



- 1 PROPOSED 6" VERTICAL CONCRETE CURB.
- 2 PROPOSED TURN DOWN SIDEWALK.
- 3 PROPOSED ASPHALT PAVEMENT.
- 4 PROPOSED PAVEMENT STRIPING
- 5 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
- 6 PROPOSED ADA PAVEMENT MARKINGS.
- 7 PROPOSED ADA ACCESSIBLE RAMP.
- 8 PROPOSED ADA ACCESSIBLE PARKING SIGNAGE.
- 9 EXISTING MONUMENT SIGN TO REMAIN.
- 10 PROPOSED "RAPID PICK UP" SIGNAGE.
- 11 PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.
- 12 PROPOSED PATIO AREA.
- 13 PROPOSED POSTS.
- 14 PROPOSED STRING LIGHTS.
- 15 PROPOSED PEDESTRIAN LIGHTS.
- 16 PROPOSED BENCH.
- 17 PROPOSED BIKE RACK.
- 18 PROPOSED WATER SERVICE PER UTILITY COMPANY STANDARDS.
- 19 PROPOSED GAS SERVICE PER UTILITY COMPANY STANDARDS.
- 20 PROPOSED GAS METER.
- 21 PROPOSED SANITARY SEWER LATERAL.
- 22 EXISTING TRANSFORMER AND PAD.
- 23 PROPOSED SECONDARY SERVICE PER UTILITY COMPANY STANDARDS. ALL MATERIAL AND INSTALLATION BY CONTRACTOR.
- 24 PROPOSED TELEPHONE SERVICE PER UTILITY COMPANY STANDARDS. COORDINATE WITH UTILITY COMPANY FOR PRECISE CONNECTION POINT.
- 25 PROPOSED CONDUIT CAPPED FOR FUTURE USE.

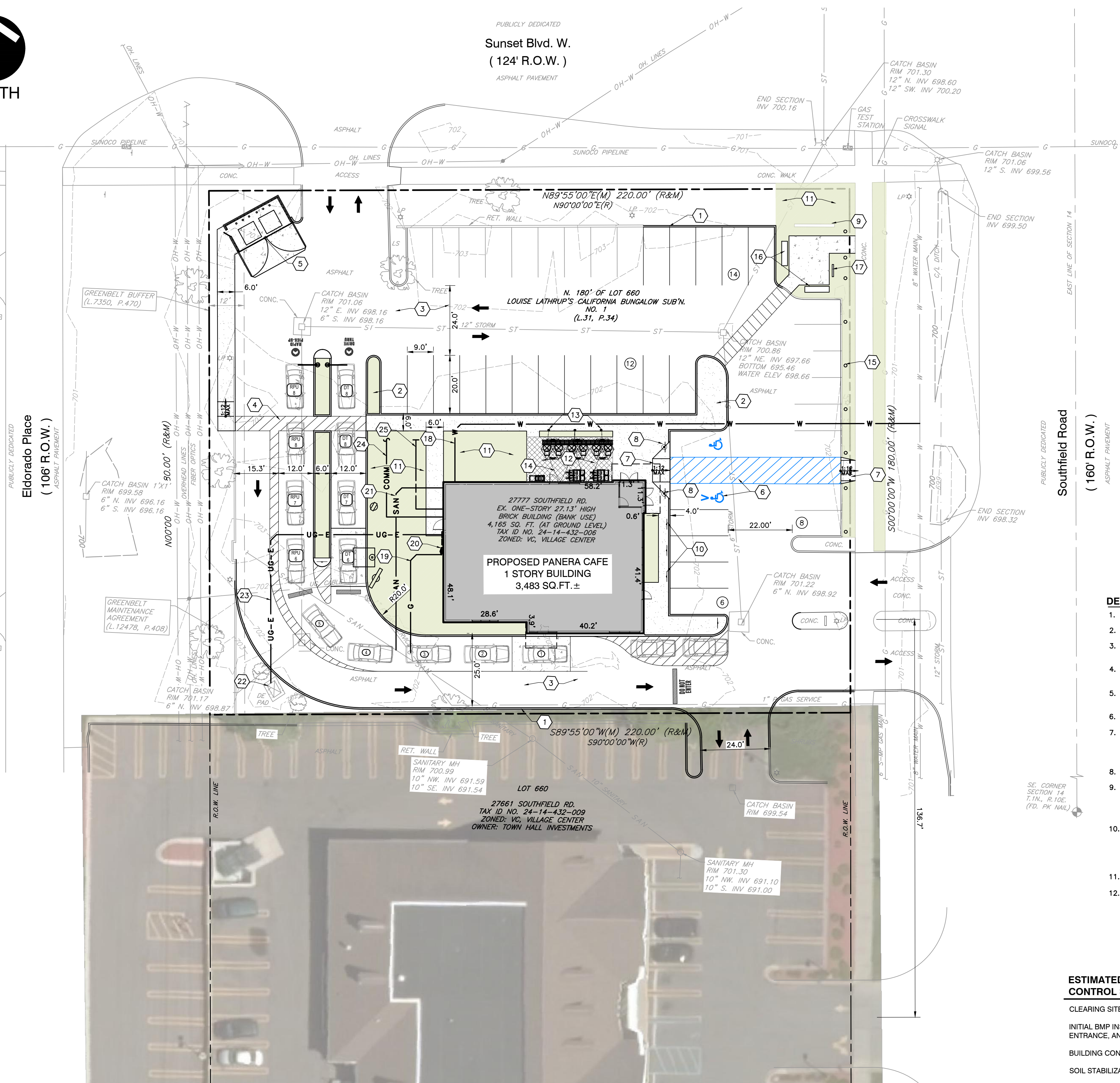
LAND IN THE CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MI, DESCRIBED
AS FOLLOWS:

