant to chapter 14, article VIII.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-194. Denial, suspension and revocation—Appeal.

The enforcing officer may deny, suspend or revoke a rental license for just cause. Notice of the action must be sent to the landlord by first class mail advising of the adverse action. Landlords may appeal such actions in the following manner:

- (1) All code violations may be appealed to the city council, as enumerated in the respective code, but not later than 21 days after the violation is issued;
- (2) All zoning violations may be appealed to the zoning board of appeals as enumerated in the zoning ordinance.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-195. Limits on remedy.

It is the duty of the landlord to annually acquire a landlord license in order to be designated a landlord with the city and be entitled to rents and/or to evict tenants and/or occupants residing or located on the premises, except as otherwise provided in section 18-185.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-196. Notice.

Constructive and actual notice shall be deemed to have occurred when notice is sent via first class mail to the landlord at the address listed on the most recent rental registration and/or first class mail notification to the taxpayer of record, personal delivery to the landlord or publication of the notice in a newspaper of general circulation in the community.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-197. Nuisance per se.

A rental unit in violation of this article is considered to be a nuisance per se, and, as such, subject to abatement in a manner prescribed by the City Charter, state statute, city ordinance, or other law.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-198. Violation—Penalty.

A violation of any provision of this article shall be a misdemeanor and shall be punishable by a fine of not less than \$100.00, nor more than \$500.00 and/or imprisonment, of not more than 90 days or any combination thereof. Individuals, partnerships, corporations and/or their agents or managers may be cited for noncompliance with this article.

(Ord. No. 363-01, pt. I, 12-3-2001)

Sec. 18-199. Separate offenses.

Each day upon which a violation of the article occurs shall be considered a separate offense.

(Ord. No. 363-01, pt. I, 12-3-2001)

Secs. 18-200—18-209. Reserved.

Short-Term Rentals

- 1486.01 Purpose.
- 1486.02 Applicability.
- 1486.03 Definitions.
- 1486.04 Registration required.
- 1486.05 Application for registration.
- 1486.06 Existing short-term rental registration.
- 1486.07 Change in registration information.
- 1486.08 Re-registration.
- 1486.09 Inaccurate or incomplete registration information.
- 1486.10 Revocation.
- 1486.11 Appeal of denial of registration or revocation.
- 1486.12 Order of vacation.
- 1486.13 Renewal.
- 1486.14 Basis for inspections.
- 1486.15 Complaint-initiated inspections.
- 1486.16 Inspection procedures.
- 1486.17 Inspection criteria.
- 1486.18 Reinspection.
- 1486.19 Short-term rental standards and regulations.
- 1486.20 Enforcement.
- 1486.21 Administrative liability.
- 1486.22 Right of entry.
- 1486.23 Warrants for non-emergency situations.
- 1486.24 Access by owner.
- 1486.99 Penalties.

1486.01 PURPOSE.

The purpose of this chapter is to protect and promote the health, safety and welfare of the residents of the Village of Wolverine Lake, as well as those visiting the area, by requiring the registration of short-term rentals within the Village. It is also the intent of this chapter to provide regulations to preserve and maintain the residential communities within the Village and to ensure that the short-term rental activity permitted resembles the existing and traditional residential uses made by resident owners and lessees.

(Ord. 163. Passed 12-13-23.)

1486.02 APPLICABILITY.

This chapter applies to all residential dwelling units in the Village of Wolverine Lake where the dwelling unit is rented for a period of less than 30 days at a time, and where the owner does or does not reside during the rental period. All requirements, regulations and standards imposed by this chapter are intended to apply in addition to any other applicable requirements, regulations and standards imposed elsewhere in other ordinances of the Village, including the Zoning Code. Further, this chapter does not affect additional requirements placed on use of property imposed by deeds, restrictive covenants, associations rules or bylaws, or rental agreements.

(Ord. 163. Passed 12-13-23.)

1486.03 DEFINITIONS.

Unless otherwise specified herein, the terms used in this chapter shall be defined as follows.

Item A.

(a) "Bedroom" shall mean a separate room with a door, closet, and window that is used or intended to be used specifically for sleeping purposes, has a minimum horizontal distance in any direction of seven feet, and not a room by design intended to serve another purpose such as a kitchen, dining area, den, family rooms, or living rooms.

(b) "Building Official" shall mean the person, or his or her designee, appointed as chief administrator of building and construction codes, permits and accepted construction procedures within the Village of Wolverine Lake. For the purpose of this chapter, a Building Official designee may include a professional entity or person which is in the business of performing building inspections.

(c) "Maximum Occupancy" shall mean the maximum number of allowable occupants for a short-term rental, as established in Section 1486.19 of this chapter.

(d) "Occupant" shall mean an occupant or renter of a short-term rental pursuant to a verbal or written rental agreement. The term "occupant" as used herein does not include guests of the occupant or renter who are visiting outside quiet hours.

(e) "Owner" shall mean the person or entity that holds legal or equitable title to the property (or portion thereof) used as a short-term rental.

(f) "Parking Space" shall mean an onsite designated parking area legally available to the dwelling unit for overnight parking of a motorized vehicle or trailer.

(g) "Premises" means the site upon which a short-term rental unit or structure is located including, but not limited to, yards, walkways, driveways, patios, decks, accessory structures, fences and landscaping.

(h) "Responsible Local Agent" means a person or representative of an individual, a corporation, partnership, firm, joint venture, trust, association, organization or other entity having his or her place of residence in the county and designated by the property owner as responsible for operating such property in compliance with the ordinances adopted by the Village. All official notices of the Village may be served on the responsible local agent, and any notice so served shall be deemed to have been served upon the owner of record.

(i) "Short-Term Rental" or "STR" shall mean a single-family dwelling unit, or portions thereof, that is available, registered and used for accommodations or lodging of guests, paying a fee or other compensation, for a period of less than 30 days at a time when the owner of the single-family dwelling unit does or does not reside in the dwelling unit during the rental period.

(j) "Short-Term Rental Structure" shall mean any building containing one or more short-term rental units, including any common areas accessible to occupants of all short-term rental units within the building, restricted or non-accessible portions of the structure and the building exterior.

(k) "Short-Term Rental Unit" shall mean distinct individual living quarters within a building intended for occupancy by a person or persons other than the owner and the family of the owner, and for which a remuneration of any kind is paid.

(l) "Special Events" shall mean, in association with a short-term rental, a wedding, outdoor party, family reunion, or similar gathering that exceeds the maximum number of occupants allowed under the short-term rental license.

(Ord. 163. Passed 12-13-23.)

1486.04 REGISTRATION REQUIRED.

No property owner shall lease, rent or otherwise allow a short-term rental unit to be occupied unless the STR unit is registered with the Village and a person is designated a responsible local agent. The responsible local agent shall be legally responsible for operating the registered STR unit in compliance with the ordinances adopted by the Village, shall be responsible for providing access to the STR unit for the purpose of making any and all inspections necessary to ensure compliance with the ordinances adopted by the Village, and shall accept all legal notices or service of process with respect to the STR unit. The responsible local agent shall maintain a list of the names and number of occupants of each STR unit for which he or she is responsible for every rental that occurs.

(Ord. 163. Passed 12-13-23.)

1486.05 APPLICATION FOR REGISTRATION.

An application for registration of a short-term rental unit shall be made in such form and in accordance with such instructions as may be provided by the Village Building Official and shall include at least the following information.

- (a) The address of the short-term structure or unit(s);
- (b) The names and addresses of all owners of the short-term rental structure or unit(s);
- (c) The name, address and telephone number of the person authorized to collect rental fees from the individuals occupying the short-term rental structure or unit(s);
- (d) The name, local address and telephone number of the responsible local agent;
- (e) The number of short-term rental units in each structure;

(f) A copy of the recorded deed or land contract, and a copy of any deed restrictions, by-laws, or master deed requirements for every structure or premises; and

(g) Proof of homeowner's and/or liability insurance, in a form acceptable to the Village, for limits acceptable to the Village, naming the Village of Wolverine Lake as an additional insured.

(Ord. 163. Passed 12-13-23.)

1486.06 EXISTING SHORT-TERM RENTAL REGISTRATION.

All short-term rental structures or units existing as of the effective date of this chapter shall be registered no later than six months after the effective date of this chapter. The Village may order registration prior to that date for any known STR structures or units upon notification to the property owner of record. Such registration shall be effective for three years, and it shall be the responsibility of the property owners to re-register such STR structure or unit prior to the expiration of the registration for each STR structure or unit.

(Ord. 163. Passed 12-13-23.)

1486.07 CHANGE IN REGISTRATION INFORMATION.

The property owner of a short-term rental structure or unit registered with the Village shall re-register within 60 days after any change occurs in registration information. A new owner of a registered STR structure or unit shall re-register the STR structure or unit as provided in this chapter. Registration fees shall not apply.

(Ord. 163. Passed 12-13-23.)

1486.08 RE-REGISTRATION.

A property owner shall re-register every three years, prior to the expiration of any existing registration.

(Ord. 163. Passed 12-13-23.)

1486.09 INACCURATE OR INCOMPLETE REGISTRATION INFORMATION.

It shall be a violation of this chapter for a property owner or a responsible local agent to provide inaccurate information for the registration of STR structures or units or to fail to provide information required by the Village for such registration. In those cases in which the owner is not a natural person, the owner information shall be that of the president, general manager or other chief executive officer of the organization. Where more than one natural person has an ownership interest, the required information shall be provided for each such owner.

(Ord. 163. Passed 12-13-23.)

1486.10 REVOCATION.

If the Building Official shall discover the failure of any property owner to comply with a notice of violation issued pursuant to the provisions of the ordinances adopted by the Village, registration may be revoked.

(Ord. 163. Passed 12-13-23.)

1486.11 APPEAL OF DENIAL OF REGISTRATION OR REVOCATION.

Any property owner whose short-term rental structure or unit registration has been denied or revoked may file an appeal to the Village of Wolverine Lake Zoning Board of Appeals.

(Ord. 163. Passed 12-13-23.)

1486.12 ORDER OF VACATION.

(a) Upon revocation of any registration, founded upon a determination that a short-term rental structure or unit is unfit for human habitation, and after exhaustion of an appeal to the Village of Wolverine Lake Zoning Board of Appeals, if one has been made, the owner or operator of the STR structure or unit shall immediately vacate the structure or unit; and no person shall thereafter occupy the structure or unit for sleeping or living purposes until such structure or unit complies with this chapter.

(b) When a short-term rental structure or unit is found to be in violation of the provisions of the ordinances adopted by the Village, but determined to be habitable, a vacation order shall not be entered; but the registration shall be deemed expired and the STR structure or unit shall be in violation of the terms of this chapter.

(Ord. 163. Passed 12-13-23.)

1486.13 RENEWAL.

At least 30 days prior to the expiration of any registration, the Village shall notify the registered owner to re-register short-term rental structure or unit and to arrange for an inspection if necessary. The property owner shall be responsible for re-registering a STR structure or unit and arranging an inspection prior to the registration expiration date. When a STR structure or unit is re-registered in accordance with this chapter, it shall have a three year expiration date with the same month and day as shown on the previous registration, regardless of the date that the new registration is actually issued.

(Ord. 163. Passed 12-13-23.)

1486.14 BASIS FOR INSPECTIONS.

Inspections may be made to obtain and maintain compliance with the standards of this chapter based upon one of the following.

- (a) A complaint received by the Village indicating that there is a violation of the standards or provisions of the ordinances adopted by the Village;
- (b) An observation by the Village of a violation of the standards or the provisions of the ordinances adopted by the Village;
- (c) A report or observation of a short-term rental structure or unit that is unoccupied and unsecured or a STR structure or unit that is fire damaged;
- (d) The need to determine compliance with a notice or an order issued by the Village;
- (e) An emergency observed or reasonably believed to exist;
- (f) A request for an inspection by the property owner; or
- (g) Requirements of law where a short-term rental structure or unit is to be demolished by the Village or where ownership is to be transferred to the Village.

(Ord. 163. Passed 12-13-23.)

1486.15 COMPLAINT-INITIATED INSPECTIONS.

If an inspection is initiated by a complaint and no violation is found to exist, no inspection fees will be assessed against the owner of the inspected short-term rental structure or unit. If any maintenance issues are discovered, inspection fees may be applied at the discretion of the Village.

(Ord. 163. Passed 12-13-23.)

1486.16 INSPECTION PROCEDURES.

(a) If an inspection is scheduled and the owner or responsible local agent fails to appear, an inspection fee shall be assessed against the owner and/or the responsible local agent, even though an inspection could not be performed. Rescheduling of the inspection shall be the sole responsibility of the owner or responsible local agent. No inspection shall be completed until all fees are paid in full.

(b) A property owner, local agent or occupant shall provide access to his or her short-term rental structure or unit(s) for all inspections. An individual refusing entry shall be notified of the Village’s authority to inspect the property and that it will take appropriate and necessary action, including but not limited to: issuance of a citation, obtaining a search warrant, posting the short-term rental structure or unit as uninhabitable and/or instituting other legal action as prescribed herein.

(Ord. 163. Passed 12-13-23.)

1486.17 INSPECTION CRITERIA.

(a) The Village shall utilize the “International Property Maintenance Code” and other applicable ordinance requirements adopted by the Village Council for the Village of Wolverine Lake, as the established standards for the inspection of all short-term rental structures and units.

(b) The Building Official shall prepare a standardized checklist of items to be inspected consistent with the standards of the “International Property Maintenance Code”. The checklist shall be available to all short-term rental property owners and tenants prior to an inspection.

(c) The Building Official shall determine whether the short-term rental structure or unit complies with or are legal non-conforming uses in their zoning district. In the event that a legal non-conformity cannot be established, or an owner disagrees with the findings of the Building Official in regard to non-conformity or proper zoning, an appeal may be made to the Village of Wolverine Lake Zoning Board of Appeals.

(Ord. 163. Passed 12-13-23.)

1486.18 REINSPECTION.

Where a reinspection must be made to ensure conformity with this chapter, there will be charged a separate fee for inspection when the violation has not been abated or corrected.

Item A.

(Ord. 163. Passed 12-13-23.)

1486.19 SHORT-TERM RENTAL STANDARDS AND REGULATIONS.

(a) Only one dwelling unit per structure, and only one structure on each premises, shall be leased, subleased, rented or sub-rented at any given time. All lodging is to be exclusively within the short-term rental structure or unit and not in a recreational vehicle, camper, or tent.

(b) The Village of Wolverine Lake will limit the number of short-term rental structures within the Village to eight. There are no restrictions on the number of structures or units operated by a single individual.

(c) This chapter only applies to residential zoning districts. No short-term rentals shall be allowed in any other district.

(d) All parking associated with a short-term rental shall be entirely on-site, in the garage, driveway or other improved area. No on-street parking shall be permitted in association with a short-term rental.

(e) Arrangements for trash disposal must be provided. Trash must be contained in properly sealed receptacles with no overflow that will be attractive to insects or vermin.

(f) Pets shall be secured on the premises or on a leash at all times. Occupants and guests shall abide by the regulations contained in the Village of Wolverine Lake Code of Ordinances related to household pets and animals.

(g) Fireworks are not allowed on a rental property, except in accordance with Section 692.09 of the Village of Wolverine Lake Code of Ordinances, as may be amended.

(h) Short-term rentals shall be required to maintain operating smoke detectors, carbon monoxide detectors, and fire extinguishers. Evacuation routes shall be posted in a conspicuous location in each bedroom as well as the main gathering space in each STR structure and unit.

(i) The occupancy for all short-term rentals shall be no more than two occupants per bedroom excluding children under the age of five years old. Sofa sleepers in any living area may also account for two occupants each, with a total maximum STR occupancy, excluding children under the age of five, of ten occupants. At no time shall additional individuals be allowed to sleep outside of the dwelling structure or unit, or in any basement or attic area that does not have legally compliant ingress and egress.

(j) All occupants during any rental period must be members of the same group or family. Guests of the occupants, up to the number equal to the capacity limit of the short-term rental, may be allowed only during non-quiet hours listed below.

(k) Short-term rentals shall observe quiet hours between 10:00 p.m. and 8:00 a.m. Sunday through Thursday and between 11:00 p.m. and 8:00 a.m. Friday, Saturday, and federal holidays. Noise during quiet hours must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. Fireworks noise may occur during the time allowed for use of such fireworks under the Village of Wolverine Lake Code of Ordinances.

(l) Special events, as defined by this chapter, shall not be allowed.

(m) The owner shall require these standards be met by occupants and guests, which shall be included as part of all verbal or written rental agreements.

(Ord. 163. Passed 12-13-23.)

1486.20 ENFORCEMENT.

The Village Building Official, Code Enforcement Officer, Village fire officials and Village police officers are authorized to enforce the provisions of this chapter.

(Ord. 163. Passed 12-13-23.)

1486.21 ADMINISTRATIVE LIABILITY.

Except as may otherwise be provided by state statute, local law or ordinance, an officer, agent, official or employee of the Village charged with the enforcement of this chapter shall not render himself or herself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his or her duties under this chapter.

(Ord. 163. Passed 12-13-23.)

1486.22 RIGHT OF ENTRY.

When an inspection shall be made, the Building Official, or other enforcing officer, may request permission to enter the premises at any reasonable time for the purpose of performing his or her duties under this chapter. Permission to access the premises shall be granted by the owner of the premises, his or her agent, or any occupant of the premises. If there is

emergency, then the Building Official, or other enforcing officer, shall have the right to enter at any time.

Item A.

(Ord. 163. Passed 12-13-23.)

1486.23 WARRANTS FOR NON-EMERGENCY SITUATIONS.

In a non-emergency situation where the owner, his or her agent, or other occupant of the premises demands a warrant for the inspection of the premises, the Building Official, or other enforcing officer, shall obtain a warrant from a court of competent jurisdiction. It shall be appropriate and sufficient to set forth the basis for inspection (e.g., complaint, compliance, and the like) established in this chapter and other applicable acts or in rules or regulations. The warrant shall also state that it is issued pursuant to this section, and that it is for the purposes set forth in this chapter and other acts which require that inspections be conducted. If the court finds that the warrant is in proper form and in accord with this section, then it shall issue the warrant forthwith. In the event of an emergency, no warrant shall be required.

(Ord. 163. Passed 12-13-23.)

1486.24 ACCESS BY OWNER.

Every occupant or guest of any short-term rental structure or unit in the Village shall give the owner thereof, or his or her agent or employee, access to any part of the structure or unit at reasonable times for the purpose of making such inspections, maintenance, repairs or alterations as are necessary to comply with the provisions of this chapter.

(Ord. 163. Passed 12-13-23.)

1486.99 PENALTIES.

(a) The penalties for violations of this chapter are as follows:

(1) For a first violation within any calendar year, the penalty is a warning notice of violation which may be verbal and/or written.

(2) A second violation within the same calendar year shall be subject to a municipal civil infraction punishable by a fine of not less than two hundred fifty dollars (\$250.00) nor more than five hundred dollars (\$500.00). All owners, regardless of their interest in the property, may be responsible for the civil infraction. The Village Building Inspector, Code Enforcement Officer and other officials designated by the Village Council are hereby authorized to issue municipal civil infraction citations directing alleged violators of this chapter to appear in court. Each day the violation remains may be a separate offense.

(3) A third violation within the same calendar year shall be subject to a municipal civil infraction punishable by a fine of not less than twice the amount of any previous fine but not more than five hundred dollars (\$500.00), and the registration shall be revoked. An owner may re-register no sooner than 12 months after revocation of said registration.

(4) If there are one or more violations each year during any three consecutive year period, registration may be permanently revoked.

(b) A violation of this chapter shall be a nuisance per se. The Village shall also have the right to commence a civil action to enforce compliance with this chapter.

(Ord. 163. Passed 12-13-23.)

[DIVISION 7-VII-3 Short Term Rental Licensing](#)

[Sec 7-153 Purpose](#)

[Sec 7-154 Definitions](#)

[Sec 7-155 Annual License Required](#)

[Sec 7-156 License Application Requirements](#)

[Sec 7-157 General Requirements](#)

[Sec 7-158 Density Limitations](#)

[Sec 7-159 Enforcement](#)

Sec 7-153 Purpose

It is the purpose and intent of this ordinance to regulate short-term rentals within the City of Ferndale to continue to allow use of short-term rental units, but seek to mitigate possible adverse impacts to the health, safety, welfare, and quality of life of surrounding properties and environmental quality, through establishment of a licensing program for the review, approval, and regulation of short term rental unit operations.

HISTORY

Amended by Ord. [1258](#) on 3/22/2021

Amended by Ord. [1258 - Amended](#) on 3/26/2021

Sec 7-154 Definitions

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the same meaning they have in common usage and to give this ordinance its most reasonable application.

Bedroom. An area in a dwelling that is either (A) a room designed or used for sleeping; or (B) a room or area of a dwelling that has a minimum floor area of 70 square feet and every bedroom occupied by more than one person shall contain an additional 50 square feet of floor area as determined in the International Property Maintenance Code, adopted by the City, as amended. Architectural features that affect the use as a bedroom under this item may be considered in making the bedroom determination. No bedroom shall be allowed in any accessory building for calculating the overnight occupancy of a Short-Term Rental Unit except as provided by special land use approval.

Block. The abutting properties on one side of a street and lying between the two nearest cross streets, or between one intersecting street and a railroad right-of-way, or any other barrier to the continuity of development.

Home exchange or house swap. A form of lodging in which two parties agree to offer each others home, unit, apartment, condominium, or similar residential building for a set period of time. No monetary exchange takes place, it is a form of barter and is not included in the definition of Short Term Rental Unit.

Property or Lot of Record. A lot in existence at the time of adoption of the ordinance, the dimensions of which are shown on a subdivision plat of land recorded in the Office of the Register of Deeds for Oakland County, or a lot or parcel described by metes and bounds, the accuracy of which is attested to by a professional engineer or registered surveyor, so designated by the State of Michigan, and said description recorded with the Register of Deeds for Oakland County.

Non-Residential Short Term Rental Unit. Any home, unit, apartment, condominium, or similar residential building used for a Short Term Rental Unit that is not the Owner's principal residence.

Owner. The property owner of record of the property, unit, or Lot of Record located in City of Ferndale, Michigan.

Item A.

Owner's Authorized Agent. A person who has written designation to act on behalf of the owner regarding the property, unit, or Lot of Record.

Residential Short Term Rental Unit. Any home, unit, apartment, condominium, or similar residential building used for a Short Term Rental Unit that is the Owner's principal residence.

