



TOWNSHIP BOARD MEETING
LOCATION: 7527 HIGHLAND ROAD, WHITE LAKE - ANNEX BOARD ROOM
TUESDAY, DECEMBER 21, 2021 – 7:00 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENT**
6. **CONSENT AGENDA**
 - A. [REVENUE AND EXPENSES](#)
 - B. [CHECK DISBURSEMENTS](#)
 - C. [BUDGET AMENDMENTS](#)
 - D. [DEPARTMENT REPORT - POLICE](#)
 - E. [DEPARTMENT REPORT - FIRE](#)
 - F. [DEPARTMENT REPORT - COMMUNITY DEVELOPMENT](#)
 - G. [DEPARTMENT REPORT - TREASURER](#)
 - H. [PLANNING COMMISSION AND ZBA 2021 APPOINTMENTS](#)
7. **MINUTES**
 - A. [APPROVAL OF MINUTES - REGULAR BOARD MEETING, NOVEMBER 16, 2021](#)
8. **PRESENTATIONS**
 - A. [TRIBUTE TO RUTH MCCULLOCH - IN RECOGNITION OF HER 100TH BIRTHDAY](#)
9. **NEW BUSINESS**
 - A. [DANGEROUS BUILDING -11142 WINDHURST DRIVE - REQUEST BY OWNER TO EXTEND DEMOLITION DATE](#)
 - B. [REQUEST TO CONSIDER CORRIDOR IMPROVEMENT AUTHORITY PROPOSAL](#)
 - C. [REQUEST TO APPROVE VOIP/FIBER SERVICES NETEXPRESS CONTRACT](#)
 - D. [REQUEST TO APPROVE WHITE LAKE CITIZEN'S LEAGUE FIREWORKS DISPLAY FOR WINTER CARNIVAL](#)
 - E. [RESOLUTION #21-049; TO OPT-OUT OF PA 152](#)
 - F. [PLANNED DEVELOPMENT ACREAGE WAIVER REQUEST - OXBOW LAKE PRIVATE LAUNCH ASSOCIATION](#)
 - G. [PRELIMINARY SITE PLAN CONSIDERATION - FOUR CORNERS OUT LOT](#)
 - H. [FIRST READING; AMENDMENT TO ZONING ORDINANCE, ORDINANCE NO. 58](#)
 - I. [REQUEST TO CONSIDER RCOC COST PARTICIPATION AGREEMENT FOR PRELIMINARY ENGINEERING TO PAVE PONTIAC LAKE ROAD - MARGIE TO KINGSTON](#)



10. OLD BUSINESS

- A. [SECOND READING; AMENDMENT TO FEE ORDINANCE, ORDINANCE NO. 129](#)
- B. [SECOND READING; AMENDMENT TO CODE OF ORDINANCES, CHAPTER 38, ARTICLE II - WATER SYSTEMS AND ARTICLE IV - SANITARY SEWER](#)
- C. [DANGEROUS BUILDING ASBESTOS REMEDIATION QUOTE - 288 TOWER](#)

11. TRUSTEE COMMENTS

12. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-113 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
TAX COLLECTIONS						
101-000-402.000	CURRENT PROPERTY TAX	0.00	1,157,145.06	1,130,455.00	(26,690.06)	102.36
101-000-403.001	SPECIAL ASSMT STREET LIGHTS	0.00	17,127.43	17,130.00	2.57	99.98
101-000-405.000	TRAILER PARK TAX	853.00	9,407.00	7,500.00	(1,907.00)	125.43
101-000-412.000	DELINQUENT PROPERTY TAX	0.00	3,066.11	0.00	(3,066.11)	100.00
101-000-445.000	PENALTIES	0.00	13,428.74	17,000.00	3,571.26	78.99
101-000-445.001	PRIN RESIDENCE DENIALS	0.00	3,315.41	2,000.00	(1,315.41)	165.77
TAX COLLECTIONS		853.00	1,203,489.75	1,174,085.00	(29,404.75)	102.50
OTHER LICENSE & PERMITS						
101-000-457.000	MISCELLANEOUS LICENSES	0.00	400.00	0.00	(400.00)	100.00
101-000-458.000	OTHER PERMITS	100.00	100.00	0.00	(100.00)	100.00
101-000-459.000	SOLICITOR PERMIT	0.00	20.00	500.00	480.00	4.00
101-000-481.000	DOG LICENSES	0.00	1,041.50	1,200.00	158.50	86.79
OTHER LICENSE & PERMITS		100.00	1,561.50	1,700.00	138.50	91.85
TRANSPORTATION						
101-000-541.000	SPECIALIZED SERVICE	0.00	22,643.00	0.00	(22,643.00)	100.00
101-000-542.000	OCPTA FUNDS	0.00	14,763.00	14,800.00	37.00	99.75
101-000-651.000	SENIOR ACTIVITIES	1,508.00	7,552.00	21,000.00	13,448.00	35.96
101-000-652.001	SENIOR CENTER REVENUE	25.00	2,532.21	180.00	(2,352.21)	1,406.78
TRANSPORTATION		1,533.00	47,490.21	35,980.00	(11,510.21)	131.99
PLANNING REVENUE						
101-000-608.000	ZONING BOARD OF APPEALS	1,265.00	11,640.00	6,500.00	(5,140.00)	179.08
101-000-609.000	PLANNING COMMISSION FEES	1,070.00	5,002.00	4,250.00	(752.00)	117.69
101-000-622.000	ZONING APPLICATION FEES	0.00	5,725.00	4,000.00	(1,725.00)	143.13
101-000-622.002	PLANNING DEPARTMENT REVIEWS	1,650.00	6,500.00	2,500.00	(4,000.00)	260.00
101-000-622.003	LANDSCAPING INSPECTION FEES	0.00	0.00	750.00	750.00	0.00
101-000-622.004	PUNCH LIST ADMIN FEES	0.00	7,875.71	500.00	(7,375.71)	1,575.14
101-000-622.005	FINAL BACK CHECK FEES	0.00	0.00	350.00	350.00	0.00
101-000-625.000	SPECIAL MEETING FEES	0.00	0.00	500.00	500.00	0.00
PLANNING REVENUE		3,985.00	36,742.71	19,350.00	(17,392.71)	189.88
STATE SHARED						
101-000-576.000	STATE SHARED REV-CONSTITUTIONA	0.00	2,544,588.00	2,400,000.00	(144,588.00)	106.02
STATE SHARED		0.00	2,544,588.00	2,400,000.00	(144,588.00)	106.02
FEES FOR SERVICES						
101-000-607.000	PASSPORT PROCESSING FEE	0.00	3,465.00	7,000.00	3,535.00	49.50
101-000-621.000	PLATTING & LOT SPLIT FEES	220.00	2,282.50	1,500.00	(782.50)	152.17
101-000-623.000	N S F FEE	0.00	450.00	500.00	50.00	90.00
101-000-627.000	DUPLICATING & PHOTOSTAT	164.33	636.45	350.00	(286.45)	181.84
101-000-643.000	CEMETERY LOTS	0.00	13,400.00	8,000.00	(5,400.00)	167.50
101-000-644.000	GRAVESITE OPENINGS/CLOSINGS	1,425.00	22,425.00	10,000.00	(12,425.00)	224.25
101-000-644.001	MONUMENT FOUNDATIONS/BRICK PAVERS	1,146.00	8,902.00	9,600.00	698.00	92.73
101-000-650.000	OTHER MAPS, CODES, ETC	0.00	40.00	50.00	10.00	80.00
101-000-654.000	OC ENHANCED REVENUE	0.00	8,395.13	2,000.00	(6,395.13)	419.76
101-000-689.000	SUMMER TAX COLLECTION REIMB	0.00	82,072.87	70,000.00	(12,072.87)	117.25
101-000-695.001	OTHER CABLE TV	121,078.83	518,724.09	500,000.00	(18,724.09)	103.74
101-000-695.002	ADMINISTRATIVE FEES	0.00	469.20	1,200.00	730.80	39.10
101-000-695.003	ADMIN FEES - GARBAGE FUND	0.00	0.00	92,748.00	92,748.00	0.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

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Fund 101 - GENERAL FUND						
Revenues						
101-000-695.004	ADMIN FEES - TRUST & AGENCY	1,187.68	21,086.60	25,000.00	3,913.40	84.35
101-000-695.005	ADMIN FEES	0.00	(5,225.36)	0.00	5,225.36	100.00
101-000-695.007	ADMIN FEE SPECIAL ASSESSMENTS	0.00	82,502.77	5,000.00	(77,502.77)	1,650.06
101-000-695.008	ADMIN FEES	0.00	638.89	0.00	(638.89)	100.00
FEEES FOR SERVICES		125,221.84	760,265.14	732,948.00	(27,317.14)	103.73
ORDINANCE FINES						
101-000-656.000	ORDINANCE FINES	100.00	912.50	0.00	(912.50)	100.00
ORDINANCE FINES		100.00	912.50	0.00	(912.50)	100.00
MISCELLANEOUS						
101-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	5,904,773.00	5,904,773.00	0.00
101-000-530.001	FEDERAL GRANTS	0.00	1,797.00	0.00	(1,797.00)	100.00
101-000-531.000	OTHER GRANTS	0.00	5,526.80	0.00	(5,526.80)	100.00
101-000-575.001	METRO ACT REVENUE	0.00	24,604.55	16,600.00	(8,004.55)	148.22
101-000-664.000	INTEREST INCOME	0.00	26,717.00	35,000.00	8,283.00	76.33
101-000-664.001	INTEREST - TRUST AND AGENCY	0.00	4,471.83	2,000.00	(2,471.83)	223.59
101-000-673.000	SALE OF FIXED ASSETS	10.00	2,560.00	0.00	(2,560.00)	100.00
101-000-675.002	DONATIONS HOLIDAY EVENTS	0.00	0.00	10,000.00	10,000.00	0.00
101-000-676.000	ELECTION-REIMBURSEMENT	0.00	9,388.00	0.00	(9,388.00)	100.00
101-000-677.000	POSTAGE REVENUE	3.02	113.45	100.00	(13.45)	113.45
101-000-678.000	MISCELLANEOUS	4,185.98	15,345.56	2,000.00	(13,345.56)	767.28
101-000-679.002	TRANSFER FROM SEWER DEBT	0.00	100,000.00	0.00	(100,000.00)	100.00
101-000-695.000	OTHER SUNDRY	0.00	2,367.58	500.00	(1,867.58)	473.52
MISCELLANEOUS		4,199.00	192,891.77	5,970,973.00	5,778,081.23	3.23
RENTS						
101-000-667.001	RENT COMMUNITY HALL	75.00	975.00	6,000.00	5,025.00	16.25
101-000-667.005	RENT-ORMOND RD TOWER	1,182.11	12,914.84	12,000.00	(914.84)	107.62
RENTS		1,257.11	13,889.84	18,000.00	4,110.16	77.17
TOTAL REVENUES		137,248.95	4,801,831.42	10,353,036.00	5,551,204.58	46.38
Expenditures						
TOWNSHIP BOARD						
101-101-703.000	SALARIES TRUSTEES	3,321.32	36,669.52	40,084.00	3,414.48	91.48
101-101-710.000	FEES & PER DIEM	454.99	12,076.45	12,500.00	423.55	96.61
101-101-715.000	SOCIAL SECURITY	254.08	2,895.16	3,075.00	179.84	94.15
101-101-716.000	HOSPITAL & OPTICAL INS	0.00	34.20	150.00	115.80	22.80
101-101-717.000	GROUP LIFE INSURANCE	62.80	359.80	435.00	75.20	82.71
101-101-719.000	WORKERS' COMP INSURANCE	0.00	53.75	120.00	66.25	44.79
101-101-722.000	UNEMPLOYMENT INSURANCE	0.00	7.14	0.00	(7.14)	100.00
101-101-801.000	PROFESSIONAL FEES - ACTUARIAL	0.00	4,900.00	8,000.00	3,100.00	61.25
101-101-801.001	PROFESSIONAL FEES	0.00	0.00	10,000.00	10,000.00	0.00
101-101-807.000	AUDIT FEES	0.00	41,520.00	42,000.00	480.00	98.86
101-101-860.000	CONFERENCES & MILEAGE	0.00	418.00	4,000.00	3,582.00	10.45
101-101-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
101-101-958.000	MEMBERSHIPS & DUES	0.00	15,270.99	16,000.00	729.01	95.44
101-101-962.000	MISCELLANEOUS	11,166.40	20,046.40	13,000.00	(7,046.40)	154.20
TOWNSHIP BOARD		15,259.59	134,251.41	149,864.00	15,612.59	89.58

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Fund 101 - GENERAL FUND						
Expenditures						
SUPERVISOR						
101-171-703.000	SALARIES SUPERVISOR	7,035.76	84,429.12	91,535.00	7,105.88	92.24
101-171-704.000	SALARIES, ADMIN ASSISTANT	5,008.51	57,469.15	65,150.00	7,680.85	88.21
101-171-707.000	SALARIES CLERICAL PART TIME	3,680.71	14,450.89	30,000.00	15,549.11	48.17
101-171-708.000	SALARIES HR WAGES	6,228.91	78,899.46	83,050.00	4,150.54	95.00
101-171-709.000	OVERTIME	342.59	4,183.98	5,000.00	816.02	83.68
101-171-715.000	SOCIAL SECURITY	1,638.51	17,659.28	21,100.00	3,440.72	83.69
101-171-716.000	HOSP & OPTICAL INSURANCE	8,273.67	65,493.64	75,300.00	9,806.36	86.98
101-171-717.000	GROUP LIFE INSURANCE	62.80	293.40	325.00	31.60	90.28
101-171-718.000	PENSION	7,803.92	93,156.89	94,525.00	1,368.11	98.55
101-171-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	1,400.00	1,800.00	400.00	77.78
101-171-719.000	WORKERS COMP INSURANCE	0.00	344.25	805.00	460.75	42.76
101-171-722.000	UNEMPLOYMENT INSURANCE	0.00	377.03	710.00	332.97	53.10
101-171-724.000	DENTAL INSURANCE	725.44	3,883.32	4,950.00	1,066.68	78.45
101-171-853.000	CELLULAR PHONE	50.60	506.69	800.00	293.31	63.34
101-171-860.000	MILEAGE	0.00	0.00	50.00	50.00	0.00
101-171-864.000	CONFERENCES & MEETINGS	0.00	25.00	1,400.00	1,375.00	1.79
101-171-931.000	HR SERVICES ALLOCATION	0.00	(6,900.00)	(112,035.00)	(105,135.00)	6.16
101-171-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
101-171-958.000	MEMBERSHIPS & DUES	0.00	344.00	500.00	156.00	68.80
101-171-959.000	COMMUNITY COMMUNICATIONS	0.00	0.00	20,000.00	20,000.00	0.00
101-171-960.000	TRAINING	0.00	(20.00)	300.00	320.00	(6.67)
101-171-962.000	MISCELLANEOUS	29.99	473.84	500.00	26.16	94.77
SUPERVISOR		41,081.41	416,469.94	385,965.00	(30,504.94)	107.90
ELECTIONS						
101-191-706.000	PART TIME ELECTIONS	1,005.88	2,360.83	4,000.00	1,639.17	59.02
101-191-709.001	OVERTIME ELECTIONS	1,420.68	5,959.61	8,000.00	2,040.39	74.50
101-191-710.000	FEES & PER DIEM	14,207.50	14,062.50	20,000.00	5,937.50	70.31
101-191-715.000	SOCIAL SECURITY	89.20	192.86	700.00	507.14	27.55
101-191-722.000	UNEMPLOYMENT INSURANCE	20.99	45.25	80.00	34.75	56.56
101-191-730.000	POSTAGE-ELECTIONS	256.90	1,683.10	2,600.00	916.90	64.73
101-191-740.000	OPERATING SUPPLIES	4,609.27	7,573.76	5,000.00	(2,573.76)	151.48
101-191-860.000	MILEAGE	75.04	75.04	150.00	74.96	50.03
101-191-903.000	LEGAL NOTICES	0.00	849.75	2,500.00	1,650.25	33.99
101-191-934.000	EQUIPMENT MAINTENANCE	0.00	52,956.00	53,500.00	544.00	98.98
101-191-962.000	MISCELLANEOUS	739.73	739.73	1,000.00	260.27	73.97
101-191-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	5,000.00	5,000.00	0.00
ELECTIONS		22,425.19	86,498.43	102,530.00	16,031.57	84.36
ACCOUNTING						
101-192-701.000	SALARIES SENIOR ACCOUNT MANAGER	6,402.30	76,827.63	83,300.00	6,472.37	92.23
101-192-702.000	SALARIES BOOKKEEPER	5,174.40	62,092.82	67,330.00	5,237.18	92.22
101-192-709.000	OVERTIME	0.00	491.55	700.00	208.45	70.22
101-192-715.000	SOCIAL SECURITY	910.79	10,557.74	11,600.00	1,042.26	91.02
101-192-716.000	HOSP & OPTICAL INSURANCE	1,251.12	13,590.76	17,100.00	3,509.24	79.48
101-192-717.000	GROUP LIFE INSURANCE	31.40	179.90	220.00	40.10	81.77
101-192-718.000	PENSION	3,064.16	34,318.30	38,250.00	3,931.70	89.72
101-192-719.000	WORKERS COMP INSURANCE	0.00	355.00	660.00	305.00	53.79
101-192-722.000	UNEMPLOYMENT INSURANCE	0.00	342.00	540.00	198.00	63.33
101-192-724.000	DENTAL INSURANCE	124.08	755.08	1,020.00	264.92	74.03
101-192-957.000	SUBSCRIPTIONS	0.00	33.00	50.00	17.00	66.00
101-192-958.000	MEMBERSHIPS & DUES	0.00	400.00	450.00	50.00	88.89
101-192-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-192-962.000	MISCELLANEOUS	0.00	0.00	100.00	100.00	0.00

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Fund 101 - GENERAL FUND						
Expenditures						
ACCOUNTING		16,958.25	199,943.78	221,620.00	21,676.22	90.22
ASSESSING						
101-209-706.001	SALARIES ASSESSOR	7,176.60	90,185.94	98,090.00	7,904.06	91.94
101-209-706.002	SALARIES PROPERTY APPRAISER	7,800.84	97,329.11	119,865.00	22,535.89	81.20
101-209-706.003	SALARIES CLERICAL	4,096.21	49,154.41	53,255.00	4,100.59	92.30
101-209-707.000	SALARIES PART TIME	1,953.32	16,224.45	15,000.00	(1,224.45)	108.16
101-209-709.000	OVERTIME	0.00	225.41	1,500.00	1,274.59	15.03
101-209-715.000	SOCIAL SECURITY	1,578.17	18,932.56	22,050.00	3,117.44	85.86
101-209-716.000	HOSP & OPTICAL INSURANCE	4,931.48	57,110.43	57,550.00	439.57	99.24
101-209-717.000	GROUP LIFE INSURANCE	47.10	320.55	435.00	114.45	73.69
101-209-718.000	PENSION	3,192.18	38,315.29	42,300.00	3,984.71	90.58
101-209-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	1,900.00	2,400.00	500.00	79.17
101-209-719.000	WORKERS COMP INSURANCE	0.00	1,019.50	2,950.00	1,930.50	34.56
101-209-722.000	UNEMPLOYMENT INSURANCE	61.84	892.79	1,080.00	187.21	82.67
101-209-724.000	DENTAL INSURANCE	435.08	2,505.30	2,900.00	394.70	86.39
101-209-801.000	PROFESSIONAL SERVICES	0.00	0.00	20,000.00	20,000.00	0.00
101-209-818.000	OC SOFTWARE SUPPORT FEES	0.00	1,821.41	2,000.00	178.59	91.07
101-209-820.000	LEGAL FEES	0.00	3,177.40	5,000.00	1,822.60	63.55
101-209-864.000	CONFERENCES & MEETINGS	0.00	0.00	200.00	200.00	0.00
101-209-903.000	LEGAL NOTICES	0.00	1,935.60	1,500.00	(435.60)	129.04
101-209-958.000	MEMBERSHIPS & DUES	400.00	800.00	1,500.00	700.00	53.33
101-209-960.000	TRAINING	350.00	422.00	1,000.00	578.00	42.20
101-209-962.000	MISCELLANEOUS	0.00	289.68	500.00	210.32	57.94
ASSESSING		32,222.82	382,561.83	451,075.00	68,513.17	84.81
LEGAL FEES						
101-210-826.000	LEGAL FEES	2,158.00	50,563.16	80,000.00	29,436.84	63.20
101-210-826.001	TAX TRIBUNAL REFUNDS	0.00	950.08	2,500.00	1,549.92	38.00
101-210-826.002	LEGAL FEES-ORDINANCE	392.00	7,054.50	40,000.00	32,945.50	17.64
LEGAL FEES		2,550.00	58,567.74	122,500.00	63,932.26	47.81
CLERK						
101-215-703.000	SALARIES CLERK	6,535.80	78,429.60	84,995.00	6,565.40	92.28
101-215-704.000	SALARIES DEPUTY CLERK	5,113.05	52,814.28	66,605.00	13,790.72	79.29
101-215-706.001	SALARIES CLERICAL	10,191.87	96,365.96	105,765.00	9,399.04	91.11
101-215-709.000	OVERTIME	0.00	750.08	800.00	49.92	93.76
101-215-715.000	SOCIAL SECURITY	1,648.85	17,149.18	19,750.00	2,600.82	86.83
101-215-716.000	HOSP & OPTICAL INSURANCE	5,928.70	67,706.05	67,960.00	253.95	99.63
101-215-717.000	GROUP LIFE INSURANCE	62.80	382.98	380.00	(2.98)	100.78
101-215-718.000	PENSION	8,636.13	87,752.51	101,200.00	13,447.49	86.71
101-215-718.001	HEALTH CARE SAVINGS PROGRAM	507.70	5,669.75	6,700.00	1,030.25	84.62
101-215-719.000	WORKERS COMP INSURANCE	0.00	443.25	915.00	471.75	48.44
101-215-722.000	UNEMPLOYMENT INSURANCE	0.00	526.06	810.00	283.94	64.95
101-215-724.000	DENTAL INSURANCE	553.30	3,371.36	4,050.00	678.64	83.24
101-215-853.000	CELLULAR PHONE	92.42	1,023.32	0.00	(1,023.32)	100.00
101-215-864.000	CONFERENCES & MEETINGS	0.00	334.00	6,258.00	5,924.00	5.34
101-215-903.000	LEGAL NOTICES	387.75	6,121.50	4,500.00	(1,621.50)	136.03
101-215-957.000	SUBSCRIPTIONS	0.00	25.32	630.00	604.68	4.02
101-215-958.000	MEMBERSHIPS & DUES	180.00	315.00	790.00	475.00	39.87
101-215-960.000	TRAINING	0.00	0.00	1,040.00	1,040.00	0.00
101-215-962.000	MISCELLANEOUS	5.00	579.50	400.00	(179.50)	144.88
CLERK		39,843.37	419,759.70	473,548.00	53,788.30	88.64

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
BOARD OF REVIEW						
101-247-710.000	FEES & PER DIEM	0.00	1,100.00	2,500.00	1,400.00	44.00
101-247-864.000	CONFERENCES & MEETINGS	0.00	0.00	150.00	150.00	0.00
101-247-903.000	LEGAL PUBLICATIONS	330.00	775.50	400.00	(375.50)	193.88
	BOARD OF REVIEW	330.00	1,875.50	3,050.00	1,174.50	61.49
POSTAGE & MAILING						
101-248-730.000	POSTAGE	(560.78)	19,049.79	25,000.00	5,950.21	76.20
101-248-934.000	EQUIPMENT MAINTENANCE-POSTAGE METER	0.00	1,945.85	2,000.00	54.15	97.29
101-248-946.000	POSTAGE METER RENTAL	0.00	200.67	800.00	599.33	25.08
	POSTAGE & MAILING	(560.78)	21,196.31	27,800.00	6,603.69	76.25
OFFICE SUPPLIES						
101-249-727.000	OFFICE SUPPLIES	2,514.52	31,746.05	35,000.00	3,253.95	90.70
	OFFICE SUPPLIES	2,514.52	31,746.05	35,000.00	3,253.95	90.70
TREASURER						
101-253-703.000	SALARIES TREASURER	6,535.80	78,429.60	84,995.00	6,565.40	92.28
101-253-704.000	SALARIES DEPUTY TREASURER	4,414.27	86,488.58	92,635.00	6,146.42	93.36
101-253-706.001	SALARIES CLERICAL FT	7,954.96	95,405.54	104,840.00	9,434.46	91.00
101-253-709.000	OVERTIME	207.85	1,039.72	1,000.00	(39.72)	103.97
101-253-715.000	SOCIAL SECURITY	1,430.52	19,393.56	21,700.00	2,306.44	89.37
101-253-716.000	HOSP & OPTICAL INSURANCE	7,194.74	69,758.95	98,830.00	29,071.05	70.58
101-253-717.000	GROUP LIFE INSURANCE	62.80	353.72	435.00	81.28	81.31
101-253-718.000	PENSION	6,432.48	84,501.03	106,410.00	21,908.97	79.41
101-253-718.001	HEALTH CARE SAVINGS PROGRAM	378.94	3,586.82	3,600.00	13.18	99.63
101-253-719.000	WORKERS COMP INSURANCE	0.00	461.00	1,085.00	624.00	42.49
101-253-722.000	UNEMPLOYMENT INSURANCE	0.00	855.03	910.00	54.97	93.96
101-253-724.000	DENTAL INSURANCE	667.46	3,547.44	5,250.00	1,702.56	67.57
101-253-818.000	OC SOFTWARE SUPPORT FEES	0.00	0.00	2,500.00	2,500.00	0.00
101-253-860.000	MILEAGE	0.00	151.20	300.00	148.80	50.40
101-253-864.000	CONFERENCES & MEETINGS	140.00	884.00	2,500.00	1,616.00	35.36
101-253-903.000	LEGAL NOTICES	0.00	123.75	100.00	(23.75)	123.75
101-253-958.000	MEMBERSHIPS & DUES	40.00	584.00	1,000.00	416.00	58.40
101-253-960.000	TRAINING	0.00	408.75	500.00	91.25	81.75
101-253-962.000	MISCELLANEOUS	0.00	215.88	1,000.00	784.12	21.59
	TREASURER	35,459.82	446,188.57	529,590.00	83,401.43	84.25
TOWNSHIP HALL & GROUNDS						
101-265-706.000	SALARIES MAINTENANCE	4,171.80	50,047.69	54,910.00	4,862.31	91.14
101-265-707.000	SALARIES CUSTODIAN	3,334.07	40,194.44	44,285.00	4,090.56	90.76
101-265-709.000	OVERTIME	166.87	6,630.05	10,000.00	3,369.95	66.30
101-265-715.000	SOCIAL SECURITY	571.03	7,206.10	8,385.00	1,178.90	85.94
101-265-716.000	HOSP & OPTICAL INSURANCE	2,170.50	28,527.59	28,760.00	232.41	99.19
101-265-717.000	GROUP LIFE INSURANCE	31.40	179.90	220.00	40.10	81.77
101-265-718.000	PENSION	1,948.13	23,694.33	24,925.00	1,230.67	95.06
101-265-719.000	WORKERS COMP INSURANCE	0.00	2,815.50	5,330.00	2,514.50	52.82
101-265-722.000	UNEMPLOYMENT INSURANCE	0.00	342.00	540.00	198.00	63.33
101-265-724.000	DENTAL INSURANCE	124.08	1,029.32	1,450.00	420.68	70.99
101-265-853.000	TELEPHONE	925.98	10,639.53	12,000.00	1,360.47	88.66
101-265-863.000	VEHICLE MAINTENANCE	1,297.96	7,564.87	8,000.00	435.13	94.56
101-265-867.000	GASOLINE	0.00	4,592.42	6,000.00	1,407.58	76.54
101-265-910.000	INSURANCE	0.00	57,149.35	56,000.00	(1,149.35)	102.05

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-265-921.001	ELECTRIC TWP HALL	2,282.60	28,657.05	40,000.00	11,342.95	71.64
101-265-922.000	UTILITIES-TWP HALL	1,430.83	6,098.97	5,000.00	(1,098.97)	121.98
101-265-923.000	HEAT TWP HALL	125.88	3,898.15	6,200.00	2,301.85	62.87
101-265-931.001	BLDG MAINTENANCE & SUPPLIES	1,229.96	21,753.29	21,000.00	(753.29)	103.59
101-265-931.002	GROUPS MAINTENANCE	1,352.63	15,451.95	30,000.00	14,548.05	51.51
101-265-931.003	BLDG EQUIP MAINTENANCE	179.00	4,763.32	6,000.00	1,236.68	79.39
101-265-933.000	GROUPS EQUIP MAINTENANCE	0.00	104.78	1,000.00	895.22	10.48
101-265-934.000	OFFICE EQUIP MAINTENANCE	483.75	1,011.98	3,000.00	1,988.02	33.73
101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	109.02	2,485.05	3,000.00	514.95	82.84
101-265-971.000	TECHNOLOGY EQUIPMENT	7,455.04	113,103.63	110,000.00	(3,103.63)	102.82
101-265-974.000	IMPROVEMENTS & BETTERMENTS	179.00	13,278.34	165,000.00	151,721.66	8.05
101-265-977.000	EQUIPMENT ACQUISITIONS	0.00	15,760.61	110,000.00	94,239.39	14.33
TOWNSHIP HALL & GROUNDS		29,569.53	466,980.21	761,005.00	294,024.79	61.36
CEMETERY						
101-276-910.000	INSURANCE	0.00	61.99	200.00	138.01	31.00
101-276-921.000	ELECTRIC OXBOW	5.08	42.93	200.00	157.07	21.47
101-276-921.001	ELECTRIC WHITE LAKE	11.04	289.46	300.00	10.54	96.49
101-276-932.000	CEMETERY MAINT	3,690.00	22,938.77	22,720.00	(218.77)	100.96
101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOSINGS	3,950.00	20,125.00	23,000.00	2,875.00	87.50
101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	0.00	7,579.30	7,400.00	(179.30)	102.42
101-276-962.000	MISCELLANEOUS	0.00	0.00	400.00	400.00	0.00
101-276-974.000	LAND IMPROVEMENTS	0.00	500.39	17,500.00	16,999.61	2.86
101-276-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	300.00	300.00	0.00
CEMETERY		7,656.12	51,537.84	72,020.00	20,482.16	71.56
OTHER TOWNSHIP PROPERTIES						
101-269-853.001	TELEPHONE FISK FARM	29.73	342.33	360.00	17.67	95.09
101-269-910.001	INSURANCE COMM HALL	0.00	557.75	1,000.00	442.25	55.78
101-269-910.004	INSURANCE FISK	0.00	1,900.27	2,600.00	699.73	73.09
101-269-910.008	INSURANCE-ANNEX	0.00	6,012.87	7,500.00	1,487.13	80.17
101-269-921.001	ELECTRIC COMM HALL	62.91	575.30	700.00	124.70	82.19
101-269-921.004	ELECTRIC FISK	98.85	1,123.16	1,800.00	676.84	62.40
101-269-921.006	M59/BOGIE PROP STREET LIGHT	142.05	1,323.89	1,200.00	(123.89)	110.32
101-269-921.011	ELECTRIC-TWP ANNEX	524.43	6,739.96	10,000.00	3,260.04	67.40
101-269-922.004	UTILITIES FISK	366.88	1,599.52	1,800.00	200.48	88.86
101-269-922.010	UTILITIES-TWP ANNEX	0.00	0.00	6,550.00	6,550.00	0.00
101-269-923.001	HEAT COMM HALL	26.72	1,049.43	2,000.00	950.57	52.47
101-269-923.004	HEAT FISK	22.21	931.77	1,000.00	68.23	93.18
101-269-923.011	GAS-TWP ANNEX	89.51	3,204.05	5,000.00	1,795.95	64.08
101-269-931.001	BLDG MAINT COMM HALL	447.41	2,064.68	3,000.00	935.32	68.82
101-269-931.004	BLDG EQUIPMENT MAINT COMM HALL	71.45	1,017.95	500.00	(517.95)	203.59
101-269-931.007	BLDG MAINT FISK	550.00	5,270.00	7,000.00	1,730.00	75.29
101-269-931.008	EQUIP MAINT FISK	105.00	595.50	1,000.00	404.50	59.55
101-269-931.013	BUILDING MAINTENANCE-TWP ANNEX	946.81	10,435.70	10,000.00	(435.70)	104.36
101-269-931.014	10895 ELIZABETH LK PROPERTY MAINTENANCE	62.50	1,682.50	2,500.00	817.50	67.30
101-269-932.000	ANNEX GROUND MAINTENANCE	125.00	125.00	2,500.00	2,375.00	5.00
101-269-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
OTHER TOWNSHIP PROPERTIES		3,671.46	46,551.63	68,510.00	21,958.37	67.95
HEALTH & WELFARE						
101-285-801.000	ENVIRONMENTAL PROFESSIONAL SERVICES	0.00	7,386.93	12,000.00	4,613.07	61.56
101-285-836.000	STORM DAMAGE/EXPENDITURES	0.00	31,961.98	32,000.00	38.02	99.8
HEALTH & WELFARE		0.00	39,348.91	44,000.00	4,651.09	89.4