THE NORTH 180 FEET OF LOT 660, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 31 OF PLATS, PAGE 34, OAKLAND COUNTY RECORDS.



1. EXISTING CONDITIONS BASED ON BOUNDARY / TOPOGRAPHIC SURVEY CONDUCTED BY NF ENGINEERS DATED DECEMBER 7, 2021.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



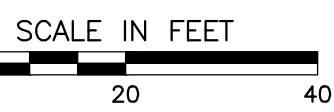
1. AREA OF TRACT: 0.91 ACRES
2. ID NO: 21414432006
3. SITE ADDRESS: 27777 SOUTHFIELD ROAD
LATHRUP VILLAGE MI, 48076
4. ZONING: VC, VILLAGE CENTER
(CITY OF LATHRUP VILLAGE)
5. USE: EXISTING USE—BANK
PROPOSED USE—PANERA BREAD
6. OWNER: GOLDEN GATE PLAZA, LLC.
7. REQUIRED SETBACKS (PER SECTION 3.1.8):
MINIMUM FRONT YARD SETBACK: 0 FEET
MINIMUM REAR YARD SETBACK: 5 FEET
MINIMUM SIDE YARD SETBACK: 0 FEET
8. MAXIMUM BUILDING HEIGHT: 3 STORIES OR 40 FEET, WHICHEVER IS LESS
9. PARKING SPACES:
DIMENSIONS = 9'x20'
1 WAY MANEUVERING LANE = 15'
2 WAY MANEUVERING LANE = 22'
10. FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CITY OF LATHRUP VILLAGE,
MICHIGAN OKLAND COUNTY, MAP NUMBER 26125C0676F, WITH AN EFFECTIVE DATE
SEPTEMBER 29, 2006, THE PROPERTY USES COMPLETELY WITHIN ZONE X UNSHADED.
ZONE 'X' IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD
11. SITE SOILS ARE COMPRISED OF HYDROLOGIC SOIL GROUP C/D.
12. THE NATIONAL WETLANDS INVENTORY (NWI) DOES NOT SHOW WATERS WITHIN THE SITE.

CLEARING SITE OF DEBRIS FOR GRADING AND BMP INSTALLATION. _____ EARLY JULY - MID JULY

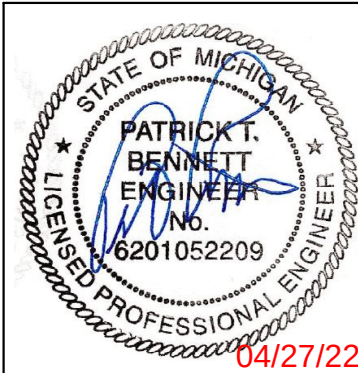
INITIAL BMP INSTALLATION OF SILT FENCING, CONSTRUCTION ENTRANCE, AND WASH DOWN STATION. _____ EARLY JULY - MID JULY