Short Term Rental Unit. Any home, unit, apartment, condominium, or similar residential building, advertised as, or held out to be, a place where a bedroom is offered to the public on a nightly, weekly, or for less than a 30-day time period and is not a bed and breakfast, hotel, motel, or public lodging house.

HISTORY

Amended by Ord. [1258](#) on 3/22/2021

Amended by Ord. [1258 - Amended](#) on 3/26/2021

Sec 7-155 Annual License Required

(1) No Short Term Rental Unit may be advertised, operated, or offered to the public without a valid Short-Term Rental Unit license issued pursuant to this ordinance.

(2) All new Short Term Rental Units in operation and/or being offered or advertised to the public as of the enactment date of this ordinance shall obtain a license from the City within ninety (90) days of the effective date of this ordinance.

(3) A separate Short Term Rental Unit license is required for each property, unit, or Lot of Record that has a Short Term Rental Unit offered to the public.

(4) All Short Term Rental Unit licenses are issued on an annual license and shall be renewed each year. License renewal applications for rental operations in the following year must be submitted prior to any rental activity of any Short Term Rental Unit.

(5) The Owner or Owner's Authorized Agent shall permit access to the property, unit, or Lot of Record and all units at any reasonable time for the purpose of inspection prior to issuance of a Short Term Rental Unit license upon request of the City's authorized representative.

HISTORY

Amended by Ord. [1258](#) on 3/22/2021

Amended by Ord. [1258 - Amended](#) on 3/26/2021

Sec 7-156 License Application Requirements

(1) The following information shall be provided within the Short Term Rental Unit license application:

a. The name, mailing address, email address and telephone number of the Owner of the Short Term Rental Unit for which the license is to be issued.

b. Physical address and parcel identification number of the Short Term Rental Unit.

c. The name, address, telephone number and email address of the Owner's Authorized agent for the Short Term Rental Unit who is available 24 hours a day.

d. A copy of the principal residence exemption affidavit from the Owner or similar evidence that the home, unit, apartment, condominium or similar residential building to be used as a Residential Short Term Rental Unit is the Owner's principal residence.

e. All other information that is requested on the Short-Term Rental Unit License Application.

f. No application for initial or renewal license will be accepted if there are past due property taxes, water bills, or any other debts owing to the City on the property described in the license application.

(2) Once the application is received along with any supplemental information and payment of fee, the City's CED Department shall issue or deny the license within sixty (60) days during which time the City may contact the Owner or Owner's Authorized Agent for additional information and may inspect the proposed Short Term Rental Unit for compliance with the ordinance requirements. If the permit is denied, a letter will accompany the denial explaining the reasons for the denial, and the Owner or Owner's Authorized Agent may reapply once the conditions surrounding the application denial are corrected or may file a written appeal with the City Manager within ten (10) days, who shall review the application material and affirm or reverse the appeal within thirty (30) days.

HISTORY

Amended by Ord. [1258](#) on 3/22/2021

Amended by Ord. [1258 - Amended](#) on 3/26/2021

Sec 7-157 General Requirements

(1) Septic/Solid Waste.

a. The Short Term Rental Unit must be connected to the City's water and sanitary sewer system.

b. Disposal of solid waste must be disposed of consistent with the City's garbage and refuse ordinance. Garbage, refuse, or recycling shall be stored completely within designated refuse containers. The Owner or Owner's authorized agent of the Short Term Rental Unit shall provide sufficient trash storage containers and service to accommodate the demand of the occupants. Owner shall be responsible for placement and retrieval of garbage and refuse containers consistent with City's waste removal schedule.

(2) Occupancy.

a. The overnight occupancy of a Short Term Rental Unit shall be limited to no more than two (2) adult (meaning over eighteen years of age) people per bedroom. The total overnight occupancy of a Short-Term Rental Unit shall not exceed eight (8) people.

b. The occupancy of a Short Term Rental Unit shall, at no time, exceed the occupancy limit for the home, unit, apartment, condominium or similar residential building provided for in the Residential Building Code, as adopted by the City.

c. Parking of recreational vehicles, tents, RV's, are prohibited at Short Term Rental Units.

d. Licensee shall not advertise any Short Term Rental Unit as containing any more than the number of bedrooms identified on the license.

e. Licensee shall not advertise a Short Term Rental Unit as available to more guests than the occupancy limit identified on the license.

(3) Noise. Information regarding the City's noise ordinance shall be provided in writing to occupants and the Owner and Owner's authorized agent of the Short Term Rental Unit shall inform occupants of noise requirements and provide a copy or reference to City's noise ordinance.

(4) Parking. Parking shall not restrict access by emergency vehicles or the traveling public and shall not impede any ingress or egress on any street, alley or highway. In addition, parking shall not encroach

any neighboring properties.

(5) Property Contact Information. The Owner or the Owner's Authorized Agent shall keep on file and shall notify each occupant, in writing, of the contact information for the Owner or Owner's Authorized Agent who shall be available 24 hours a day, seven (7) days a week, whenever a Short Term Rental Unit is being rented, with a copy to the City. The Owner or the Owner's Authorized Agent shall respond to an occupant regarding any issue or complaint raised within one (1) hour of any such point of contact or call from occupant. The Owner or the Owner's Authorized Agent shall post a copy of the Short Term Rental Unit license in a conspicuous place within the Short Term Rental Unit.

(6) License Fees. License fees shall be established by the City Council by Resolution for Residential Short Term Rental Units and Non-Residential Short Term Rental Units. A Short Term Rental Unit that obtains a license required under this ordinance that does not actually let or rent out such Short Term Rental Unit for more than fourteen (14) days in the calendar year shall be eligible, upon proof of such utilization to the City, for a refund of a portion of its license fee in an amount established by City Council by Resolution.

(7) License Transfer. The Short Term Rental Unit license shall not be transferrable upon any change in ownership of the licensed property.

(8) The Short Term Rental Unit shall be subject to the International Property Maintenance Code adopted by the City, as amended.

(9) The Short Term Rental Unit owner or the owner's authorized agent shall maintain a record of the name, mailing address, e-mail address and telephone number of the principal renter of any Short Term Rental Unit for one (1) year from the occupancy.

(10) The Short Term Rental Unit shall be subject to the City's sign ordinance.

(11) Occupants of Short Term Rental Units are subject to all City codes and ordinances regulating the use of residential property.

HISTORY

Adopted by Ord. [1258](#) on 3/22/2021

Amended by Ord. [1258 - Amended](#) on 3/26/2021

Sec 7-158 Density Limitations

Residential Short Term Rental Units shall be permitted in all residential zoned districts as identified on City of Ferndale Zoning Map. In order to preserve the essential character of residential zoned districts in the City, Non Residential Short Term Rental Units shall be limited to no more than five (5) percent of the total number of single family, duplex, multi-family units on a block in residential zoned districts in the City. Non Residential Short Term Rental Units in existence as of the effective date of this ordinance and where such Non Residential Short Term Rental Units obtain a license from the City within ninety (90) days of the effective date of this ordinance shall be considered in existence for the purposes of deriving non-conforming rights to remain as Non Residential Short Term Rental Units notwithstanding the density provision of this section to the extent such Non Residential Short Term Rental Units remain licensed with the City.

HISTORY

Amended by Ord. [1258](#) on 3/22/2021

Amended by Ord. [1258 - Amended](#) on 3/26/2021

Sec 7-159 Enforcement

(1) The City may investigate complaints and alleged violations of this ordinance and will follow up with the Owner or Owner's Authorized Agents and persons making a complaint within a reasonable period of time. The Owner or Owner's Authorized Agent shall respond to any substantiated complaints/violations as directed by the City or its employees or agents. All substantiated complaints/violations not resolved may result in enforcement action as provided below.

(2) If three (3) substantiated complaints/violations have occurred at a Short Term Rental Unit within one calendar year, then the license is subject to revocation as determined by the Ferndale City Manager. A Short Term Rental Unit license may be denied, suspended, or revoked by the City Manager under the provisions of the City's "administrative hearings" ordinance, being section 7-341 through 348 of the Ferndale Code of Ordinances with such action to be initiated by the City Manager but with required notices to be provided by the City Clerk, as provided in the City's "administrative hearings" ordinance.

(3) The intentional false reporting of a violation of this ordinance shall be considered a separate violation of this ordinance with a fine of \$100 for a first offense.

(4) Any Owner or Owner's Authorized Agent who fails to comply with a directive of the City as provided in paragraph 1 or who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this ordinance shall be deemed responsible for a civil infraction, punishable by a first offense of \$100.00, second offense \$200.00 and a third offense or subsequent offense within one calendar year shall be considered a misdemeanor, punishable by a fine in an amount not to exceed \$500.00 or imprisonment for a term not to exceed 90 days, or both. Each day on which a violation of any chapter, provision or section subject to this chapter shall continue shall constitute a separate offense and may be punishable as a separate offense.

(5) Any license revoked under this section shall not be reissued for a period of 1 year from the date of revocation subject to the City's "administrative hearings" ordinance, being section 7-341 through 348 of the Ferndale Code of Ordinances.

HISTORY

Amended by Ord. [1258](#) on 3/22/2021

From: The Surnow Company

320 Martin Street
Birmingham, MI
December 19, 2024

To: Alisa Emanuel

City Clerk
Lathrup Village City Hall
27400 Southfield Road
Lathrup Village, MI 48076



Subject: Request to Appeal the Decision of the Lathrup Village Historic District Commission Regarding the Site Plan for 27700 Southfield Road

Dear Ms. Emanuel,

I am writing to formally request an appeal of the decision made by the Lathrup Village Historic District Commission to not approve the site plan for 27700 Southfield Road. As per the guidelines, I am submitting this written request on official letterhead for your records.

I respectfully ask that this appeal be placed on the agenda for consideration at the upcoming City Council meeting scheduled for January 27th at 7:30 PM. I am prepared to provide additional documentation and present my case during this meeting as needed.

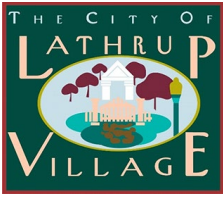
Please feel free to contact me at Sam@Surnow.com if you require any further information or materials prior to the meeting. I appreciate your assistance in this matter and look forward to the opportunity to address the City Council.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Surnow', with a long horizontal flourish extending to the right.

Sam Surnow
President
The Surnow Company
Sam@surnow.com



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

Item B.

VIA Email

Akiva Investments, LLC
320 Martin St.
Suite 100
Birmingham, MI 48009

December 13, 2024

RE: 27700 Southfield Road – Lathrup Village HDC Certificate of Rejection

To whom it may concern:

This letter will be considered the Lathrup Village Historic District Commission (HDC) certificate of rejection. On December 12th, 2024, the HDC met and acted on your HDC application for 27700 Southfield Road – Annie Lathrup School Partial Demolition & Rehabilitation plans. Below are the motions:

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

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.

Based on the rejection of your application plans, if the applicant wishes to proceed with the project, below are options:

- HDC Ordinance Section 40-29 (f): “the applicant may submit revised, amended, or new plans for the commission’s review and approval.”
HDC Ordinance Section 40-35 (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.
o Appeal would be required to be received by Thursday, January 2, 2025.

Sincerely,

[Handwritten signature]

Dane Johnson
LV HDC Chairman

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



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

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.

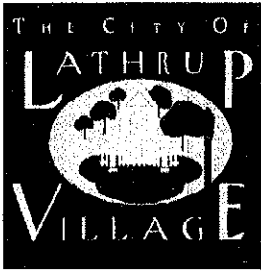
(i) **Filing certificate of approval or rejection.** After due consideration, the commission shall file with the building department its certificate of approval or rejection of the application submitted to it for review. Such certificate shall be signed by the chairperson or secretary of the commission. **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:	_____

Item B.

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

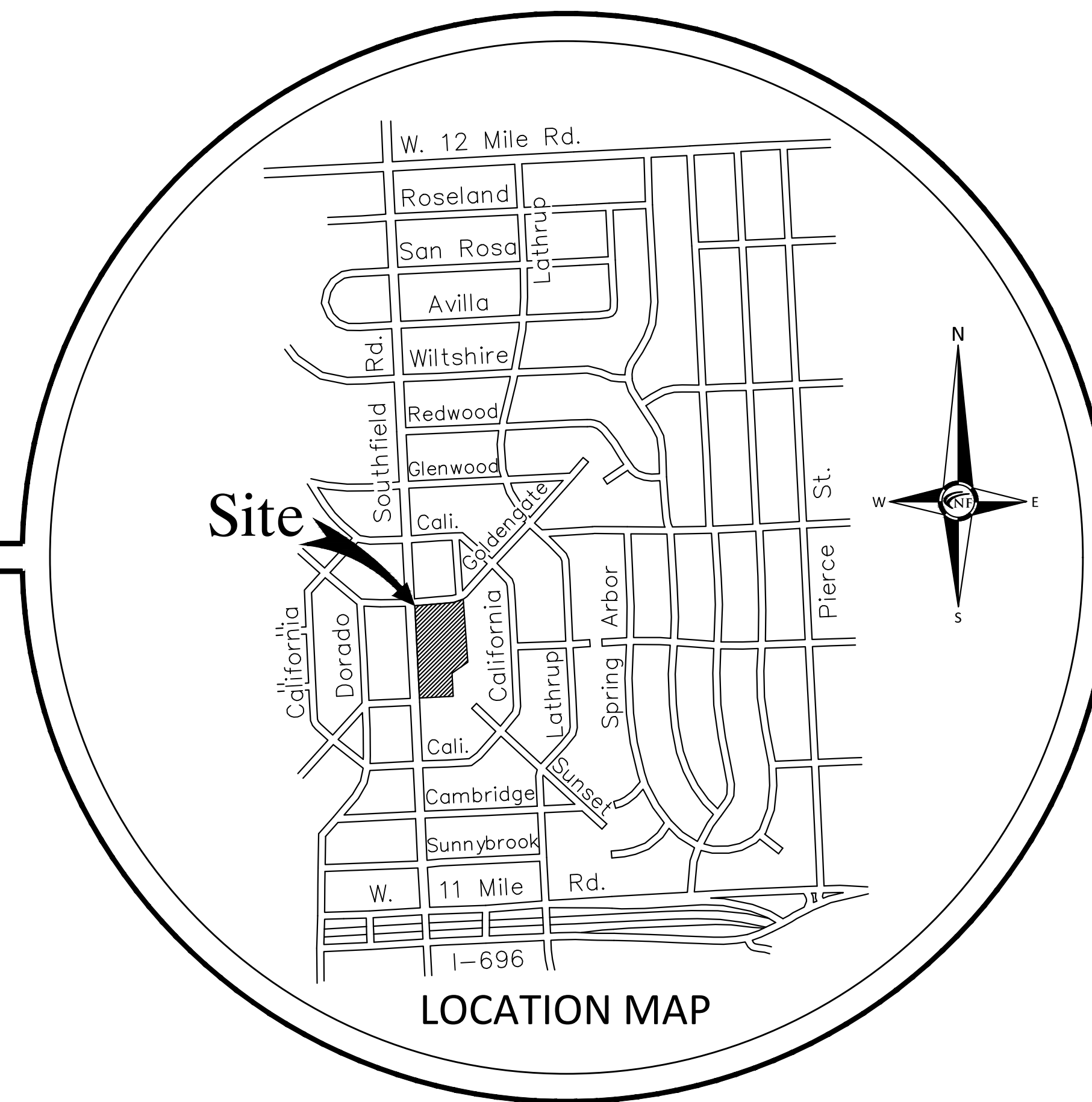
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

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

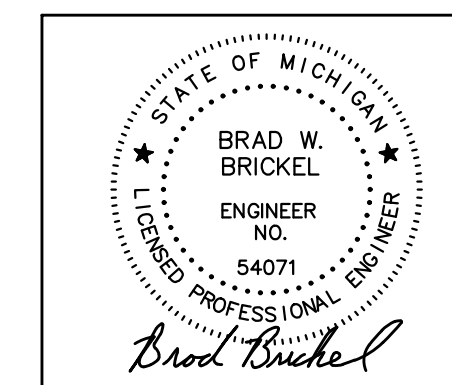
REVISIONS:
10-17-24 ISSUED FOR SITE PLAN REVIEW

Project Name

27700 Southfield Road

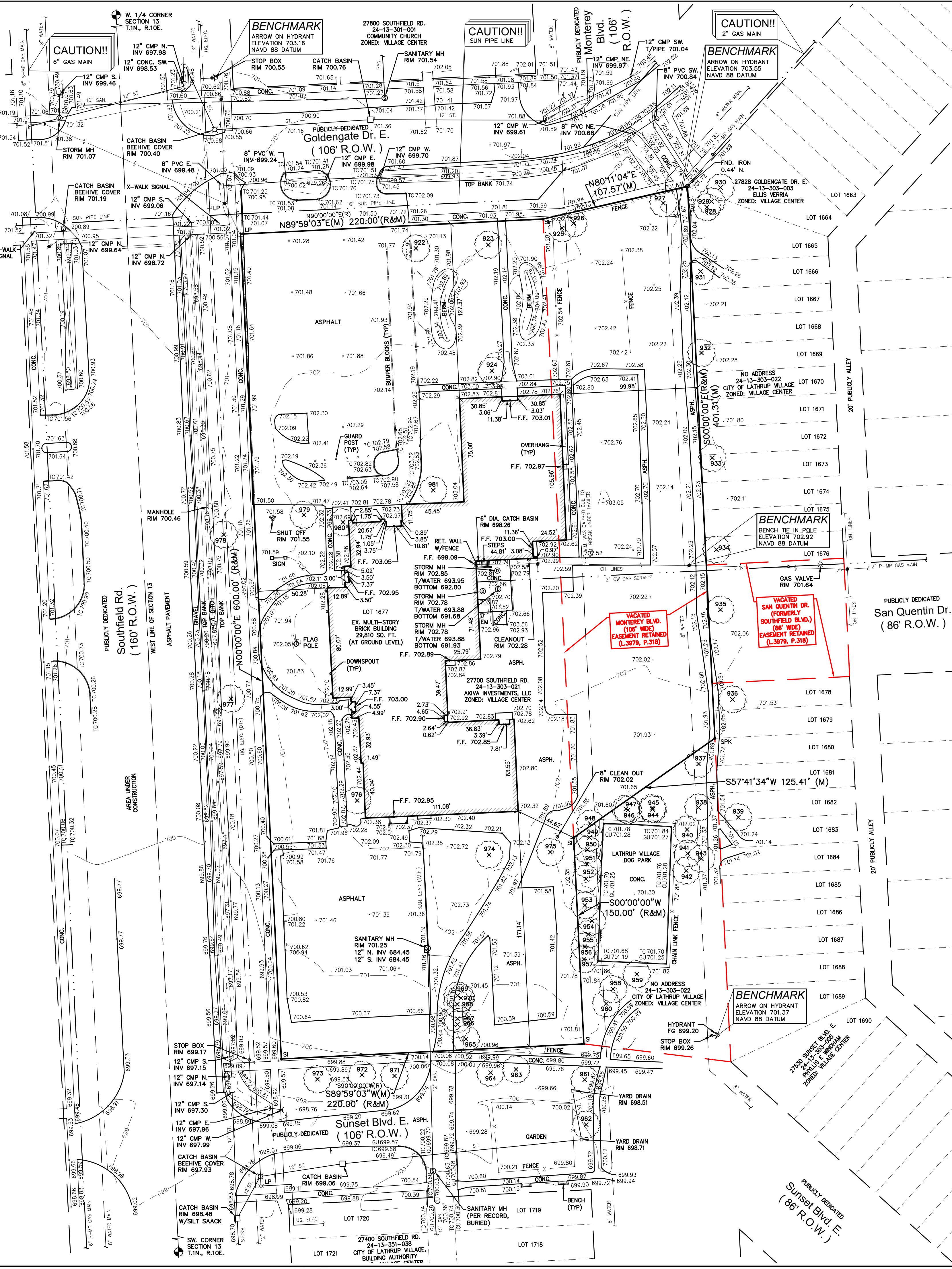


N & F JOB #0129



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



Miss Dig / Utility Disclaimer Note

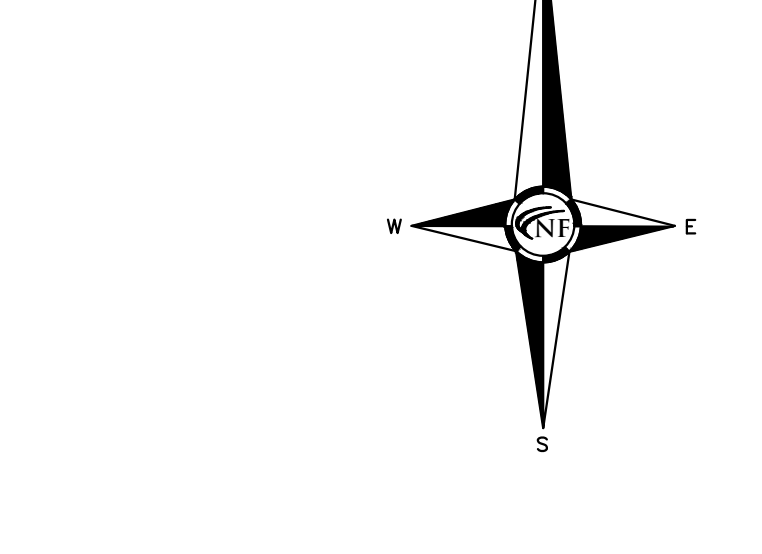
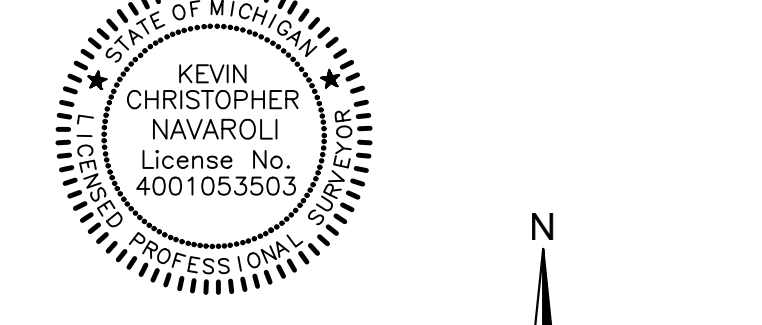
A Miss Dig ticket number 202405010401B, pursuant to Michigan Public Act 174 was entered for the surveyed property. Due to the extended reporting period for underground facility owners to provide their records, the survey may not reflect all the utilities at the time the survey was issued on May 17, 2024.