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
PLANNING						
101-402-706.001	SALARIES PLANNING DIRECTOR	7,176.60	86,119.23	93,295.00	7,175.77	92.31
101-402-706.002	SALARIES CLERICAL	4,036.80	48,567.60	52,200.00	3,632.40	93.04
101-402-707.000	SALARIES STAFF PLANNER	5,431.96	64,821.60	70,645.00	5,823.40	91.76
101-402-709.000	OVERTIME	3,209.53	9,245.55	5,362.00	(3,883.55)	172.43
101-402-710.000	PLANNING/ZBA BOARD FEES	450.00	16,763.64	10,000.00	(6,763.64)	167.64
101-402-715.000	SOCIAL SECURITY	1,520.12	16,442.59	17,720.00	1,277.41	92.79
101-402-716.000	HOSP & OPTICAL INSURANCE	1,519.94	17,429.49	25,290.00	7,860.51	68.92
101-402-717.000	GROUP LIFE INSURANCE	47.10	269.85	325.00	55.15	83.03
101-402-718.000	PENSION	3,086.03	27,680.54	28,780.00	1,099.46	96.18
101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	2,200.00	2,400.00	200.00	91.67
101-402-719.000	WORKERS COMP INSURANCE	0.00	772.00	2,110.00	1,338.00	36.59
101-402-722.000	UNEMPLOYMENT INSURANCE	0.00	511.16	810.00	298.84	63.11
101-402-724.000	DENTAL INSURANCE	319.12	1,942.16	2,590.00	647.84	74.99
101-402-729.000	PRINTING	0.00	0.00	1,750.00	1,750.00	0.00
101-402-757.000	OPERATING SUPPLIES	0.00	470.65	750.00	279.35	62.75
101-402-801.000	PROFESSIONAL FEES	1,835.00	11,323.00	44,750.00	33,427.00	25.30
101-402-853.000	CELLULAR PHONE	101.84	1,209.40	1,275.00	65.60	94.85
101-402-864.000	CONFERENCES & MEETINGS	0.00	210.00	3,884.00	3,674.00	5.41
101-402-903.000	LEGAL NOTICES	247.50	4,743.75	3,500.00	(1,243.75)	135.54
101-402-910.000	INSURANCE	0.00	4,082.36	4,100.00	17.64	99.57
101-402-957.000	SUBSCRIPTIONS	70.00	70.00	650.00	580.00	10.77
101-402-958.000	MEMBERSHIPS & DUES	0.00	1,844.00	2,108.00	264.00	87.48
101-402-960.000	TRAINING	0.00	85.00	4,100.00	4,015.00	2.07
101-402-962.000	MISCELLANEOUS	0.00	135.48	500.00	364.52	27.10
PLANNING		29,251.54	316,939.05	378,894.00	61,954.95	83.65
HIGHWAYS & STREETS						
101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	393.46	1,226.42	1,000.00	(226.42)	122.64
101-448-926.000	STREET LIGHTING	4,789.97	69,736.36	72,000.00	2,263.64	96.86
101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	0.00	119,845.02	135,000.00	15,154.98	88.77
HIGHWAYS & STREETS		5,183.43	190,807.80	208,000.00	17,192.20	91.73
TRANSPORTATION						
101-672-880.000	WOTA PARTICIPATION	0.00	199,763.00	199,800.00	37.00	99.98
TRANSPORTATION		0.00	199,763.00	199,800.00	37.00	99.98
SENIOR CENTER						
101-757-703.000	SALARIES SENIOR DIRECTOR	4,329.31	51,951.69	57,610.00	5,658.31	90.18
101-757-704.000	SALARIES PROGRAM DEVELOPER	3,799.35	39,348.62	49,400.00	10,051.38	79.65
101-757-709.000	OVERTIME	0.00	692.69	1,000.00	307.31	69.27
101-757-715.000	SOCIAL SECURITY	610.35	6,899.60	8,275.00	1,375.40	83.38
101-757-716.000	HOSP & OPTICAL INSURANCE	3,039.88	38,833.79	40,460.00	1,626.21	95.98
101-757-717.000	GROUP LIFE INSURANCE	31.40	179.90	220.00	40.10	81.77
101-757-718.000	PENSION	1,259.94	14,595.27	16,340.00	1,744.73	89.32
101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	1,100.00	1,200.00	100.00	91.67
101-757-719.000	WORKERS COMP INSURANCE	0.00	216.00	680.00	464.00	31.76
101-757-722.000	UNEMPLOYMENT INSURANCE	0.00	341.98	540.00	198.02	63.33
101-757-724.000	DENTAL INSURANCE	231.92	1,411.40	1,880.00	468.60	75.07
101-757-751.000	SENIOR ACTIVITIES	1,818.38	9,468.63	30,000.00	20,531.37	31.56
101-757-757.000	OPERATING SUPPLIES	0.00	600.89	1,800.00	1,199.11	33.38
101-757-853.000	TELEPHONE	166.82	1,768.45	2,700.00	931.55	65.50
101-757-864.000	CONFERENCES & MEETINGS	0.00	0.00	500.00	500.00	0.00
101-757-910.000	INSURANCE	0.00	2,464.43	3,310.00	845.57	74.4

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
101-757-921.000	ELECTRIC	513.29	4,671.90	4,500.00	(171.90)	103.82
101-757-922.000	UTILITIES	366.88	2,128.04	1,800.00	(328.04)	118.22
101-757-923.000	HEAT	24.21	1,572.99	2,200.00	627.01	71.50
101-757-931.000	BUILDING MAINTENANCE	716.26	9,663.68	9,000.00	(663.68)	107.37
101-757-957.000	SUBSCRIPTIONS	0.00	0.00	100.00	100.00	0.00
101-757-958.000	MEMBERSHIPS & DUES	0.00	75.00	150.00	75.00	50.00
101-757-962.000	MISCELLANEOUS	0.00	157.33	800.00	642.67	19.67
101-757-976.000	ADD & IMPROVEMENTS	0.00	4,572.00	5,000.00	428.00	91.44
SENIOR CENTER		17,007.99	192,714.28	239,465.00	46,750.72	80.48
RETIREE BENEFITS						
101-863-730.000	RETIREE HEALTH INSURANCE	7,644.67	81,830.27	95,000.00	13,169.73	86.14
101-863-730.003	OPEB FUNDING	0.00	270,000.00	270,000.00	0.00	100.00
RETIREE BENEFITS		7,644.67	351,830.27	365,000.00	13,169.73	96.39
OTHER						
101-299-956.000	UNALLOCATED MISCELLANEOUS	687.59	7,641.14	15,000.00	7,358.86	50.94
101-849-969.000	SPECIAL PROJECTS CONTRIB	0.00	0.00	10,000.00	10,000.00	0.00
101-863-801.000	PAYROLL SERVICE	1,407.80	16,045.67	27,000.00	10,954.33	59.43
101-906-991.000	PRINCIPAL-CAPITAL LEASE	492.68	5,896.08	5,860.00	(36.08)	100.62
101-906-995.000	INTEREST-CAPITAL LEASE	60.32	887.92	780.00	(107.92)	113.84
101-965-999.003	TRANSFER TO IMPROV REVOLVING	0.00	5,000,000.00	5,000,000.00	0.00	100.00
OTHER		2,648.39	5,030,470.81	5,058,640.00	28,169.19	99.47
ORDINANCE						
101-372-706.001	SALARIES ORDINANCE OFFICER	4,625.56	55,506.72	60,170.00	4,663.28	92.25
101-372-706.002	PART-TIME ORDINANCE	0.00	1,230.00	10,000.00	8,770.00	12.30
101-372-709.000	OVERTIME	0.00	844.17	1,100.00	255.83	76.74
101-372-715.000	SOCIAL SECURITY	336.64	4,112.86	6,700.00	2,587.14	61.39
101-372-716.000	HOSP & OPTICAL INSURANCE	1,990.07	25,854.66	25,100.00	(754.66)	103.01
101-372-717.000	GROUP LIFE INSURANCE	15.70	89.95	110.00	20.05	81.77
101-372-718.000	PENSION	1,174.45	13,820.77	15,300.00	1,479.23	90.33
101-372-719.000	WORKERS COMP INSURANCE	0.00	246.25	890.00	643.75	27.67
101-372-722.000	UNEMPLOYMENT INSURANCE	0.00	171.00	270.00	99.00	63.33
101-372-724.000	DENTAL INSURANCE	203.16	1,236.46	1,650.00	413.54	74.94
101-372-744.000	UNIFORMS-ORDINANCE	0.00	166.57	500.00	333.43	33.31
101-372-757.000	OPERATING SUPPLIES	0.00	0.00	200.00	200.00	0.00
101-372-853.000	CELLULAR PHONE	51.21	549.05	1,000.00	450.95	54.91
101-372-863.000	VEHICLE MAINTENANCE	0.00	1,497.09	3,000.00	1,502.91	49.90
101-372-864.000	CONFERENCE & MEETINGS	0.00	0.00	750.00	750.00	0.00
101-372-867.000	GASOLINE	0.00	473.89	1,720.00	1,246.11	27.55
101-372-910.000	INSURANCE	0.00	723.87	800.00	76.13	90.48
101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	310.00	4,512.00	5,000.00	488.00	90.24
101-372-957.000	SUBSCRIPTIONS	0.00	166.95	0.00	(166.95)	100.00
101-372-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00
101-372-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00
101-372-962.000	MISCELLANEOUS	0.00	214.77	250.00	35.23	85.91
101-372-963.000	DANGEROUS BLDG DEMOLITIONS	100.00	8,796.75	20,000.00	11,203.25	43.98
ORDINANCE		8,806.79	120,213.78	155,160.00	34,946.22	77.48
OTHER						
101-965-999.004	TRANSFER TO PA 188	0.00	300,000.00	300,000.00	0.00	100.00
OTHER		0.00	300,000.00	300,000.00	0.00	99.47

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
TOTAL EXPENDITURES		319,524.11	9,506,216.84	10,353,036.00	846,819.16	91.82
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		137,248.95	4,801,831.42	10,353,036.00	5,551,204.58	46.38
TOTAL EXPENDITURES		319,524.11	9,506,216.84	10,353,036.00	846,819.16	91.82
NET OF REVENUES & EXPENDITURES		(182,275.16)	(4,704,385.42)	0.00	4,704,385.42	100.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Revenues						
REVENUES						
206-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	115,750.00	115,750.00	0.00
206-000-402.000	TAX COLLECTIONS	0.00	3,473,773.54	3,393,589.00	(80,184.54)	102.36
206-000-530.000	FEDERAL GRANTS	0.00	8,929.02	0.00	(8,929.02)	100.00
206-000-607.000	PERMIT AND INSPECTION FEES	0.00	1,288.00	15,000.00	13,712.00	8.59
206-000-626.000	COST RECOVERY REVENUE	0.00	795.01	0.00	(795.01)	100.00
206-000-630.000	AMBULANCE TRANSPORTATION REVENUE	1,663.66	3,566.76	0.00	(3,566.76)	100.00
206-000-665.000	INTEREST	0.00	26,787.83	17,000.00	(9,787.83)	157.58
206-000-673.000	SALE OF FIXED ASSETS	0.00	9,000.00	0.00	(9,000.00)	100.00
206-000-695.000	MISC REVENUE	0.00	18,379.16	300.00	(18,079.16)	6,126.39
206-336-977.002	USE OF FUND BALANCE	0.00	0.00	800,000.00	800,000.00	0.00
REVENUES		1,663.66	3,542,519.32	4,341,639.00	799,119.68	81.59
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TOTAL REVENUES		1,663.66	3,542,519.32	4,341,639.00	799,119.68	81.59
Expenditures						
OTHER						
206-336-801.001	HR SERVICES	0.00	0.00	33,185.00	33,185.00	0.00
OTHER		0.00	0.00	33,185.00	33,185.00	55.50
CIVIL SERVICE						
206-220-710.000	FEES & PER DIEM	450.00	750.00	1,000.00	250.00	75.00
206-220-727.000	SUPPLIES	0.00	692.00	500.00	(192.00)	138.40
206-220-903.000	LEGAL NOTICES	0.00	612.69	500.00	(112.69)	122.54
CIVIL SERVICE		450.00	2,054.69	2,000.00	(54.69)	102.73
SALARIES						
206-336-705.000	SALARIES CHIEF	11,243.36	94,647.73	118,000.00	23,352.27	80.21
206-336-705.001	SALARIES CAPTAIN	16,327.65	235,125.28	266,891.00	31,765.72	88.10
206-336-706.001	SALARIES FIRE SERGEANT	29,460.35	353,231.03	393,103.00	39,871.97	89.86
206-336-706.005	SALARIES FIREFIGHTERS	46,985.29	610,312.93	686,650.00	76,337.07	88.88
206-336-706.007	FIRE MARSHAL/DEPUTY CHIEF	6,574.88	78,411.27	86,300.00	7,888.73	90.86
206-336-709.000	OVERTIME	5,755.75	153,507.26	150,000.00	(3,507.26)	102.34
206-336-710.000	PAID ON CALL WAGES	1,889.57	27,251.14	70,000.00	42,748.86	38.93
206-336-720.000	HOLIDAY/PERSONAL PAY	(343.15)	84,554.96	188,000.00	103,445.04	44.98
SALARIES		117,893.70	1,637,041.60	1,958,944.00	321,902.40	83.57
PAYROLL BENEFITS						
206-336-715.000	SOCIAL SECURITY	8,751.15	122,432.41	150,300.00	27,867.59	81.46
206-336-716.000	HOSP & OPTICAL INSURANCE	26,472.97	316,664.62	414,000.00	97,335.38	76.49
206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,109.60	23,693.65	38,800.00	15,106.35	61.07
206-336-717.000	GROUP LIFE INSURANCE	314.00	1,922.32	2,270.00	347.68	84.68
206-336-718.000	PENSION	20,447.32	219,679.87	215,000.00	(4,679.87)	102.18
206-336-718.002	HEALTH CARE SAVINGS PLAN	1,263.61	15,986.19	17,620.00	1,633.81	90.73
206-336-718.003	OPEB FUNDING	0.00	150,000.00	150,000.00	0.00	100.00
206-336-719.000	WORKERS COMP INSURANCE	0.00	47,322.00	90,000.00	42,678.00	52.58
206-336-722.000	UNEMPLOYMENT INSURANCE	0.00	3,761.98	5,670.00	1,908.02	66.35
206-336-724.000	DENTAL INSURANCE	2,859.56	18,011.66	25,000.00	6,988.34	72.05
PAYROLL BENEFITS		62,218.21	919,474.70	1,108,660.00	189,185.30	82.94

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 206 - FIRE						
Expenditures						
OTHER						
206-336-727.000	OFFICE SUPPLIES	284.86	1,655.66	3,500.00	1,844.34	47.30
206-336-730.000	POSTAGE, SHIPPING	0.00	14.26	500.00	485.74	2.85
206-336-744.000	UNIFORMS	1,479.54	14,243.46	20,000.00	5,756.54	71.22
206-336-744.002	FOOD ALLOWANCE	0.00	7,994.75	11,050.00	3,055.25	72.35
206-336-757.000	OPERATING SUPPLIES	1,786.80	25,716.77	25,000.00	(716.77)	102.87
206-336-758.000	OXYGEN & AIR	135.50	1,740.37	5,000.00	3,259.63	34.81
206-336-767.000	MEDICAL SUPPLIES	2,126.22	9,202.09	20,000.00	10,797.91	46.01
206-336-801.000	CONSULTANT/PROFESSIONAL SERVICES	0.00	475.00	5,000.00	4,525.00	9.50
206-336-807.000	AUDIT FEES	0.00	5,000.00	5,000.00	0.00	100.00
206-336-826.000	LEGAL FEES	0.00	8,703.00	20,000.00	11,297.00	43.52
206-336-826.002	TAX TRIBUNAL REFUNDS	0.00	2,852.10	4,000.00	1,147.90	71.30
206-336-835.000	MEDICAL SERVICES	0.00	414.00	8,000.00	7,586.00	5.18
206-336-851.000	RADIO MAINTENANCE	0.00	0.00	2,000.00	2,000.00	0.00
206-336-853.000	CELL PHONES	242.48	2,888.23	3,500.00	611.77	82.52
206-336-853.001	TELEPHONE STATION 1	182.78	1,822.39	1,600.00	(222.39)	113.90
206-336-853.002	TELEPHONE STATION 2	71.76	1,041.01	1,500.00	458.99	69.40
206-336-853.003	TELEPHONE STATION 3	53.15	602.82	1,000.00	397.18	60.28
206-336-863.001	VEHICLE MAINTENANCE	2,475.78	28,145.63	60,000.00	31,854.37	46.91
206-336-863.002	TIRES	0.00	2,897.00	10,000.00	7,103.00	28.97
206-336-864.000	CONFERENCES & MEETINGS	0.00	2,145.02	7,500.00	5,354.98	28.60
206-336-867.000	GASOLINE	269.66	17,311.96	30,000.00	12,688.04	57.71
206-336-903.000	LEGAL NOTICES	0.00	0.00	200.00	200.00	0.00
206-336-910.000	INSURANCE	0.00	46,264.10	56,000.00	9,735.90	82.61
206-336-921.001	ELECTRIC STATION 1	926.99	10,893.24	12,000.00	1,106.76	90.78
206-336-921.002	ELECTRIC STATION 2	329.93	3,386.01	5,500.00	2,113.99	61.56
206-336-921.003	ELECTRIC STATION 3	181.92	2,194.82	2,500.00	305.18	87.79
206-336-922.001	UTILITIES - STATION 1	0.00	300.00	0.00	(300.00)	100.00
206-336-923.001	HEAT STATION 1	172.81	2,921.46	5,000.00	2,078.54	58.43
206-336-923.002	HEAT STATION 2	32.56	1,210.59	4,000.00	2,789.41	30.26
206-336-923.003	HEAT STATION 3	30.06	1,377.00	3,000.00	1,623.00	45.90
206-336-931.001	MAINTENANCE STATION 1	917.63	11,417.94	20,000.00	8,582.06	57.09
206-336-931.002	MAINTENANCE STATION 2	825.02	8,836.16	8,000.00	(836.16)	110.45
206-336-931.003	MAINTENANCE STATION 3	132.50	5,097.55	5,000.00	(97.55)	101.95
206-336-933.000	EQUIPMENT MAINTENANCE	0.00	18,410.09	15,000.00	(3,410.09)	122.73
206-336-957.000	SUBSCRIPTIONS	0.00	810.00	3,500.00	2,690.00	23.14
206-336-958.000	MEMBERSHIPS & DUES	1,707.75	5,323.25	12,000.00	6,676.75	44.36
206-336-960.000	TRAINING	(50.00)	7,064.59	40,000.00	32,935.41	17.66
206-336-962.000	MISCELLANEOUS	1,113.93	1,630.44	3,000.00	1,369.56	54.35
OTHER		15,429.63	262,002.76	438,850.00	176,847.24	55.50
AQUISTITIONS						
206-336-977.000	EQUIPMENT ACQUISITIONS 04M	0.00	27,228.13	750,000.00	722,771.87	3.63
206-336-977.001	SUPPLY ACQUISITIONS 04M	0.00	12,885.13	50,000.00	37,114.87	25.77
AQUISTITIONS		0.00	40,113.26	800,000.00	759,886.74	5.01
TOTAL EXPENDITURES						
		195,991.54	2,860,687.01	4,341,639.00	1,480,951.99	65.89
Fund 206 - FIRE:						
TOTAL REVENUES		1,663.66	3,542,519.32	4,341,639.00	799,119.68	81.50
TOTAL EXPENDITURES		195,991.54	2,860,687.01	4,341,639.00	1,480,951.99	65.89

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
NET OF REVENUES & EXPENDITURES		(194,327.88)	681,832.31	0.00	(681,832.31)	100.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 207 - POLICE						
Revenues						
REVENUES						
207-000-393.000	DESIGNATED FUND BALANCE	0.00	0.00	645,490.00	645,490.00	0.00
207-000-402.000	TAX COLLECTIONS	0.00	5,660,642.39	5,529,760.00	(130,882.39)	102.37
207-000-530.000	FEDERAL GRANTS	3,663.36	15,097.88	0.00	(15,097.88)	100.00
207-000-530.001	GRANTS - OTHER	7,396.32	29,974.65	0.00	(29,974.65)	100.00
207-000-546.000	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	3,373.92	4,500.00	1,126.08	74.98
207-000-577.000	LIQUOR LICENSES	0.00	16,108.40	11,000.00	(5,108.40)	146.44
207-000-601.000	LIASON OFFICER REIMBURSEMENT	0.00	36,912.00	30,000.00	(6,912.00)	123.04
207-000-607.000	SEX OFFENDERS REGISTRY FEE	0.00	2,450.00	1,500.00	(950.00)	163.33
207-000-608.001	WARRANT PROCESSING FEES	80.00	1,290.00	1,000.00	(290.00)	129.00
207-000-627.000	DUPLICATING & PHOTOSTAT	67.87	1,853.18	2,500.00	646.82	74.13
207-000-656.000	ORDINANCE FINES & COSTS	13,342.74	145,997.58	110,000.00	(35,997.58)	132.73
207-000-665.000	INTEREST	0.00	21,629.57	14,000.00	(7,629.57)	154.50
207-000-665.002	INTEREST INCOME-TAX FUND	0.00	1,833.25	1,500.00	(333.25)	122.22
207-000-673.000	SALE OF FIXED ASSETS	0.00	27,695.00	12,000.00	(15,695.00)	230.79
207-000-684.000	CROSSING GUARDS REIMBURSEMENT	0.00	3,763.24	4,900.00	1,136.76	76.80
207-000-685.000	OAKLAND CTY 911 REIMBURSEMENT	0.00	6,224.00	5,500.00	(724.00)	113.16
207-000-695.000	MISCELLANEOUS REVENUE	4,167.96	64,043.06	1,000.00	(63,043.06)	6,404.31
REVENUES		28,718.25	6,038,888.12	6,374,650.00	335,761.88	94.73
TOTAL REVENUES						
		28,718.25	6,038,888.12	6,374,650.00	335,761.88	94.73
Expenditures						
OTHER						
207-301-801.001	HR SERVICES	0.00	0.00	54,420.00	54,420.00	0.00
OTHER		0.00	0.00	54,420.00	54,420.00	67.88
CIVIL SERVICE						
207-220-710.000	FEES & PER DIEM-CIVIL SVC	0.00	450.00	1,000.00	550.00	45.00
207-220-727.000	SUPPLIES-CIVIL SVC	0.00	647.50	1,000.00	352.50	64.75
207-220-903.000	LEGAL NOTICES-CIVIL SVC	0.00	100.00	1,000.00	900.00	10.00
CIVIL SERVICE		0.00	1,197.50	3,000.00	1,802.50	39.92
SALARIES						
207-301-705.000	SALARIES CHIEF	7,904.00	94,848.00	102,750.00	7,902.00	92.31
207-301-706.001	SALARIES LIEUTENANTS	13,962.59	244,343.40	297,265.00	52,921.60	82.20
207-301-706.002	SALARIES SERGEANTS	25,730.91	313,462.42	345,815.00	32,352.58	90.64
207-301-706.003	SALARIES POLICE OFFICERS	103,371.69	1,341,638.55	1,556,265.00	214,626.45	86.21
207-301-706.004	SALARIES DISPATCHERS	19,200.16	243,300.88	290,820.00	47,519.12	83.66
207-301-706.005	SALARIES CLERICAL	11,694.28	177,691.05	200,300.00	22,608.95	88.71
207-301-706.006	SALARIES CADET	900.00	20,632.50	46,800.00	26,167.50	44.09
207-301-709.001	OVERTIME	22,464.60	153,814.53	155,500.00	1,685.47	98.92
207-301-709.002	COURT TIME	726.93	6,886.74	35,000.00	28,113.26	19.68
207-301-709.003	SHIFT PREMIUM	3,141.51	37,548.53	35,000.00	(2,548.53)	107.28
207-301-720.000	HOLIDAY PAY	0.00	5,681.70	118,245.00	112,563.30	4.81
SALARIES		209,096.67	2,639,848.30	3,183,760.00	543,911.70	82.92
PAYROLL BENEFITS						
207-301-715.000	SOCIAL SECURITY	15,516.74	197,269.87	237,220.00	39,950.13	83.16
207-301-716.000	HOSP & OPTICAL INSURANCE	48,967.32	596,404.58	740,000.00	143,595.42	80.60
207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	24,054.37	246,894.17	301,800.00	54,905.83	81.

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 207 - POLICE						
Expenditures						
207-301-717.000	GROUP LIFE INSURANCE	549.50	3,317.77	4,210.00	892.23	78.81
207-301-718.000	PENSION	48,363.85	560,833.71	604,950.00	44,116.29	92.71
207-301-718.001	HEALTH CARE SAVINGS PROGRAM	3,625.20	46,053.99	51,600.00	5,546.01	89.25
207-301-718.003	OPEB FUNDING	0.00	250,000.00	250,000.00	0.00	100.00
207-301-719.000	WORKERS COMP INSURANCE	0.00	37,517.75	85,410.00	47,892.25	43.93
207-301-722.000	UNEMPLOYMENT INSURANCE	62.66	7,354.54	11,490.00	4,135.46	64.01
207-301-724.000	DENTAL INSURANCE	4,798.64	30,865.66	41,650.00	10,784.34	74.11
PAYROLL BENEFITS		145,938.28	1,976,512.04	2,328,330.00	351,817.96	84.89
OTHER						
207-301-727.000	OFFICE SUPPLIES	1,173.45	7,695.03	11,000.00	3,304.97	69.95
207-301-729.000	PRINTING	0.00	0.00	500.00	500.00	0.00
207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	500.00	5,530.74	5,000.00	(530.74)	110.61
207-301-744.000	UNIFORMS	1,055.21	3,202.40	6,000.00	2,797.60	53.37
207-301-744.004	UNIFORM ALLOWANCE PAYOUT	0.00	20,000.00	24,000.00	4,000.00	83.33
207-301-757.000	OPERATING SUPPLIES	609.56	7,857.33	6,000.00	(1,857.33)	130.96
207-301-805.000	SEX OFFENDERS REGISTRY FEE	0.00	1,350.00	1,500.00	150.00	90.00
207-301-807.000	AUDIT FEES	0.00	8,000.00	4,000.00	(4,000.00)	200.00
207-301-818.000	COMPUTER SERVICES	0.00	3,727.46	10,000.00	6,272.54	37.27
207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00	75,000.00	91,000.00	16,000.00	82.42
207-301-826.001	TAX TRIBUNAL REFUNDS	0.00	4,647.60	8,000.00	3,352.40	58.10
207-301-826.002	LEGAL FEES - LABOR RELATED	0.00	2,150.00	30,000.00	27,850.00	7.17
207-301-851.000	EQUIPMENT REPAIRS	0.00	96.00	3,000.00	2,904.00	3.20
207-301-853.000	TELEPHONE	1,341.01	9,882.23	10,000.00	117.77	98.82
207-301-860.000	MILEAGE	0.00	0.00	1,000.00	1,000.00	0.00
207-301-861.000	WITNESS FEES	0.00	(774.68)	750.00	1,524.68	(103.29)
207-301-863.001	VEHICLE MAINTENANCE	1,553.47	17,037.96	45,000.00	27,962.04	37.86
207-301-863.002	TIRES	231.50	2,158.16	4,000.00	1,841.84	53.95
207-301-864.000	CONFERENCES	25.00	5,880.94	4,500.00	(1,380.94)	130.69
207-301-867.000	GASOLINE	0.00	48,393.31	60,000.00	11,606.69	80.66
207-301-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
207-301-910.000	INSURANCE	0.00	133,249.25	150,000.00	16,750.75	88.83
207-301-931.001	BLDG MAINTENANCE & SUPPLIES	1,735.09	7,501.54	10,000.00	2,498.46	75.02
207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	655.96	46,199.80	55,000.00	8,800.20	84.00
207-301-934.000	OFFICE EQUIP MAINTENANCE	0.00	6,600.00	5,000.00	(1,600.00)	132.00
207-301-958.000	MEMBERSHIPS & DUES	55.00	935.00	2,000.00	1,065.00	46.75
207-301-960.000	TRAINING	247.09	6,953.40	22,000.00	15,046.60	31.61
207-301-960.001	CRIMINAL JUSTICE TRNG 302 FUNDS	3,373.92	3,373.92	5,700.00	2,326.08	59.19
207-301-960.002	SNC (STATE 911) TRAINING FUNDS	1,468.66	4,615.50	5,400.00	784.50	85.47
207-301-962.001	MISCELLANEOUS	2,750.00	4,587.50	8,000.00	3,412.50	57.34
207-301-962.003	EVIDENCE COLLECTION	200.00	2,824.31	3,000.00	175.69	94.14
OTHER		24,474.92	438,674.70	591,850.00	153,175.30	67.88
AQUISTITIONS						
207-301-977.000	EQUIPMENT ACQUISITIONS	6,265.00	117,275.18	190,000.00	72,724.82	61.72
207-301-977.003	ACCREDITATION, SOFTWARE, MTCE	0.00	6,874.88	7,000.00	125.12	98.21
AQUISTITIONS		6,265.00	124,150.06	197,000.00	72,849.94	63.02
CROSSING GUARDS						
207-316-707.000	SALARIES PT - CROSSING GUARDS	1,740.00	12,973.50	14,000.00	1,026.50	92.67
207-316-715.000	SOCIAL SECURITY-CROSSING GUARDS	133.18	992.72	1,070.00	77.28	92.78
207-316-719.000	WORKERS COMP -CROSSING GUARDS	0.00	305.50	800.00	494.50	38.19
207-316-722.000	UNEMPLOYMENT INSUR CROSSING GUARDS	31.31	233.48	420.00	186.52	55.50
CROSSING GUARDS		1,904.49	14,505.20	16,290.00	1,784.80	89.95