BUILDING CONSTRUCTION, CURBS, PAVEMENT, AND SIDEWALKS. _____ MID JULY - MID SEPTEMBER

SOIL STABILIZATION AND TEMPORARY BMP REMOVAL. _____ MID SEPTEMBER - EARLY OCTOBER



PATRICK T. BENNETT
(PE# 6201052209)
*HAND SIGNATURE ON FILE



SITE DEVELOPMENT PLAN	
DATE:	APRIL 26, 2022
DWG SCALE:	DRAWN BY:
PROJECT NO:	1" = 20'
APPROVED BY:	CHECKED BY:
	JGM
	PTB
	317-543
	PTB

DRAWING NO.: **CP01**

SHEET 01 OF 01

SITE DEVELOPMENT PLAN

CP01

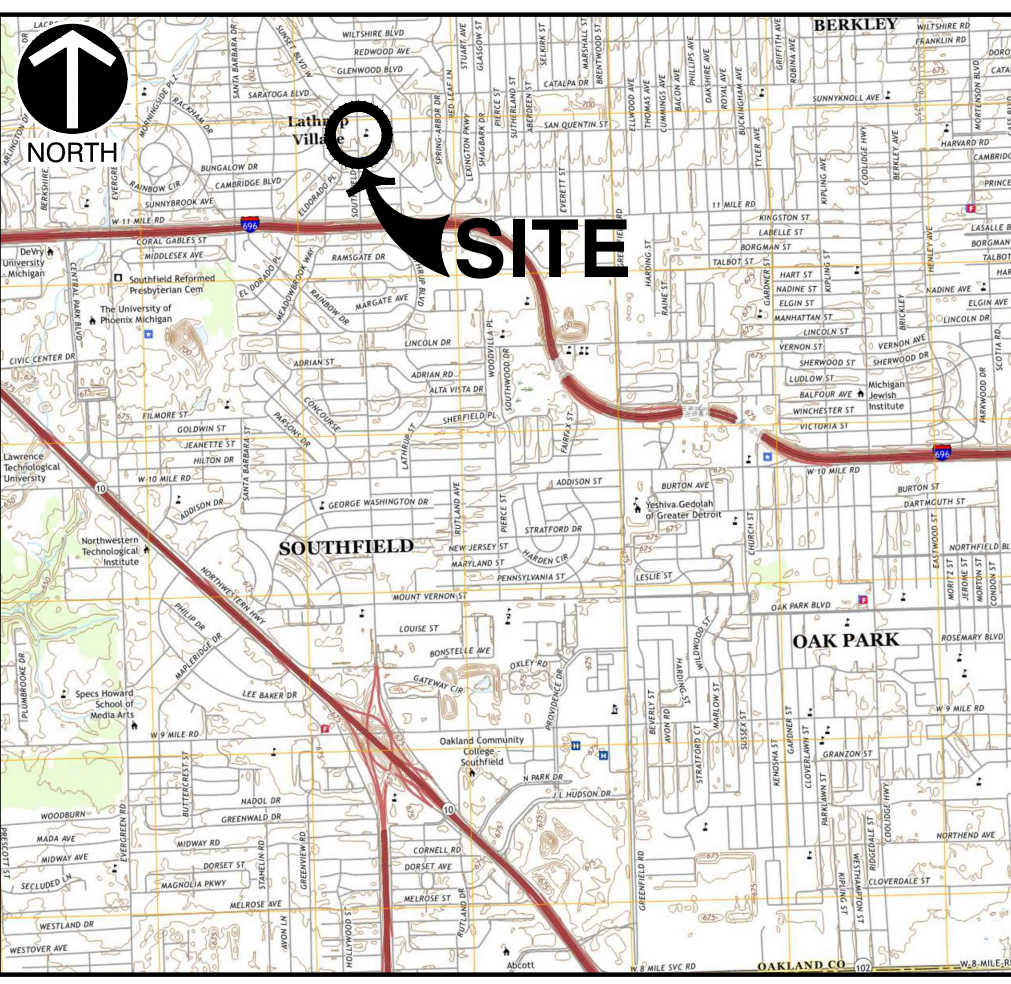
SHEET 01 OF 01

SUBMITTAL RECORD	DESCRIPTION
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PANERA BREAD
27777 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI 48076



U.S.G.S. 7.5 TOPOGRAPHIC MAP, ROYAL OAK QUADRANGLE, MI,
DATED 2019, SCALE 1" = 4000'

THE LAWRENCE G

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