DTE Disclaimer Note

Please note that DTE has new regulations that may impact development outside their 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.

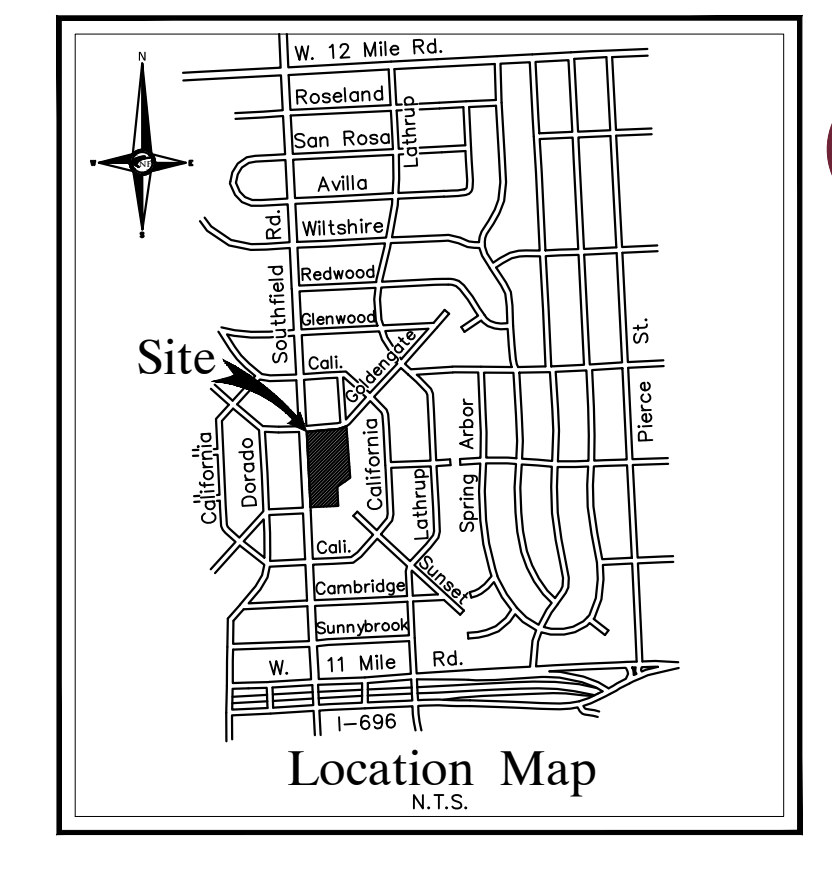
Certificate of Survey

Certified by: Kevin Navaroli, P.S. No. 4001053503 Date of Plot or Map: 5-17-2024



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: 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.



- 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, gas and minerals in and under and that may be produced from the option land.

Survey Data: Site area: 177,119 square feet or 4.066 acres. Zoning: Village Center District. Building setbacks: (L-1088, P-77 & L-4418, P-265) Front: 40 feet, Side: 3 feet.

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...

ALTA Survey Notes: There is no visible evidence of current earth moving work, building construction or building additions. There is no evidence of recent street or sidewalk construction or repair.

Tree Inventory List table with columns: Tree #, Tag #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Lists various trees like Eucalyptus angustifolia, Acer saccharinum, etc.

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. 28125C0678F 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 table listing symbols for Manhole (MH), Hydrant (HYD), Catch Basin (CB), Utility Pole (GUY), etc. and their corresponding descriptions.

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 LOCATION: 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: ALTA/NSPS Land Title / Topographic / Tree Survey



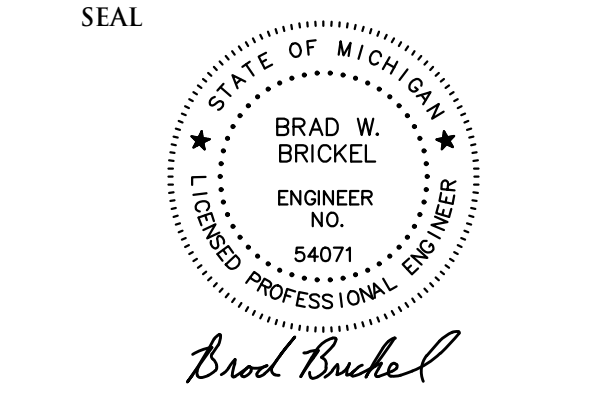
DATE ISSUED/REVISED: 10-17-24 ISSUED FOR SITE PLAN REVIEW

DRAWN BY: M. Carnaghi DESIGNED BY: K. Navaroli APPROVED BY: K. Navaroli DATE: October 17, 2024 SCALE: 1" = 40' NFE JOB NO. 0129 SHEET NO. SP01



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

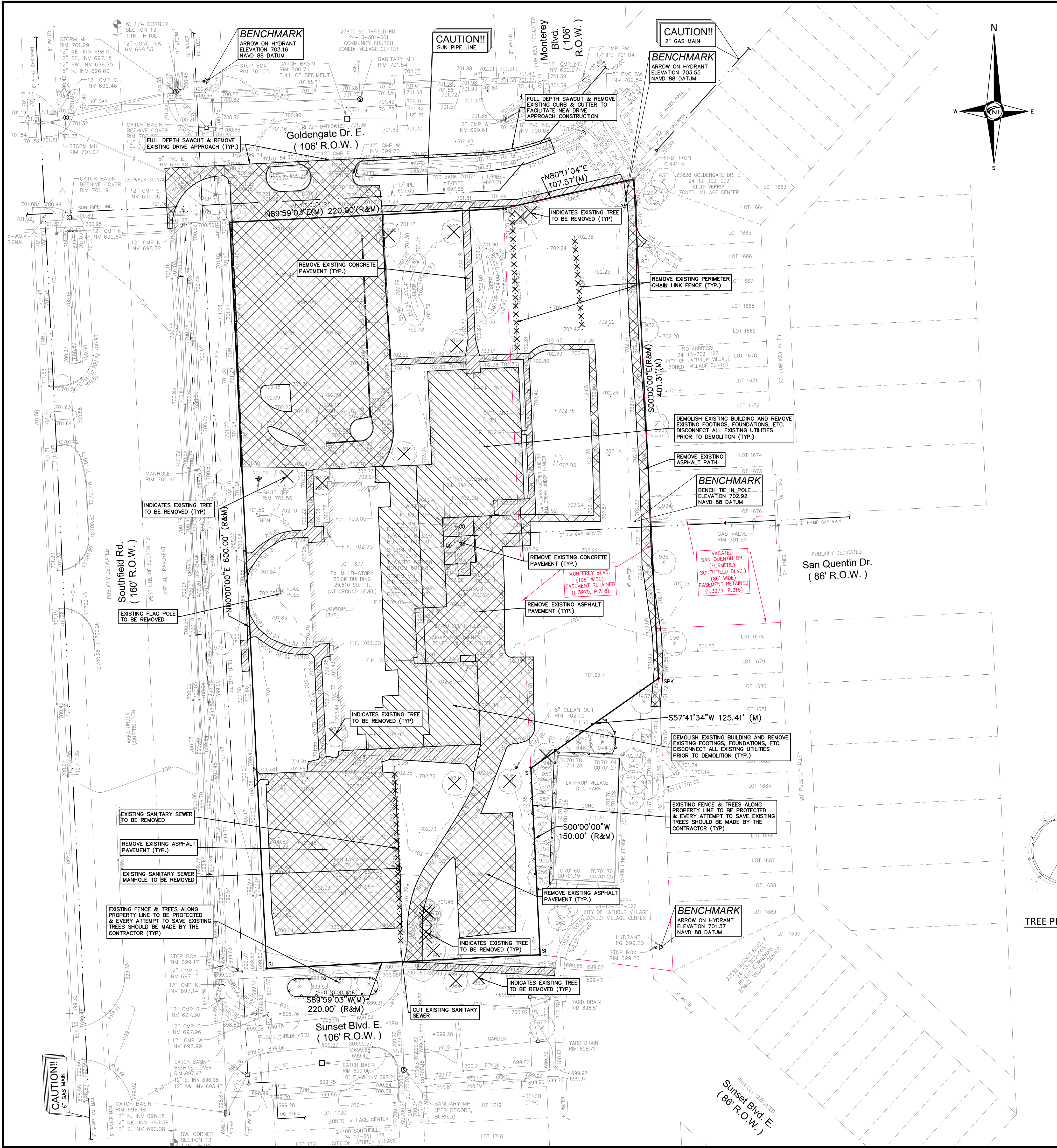
PROJECT LOCATION
Part of the SW 1/4
of Section 13
T.1N., R.10E.,
City of Lathrup Village,
Oakland County, Michigan

SHEET
Demolition Plan



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

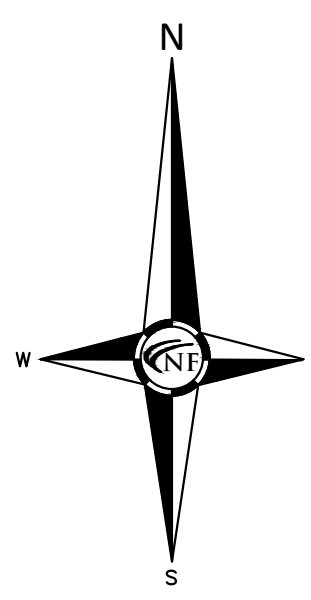
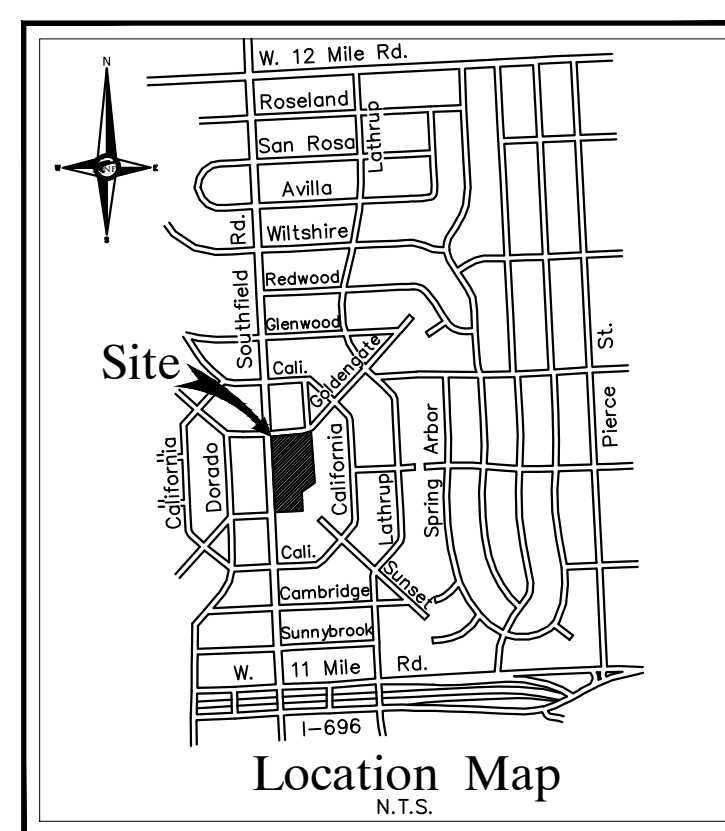
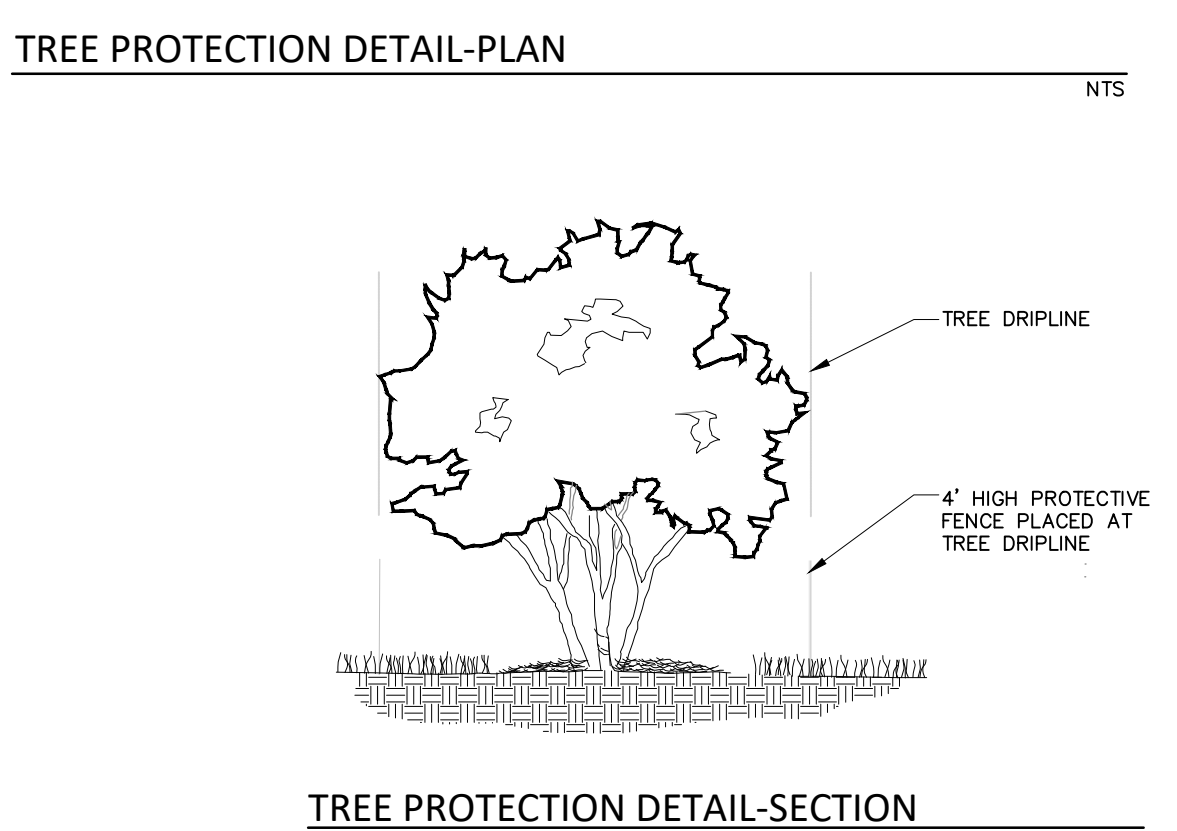
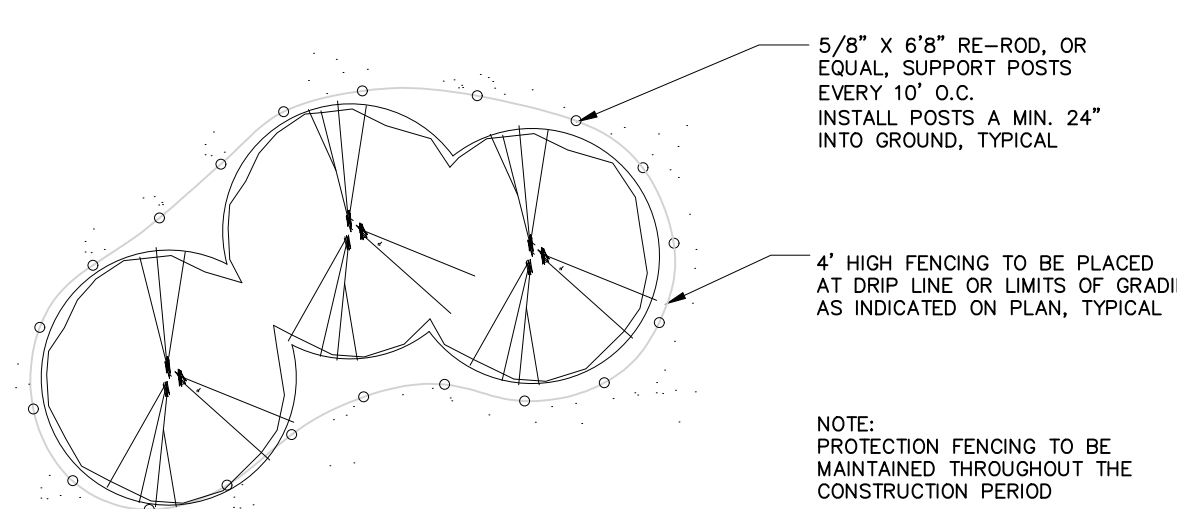
DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel
DATE:
October 17, 2024
SCALE: 1" = 30'
NFE JOB NO. O129 SHEET NO. SP02

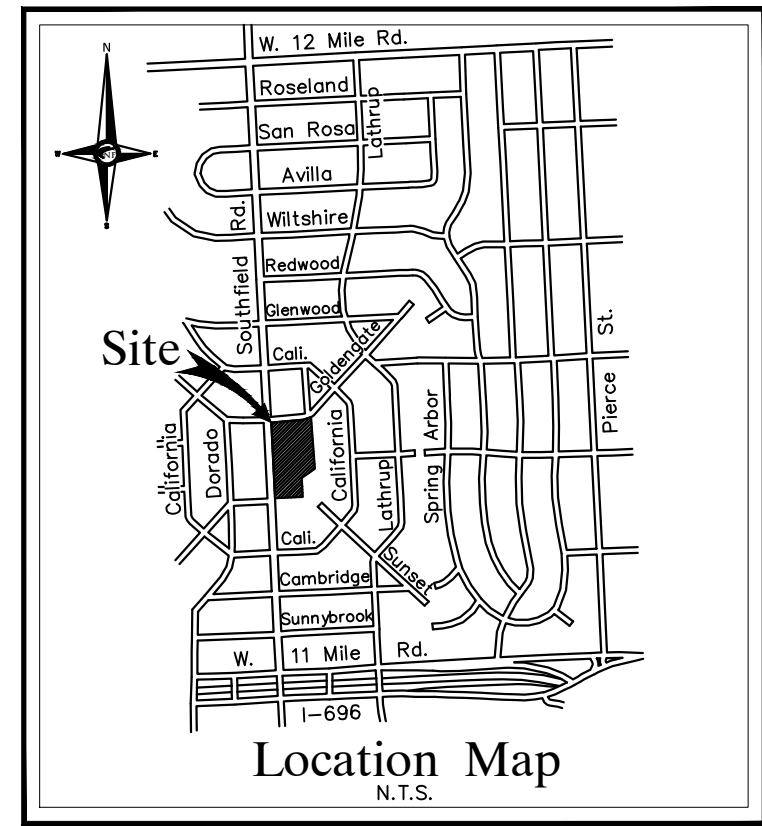
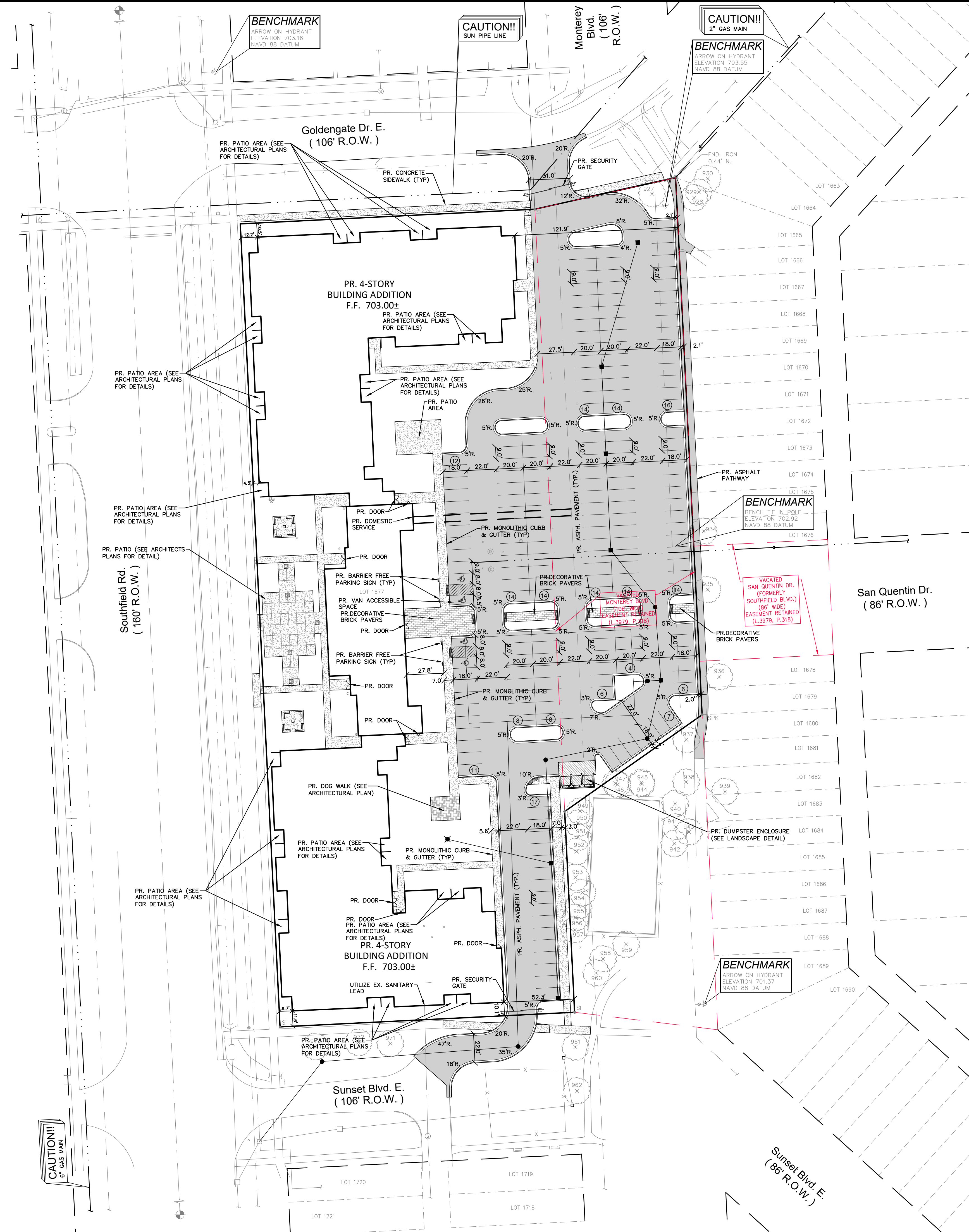


DEMOLITION NOTES

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 LICENSES 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 FOOT PRINTS, 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 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 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.