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE Expenditures						
TOTAL EXPENDITURES		387,679.36	5,194,887.80	6,374,650.00	1,179,762.20	81.49
Fund 207 - POLICE:						
TOTAL REVENUES		28,718.25	6,038,888.12	6,374,650.00	335,761.88	94.73
TOTAL EXPENDITURES		387,679.36	5,194,887.80	6,374,650.00	1,179,762.20	81.49
NET OF REVENUES & EXPENDITURES		(358,961.11)	844,000.32	0.00	(844,000.32)	100.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 208 - PARKS AND RECREATION FUND						
Revenues						
REVENUES						
208-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	329,229.00	329,229.00	0.00
208-000-402.000	PARKS AND RECREATION TAX COLLECTIONS	0.00	364,263.28	355,921.00	(8,342.28)	102.34
208-000-530.000	GRANT REVENUES	0.00	50,000.00	0.00	(50,000.00)	100.00
208-000-652.000	FIELD RENTAL	0.00	6,630.00	5,000.00	(1,630.00)	132.60
208-000-665.000	INTEREST	0.00	2,400.87	3,500.00	1,099.13	68.60
208-000-695.000	MISCELLANEOUS REVENUE	0.00	708.00	0.00	(708.00)	100.00
REVENUES		0.00	424,002.15	693,650.00	269,647.85	61.13
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TOTAL REVENUES		0.00	424,002.15	693,650.00	269,647.85	61.13
Expenditures						
EXPENSES						
208-000-710.000	FEE'S AND PER DIEM	503.08	2,485.97	2,000.00	(485.97)	124.30
208-000-715.000	SOC SEC & MEDICARE TAX	38.48	136.23	250.00	113.77	54.49
208-000-720.000	EVENT EXPENSES	0.00	0.00	2,000.00	2,000.00	0.00
208-000-722.000	MI UNEMPLOYMENT TAX	0.00	6.89	0.00	(6.89)	100.00
208-000-801.000	PROFESSIONAL SERVICES	0.00	15,010.00	25,000.00	9,990.00	60.04
208-000-826.000	TAX TRIBUNAL REFUNDS	0.00	299.12	0.00	(299.12)	100.00
208-000-903.000	LEGAL PUBLICATIONS	0.00	173.25	250.00	76.75	69.30
208-000-910.000	INSURANCE	0.00	4,167.87	4,500.00	332.13	92.62
208-000-921.000	ELECTRIC JUDY HAWLEY PARK	0.00	425.32	1,000.00	574.68	42.53
208-000-921.001	ELECTRIC - VETTER PARK	0.00	421.39	1,000.00	578.61	42.14
208-000-922.000	UTILITIES- PARKS	300.00	3,375.00	3,300.00	(75.00)	102.27
208-000-931.001	GROUNDS MAINTENANCE	4,061.44	44,035.24	40,000.00	(4,035.24)	110.09
208-000-932.000	PARK EQUIPMENT	0.00	7,945.87	100,000.00	92,054.13	7.95
208-000-958.000	MEMBERSHIPS AND DUES	0.00	189.00	850.00	661.00	22.24
208-000-962.000	MISCELLANEOUS	0.00	495.68	1,000.00	504.32	49.57
208-000-972.000	PATHWAY PROJECTS	10,417.50	19,108.75	500,000.00	480,891.25	3.82
208-000-973.000	BLOOMER PARK IMPROVEMENTS	0.00	0.00	2,500.00	2,500.00	0.00
208-000-974.000	PARK IMPROVEMENTS	0.00	10,314.02	10,000.00	(314.02)	103.14
EXPENSES		15,320.50	108,589.60	693,650.00	585,060.40	15.65
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TOTAL EXPENDITURES		15,320.50	108,589.60	693,650.00	585,060.40	15.65
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Fund 208 - PARKS AND RECREATION FUND:						
TOTAL REVENUES		0.00	424,002.15	693,650.00	269,647.85	61.13
TOTAL EXPENDITURES		15,320.50	108,589.60	693,650.00	585,060.40	15.65
NET OF REVENUES & EXPENDITURES		(15,320.50)	315,412.55	0.00	(315,412.55)	100.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 249 - BUILDING DEPARTMENT FUND						
Revenues						
REVENUES						
249-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	88,840.00	88,840.00	0.00
REVENUES		0.00	0.00	88,840.00	88,840.00	0.00
BUILDING REVENUE						
249-000-452.000	CONTRACTORS GENERAL LICENSES	260.00	4,580.00	4,000.00	(580.00)	114.50
249-000-453.000	ELECTRICAL LICENSES	140.00	2,640.00	2,200.00	(440.00)	120.00
249-000-454.000	HEATING LICENSES	75.00	1,425.00	1,200.00	(225.00)	118.75
249-000-455.000	PLUMBING LICENSES	(443.70)	118.30	60.00	(58.30)	197.17
249-000-477.000	BUILDING PERMITS	29,139.60	453,683.82	350,000.00	(103,683.82)	129.62
249-000-478.000	ELECTRICAL PERMITS	6,360.50	85,489.00	72,000.00	(13,489.00)	118.73
249-000-479.000	HEATING PERMITS	10,660.00	147,775.00	100,000.00	(47,775.00)	147.78
249-000-480.000	PLUMBING PERMITS	2,430.00	44,558.50	45,000.00	441.50	99.02
249-000-482.000	PLOT PLAN REVIEWS	0.00	0.00	15,000.00	15,000.00	0.00
249-000-484.000	BUILDING PLAN REVIEWS	0.00	0.00	20,000.00	20,000.00	0.00
249-000-484.001	FIRE SAFETY REVIEWS	0.00	15,945.10	4,000.00	(11,945.10)	398.63
249-000-665.000	INTEREST	0.00	6,658.59	0.00	(6,658.59)	100.00
249-000-695.000	MISCELLANEOUS REVENUE	2,450.00	27,057.90	5,000.00	(22,057.90)	541.16
BUILDING REVENUE		51,071.40	789,931.21	618,460.00	(171,471.21)	127.73
TOTAL REVENUES		51,071.40	789,931.21	707,300.00	(82,631.21)	111.68
Expenditures						
SALARIES						
249-000-706.001	SALARIES BLDG OFFICIAL	6,026.70	72,182.45	78,390.00	6,207.55	92.08
249-000-706.002	SALARIES CLERICAL	7,895.56	94,921.69	101,640.00	6,718.31	93.39
249-000-706.003	CONTRACT BLDG INSPECTORS	3,930.00	55,005.00	25,000.00	(30,005.00)	220.02
249-000-706.005	BUILDING INSPECTOR	0.00	0.00	60,000.00	60,000.00	0.00
249-000-707.000	ELECTRICAL INSPECTOR	7,488.00	56,843.40	50,000.00	(6,843.40)	113.69
249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	6,200.10	96,665.30	100,000.00	3,334.70	96.67
249-000-709.000	OVERTIME	0.00	0.00	20,000.00	20,000.00	0.00
SALARIES		31,540.36	375,617.84	435,030.00	59,412.16	86.34
PAYROLL BENEFITS						
249-000-715.000	SOCIAL SECURITY	1,022.16	12,345.65	19,950.00	7,604.35	61.88
249-000-716.000	HOSP & OPTICAL INSURANCE	2,567.16	28,709.01	81,645.00	52,935.99	35.16
249-000-717.000	GROUP LIFE INSURANCE	47.10	269.85	435.00	165.15	62.03
249-000-718.000	PENSION	588.91	7,061.10	10,010.00	2,948.90	70.54
249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	3,300.00	4,800.00	1,500.00	68.75
249-000-718.002	OPEB FUNDING	0.00	50,000.00	50,000.00	0.00	100.00
249-000-719.000	WORKERS COMP INSURANCE	0.00	1,369.75	4,220.00	2,850.25	32.46
249-000-722.000	UNEMPLOYMENT INSURANCE	0.00	500.80	685.00	184.20	73.11
249-000-724.000	DENTAL INSURANCE	244.96	1,541.20	4,240.00	2,698.80	36.35
PAYROLL BENEFITS		4,770.29	105,097.36	175,985.00	70,887.64	59.72
EXPENSES						
249-000-727.000	OFFICE SUPPLIES	193.82	1,956.71	1,200.00	(756.71)	163.06
249-000-757.000	OPERATING SUPPLIES	187.00	818.10	2,400.00	1,581.90	34.09
249-000-801.000	PROFESSIONAL FEES	4,650.00	39,810.00	25,000.00	(14,810.00)	159.24
249-000-801.001	HR SERVICES	0.00	0.00	3,985.00	3,985.00	0.00
249-000-807.000	AUDIT FEES	0.00	3,000.00	3,000.00	0.00	100.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2021	AVAILABLE	% BDGT
		MONTH	11/30/2021	AMENDED BUDGET	BALANCE	USED
		11/30/2021	11/30/2021			
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-000-853.000	CELLULAR PHONE	84.00	912.92	3,000.00	2,087.08	30.43
249-000-863.000	VEHICLE MAINTENANCE	0.00	100.17	1,500.00	1,399.83	6.68
249-000-864.000	CONFERENCES & MEETINGS	0.00	0.00	2,000.00	2,000.00	0.00
249-000-867.000	GASOLINE	0.00	504.60	2,000.00	1,495.40	25.23
249-000-910.000	INSURANCE	0.00	3,050.81	3,500.00	449.19	87.17
249-000-957.000	SUBSCRIPTIONS	55.00	55.00	200.00	145.00	27.50
249-000-958.000	MEMBERSHIPS & DUES	0.00	320.00	2,000.00	1,680.00	16.00
249-000-960.000	TRAINING	0.00	2,395.00	5,000.00	2,605.00	47.90
249-000-962.000	MISCELLANEOUS	0.00	67.14	500.00	432.86	13.43
249-000-971.000	TECHNOLOGY EQUIPMENT	282.30	17,640.01	6,000.00	(11,640.01)	294.00
249-000-977.000	EQUIPMENT ACQUISITIONS	0.00	2,300.00	35,000.00	32,700.00	6.57
EXPENSES		5,452.12	72,930.46	96,285.00	23,354.54	75.74
TOTAL EXPENDITURES		41,762.77	553,645.66	707,300.00	153,654.34	78.28
Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		51,071.40	789,931.21	707,300.00	(82,631.21)	111.68
TOTAL EXPENDITURES		41,762.77	553,645.66	707,300.00	153,654.34	78.28
NET OF REVENUES & EXPENDITURES		9,308.63	236,285.55	0.00	(236,285.55)	100.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Revenues						
REVENUES						
591-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	621,497.00	621,497.00	0.00
591-000-445.000	PENALTIES	3,457.62	10,619.07	8,000.00	(2,619.07)	132.74
591-000-626.000	METERS	2,047.48	28,705.52	10,000.00	(18,705.52)	287.06
591-000-627.000	METER INSTALLATIONS	450.00	5,700.00	2,000.00	(3,700.00)	285.00
591-000-642.000	WATER	5,545.16	1,107,972.58	950,000.00	(157,972.58)	116.63
591-000-650.000	MISC SERVICE CHARGES	748.84	8,990.84	3,000.00	(5,990.84)	299.69
591-000-650.001	SPRINKLER SYSTEM	300.00	3,450.00	2,500.00	(950.00)	138.00
591-000-665.000	INTEREST EARNED	0.00	4,236.43	2,000.00	(2,236.43)	211.82
591-000-665.004	INTEREST - CAPITAL FUND	0.00	14,062.12	8,000.00	(6,062.12)	175.78
591-000-665.011	INTEREST INCOME M59 EAST (7)	0.00	2,078.75	0.00	(2,078.75)	100.00
591-000-673.000	SALE OF FIXED ASSETS	0.00	2,225.00	0.00	(2,225.00)	100.00
591-000-674.001	CONNECTION FEES	13,650.00	176,443.70	220,000.00	43,556.30	80.20
591-000-695.000	MISCELLANEOUS INCOME	0.00	1,723.74	5,000.00	3,276.26	34.47
591-000-699.000	SEWER ADMIN FEES	0.00	0.00	145,000.00	145,000.00	0.00
REVENUES		26,199.10	1,366,207.75	1,976,997.00	610,789.25	69.11
TOTAL REVENUES						
		26,199.10	1,366,207.75	1,976,997.00	610,789.25	69.11
Expenditures						
OFFICE SUPPLIES						
591-000-727.000	OFFICE SUPPLIES	515.29	2,305.17	6,000.00	3,694.83	38.42
591-000-730.000	POSTAGE	928.97	4,218.63	2,500.00	(1,718.63)	168.75
OFFICE SUPPLIES		1,444.26	6,523.80	8,500.00	1,976.20	76.75
OTHER						
591-000-958.000	DUES & MISC	0.00	4,632.12	5,000.00	367.88	92.64
591-000-960.000	EDUCATION & TRAINING	0.00	2,345.00	3,000.00	655.00	78.17
591-000-962.000	MISCELLANEOUS	0.00	1,285.35	1,000.00	(285.35)	128.54
591-000-968.000	DEPRECIATION WATER SYSTEM	0.00	0.00	320,000.00	320,000.00	0.00
591-000-969.000	DEPRECIATION & AMORTIZATION	0.00	0.00	35,000.00	35,000.00	0.00
591-000-976.000	BOND INTEREST-DWRF	0.00	15,625.00	15,625.00	0.00	100.00
591-000-977.000	VEHICLES	0.00	875.00	45,000.00	44,125.00	1.94
591-000-991.001	PRINCIPAL COPIER LEASE	0.00	1,003.47	1,515.00	511.53	66.24
591-000-995.000	MISC SERVICE CHARGES	0.00	1,743.48	1,000.00	(743.48)	174.35
591-000-995.001	WELL HEAD PROTECTION PROGRAM	0.00	3,433.75	41,840.00	38,406.25	8.21
591-000-995.002	INTEREST COPIER LEASE	0.00	180.53	265.00	84.47	68.12
OTHER		0.00	31,123.70	469,245.00	438,121.30	0.30
SALARIES						
591-000-703.000	MANAGER SALARIES	6,897.15	82,765.85	87,470.00	4,704.15	94.62
591-000-706.000	WAGES CLERICAL	7,227.91	86,402.17	93,740.00	7,337.83	92.17
591-000-707.000	WAGES MAINTENANCE	6,495.03	93,001.62	178,000.00	84,998.38	52.25
591-000-707.001	WAGES PART TIME	0.00	0.00	10,000.00	10,000.00	0.00
591-000-707.002	WEEKEND ON CALL WATER OPERATOR	0.00	539.89	4,000.00	3,460.11	13.50
591-000-709.000	WAGES OVERTIME	146.14	7,252.37	5,000.00	(2,252.37)	145.05
SALARIES		20,766.23	269,961.90	378,210.00	108,248.10	71.38
PAYROLL BENEFITS						
591-000-715.000	SOCIAL SECURITY	1,553.96	20,100.93	26,100.00	5,999.07	77.00
591-000-716.000	HOSP & OPTICAL INSURANCE	3,926.91	76,859.13	117,290.00	40,430.87	65.50

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-717.000	GROUP LIFE INSURANCE	78.50	410.50	540.00	129.50	76.02
591-000-718.000	PENSION	1,201.22	15,123.18	19,370.00	4,246.82	78.08
591-000-718.001	HEALTH CARE SAVINGS PLAN	500.00	4,300.00	7,200.00	2,900.00	59.72
591-000-719.000	WORKERS COMP INSURANCE	0.00	4,413.75	12,050.00	7,636.25	36.63
591-000-720.000	OTHER POST RETIREMENT BENEFITS	0.00	70,000.00	70,000.00	0.00	100.00
591-000-722.000	UNEMPLOYMENT INSURANCE	180.78	1,347.70	1,620.00	272.30	83.19
591-000-724.000	DENTAL INSURANCE	505.24	3,627.68	6,630.00	3,002.32	54.72
PAYROLL BENEFITS		7,946.61	196,182.87	260,800.00	64,617.13	75.22
OTHER						
591-000-976.005	BOND INTEREST NORDIC DR MAIN	(31,231.26)	(29,721.21)	1,050.00	30,771.21	(2,830.5
OTHER		(31,231.26)	(29,721.21)	1,050.00	30,771.21	0.30
OPERATING EXPENSES						
591-000-740.000	OPERATING SUPPLIES	160.90	2,753.66	7,500.00	4,746.34	36.72
591-000-744.000	SAFETY GEAR AND CLOTHING	1,314.97	4,114.43	5,000.00	885.57	82.29
591-000-745.000	SYSTEM CHEMICALS	809.00	40,518.30	50,000.00	9,481.70	81.04
591-000-748.000	TESTING WATER SYSTEMS	458.85	13,244.39	10,000.00	(3,244.39)	132.44
591-000-750.000	OPERATING SUPPLIES METERS	105.00	26,251.67	100,000.00	73,748.33	26.25
591-000-750.001	OPERATING SUPP METER TRANSMITT	0.00	18,907.23	40,000.00	21,092.77	47.27
591-000-755.000	OPERATING SUPPLIES TOOLS	188.88	9,666.81	8,000.00	(1,666.81)	120.84
591-000-801.001	HR SERVICES	0.00	0.00	6,640.00	6,640.00	0.00
591-000-802.000	ENG & ARCH FEES	593.75	23,592.50	0.00	(23,592.50)	100.00
591-000-803.000	IRON FILTRATION EXPENSES	4,054.59	16,683.96	16,052.00	(631.96)	103.94
591-000-807.000	ACCOUNTING & AUDITING	0.00	4,000.00	4,000.00	0.00	100.00
591-000-818.000	CONTRACTED SERVICES	4,702.14	45,069.35	40,000.00	(5,069.35)	112.67
591-000-826.000	ATTORNEY FEES	28.00	2,380.00	3,000.00	620.00	79.33
591-000-853.000	TELEPHONE/CELL PHONE SERVICES	587.24	5,956.43	4,000.00	(1,956.43)	148.91
591-000-867.000	GASOLINE/FUEL	0.00	4,343.96	6,000.00	1,656.04	72.40
591-000-903.000	LEGAL NOTICES	0.00	2,183.73	2,000.00	(183.73)	109.19
591-000-911.000	GENERAL LIAB INSURANCE	0.00	30,198.08	35,000.00	4,801.92	86.28
OPERATING EXPENSES		13,003.32	249,864.50	337,192.00	87,327.50	74.10
MAINTENANCE						
591-000-863.000	REPAIRS & MAINT VEHICLES	717.00	3,228.86	5,000.00	1,771.14	64.58
591-000-931.000	REPAIR & MAINT BLDG & EQUIP	4,552.90	45,609.53	275,000.00	229,390.47	16.59
591-000-931.001	GROUND MAINTENANCE	0.00	15,610.00	15,000.00	(610.00)	104.07
591-000-934.000	REPAIR & MAINT WATER SYSTEM	0.00	13,651.65	100,000.00	86,348.35	13.65
591-000-934.001	REPAIR & MAINT TOWER 1	0.00	0.00	25,000.00	25,000.00	0.00
591-000-934.002	REPAIR & MAINT TOWER 2	0.00	5,532.50	25,000.00	19,467.50	22.13
591-000-935.000	REPAIR METERS	0.00	0.00	2,000.00	2,000.00	0.00
MAINTENANCE		5,269.90	83,632.54	447,000.00	363,367.46	18.71
UTILITIES						
591-000-921.000	ELECTRICITY TOWER	30.15	504.36	1,000.00	495.64	50.44
591-000-921.001	ELECTRICITY TL	72.73	2,003.54	5,000.00	2,996.46	40.07
591-000-921.002	ELECTRICITY HILLVIEW	235.05	3,276.76	3,000.00	(276.76)	109.23
591-000-921.004	ELECTRICITY VILLAGE ACRES	2,100.07	37,314.04	40,000.00	2,685.96	93.29
591-000-921.005	ELECTRICITY SUBURBAN KNOLLS	0.00	134.51	0.00	(134.51)	100.00
591-000-921.006	ELECTRICITY GRASS LAKE	3,246.69	22,371.85	18,000.00	(4,371.85)	124.29
591-000-921.007	ELECTRICITY TOWER #2	32.52	885.45	1,000.00	114.55	88.55
591-000-921.008	ELECTRICITY-HURONDALE	51.56	1,671.74	1,500.00	(171.74)	111.45
591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	22.22	227.64	500.00	272.36	45.53

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 11/30/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2021	YTD BALANCE 11/30/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-923.001	GAS TWIN LAKES	15.00	774.23	1,000.00	225.77	77.42
591-000-923.002	GAS HILLVIEW	15.84	467.34	1,000.00	532.66	46.73
591-000-923.004	GAS GRASS LAKE	16.68	890.30	1,000.00	109.70	89.03
591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	0.00	2,827.02	2,000.00	(827.02)	141.35
UTILITIES		5,838.51	73,348.78	75,000.00	1,651.22	97.80
TOTAL EXPENDITURES		23,037.57	880,916.88	1,976,997.00	1,096,080.12	44.56
Fund 591 - WATER:						
TOTAL REVENUES		26,199.10	1,366,207.75	1,976,997.00	610,789.25	69.11
TOTAL EXPENDITURES		23,037.57	880,916.88	1,976,997.00	1,096,080.12	44.56
NET OF REVENUES & EXPENDITURES		3,161.53	485,290.87	0.00	(485,290.87)	100.00
TOTAL REVENUES - ALL FUNDS						
		244,901.36	16,963,379.97	24,447,272.00	7,483,892.03	69.39
TOTAL EXPENDITURES - ALL FUNDS						
		983,315.85	19,104,943.79	24,447,272.00	5,342,328.21	78.15
NET OF REVENUES & EXPENDITURES		(738,414.49)	(2,141,563.82)	0.00	2,141,563.82	100.00

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	432.58
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	9,990.23
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-171-718.000	PENSION	7,616.70
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-192-718.000	PENSION	3,114.63
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-209-718.000	PENSION	3,213.04
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-215-718.000	PENSION	8,092.48
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-253-718.000	PENSION	6,702.60
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-265-718.000	PENSION	2,011.74
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-372-718.000	PENSION	1,238.94
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-402-718.000	PENSION	2,409.30
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	101-757-718.000	PENSION	1,320.30
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	6,134.01
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	206-336-718.000	PENSION	20,218.71
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	12,760.13
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	207-301-718.000	PENSION	47,877.86
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	696.12
11/03/2021	GEN	1230075(E)	MERS	10/01/21-10/31/21 EE + ER CONTRIBUTIONS	249-000-718.000	PENSION	588.91
11/04/2021	GEN	88563	DLZ MICHIGAN, INC.	P/R- CIVIC CENTER LOOP PATHWAY	208-000-972.000	PATHWAY PROJECTS	9,818.75
11/04/2021	GEN	88564	PROGRESSIVE IRRIGATION INC.	HAWLEY PARK EARLY FALL APPLICATION	208-000-931.001	GROUNDS MAINTENANCE	2,063.09
11/04/2021	GEN	88565	COMMERCE TOWNSHIP	OCTOBER SEWER HOOK UPS	396-000-998.000	CONNECTION EXPENSE-COMMERCE	24,480.00
11/04/2021	GEN	88566	TPC LAWN & LANDSCAPE	HIDDEN PINES OCTOBER MOWING	208-000-931.001	GROUNDS MAINTENANCE	1,120.00
11/04/2021	GEN	88567	ABC PRINTING	2000 APPROVED STICKERS	249-000-757.000	OPERATING SUPPLIES	187.00
11/04/2021	GEN	88568	AMAZON	DESK CORD GROMMETT, TABLE CLOTHES	101-101-962.000	MISCELLANEOUS	109.95
11/04/2021	GEN	88568	AMAZON	USB MICROPHONE/PERGAMENT	101-171-962.000	MISCELLANEOUS	29.99
11/04/2021	GEN	88568	AMAZON	AVERY BINDER DIVIDERS	101-191-740.000	OPERATING SUPPLIES	250.79
11/04/2021	GEN	88568	AMAZON	DESK CORD GROMMETT, TABLE CLOTHES	101-249-727.000	OFFICE SUPPLIES	138.90
11/04/2021	GEN	88568	AMAZON	MONITOR STANDS	101-265-971.000	TECHNOLOGY EQUIPMENT	34.99
11/04/2021	GEN	88568	AMAZON	RETRACTABLE BADGE HOLDERS	206-336-727.000	OFFICE SUPPLIES	26.96
11/04/2021	GEN	88568	AMAZON	SETTERCERRI, STREAMLIGHT	206-336-744.000	UNIFORMS	88.58
11/04/2021	GEN	88568	AMAZON	SHOE POLISH	206-336-757.000	OPERATING SUPPLIES	72.30
11/04/2021	GEN	88568	AMAZON	COSCO STAMP INK REFILL	249-000-727.000	OFFICE SUPPLIES	6.25
11/04/2021	GEN	88568	AMAZON	MONITOR STANDS	249-000-971.000	TECHNOLOGY EQUIPMENT	69.98
11/04/2021	GEN	88569	APPLIED IMAGING	PLOTTER REPAIR	101-265-971.000	TECHNOLOGY EQUIPMENT	165.00
11/04/2021	GEN	88570	AUDIO SENTRY CORPORATION	12/01/21-02/28/22 SECURITY SYSTEM	101-269-931.008	EQUIP MAINT FISK	105.00
11/04/2021	GEN	88571	AUTOZONE	ANTIFREEZE	206-336-863.001	VEHICLE MAINTENANCE	61.74
11/04/2021	GEN	88572	BOUND TREE MEDICAL LLC.	ADULT/CHILD ELECTRODE PADS	206-336-767.000	MEDICAL SUPPLIES	376.80
11/04/2021	GEN	88573	COMCAST	STA #2 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	255.97
11/04/2021	GEN	88574	CONSUMERS ENERGY	7525 HIGHLAND, 09/23/21-10/21/21 MONTHLY	101-265-923.000	HEAT TWP HALL	125.88
11/04/2021	GEN	88574	CONSUMERS ENERGY	7500 HIGHLAND, 09/23/21-10/21/21 MONTHLY	101-269-923.001	HEAT COMM HALL	26.72
11/04/2021	GEN	88574	CONSUMERS ENERGY	9180 HIGHLAND, 09/23/21-10/21/21 MONTHLY	101-269-923.004	HEAT FISK	22.21
11/04/2021	GEN	88574	CONSUMERS ENERGY	7527 HIGHLAND, 09/23/21-10/21/21 MONTHLY	101-269-923.011	GAS-TWP ANNEX	89.51
11/04/2021	GEN	88574	CONSUMERS ENERGY	685 UNION 09/23/21-10/21/21 CHARGES	101-757-923.000	HEAT	2

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
11/04/2021	GEN	88574	CONSUMERS ENERGY	7420 HIGHLAND, 09/23/21-10/21/21 MONTHLY	206-336-923.001	HEAT STATION 1	172.81
11/04/2021	GEN	88574	CONSUMERS ENERGY	860 ROUND LK, 09/23/21-10/21/21 MONTHLY C	206-336-923.002	HEAT STATION 2	32.56
11/04/2021	GEN	88574	CONSUMERS ENERGY	4870 ORMONDA RD 09/24/21-10/22/21 MONTH	206-336-923.003	HEAT STATION 3	30.06
11/04/2021	GEN	88575	DARWEL ENTERPRISES LLC	GEN, MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	159.99
11/04/2021	GEN	88575	DARWEL ENTERPRISES LLC	FD FLOOR MATS	206-336-931.001	MAINTENANCE STATION 1	61.28
11/04/2021	GEN	88575	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	93.50
11/04/2021	GEN	88576	DLZ MICHIGAN, INC.	760 BOGIE LK RD PLOT PLAN	249-000-801.000	PROFESSIONAL FEES	2,500.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-000-080.716	DUE FROM WATER HOSPITALIZATION	68.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-171-716.000	HOSP & OPTICAL INSURANCE	1,146.93
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-192-716.000	HOSP & OPTICAL INSURANCE	34.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-209-716.000	HOSP & OPTICAL INSURANCE	51.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-215-716.000	HOSP & OPTICAL INSURANCE	68.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-253-716.000	HOSP & OPTICAL INSURANCE	68.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-265-716.000	HOSP & OPTICAL INSURANCE	34.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-372-716.000	HOSP & OPTICAL INSURANCE	115.47
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-402-716.000	HOSP & OPTICAL INSURANCE	17.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-757-716.000	HOSP & OPTICAL INSURANCE	34.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		101-863-730.000	RETIREE HEALTH INSURANCE	51.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		206-336-716.000	HOSP & OPTICAL INSURANCE	306.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		207-301-716.000	HOSP & OPTICAL INSURANCE	970.68
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	238.00
11/04/2021	GEN	88577	EMPLOYEE HEALTH INSURANCE MANAC NOVEMBER ADMIN FEES		249-000-716.000	HOSP & OPTICAL INSURANCE	34.00
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-000-080.716	DUE FROM WATER HOSPITALIZATION	40.45
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-171-716.000	HOSP & OPTICAL INSURANCE	53.37
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-192-716.000	HOSP & OPTICAL INSURANCE	10.38
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-209-716.000	HOSP & OPTICAL INSURANCE	34.24
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-215-716.000	HOSP & OPTICAL INSURANCE	44.06
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-253-716.000	HOSP & OPTICAL INSURANCE	53.37
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-265-716.000	HOSP & OPTICAL INSURANCE	15.06
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-372-716.000	HOSP & OPTICAL INSURANCE	14.50
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-402-716.000	HOSP & OPTICAL INSURANCE	9.87
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-757-716.000	HOSP & OPTICAL INSURANCE	19.74
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	101-863-730.000	RETIREE HEALTH INSURANCE	82.53
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	200.61
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	24.93
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	343.12
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	218.01
11/04/2021	GEN	88578	FIDELITY SECURITY LIFE INS/EYEMED	11/01/21-11/30/21 PREMIUMS	249-000-716.000	HOSP & OPTICAL INSURANCE	19.69
11/04/2021	GEN	88579	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.001	MAINTENANCE STATION 1	35.00
11/04/2021	GEN	88579	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.002	MAINTENANCE STATION 2	35.00
11/04/2021	GEN	88579	FIRST CHOICE COFFEE SERVICES	STA #3, WATER PURIFIER FILTERS	206-336-931.003	MAINTENANCE STATION 3	35.00
11/04/2021	GEN	88580	AT&T MOBILITY	09/10/21-10/06/21 MONTHLY CHARGES	207-301-853.000	TELEPHONE	68.00

WHITE LAKE TWP.
NOVEMBER 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/04/2021	GEN	88581	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	50.50
11/04/2021	GEN	88582	GLOBAL OFFICE SOLUTIONS	COPY PAPER	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	52.49
11/04/2021	GEN	88582	GLOBAL OFFICE SOLUTIONS	ELECTIONS/BADGE CLIPS	101-191-740.000	OPERATING SUPPLIES	92.43
11/04/2021	GEN	88582	GLOBAL OFFICE SOLUTIONS	COPY PAPER	101-249-727.000	OFFICE SUPPLIES	122.47
11/04/2021	GEN	88582	GLOBAL OFFICE SOLUTIONS	COPY PAPER	206-336-727.000	OFFICE SUPPLIES	52.49
11/04/2021	GEN	88582	GLOBAL OFFICE SOLUTIONS	COPY PAPER	207-301-727.000	OFFICE SUPPLIES	87.48
11/04/2021	GEN	88582	GLOBAL OFFICE SOLUTIONS	COPY PAPER	249-000-727.000	OFFICE SUPPLIES	34.97
11/04/2021	GEN	88583	HURON CEMETERY MAINTENANCE INC.	OPEN/CLOSE, BURIALS	101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOS	3,475.00
11/04/2021	GEN	88584	HOME DEPOT CREDIT SERVICES	09/27/21-10/12/21 MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	26.72
11/04/2021	GEN	88584	HOME DEPOT CREDIT SERVICES	09/27/21-10/12/21 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	18.97
11/04/2021	GEN	88584	HOME DEPOT CREDIT SERVICES	09/27/21-10/12/21 MONTHLY CHARGES	206-336-931.002	MAINTENANCE STATION 2	550.00
11/04/2021	GEN	88585	JASON CREAM	REIMBURSE FOR TRUNK OR TREAT	206-336-962.000	MISCELLANEOUS	31.75
11/04/2021	GEN	88586	KATHLEEN GORDINEAR	REIMBURSE FOR LUNCH	101-757-751.000	SENIOR ACTIVITIES	19.79
11/04/2021	GEN	88587	LOGOS & LETTERS	THOMPSON, TSHIRT LONG SLEEVE TEE	206-336-744.000	UNIFORMS	60.50
11/04/2021	GEN	88588	MEI TOTAL ELEVATOR SOLUTIONS	NO-JAN QTRLY SERVICES	101-269-931.013	BUILDING MAINTENANCE-TWP ANNE)	331.25
11/04/2021	GEN	88589	LITE ELECTRIC	REFUND ELECTRICAL PERMIT 307 LEGRAND BLVD	249-000-478.000	ELECTRICAL PERMITS	112.50
11/04/2021	GEN	88590	PRECISION MOBILE HOME REPAIR	25 MARLENE, CDGE REPAIRS	101-000-087.274	DUE FROM CDBG	3,392.40
11/04/2021	GEN	88591	OAK ELECTRIC	DUBLIN GENERATOR ASSESSMENT	101-265-931.003	BLDG EQUIP MAINTENANCE	179.00
11/04/2021	GEN	88592	PLANNING & ZONING CENTER INC.	(10) COPIES PLANNING & ZONING NEWS	101-402-957.000	SUBSCRIPTIONS	70.00
11/04/2021	GEN	88593	PRESSURE VESSEL TESTING	HP 7000 PSI HOSE W/JIC TOTAL 9 FT	206-336-757.000	OPERATING SUPPLIES	96.50
11/04/2021	GEN	88594	PROGRESSIVE IRRIGATION INC.	TWP PARK EARLY FALL APPLICATION	101-265-931.002	GROUNDS MAINTENANCE	524.88
11/04/2021	GEN	88594	PROGRESSIVE IRRIGATION INC.	COMM CTR EARLY FALL APPLICATION	101-269-931.001	BLDG MAINT COMM HALL	71.45
11/04/2021	GEN	88594	PROGRESSIVE IRRIGATION INC.	COMM CTR LATE FALL APPLICATION	101-269-931.004	BLDG EQUIPMENT MAINT COMM HAL	71.45
11/04/2021	GEN	88595	SPINAL COLUMN MEDIA GROUP	10/27/21 WHITE LAKE SYNOPSIS	101-215-903.000	LEGAL NOTICES	387.75
11/04/2021	GEN	88596	SEBESTA BROTHERS	REFUND ELECTRICAL PERMIT 8057 TIMBER TRAIL	249-000-478.000	ELECTRICAL PERMITS	1,062.00
11/04/2021	GEN	88597	STAR EMS	C SCHERZER BLOOD ALCOHOL DRAW	207-301-962.003	EVIDENCE COLLECTION	100.00
11/04/2021	GEN	88598	STATE OF MICHIGAN	SMITH, LINDSEY, MCCLURE CERTIFICATION	101-209-958.000	MEMBERSHIPS & DUES	400.00
11/04/2021	GEN	88599	STATE OF MICHIGAN	STOIA MCAT TRAINING/CERTIFICATION	101-209-960.000	TRAINING	150.00
11/04/2021	GEN	88600	SUBURBAN FORD	2013 MEDICAL TRUCK SERVICE	206-336-863.001	VEHICLE MAINTENANCE	124.51
11/04/2021	GEN	88601	TPC LAWN & LANDSCAPE	1258 CASTLEWOOD LAWN CUT	101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	310.00
11/04/2021	GEN	88602	TRUSTMARK VOLUNTARY BENEFIT SOLL	OCTOBER ACCIDENT/CRITICAL ILLNESS PREMIUM	101-000-232.002	PAY DEDUCT VOLUNTARY INSURANCE	279.44
11/04/2021	GEN	88602	TRUSTMARK VOLUNTARY BENEFIT SOLL	OCTOBER ACCIDENT/CRITICAL ILLNESS PREMIUM	206-000-232.002	PAY DEDUCT LIFE INS	221.96
11/04/2021	GEN	88602	TRUSTMARK VOLUNTARY BENEFIT SOLL	OCTOBER ACCIDENT/CRITICAL ILLNESS PREMIUM	207-000-232.002	PAY DEDUCT LIFE INS	358.22
11/04/2021	GEN	88602	TRUSTMARK VOLUNTARY BENEFIT SOLL	OCTOBER ACCIDENT/CRITICAL ILLNESS PREMIUM	249-000-232.008	PAY DEDUCT VOL INS	86.88
11/04/2021	GEN	88603	UNITED PARCEL SERVICE	MONTHLY SHIPPING CHARGES	101-248-730.000	POSTAGE	9.74
11/04/2021	GEN	88604	WALMART - CAPITAL ONE	FD, STATION CLEANING SUPPLIES	206-336-931.001	MAINTENANCE STATION 1	222.57
11/04/2021	GEN	88605	WEX BANK	OCTOBER FUEL CHARGES	101-000-080.867	DUE FROM WATER GASOLINE	453.55
11/04/2021	GEN	88605	WEX BANK	OCTOBER FUEL CHARGES	101-265-867.000	GASOLINE	465.48
11/04/2021	GEN	88605	WEX BANK	OCTOBER FUEL CHARGES	206-336-867.000	GASOLINE	1,590.81
11/04/2021	GEN	88605	WEX BANK	OCTOBER FUEL CHARGES	207-301-867.000	GASOLINE	5,278.21
11/04/2021	GEN	88605	WEX BANK	OCTOBER FUEL CHARGES	249-000-867.000	GASOLINE	38.63
11/04/2021	GEN	88606	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	170.00

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/04/2021	GEN	88607	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	146.00
11/04/2021	GEN	88608	MARLENE TURNER	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	60.00
11/04/2021	GEN	88609	SHARON CREVISTON	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88610	KELLY MONTAGLIONE	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88611	RHONDA ROGERS	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	235.00
11/04/2021	GEN	88612	DAVID SMIERTKA	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88613	BARBARA ALLISON	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88614	LYNDA EASTERDAY	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88615	VICKIE HILL	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88616	SHERRI O'BERRY	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88617	ROSEMARY KEGLOVITZ	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88618	TINA CERANEK	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88619	MARCUS CERANEK	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	225.00
11/04/2021	GEN	88620	PATRICK GALLAGHER	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88621	KEITH SIMPSON	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88622	NICOLE KEGLOVITZ	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	225.00
11/04/2021	GEN	88623	JOSEPH JERECKOS	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88624	JENNIFER SCHULZ	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88625	BRENDA SHEVCHIK	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88626	CYNTHIA JEFFERSON	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88627	MELISSA CUMMINGS	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88628	MICHELLE ESPOSITO	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88629	GAIL HALE	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88630	RITA LAFAlVE	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88631	ROBERT HARRISON	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88632	JOAN MCEACHEN	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	225.00
11/04/2021	GEN	88633	OLGA OLSEN	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88634	CORY DUBIN	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	225.00
11/04/2021	GEN	88635	GALE ROBERTS	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88636	JANELLE ROLANDO	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88637	SHARYN SCHLARMAN	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88638	LINDA DIVINEY	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88639	PHYLLIS ANTOSZ	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88640	ALICE BECKNER	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88641	NANCY CASWELL	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88642	ONALEE STOGDILL	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88643	SHARON BIGELOW	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88644	CLAUDETTE BOURSELETH	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88645	JEANNE MITCHELL	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88646	RHONDA GRUBB	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	210.00
11/04/2021	GEN	88647	SUSAN WALLACE	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88648	SUSAN BENDER	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00

