



SITE PLAN REVIEW

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

April 27, 2021

Attn: Susie Stec, CED Manager

Re: Discount Tire (27000 Southfield Rd)

GWE # 16951.41

Dear Susie,

On behalf of the City of Lathrup Village, we have performed review #1 of the site plan for the project named Discount Tire prepared by ENG Inc., with a date of 05/12/2017. The project is located at the north east corner of Southfield Road and WB 11 Mile.

Our review is based on the site plan submitted as it relates to civil site work (no planning, architectural, or landscaping review). The project includes the installation of a parking lot on the east side of the property (east of the public alley).

RECOMMENDATION:

- Recommend Approval
- Recommend Approval as Noted
- Revise and Resubmit
- No Site Plan Review Required

OWNER AND PROPERTY:

Site: 27000 Southfield Road
Applicant: Hale Properties LLC, 20225 Scottsdale Road, Scottsdale, AZ 85255
Plan Date: 05/12/2017 and 04/21/2021
Engineer: ENG, Inc
Parcel ID: 24-13-359-007
Proposal: Commercial

Based on our review, the applicant shall be made aware of the following items that may be required prior to construction:

PERMITTING:

- OCWRC – Soil Erosion and Sedimentation Control
- MDEQ – N.P.D.E.S. Permit
- OCWRC – Sanitary Sewer Permit
- MDEQ – Sanitary Sewer Permit (Part 41)
- MDEQ – Water Main Permit (Act 399)
- MDOT Right-of-Way Permit
- RCOC Right – of –Way Permit (Southfield Road, 12 Mile)
- Other- **Lathrup Village Right-of-Way Permit**

AGREEMENTS and EASEMENTS:

- Long Term Storm Water Maintenance Agreement
- Water Main Easement
- Water Main Bill of Sale
- Sanitary Sewer Easement
- Sanitary Sewer Bill of Sale
- Storm Sewer Easement
- Other – _____

EXISTING CONDITIONS:

WATER MAIN: The project plans do not indicate any water main connections.

SEWER: The project plans do not indicate any sewer taps.

PAVEMENT: No work is performed within or near existing City roads. We expect the public alley to be constructed with +/- 7 inches of asphalt over an aggregate base.

SITE PLAN REVIEW COMMENTS:

Sheet 3 of 8 (Site Layout)

1. No parking or loading / unloading will be allowed within the public right-of-way

Sheet 4 of 8 (Grading and Utility)

2. Storm water detention will be required for the proposed parking lot area including the portion to be removed and replaced. The OCWRC 10-year storm event with an allowable discharge rate of 0.30 cfs per acre shall be used.

Upon approval of the site plan, detailed engineering plans will be required to be submitted for review.

Respectfully,

GIFFELS WEBSTER



Scott A. Ringler, P.E.
Partner

Encl: Marked-up plans (pdf copy)