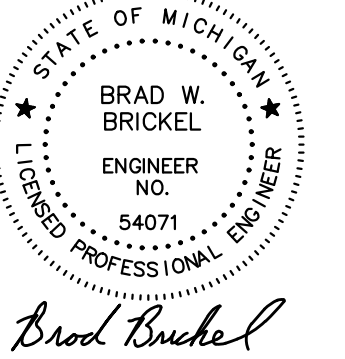




NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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

SEAL



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 EYE 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.

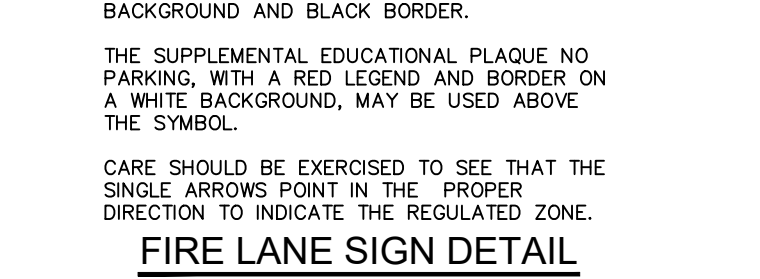
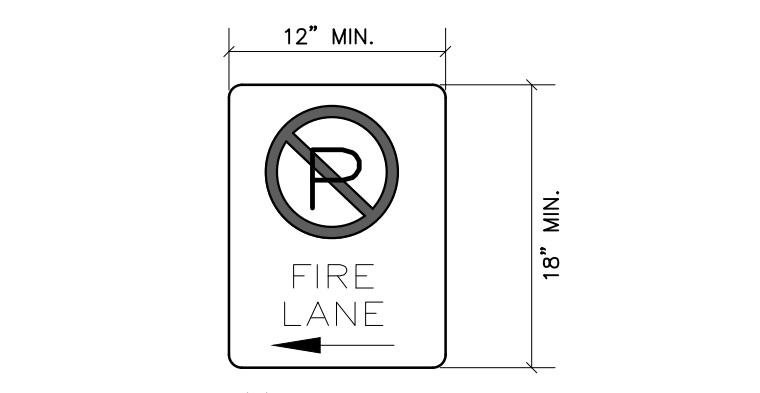
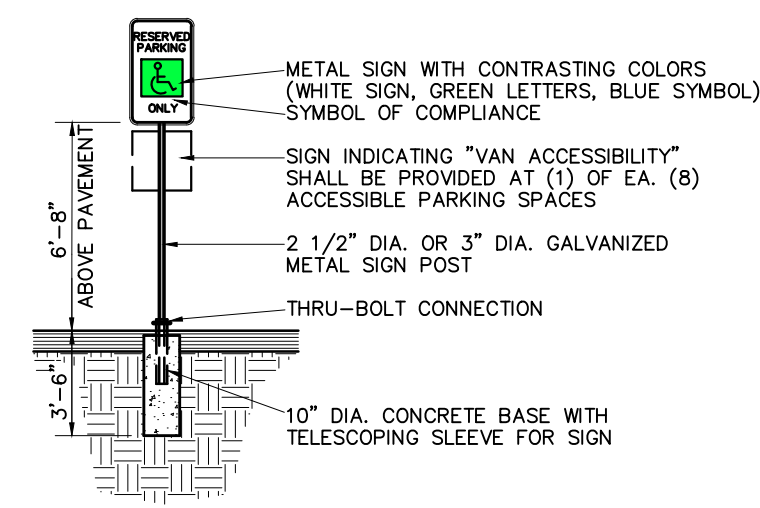
PROJECT LOCATION
 Part of the SW 1/4
 of Section 13
 T.1N., R.10E.,
 City of Lathrup Village,
 Oakland County, Michigan

SHEET
 Site Plan



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



SITE DATA

SITE AREA	177,119 SFT. OR 4.066 ACRES	
ZONING	VILLAGE CENTER DISTRICT	
PARKING REQUIRED:	1 SPACE/ UNIT	192 SPACES
PROVIDED:	1.5 SPACES/ 128 UNIT	192 SPACES
		193 SPACES
SITE AREA	177,119.00 SFT.	100.0%
BUILDING FOOTPRINT	56,074.26 SFT.	31.7%
PARKING & DRIVES	81,025.53 SFT.	45.7%
OPEN SPACE	40,019.21 SFT.	22.6%
SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	0'(WEST)	45'(WEST)
REAR:	0'(NORTH)	10.5'(NORTH)
	5'(SOUTH)	52.3'(SOUTH)

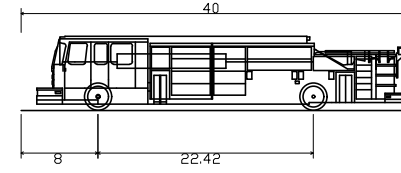
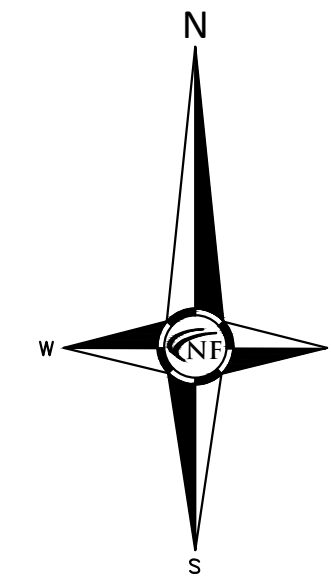
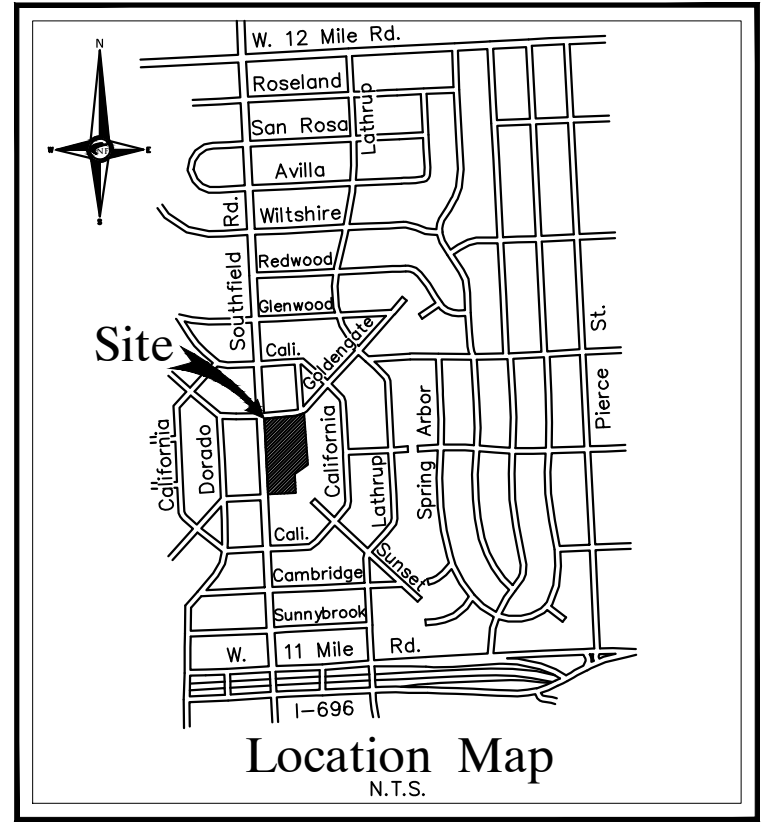
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

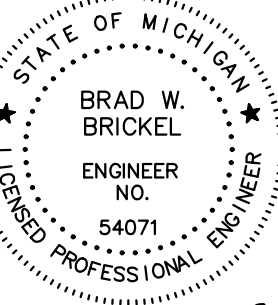
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

SPECIFICATIONS
 METAL PANELS 0.081 INCH THICK NO. 5061-16 ALUMINUM
 SIGN SHEET REFLECTORIZED FWH 6.306
 POST GALVANIZED SQUARE TUBING WITH CONTINUOUS 7/16 ROUND HOLES ON 1 CENTERS. ALL 4 SIDES ENTIRE LENGTH - UNISTRUT OR APPROVED EQUAL - 1-3/4 SQUARE
 LETTER SIZE 2 INCH
 SIGN SPACING 75 FEET (MAX.)



Pumper Fire Truck - Lyone Fire
Overall Length 40.00ft
Overall Width 8.16ft
Overall Body Height 7.74ft
Min Body Ground Clearance 0.65ft
Track Width 8.16ft
Lock-to-lock time 5.00s
Curb to curb Turning Radius 41.58ft

SEAL



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

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



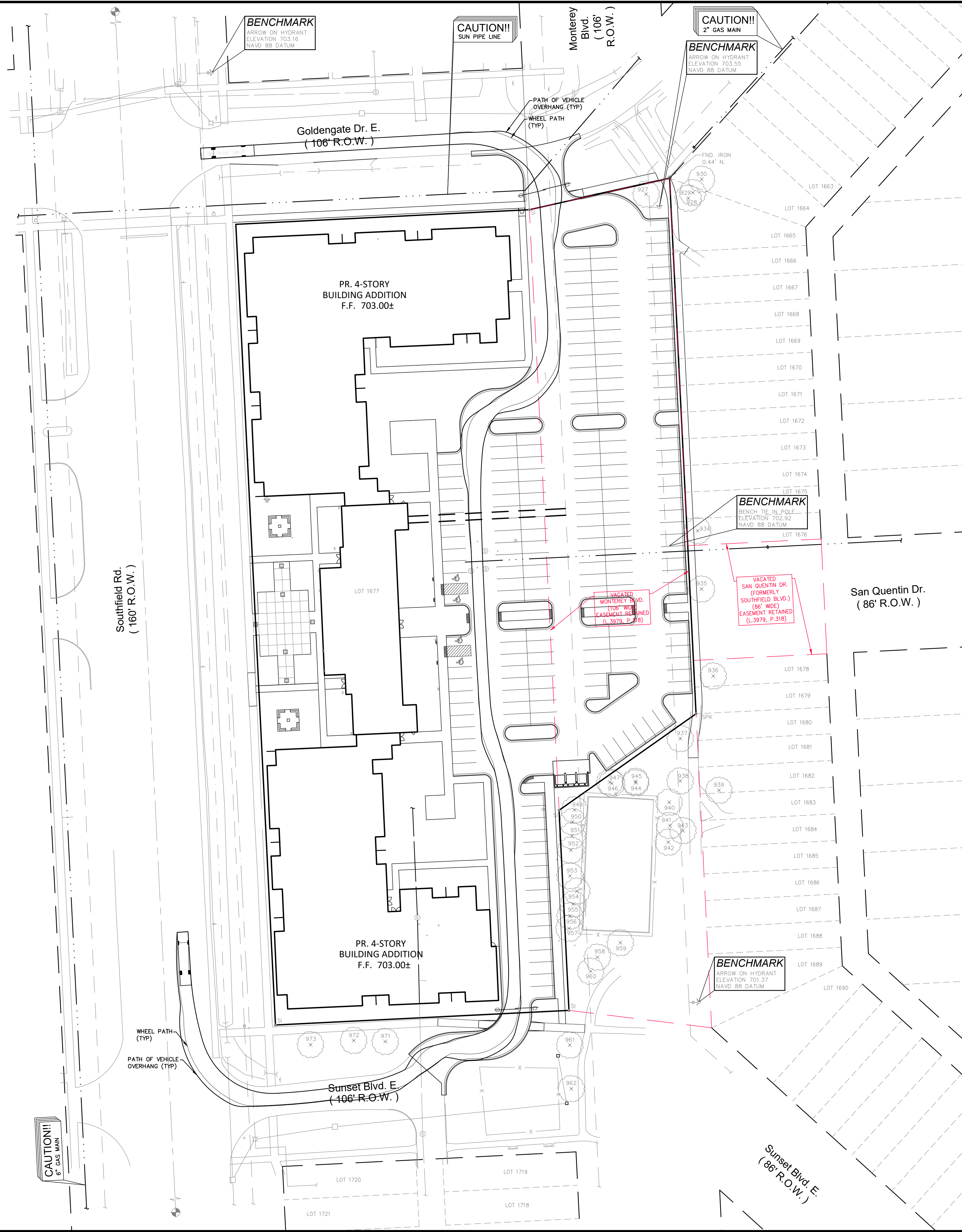
Know what's below
Call before you dig.

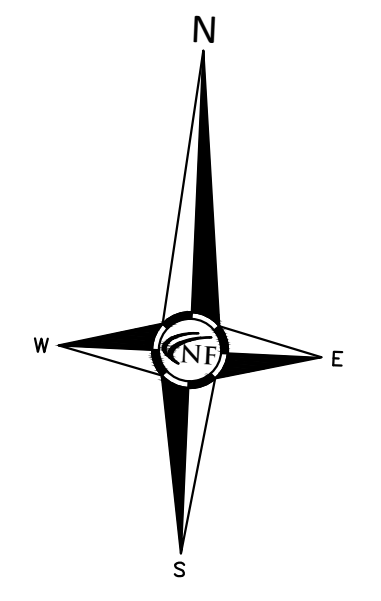
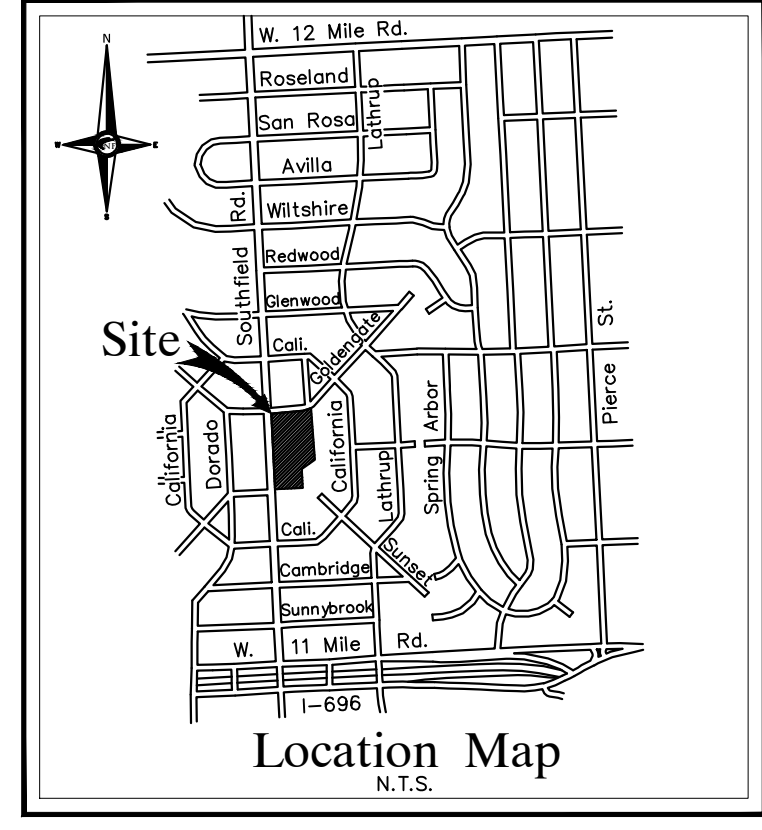
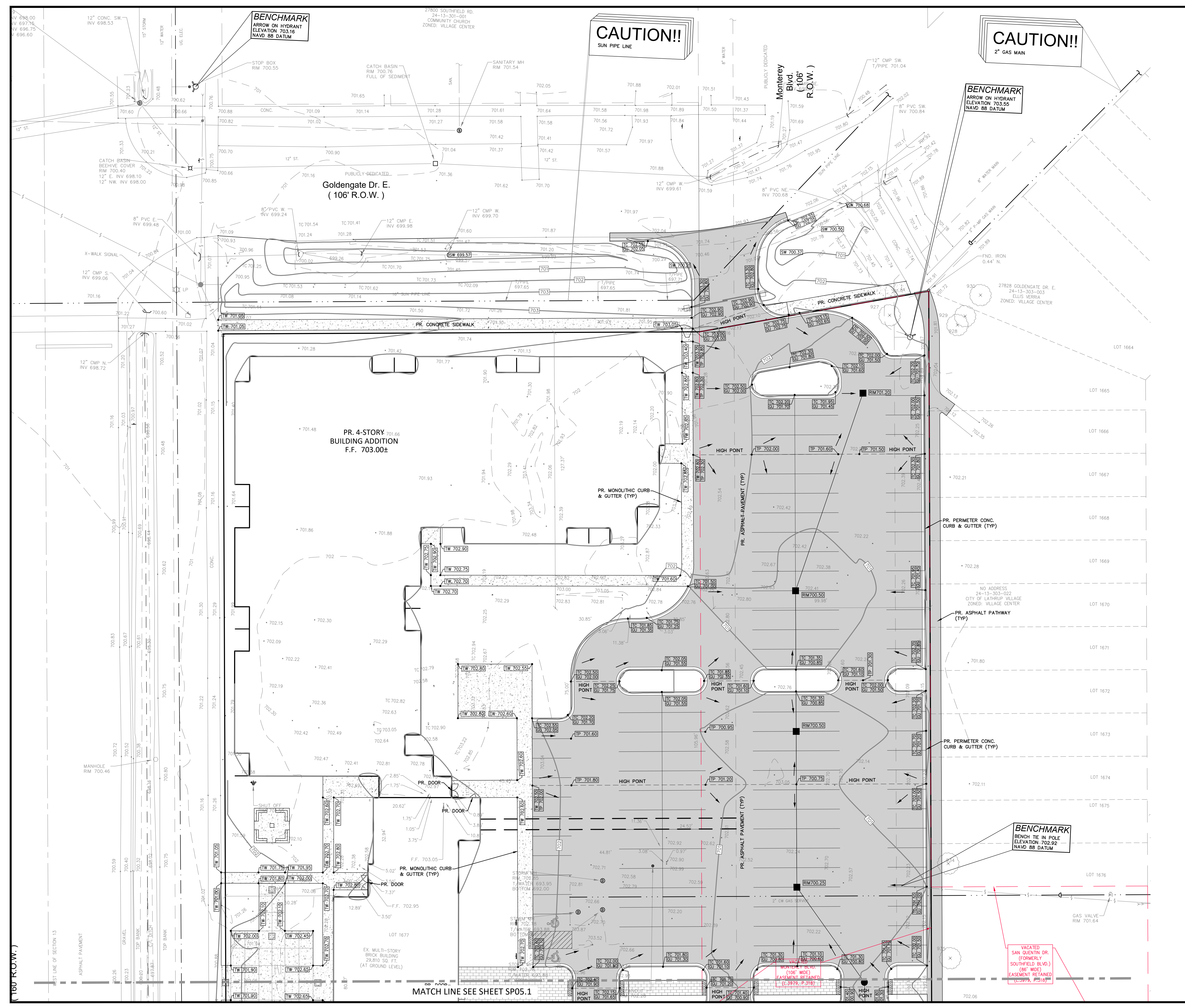
DATE ISSUED/REVISED
10-17-24 ISSUED FOR SITE PLAN REVIEW

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





CAUTION!!
SUN PIPE LINE

CAUTION!!
2" GAS MAIN

BENCHMARK
ARROW ON HYDRANT
ELEVATION 703.16
NAVD 88 DATUM

BENCHMARK
ARROW ON HYDRANT
ELEVATION 703.55
NAVD 88 DATUM

BENCHMARK
BENCH TIE IN POLE
ELEVATION 702.92
NAVD 88 DATUM

VACATED
SAN QUENTIN DR.
(FORMERLY
SOUTHFIELD BLVD.)
8' WIDE
EASEMENT RETAINED
(E-5993, P-516)

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

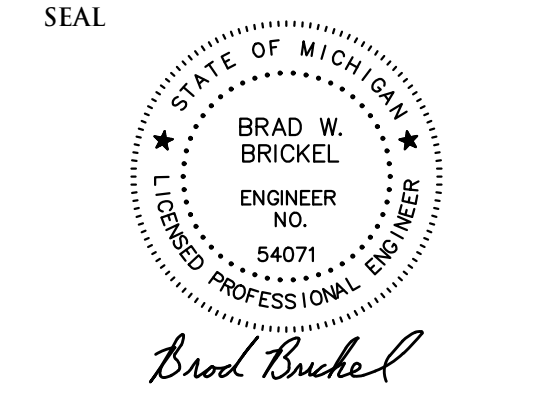
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

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		EXISTING GAS MAIN
	SIGN		PR. SANITARY SEWER
	C.O. MANHOLE		PR. WATER MAIN
	HYDRANT		PR. STORM SEWER
	INLET		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		PR. TOP OF CURB ELEVATION
	PR. TOP OF GUTTER ELEVATION		PR. TOP OF WALK ELEVATION
	PR. TOP OF PMV ELEVATION		FINISH GRADE ELEVATION

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
Paving and Grading 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" = 20'

NFE JOB NO. SHEET NO.
O129 SP05



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

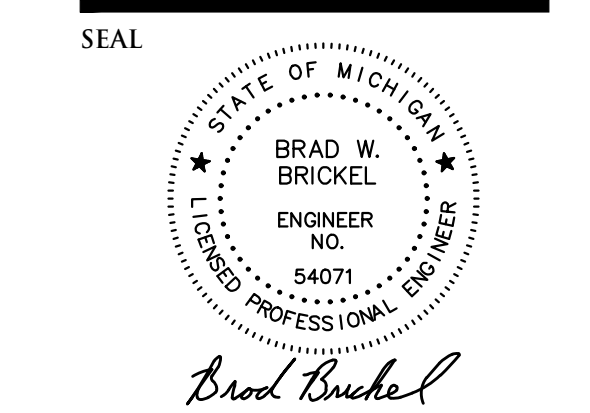
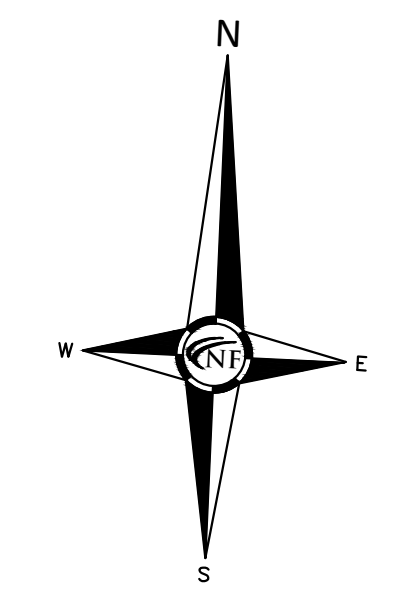
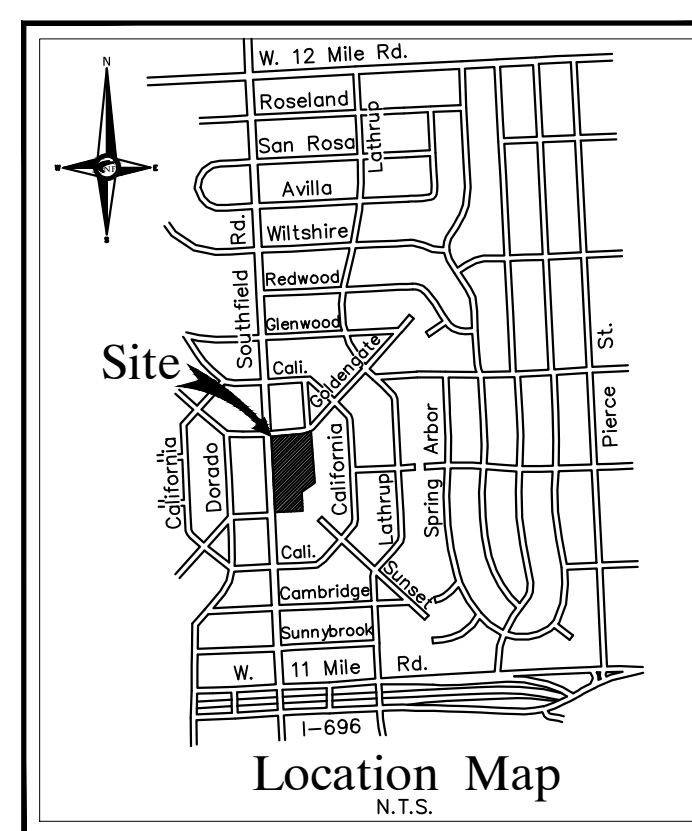
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