WHITE LAKE TWP.
NOVEMBER 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/04/2021	GEN	88649	JO CESARO	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	185.00
11/04/2021	GEN	88650	MARYANN INGRAHAM	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88651	LINDA WHIPPLE	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88652	JANICE WATKINS	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88653	MARY ANN MILLER	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88654	JULIA GOLDMAN	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88655	DONALD HIETALA	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88656	JOANNA ZIMMERMAN	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	185.00
11/04/2021	GEN	88657	CHARLES GARY CREVISTON	NOVEMBER 02, 2021 SPECIAL ELECTION -LEAD	101-191-710.000	FEES & PER DIEM	412.50
11/04/2021	GEN	88658	JENNIFER LAJZA-LAWSON	NOVEMBER 02, 2021 SPECIAL ELECTION -LEAD	101-191-710.000	FEES & PER DIEM	250.00
11/04/2021	GEN	88659	BARB FOSS	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	200.00
11/04/2021	GEN	88660	KAREN LAW	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	175.00
11/04/2021	GEN	88661	BRIAN SINKOFF	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	235.00
11/04/2021	GEN	88662	DENISE SANTIAGO	NOVEMBER 02, 2021 SPECIAL ELECTION	101-191-710.000	FEES & PER DIEM	565.00
11/10/2021	GEN	88663	DLZ MICHIGAN, INC.	GENERAL ENGINEERING SERVICES	296-536-801.000	PROFESSIONAL FEES	673.75
11/10/2021	GEN	88664	EGANIX INC.	PROPRIETARY NITROGEN SUPPLEMENT	296-000-851.000	REPAIRS AND MAINTENANCE	2,300.00
11/10/2021	GEN	88665	BRENDEL'S SEPTIC TANK SERVICE	VETTER PARK MTHLY CHGE	208-000-922.000	UTILITIES- PARKS	300.00
11/10/2021	GEN	88666	AXON ENTERPRISE, INC.	CART STORAGE	265-302-700.001	STATE EXPENDITURES	773.33
11/10/2021	GEN	88667	IDEMIA	TOUCHPRINT ENTERPRISE FINGERPRINT	265-302-700.001	STATE EXPENDITURES	16,712.00
11/10/2021	GEN	88668	AMAZON	BALANCE DUE ON 1NMG-4Q6K-QQVD/LABELS	207-301-727.000	OFFICE SUPPLIES	149.89
11/10/2021	GEN	88669	U.S. BANK EQUIPMENT FINANCE	DUBLIN MTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	129.00
11/10/2021	GEN	88670	MICHIGAN TOWNSHIPS ASSOCIATION	BALANCE DUE FOR TWP BASICS FOR CLERKS	101-215-962.000	MISCELLANEOUS	5.00
11/10/2021	GEN	88671	MULTI-LAKES CONSERVATION ASSOCIA	RANGE FEES	207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	500.00
11/10/2021	GEN	88672	THIRD COAST TECH, LLC	VIDEO EQUIPMENT VIA PEG FEES	101-265-971.000	TECHNOLOGY EQUIPMENT	6,709.86
11/10/2021	GEN	88673	MARK CARLSON	10/23/21-11/05/21 ELECTRICAL PAYROLL	249-000-707.000	ELECTRICAL INSPECTOR	2,019.00
11/10/2021	GEN	88674	GLOBAL OFFICE SOLUTIONS	GEN TWP OFFICE SUPPLIES	101-249-727.000	OFFICE SUPPLIES	107.09
11/10/2021	GEN	88675	GLOBAL OFFICE SOLUTIONS	ELECTION SUPPLIES	101-249-727.000	OFFICE SUPPLIES	7.88
11/10/2021	GEN	88676	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	85.00
11/10/2021	GEN	88677	LOGOS & LETTERS	BASTIONELL SHIRTS	206-336-744.000	UNIFORMS	139.50
11/10/2021	GEN	88678	OAKLAND COUNTY	FD JUL-SEP 2021 FRMS	206-336-958.000	MEMBERSHIPS & DUES	1,332.75
11/10/2021	GEN	88679	EMSAR	REPAIRS TO M2'S STAIR CHAIR	206-336-863.001	VEHICLE MAINTENANCE	2,085.31
11/10/2021	GEN	88680	BOUND TREE MEDICAL LLC.	CURAPLEX PATIENT TRANSPOTER	206-336-767.000	MEDICAL SUPPLIES	123.90
11/10/2021	GEN	88681	DOUGLAS WATER CONDITIONING	STA 1 WATER SOFTENER SALT	206-336-931.001	MAINTENANCE STATION 1	180.50
11/10/2021	GEN	88682	PROGRESSIVE IRRIGATION INC.	WHITE LK CEMETERY SPRINKLER WINTERIZATION	101-276-932.000	CEMETERY MAINT	125.00
11/10/2021	GEN	88683	PROGRESSIVE IRRIGATION INC.	ANNEX SPRINKLER WINTERIZATION	101-269-932.000	ANNEX GROUND MAINTENANCE	125.00
11/10/2021	GEN	88684	PROGRESSIVE IRRIGATION INC.	DUBLIN SPRINKLER WINTERIZATION	101-265-931.002	GROUNDS MAINTENANCE	125.00
11/10/2021	GEN	88685	U.S. BANK EQUIPMENT FINANCE	BLDG DEPT MTHLY RENT	249-000-971.000	TECHNOLOGY EQUIPMENT	135.00
11/10/2021	GEN	88686	GLOBAL OFFICE SOLUTIONS	PD, CARTRIDGES	207-301-727.000	OFFICE SUPPLIES	31.93
11/10/2021	GEN	88687	L.E.O.R.T.C	OSTROWSKI, WAY CRIME PREVENTION	207-301-960.000	TRAINING	130.00
11/10/2021	GEN	88688	SUBURBAN FORD	PD 2019 FORD TRUCK OIL CHANGE	207-301-863.001	VEHICLE MAINTENANCE	39.95
11/10/2021	GEN	88689	TELEGATION INC.	OCTOBER 2021 LD CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	13.82
11/10/2021	GEN	88689	TELEGATION INC.	OCTOBER 2021 LD CHARGES	101-265-853.000	TELEPHONE	7.00

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/10/2021	GEN	88689	TELEGATION INC.	OCTOBER 2021 LD CHARGES	101-757-853.000	TELEPHONE	8.15
11/10/2021	GEN	88689	TELEGATION INC.	OCTOBER 2021 LD CHARGES	206-336-853.001	TELEPHONE STATION 1	0.20
11/10/2021	GEN	88689	TELEGATION INC.	OCTOBER 2021 LD CHARGES	207-301-853.000	TELEPHONE	54.03
11/10/2021	GEN	88690	MACP	IVORY, AMT AFTERNOON SESSION	207-301-960.000	TRAINING	25.00
11/10/2021	GEN	88691	LOWES BUSINESS ACCOUNT	MONTHLY CHARGES	101-191-740.000	OPERATING SUPPLIES	11.37
11/10/2021	GEN	88691	LOWES BUSINESS ACCOUNT	MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	28.47
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	378.07
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-000-214.016	DUE TO OTHERS	5.49
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-171-853.000	CELLULAR PHONE	50.60
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-215-853.000	CELLULAR PHONE	92.42
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-265-853.000	TELEPHONE	27.97
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-372-853.000	CELLULAR PHONE	51.21
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	101-402-853.000	CELLULAR PHONE	101.84
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	206-336-853.000	CELL PHONES	242.48
11/10/2021	GEN	88692	VERIZON WIRELESS	10/02/21-11/01/21 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	84.00
11/10/2021	GEN	88693	OAKLAND COUNTY TREASURERS ASSOC	ROMAN, PATTON DUES	101-253-958.000	MEMBERSHIPS & DUES	40.00
11/10/2021	GEN	88694	OAKLAND COUNTY TREASURERS ASSOC	WINTER CONFERENCE	101-253-864.000	CONFERENCES & MEETINGS	140.00
11/10/2021	GEN	88695	ANTHONY SORGE INSPECTIONS, LLC	10/23/21-11/05/21 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPECTORS	1,740.00
11/10/2021	GEN	88696	SCOTT HERZBERG	10/23/21-11/05/21 MECHANICAL INSPECTIONS	249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	3,279.00
11/10/2021	GEN	88697	HURON CEMETERY MAINTENANCE INC.	CREAMAINS BURIAL EDWARDS, M	101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOS	475.00
11/10/2021	GEN	88698	AERKO INTERNATIONAL MICHIGAN	FREEZE +P 2 OZ	207-301-757.000	OPERATING SUPPLIES	509.00
11/10/2021	GEN	88699	GLOBAL OFFICE SOLUTIONS	STAPLER	101-249-727.000	OFFICE SUPPLIES	24.74
11/10/2021	GEN	88700	GLOBAL OFFICE SOLUTIONS	TONER, BADGE HOLDERS	101-249-727.000	OFFICE SUPPLIES	249.77
11/10/2021	GEN	88701	DOUGLAS SANTIAGO	MILEAGE REIMBURSEMENT ELECTIONS	101-191-860.000	MILEAGE	75.04
11/10/2021	GEN	88702	GLOBAL OFFICE SOLUTIONS	TONER	101-249-727.000	OFFICE SUPPLIES	143.06
11/10/2021	GEN	88703	GLOBAL OFFICE SOLUTIONS	TONER	101-249-727.000	OFFICE SUPPLIES	858.36
11/10/2021	GEN	88704	RYCHEL PLUMBING	REIMBURSE UNUSED DEPOSIT	249-000-455.000	PLUMBING LICENSES	445.70
11/10/2021	GEN	88705	DTE ENERGY	MONTHLY CHARGES	101-448-926.000	STREET LIGHTING	4,789.97
11/10/2021	GEN	88706	SPINAL COLUMN MEDIA GROUP	11/03/21 PLANNING COMMISSION MTGE	101-402-903.000	LEGAL NOTICES	247.50
11/10/2021	GEN	88707	PROFESSIONAL MOVERS.COM	ELECTION DAY SET UP/TEAR DOWN	101-191-710.000	FEES & PER DIEM	1,925.00
11/10/2021	GEN	88708	MICHIGAN PROPERTY NETWORK	INSURANCE DEDUCTIBLE ON CEMETERY TORNAL	101-276-932.000	CEMETERY MAINT	1,000.00
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-000-080.717	DUE FROM WATER GROUP LIFE INSUR	31.40
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-000-080.724	DUE FROM WATER DENTAL INSURANC	194.64
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-000-232.002	PAY DEDUCT VOLUNTARY INSURANCE	792.39
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-101-717.000	GROUP LIFE INSURANCE	31.40
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-171-717.000	GROUP LIFE INSURANCE	31.40
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-171-724.000	DENTAL INSURANCE	362.72
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-192-717.000	GROUP LIFE INSURANCE	15.70
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-192-724.000	DENTAL INSURANCE	62.04
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-209-717.000	GROUP LIFE INSURANCE	23.55
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-209-724.000	DENTAL INSURANCE	217.54
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-215-717.000	GROUP LIFE INSURANCE	

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-215-724.000	DENTAL INSURANCE	292.16
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-253-717.000	GROUP LIFE INSURANCE	31.40
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-253-724.000	DENTAL INSURANCE	362.72
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-265-717.000	GROUP LIFE INSURANCE	15.70
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-265-724.000	DENTAL INSURANCE	89.00
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-372-717.000	GROUP LIFE INSURANCE	7.85
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-372-724.000	DENTAL INSURANCE	101.58
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-402-717.000	GROUP LIFE INSURANCE	23.55
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-402-724.000	DENTAL INSURANCE	159.56
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-757-717.000	GROUP LIFE INSURANCE	15.70
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-757-724.000	DENTAL INSURANCE	115.96
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	101-863-730.000	RETIREE HEALTH INSURANCE	89.00
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	206-000-232.002	PAY DEDUCT LIFE INS	554.18
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	206-336-717.000	GROUP LIFE INSURANCE	157.00
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	206-336-724.000	DENTAL INSURANCE	1,429.78
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	207-000-232.002	PAY DEDUCT LIFE INS	694.12
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	207-301-717.000	GROUP LIFE INSURANCE	274.75
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	207-301-724.000	DENTAL INSURANCE	2,399.32
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	249-000-232.008	PAY DEDUCT VOL INS	29.44
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	249-000-717.000	GROUP LIFE INSURANCE	23.55
11/10/2021	GEN	88709	GIS BENEFITS	11/01/21-11/30/21 LIFE, DENTAL, VOLUNTARY F	249-000-724.000	DENTAL INSURANCE	41.80
11/10/2021	GEN	88710	MAXON'S TREE SERVICE	CLEAR 10895 ELIZABETH RD FOR FUTURE EXPAN	246-000-970.005	CAPITAL OUTLAY-NEW TWP HALL	6,800.00
11/12/2021	GEN	88711	OAKLAND COUNTY	TRANSFER TO OAKLAND COUNTY POOL INVEST /	208-000-214.001	DUE TO OTHERS	500,000.00
11/18/2021	GEN	88712	GFL	10055 UNITS - CURBSIDE SERVICE	226-528-801.000	RUBBISH EXPENDITURE	152,936.55
11/18/2021	GEN	88713	JOSE FANEGO	REFUND SEWER CONN FEES + O.C. PERMIT	396-000-627.000	CONNECTION FEES	6,996.00
11/18/2021	GEN	88713	JOSE FANEGO	REFUND SEWER CONN FEES + O.C. PERMIT	701-000-287.005	DUE TO OAKLAND CO SEWER PERMIT	200.00
11/18/2021	GEN	88714	THE CHESAPEAKE GROUP, INC.	WHITE LAKE CIVIC CENTER RECRUITMENT PROJE	246-000-970.005	CAPITAL OUTLAY-NEW TWP HALL	1,000.00
11/18/2021	GEN	88715	AGENCY360	PD - ONE-TIME IMPLEMENTATION FEE TO BUILD	207-301-977.000	EQUIPMENT ACQUISITIONS	1,697.00
11/18/2021	GEN	88716	AMAZON	PD - HEWLETT PACKARD TONER-CARTRIDGE - BL	207-301-727.000	OFFICE SUPPLIES	361.67
11/18/2021	GEN	88717	APPLIED IMAGING	11/16/21-12/15/21 MONTHLY CHARGES	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	30.98
11/18/2021	GEN	88717	APPLIED IMAGING	11/16/21-12/15/21 MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	639.79
11/18/2021	GEN	88717	APPLIED IMAGING	11/16/21-12/15/21 MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	163.91
11/18/2021	GEN	88717	APPLIED IMAGING	11/16/21-12/15/21 MONTHLY CHARGES	249-000-727.000	OFFICE SUPPLIES	152.60
11/18/2021	GEN	88718	ATA NATIONAL TITLE GROUP, LLC	11142 WINDHURST DR., WHITE LAKE, MI 48386	101-372-963.000	DANGEROUS BLDG DEMOLITIONS	50.00
11/18/2021	GEN	88719	ATA NATIONAL TITLE GROUP, LLC	288 TOWER STREET - UPDATE - COMMITMENT 2	101-372-963.000	DANGEROUS BLDG DEMOLITIONS	50.00
11/18/2021	GEN	88720	AUTOZONE	ATC BLADE FUSES	207-301-863.001	VEHICLE MAINTENANCE	4.59
11/18/2021	GEN	88721	BASIC	11/01/21-11/30/21 COBRA ADMIN	101-299-956.000	UNALLOCATED MISCELLANEOUS	69.30
11/18/2021	GEN	88722	BELLE TIRE	TIRES	207-301-863.002	TIRES	231.50
11/18/2021	GEN	88723	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 FIRE ACTIVE PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	27,441.36
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-000-080.716	DUE FROM WATER HOSPITALIZATION	3,266.84
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-171-716.000	HOSP & OPTICAL INSURANCE	7,448.37
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-192-716.000	HOSP & OPTICAL INSURANCE	1,300.00

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11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-209-716.000	HOSP & OPTICAL INSURANCE	5,096.24
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-215-716.000	HOSP & OPTICAL INSURANCE	6,141.64
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-253-716.000	HOSP & OPTICAL INSURANCE	7,448.37
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-265-716.000	HOSP & OPTICAL INSURANCE	2,221.44
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-372-716.000	HOSP & OPTICAL INSURANCE	1,960.10
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-402-716.000	HOSP & OPTICAL INSURANCE	1,568.07
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	101-757-716.000	HOSP & OPTICAL INSURANCE	3,136.14
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	207-301-716.000	HOSP & OPTICAL INSURANCE	2,613.47
11/18/2021	GEN	88724	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE+NON UNION ACTIVE	249-000-716.000	HOSP & OPTICAL INSURANCE	1,960.10
11/18/2021	GEN	88725	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 FIRE RETIREE PREMIUMS	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	18.12
11/18/2021	GEN	88726	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE + NONUNION RETIREI	101-863-730.000	RETIREE HEALTH INSURANCE	1,960.11
11/18/2021	GEN	88726	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE + NONUNION RETIREI	207-301-716.000	HOSP & OPTICAL INSURANCE	1,960.10
11/18/2021	GEN	88726	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 MAPE + NONUNION RETIREI	249-000-716.000	HOSP & OPTICAL INSURANCE	653.37
11/18/2021	GEN	88727	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 CMD ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	11,629.91
11/18/2021	GEN	88728	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 CMD RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	6,272.28
11/18/2021	GEN	88729	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 PATROL ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	33,975.04
11/18/2021	GEN	88730	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	10,976.55
11/18/2021	GEN	88731	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/01/21-12/31/21 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	1,694.54
11/18/2021	GEN	88732	MOBIL OF WHITE LAKE	FD - GAS CHRGS. 06/05/21 - 10/18/21 HOUSE AC	206-336-867.000	GASOLINE	269.66
11/18/2021	GEN	88733	BRILLIANT SYSTEMS LLC	ON-SITE: SETUP 3 NEW DPS EMPLOYEES, PRE-CC	101-265-934.000	OFFICE EQUIP MAINTENANCE	483.75
11/18/2021	GEN	88734	BS&A SOFTWARE	11/01/21-11/01/22 BS&A MODULE RENEWAL	101-000-080.962	DUE FROM WATER MISCELLANEOUS	785.00
11/18/2021	GEN	88734	BS&A SOFTWARE	11/01/21-11/01/22 BS&A MODULE RENEWAL	101-265-974.000	IMPROVEMENTS & BETTERMENTS	6,681.00
11/18/2021	GEN	88734	BS&A SOFTWARE	11/01/21-11/01/22 BS&A MODULE RENEWAL	249-000-971.000	TECHNOLOGY EQUIPMENT	6,005.00
11/18/2021	GEN	88735	COMCAST	11/22/21-12/21/21 - TWP. MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	77.31
11/18/2021	GEN	88735	COMCAST	11/22/21-12/21/21 - TWP. MONTHLY CHARGES	101-265-971.000	TECHNOLOGY EQUIPMENT	112.19
11/18/2021	GEN	88735	COMCAST	11/22/21-12/21/21 - TWP. MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	147.07
11/18/2021	GEN	88735	COMCAST	11/22/21-12/21/21 - TWP. MONTHLY CHARGES	207-301-757.000	OPERATING SUPPLIES	100.56
11/18/2021	GEN	88735	COMCAST	11/22/21-12/21/21 - TWP. MONTHLY CHARGES	249-000-971.000	TECHNOLOGY EQUIPMENT	77.32
11/18/2021	GEN	88736	CORRIGAN MOVING SYSTEMS	STORAGE PERIOD 11/01/21 - 11/30/21	101-265-940.000	TOWNSHIP RECORD RETENTION COST	109.02
11/18/2021	GEN	88737	DARWEL ENTERPRISES LLC	PD - BI-WEEKLY CLASSIC MATS, & FLEECE BLANK	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	93.50
11/18/2021	GEN	88738	DTE ENERGY	7525 HIGHLAND 10/12/21-11/09/21 CHARGES	101-265-921.001	ELECTRIC TWP HALL	2,282.60
11/18/2021	GEN	88738	DTE ENERGY	9180 HIGHLAND 10/12/21-11/09/21 CHARGES	101-269-921.004	ELECTRIC FISK	75.87
11/18/2021	GEN	88738	DTE ENERGY	6355 HIGHLAND 10/12/21-11/09/21 CHARGES	101-269-921.006	M59/BOGIE PROP STREET LIGHT	142.05
11/18/2021	GEN	88738	DTE ENERGY	7527 HIGHLAND 10/12/21-11/09/21 CHARGES	101-269-921.011	ELECTRIC-TWP ANNEX	524.43
11/18/2021	GEN	88738	DTE ENERGY	9830 ELIEZABETH 10/12/21-11/09/21 CHARGES	101-276-921.000	ELECTRIC OXBOW	5.08
11/18/2021	GEN	88738	DTE ENERGY	10/8/21 - 11/7/21 - STA. 2 MONTHLY CHARGES	206-336-921.002	ELECTRIC STATION 2	329.93
11/18/2021	GEN	88739	EAGLE SECURITY FIRE & LIFE SAFETY	S2 SYSTEM - (1) YEAR ANNUAL SOFTWARE PROT	101-265-971.000	TECHNOLOGY EQUIPMENT	433.00
11/18/2021	GEN	88740	ELECTIONSOURCE	NOVEMBER 2, 2021 HVS SPECIAL ELECTION FULL	101-191-740.000	OPERATING SUPPLIES	3,875.00
11/18/2021	GEN	88741	EMPCO INC.	OFF-THE-SHELF EXAM - SERGEANT V.6001-21	206-336-962.000	MISCELLANEOUS	550.00
11/18/2021	GEN	88742	FIRST CHOICE COFFEE SERVICES	STA #1 - SEPT. WATER COOLER/ICE SANITIZE, R/(206-336-931.001	MAINTENANCE STATION 1	177.52
11/18/2021	GEN	88742	FIRST CHOICE COFFEE SERVICES	STA #2 - SEPT. WATER COOLER/ICE SANITIZER; R	206-336-931.002	MAINTENANCE STATION 2	177.52
11/18/2021	GEN	88743	GLOBAL OFFICE SOLUTIONS	PD - VELOCITY PENS, BINDER CLIPS, ATLANTIS PE	101-249-727.000	OFFICE SUPPLIES	

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11/18/2021	GEN	88744	HOUSTON'S LAWN SERVICE	MOWING: GRANGER 10/3, 10/18, 11/3 - OXBOW	101-276-932.000	CEMETERY MAINT	2,565.00
11/18/2021	GEN	88745	HURON VALLEY GUNS	FD - BASTIONELL - MEN'S PERFORMANCE	206-336-744.000	UNIFORMS	344.94
11/18/2021	GEN	88746	J&B MEDICAL SUPPLY INC	TEST STRIPS, LTS-D SIZE 4 KITS	206-336-767.000	MEDICAL SUPPLIES	121.48
11/18/2021	GEN	88747	JENNIFER EDENS	11/16/21 REGULAR BOARD MEETING RECORDIN	101-101-710.000	FEES & PER DIEM	175.00
11/18/2021	GEN	88748	KROLL CONSTRUCTION	CANCEL PERMIT - 9757 BONNIER BRIAR	249-000-477.000	BUILDING PERMITS	167.40
11/18/2021	GEN	88749	MCKENNA ASSOCIATES	PREPARE FOR & ATTENDED 9/13/21 MEETING - (101-402-801.000	PROFESSIONAL FEES	1,370.00
11/18/2021	GEN	88750	MI ASSN OF CHIEFS OF POLICE	AMT - AFTERNOON SESSION 12/2/2021 - JEFFRE	207-301-864.000	CONFERENCES	25.00
11/18/2021	GEN	88751	MI ASSOC OF MUNICIPAL CLERKS	2022 MEMBERSHIP'S FOR A. NOBLE, D. SANITAG	101-215-958.000	MEMBERSHIPS & DUES	180.00
11/18/2021	GEN	88752	MICHIGAN STATE FIREMEN'S ASSOC	2022 MEMBERSHIP - CHIEF JOHN HOLLAND	206-336-958.000	MEMBERSHIPS & DUES	75.00
11/18/2021	GEN	88753	OAKLAND COUNTY ASSOCIATION OF CF	2022 DUES - KELLER, DAN	207-301-958.000	MEMBERSHIPS & DUES	30.00
11/18/2021	GEN	88754	OAKLAND COUNTY MEDICAL CONTROL	EMS RUN FORMS 2017 - PACK	206-336-757.000	OPERATING SUPPLIES	55.00
11/18/2021	GEN	88755	OCAAO	2021 ANNUAL YEAR END MEMBERSHIP MEETINC	101-209-960.000	TRAINING	200.00
11/18/2021	GEN	88756	PAYCHEX-HUMAN RESOURCE SERVICES	NOVEMBER 2021 ESR SERVICES	101-299-956.000	UNALLOCATED MISCELLANEOUS	264.87
11/18/2021	GEN	88757	PURUS INSTITUTE	FEMA GRANT WRITING	207-301-962.001	MISCELLANEOUS	500.00
11/18/2021	GEN	88758	RICOH USA INC.	PD, MONTHLY CHARGES	207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	524.17
11/18/2021	GEN	88759	ROSATI, SCHULTZ, JOPPICH	GEN TWP MATTERS + SPRADER	101-210-826.000	LEGAL FEES	2,158.00
11/18/2021	GEN	88759	ROSATI, SCHULTZ, JOPPICH	LEGAL - ORDINANCE ENFORCEMENT - SERVICES	101-210-826.002	LEGAL FEES-ORDINANCE	392.00
11/18/2021	GEN	88759	ROSATI, SCHULTZ, JOPPICH	LEGAL - APPEAL FROM ZONING BOARD OF APPE	101-402-801.000	PROFESSIONAL FEES	465.00
11/18/2021	GEN	88759	ROSATI, SCHULTZ, JOPPICH	PD - PROFESSIONAL SERVICES RENDERED THROL	207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00
11/18/2021	GEN	88759	ROSATI, SCHULTZ, JOPPICH	GEN TWP MATTERS + SPRADER	701-000-286.352	SPRADER - CONSENT JUDGEMENT/ LEI	630.00
11/18/2021	GEN	88760	SAFeway SHREDDING	SHREDDING - FLAT RATE	101-249-727.000	OFFICE SUPPLIES	70.00
11/18/2021	GEN	88760	SAFeway SHREDDING	PD, SHREDDING	207-301-727.000	OFFICE SUPPLIES	50.00
11/18/2021	GEN	88761	SIX RIVERS LAND CONSERVANCY	2021 CONTRIBUTION TO ROAD COMMISSION FC	101-101-962.000	MISCELLANEOUS	675.00
11/18/2021	GEN	88762	SUBURBAN FORD	FD - 2017 FORD TRUCK - DIESEL OIL CHG., AND F	206-336-863.001	VEHICLE MAINTENANCE	126.00
11/18/2021	GEN	88762	SUBURBAN FORD	PD - 2015 CHEVY IMPALA - BRAKES & PADS, BRA	207-301-863.001	VEHICLE MAINTENANCE	1,462.29
11/18/2021	GEN	88763	TRANSUNION RISK AND ALTERNATIVE D	BILLING PERIOD 10/01/21 - 10/31/21	207-301-962.001	MISCELLANEOUS	75.00
11/18/2021	GEN	88764	UNITED PARCEL SERVICE	GEN. TWP. MONTHLY SHIPPING - OAKLAND COU	101-248-730.000	POSTAGE	10.75
11/18/2021	GEN	88765	WHITE LAKE TOWNSHIP	MCNULTY - NOVEMBER 2021 CONTRIBUTIONS	207-000-067.004	DUE FROM OTHERS	114.57
11/18/2021	GEN	88766	COMCAST	11/15/21-12/14/21 - MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	196.49
11/18/2021	GEN	88767	ZOLL MEDICAL CORPORATION	RESQPOD ITD 10	206-336-767.000	MEDICAL SUPPLIES	539.00
11/18/2021	GEN	88768	ANYONE CAN PAINT LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	180.00
11/18/2021	GEN	88769	DAVE & AMY'S	11/18/21 THANKSGIVING LUNCHEON	101-757-751.000	SENIOR ACTIVITIES	483.75
11/18/2021	GEN	88770	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	102.00
11/18/2021	GEN	88771	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	119.00
11/18/2021	GEN	88772	MARLENE TURNER	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	30.00
11/18/2021	GEN	88773	THE KING'S YOMEN	11/18/21 THANKSGIVING LUNCHEON PERFORM.	101-757-751.000	SENIOR ACTIVITIES	200.00
11/24/2021	GEN	88774	ANTHONY SORGE INSPECTIONS, LLC	11/06/21-11/19/21 BUILDING INSPECTION PAYR	249-000-706.003	CONTRACT BLDG INSPECTORS	2,190.00
11/24/2021	GEN	88775	BCBS OF MICHIGAN	12/01/21-12/31/21 MEDICARE ADVANTAGE	101-000-080.716	DUE FROM WATER HOSPITALIZATION	826.62
11/24/2021	GEN	88775	BCBS OF MICHIGAN	12/01/21-12/31/21 MEDICARE ADVANTAGE	101-863-730.000	RETIREE HEALTH INSURANCE	5,373.03
11/24/2021	GEN	88775	BCBS OF MICHIGAN	12/01/21-12/31/21 MEDICARE ADVANTAGE	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,066.55
11/24/2021	GEN	88775	BCBS OF MICHIGAN	12/01/21-12/31/21 MEDICARE ADVANTAGE	207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	6,612.96
11/24/2021	GEN	88776	CARL WALLACE	PROMOTIONAL ORAL BOARD PROCTOR	206-220-710.000	FEES & PER DIEM	1

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11/24/2021	GEN	88777	DAVID FEICHTNER	PROMOTIONAL ORAL BOARD PROCTOR	206-220-710.000	FEES & PER DIEM	150.00
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-000-080.717	DUE FROM WATER GROUP LIFE INSUR	47.10
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-000-080.724	DUE FROM WATER DENTAL INSURANC	310.60
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-000-232.002	PAY DEDUCT VOLUNTARY INSURANCE	872.55
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-101-717.000	GROUP LIFE INSURANCE	31.40
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-171-717.000	GROUP LIFE INSURANCE	31.40
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-171-724.000	DENTAL INSURANCE	362.72
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-192-717.000	GROUP LIFE INSURANCE	15.70
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-192-724.000	DENTAL INSURANCE	62.04
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-209-717.000	GROUP LIFE INSURANCE	23.55
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-209-724.000	DENTAL INSURANCE	217.54
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-215-717.000	GROUP LIFE INSURANCE	31.40
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-215-724.000	DENTAL INSURANCE	292.16
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-253-717.000	GROUP LIFE INSURANCE	31.40
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-253-724.000	DENTAL INSURANCE	362.72
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-265-717.000	GROUP LIFE INSURANCE	15.70
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-265-724.000	DENTAL INSURANCE	35.08
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-372-717.000	GROUP LIFE INSURANCE	7.85
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-372-724.000	DENTAL INSURANCE	101.58
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-402-717.000	GROUP LIFE INSURANCE	23.55
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-402-724.000	DENTAL INSURANCE	159.56
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-757-717.000	GROUP LIFE INSURANCE	15.70
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-757-724.000	DENTAL INSURANCE	115.96
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	101-863-730.000	RETIREE HEALTH INSURANCE	89.00
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	206-000-232.002	PAY DEDUCT LIFE INS	554.18
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	206-336-717.000	GROUP LIFE INSURANCE	157.00
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	206-336-724.000	DENTAL INSURANCE	1,429.78
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	207-000-232.002	PAY DEDUCT LIFE INS	694.12
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	207-301-717.000	GROUP LIFE INSURANCE	274.75
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	207-301-724.000	DENTAL INSURANCE	2,399.32
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	249-000-232.008	PAY DEDUCT VOL INS	29.44
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	249-000-717.000	GROUP LIFE INSURANCE	23.55
11/24/2021	GEN	88778	GIS BENEFITS	12/01/21-12/31/21 LIFE, DENTAL & VOLUNTARY	249-000-724.000	DENTAL INSURANCE	203.16
11/24/2021	GEN	88779	SCOTT HERZBERG	11/06/21-11/19/21 MECHANICAL PAYROLL	249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	2,921.10
11/24/2021	GEN	88780	MARK CARLSON	11/06/21-11/19/21 ELECTRICAL PAYROLL	249-000-707.000	ELECTRICAL INSPECTOR	5,469.00
11/24/2021	GEN	88781	THOMAS MOORE	PROMOTIONAL ORAL BOARD PROCTOR	206-220-710.000	FEES & PER DIEM	150.00
GEN Total							1,169,660.17
11/04/2021	PA-CK	1831	WHITE LAKE TOWNSHIP	9140 GALE ROAD ELECTRICAL PERMIT P21-0254	245-900-972.006	SAD SEWER CONNECTS	100.00
11/04/2021	PA-CK	1832	WHITE LAKE TOWNSHIP	9140 GALE RD SEWER CONNECTION FEES	245-900-972.006	SAD SEWER CONNECTS	6,996.00
11/04/2021	PA-CK	1833	WHITE LAKE TOWNSHIP	9140 GALE RD SEWER CONNECTION PERMIT	245-900-972.006	SAD SEWER CONNECTS	200.00
11/04/2021	PA-CK	1834	OAKLAND COUNTY	1173 PINECREST SAD LIEN	245-900-972.006	SAD SEWER CONNECTS	60.00
11/10/2021	PA-CK	1835	SPINAL COLUMN MEDIA GROUP	11/03/21 WHITE LAKE OAK SAD PUBLICATION	245-900-972.017	CAPITAL OUTLAY OAK RIDGE SEWER N	28

