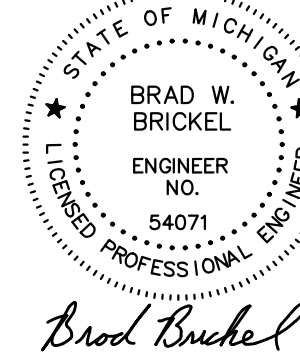


SEAL



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

Site Plan



DATE ISSUED/REVISED

10-17-24 ISSUED FOR SITE PLAN REVIEW
01-10-25 REVISED PER CITY REVIEW
03-21-25 REVISED PER CITY/CLIENT

DRAWN BY:

J. Lawrey

DESIGNED BY:

A. Eizember

APPROVED BY:

B. Brickel

DATE:

October 17, 2024

SCALE: 1" = 40'

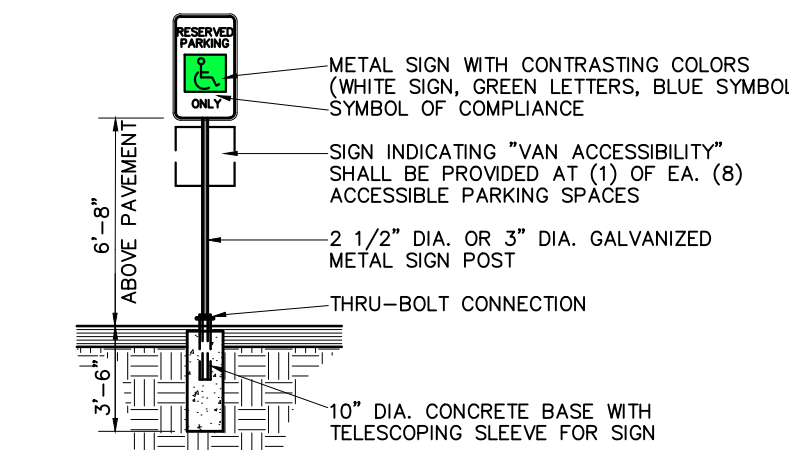
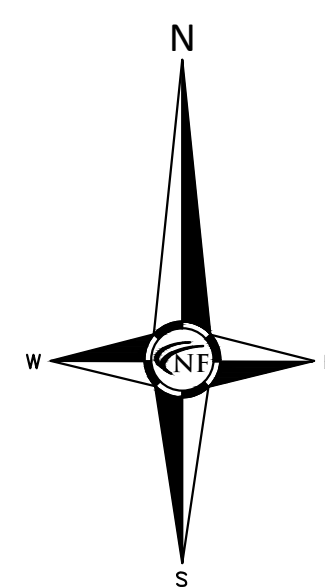
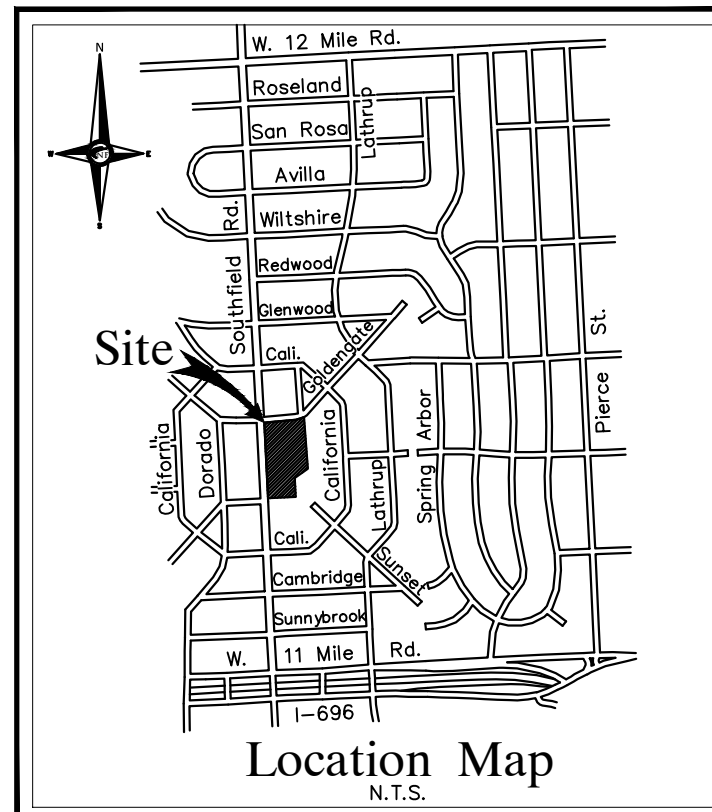
40 20 0 20 40 60

NFE JOB NO.

O129

SHEET NO.

SP03



BARRIER FREE PARKING SIGN DETAIL

N.T.S.

Provide (1) for each accessible parking space

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)

PERMIT NOTES

AN EGE PERMIT IS REQUIRED FOR WETLAND & FLOOD PLAIN IMPACTS.
ROCD PERMIT IS REQUIRED FOR ALL WORK WITHIN THE SOUTHFIELD ROAD RIGHT-OF-WAY.

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.

SITE DATA

SITE AREA

GROSS/NET: 177,119 SFT. OR 4.066 ACRES

ZONING

EXISTING: VILLAGE CENTER DISTRICT

PARKING

REQUIRED: 1 SPACE / UNIT

128 x 1.5

192 SPACES

PROVIDED: ON SITE SPACES:

OFF SITE SPACES:

TOTAL SPACES:

200 SPACES

18 SPACES

218 SPACES

BICYCLE PARKING

REQUIRED: 1 SPACE/10 VEHICLE PARKING SPACES

198 / 10

20 SPACES

PROVIDED: 4 SPACES

SITE AREA

BUILDING FOOTPRINT

PARKING & DRIVES

OPEN SPACE

SETBACK REQUIREMENTS

REQUIRED

FRONT:

SIDE:

REAR:

PROVIDED

0' (WEST)

0' (NORTH) 0' (SOUTH)

10.5' (NORTH) 10.1' (SOUTH)

5' (EAST)

52.3' (EAST)

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE

HYDRANT

MANHOLE CATCH BASIN

UTILITY POLE

GUY POLE

GUY WIRE

C.O.

MANHOLE

HYDRANT

INLET

C.B.

MANHOLE

PR. SANITARY SEWER

PR. WATER MAIN

PR. STORM SEWER

PR. R. Y. CATCH BASIN

PROPOSED LIGHT POLE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXISTING SANITARY SEWER

SAN. CLEAN OUT

EXISTING WATERMAIN

EXISTING STORM SEWER

EX. R. Y. CATCH BASIN

EXISTING BURIED CABLES

OVERHEAD LINES

LIGHT POLE