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



PROJECT
27700 Southfield Road
Lathrup Village, MI 48076

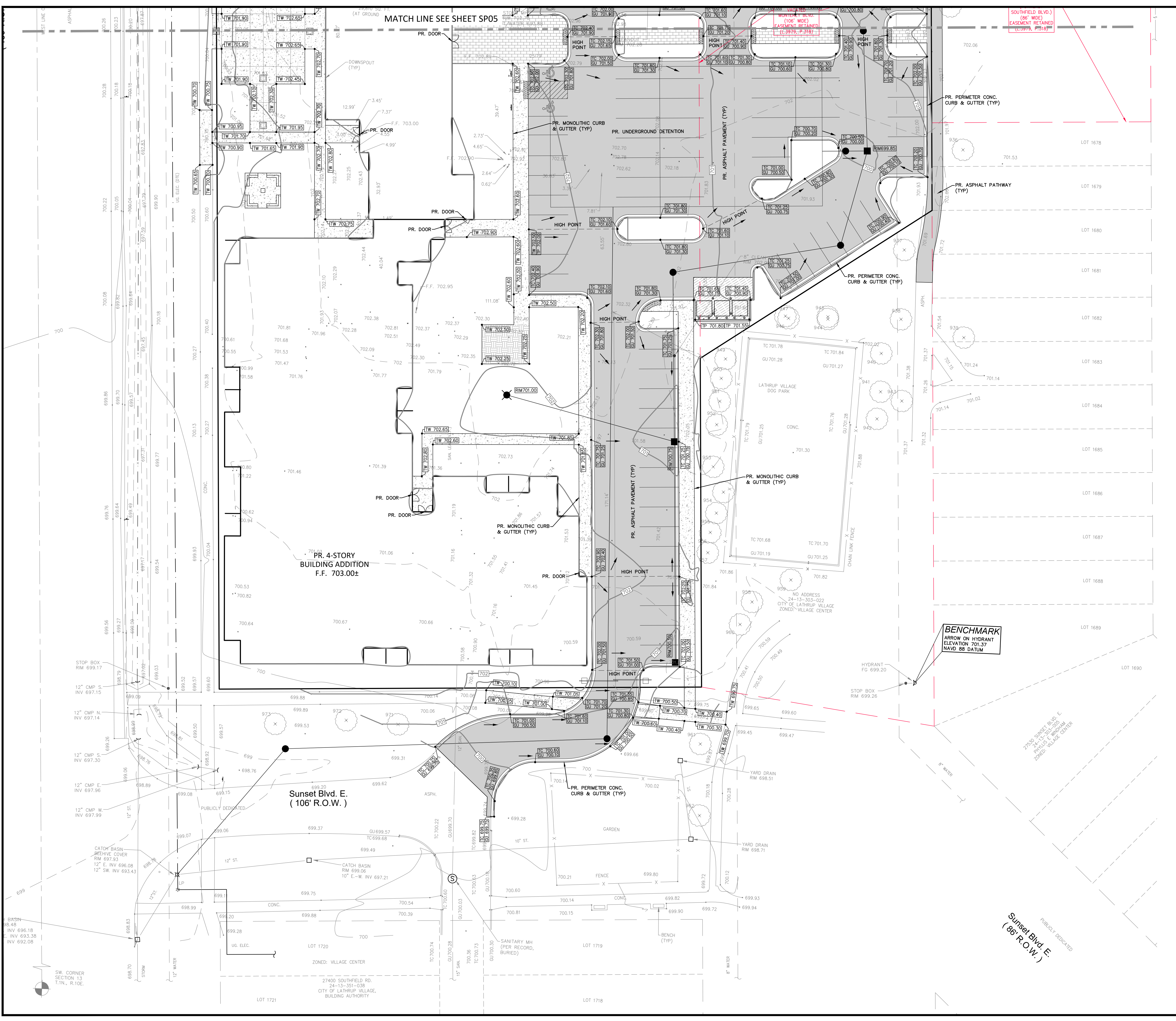
PROJECT LOCATION
Part of the SW 1/4
of Section 13
T.1N., R.10E.,
City of Lathrup Village,
Oakland County, Michigan

SHEET
Paving and Grading Plan



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



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 EGE PERMIT IS REQUIRED FOR WETLAND & FLOOD PLAIN IMPACTS.

PAVING LEGEND table with symbols for proposed concrete and asphalt pavement.

LEGEND table with symbols for manholes, hydrants, catch basins, utility poles, and various utility lines.

USDP-2020 File: \\000-FILES-FILES\0128\0128\Site Plan\0128_Paving.dwg, 10/16/2024, 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.

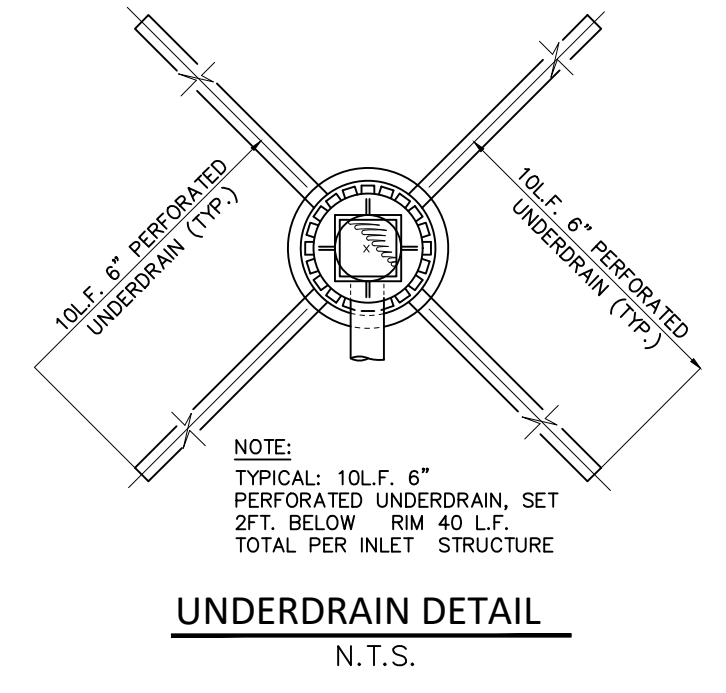
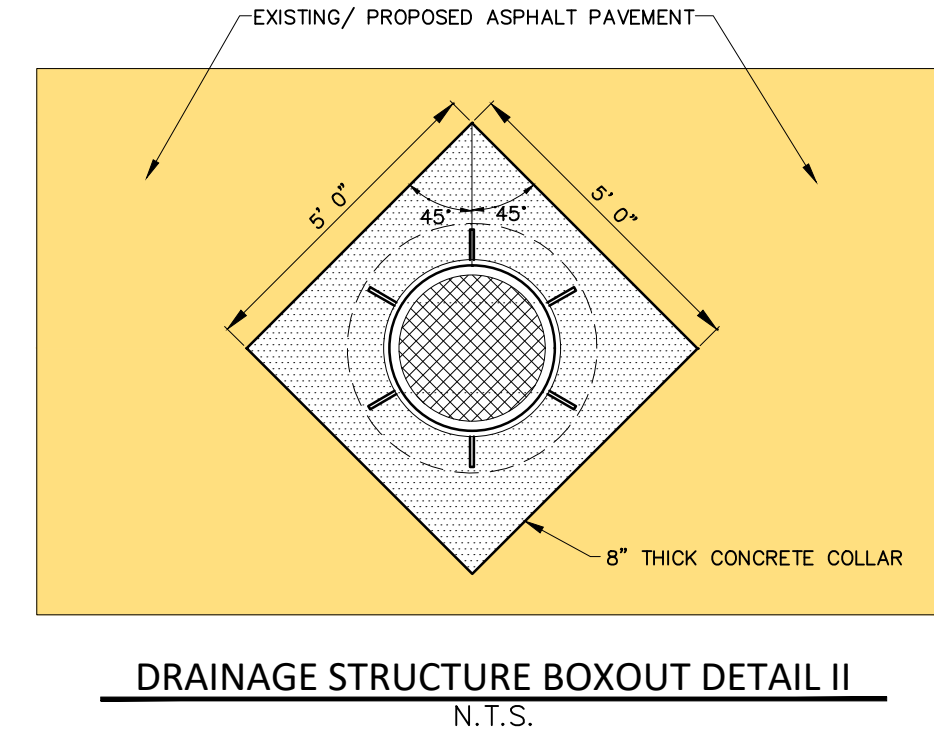
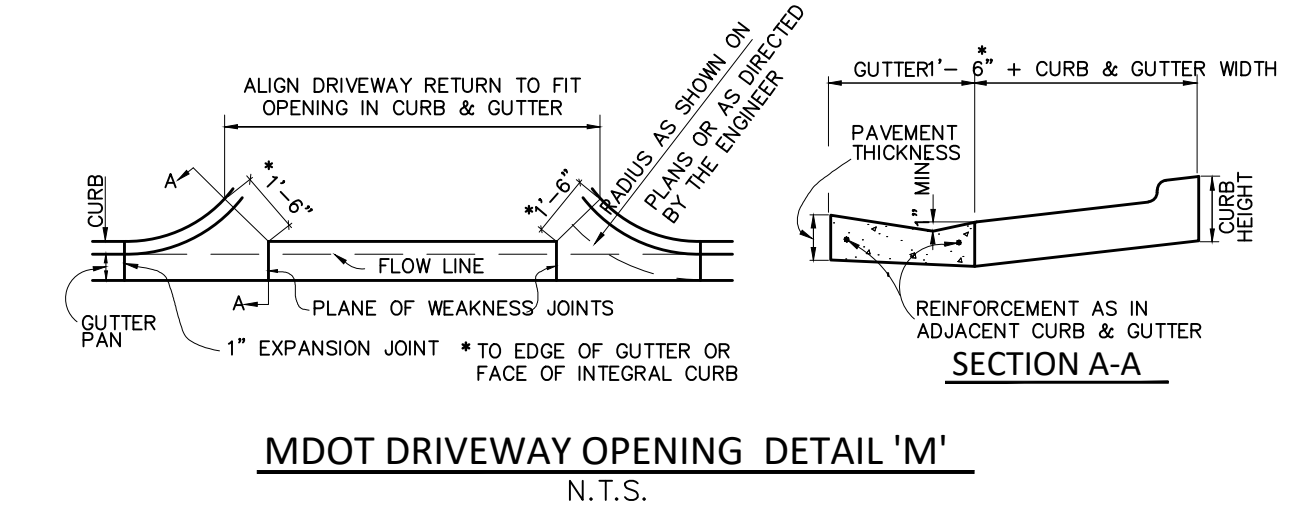
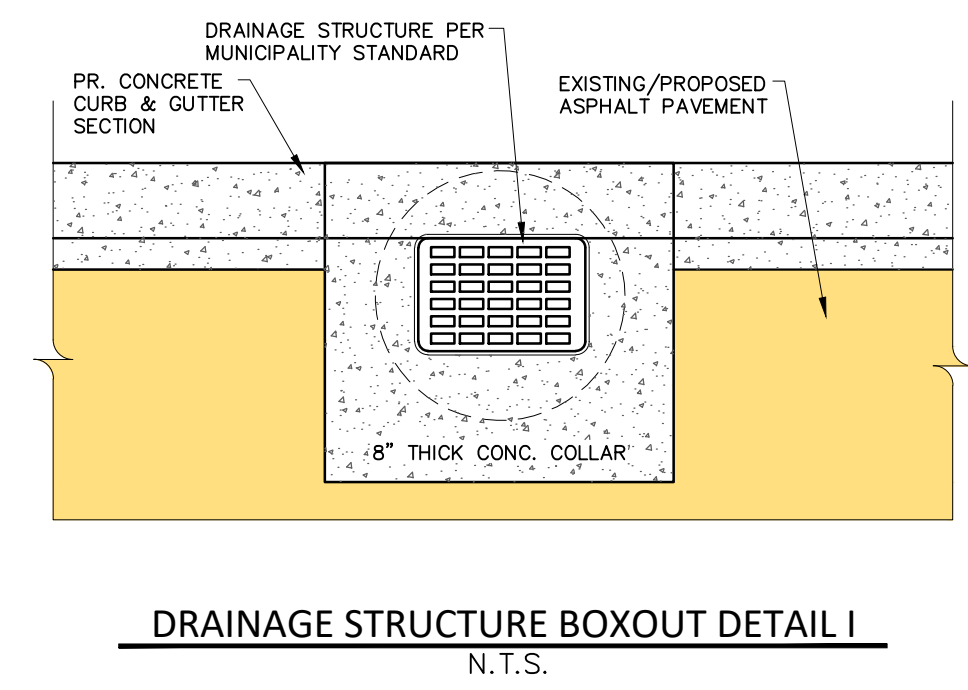
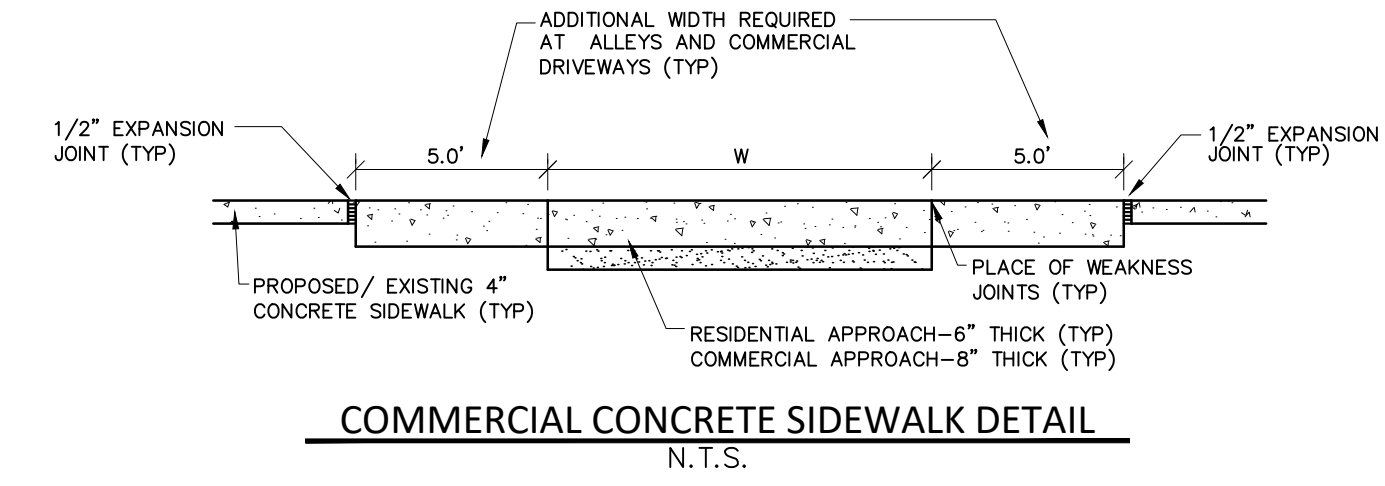
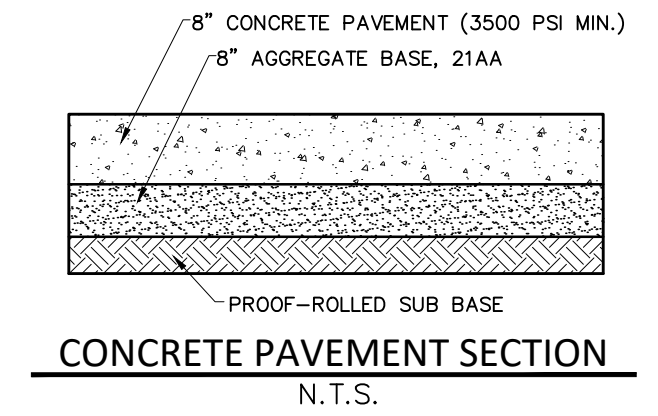
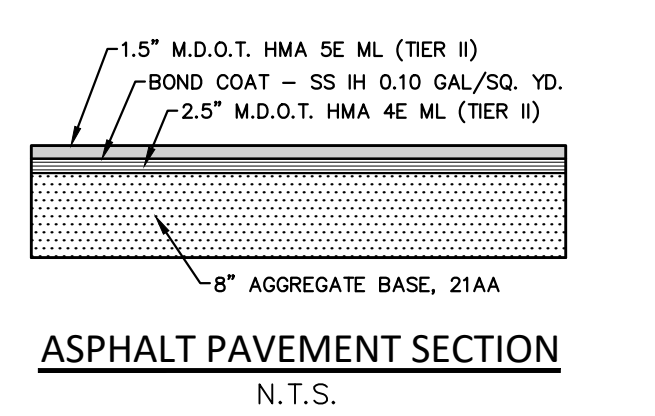
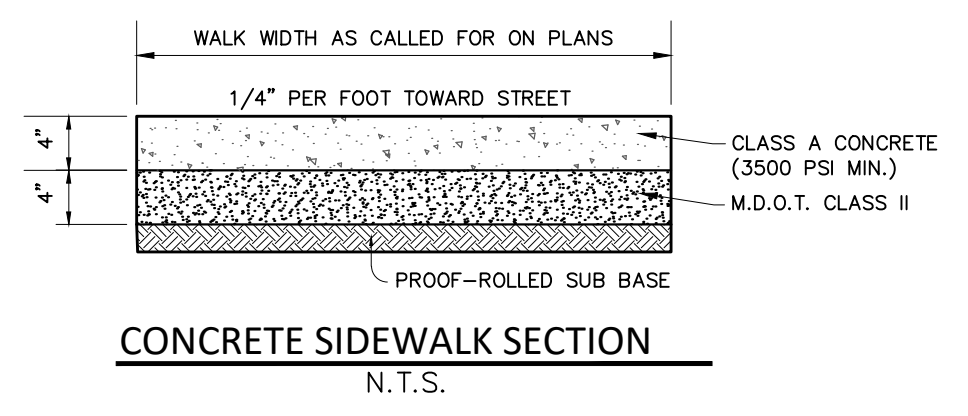
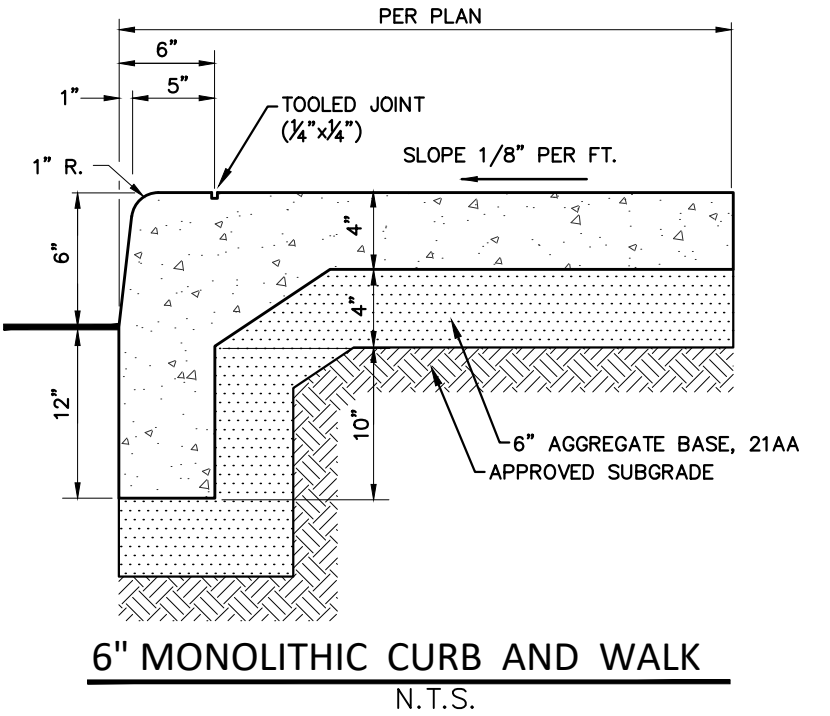
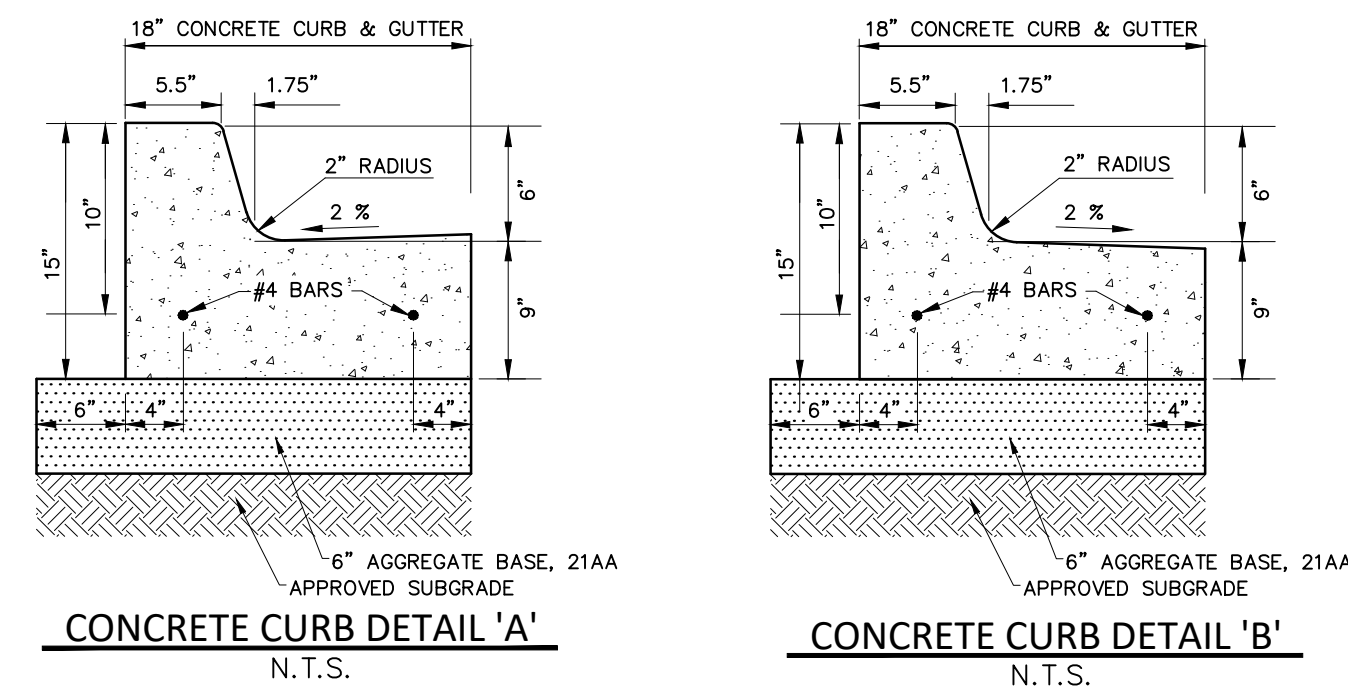
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

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

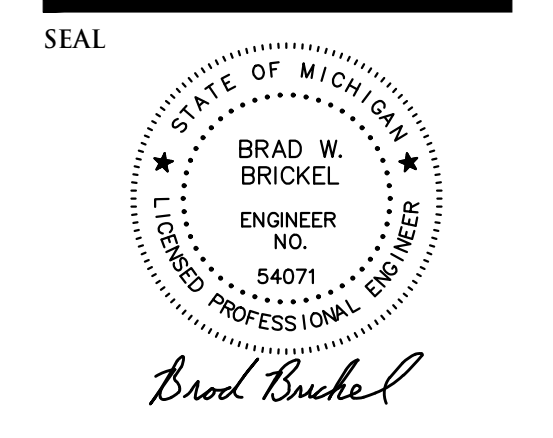
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

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.