WHITE LAKE TWP.
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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/10/2021	PA-CK	1835	SPINAL COLUMN MEDIA GROUP	11/03/21 HUBERT AVE SAD PUBLICATION	245-900-972.018	CAPITAL OUTLAY HULBERT SANITARY	247.50
11/10/2021	PA-CK	1836	WHITE LAKE TOWNSHIP	PURCHASE GRINDER STATIONS FROM INVENTOF	245-900-972.006	SAD SEWER CONNECTS	6,582.50
11/23/2021	PA-CK	1837	OAKLAND COUNTY	8504 PONTIAC LK RD EASEMENT FILING	245-900-972.006	SAD SEWER CONNECTS	90.00
PA-CK Total							14,556.50
11/01/2021	TNA	14538	50TH DISTRICT COURT	BOND-AMANDA LEE SPANN	701-000-287.002	DUE TO COURTS	115.00
11/04/2021	TNA	14539	DTE ENERGY	09/10/21-10/09/21 MANDON LAKE	701-000-250.013	MANDON LAKE	19.52
11/04/2021	TNA	14540	DLZ MICHIGAN, INC.	WHITE LAKE PLAZA, PSP REVIEW #5	701-000-286.216	WHITE LAKE PLAZA/RETAIL	1,702.50
11/04/2021	TNA	14540	DLZ MICHIGAN, INC.	PRESERVE AT HIDDEN LK, PUNCHLIST UPDATES	701-000-286.407	PRESERVE AT HIDDEN LAKE	170.00
11/04/2021	TNA	14540	DLZ MICHIGAN, INC.	TRAILSIDE MEADOWS FSP REVIEW, LANDSCAPE I	701-000-286.412	TRAILSIDE MEADOWS	2,006.25
11/04/2021	TNA	14540	DLZ MICHIGAN, INC.	RIPPLES REDEVELOPMENT, SITE VISITS, PAVEMEI	701-000-286.419	RIPPLES	512.50
11/04/2021	TNA	14540	DLZ MICHIGAN, INC.	NEW HOPE, CONSTRUCTION INSPECION AND W/	701-000-286.442	NEW HOPE WHITE LAKE	1,310.25
11/04/2021	TNA	14540	DLZ MICHIGAN, INC.	TACO BELL PSP REVIEW	701-000-286.451	TACO BELL- BOGIE & M59	986.25
11/04/2021	TNA	14541	AMY ROWE	ROWE, RETURN HALL DEPOSIT	701-000-283.000	DEPOSITS FOR HALLS	200.00
11/04/2021	TNA	14542	SARAH RYSDALE	RYSDALE, REFUND SEWER PERMIT	701-000-284.006	GRINDER PUMP INSTALLS	650.00
11/04/2021	TNA	14543	O.C.W.R.C.	OCTOBER SEWER PERMITS	701-000-287.005	DUE TO OAKLAND CO SEWER PERMIT	1,200.00
11/04/2021	TNA	14544	OAKLAND COUNTY	1161 PINECREST DR GRINDER PUMP EASEMENT	701-000-284.006	GRINDER PUMP INSTALLS	30.00
11/10/2021	TNA	14545	44TH DISTRICT COURT	BOND-TASHONA TALICQUA ROBINSON-PAYNE	701-000-287.002	DUE TO COURTS	250.00
11/10/2021	TNA	14546	C & E CONSTRUCTION CO INC	1161 PINECREST GRINDER INSTALL	701-000-284.006	GRINDER PUMP INSTALLS	7,837.00
11/10/2021	TNA	14547	DLZ MICHIGAN, INC.	10501 HIGHLAND RD INSPECTION	701-000-284.006	GRINDER PUMP INSTALLS	1,090.00
11/10/2021	TNA	14548	ELIZABETH LEVINE-WELLHOUSE	LEVINE-WELLHOUSE, RETURN DEPOSIT	701-000-283.000	DEPOSITS FOR HALLS	200.00
11/10/2021	TNA	14549	HARDIN'S OUTDOOR SERVICES, LLC	SUNSET 2021/2022 SNOW PLOWING	701-000-250.004	SUNSET ROAD	2,070.00
11/10/2021	TNA	14550	PEERLESS- MIDWEST INC.	GRASS LK WELL AND PUMP INSPECTION	701-000-250.005	GRASS LAKE SAD	950.00
11/12/2021	TNA	14551	23RD DISTRICT COURT	BOND FOR JULIO RODRIGUEZ-REYES	701-000-287.002	DUE TO COURTS	800.00
11/15/2021	TNA	14552	81ST DISTRICT COURT	BOND FOR TYLER JOHN HEATER	701-000-287.002	DUE TO COURTS	100.00
11/16/2021	TNA	14553	36TH DISTRICT COURT	BOND FOR RICHARD THOMAS ZADORSKI	701-000-287.002	DUE TO COURTS	100.00
11/18/2021	TNA	14554	CVS HEALTH	10501 HIGHLAND REFUND REMAINING BAL OF S	701-000-284.006	GRINDER PUMP INSTALLS	2,871.00
11/18/2021	TNA	14555	DLZ MICHIGAN, INC.	PONTIAC LAKEVIEW APTS FSP REVIEW #2, RETAIL	701-000-286.420	PONTIAC LAKEVIEW APTS	1,125.75
11/18/2021	TNA	14555	DLZ MICHIGAN, INC.	ELIZ LK RETAIL/WHITE LK PLAZA TIA REVIEW	701-000-286.421	ELIZABETH LAKE RETAIL/WHITE LK PLA	75.00
11/18/2021	TNA	14556	DTE ENERGY	3077 RIPPLE WAY 10/12/21-11/09/21 CHARGES	701-000-250.001	LAKE ONA AERATION	384.44
11/18/2021	TNA	14557	DTE ENERGY	2660 STEEPLE HILL 10/12/21-11/09/21 CHARGE	701-000-250.005	GRASS LAKE SAD	14.91
11/18/2021	TNA	14558	LYNDA EASTERDAY	11225 SUGDEN REFUND REMAINING BAL OF SEV	701-000-284.006	GRINDER PUMP INSTALLS	3,525.00
11/18/2021	TNA	14559	MCKENNA ASSOCIATES	TRAILSIDE MEADOWS PLANED DEV AGRMT REVI	701-000-286.412	TRAILSIDE MEADOWS	1,056.40
11/18/2021	TNA	14559	MCKENNA ASSOCIATES	PONTIAC LAKE OVERLOOK APTS	701-000-286.420	PONTIAC LAKEVIEW APTS	715.20
11/18/2021	TNA	14559	MCKENNA ASSOCIATES	BIGBY COFFEE SITE PLAN REVIEW #2	701-000-286.449	BIGBY REDEVELOPMENT/CHASE BANK	240.00
11/18/2021	TNA	14559	MCKENNA ASSOCIATES	TACO BELL PRELIM PLAN REVIEW	701-000-286.451	TACO BELL- BOGIE & M59	480.00
11/18/2021	TNA	14559	MCKENNA ASSOCIATES	9328 HIGHLAND(OLD SONIC) FINAL SITE PLAN RI	701-000-286.452	SONIC REDEVELOPMENT/9328 HIGHL	480.00
11/18/2021	TNA	14560	OAKLAND COUNTY	CEDAR ISLE & PONTIAC LK MARINE PATROL	701-000-285.010	DUE TO OTHERS	2,101.02
11/18/2021	TNA	14561	OAKLAND COUNTY TREASURER	OCTOBER 2021 TRAILER TAX	701-000-287.003	DUE TO OAKLAND CO TR TAX	4,265.00
11/18/2021	TNA	14562	ROSATI, SCHULTZ, JOPPICH	PRESERVE AT HIDDEN PINES LEGAL	701-000-286.407	PRESERVE AT HIDDEN LAKE	126.00
11/18/2021	TNA	14562	ROSATI, SCHULTZ, JOPPICH	TRAILSIDE MEADOWS LEGAL	701-000-286.412	TRAILSIDE MEADOWS	112.00
11/18/2021	TNA	14563	WHITE LAKE TOWNSHIP TREASURER	OCTOBER 2021 TRAILER TAX	701-000-285.013	DUE TO G/F TRAILER PARK FEES	853.00
11/23/2021	TNA	14564	OAKLAND COUNTY	DUBLIN WATER MAIN EASEMENT	701-000-286.443	DUBLIN SCHOOL RAZE/REBUILD	

WHITE LAKE TWP.
NOVEMBER 2021 CHECK DISBURSEMENTS

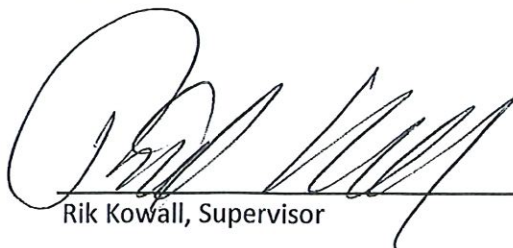
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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	
11/23/2021	TNA	14565	DTE ENERGY	10/10/21-11/07/21 LK MANDON CHGES	701-000-250.013	MANDON LAKE	34.80
TNA Total							40,848.79
11/04/2021	WAT	7515	AQUATEST	BACTERIA TESTING	591-000-748.000	TESTING WATER SYSTEMS	168.00
11/04/2021	WAT	7516	DTE ENERGY	6260 GRASS LK 09/18/21-10/18/21 CHARGES	591-000-921.006	ELECTRICITY GRASS LAKE	1,889.82
11/04/2021	WAT	7517	HYDROCORP	OCTOBER 2021 INSPRCTON AND REPORTING	591-000-818.000	CONTRACTED SERVICES	155.00
11/04/2021	WAT	7518	LOTUS ELECTRIC INC.	REPAIR COMPRESSOR #1 WITH #2 PARTS	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	335.00
11/04/2021	WAT	7519	OAKLAND SCHOOLS	3RD QTR WATER BILLS	591-000-727.000	OFFICE SUPPLIES	283.82
11/04/2021	WAT	7519	OAKLAND SCHOOLS	3RD QTR WATER BILLS	591-000-730.000	POSTAGE	900.48
11/10/2021	WAT	7520	AIR CENTER INC.	BASIC CONTROLLER, FILTERS	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	3,971.85
11/10/2021	WAT	7521	CONSUMERS ENERGY	9164 STEEPHOLLOW 09/23/21-10/21/21 CHARGES	591-000-923.001	GAS TWIN LAKES	15.00
11/10/2021	WAT	7521	CONSUMERS ENERGY	8208 FOX BAY 09/23/21-10/21/21 CHARGES	591-000-923.002	GAS HILLVIEW	15.84
11/10/2021	WAT	7521	CONSUMERS ENERGY	6260 GRASS LK 09/23/21-10/21/21 CHARGES	591-000-923.004	GAS GRASS LAKE	16.68
11/10/2021	WAT	7522	D'ANGELO BROTHERS INC	919 SUNNYBEACH BLVD/EMERG REPAIRS	591-000-818.000	CONTRACTED SERVICES	1,358.00
11/10/2021	WAT	7523	DICKINSON WRIGHT PLLC	BOND COUNSEL FOR CAP IMPROV BONDS DERIE	591-000-160.000	CONST IN PROGRESS	33,000.00
11/10/2021	WAT	7524	DLZ MICHIGAN, INC.	GENERAL ENGINEERING SERVICES	591-000-802.000	ENG & ARCH FEES	593.75
11/10/2021	WAT	7525	UTILITY RESOURCE GROUP, INC	10/01/21-10/31/21 MONTHLY CHARGES	591-000-818.000	CONTRACTED SERVICES	2,783.06
11/18/2021	WAT	7526	AUTOZONE	STABIL FUEL STABILIZER, ANTIFREEZE/COOLANT	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	** VOIDED **
11/18/2021	WAT	7527	DTE ENERGY	8906 HURON BLUFFS DR. SERVICE PERIOD 10/09	591-000-921.001	ELECTRICITY TL	72.73
11/18/2021	WAT	7527	DTE ENERGY	8208 FOX BAY DR. SERVICE PERIOD 10/09/21 - 1	591-000-921.002	ELECTRICITY HILLVIEW	235.05
11/18/2021	WAT	7527	DTE ENERGY	8935 SATELITE DR. SERVICE PERIOD 10/09/21 - 1	591-000-921.004	ELECTRICITY VILLAGE ACRES	2,100.07
11/18/2021	WAT	7527	DTE ENERGY	145 HURONDALE DR. SERVICE PERIOD 10/09/21	591-000-921.008	ELECTRICITY-HURONDALE	51.56
11/18/2021	WAT	7527	DTE ENERGY	993 N. WILLIAMS LAKE RD.SERVICE PERIOD 10/0	591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	22.22
11/18/2021	WAT	7528	ELHORN ENGINEERING CO	2.80 GAL BULK EL-CHLOR + DELIVERY CHARGE	591-000-745.000	SYSTEM CHEMICALS	809.00
11/18/2021	WAT	7529	FERGUSON WATERWORKS #3386	METER TESTING FEE	591-000-750.000	OPERATING SUPPLIES METERS	105.00
11/18/2021	WAT	7530	ROSATI, SCHULTZ, JOPPICH	WATER DEPARTMENT SERVICES RENDERED THRU	591-000-826.000	ATTORNEY FEES	28.00
11/18/2021	WAT	7531	U.S. BANK EQUIPMENT FINANCE	RICOH IMC3000 COPIER CONTRACT PAYMENT	591-000-727.000	OFFICE SUPPLIES	148.00
11/18/2021	WAT	7532	USA BLUEBOOK	FOOD GRADE ANTI-SEIZE, 8OZ. + HACH SAMPLES	591-000-740.000	OPERATING SUPPLIES	125.46
11/18/2021	WAT	7533	AUTOZONE	STABIL FUEL STABILIZER, ANTIFREEZE/COOLANT	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	114.05
11/23/2021	WAT	7534	DTE ENERGY	10/09/21-11/08/21 TOWER 1	591-000-921.000	ELECTRICITY TOWER	30.15
11/23/2021	WAT	7534	DTE ENERGY	10/12/21-11/09/21 TOWER 2	591-000-921.007	ELECTRICITY TOWER #2	32.52
WAT Total							49,360.11
Grand Total							1,274,425.57

REASON FOR AMENDMENT:

SEE BELOW

A/C #	A/C DESCRIPTION	YTD	21 BUDGET	AMDEND	REVISED
101-448-926.000	STREET LIGHTING Increased Costs	74,582.43	72,000	10,000	82,000
101-101-962.000	MISCELLANEOUS 2020 AND 2021 Huron Valley Youth Assistance	20,046.40	13,000	10,000	23,000
101-215-853.000	CELLULAR PHONE No original budget	1,023.32	0	1,200	1,200
101-215-903.000	LEGAL NOTICES Increase in Board activity/meetings	6,121.50	4,500	4,000	8,500
101-265-706.000	SALARIES MAINTENANCE Additional Maintenance person	50,047.69	54,910	4,000	58,910
101-265-931.001	BLDG MAINTENANCE & SUPPLIES Old building, cleaning company	22,084.67	21,000	5,000	26,000
101-000-393.000	FUND BALANCE - DESIGNATED		(5,904,773)	(34,200)	(5,938,973)
206-220-727.000	SUPPLIES	692.00	500	200	700
206-220-903.000	LEGAL NOTICES Civil Service - new hires	612.69	500	200	700
206-336-718.000	PENSION Under budgeted	219,679.87	215,000	25,000	240,000
206-000-393.000	FUND BALANCE - DESIGNATED		(115,750)	(25,400)	(141,150)
226-000-672.000	TAX COLLECTION-RUBBISH	(1,951,404.68)	(1,937,211)	(14,000)	(1,951,211)
226-528-801.000	RUBBISH EXPENDITURE Increased population reflected in increased revenues	1,852,457.17	1,844,963	14,000	1,858,963
245-900-972.006	SAD SEWER CONNECTS	116,044.27	100,000	30,000	130,000
245-000-393.000	FUND BALANCE - DESIGNATED Residents taking advantage of SAD Hook ups		(324,300)	(30,000)	(354,300)
246-000-970.005	CAPITAL OUTLAY-NEW TWP HALL Cost incurred for new civic center	125,289.26	100,000	50,000	150,000
246-000-998.000	COMMERCE CONN FEES-WESTERN Increased number of hook ups	63,648.00	70,000	10,000	80,000
246-000-393.000	FUND BALANCE - DESIGNATED		4,564,000	(60,000)	4,504,000
265-302-700.001	STATE EXPENDITURES Additional spending of Drug Forfeiture funds	46,595.53	30,000	18,000	48,000
265-000-393.001	STATE DESIGNATED FUND BALANCE		(29,960)	(18,000)	(47,960)



 Rik Kowall, Supervisor

12-20-21
 Date
 DECEMBER BUDGET AMENDMENT

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

NOVEMBER 2021

DETECTIVE BUREAU SUMMARY						
	Nov-21	Nov-20	% CHG	YTD 21	YTD 20	% CHG
ARRESTS	0	1	-100.0%	2	2	0.0%
WARRANTS ISSUED	28	53	-47.2%	286	267	7.1%
JUVENILE PETITIONS	2	0	0.0%	18	24	-25.0%
COURT CASES	17	3	>100%	118	81	45.7%
PRISONERS ASSIGNED	13	6	116.7%	129	74	74.3%
CASES ASSIGNED	39	31	25.8%	427	399	7.0%
CASES CLOSED BY ARREST	44	58	-24.1%	613	508	20.7%
CASES CLOSED OTHER	20	22	-9.1%	224	318	-29.6%
UNIFORM DIVISION SUMMARY						
	Nov-21	Nov-20	% CHG	YTD 21	YTD 20	% CHG
ARRESTS	72	82	-12.2%	869	655	32.7%
TRAFFIC WARNINGS	278	365	-23.8%	3,783	2,512	50.6%
TICKETS ISSUED	325	323	0.6%	3,852	3,150	22.3%
ACCIDENT - PROPERTY DAMAGE	40	26	53.8%	359	277	29.6%
ACCIDENT - PERSONAL INJURY	9	6	50.0%	94	58	62.1%
ACCIDENT - FATAL	0	0	0.0%	0	3	-100.0%
ACCIDENT - PRIVATE PROPERTY	11	9	22.2%	115	84	36.9%
CALLS FOR SERVICE	1,836	1,957	-6.2%	21,726	20,870	4.1%
DISPATCH RUNS	789	815	-3.2%	10,500	7,536	39.3%


 Daniel T. Keller, Chief of Police

Monthly Summary of Offenses

All Offenses that were Attempted or Completed

CLASS	Description	Nov-21	Nov-20	YTD 2021	YTD 2020	YTD % CHG	ARRESTS			
							ADULT		JUV	
							Nov-21	YTD	Nov-21	YTD
100	Murder / Manslaughter	0	0	0	1	-100.0%	0	0	0	0
200	Forcible Sexual Offenses	0	0	4	3	33.3%	0	2	0	0
300	Robbery	0	0	1	1	0.0%	0	2	0	0
400	Assault Offenses	6	9	78	150	-48.0%	2	52	0	5
500	Burglary / Home Invasion	0	2	4	9	-55.6%	0	0	0	0
600	Larceny Violations	3	4	49	54	-9.3%	1	7	0	0
700	Motor Vehicle Theft	1	1	6	9	-33.3%	0	1	0	0
800	Arson	0	0	0	3	-100.0%	0	0	0	0
900	Kidnapping / Abduction	0	0	0	1	-100.0%	0	0	0	0
GROUP A TOTALS		10	16	142	231	-38.5%	3	64	0	5



Fire Department

Charter Township
of White Lake

7420 Highland Road, White Lake, MI 48383 Tel 248-698-3993

2021 November Incident / Activity Summery

Incident Response breakdown

Medical/Rescue..... 206

Hostile Fires (Structure, Vehicle, Brush, and Other)..... 06

Hazardous Conditions..... 04

Public Service / Other..... 61

Mutual Aid –

- Given..... 01
- Received..... 05

Total Calls for Service: **277**

Activity Summery

Fire Department Hospital Transports..... 3

Additional Comments..... Citizen assist - Smoke alarm installation.

John Holland
Fire Chief



November 2021 Incident Summary

Fire Incidents:	Nov. 2021	YTD 2021	YTD 2020
Structure Fire	04	19	25
Outside Structures	00	00	00
Vehicle	01	11	05
Brush	00	10	05
Refuse	00	00	03
Other	01	09	07
Total Fire Incidents:	06	49	45 (+8.9%)

Non-Fire Incidents:	Nov. 2021	YTD 2021	YTD 2020
Overpressure/Excessive Heat	00	01	01
Medical/Rescue	206	2,043	1,688
Hazardous Condition	04	151	85
Public Service	31	313	259
Good Intent	21	227	203
False Alarms	08	105	81
System Malfunction	00	03	10
Weather Emergencies	00	06	00
Other Non-Fire	01	15	14
Total Non-Fire Incidents:	271	2,864	2,341 (+22.3%)

Total Alarms:	277	2,913	2,386 (+22.1%)
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Mutual Aid	Nov. 2021	YTD 2021	YTD 2020
Given	01	13	15
Received	05	32	23

Summary of Fire Value Saved/Loss:

<u>Situation</u>	<u>Dollar Value</u>	<u>Dollar Loss</u>	<u>\$ Saved</u>
Building Fire	475,000	22,000	453,000
Mobile Property Fire	000	000	000
Other Fire	000	000	000
Totals (Nov. 2021):	475,000	22,000	453,000
Totals (Nov. 2020):	45,000	45,000	000

Firefighter Andrew Morelli
12/02/2021

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Section 6, Item F.

Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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Community Development Department Report

December 2021

Dear Township Board Members,

During the month of November, the department continued working with The Chesapeake Group and River Caddis, the Township's development partner, on the Civic Center area. We continue to work with them to take the next steps toward developing a collaborative plan for this area. That process will include significant public input over the coming months. We will be meeting with the Civic Center Development Committee in December. We are also advancing a short list of "housekeeping" and other minor amendments to Zoning Ordinance 58. These amendments are on your December agenda for First Reading.

We continue to work on many active projects around the Township. Oakland Harvesters (on White Lake Rd.) is moving forward with their final site plan. A new Taco Bell is proposed for a Meijer out lot and is currently under preliminary review. Finally, Elizabeth Lake Retail (southwest corner of M-59 and Elizabeth Lake Rd.) has a revised preliminary site plan and rezoning request that is under review and will likely be considered by the Planning Commission again in January. Four Corners (Cooley Lake Rd. and Union Lake Rd.) is seeking approval to develop the out lot at the southwest corner of their site. They are proposing a multi-tenant building and that approval has moved quickly since the site work and utilities are largely complete. This project will be considered at your December meeting. Finally, the Comfort Care plan (Union Lake Road, across from Independence Village) is under review for preliminary site plan rezoning for their proposed Planned Development (PD) project.

As for approved projects, Centerpointe Plaza (on M-59) is nearing completion on their building and site. The Preserve at Hidden Lake and Trailside Meadow projects continue to build homes rapidly and are into construction on the second phases of their projects. The New Hope White Lake assisted living project (Williams Lake Rd.) is nearing completion on their site work and building construction. The Eagles Landing project (Bogie Lake Rd.) will likely begin their site construction in the spring. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) have not moved forward with construction. The Pontiac Lake Overlook apartment project (on Pontiac Lake Rd.) received final site plan approval and will begin construction in the spring.

Please find included in this monthly report the parks and recreation update as well as the permit and inspection activity report for building. If you have any questions or require any additional information from the Community Development Department, please contact us.

Respectfully,


Sean O'Neil

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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Parks and Recreation December 2021

Dear Township Board,

In December the Michigan Department of Natural Resources (MDNR) approved the Township's \$500,000 Land and Water Conservation Fund (LWCF) grant application for the development of Stanley Park. The LWCF program is a federal program administered by the United States Department of Interior's National Park Service (NPS) and implemented by the MDNR Grants Management Section. A formal grant offer will be made in the form of a Project Agreement after Grants Management receives formal approval from the NPS. The process could take 4-6 months. Prior to entering into a Project Agreement with Grants Management, the Township can retain the services of a "prime professional" (MDNR term for required design consultant). Beginning in January, the Township may incur costs associated with the preparation of plans, specifications, and bid documents for the project. Based on information provided by a MDNR Grant Coordinator, construction in 2022 may not be feasible. There is a backlog in LWCF grants originating at the federal level from the pandemic shutdowns, the change in Park Service administration, and rules modifications in the program going back to 2019. The MDNR has not yet been authorized to issue Project Agreement contracts for 2020 awards. However, as previously stated, the Township can still move forward with preparing plans and specifications. Beckett & Raeder, the Township's Stanley Park consultant, is developing a design/engineering services proposal for consideration by the Parks and Recreation Committee in January. The recommendation will be transmitted to the Township Board once it is ready, which staff expects to happen in January or February.

Congratulations to the Township Board for your effort on the Stanley Park Master Plan and grant application. There have been years of vision and hard work leading up to this milestone.

If you have any questions, please contact me.

Sincerely,

Justin Quagliata

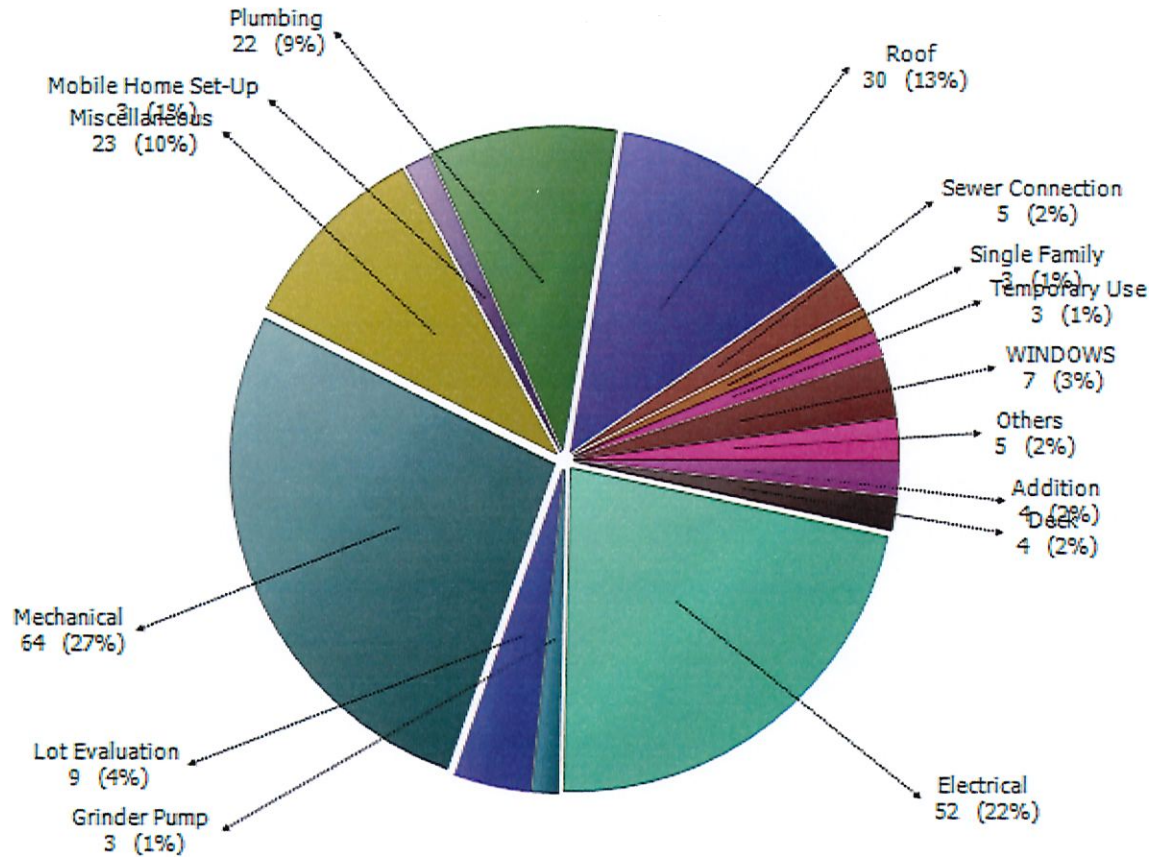
Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Section 6, Item F.

Current Chart Filter: All Records, Permit.DateIssued Between 11/1/2021 12:00:00 AM AND 11/30/2021 11:59:59 PM

Permits by Category



**WHITE LAKE TOWNSHIP TREASURER'S REPORT
GENERAL FUND
ENDING NOVEMBER 30, 2021**

BALANCE AS OF OCTOBER 31, 2021	<u>23,571,797.37</u>
White Lake Library	0.00
White Lake Water	0.00
Building:	
Building Licenses	260.00
Building Permits	29,307.00
Electrical Licenses	140.00
Electrical Permits	7,535.00
Maintenance and Supplies	
Mechanical Licenses	75.00
Mechanical Permits	10,660.00
Miscellaneous Revenue	2,450.00
Plumbing Licenses	2.00
Plumbing Permits	2,430.00
Fire Safety Reviews	
Admin Fees	
CDBG	3,685.00
Cash Bonds	1,000.00
Delinquent Property Tax	
Dog License	
Dental Ins / Optical Ins	89.00
Duplicating & Photostat/Maps	164.33
Due to Others	
Election Reimbursement	
Franchise Fees/Cable TV	121,078.83
Grinder Pump Inventory	6,582.50
Gravesite Openings/ Closings	1,425.00
HR Services Allocation	
Monument Foundations/Brick Pav	1,146.00
NSF Fees	
OC Enhanced Revenue	
Ordinance Fine	100.00
Other Grants	
Other Permits	100.00
Other Sundry	
Postage & Misc. Revenue	4,189.00
Planning Fees	600.00
Platting/Lot Split	220.00
Payroll Service	
PRE Denials	
Road Construction/Tri-Party	
Rent Community Hall & Fields	75.00
Rent- Ormond Tower	1,182.11
Senior Activities	1,508.00
Senior Center Revenue	25.00
Smart Grant	
Sale of Fixed Assets	10.00
Summer Tax Collection Reimb.	
Trailer Park Tax	853.00
Zoning Board of Appeals/Application Fee	1,265.00
CASH RECEIPTS - Subtotal	<u>198,156.77</u>
Fire Cash Receipts	1,835.46
Police Cash Receipts	30,930.51
Due From Other Funds	726,173.47
American Rescue Plan Act	
Paychex Credits	
November Interest	5,750.52
TOTAL RECEIPTS	<u>962,846.73</u>
	<u>962,846.73</u>
	<u>24,534,644.10</u>
Cash Disbursements	(1,671,441.91)
Transfers Out	0.00
Balance as of November 30, 2021	<u>22,863,202.19</u>

RECONCILIATION OF CASH ON HAND

Checking	472,574.74
Investment	22,390,627.45
Balance as of November 30, 2021	<u>22,863,202.19</u>

WHITE LAKE TOWNSHIP TREASURER'S REPORT
OTHER FUNDS
11/31/2021

CONSTRUCTION	Checking		\$	100.00
DRUG FORFEITURE	Savings		\$	86,829.88
	Interest	\$	4.25	
EMPLOYEE FLEXIBLE SPENDING	Checking		\$	16,624.45
IMPROVEMENT	Savings		\$	773,156.39
REVOLVING FUND	Interest	\$	160.17	
	OC Pool		\$	7,056,426.83
	Interest	\$	4,299.99	
LIBRARY DEBT	Savings		\$	23,210.83
	Interest	\$	4.77	
PARKS & RECREATION	Savings		\$	156,650.75
	Interest	\$	18.74	
	OC Pool		\$	820,508.67
	Interest	\$	195.31	
PONTIAC LAKE SEWERS	Savings		\$	80,801.34
	Interest	\$	3.52	
	OC Pool		\$	170,597.08
	Interest	\$	103.95	
PUBLIC ACT 188	Checking		\$	32,726.66
	Savings		\$	366,467.06
	Interest	\$	15.72	
SA SEWER DEBT	Sewer Debt- Savings (5036)		\$	40,209.72
	Interest	\$	1.75	
SEWER DEBT	Savings - Phase 1&2 (3155)		\$	552,240.02
	Interest	\$	22.67	
SEWER MAINTENANCE	General Savings (3148)		\$	1,089,963.32
	Interest	\$	47.53	
SPECIAL ASSESSMENTS	Rubbish Savings (1134)		\$	506,004.13
	Interest	\$	26.18	
	SAD - Non sewer (8959)		\$	126,839.26
	Interest	\$	26.06	
T & A ESCROW	Checking		\$	110,590.65
	Savings		\$	404,062.40
	Interest	\$	5.07	
	OC Pool		\$	431,570.11
	Interest	\$	518.53	
WATER	Operating Checking-HVSB		\$	360,593.18
	Operating MM-HVSB (515)		\$	1,481,806.92
	Interest	\$	365.29	
	Water Capital OC Pool		\$	2,142,584.13
	Interest	\$	1,305.63	
	Water Capital-Flagstar (7744)		\$	77,617.43
	Interest	\$	15.95	
	Water Capital-HVSB (309)		\$	428,434.27
	Interest	\$	35.21	
			\$	<u>17,336,615.48</u>
CURRENT TAX	Checking		\$	118,005.25
	CDARS		\$	-
			\$	<u>7,176.29</u>
			\$	<u>17,454,620.73</u>

Respectfully submitted,

Mike Roman
Treasurer



MEMO

WHITE LAKE TOWNSHIP SUPERVISOR

To: Township Board

From: RIK KOWALL

Date: December 14, 2021

Re: Planning Commission, & ZBA, Appointments 2021

It is my recommendation for the following appointments:


PLANNING COMMISSION

- Mrs. Merrie Carlock – Term to expire December 18, 2024
- Mr. Steven Anderson – Term to expire December 18, 2024
- Mr. Mathew Slicker – Term to expire December 18, 2024
- Mr. Robert Seeley - Term to expire December 18, 2023 (Serve balance of Rhonda Grubb’s term)

ZONING BOARD OF APPEALS (ZBA)

- Mr. Clif Seiber – Term to expire December 18, 2024
- Mr. Anthony Madaffer – Term to expire December 18, 2023 (Alternate - to serve the balance of Clif Seiber’s term)


WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 9, 2021
TO: Rik Kowall, Supervisor
FROM: Sean O'Neil, Community Development Director 
SUBJECT: Planning Commission Appointments 2021

This month, the terms of Planning Commission members Mrs. Merrie Carlock, and Mr. Steven Anderson, and Mr. Mathew Slicker will expire. I submit that, in their tenure, they have been hard working and dedicated members of the Planning Commission. They have studied the issues before them and provide thoughtful comments and have carefully considered every matter. Therefore, it is my recommendation that Mrs. Merrie Carlock, Mr. Steven Anderson, and Mr. Mathew Slicker be reappointed to 3-year terms, expiring December 18, 2024. Additionally, after several years of service, Mrs. Rhonda Grubb has resigned from the Planning Commission due a career change. We appreciate her service and wish her well. At this time, I would recommend the appointment of Mr. Robert Seeley, Chief of Emergency Management for Oakland County, to serve out the balance of her unexpired term. Mr. Seeley had many years of public service and his professional and educational background will serve him well in this capacity. This unexpired term would end on December 18, 2023.