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

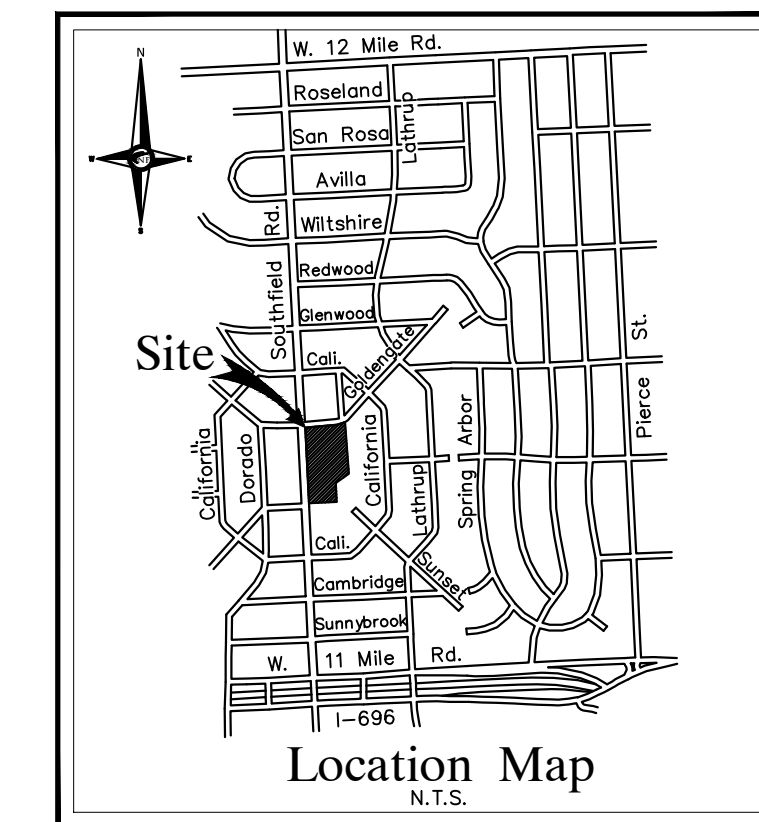
SHEET
Notes and Details



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

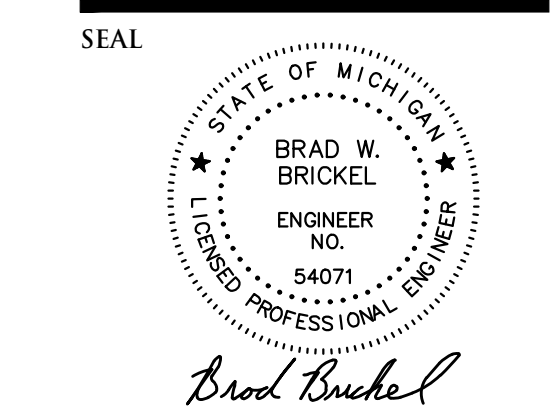
DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
B. Brickel
DATE:
October 17, 2024
SCALE: N.T.S.

NFE JOB NO. SHEET NO.
O129 SP06



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
 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'

NFE JOB NO. SHEET NO.
 O129 SP07

LEGEND

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

REQUIRED DETENTION VOLUME CALCULATIONS
 100 Year Post-Development Detention Volume

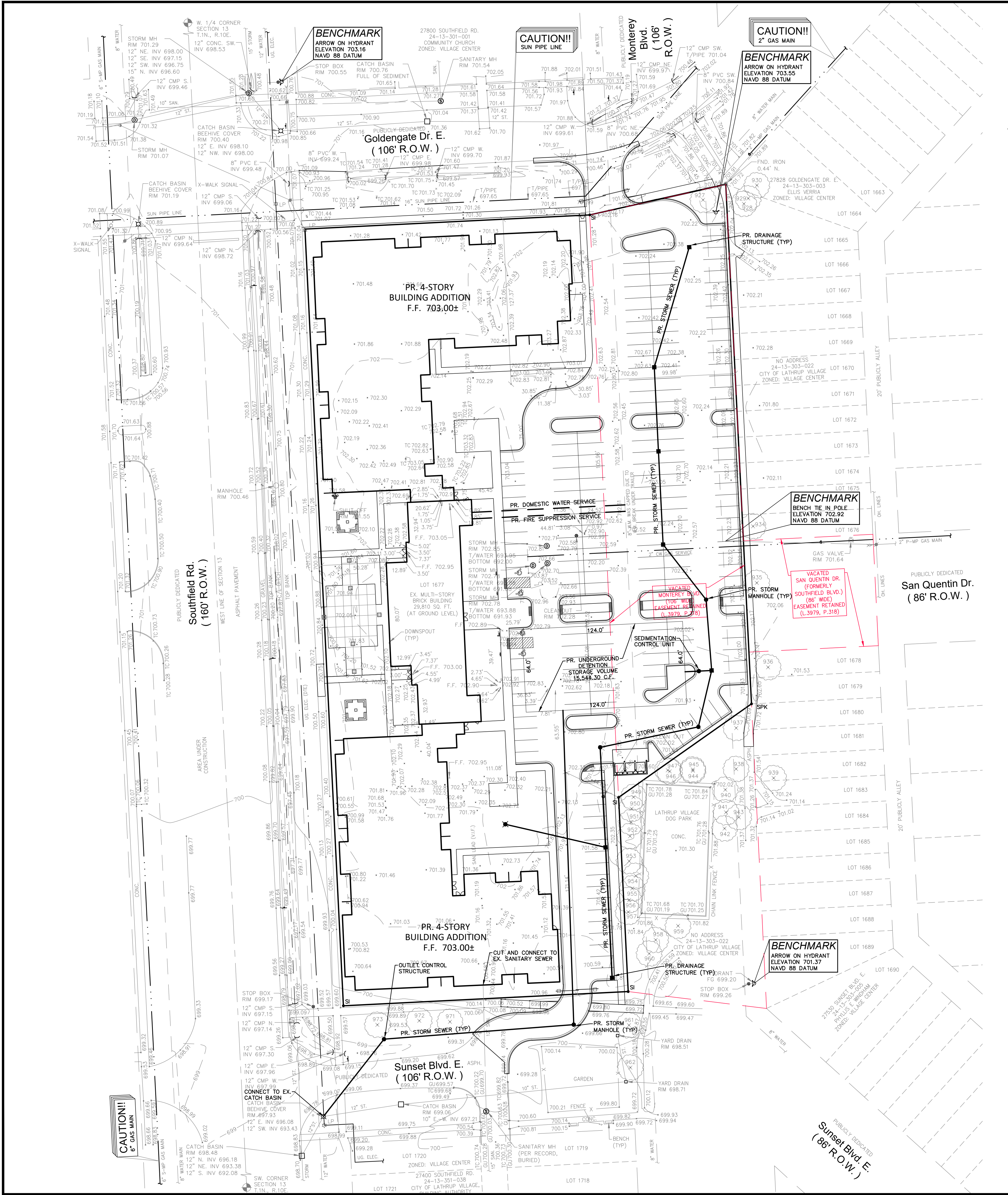
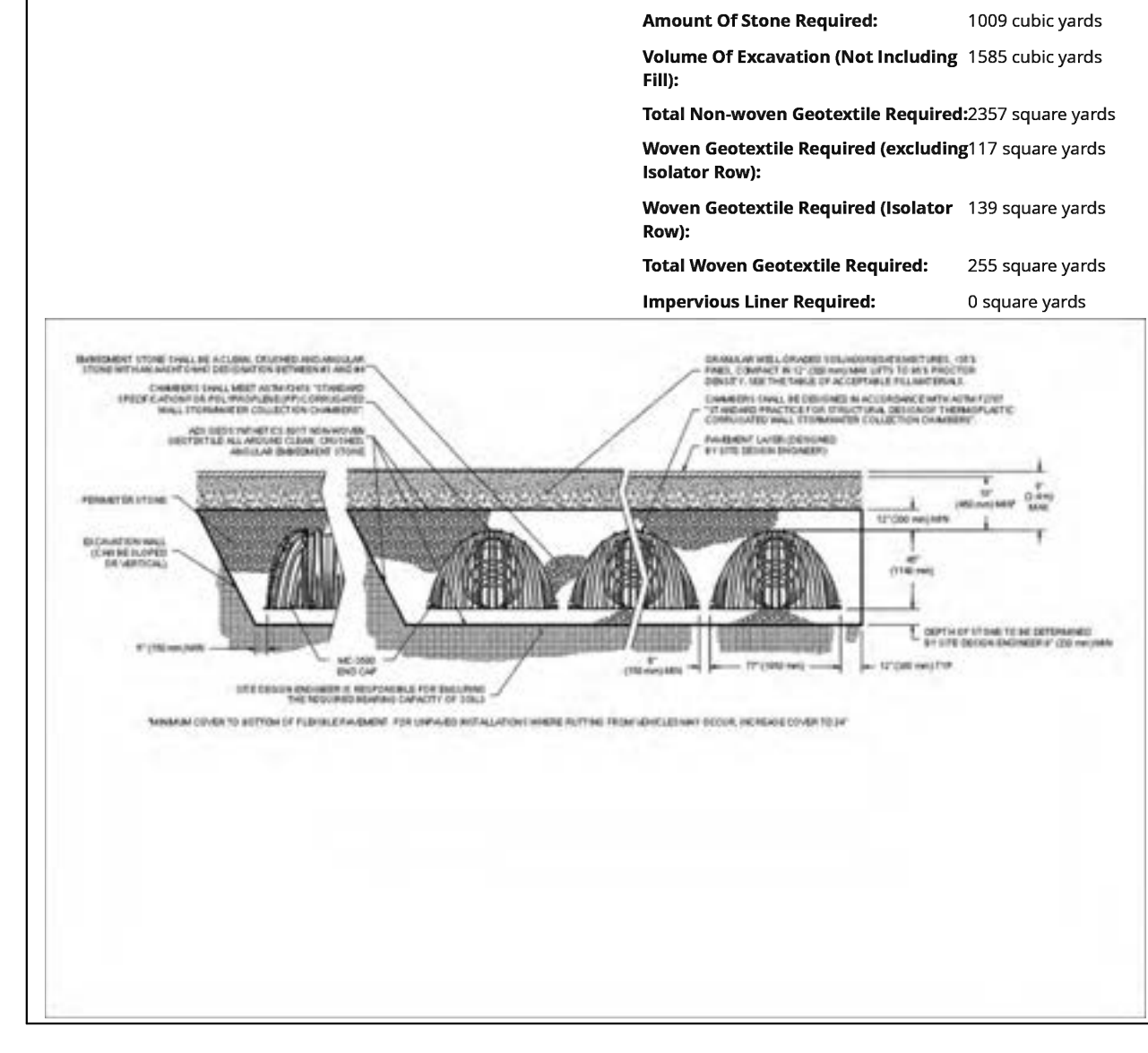
Name of Project:	Name
Location of Project:	Location
NFE Project No.:	9999-00
Contributing Acreage "A":	4.07 ac
Weighted Runoff Coefficient "C":	0.80
Time of Concentration "Tc":	10.00 min
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)	
Vwq = 30.00(C)A	11,819 cft
2. Calculate Required Water Quality Rate (Qwq)	
Qwq = (C)A(30.20)/(Tc+9.17)^0.81	8.99 cfs
3. Calculate Required Channel Protection Volume (Vcp-r) (1.5" Rainfall Event)	
Vcp-r = 4.719(C)A	15,365 cft
4. Calculate Required Extended Detention Volume (Ved) (1.5" Rainfall Event)	
Ved = 689.7(C)A	22,457 cft
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	
Qed = Ved / (48 hr)(3600 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/c
9. Calculate Allowable 100-year Storm Outlet Rate (Q100P)	
Q100P = (Qvr)(A)	N/A cfs/c
10. Calculate Storage Curve Factor (R)	
R = 0.206-(0.15)(I100)/(Q100-in)	0.508
11. Calculate Required 100-year Storm Volume (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)	0 cft
TOTAL DETENTION VOLUME REQUIRED:	31,371 cft

PROVIDED DETENTION VOLUME CALCULATIONS
 Circular Underground Detention System

PIPE STORAGE VOLUME	
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

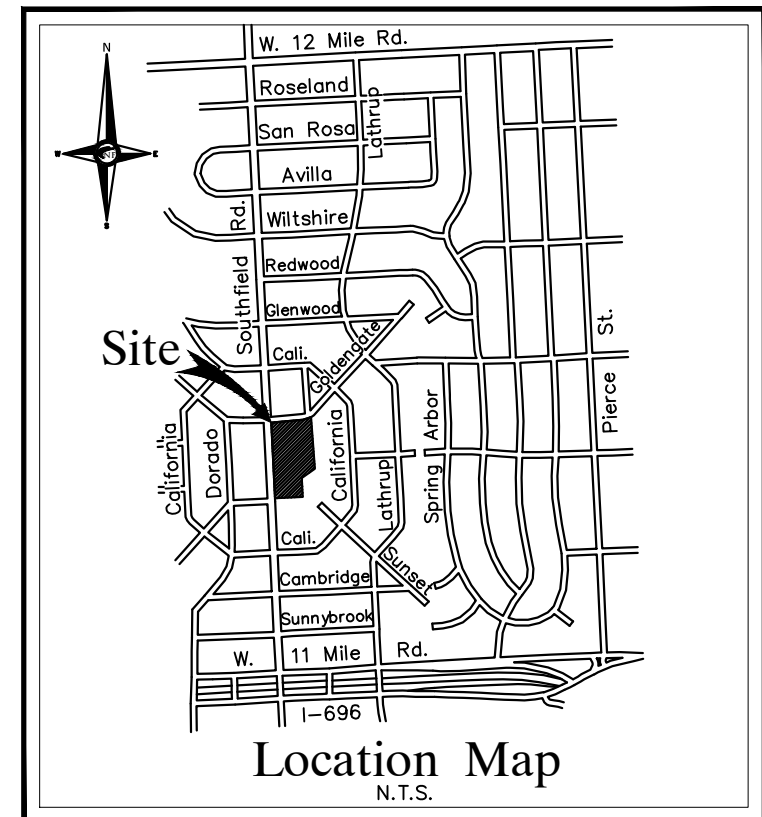
User Inputs	Results
Chamber Model:	MC-3500
Outlet Control Structure:	Yes
Project Name:	System Volume and Bed Size
Engineer:	N/A
Project Location:	
Measurement Type:	Imperial
Required Storage Volume:	15500 cubic ft.
Stone Porosity:	0%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(70 ft. x 130 ft.)
Installed Storage Volume:	15544.30 cubic ft.
Storage Volume Per Chamber:	109.90 cubic 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):	
Total Non-woven Geotextile Required:	2357 square yards
Woven Geotextile Required (excluding 117 square yards Isolator Row):	
Woven Geotextile Required (Isolator Row):	139 square yards
Total Woven Geotextile Required:	255 square yards
Impervious Liner Required:	0 square yards



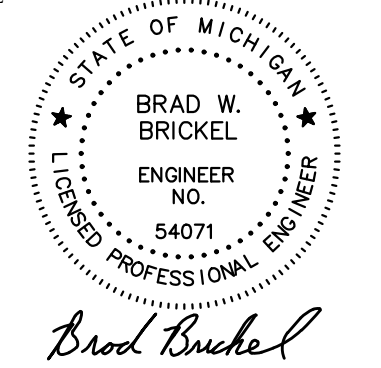


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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
Soil Erosion Plan



Know what's below
Call before you dig.

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. O129 SHEET NO. 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

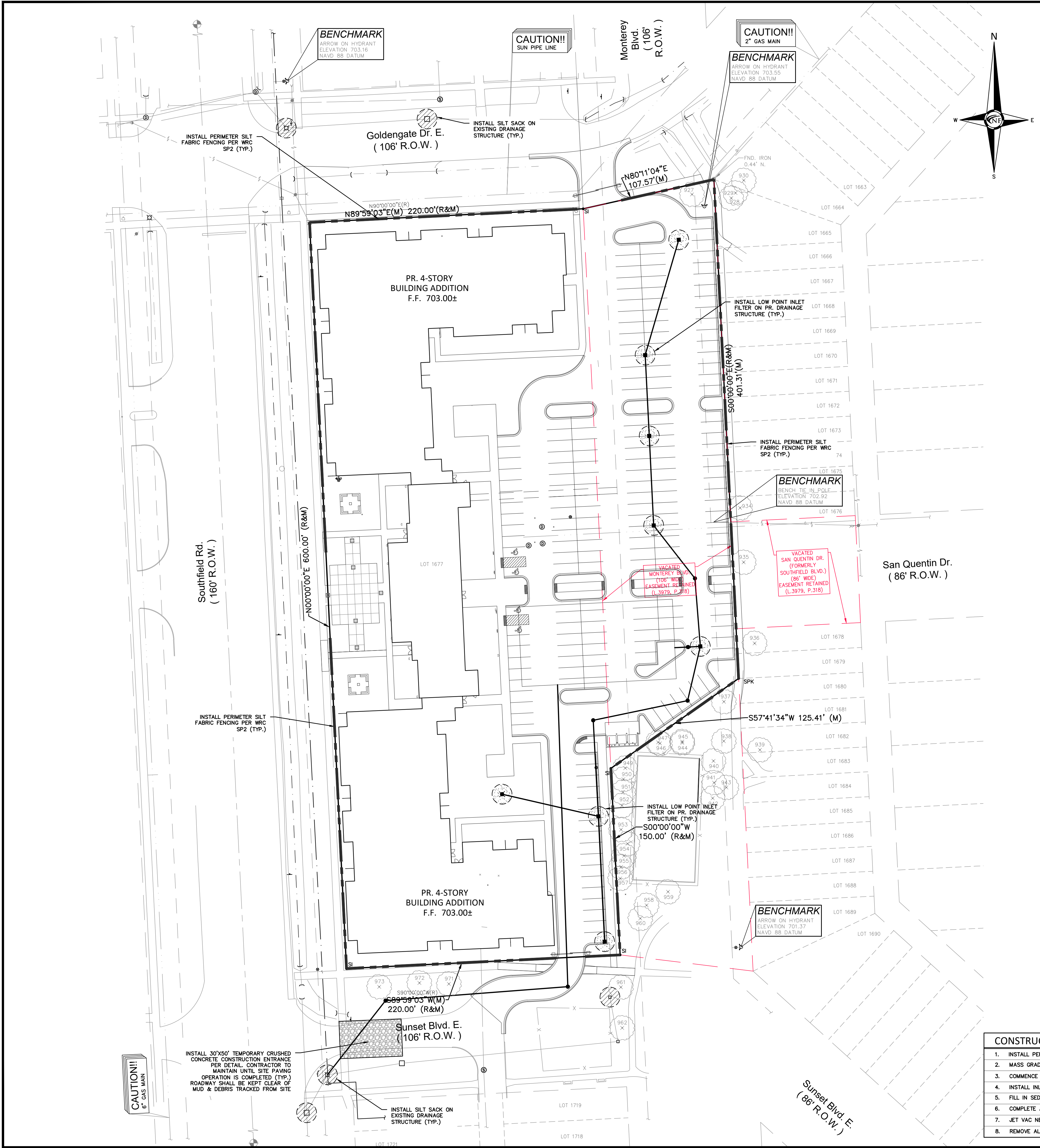
- CUTTING, FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.
DEVELOPMENT SHALL BE STAGED TO 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 FIFTEEN (15) 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.

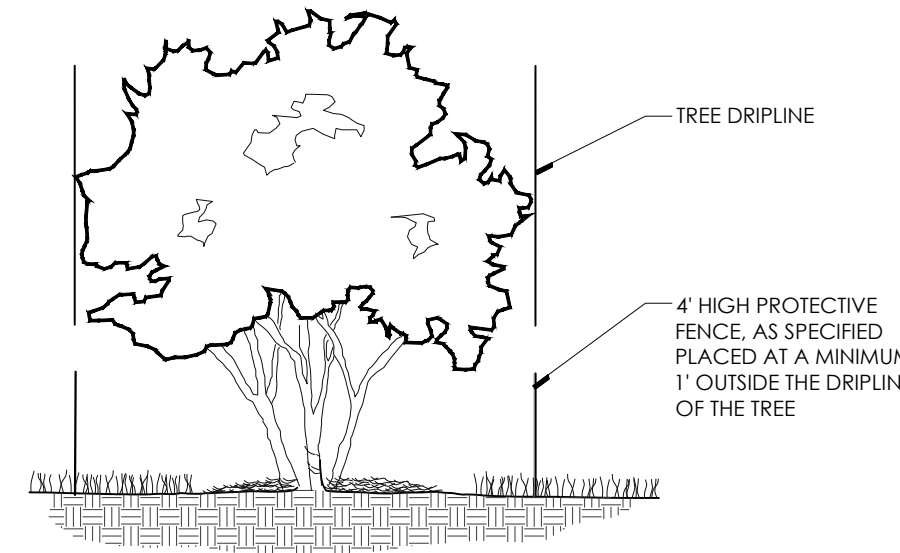
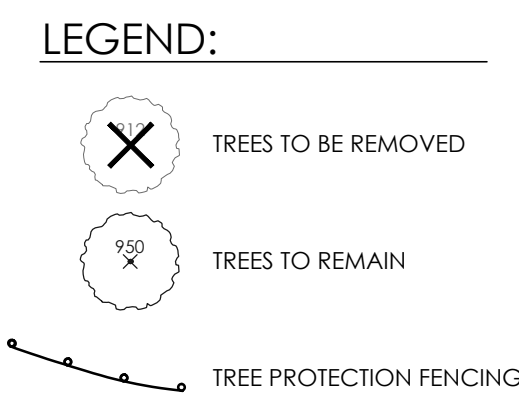
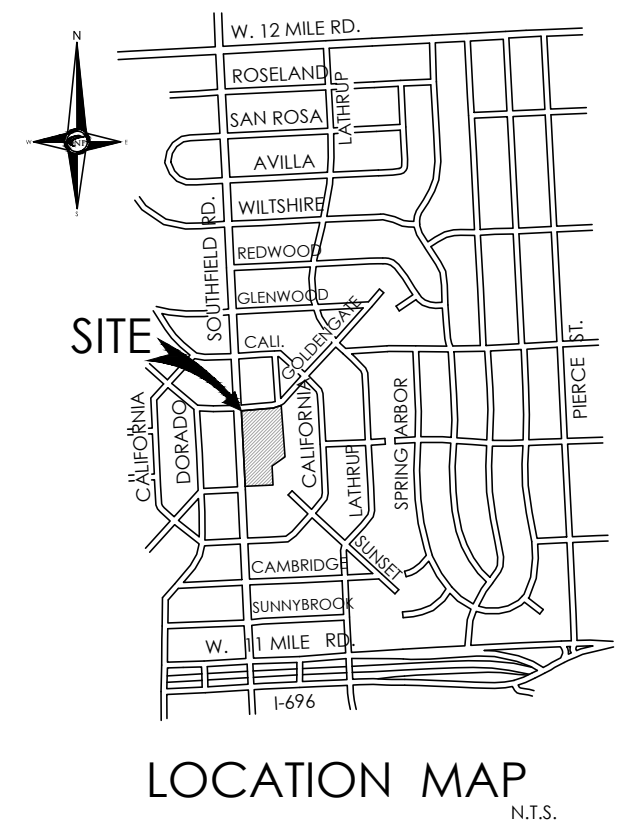
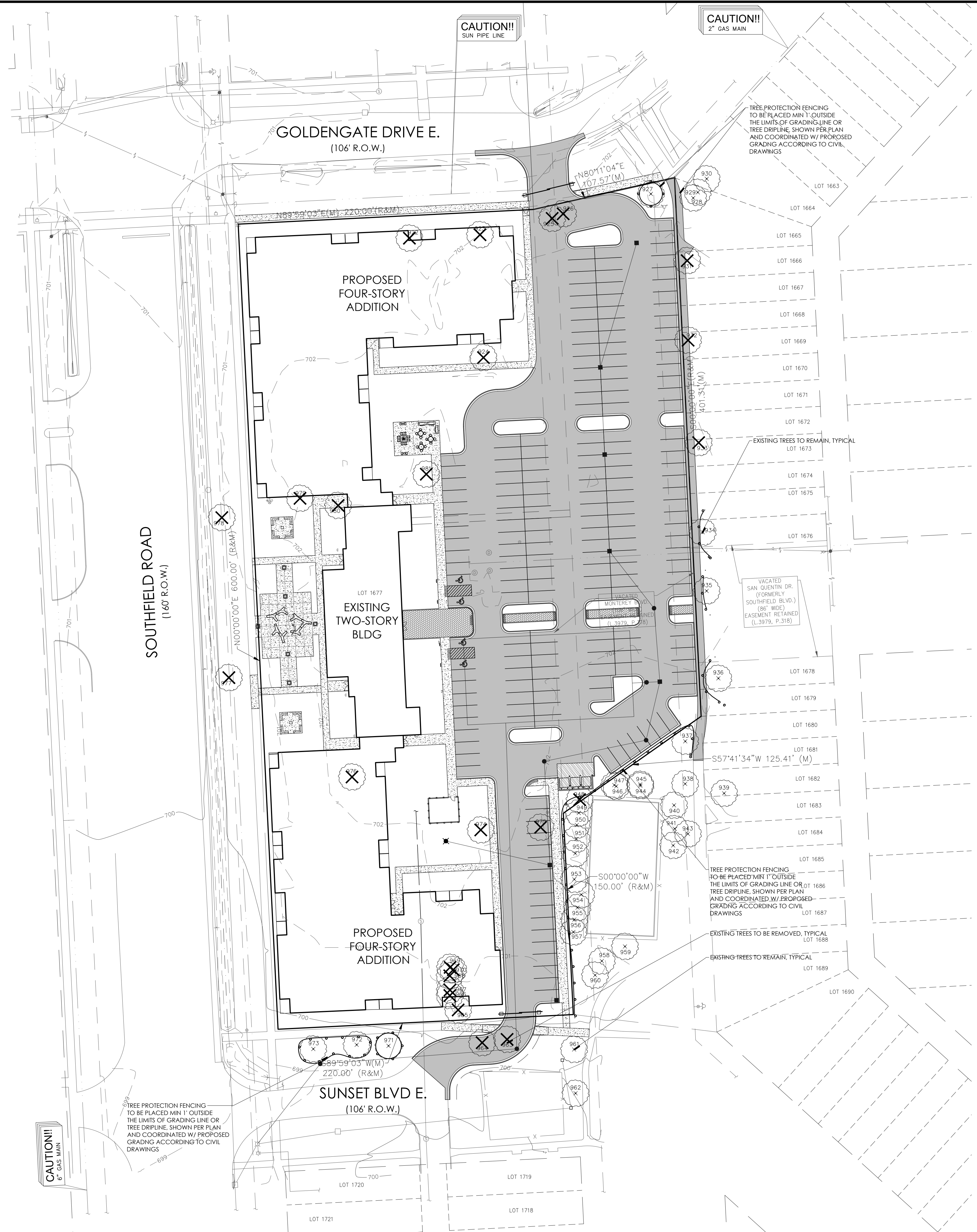
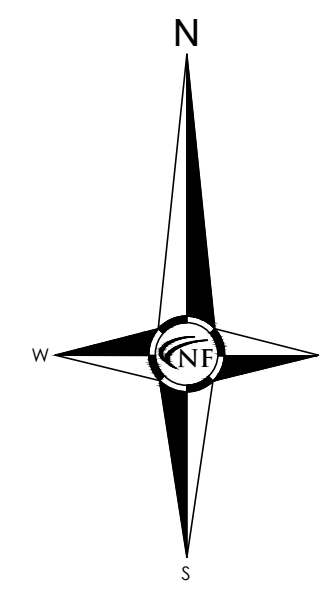
CONSTRUCTION SEQUENCE / TIMING SCHEDULE

Table with 3 columns: Item Number, Description, Date

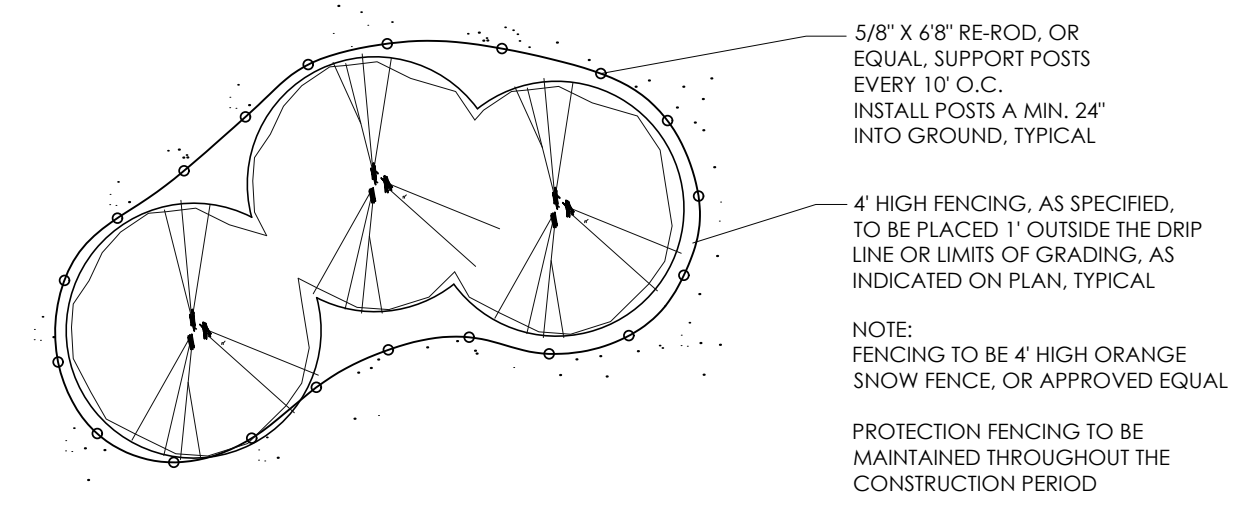
LEGEND

- INDICATES LIMITS OF SILT FABRIC FENCE
INDICATES LIMITS OF DRAINAGE DISTRICT AREA
INDICATES LIMITS OF SOIL DISRUPTION
INDICATES LOW POINT INLET FILTER OR PROPOSED DRAINAGE STRUCTURE
INDICATES SILT SACK OR EQUAL ON EXISTING DRAINAGE STRUCTURE
INDICATES DRAINAGE DISTRICT AREA





TREE PROTECTION DETAIL-SECTION NTS



TREE PROTECTION DETAIL-PLAN NTS

GENERAL TREE PROTECTION NOTES

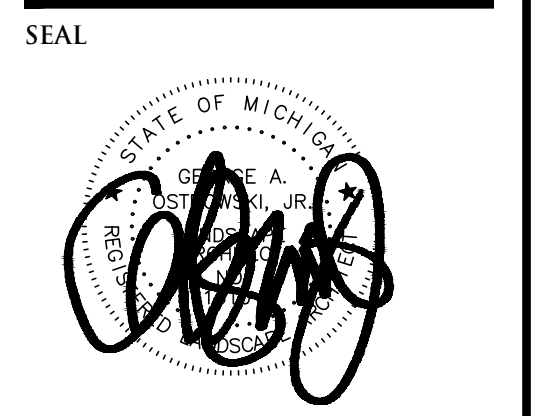
- APPROVED TREE PROTECTION SHALL BE ERRECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIPLINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIPLINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
- 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.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIPLINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIPLINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- 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-JET.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- 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%)



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



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

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

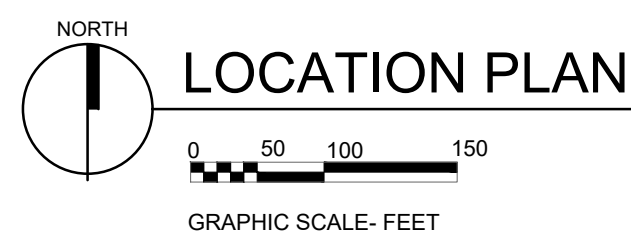
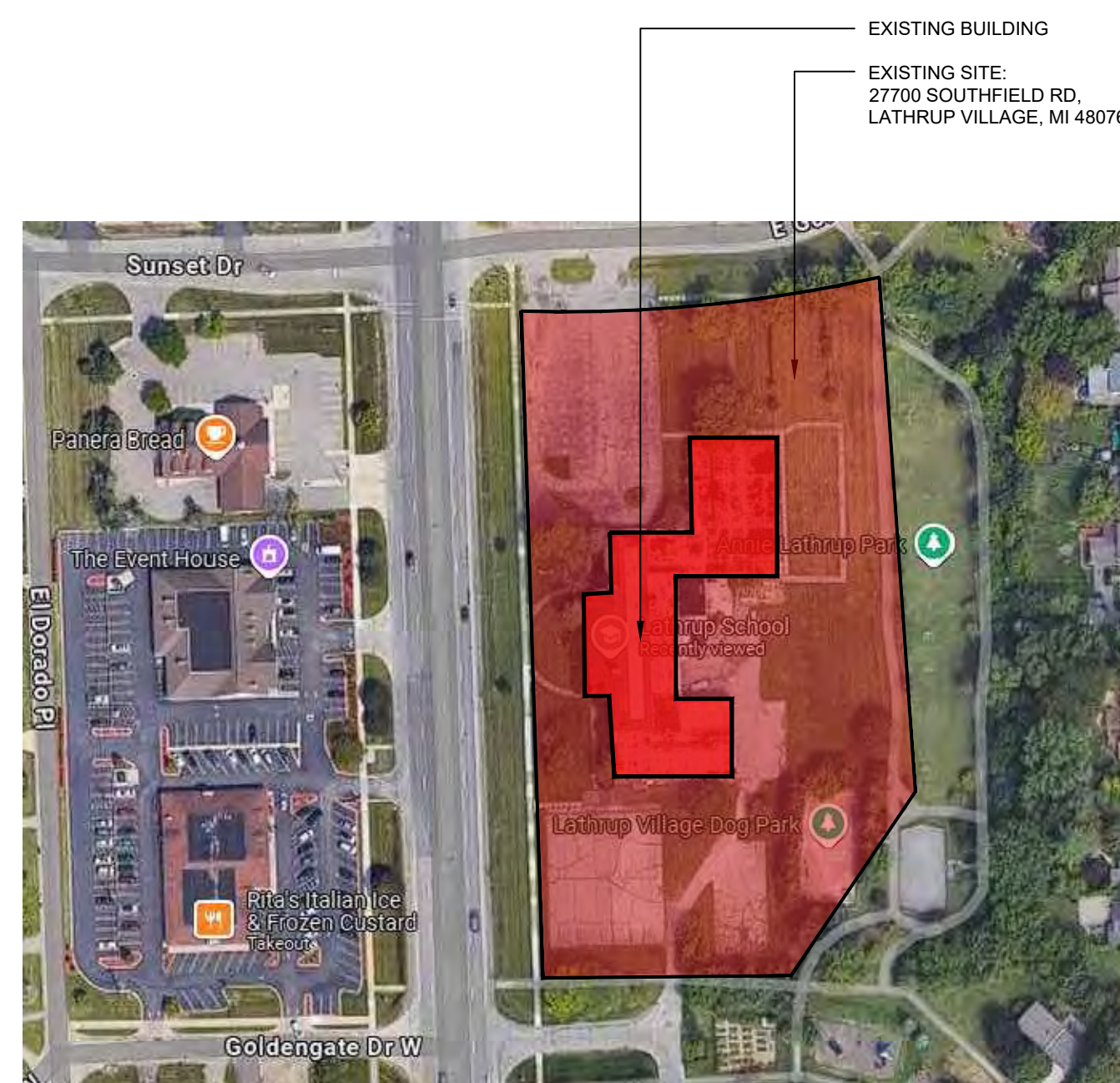
PROJECT ADDRESS

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

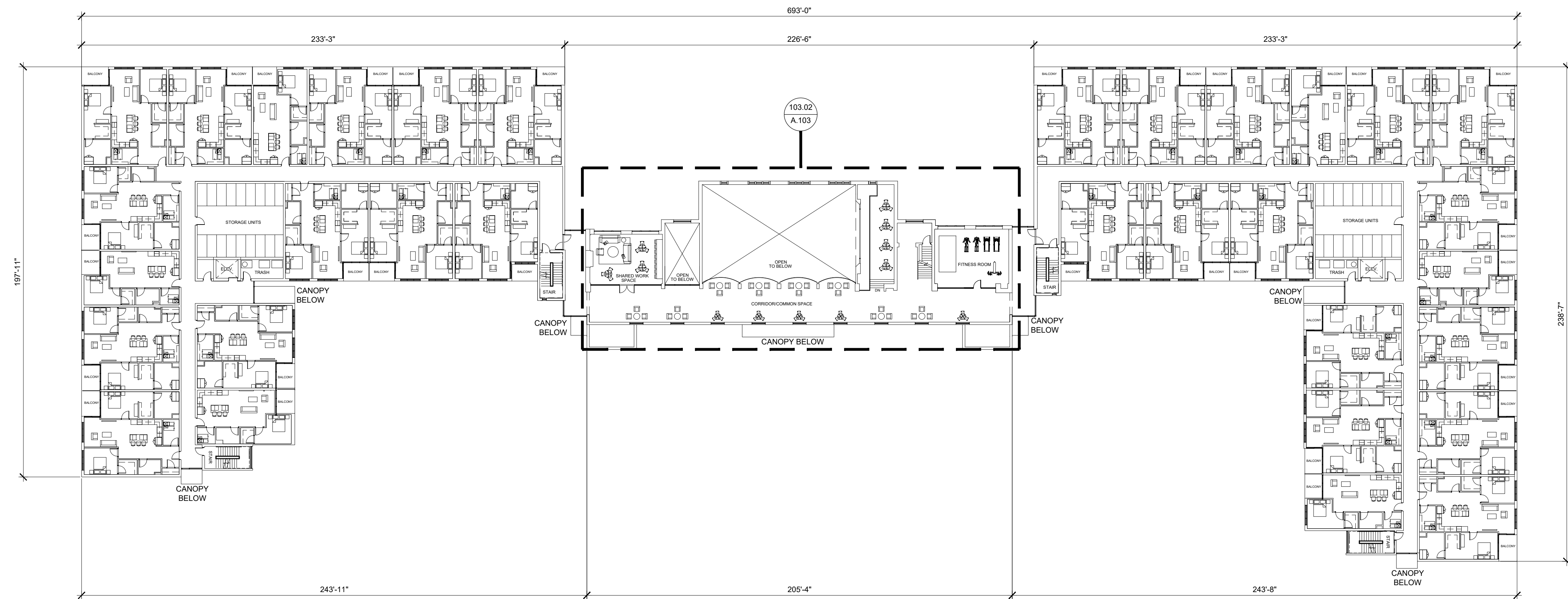


Issued for
SITE PLAN REVIEW 10.18.24

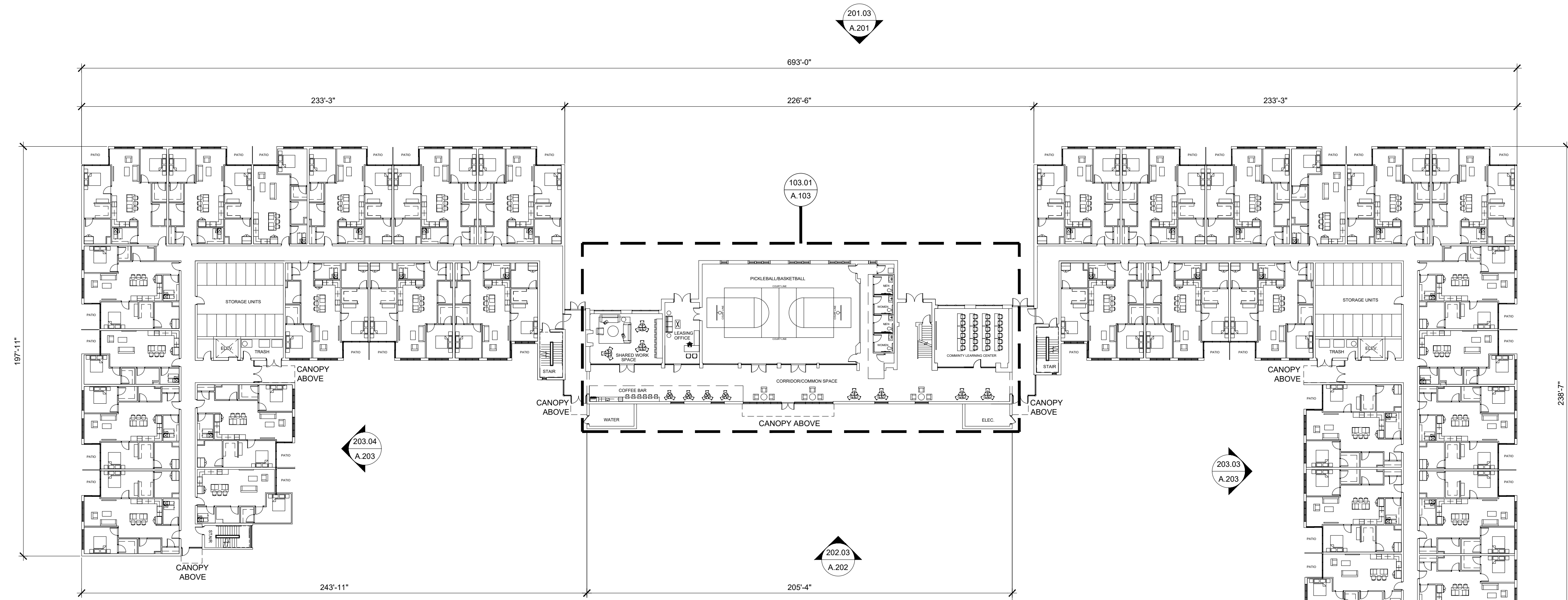


Project no.
2118-24

Sheet no.
T.101



SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"