Please contact me if you require further information.

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 9, 2021
TO: Rik Kowall, Supervisor
FROM: Sean O'Neil, Community Development Director 
SUBJECT: Zoning Board of Appeals Appointment 2021

This month, the term of ZBA member Mr. Dave Walz is expiring. Mr. Walz has stated that, due to a change in his work duties, he cannot continue to serve. We very much appreciate his service and wish him well. It would be my recommendation that this vacant seat be filled by current ZBA alternate member Mr. Clif Seiber. He has done an excellent job in his current role and is very well qualified. This would be an appointment for a three (3) year term, ending on December 18, 2024. It would also be my recommendation that Mr. Anthony Madaffer, a current member of the Civic Center Development Committee (CCDC), be appointed to serve out the balance of Mr. Seiber's term as an alternate member. He is hard working and thoughtful member of the CCDC and will be an excellent fit on the ZBA. This unexpired term would end on December 18, 2023

Please contact me if you require further information.

Charter Township of White Lake
Regular Board Meeting
Unapproved Minutes of 11/16/2021

DRAFT

Page 1 of 12

CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Regular Board of Trustees Meeting
November 16, 2021

Supervisor Kowall called the meeting to order at 7:06 p.m. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Scott Ruggles, Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee
Michael Powell, Trustee

Also Present: Daniel T. Keller, Police Chief
Sean O'Neil, Planning Director
Aaron Potter, DPS Director
Jeanine Smith, Assessor
Lisa Hamameh, Township Attorney
Jennifer Edens, Recording Secretary

AGENDA

Supervisor Kowall amended the agenda removing items:

- 8C – Public Hearing – Confirming the Special Assessment Roll for the Special Assessment District Designated Oak Ridge Park Sewer Main
- 8D – Resolution 21-044; Confirming the Special Assessment Roll for the Special Assessment District Designated Oak Ridge Park Sewer Main
- 8E – Public Hearing – Confirming the Special Assessment Roll for the Special Assessment District Designated North Hulbert Sewer Main
- 8F – Resolution 21-043; Confirming the Special Assessment Roll for the Special Assessment District Designated North Hulbert Sewer Main
- 9F – First Reading; Amendment to Fee Ordinance, Ordinance No. 129
- 9G – First Reading; Amendment to Code of Ordinances, Chapter 38, Article II – Water System

Supervisor Kowall further added agenda item:

- 9N – Engagement for Legal Services with the law firm of WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C. (WWRP)

Trustee Powell asked Supervisor Kowall if he could explain to residents that may be in attendance for these agenda items as to why they are being removed.

Director Potter noted that there is a procedural error, an incorrect resolution, and updated costs regarding actual engineering costs. He furthered that in order to make the public record regarding this counsel recommended these

Treasurer Roman confirmed that the Board is removing the public hearings and resolutions to confirm the roles for the Oak Ridge Park Sewer Main and the North Hulbert Sewer Main.

Supervisor Kowall added that also being removed is the first reading of the fee ordinance and code of ordinances. Additionally, that 9N, Engagement for Legal Services is being added.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Trustee Powell to approve the Agenda, as amended. The motion **PASSED** by voice vote (7 yes votes).

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. LIST OF BILLS
- D. BUDGET AMENDMENTS
- E. CERTIFICATE OF LEVIES ON TAX BILLS FOR TAX YEAR 2021
- F. DEPARTMENT REPORT - POLICE
- G. DEPARTMENT REPORT - FIRE
- H. DEPARTMENT REPORT- COMMUNITY DEVELOPMENT
- I. DEPARTMENT REPORT - TREASURER

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Voorheis to approve the Consent Agenda. The motion **PASSED** by voice vote (7 yes votes).

MINUTES

- A. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, SEPTEMBER 28, 2021
- B. APPROVAL OF MINUTES – REGULAR BOARD MEETING, OCTOBER 19, 2021

Trustee Powell noted two minor punctuation issues with the minutes of the special board meeting, September 28, 2021:

- Page 2, paragraph 4 – remove the hyphen in the word drop-in;
- Page 2, paragraph 6 – add a second comma after the word is, in the sentence that reads:
Trustee Powell clarified that the bottom line is, even though the 2021 budget was \$80,000 more, the department is not going to use all of it so the expenditure this year will be more than last year at the final accounting.

It was **MOVED** by Treasurer Roman, **SUPPORTED** Clerk Noble to approve the Minutes from September 28, 2021, as amended and approve the Regular Board Minutes of October 19, 2021. The motion **PASSED** by voice vote (7 yes votes).

PUBLIC HEARINGS WITH RESOLUTIONS

A. PUBLIC HEARING FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PY 2022 APPLICATION

Supervisor Kowall stated that this is the public hearing for the 2022 CDBG applications. The overall goal of the CDBG fund is to strengthen it by supporting home improvements, public service, senior citizens, low income families, and disadvantaged and disabled residents. The deadline to submit is December 15, 2021.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Treasurer Roman to open the public hearing for the CDBG 2022 Community Development Block Grant Applications. The motion **PASSED** by voice vote (7 yes votes).

No public comment.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Trustee Powell to close the public hearing. The motion **PASSED** by voice vote (7 yes votes).

B. RESOLUTION 21-045; APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PY 2022 APPLICATION

Supervisor Kowall read Resolution 21-045 into the record.

Trustee Powell thanked Supervisor Kowall and his office for presenting this. He opined that these four items have been very helpful in the past. He thanked the Trish for doing just a great job.

It was **MOVED** by Treasurer Roman, **SUPPORTED** Trustee Ruggles to approve Resolution 21-045. The motion **PASSED** by voice vote (7 yes votes).

C. PUBLIC HEARING – CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED OAK RIDGE PARK SEWER MAIN

Removed.

D. RESOLUTION 21-044; CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED OAK RIDGE PARK SEWER MAIN

Removed.

E. PUBLIC HEARING – CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED NORTH HULBERT SEWER MAIN

Removed.

F. RESOLUTION 21-043; CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED NORTH HULBERT SEWER MAIN

Removed.

G. PUBLIC HEARING – TO APPROVE THE 2022 BUDGET

Supervisor Kowall thanked Dawn and Elaine for their hard work on the budget.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Trustee Smith to open the public hearing to approve the 2022 Budget. The motion **PASSED** by voice vote (7 yes votes).

No public comment.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Trustee Smith to close the public hearing. The motion **PASSED** by voice vote (7 yes votes).

NEW BUSINESS

A. REQUEST TO APPROVE THE 2022 TOWNSHIP BUDGET

Supervisor Kowall noted that by approving this budget, the Board is approving a general township expenditure of \$6,040,258.00, a fire expenditure of \$4,183,600.00, a police expenditure of \$6,549,530.00, and a variety of other departments. He further noted that the budget is available at any time for the public to view.

It was **MOVED** by Treasurer Roman, **SUPPORTED** Trustee Powell to approve the 2022 Township Budget as presented. The motion **PASSED** by roll call vote (Powell/yes, Smith/yes, Voorheis/yes, Roman/yes, Ruggles/yes, Noble/yes, Kowall/yes).

B. RESOLUTION 21-039; 2022 GENERAL APPROPRIATIONS ACT

Supervisor Kowall noted that this Resolution defines the powers and duties of the Township officers. He commended the Board and its members, all department heads, police, fire, and water for being very careful with the taxpayer's money. He shared that the Township has been within or below budget since he started.

It was **MOVED** by Trustee Ruggles, **SUPPORTED** Trustee Voorheis to pass Resolution 21-039. The motion **PASSED** by roll call vote (Noble/yes, Roman/yes, Kowall/yes, Powell/yes, Voorheis/yes, Smith/yes, Ruggles/yes).

C. RESOLUTION 21-040; 2022 TOWNSHIP BOARD SALARIES

It was **MOVED** by Treasurer Roman, **SUPPORTED** Trustee Voorheis to approve Resolution 21-040. The motion **PASSED** by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/no, Voorheis/yes, Powell/yes).

D. RESOLUTION 21-042; CONFIRMING SPECIAL RE-ASSESSMENT ROLL FOR SPECIAL ASSESSMENT DISTRICT DESIGNATED 2020-2025 RESIDENTIAL REFUSE COLLECTION PROJECT

Trustee Powell pointed out that this is a six-year contract and that it covers the Township from large increases.

Attorney Hamameh indicated that this is simply a resolution that updates the current and already existing garbage S.A.D. to add new parcels and remove no longer applicable parcels.

It was **Moved** by Treasurer Roman, **Supported** Clerk Noble to approve Resolution 21-042 confirming the reassessing roll for garbage pick-up. The motion **Passed** by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Powell/yes, Voorheis/yes, Smith/yes, Ruggles/yes).

E. RESOLUTION 21-047; ADOPTION OF GUIDELINES FOR POVERTY EXEMPTION FOR PROPERTY TAXES

Assessor Smith stated that the state changed the law and now the Township must use a percentage, which she thought to be fairer. She further shared that the Township must now use the state's form and can no longer use the Township's form.

It was **Moved** by Clerk Noble, **Supported** Trustee Ruggles to adopt Resolution 21-047 Adoption Guidelines. The motion **Passed** by voice vote (7 yes votes).

F. FIRST READING; AMENDMENT TO FEE ORDINANCE, ORDINANCE NO. 129

Removed.

G. FIRST READING; AMENDMENT TO CODE OF ORDINANCES, CHAPTER 38, ARTICLE II – WATER SYSTEM

Removed.

H. REQUEST TO APPROVE APPOINTMENT OF COMMUNITY DEVELOPMENT DIRECTOR POSITION AND SALARY

Supervisor Kowall shared that things have been working very well and that the counter and cross-training is also working well. He would like the Board's support on this as he feels Director O'Neil has proven himself to the Township. He further shared that Director O'Neil will act as the emergency contact liaison. He opined this will be very helpful to the community in the future.

Trustee Voorheis clarified that Director O'Neil will be in charge of the Planning/Building Department and asked if the budget reflects this position. She further asked if Director O'Neil would have car privileges.

Supervisor Kowall indicated that it works in the Township's favor as to the budget and that yes, he would have car privileges.

Trustee Powell noted that because of the man Director O'Neil is, he has already been doing the work without being asked and that he feels it is about time the Board recognize this. He is in full support.

Clerk Noble commended Director O'Neil for thinking outside of the box, for always being available for questions, and for his deep customer service. He shared that he picks up his phone on the weekends and always makes himself available. Clerk Noble opined that with his expertise, the Township is getting a heck of a deal. He too is in support of this.

Trustee Ruggles noted that Director O'Neil is very deserving, qualified and helpful. He too is happy to see this.

Trustee Smith shared that she spoke in depth with Director O'Neil regarding this and feels that the Township is so lucky to have him and that he is more than qualified. She is happy to have him in-house and believes this is a great step for the Township to have him in this position.

Treasurer Roman appreciates having Director O'Neil around every day.

Supervisor Kowall shared that when he first stepped into a project working on the hall, he was approached and advised that he needed to get on the ZBA by now Director O'Neil. He shared that they have a long working relationship.

Treasurer Roman clarified that his start date will coincide with the pay period, beginning November 22, 2021.

It was MOVED by Supervisor Kowall, SUPPORTED Clerk Noble to approve the Employment Agreement. The motion PASSED by voice vote (7 yes votes).

I. HURON VALLEY YOUTH ASSISTANCE REQUEST

Supervisor Kowall shared that this is approved by court action and supported by judges. He believes this expenditure of \$10,334.00 will help defer some of the costs for the youth that are sent there.

Attorney Hamameh suggests that the Board ask for a contract which will assist in the public benefit versus costs.

Clerk Noble noted that he researched this and that the Township is covered under it's 501C3.

Trustee Powell clarified that this amount is over and above the CDBG and that it will come out of the general fund. He further noted that he too is a major fan of this.

Supervisor Kowall opined that the country invests in so much, but not its youth. He noted that if kids with challenges don't get help, then there is no telling where they will end up in the future. He would much rather help them at this level.

Clerk Noble noted that the program has been around for twenty plus years. He is familiar with it from his time as a police officer. He too shared that the investment is now so that these kids don't end up in prison. He shared that the success rate is awesome.

It was MOVED by Trustee Powell, SUPPORTED Trustee Smith to approve the expense of \$10,334.00, for the Huron Valley Youth Assistance and to authorize the Township Supervisor to sign and the Township Supervisor and legal counsel to work out the details. The motion PASSED by voice vote (7 yes votes).

J. RESOLUTION 21-041; TO ESTABLISH MEETING DATES OF THE TOWNSHIP BOARD FOR 2022

Trustee Voorheis is thankful for keeping the Tuesday dates.

Trustee Ruggles suggests that the November date be modified.

Discussion amongst the Board occurred.

It was **MOVED** by Trustee Powell, **SUPPORTED** Treasurer Roman to adopt the Resolution with the alteration of the November 15, 2022 date to November 22, 2022. The motion **PASSED** by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/no, Powell/yes, Voorheis/yes).

K. RESOLUTION 21-046; INTENT RESOLUTION TO ISSUE LIMITED TAX GENERAL OBLIGATION BONDS

Supervisor Kowall shared that the building space is deficient and has issues. He stated that the community is growing as is the Township and that this Board is trying to move forward with a public civic center and public safety building that will carry the Township well into the future. The Township will issue \$29 million in bonds which will not require a millage to service. He reiterated that this will not create an additional millage.

Treasurer Roman indicated that the Board has done its due diligence. The cost to renovate the building has been looked into and it was determined that the cost to renovate would cost more than to build new, which makes no sense. The future includes new facilities for a township hall and combined public safety building that will house police and fire. This Board has a history of always being fiscally responsible and because of that the Township has saved enough money to build a new township hall/community center. He noted the Township does not have the money for a public safety building, which will need financing. The Township has been presented with a lease option which comes to three times more than what it can actually be bonded out for. He opined that fortunately the market for bonding out right now is one of the best ever seen at 2% to 3% range for 25 to 30 years. It is cheap money that will likely never be cheaper than it is now. He is trying to put the Township in the best possible position financially. He advised that if the Township does this, the bonds can be paid off by the following:

1. Increase in tax base due to a ton of building occurring;
2. Repurposing money spent elsewhere (i.e., retirement health care);
3. Tax incentive financing; or
4. Charge administrative fees on tax bills, up to 1%.

Trustee Powell feels it would be very wise to take advantage of the bonding rates. He points out that if this is approved tonight it just gives the Township the opportunity to bond out, up to \$29 million, not that it has to. He also feels that if done, it puts the burden on this Board to make sure the design of the building is being done properly and to ensure that it is not overzealous. He is not a fan of government buildings to impress people. He believes it is this Board's responsibility that the building proposed are adequate for needs. He concedes that the increased population of staff is important and current placement of staff has been very tight and it will cost millions to bring the current building up to code.

Supervisor Kowall interjected that the last study we did showed it would cost \$3.5 million just to get us to square one and that is before going forward ..

Trustee Powell does not believe it smart to band aid things and that a lot of time has been spent to develop a new township hall/civic center and the area is prime for the development. He is hopeful that a public/private partnership that is being looked into will come to reality and that the private entity might build the building for the Township, bringing down the actual construction costs. He is favor of this and wishes to get started immediately to narrow down the costs.

Trustee Ruggles noted that up until now he has been an advocate that the residents needed to directly input this decision. He felt that a vote would be a way to get their opinions to the Board. Without needing a millage, that reduces that ability. However, it also reduces the direct expenditure to the residents. The Township has the ability to

internally cover the expenditure year to year by reallocation of funds. He notes the interest rates are very beneficial to the Township. He will go along with this tonight.

Trustee Powell was also thinking the same thing, and would have liked to have the public vote, but to wait until next November for a vote, the interest rates will be lost.

Supervisor Kowall interjected that the interest rates alone would be hundreds of thousands of dollars lost. He indicated the Township is in a very strong fiscal position, with a high AAA bonding. He shared that the Township could borrow far more than this, but it is not needed. The Township wants to be in a position to be responsible and have the ability to finish what it starts. He shared that he and Trustee Powell have seen the interest of the general public for this development.

Trustee Smith cautiously approaches this topic as she is very well aware that the public is trusting this Board to make the right decisions here. The interest rate is the most relevant driving force for her. She is inclined to go along with it this evening but has a couple of things she wants placed on the record. As it moves forward, she will have a lot of questions and an eagle eye on the dollars spent. She noted that neighboring communities have built fire stations and townhalls for far less. She wants to stress that the \$29 million is up to and not what will be spent. She indicates that this project does not need to be overbuilt and that there are some square footage concepts that are too large and that she will be on the conservative side of this. She knows that the residents have entrusted this Board and believes that this Board has and will continue to be fiscally responsible.

Clerk Noble commended Treasurer Roman for researching leasing and bonding out this development. He noted that the current Township building has rain coming through the ceiling and space restraints for the fire department. He too will be fiscally prudent for this project, but this is the time. He believes this heading in the right direction.

Attorney Hamameh pointed out that this Resolution is approved appoints the law firm of Dickenson Wright as bond counsel and appoints Bendzinski & Co., as municipal finance advisors.

Trustee Powell pleads with the Supervisor's Office and in-house staff continue to keep this Board updated on the design progress.

Supervisor Kowall responded that his office door is always open.

Trustee Smith sought out plans today and understands that they are conceptual, but she believes that the square footage is too large. She concurs with Trustee Powell that the Board needs to be involved now rather than have to backtrack later.

It was MOVED by Treasurer Roman, SUPPORTED Clerk Noble to approve Resolution 21-046. The motion PASSED by roll call vote (Powell/yes, Smith/yes, Voorheis/yes, Ruggles/yes, Noble/yes, Roman/yes, Kowall/yes).

L. REQUEST TO APPROVE TENTATIVE AWARD OF CONSTRUCTION CONTRACT – NORTH HULBERT SANITARY SPECIAL ASSESSMENT DISTRICT

Director Potter indicated that DPS held a public bid for the project on October 13, 2021. The project was advertised yet only one bid was received. The bid was lower than the cost estimates. The contractor had the foresight and financial capabilities to stockpile materials prior to the current supply shortages. The contractor is the same as the

leading bidder on the North Bogie Lake Sanitary Sewer S.A.D. These projects do include a special construction detail.

DPS is request that the Board of Trustees tentatively award the construction contract for the North Hulbert Sanitary S.A.D. to Superior Excavating pending and contingent of the confirmation of the role in an amount not to exceed \$117,990.43, which is \$109,250.00 plus the 8% contingency.

Trustee Powell shared that he is personally familiar with Superior Excavating and they are a very good company and they do an excellent job.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Trustee Powell to tentatively award this Construction Contract for the North Hulbert Sanitary Special Assessment District, not to exceed \$117,990.43 and subject to the Special Assessment District confirmation. The motion **PASSED** by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

M. REQUEST TO APPROVE TENTATIVE AWARD OF CONSTRUCTION CONTRACT – OAK RIDGE PARK SANITARY SPECIAL ASSESSMENT DISTRICT

Supervisor Kowall noted this is a similar tentative award in the amount of \$205, 984.78, which is \$190,726.65 plus 8% contingency.

Director Potter indicated that DPS request he Board to tentatively award the construction contract for the Oak Ridge Park Sanitary Special Assessment District pending the confirmation of the role in an amount not to exceed \$205,984.78, which is \$190,726.65 plus 8% contingency.

Trustee Powell points out to the Board that the larger the project the lower the unit prices can be.

It was **MOVED** by Trustee Powell, **SUPPORTED** Clerk Noble to tentatively award the Construction Contract for the Oak Ridge Park Special Assessment District pending the confirmation of the roll, in an amount not to exceed \$205,984.78 which includes contingencies. The motion **PASSED** by roll call vote (Voorheis/yes, Powell/yes, Ruggles/yes, Smith/yes, Roman/yes, Kowall/yes, Noble/yes).

N. REQUEST TO APPROVE ENGAGEMENT FOR LEGAL SERVICES WITH THE LAW FIRM OF WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C. (WWRP)

Supervisor Kowall noted this group has expertise and knowledge in the area and he feels very comfortable that this group could assist the Township in a development of a public/private partnership. There is no agreement in place as of now.

Director O'Neil noted that a special meeting will be necessary to discuss the next steps. He indicated the Township would work with WWRP on an amendment that would be brought back in the next several weeks. He echoes the comments of Supervisor Kowall and has confidence in their abilities.

Trustee Powell noted that normally he would like this sent out to bid but understands that this is a very specialized project and he takes the opinion of the Supervisor, Director O'Neil and staff that this is a good fit.

Attorney Hamameh interjected that legal services are the exception to the bid requirement under the Administrative Policies.

Treasurer Roman directed the Board to page one, paragraph one, the last sentence that ends without prior notice. He understands through Clerk Noble that the firm will not have an issue changing it so that it reads with notice. He further commented that there is verbiage stating they would act as bonding attorney and it should be changed that they are not acting as the bonding attorney.

Clerk Noble indicated it can be stricken and sent back to them.

Supervisor Kowall indicated this essentially is an agreement for legal services that will help the Township through a potential contractual agreement in the proposed public/private partnership. It will bring the Township together with a proposed developer or ultimate developer so that everybody knows who's on first, who's on second, and who's going to catch the flyball. He believes it is in the best interest of the Township to have persons with a high level of expertise in this area to protect the Township and get it the most bang for the buck.

He reiterated for the public that he and this Board take this endeavor in which the Township is about to step into very seriously. He noted that spending the money now and getting the right answers will put this Township on the upward track for the future. He compared it to an individual seeking services of a good CPA.

It was **MOVED** by Supervisor Kowall, **SUPPORTED** Clerk Noble to enter into an engagement agreement for legal services and to authorize the Supervisor to sign the engagement letter as amended. The motion **PASSED** by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

OLD BUSINESS

A. REQUEST TO APPROVE TENTATIVE AWARD OF ENGINEERING SERVICES PROPOSAL – NORTH HULBERT SANITARY SPECIAL ASSESSMENT DISTRICT

Director Potter indicated that DPS is requesting that the Township Board tentatively award the construction engineering, inspection, contract administration, and staking portion of the DLZ Engineering Services proposal for the North Hulbert Sanitary SAD pending and contingent of the confirmation of the role in an amount not to exceed \$10,303.20 (\$9,540.00 plus 8% contingency).

Trustee Powell reminded how vocal he has been regarding design contacts with DLZ. He is comfortable with this. He looks forward to their work being done hourly.

Director Potter indicated that the contingency is included in all proposed projects.

Mike Leuffgen of DLZ, commented that when the original pricing was put together it was believed they would be separate projects with separate contractors. Now that it is the same contractors it will be more cost effective.

Treasurer Roman asked if both of these projects will be grinder and if the connection requests are occurring. To which Director Potter indicated they are both pressure and that they have done about two a week all summer, half emergency and half regular connection.

Trustee Powell would like in the future to discuss potential for S.A.D. for connection fees.

It was **MOVED** by Treasurer Roman, **SUPPORTED** Trustee Powell to tentatively award engineering services for North Hulbert Sanitary Sewer Special Assessment District to DLZ, not to exceed \$10,303.28, and contingent on the confirmation of the roll. The motion **PASSED** by voice vote (7 yes votes).

B. REQUEST TO APPROVE TENTATIVE AWARD OF DLZ ENGINEERING SERVICES AGREEMENT – OAK RIDGE PARK SANITARY SPECIAL ASSESSMENT DISTRICT

It was **MOVED** by Treasurer Roman, **SUPPORTED** Trustee Powell to tentatively award DLZ Engineering Service Agreement for Oak Ridge Park Sanitary Special Assessment District, contingent on the confirmation of the roll, and not to exceed \$20,520.00. The motion **PASSED** by voice vote (7 yes votes).

TRUSTEE COMMENTS

Trustee Voorheis gave kudos to Supervisor Kowall and his staff for a very nice Veterans Day service. She appreciated that the politicians in the crowd were not recognized as the event was about the veterans. She wished everyone a great Thanksgiving.

Trustee Ruggles noted there is a Planning Commission meeting this Thursday with three items on the agenda. He wished everyone a Happy Thanksgiving. He looks forward to seeing what this Board is capable of doing with the new civic center/township hall. He noted that Highland Township built a nice fire station for far less than \$29 million.

Treasurer Roman shared that 2022 dog licenses will go on sale soon and that winter tax bills will be mailed out on November 30th. He wished a Happy Thanksgiving to all.

Trustee Smith is glad to have the regulars back in the audience. She indicated that the library is back to regular services and the website is update. She wanted to commend Sgt. Way and the police department for such a fantastic presentation regarding the collaboration with Common Ground from last month's meeting. She apologized for not recognizing the presentation and her pride in the department for the steps they have and are taking to support the community. She further shared that she too thought the Veteran's Day ceremony was wonderful. She noted the attendance of the Daughters of the American Revolution and the choir. She thanked everyone who attended the beautiful service. She is excited for what is to come for the Township with the planning and building of the civic center. She reiterated that this Board takes this very seriously and everyone is willing to dig in and get it going.

Clerk Noble thanked all veterans who served and sacrificed for the great nation. He thanked his staff for their excellent job done on the recent election. He noted a lot of work went into the small election and it worked out.

Trustee Powell asked that the seating on for the next meeting be modified to tilt the ends of the tables so that the Board can see each other. He further noted that in regard to the ZBA meetings, that they have been very long and that the planning staff has been very aware of the agenda items and lengths of meetings. He noted that the bylaws allow for the ZBA to stop the meeting at 10:00. However, the ZBA Board feels that it would inappropriate to shut a meeting down and make people wait another month to be heard. He wanted it noted that it is the Board's decision to have the meetings go longer and not the planning staff. That being said, there were a couple of items on the ZBA agenda last month. He shared there that almost all requests are for additions or modernization of existing buildings and that a portion of ordinance limits the amount of improvements to a building to a certain percentage. He believes the number need to be increased. He also noted that the sign ordinance is very confusing and hopefully discussion

will ensue, and the Planning Commission can look at this as well. He thanked Supervisor Kowall for this in person meeting and wished everyone a very Happy Thanksgiving.

Attorney Hamameh shared that the Board will soon be hearing of an appeal filed from a ZBA decision. The Township's brief is due December 22, 2021 and then oral arguments are scheduled for January 12, 2022. It will not be a long drawn out process.

Supervisor Kowall noted change is a good thing, it can be scary, it can be exciting, but he is thankful for change. Since 1976 he has had a front row seat to change with things like amenities, restaurants, and shops have been great, but things like extra traffic, not so great. He opined that everyone needs to be receptive to change as it forces us to grow and broaden our horizons. It is an education process like reading a good book, learning to cook something, or learning to build something. He believes that each one of us has the potential for growth and understanding. Whether it is building a new township area or putting in a new amenity for the community, or filtering water at the new iron filtration plant. He declared that the things this Board does are for the benefit of the community and that White Lake is a great place to be and a lot of people want to be here. He noted that the Board must be careful of what it does and how it does it. He shared personally that his family business sold after 60 years and he wishes the new owners well. He closed by wishing everyone a happy and healthy Thanksgiving.

ADJOURNMENT

It was **MOVED** by Trustee Smith, **SUPPORTED** by, Trustee Voorheis to adjourn. The motion **PASSED** by voice vote (7 yes votes).

Meeting adjourned at 8:52 p.m.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the November 16, 2021, regular board meeting minutes.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan



PROCLAMATION RECOGNIZING THE 100TH BIRTHDAY OF RUTH EDNA McCULLOCH

WHEREAS, centenarians are a treasure for any community which benefits from their history, knowledge and experiences; and

WHEREAS, the Charter Township of White Lake recognizes with respect and gratitude the contributions of centenarian, Ruth Edna McCulloch to our community; and

WHEREAS, Ruth Edna Ingamells, granddaughter of Luther and Julia Fisk, was born on December 3, 1921 in a small house on M59 on Cranberry Lake, that is still standing today. Ruth was one of seven children; 5 sisters and 1 brother. When Ruth was seven years old, her family moved to Hadley, Michigan but would return to spend weeks at her Fisk grandparents’ farm in the summer. Many happy times and wonderful memories were made at the farm.; and

WHEREAS, Ruth attended one year of school at Lapeer County Normal School and then taught at McIntyre One-Room School. She had 18 students ranging from 1st to 8th grade where she was both teacher and custodian. After teaching for a year, Ruth worked at General Motors, where she met her husband, Jack McCulloch. Ruth and Jack had 3 children Tom, Linda and Karel and moved back to White Lake in 1969 to continue raising their family; and

WHEREAS, Ruth is loving grandmother of 3; Ryan, Meghan and Alex and a great-grandmother of 3; Karolyn Ruth, Ava Kaye (who shares the same birthdate of December 3rd with her great-grandma) and Annabeth Ruth; and

WHEREAS, Mrs. McCulloch is a part of huge extended family. A friend once said “Don’t talk about anyone in White Lake, Ruth is related to everyone!” Ruth is connected to so many local families like Bachman, Brendel, Fair, Fisk, Stockwell and Teggerdine; and

WHEREAS, Ruth McCulloch has been a member of the White Lake Historical Society for almost as many years as it has been in existence. White Lake Historical Society is lucky to have Ruth as a docent in the house at Fisk Farm’s September festivals. It is always extra special when Ruth is there to share her personal memories and experiences; and

NOW, THEREFORE, BE IT PROCLAIMED that I, Rik Kowall, Supervisor of the Charter Township of White Lake and on the behalf of the Board of Trustees and citizens of White Lake Township, honor Ruth Edna McCulloch for her long life and prosperity, and wish her many more.

Rik Kowall, *Supervisor*

Mike Powell, *Trustee*

Anthony Noble, *Clerk*

Scott Ruggles, *Trustee*

Mike Roman, *Treasurer*

Liz Smith, *Trustee*

Andrea Voorheis, *Trustee*

MEMORANDUM

TO: WLT BOARD OF TRUSTEES

FROM: NICK SPENCER, WLT BUILDING OFFICIAL

SUBJECT: 11142 WINDHURST – EXTENSION OF DEMOLITION DATE

DATE: 12/13/2021

The structure at 11142 Windhurst has been ordered to be demolished through our Dangerous Buildings process at WLT.

The property owner is being given an opportunity at the December 21, 2021 Township Board meeting to present viable plans for the repairs to the building along with the contractor who would be completing the work and a time frame to complete the work.

If the Board of Trustees did vote to extend the demolition date, the property owner would be required to submit signed and sealed construction drawings from a professional engineer or architect that provides for structural repairs to the building, an approved contract from a contractor and every approved sub-contractor that is required. A time frame for the completion of the work needs to be submitted and approved by the White Lake Township Building Official. The property owner would be required to apply for building permits by January 21, 2021.

Please note that during the February 25, 2021 Dangerous Buildings Hearing, the attorney for the estate had indicated that he was going to have a local builder assess the home to see whether the repair is viable, or if the structure should be demolished; and to our knowledge that was never done. Although a structural report was presented after the show cause hearing ordering demolition, no plans or permit applications were submitted to bring the structure into compliance.

Also, during the Show Cause Hearing on July 20, 2021, the property owner told the board that he would be selling the property.



December 21, 2021

Sean O'Neil
Community Development Director
White Lake Township

RE: River Caddis Development Submission of CIA Proposal for Township Approval

Sean,

Pursuant to the attached scope of work and pricing package. River Caddis will be overseeing & collaborating with Giffels Webster and Advanced Redevelopment Solutions to develop a plan moving forward in developing a Corridor Improvement Authority. The attached has the full list of scope needed in order to complete this task for the Township.

Implementation of the Development Plan will create a new Township Center to support civic activities and serve as the commercial core of the township. The resulting Plan will be consistent with the Recodified Tax Increment Financing Act—PA 57 of 2018. The collective consultancy will bring a team of experts in tax increment finance, planning, downtown development, parking, transportation, and meeting facilitation to utilize all the resources available to the Township in relieving long term debt to its facilities.

We look forward to discussing this further with the Township and its stakeholders and are free to answer any questions as to our process we are going to be undertaking.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development



White Lake Township Corridor Improvement Authority

Scope of Services for CIA Development & TIF Plans

Project Goal: Create a Development & Tax Increment Finance Plan that will assist the township of White Lake with the revitalization of a defined portion of the M-59 Corridor. Implementation of the Development Plan will create a new Township Center to support civic activities and serve as the commercial core of the township. The resulting Plan will be consistent with the Recodified Tax Increment Financing Act—PA 57 of 2018.

Giffels Webster will partner with our colleagues at Advanced Redevelopment Solutions to help White Lake Township achieve its goals. Together, our firms bring a team of experts in tax increment finance, planning, downtown development, parking, transportation, and meeting facilitation. We propose the project will including the following elements:

Task 1. Defining the Corridor

The Planning Team will facilitate a visioning meeting with the White Lake Township Board and Planning Commission designed to result in guiding planning themes and general goals for the Corridor. We will explore identification of potential boundary areas for development activities and tax increment capture. Within the overall Development Area, the TIF Capture Area(s) may be smaller or a number of smaller areas. The TIF Capture Area(s) within the Development Area will be selected on the basis of providing the greatest benefit in terms of additional revenue to support CIA projects without creating a significant administrative burden to the Township. The tax increment revenues captured from the TIF Capture Area(s) can then be spent anywhere within the overall Development Area. Projects that could potentially be funded by the Authority's TIF revenues will be discussed.