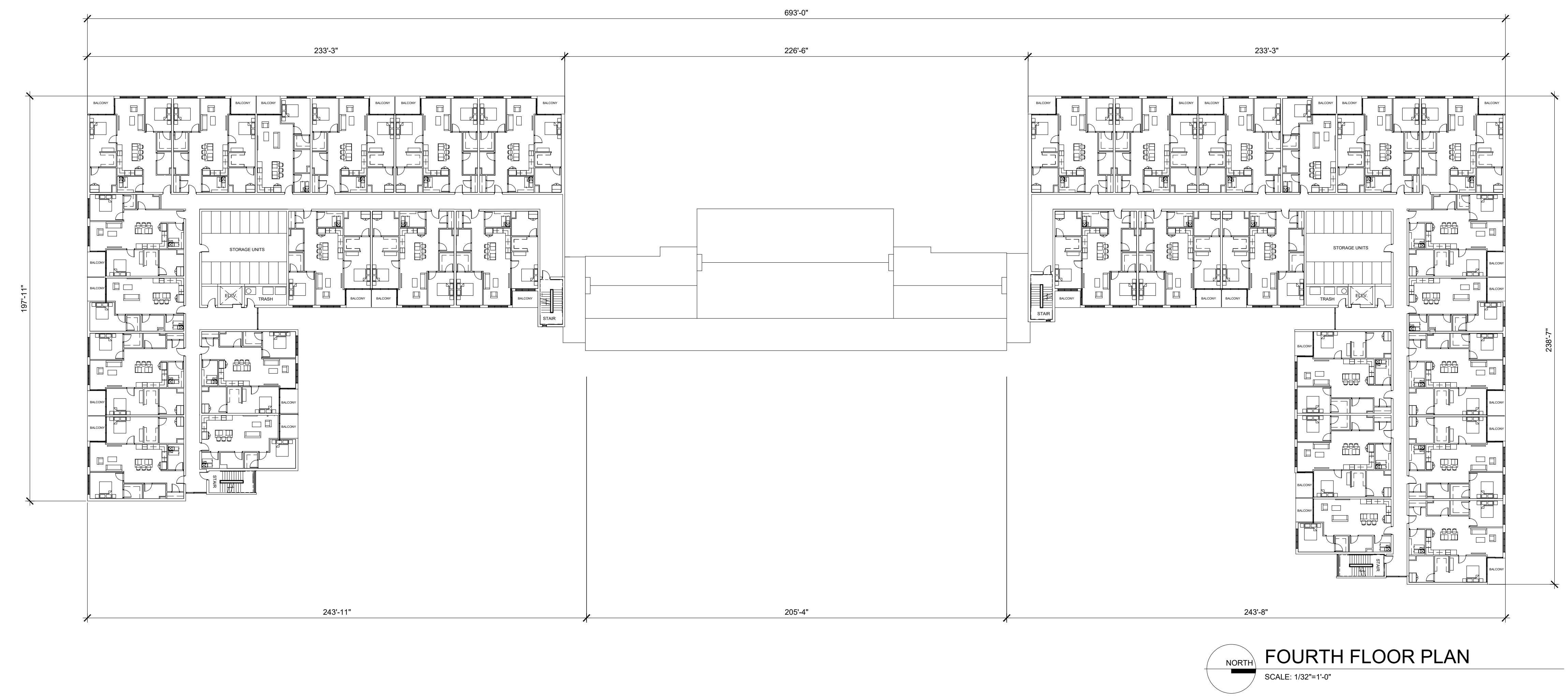
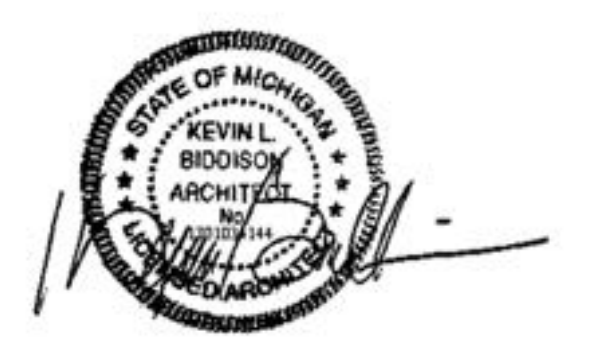
FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"

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

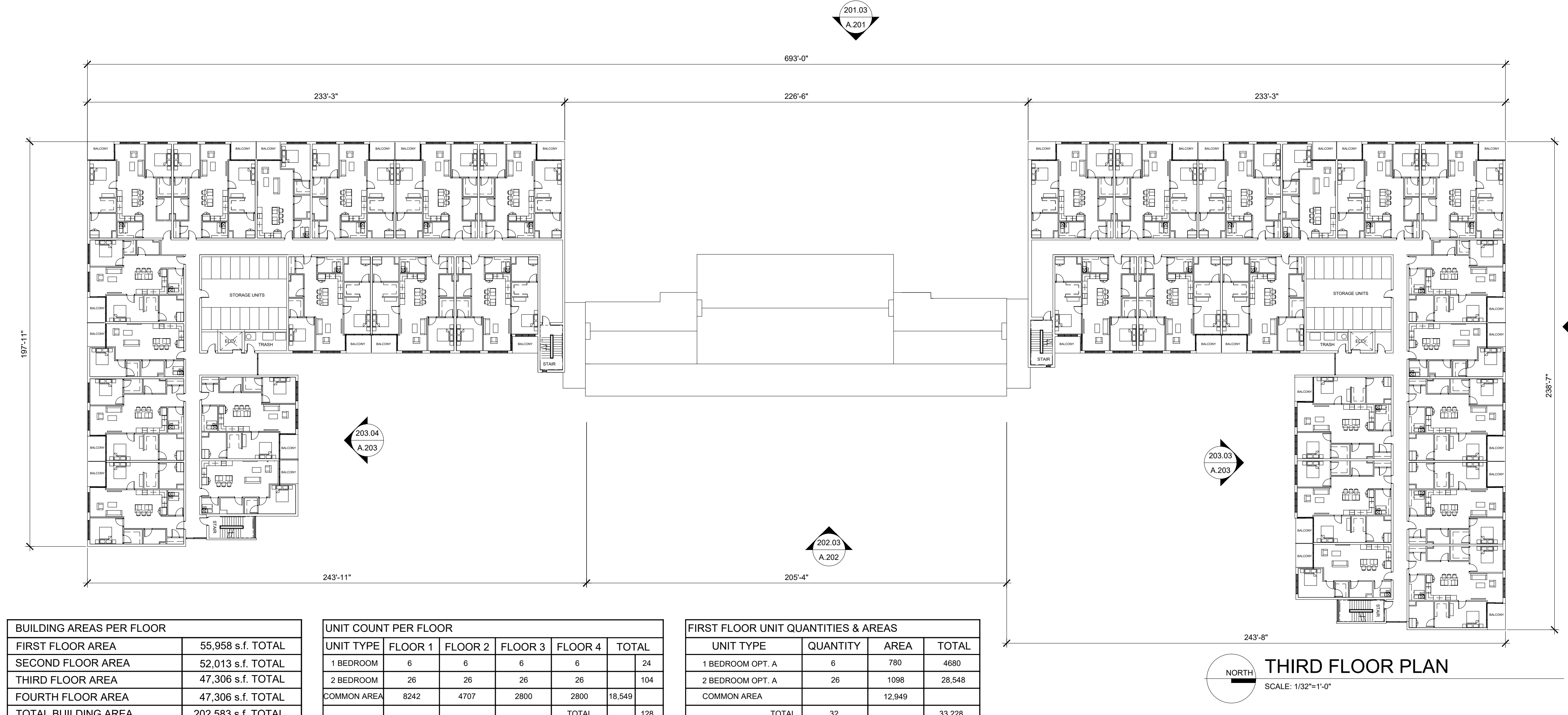
UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	26	104
COMMON AREA	8242	4707	2800	2800	18,549
				TOTAL	128

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



FOURTH FLOOR PLAN
SCALE: 1/32"=1'-0"



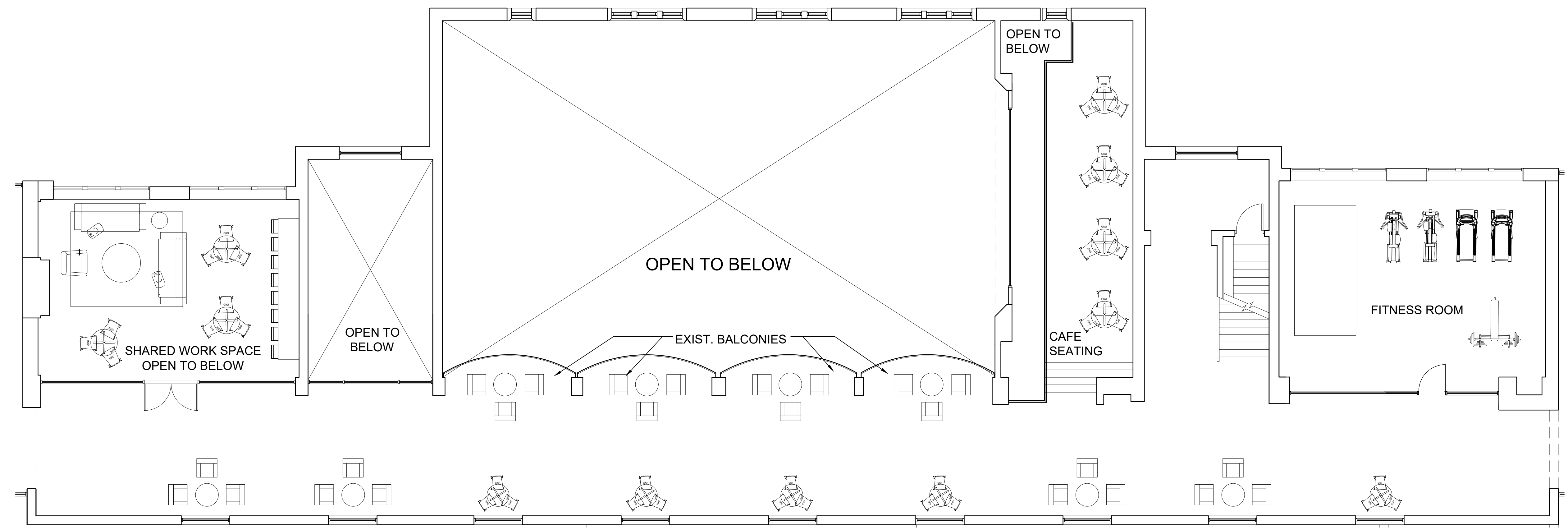
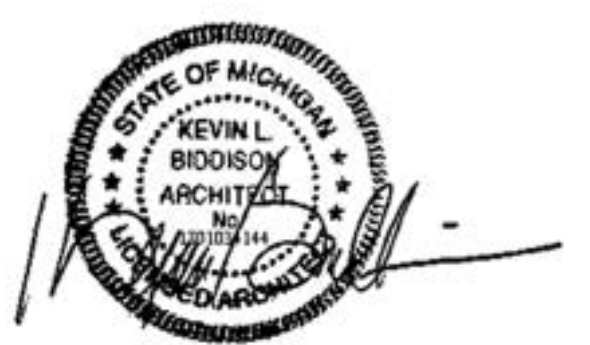
THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"

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

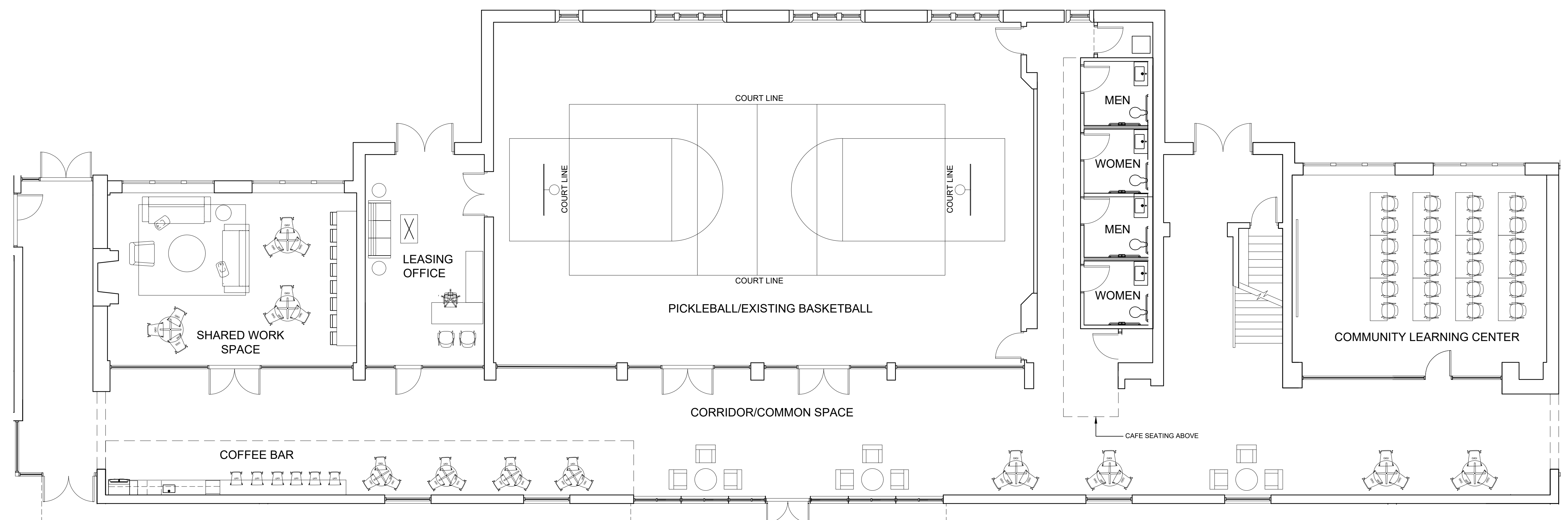
UNIT COUNT PER FLOOR					
UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL
1 BEDROOM	6	6	6	6	24
2 BEDROOM	26	26	26	26	104
COMMON AREA	8242	4707	2800	2800	18,549
				TOTAL	128

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

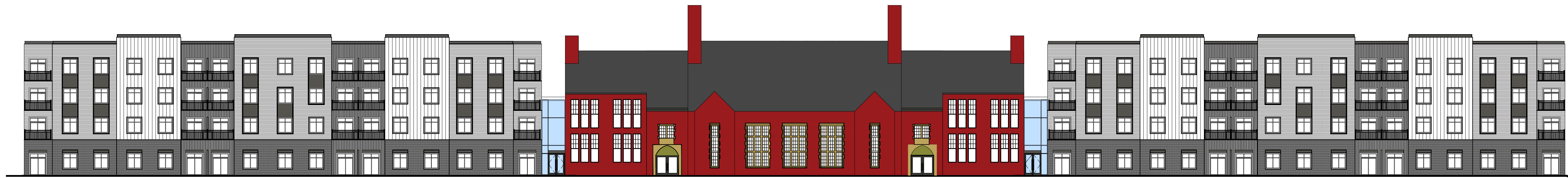
FIRST FLOOR/SITE PLAN
PARKING ON SITE: 193 SPACES
TOTAL PARKING TO MEET CITY REQMTS.: 1.5 PER UNIT= 192 SPACES



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



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



201.03 WEST ELEVATION
A.201 NOT TO SCALE



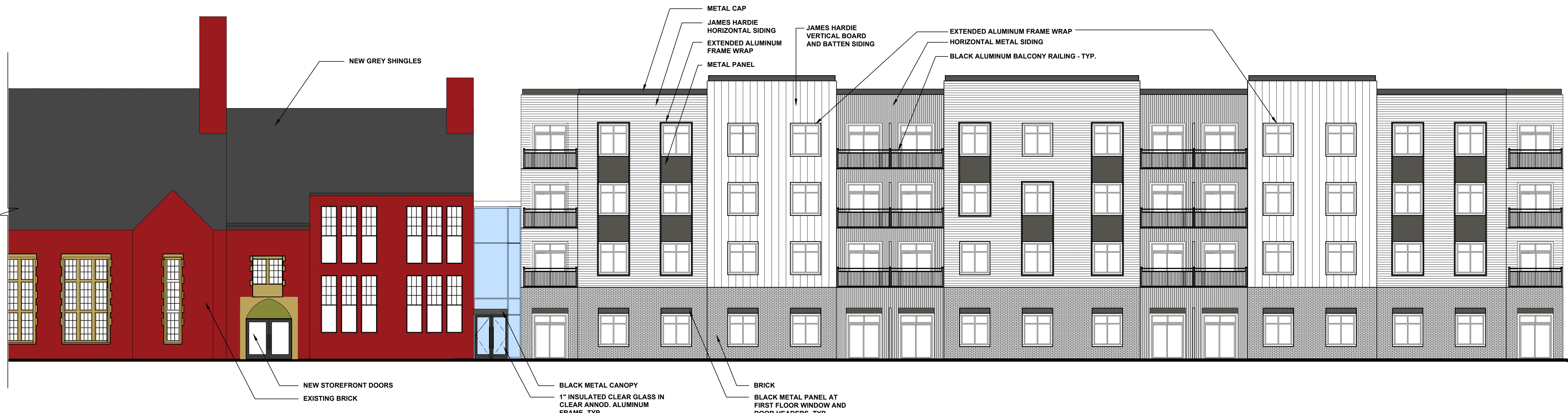
- T.O. PARAPET @ 50'-4"
- B.O. ROOF @ 46'-4"
- FOURTH FLOOR @ 35'-4"
- THIRD FLOOR @ 24'-4"
- SECOND FLOOR @ 13'-4"
- GRADE @ 0'-0"

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"

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"

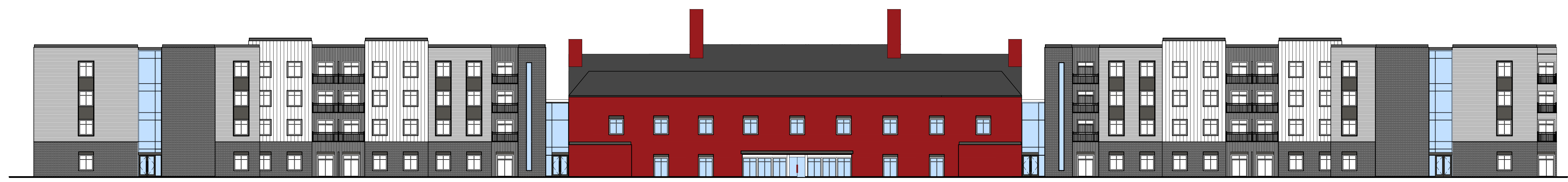
EXTERIOR ELEVATIONS



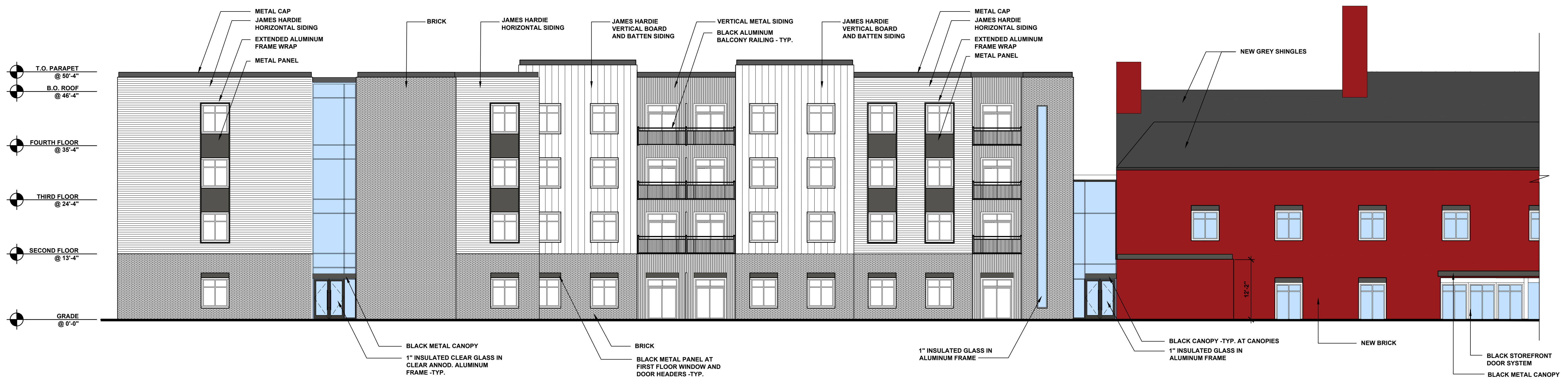
2118-24

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

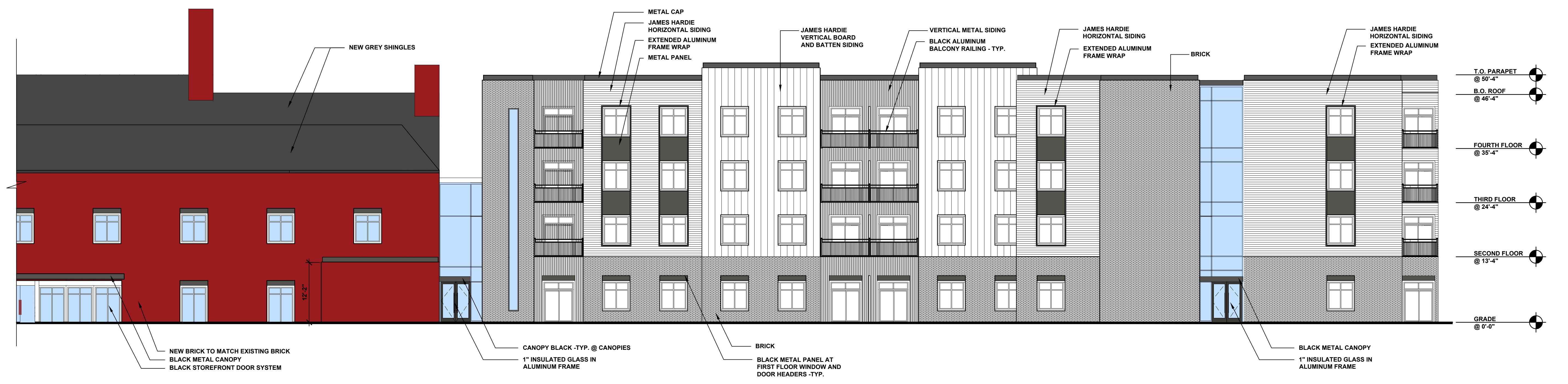
A.201



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