As part of the preparation for this meeting, our team will prepare base maps that feature streets, public utilities and natural features and prepare a summary of existing development and future land use. Our team will identify the location and extent of streets and public facilities within the area and analyze the existing and future land use patterns. Land use information will be obtained from the White Lake Township Master Plan.

Additionally, we will create a project website to share findings of the planning process and engage the community.

The White Lake Township Board may wish to appoint the members of the CIA Board before this meeting, to engage them in the planning process at the outset.

- **Statutory Provision:** Sections 605, 606 and 608
- **Meeting:** Two-hour visioning meeting
- **Deliverables:**
 - Base maps
 - Summary of existing development and future land use
 - Project website

Task 2. Corridor Analysis

The analysis will consist of economic changes taking place in the Development Area, the vision of the Township Center area and the impact of regional influences on the Development Area. Assessing vacancy rates, land and property values, physical relationships to adjoining neighborhoods, and the competitive quality of the Development Area for investment and commercial or other development are topics to be discussed. Recent studies and plans will be incorporated into the analysis. The number of persons residing in the Development Area will also be reviewed.

Following the completion of the analyses, the first meeting with the CIA Board will be held to review the summary of the Visioning Meeting and the Corridor Analysis. We propose this to be a daytime meeting.

- **Statutory Provision:** Section 611(1) and (2)
- **Meeting:** Daytime meeting of the CIA Board
- **Deliverable:**
 - Corridor Analysis Report

Task 3. Stakeholder Workshop & Public Open House

After our team reviews the analysis with the CIA board, we will hold a stakeholder workshop with property owners in the district to provide an overview of the CIA goals and the conditions within the corridor. Following this workshop, we will facilitate a public open house to engage the community in this improvement area. A broad cross section of stakeholders, officials, residents, businesses, and property owners will be invited to participate in this Public Open House meeting. This meeting will be late afternoon—early evening. Information displayed will be presented online for those unable to attend.

- **Meeting:** Stakeholder workshop and public open house
- **Deliverable:**
 - Summary of stakeholder and public input

Task 4. Conclusions & Physical Plan Recommendations

Overall synthesis of findings including a description of existing and future improvements targeted in the Development Area. The description will consist of improvements to be demolished, repaired or altered, a cost estimate, a time estimate and a statement regarding the stages of construction planned for the project. Areas to be used for open space will also be identified under this task.

The plan will also identify actions, investments, and techniques to achieve growth prospects, including: public spaces, streetscape and pathways projects, zoning changes, new zoning standards, street closures or extensions, traffic control and roadway improvements and land assembly and utilities extensions. Land to be sold, donated, exchanged, or leased will be identified and the terms of financing proposed. A cost estimate and financing alternatives will be incorporated from materials provided by the Township's bond counsel. If available, the designated person(s) for land transactions will be stated in the plan. Otherwise, written procedures for bidding land transactions will be included.

Optional: Should the Plan recommendations necessitate the acquiring and clearing of residences, a Residential Displacement / Relocation component will be added to the Plan for an additional cost to be determined. An in-depth survey of displaced residents and housing demand, a strategy for relocating displaced residents in any new housing development proposed for the area, and a strategy for providing

for the costs of relocating displaced residents are items to be covered in the component. A schedule to periodically evaluate the effectiveness of the Plan will be part of this task.

We propose two meetings of the CIA Board – one to review the draft plan and provide feedback and the second to review the final plan. Additional meetings may be added as needed for a fee.

- **Statutory Provision:** Section 621
- **Meeting:** Two daytime meetings of the CIA Board
- **Deliverable:**
 - Corridor Plan

Task 5 Ordinance Revisions & Rezoning Plan

Recommend zoning district changes designed to implement the Development Plan and zoning and sign ordinance revisions intended to upgrade the quality of development throughout the District. This may include recommendation of a special zoning classification designed to help implement the creation of a Development Area. Actual zoning amendment language for a new corridor would be a follow-up implementation activity, beyond the scope of this Work Program.

- **Statutory Provision:** Section 621 (h)
- **Deliverable:**
 - Summary of ordinance revisions needed to realize the Plan

Task 6. Financing Plans

Develop a Tax Increment Financing (TIF) Plan and budget for public improvements recommended by the Development Plan. The TIF Plan identifies where revenue within the Development Area will be captured and how monies will be spent in infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the corridor. Based upon discussions to date with the Township, it is anticipated that at least two (2) TIF Capture Property areas will be identified and included in the TIP Plan. The two (2) TIF Capture Property areas will only be those parcels constituting the greatest impact/opportunity to fund improvements within the entire Development Area. If additional TIF Capture Property areas are determined to be needed in the TIF Plan beyond the currently planned two (2), then each added TIF Capture Property area will be at an additional cost.

It should be noted that this element does not include optional elements of meetings with taxing jurisdictions nor additional benefits and gains analysis. These additional services are available upon request.

- **Statutory Provision:** Section 618
- **Meetings:** Two daytime meetings of the CIA Board
- **Deliverable:** Tax Increment Finance Plan covering 2 (two) TIF Captures Areas

Task 7. Meeting with CIA Board to Review / Adopt Plan

Our team will meet with the CIA Board to review the final development and TIF plans. The CIA Board will set a date for public hearing.

- **Meetings:** Two daytime meetings of the CIA Board
- **Deliverable:** Final Development and TIF Plan

Task 8. Public Hearings and Adoption of Corridor Improvement & Tax Increment Financing Plan

Our team will assist the Township Board with the presentation to the public and adoption of the Corridor Improvement Plan & Tax Increment Financing Plan at a hearing held for that purpose.

- **Statutory Provision:** Section 622-623
- **Meeting:** Public Hearing
- **Deliverable:** Final Development and TIF Plan

Next Steps

Following the adoption of the CIA Development and TIF Plans, we recommend the implementation of zoning ordinance amendments as outlined in the Development Plan.

TASKS	COSTS
Task 1 - Defining the corridor	\$8,435
Task 2 - Corridor Analysis	\$5,230
Task 2A - 1st Mtg w CIA	\$1,180
Task 3 - Stakeholder/ Public Workshop	\$5,720
Task 4 - Physical Plan recommendations	\$7,220
Task 4a - 2 Mtg w CIA	\$1,855
Task 5 - Draft Zoning Revisions/Zoning Plan	\$2,180
Task 6 - Tax Increment Finance Plans (2 Areas)	\$20,540
Task 7 - Mtg w CIA to Review/Adopt	\$2,000
Task 8: Public Hearing and Adoption of CIA Plan	\$2,535
Total	\$56,895

Additional/Optional Items

Additional TIF Capture Area Cost	\$5,000
Additional Meeting Fees	
- Daytime	\$1,065
- Evening	\$1,455
Taxing Jurisdictions Meeting Attendance at Additional Cost	see above
Taxing Jurisdiction Requested Deliverables Charged on a Time & Materials Basis	\$285 / Hour
Taxing Jurisdiction Agreements Support Charged on a Time & Materials Basis	\$285 / Hour
Printing and Presentation Boards Charged on a Time & Materials Basis	Cost + 10%

INTEROFFICE MEMORANDUM

TO: ANTHONY NOBLE
FROM: DAWN BOCKELMAN
SUBJECT: VOIP/FIBER SERVICES
DATE: 12/13/21
CC: ELAINE HOMEISTER

You had asked for a recommendation on which company to use for VOIP services. I would choose NetExpress. Jeff with NetExpress has been extremely helpful and informative on what services they offer and the benefits to the Township. He has been willing to meet with myself and others in the Township to discuss any concerns. We would receive new hardware for all facilities along with on-site training. These services will offer much more flexibility and functionality for the Township. If and when we move to a new facility these services can be transferred.

If we were to choose NetExpress there would be an actual decrease in monthly costs. We currently spend roughly \$3,660 per month phone and cable services. If NetExpress is chosen we will save upwards of \$1,262 a month or \$15,144 a year.

Benefits and features of VOIP

ADMIN FEATURES	BUSINESS FEATURES	CALLING FEATURES	SYSTEM FEATURES
Call logs and detailed records	Audio conferencing	Block caller ID	Call pickup
On demand call recording	Fax to email/Email to fax	Call forward	Customize Music on hold
Dialing restrictions	Group message broadcast	Call parking	Dial by name directory
	Intercom calling	Call transfer	Time of day routing
	Overhead paging	Call waiting	Virtual receptionist option
		Last call return	Multi-device management
		Three-way calling	Multi-location solution
		Voicemail	
		Do not disturb	

TOWNSHIP WIDE BENEFITS

- Call one number and connect to all facilities within White Lake Township. (Fire Stations, Dublin, DPS, Police Dept)
- Ability to change settings and greetings off-site at any time
- Ability to add call app to cell phone and answer anywhere
- System maintenance is much easier and controlled in-house
- Keeping Comcast as backup we will never go down for Elections

Current Monthly Costs

PHONE/CABLE	SERVICES	MONTHLY COSTS
AT&T	For all phone lines	\$2,254
Comcast	Twp, Dublin, Fire Stations, Annex, Police	\$1,190
Telegation	For all phone lines	\$157
Frontier	Station #3 only	\$59

Quotes received

VOIP/PHONE ONLY	REACURRING COSTS	ESTIMATED YEARLY COSTS	HARWARE/CONSTRUCTION	OTHER
8 X 8	\$1,150/month	\$13,800	\$5,600	Firewall, switch and install not included
Ring Central	\$2,507/month	\$30,084	\$15,884	Firewall, switch and install not included
OOMA	\$1,516/month	\$18,194	\$4,849	Firewall, switch and install not included

INTERNET ONLY	REACURRING COSTS	ESTIMATED YEARLY COSTS	TERMS	OTHER
AT & T	\$822/month	\$9,864	36 months	
Comcast	\$1,660/month	\$19,920	36 months	
Crown Castle Fiber	\$800/month	\$9,600	36 months	

VOIP/INTERNET	REACURRING COSTS	ESTIMATED YEARLY COSTS	TERMS	ADD'L HARDWARE
ATI Cloud	\$2,424/month	\$29,088	36 months	\$9,224
NetExpress	\$2,333/month	\$28,778	36 months	\$0



NET EXPRESS, INC. SERVICE CONTRACT

This Confirmation of Service Order ("Order") serves as a confirmation of Customer's agreement to purchase Telecom Service ("Service") under a term plan according to prices, quantities, terms and conditions set forth below.

Rates: Monthly Charges are based on term rate plans in effect at the time Service is ordered and are set forth on Page 2. Rates will not increase above Monthly Charges set forth on Page 2 for Service between the locations listed in this order and Addendum A. Monthly charges may change if a Service location is moved.

Term and Expiration: The Service term is the plan selected by Customer on Page 2. Upon expiration of the Service term, the Monthly Charges will revert to the prevailing month-to-month rates plus 25% unless Customer renews the term plan or terminates Service prior to completion of the Service term. Upon renewal, new Monthly Charges will be applied based on rates in effect at that time.

Term Plan Change: Prior to the completion of the selected Service term plan, Customer may renew or change to a different term plan without incurring early termination charges, provided the new term plan (i) is for an equal or greater dollar value as that the number ordered herein and (ii) is greater in length than the months remaining on the Service term plan ordered herein. Monthly charges for the new term plan will be based on rates in effect at the time the new plan is ordered.

Service Upgrade: Customer may upgrade Service to a higher speed Service without incurring early termination charges provided that the Upgrade Services (i) under a term plan that is equal to or greater in length than the number of months remaining in the term plans ordered herein and (ii) is installed within the locations herein. Non-Recurring Charges (NRC's) will apply to the Upgraded Service.

Move: In the event the Customer moves one end of service to a new location, Customer will not incur early termination charges provided termination of the old circuit and installation of the new circuit are ordered to occur concurrently. NRC's may apply at the new location. Any changes to the Monthly Charges will be based on rates in effect at that time. Revised Monthly Charges will be automatically applied for the months remaining in the Service term plan.

Early Termination: In the event the Customer terminates Service prior to the expiration of the Service term plan, said Customer will be liable for the remaining months of Service at 100% of the monthly recurring rate to fulfill this agreement.

Cancellation: In the event Customer cancels Service prior to the installation date of the Service, Customer will be liable for all Non-Recurring Charges and one (1) month's Service.

Assignment: Customer shall not assign or otherwise transfer any rights or obligations under this Order without prior written consent of Net Express, Inc. which consent shall not be unreasonable withheld or delayed. Any such assignments without the written consent of Net Express, Inc. will be void.

Customer Liability: Customer understands that Net Express, Inc. is a private network, and agrees that they will not use it to resell or otherwise provide services which may conflict with Net Express, Inc. and their user terms now or anytime in the future. Customer agrees that Net Express, Inc. is not responsible for any sites or service provided by other websites, email providers, and/or Internet Service Providers (including but not limited to Hotmail, MSN, EBay, Yahoo, etc.). Customer understands that they are receiving a direct Internet connection and that security, content filtering, and virus protection are their sole responsibility.

Liability: The liability of Net Express, Inc., its affiliates, successors, agents or "assigns" for damages to Service interruptions or defects shall not exceed the prorated amount of Monthly Charges for the time Service was affected.

Additional Terms and Conditions: Additional terms and conditions are hereby incorporated into this agreement by reference and are located at <http://www.goavd.com/general-terms.htm>

CONTRACT – PAGE 2 of 2

Line Activation Fee and Equipment Charges: The Line Activation Fee applies only to the cost of the circuit to be installed in the Smart Jack or Modem. The customer is liable for all Equipment Charges (detailed below) required for installation of service at their location. The Customer accepts responsibility for the installation of the physical line from the Smart Jack.

Line Activation Fee and Equipment Charges: The Line Activation Fee applies only to the cost of the circuit to be installed in the Smart Jack or Modem. The customer is liable for all Equipment Charges (detailed below) required for installation of service at their location. The Customer accepts responsibility for the installation of the physical line from the Smart Jack or Modem to the T1 router unless they choose to have a New Express, Inc. technician perform this work at an additional cost based upon the current labor and materials rate at the time of installation.

INSTALLATION INFORMATION		
Customer: <i>White Lake Township.</i>	User Name:	
Physical Address: <i>7525 Highland Rd.</i>	Billing Address:	
City: <i>White Lake</i> State: <i>MI</i> Zip: <i>48383</i>	City:	State: Zip:
Phone: () <i>248-698-3300</i>	Other Contact #: ()	
CIRCUIT #1 (V) (D)	CIRCUIT #2 (V) (D)	FAIL-OVER (V) (D)
Provider _____ Speed _____	Provider _____ Speed _____	Provider _____ Hardware _____
Installation Fee: <i>Inc.</i>	Equipment Charges: <i>Inc.</i>	Monthly Charges: MRC <i>See Addendum</i>
Term: <i>3yr</i>		

Your signature acknowledges that you understand and accept the terms and conditions of this contract and that you are authorized to make commitments under this Order.

Customer Name (please print)

Signature

Date

Net Express Representative

Date

White Lake Township

	Number	Current Charges		Proposed Charges 3 Year term	
		Cost Per Line	Total Cost	Cost Per Line	Total Cost
Township/Annex and PD					
Voice Lines/ Unlimited Local and LD SIP Trunks	20		1,960.21		\$699.00
Telegration Long Distance			\$178.00		Inc.
Comcast 1G x 20M Internet			\$514.44		N/A
Comcast 200M x 25M Coax			N/A		\$200.00
Crown Castle 100M X 100M Fiber			N/A		\$600.00
Netfax	7		N/A		\$174.65
Music on Hold			N/A		\$11.95
Hardware			N/A		\$712.55
TOTAL			2,652.65		\$2,398.15

Hardware

Yealink T43U Handsets	74	Inc
Yealink T46U Handsets	5	Inc
Yealnk EXP40 Side Car	5	Inc
24 Port POE Switch	2	Inc
5 Port POE Switch	6	Inc
Sophos XG125	1	Inc
Sophos XG86	1	Inc
Mikrotik	3	Inc
Fax Bridge	9	Inc
Installation/Programming	79	Inc

Grand Total

Dublin Community Senior Center

Voice Lines/ Unlimited Local and LD SIP Trunks	Inc.		\$56.81		Inc.
Comcast 50M x 10M Internet and TV			\$157.24		\$157.24
White Lake Township Amortized 12 10 213/13/02	1		N/A		\$24.95

TOTAL			214.05		\$182.19
Fire Department #1					
Voice Lines/ Unlimited Local and LD SIP Trunks	Inc.		123.66		Inc.
Comcast 75M x 15M Internet and TV			\$247.15		\$247.15
Netfax			N/A		\$24.95
TOTAL			370.81		\$272.10
Fire Department #2					
Voice Lines/ Unlimited Local and LD SIP Trunks	Inc.		74.31		Inc.
Comcast 75M x 15M Internet and TV			\$247.15		\$247.15
TOTAL			321.46		\$247.15
Fire Department #3					
Voice Lines/ Unlimited Local and LD SIP Trunks	Inc.		52.76		Inc.
Comcast 75M x 15M Internet and TV			\$196.48		\$196.48
TOTAL			249.24		\$196.48

**INTEROFFICE MEMORANDUM
WHITE LAKE TOWNSHIP**

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer

Trustees
Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell



OFFICE OF THE CLERK

TO: Board of Trustees
FROM: Anthony L. Noble
SUBJECT: White Lake Citizen's League Fireworks Display Request
DATE: Dec. 8th, 2021

The White Lake Citizen's League is requesting a fireworks display permit for Feb. 5, 2022.

Attached is their application, required paperwork and approval from our Fire Marshall Jason Hanifen.

RECEIVED

DEC 07 2021

WHITE LAKE TOWNSHIP
CLERK'S OFFICE

Date: December 7, 2021

Dept. Distribution: Fire

WHITE LAKE TOWNSHIP

INSPECTION REPORT
FIREWORKS PERMIT

Name of Applicant White Lake Citizens League - ACE Pyro LLC

Address of premises to be inspected White Lake off shore of White Lake Inn

Date premises was inspected Will be inspected the day of the show

1. State basically what was inspected:

1.3g & 1.4g Cakes, Display shells, launch Area and fall out AREA

2. State any code or requirement deficiencies:

Will be Inspected the day of the show

3. Recommended for APPROVAL/DISAPPROVAL (Strike one)

4. If recommended for dis-approval state what action, if any, can or should be taken by applicant to effect a favorable recommendation:

Signed: [Signature]

Title: FIRE MARSHAL

Please return your recommendations to the Clerk's office by January 7, 2022 so that this may be placed on the January 18th, 2022 regular board meeting.



White Lake Township
7525 Highland Rd.
White Lake, MI 48383

Receipt

Date	Receipt No.
12/07/2021	159228

Received of:
WHITE LAKE CITIZENS LEAGUE INC

**Description: FIREWORKS PERMIT
FOR WHITE LAKE WINTER CARNIVAL**

Item	Description	Amount
FIRFIREW	FIREWORKS DISPLAY-PERMIT & INSPECT 206-000-607.000 FIREWORKS DISPL 555.00	555.00
TOTAL		555.00

Check No.	Payment Method	Amount
1130	CHECK	555.00



CERTIFICATE OF LIABILITY INSURANCE

Section 9, Item D.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Partners Group Ltd 11225 SE 6th St. Suite 110 Bellevue WA 98004	CONTACT NAME: Janet Nau	
	PHONE (A/C, No, Ext): (877) 455-5640	FAX (A/C, No): (425) 455-6727
	E-MAIL ADDRESS: jnau@tpgrp.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: James River Insurance Co	NAIC #: 12203
	INSURER B: Everest Denali Insurance Company	16044
	INSURER C: General Star Indemnity Co	37362
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: 21-22 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		001236810	11/01/2021	11/01/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 5,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			SI8CA00266211	11/01/2021	11/01/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$			IXG673274 ~ AUTO Only	11/01/2021	11/01/2022	EACH OCCURRENCE	\$ 4,000,000
							AGGREGATE	\$ 4,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Protection & Indemnity ~ Liability Only			001236810	11/01/2021	11/01/2022	Limit	\$1,000,000
							Deductible	\$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The following are included as Additional Insured on General Liability as their interest may appear as respects operations performed by or on behalf of the Named Insured, as required by written contract: White Lake Citizens Leauge and all of it's members, employees and those associated; White Lake Township and all it's elected and appointed officials, employees and volunteers; Highland Township and all it's elected and appointed officials, employees and volunteers; Beaumont Seven Harbors and all it's elected and appointed officials, employees and volunteers.
Event Location: On the ice over White Lake in White Lake, MI
Event Date: 2/5/2022 Rain Date 2/19/2022

CERTIFICATE HOLDER Highland MI 48356	CANCELLATION
---	------------------

Jackson Blvd

The White Lake Inn

Cake Setup (20ftx20ft)

Rack Setup (20ftx20ft)

Ormond Rd

Carnival Fall out Map

This map shows the fall out zones for our 2 firing positions for the winter carnival show. The larger circle represents the fall out zone for the shells up to 3in and the smaller circle represents 190 ft for the cakes. The rack setup is approximately 20ftx20ft. The cake setup is recommended in NFPA 1123 to allow crew some room to find the best ice for set up

**CHARTER TOWNSHIP OF WHITE LAKE
Resolution to Opt-Out as Set Forth in PA 152
Resolution #21-049**

At a regular meeting of the Township Board for the Charter Township of White Lake, Oakland County, Michigan, held on December 21, 2021 at the Township Annex located at 7527 Highland Road, White Lake, Michigan.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, PA 152, was passed by the state Legislature;

WHEREAS, Communities are given essentially three options for complying with the requirements of the Bill, depending on the impact of the Bill on the employees of each public employer and the Employer;

WHEREAS, those three options are as follows:

- (1) Apply the Hard Cap (capped dollar amount each government employer may pay towards an employee's healthcare costs);
- (2) Adopt by majority vote the 80%/20% cost-sharing model;
- (3) Opt out of the cost-sharing model as set forth in the bill and revisit it the next year.

WHEREAS, the Township has elected its option.

NOW THEREFORE BE IT RESOLVED, the Charter Township of White Lake has elected to comply with the requirements of the Publicly Funded Health Insurance Contribution Act by adopting the Opt-Out model as set forth in PA 152.

AYES:

NAYES:

ABSENT:

The resolution was declared adopted.

STATE OF MICHIGAN)

)

COUNTY OF OAKLAND)

I, Anthony L. Noble, Township Clerk of the Township of White Lake, hereby certify this to be a true and complete copy of Resolution No.21-049, duly adopted at a regular meeting of the Township Board held on the 21st day of December 2021.


Anthony L. Noble, Clerk
White Lake Township

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 9, 2021

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director 

SUBJECT: Request for Waiver of Minimum Parcel Size (Sec. 3.11.X)

We recently received another request for a waiver from the ten (10) acre parcel size minimum in the Planned Development (PD) district. The applicant is Mr. Rick Walklet who represents a newly formed group called the Oxbow Lake Private Launch Association (OLPLA). They are seeking a waiver from the minimum acreage requirement in order to install a private launch, for riparian owners only, on Oxbow Lake. The parcel is approximately 1.9 acres (0.76 net acres) in size, is currently zoned Local Business (LB), and is bordered by other residentially zoned properties to the east and south. Across Lakeside Drive, to the west, is a parcel that is zoned General Business (GB). The Master Plan designation for this parcel is Planned Commerce. The project would not require municipal water or sewer connections.

I would consider this PD parcel size waiver request to be reasonable. This is a very unique parcel due to its size, shape, and topography, that will be extremely challenging, if not impossible, to develop commercially. On November 18th the Planning Commission considered this request and recommended approval by a 5-3 vote. This matter is now before the Township Board for final consideration. It should be noted that a waiver approval does not, in any way, guarantee eventual site plan approval, or bestow any other approvals or rights beyond simply allowing the applicant to proceed ahead through the PD approval process with a parcel smaller than ten (10) acres in size. For your reference, I have attached the language found in Section 3.11.X of the Zoning Ordinance, a draft site plan and letter from the applicant that contains background information on their project, the minutes from the November 18th Planning Commission meeting, and an aerial view of this parcel from Property Gateway. Please contact me if you have any questions, or require further information.

Thank you.

Commission may increase the minimum required setback up to one hundred fifty (150) feet based upon consideration of the site plan, landscape plan, and building elevation drawings.

- N. No interior side setback required where adequate provision is made for emergency access and loading/unloading access at the rear of the building. If a residential use abuts an RB district, the total of the two side yard setbacks may be reduced to 25 feet.
- O. In RM-1 and RM-2 districts, the Planning Commission may permit building heights up to 3 stories subject to approval of a site plan that demonstrates an increase in open space.
- P. Total minimum amount of habitable floor area ready for occupancy must equal the minimum amount of floor area required for a one story building in the same zoning district. One half of the finished habitable floor area of the story below the ground story may be included within the total minimum amount of floor area required per unit.
- Q. No building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.
- R. No structure shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit established in Article 3.0, Zoning Districts, of this ordinance for the district in which the building is located, except that roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment, required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, or similar structures may be erected above the height limit, herein prescribed. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the district in which it is

located; nor shall such structure have a total area greater than twenty-five (25) percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building.

- S. Lots on a cul-de-sac or curvilinear street shall have a minimum of 65 feet of frontage and shall comply with the lot width requirement at the minimum front setback line.
- T. The minimum side yard setback for a side-entry garage shall be 25'.
- U. Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25' from the back of sidewalk or 25' from back of curb for developments without sidewalks.
- V. Maximum depth to width ration of 4:1.
- W. A maximum 30% lot coverage may be approved administratively by the Director of the Community Development Department or his/ her designee on existing lots of record where all of the following criteria are present:
 - i. The lot has sanitary sewer service, and
 - ii. Storm water collected from the roof of the home and garage is directed to a storm drain, retention or detention basin, lake or other body of water, and
 - iii. The proposed building development complies with all setback requirements of the appropriate zoning district, unless a variance has been approved by the Zoning Board of Appeals.
- X. To be eligible for Planned Development or Planned Business District approval, the Township Board, upon recommendation by the Planning Commission, may permit a smaller parcel than otherwise required by this Ordinance if:
 - i. The proposed project has unique characteristics and benefits; or
 - ii. The parcel in question has unique characteristics that significantly impact development.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



November 10, 2021

To: Sean O'Neil, AICP
White Lake Township Planning Director
7525 Highland Road
White Lake, MI 48383

Subject: Request for Waiver of 10 Acre Minimum to pursue Rezoning to Planned Development for
10193 Highland Road

Dear Sean,

The Oxbow Lake Private Launch Association, Inc. ("OLPLA") requests a waiver of the 10-acre minimum lot size to pursue rezoning of 10193 Highland Road (the "Property") to Planned Development ("PD"). The Property is currently zoned Local Business ("LB"). OLPLA wishes to work cooperatively with the Township in pursuit of an application for PD zoning of this parcel, to allow OLPLA to construct a privately owned watercraft launch at the Property, with conditions approved by the Township through the rezoning process. This parcel is approximately 0.75 acres, as reflected on the survey submitted with this request. A waiver of the 10-acre minimum is required to pursue rezoning of the Property to PD.

Overview

All launch points on Oxbow Lake are privately owned, and could become unavailable in the future with a change in ownership or personal situation. Many Oxbow Lake waterfront property owners ("Riparians") are dependent on the generosity of current private launch owners to allow these Riparians to continue to enjoy their watercraft on our lake.

We need to have a private launch site legally linked to our properties that ensures our capability to launch/remove our watercraft, and that can be transferred to a future owner with the sale of the property. We have created OLPLA to serve as the mechanism for interested Oxbow Lake Riparians to come together to achieve this objective.

OLPLA has entered into a purchase agreement to the Property for our launch. This launch property is being purchased and developed with OLPLA Member funds. No White Lake Township involvement in funding this project (SAD) is required. We currently have 82 Oxbow Lake Riparians under Membership contract to fund the purchase and development of this property.

Proposal

If this request for waiver is approved, the scope of this development to be pursued through OLPLA's application for rezoning would include the addition of a physical launch (subject to EGLE permitting process), enclosed by a fence, with a powered security gate, key card gate access control, and security cameras, all to control and limit use to Riparians and their watercraft. OLPLA will work with the Township on the details of the Site Plan as part of the request for rezoning.

OLPLA will also work with the Township toward a mutually acceptable Development Agreement, which would include limits on the use of the Property to only Riparian OLPLA Members, excluding any "keyhole" use. These limitations are, in fact, already stated in OLPLA's Bylaws, along with restrictions against vehicle or watercraft parking, storage, and overnight mooring, and limited months and hours of

operation. The Property will have a "Knox Box" to enable emergency vehicles to access the site. OLPLA expects all of that would be included in the Development Agreement in a manner approved by the Township.

Public Benefit

We have reviewed the White Lake Township Master Plan, and understand that one element is to improve the pedestrian walkway along the south side of Highland Road. OLPLA is willing to support White Lake Township's efforts for an improved pedestrian walkway by donating a parcel 25' deep and approximately 120' long located in the northwest corner of the property along Highland Road and Lakeside Drive. This parcel could be used for a community benefit project along Highland Road that in the future could serve as a pocket park to enhance the walkway.

In closing, we would like to affirm that there could be no better advocates for the protection of Oxbow Lake than those Riparians that have a vested interest in its future.

Thank you for your consideration of this request.

If there are questions regarding this document, please contact Rick Walklet at 248-396-6197.

Respectfully yours,



Rick Walklet
President – OLPLA, Inc.

cc : Rick Kowall
Justin Quagliata
Marjorie M. Dixon – letter only
OLPLA, Inc. Board of Directors – letter only

Attachment – 10193 Highland Road boundary survey

Oxbow Lake Private Launch Association, Inc. Board of Directors

		<u>Phone</u>	<u>Email</u>
President	Rick Walklet	248-396-6197	i467vettes@aol.com
Vice-President	Frank Bowers	248-207-0486	frank.bowers@us.bosch.com
Treasurer	Bob Diskin	248-819-1254	robert.diskin@raymondjames.com
Business Oper.	Ty Fleming	248-875-3885	taf181973@gmail.com
Secretary/Comm.	Jim Issner	248-760-9111	james.issner@gmail.com
Property Develop.	Steve Lowe	248-935-8176	steve@ismeng.com

FOR: OXBOW LAKE PRIVATE LAUNCH ASSC, INC PROPOSED BOAT LAUNCH PRELIMINARY SITE PLAN

CURVE # 2
A-235.33'
R-331.97'
ΔD-40°36'57"
B-N 01°27'55" W
CHORD-230.43'

CURVE # 1
A-304.76'
R-421.97'
ΔD-41°22'51"
B-S 01°54'15" E
CHORD-298.18'

BENCHMARK # 1
CENTER GATE VALVE
ELEV 955.27 NAVD 88

EASEMENT CURVE # 4
A-25.21'
R-421.97'
D-3°25'22"
B-N 20°52'59" W
C-25.20'

EASEMENT CURVE # 3
A-279.55'
R-421.97'
D-37°57'29"
B-N 00°11'34" W
C-274.47'

PLANNED WAIVER DEVELOPMENT REQUEST TABLE

- 1) FENCE LINE SETBACK:
REQUIRED 40' ALONG M-59
WAIVER REQUEST :
A) REDUCTION OF FENCE LINE SETBACK TO 25' ALONG M-59
- 2) FENCE LINE SETBACK:
REQUIRED 40' ALONG LAKESIDE DRIVE:
WAIVER REQUEST :
B) REDUCTION OF FENCE LINE SETBACK TO FOLLOW ALONG LAKESIDE DRIVE: FROM PROPOSED GATE TO SOUTHWEST PROPERTY CORNER, TO REDUCE UNAUTHORIZED SITE ACCESS

BURMEISTER GROUP LLC
10195 HIGHLAND RD WHITE LAKE MI 48386-1856
12-22-276-004

N 1/4 POST OF SEC 22
T3N,R8E
L18319 PG 467
H-07 FD DISK

CENTER OF SEC 22
T3N,R8E
L39030 PG 280
H-08 FD DISK

SOUTHWEST CORNER
EAST 1/2 OF NE 1/4
SECTION 22, T3N,R8E
WHITE LAKE TWP,
OAKLAND CO., MI

LAKESIDE DRIVE
VARIABLE WIDE

EDGE OF ASPHALT

HIGHLAND RD. M-59

ADJOINING PARCELS:
MCLATCHEYS CRANBERRY LAKE ESTATES, COMMUNITY LOT 7525 HIGHLAND RD WHITE LAKE MI 48383

PARCEL ID # 12-22-279-001
T3N, R8E, SEC 22 MC CLATCHEYS OXBOW-CRANBERRY LAKE ESTATES OUTLOT A

JOHN NEWBERRY & GAYE NEWBERRY
571 LAKESIDE DR WHITE LAKE MI 48386-2229

PARCEL ID # 12-22-278-001
T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 3

GREGORY NELSON & KATHRYN NELSON
10310 MARY LEE AVE WHITE LAKE MI 48386-2248

PARCEL ID # 12-22-278-002
T3N, R8E, SEC 22 OX BOW LAKE GROVE LOT 4

PARCEL ID 12-22-279-004
GROSS LAND AREA
83,658 Sq. Feet
1.918 Acres
NET LAND AREA
32,985 Sq. Feet
0.757 Acres

STEVEN LOWE
671 HILLTOP DR WHITE LAKE MI 48386-2330
SITE ADDRESS: 10193 HIGHLAND RD WHITE LAKE MI 48386-1804
PARCEL ID # 12-22-279-004

T3N, R8E, SEC 22 PART OF E 1/2 OF NE 1/4 BEG AT PT DIST N 02-00-00 W 493.20 FT FROM SW COR OF E 1/2 OF NE 1/4, TH N 02-00-00 W 92.28 FT, TH N 62-08-00 E 525.02 FT, TH S 490.90 FT, TH N 71-36-00 W 485.76 FT TO BEG EXC THAT PART LYING WLY OF LINE LOC 40 FT ELY OF FOL DESC LINE, BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1664.21 FT FROM CEN OF SEC, TH S 27-36-19 E 15.76 FT, TH ALG CURVE TO RIGHT, RAD 381.97 FT, CHORD BEARS S 02-11-49 E 327.28 FT, DIST OF 336.80 FT, TH S 23-12-51 W 200.00 FT TO PT OF ENDING, ALSO EXC BEG AT PT DIST N 02-06-19 W 13.78 FT & N 62-23-41 E 1969.31 FT & S 27-36-19 E 50.16 FT FROM CEN OF SEC, TH S 62-23-41 E 145.10 FT, TH S 27-36-19 E 20.00 FT, TH N 62-23-41 E 134.53 FT, TH N 00-15-41 E 22.62 FT TO BEG 1.86 A

PARCEL DESCRIPTION AS SURVEYED: (10-12-2021)
PART OF E 1/2 OF NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN
BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI.
SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST. OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES " L-58 OF PLATS, PG 12, OCR:
N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHEAST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR, N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2.
THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82', TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE ", SAID POINT ALSO BEING, KNOWN AS POINT " A " AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE CONTINUING ALONG SAID EXTENSION S 72°47'06" E, A DISTANCE OF 238.50', TO THE SOUTHWEST CORNER OF " OUTLOT A ", OF MCLATCHEYS OXBOW-CRANBERRY LAKE ESTATES, L. 57 OF PLATS PG 46 AND 46A, OCR.

THENCE ALONG THE WEST LINE OF SAID " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 411.73', TO A POINT ON A SHORELINE TRAVERSE, TO BE KNOWN AS POINT " B ".
SAID POINT BEING DISTANT THE FOLLOWING FOUR (4) COURSES:
1) N 21°28'05" E, A DISTANCE OF 172.29';
2) N 38°22'14" E, A DISTANCE OF 110.55';
3) N 51°52'07" E, A DISTANCE OF 85.75';
4) AND N 32°48'12" E, A DISTANCE OF 49.00'; FROM SAID POINT " A ".

THENCE CONTINUING ALONG SAID WEST LINE OF " OUTLOT A ", N 00°17'53" W, A DISTANCE OF 60.15', TO A POINT OF EXCEPTION:
THENCE ALONG THE SOUTHERLY LINE OF SAID EXCEPTION, S 61°50'07" W, A DISTANCE OF 134.53';
THENCE N 28°09'53" W, A DISTANCE OF 20.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, (AKA HIGHLAND ROAD);
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 61°50'07" W, A DISTANCE OF 121.63';
TO A POINT ON THE EASTERLY LINE OF " LAKESIDE DRIVE ", (VARIABLE WIDTH), UNPLATTED.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 304.76', WITH A RADIUS OF 421.97', DELTA ANGLE OF 41°22'51".
THE CHORD OF SAID CURVE BEARS, S 01°54'15" E, WITH A CHORD LENGTH OF 298.18';
TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING GROSS : 83,658 SQUARE FEET OR 1.918 ACRES OF LAND MORE OR LESS
CONTAINING NET : 39,985 SQUARE FEET OR 0.757 ACRES OF LAND MORE OR LESS

SUBJECT TO THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL UNIT IN THAT PART THERE OF M-59 (AKA HIGHLAND ROAD)
OR LAKESIDE DRIVE, TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
ALSO SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND TO THE PUBLIC TRUST IN THE WATERS OF OXBOW LAKE.
AND ALSO BEING SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITION OF RECORD.

PROPOSED TOWNSHIP USE EASEMENT
A 25' WIDE EASEMENT FOR TOWNSHIP PURPOSES, ON OVER, UNDER AND ACROSS A PARCEL OF LAND BEING: PART OF E 1/2 OF NE 1/4 OF SECTION 22, T3N, R8E, WHITE LAKE TWP, OAKLAND CO., MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED A COMMENCING AT THE CENTER POST OF SECTION 22, WHITE LAKE TWP, OAKLAND CO., MI.
SAID POINT BEING DISTANT S 02°39'54" E, A DISTANCE OF 2656.46', FROM THE NORTH 1/4 POST. OF SECTION 22, THENCE PROCEEDING ALONG THE EAST AND WEST 1/4 LINE, AS DENOTED ON THE PLAT OF " LARSON ACRES " L-58 OF PLATS, PG 12, OCR:
N 87°39'16" E, A DISTANCE OF 1320.47', TO A POINT BEING THE SOUTHEAST CORNER OF SAID " LARSON ACRES ", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 22.

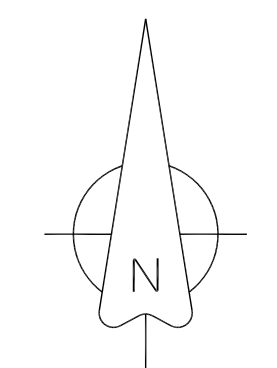
THENCE ALONG THE WESTERLY LINE OF " OXBOW LAKE GROVE " L. 39 OF PLATS PG 4 OCR, N 02°07'09" W, A DISTANCE OF 493.06', TO THE NORTHWESTERLY CORNER OF LOT 2.
THENCE IN PART ALONG THE NORTHERLY LINE OF LOT 2, OF SAID " OXBOW LAKE GROVE ", AND THE EXTENSION THEREOF, S 72°47'06" E, A DISTANCE OF 242.82', TO THE MOST NORTHERLY CORNER OF LOT 3, OF SAID " OXBOW LAKE GROVE ".

THENCE ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 279.55', WITH A RADIUS OF 421.97', WITH A DELTA ANGLE OF 37°57'29".
THE CHORD OF SAID CURVE BEARS, N 00°11'34" W, WITH A CHORD LENGTH OF 274.47'.
THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 25.21', WITH A RADIUS OF 421.97', AND A DELTA ANGLE OF 03°25'22".
THE CHORD OF SAID CURVE BEARS, N 20°52'59" W, WITH A CHORD LENGTH OF 25.20'.
TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59, (AKA HIGHLAND ROAD);

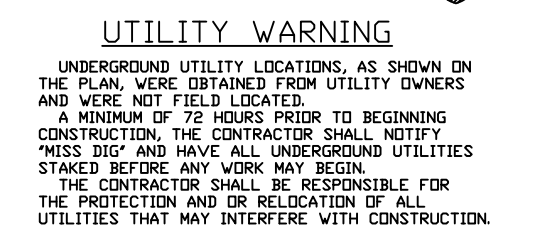
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N 61°50'07" E, A DISTANCE OF 121.63';
THENCE S 28°09'53" E, A DISTANCE OF 25.00';
THENCE S 61°50'07" W, A DISTANCE OF 124.82';
TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

CONTAINING 3077 SQ FT
REVISED DATED 12-7-2021



LEGEND

- INLET BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- EXISTING GRADES
- PROPOSED GRADES
- DRAINAGE ARROW
- SOIL EROSION FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE
- GATE VALVE
- HYDRANT
- POWER POLE
- POWER LINE
- CATCH BASIN
- DRAINAGE SWALE
- UTILITY PAD/PEDISTAL
- PINE TREE
- DECIDUOUS TREE
- SOIL BORING/PERK TEST
- TO BE REMOVED
- PROP AC UNIT
- PROP GENERATOR
- GAS METER
- ELECTRIC METER
- PROPOSED DOWNSPOUT
- LANDSCAPE SCREENING



UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED.
A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL MISS DIG 1-800-482-7171 TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RE-LOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

SITE NOTES:

- 1) PROPOSED DRIVE AND TURN-AROUND TO BE GRAVEL.
PROVIDE CONCRETE LAUNCH (12'x30')
 - 2) PROVIDE 4' WOOD PRIVACY FENCE AS SHOWN. (SEE WAIVER TABLE)
 - 3) PROVIDE LARGE EVERGREEN 8' @ 8' ON CENTER, AS REQUIRED BY TWP.
NOTE UNDERGROUND UTILITIES/WATERMAIN IN THIS AREA
 - 4) ADD FILL REGRADE & LEVEL
PROPOSED TOWNSHIP USE EASEMENT.
 - 5) PROVIDE UNDERGROUND POWER TO GATE, LOCATION TO BE DETERMINED IN FIELD. PROVIDE SLEEVES AS SHOWN.
- CONTACT:
OXBOW LAKE PRIVATE LAUNCH ASSOCIATION INC.
MR. RICK WALKLET
10835 OXBOW LAKESHORE DRIVE
WHITE LAKE MI. 48386
CELL - 248-396-6197
EMAIL - i467vettes@aol.com



REVISED 12-7-2021
REVISED 12-2-2021

DPS&A DAVID P SMITH & ASSOCIATES PROFESSIONAL LAND SURVEYORS 8615 RICHARDSON ROAD-SUITE 100 WALLED LAKE, MICHIGAN 48390 (248)363-1515 (FAX)363-1646 © 2021 DPS&A, INC. ALL RIGHTS RESERVED EMAIL ADDRESS: AASURVEYOR@AOL.COM	DATE	10-12-2021
	SCALE	1" = 20'
PROPOSED BOAT LAUNCH OXBOW LAKE PRIVATE LAUNCH ASSC, INC	JOB NO.	21-100800
10193 HIGHLAND ROAD (VACANT) PRELIMINARY SITE PLAN	SHEET NO.	1 OF 1
DRAWN DPS COMP. NET DIRECTORY F/2021DWG		

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex. 7527 Highland Road
White Lake, MI 48383
NOVEMBER 18, 2021 @ 7:00 p.m.

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson
Rhonda Grubb
Matt Slicker
Debbie Dehart
Merrie Carlock
Joe Seward
Scott Ruggles
Mark Fine

Absent: Peter Meagher

Also Present: Justin Quagliata, Staff Planner
Sherri Barber, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Grubb moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

a. October 21, 2021

Commissioner Seward moved to approve the minutes of October 21, 2021 as presented. Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Call to the Public (for items not on the agenda)

Mary Earley (5925 Pine Ridge Ct.) commented about the private launch on Oxbow Lake. She was wondering where was the parking for cars and trailers. What guarantee was there from the Township the property will be maintained? These questions would be appropriately answered at subsequent meetings.

Public Hearing:

Zoning Ordinance Text Amendments

Staff Planner Quagliata summarized the proposed zoning ordinance amendments. There was clarification for the base of freestanding (monument) signs. Small animal vet clinics and animal hospitals would be allowed by special land use in (LB) Local Business. Currently, PD (Planned Development) did not allow restaurants with alcohol; the amendment would allow restaurants with alcohol. The ordinance was unclear if drive throughs were allowed in PD; the amendment would clarify drive throughs were permitted in PD.

Chairperson Anderson went over each text amendment and asked Commissioners for input.

Article 2.2. Freestanding signs. There was no additional discussion.

Class II Animal Care Facility — 4.51. Staff Planner Quagliata stated this would allow large animal vet clinics and hospitals in AG (Agricultural) with special land use approval. Part 2 and 11 of the proposed amendments related to this item.

Planned Development: restaurants with or without alcohol. Staff Planner Quagliata stated this would be decided by the Planning Commission and Township Board during review of a site plan and development agreement. The Commissioners supported the amendment.

Drive-in or drive-thru (restaurant) – 4.17. Staff Planner Quagliata stated currently the ordinance was not clear if drive-thrus were allowed in PD. The amendment would clarify drive-thrus would be permitted.

There was discussion on the text amendments for Class II animal care facilities and Chairperson Anderson asked staff if amendments pertaining to this use could be revisited at a later date.

Staff Planner Quagliata stated the items related to Class II animal care facilities could be removed from the current list of ordinance amendments and revisited in early 2022. The Commissioners agreed to exclude Part 2 and Part 11 from the motion.

Chairperson Anderson opened the public hearing at 7:54 p.m.

Valerie Kemp (182 Angola, Wolverine Lake) was the listing broker for 7755 Highland Road (Centerpointe Plaza) and she spoke in support of allowing veterinary clinics in LB zoning. She read a letter from VCA corporate in support of the vet clinic. VCA Vet Clinic had been in White Lake for many years. A copy of the letter was entered into the record. Rob Pope, the developer of Centerpointe, spoke in favor of the ordinance amendment.

Chairperson Anderson closed the public hearing at 8:01 p.m.

Commissioner Seward moved to recommend the Township Board adopt the proposed Zoning Ordinance text amendments, excluding Part 2 and Part 11. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Grubb – yes; Slicker – yes; Dehart – yes; Carlock – yes; Seward – yes; Ruggles – yes; Fine – yes. 8 yes votes.

Continuing Business

None.

Old Business

None.

New Business

None.

Other Business:

A. PD Waiver Request for Oxbow Lake Private Launch Association (OLPLA)

Staff Planner Quagliata reported the applicant was proposing to rezone to PD, which required a minimum lot size of 10 acres. The applicant requested a waiver for the lot size which was approximately 1.9 gross acres and 0.75 net acre. The proposed use would be a private launch for Oxbow Lake riparians. The Township Attorney recommended rezoning to PD to review the proposed use. There was Commissioner and Staff discussion about the best process for the applicant to undertake for review. Staff Planner Quagliata discussed the Planning Commission and Township Board preventing keyhole access. Commissioner Dehart stated whatever process was undertaken there would have to be significant control and restrictions on the use.

Commissioner Seward moved to approve the PD Waiver Request requested by Oxbow Lake Private Launch Association (OLPLA) for Parcel Number 12-22-279-004 to waive the 10-acre minimum lot size requirement under Planned Development (PD) to pursue rezoning. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: Steve Anderson – no; Grubb – yes; Slicker – yes; Dehart – no; Carlock – no; Seward – yes; Ruggles – yes; Fine – yes. 5 yes votes.

Staff Planner Quagliata stated the waiver request would proceed to the Township Board.

B. 2022 Meeting Dates

Commissioner Grubb moved to approve the 2022 Meeting Dates as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Liaison's Report

Trustee Ruggles reported the Township Board met on Tuesday and approved the CDBG budget. There was \$31,977 for minor home repair. The Board approved the 2022 budget. Sean O'Neil was promoted to Community Development Director. The Township Board approved a resolution of intent to issue bonds in the amount of \$29 million for the Civic Center and Public Safety Building.

Commissioner Grubb reported the Parks and Recreation Committee did not have a meeting in November. There was a December meeting scheduled.

Commissioner Dehart stated the last Zoning Board of Appeals (ZBA) meeting lasted 4 hours. One of the cases was signage at Arby's. A stripe on a building was considered signage. Staff Planner Quagliata commended the ZBA; it had many cases, some meetings had gone 4-6 hours, and the members were dedicated.

Commissioner Anderson noted he attended the ribbon cutting at New Hope Assisted Living and Memory Care along with many representatives from White Lake Township and local chambers.

Planning Consultant's Report

No report.

Director's Report:

Staff Planner Quagliata reported there were many projects currently under review.

Communications:

None.

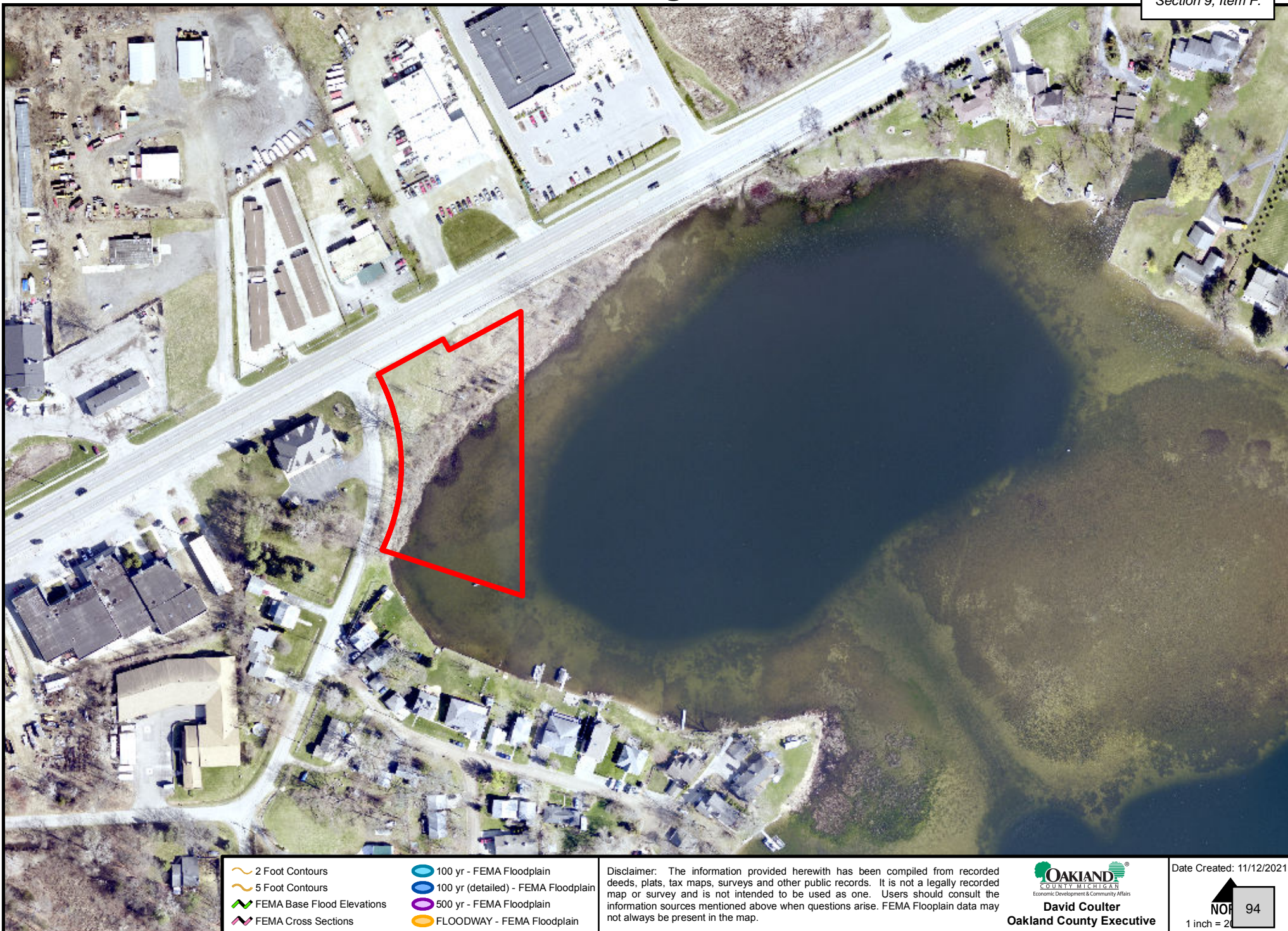
Next Meeting Dates: December 2, 2021
December 16, 2021

Adjournment:

Commissioner Fine moved to adjourn the meeting at 8:42 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

10193 Highland

Section 9, Item F.



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs
David Coulter
Oakland County Executive

Date Created: 11/12/2021
NO 94
1 inch = 200 feet

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM**

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 13, 2021

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

**SUBJECT: 4 Corners Square Retail Outlot
Preliminary and Final Site Plan Approval**
Property described under parcel number 12-36-476-032 (1449 Union Lake Road) located on the east side of Union Lake Road north of Cooley Lake Road, consisting of approximately 0.71 acres, and is currently zoned Neighborhood Mixed Use (NMU).

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of December 2, 2021 at which time the **Planning Commission recommended approval** of the proposed preliminary and final site plan. The matter was then considered by the Zoning Board of appeals at their regular meeting of December 9, 2021, at which time the **Zoning Board of Appeals approved** two of the four requested variances, modified one variance and denied the fourth variance.

Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on December 2, 2021.
- Draft minutes from the Zoning Board of Appeals meeting held on December 9, 2021.
- Review letter prepared by the Township Engineering Consultant, Mr. Mike Leuffgen, dated November 22, 2021.
- Review letter prepared by Justin Quagliata, WLT Staff Planner, dated November 19, 2021.
- Email prepared by the White Lake Township Fire Chief dated November 5, 2021.
- Review letter prepared by the White Lake Township Assessing Department, dated October 26, 2021.
- 4 Corners Retail Center Construction/Site Plans prepared by Nowak & Fraus, dated June 25, 2021.
- Elevations prepared by GAV Associates, dated October 22, 2021.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex, 7527 Highland Road
White Lake, MI 48383
December 2, 2021 @ 7:00 p.m.

Chairperson Anderson called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson
Rhonda Grubb
Matt Slicker
Debbie Dehart
Joe Seward
Scott Ruggles
Mark Fine

Absent: Merrie Carlock

Also Present: Sean O’Neil, Community Development Director
Michael Leuffgen, DLZ
Ammar Al-Khafaji, 4 Corners
Hannah Micallef, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Seward moved to approve the agenda as presented. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

- a. November 18, 2021

Commissioner Fine moved to approve the minutes of November 18, 2021 as presented. Commissioner Grubb supported and the MOTION CARRIED with a voice vote: 7 yes votes.

Call to the Public (for items not on the agenda)

No members of the public were present.

Public Hearing:

None.

Continuing Business

None.

New Business

4 Corners Retail Outlot

Located on the northeast corner of Union Lake Road and Cooley Lake Road, currently zoned Neighborhood Mixed Use (NMU), identified as parcel number 12-36-476-032 consisting of approximately 1.02 acres.

Request:

i) Preliminary Site Plan Approval

ii) Final Site Plan Approval

Applicant: 4 Corners Square, LLC
29580 Northwestern Hwy, Suite 1000
Southfield, MI 48034

Mr. Leuffgen stated that his review covered the preliminary and final site plan. A lot of the engineering was already taken care of on the site when the apartments and strip center were constructed. The proposed patio area was to be over the sanitary sewer easement by 6' on the northern side. He mentioned a hold harmless letter would be needed so the sanitary sewer could be repaired if needed in the future. The majority of the remaining comments were minor in nature and could be addressed at the pre-construction meeting.

He added there was clarification needed for a proposed external grease trap that could hold 1000 gallons for each food service provider. The trap was demonstrated on the site plan, but there needed to be clarification as the plans initially stated a retail use.

Commissioner Meagher asked if the grease trap was required. Mr. Leuffgen said the grease trap was required for food service uses.

Commissioner Slicker asked how old the sewer was in the area. Mr. Leuffgen said the sewer was put in around 2006. Commissioner Slicker asked if the parcel would be receiving an easement. Director O'Neil said easements were granted during the original construction on the site. The parking spaces were taken into account during the initial site plan process for 4 Corners. He added usually when the parking requirements are met, the Township wouldn't get involved further on how parking spaces are allocated; it would be the owner's responsibility.

Mr. Al-Khafaji said there was common ownership between the buildings, and there would not be common shared parking for the uses. There were some cross access easements.

Trustee Ruggles asked what the minimum parking spaces were for the site. Director O'Neil said the requirement was 88 parking spaces, but a variance was received and the total parking spaces is 69. Commissioner Slicker said he would like to see the spaces for the retail out lot specified.

Director O'Neil said the Fire Department didn't have any issues, but would be looking at life safety requirements at time of occupancy. Many of the improvements to the site have already been made. He added that what was originally wanted for the site was a sit down restaurant, but due to the state of the world and restaurant industry right now, it was harder to find that occupant. In the future, the building could be altered. The tenants would be Detroit Wings, Beyond Juice, and another possible retail tenant. He added originally the building was to be shifted to the north for buffering purposes, and this proposed building would be in the same location. It would be a miniature version of the retail building next door.

The proposed building would only be a one-story building at 22' tall. The loading zone was not standard, but would still be acceptable as the tenants wouldn't be getting deliveries from a big truck. There will be a variance requested for a smaller sign on the east side of the building.

Mr. Al-Khafaji said there was efforts to try to get a sit-down restaurant at the site, but again, due to the world right now, it was hard to find that kind of food service tenant. He said he strived to find tenants that complimented the entire development, and wanted to add to the walkability of the site in regards to the commercial uses for the tenants in the residential building.

Planning Director O'Neil added that the outdoor eating that was previously desired would be included with this proposed site plan.

Commissioner Slicker asked if the outdoor seating was for only one of the food vendors. Mr. Al-Khafaji said it would be a shared patio. The operator of both restaurants would be the same person. Director O'Neil added that this new development completes the corner of one of the gateway quadrants in the Township.

Commissioner Dehart asked if the restaurants had indoor seating. Mr. Al-Khafaji confirmed.

Commissioner Seward moved to approve the preliminary site plan for the 4 Corners Outlot subject to all the conditions of the consultants and staff. Commissioner Meagher supported, and the MOTION CARRIED with a roll call votes (8 yes votes): (Meagher/yes, Anderson/yes, Fine/yes, Ruggles/yes, Seward/yes, Dehart/yes, Slicker/yes, Grubb/yes)

Commissioner Seward moved to approve the final site plan for the 4 Corners Outlot contingent on approval of the preliminary site plan by the Township Board and contingent on the applicant receiving the required variances by the Zoning Board of Appeals. Commissioner Fine supported, and the motion carried with a roll call vote (8 yes votes): (Meagher/yes, Anderson/yes, Fine/yes, Ruggles/yes, Seward/yes, Dehart/yes, Slicker/yes, Grubb/yes).

Liaison's Report:

There was nothing to report from ZBA or Parks and Recreation.

Trustee Ruggles said there was a special Township Board meeting today and the Board approved the first amendment to the River Caddis' agreement. There will be a concept plan coming soon, along with a cost estimate and timelines for future updates. In June, the Township entered into a contract with River Caddis. River Caddis had a proposal where they would construct the Township buildings, and the

Township could lease it from them. That proposal was very expensive. River Caddis was now researching the benefits of the Township building their own buildings. The hope was to own the Township Building, and the Township could sell out lots to private buyers for mixed uses that would work with the vision of the Civic Center. Director O’Neil said River Caddis was working on a land use design.

Planning Consultant’s Report

No report.

Director’s Report:

Director O’Neil said that the grant for Stanley Park was ranking 14 out of 44 applications received. The Planning Department was waiting on preliminary results.

Communications:

There would most likely not be a December 16th Planning Commission meeting.

Next Meeting Dates: December 16, 2021
January 6, 2021

Adjournment:

Commissioner Dehart moved to adjourn the meeting at 8:15 p.m. Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 8 yes votes.

DRAFT

- D. Applicant: 4 Corners Square LLC
29580 Northwestern Hwy STE 100
Southfield, MI 48034
- Location: **1449 Union Lake Road**
White Lake, MI 48386 identified as 12-36-476-032
- Request: The applicant requests to construct a building, requiring variances from Article 3.1.13.D, Neighborhood Mixed Use Build-to-Line coverage and Minimum building height. A variance from Article 5.11.P.i, Off-Street Loading Requirements is required for the dimensions of the off-street loading space. A variance from Article 5.9.J.ii.b is required to exceed the allowed number of wall signs.

Chairperson Spencer noted for the record 146 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata presented his staff report.

Member Aselyne asked staff why the previous variances were granted. Staff Planner Quagliata stated part of the issue at the time was contamination on the property. The Township created a Commercial Rehabilitation District to address the site issues. Member Aselyne asked staff if there were remediation compliance documents for the site. Staff Planner Quagliata noted the State had such documentation.

Amar AlKhafaji was present to speak on behalf of the case. He said there was a vision for the subject site years ago when it was first being developed. There was the idea to create urban walkability in a suburban area. In regards to this project, there was originally hopes for a sit-down restaurant, but due to the COVID pandemic, he was unable to find a full-service restaurant tenant. The two proposed fast-food tenants were excited to come to the Township. He wanted to create a physical buffer for residents on the lake, which was why the building was proposed to be setback. To keep the building cohesive with the other shopping center, it would be one-story and use the same materials in construction.

Detroit Wing Company would be closest to Tim Horton's, and Beyond Juice would be closest to Union Lake Road. Detroit Wing Company would like a small sign on the east side of the building to capture customers. The "Welcome to White Lake" sign would be improved, and Mr. AlKhafaji was proposing to build a nicer sign with 4 Corners verbiage included.

The tenants would not receive deliveries from full semi-trucks in the loading area. The depth needed a variance, but the width of the area was wider than required.

Member Powell stated he was hoping to see a sit-down restaurant on the site. Mr. AlKhafaji said there would be indoor seating at both restaurants.

Member Powell asked Mr. AlKhafaji why the loading zone could not be extended west. Mr. AlKhafaji said there was a light pole, as well as landscaping.

Chairperson Spencer opened the public hearing at 8:45 P.M. Seeing no public comment, she closed the public hearing at 9:45 P.M.

Member Seiber asked staff if the Ordinance Officer would ticket a truck delivery at the site if a truck was sticking out of the loading area. Staff Planner Quagliata said it would be more of a Fire Department issue with blocking access.

Member Dehart said the Township Engineer discussed the depth of the loading area at the December 2, 2021 Planning Commission meeting.

Member Powell asked staff about the patio. Staff Planner Quagliata asked Mr. AlKhafaji about the patio surface. Mr. AlKhafaji said it would be concrete.

Member Powell asked Mr. AlKhafaji what signs would be on the south side of the building versus the proposed sign on the east side. Mr. AlKhafaji said the south side would have the three tenant signs, and the east side would have one Detroit Wing Company sign. The tenant was adamant about the sign on the east side.

Member Seiber said the tenants in the adjacent shopping center did not have corner signs, and because of the way the building was situated, the east side sign would not be visible from travelers on the road. He added the floor plan was inconsistent with the elevation as there was a door shown on the east side elevation, but not on the floor plan. Mr. AlKhafaji said a door was not proposed on the east side of the building and the elevation was incorrect.

The ZBA discussed the standards from Article 7, Section 37 of the ClearZoning Ordinance:

In regards to variance #1, regarding build- to-line coverage:

- A. Practical Difficulty
 - Chairperson Spencer said a similar variance for this site was granted before.
 - Member Powell said he liked the building being setback instead of up to the property line.
- B. Unique Situation
- C. Not Self-Created
 - Chairperson Spencer said the problem was not self-created.
- D. Substantial Justice
- E. Minimum Variance Necessary

In regards to variance #2, minimum building height:

- A. Practical Difficulty
 - Chairperson Spencer said none of the other commercial buildings on the site were two stories, so it would be in line with the existing commercial buildings.
- B. Unique Situation
- C. Not Self-Created
- D. Substantial Justice
- E. Minimum Variance Necessary

In regards to variance #3, off-street loading requirements:

- A. Practical Difficulty
 - Member Powell said he did not want a truck to stick out of the loading space.
 - Member Seiber said a 10–15-foot variance would allow a box truck and trash hauler.
- B. Unique Situation
 - Chairperson Spencer said she could see a practical difficulty if the length of the loading space was extended.
- C. Not Self-Created
- D. Substantial Justice
 - By increasing the length of the loading space, adverse impact would be reduced.
- E. Minimum Variance Necessary

In regards to variance #4, maximum number of signs.

- A. Practical Difficulty
 - Chairperson Spencer did not see a practical difficulty.
- B. Unique Situation
 - Member Powell said it was a corner lot, so a sign on the west facade was permitted. He added a sign on the east elevation was not needed.
- C. Not Self-Created
 - Chairperson Spencer said this problem was self-created by the applicant.
- D. Substantial Justice
- E. Minimum Variance Necessary
 - Chairperson Spencer said by eliminating the wall sign on the east elevation, the minimum variances necessary would be granted.

Member Powell MOVED to approve the variances requested by 4 Corners Square LLC from Article 3.1.13.D and Article 5.11.P.i of the Zoning Ordinance for Parcel Number 12-36-476-032, identified as 1449 Union Lake Road, in order to allow construction of a one-story, 22’–11” tall building with a zero (0) percent build-to-line, and a 10-foot variance from the required loading space length. This approval will have the following conditions:

- **The exterior elevations be revised to remove the east side door.**
- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The Applicant shall receive preliminary site plan approval from the Township Board.**
- **For the purpose of administrating the sign ordinance, signs on the subject property shall be treated as those in the RB (Restricted Business) zoning district and meet the requirements of Article 5, Section 9.J of the zoning ordinance.**
- **No additional signage shall be permitted on the building or site, except for the Township’s “Welcome to White Lake” sign. The “Welcome to White Lake” sign is to be designed to meet the requirements of the ClearZoning Ordinance.**
- **Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.**

- **The outdoor seating area (patio) shall at a minimum be stamped, stained, and sealed concrete.**
- **The site plan shall be revised to clearly show the outdoor seating area (patio) as accessible from the parking lot.**
- **There shall be a 14-foot minimum ceiling height inside the building.**

**Member Dehart SUPPORTED, and the motion CARRIED with a roll call vote (5 yes):
(Powell/yes, Dehart/yes, Spencer/yes, Aseityne/yes, Seiber/yes).**

Member Powell MOVED to deny the variance requested by 4 Corners Square LLC from Article 5.9.J.ii.b the Zoning Ordinance for Parcel Number 12-36-476-032, identified as 1449 Union Lake Road, for one wall side on the east elevation of the building.

**Member Dehart SUPPORTED and the motion CARRIED with a roll call vote (5 yes votes):
(Powell/yes, Dehart/yes, Spencer/yes, Aseityne/yes, Seiber/yes).**

The Zoning Board of Appeals took a recess at 9:21 P.M. The ZBA returned from recess at 9:23 P.M.

OTHER BUSINESS

A. Zoning Ordinance Discussion

Member Powell said he brought up amending the zoning ordinance at the Township Board, and it was suggested the discussion begin at the ZBA before taking it up with the Planning Commission. He added Article 7.28.A, Repairs and Maintenance to Nonconforming Structures, was an ordinance section he would like to discuss.

Chairperson Spencer said it was rare for the ZBA to deny a case solely based on Article 7.28.A of the ordinance.

Member Powell mentioned the sign ordinance and would like to review the text and see if there was a more modern way to interpret signs. Member Dehart agreed.

Staff Planner Quagliata said there were other ordinance sections that should be revisited, and the ZBA could take its time and review them individually. He said he would prepare a summary of the cases over the past two-five years, and go from there.

ADJOURNMENT

**MOVED by Member Aseityne, SUPPORTED by Member Seiber to adjourn the meeting at 10:07 P.M.
The motion CARRIED with a voice vote (5 yes votes).**

NEXT MEETING DATE: January 27, 2022 Regular Meeting



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

November 22, 2021

Sean O’ Neil
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: Four Corners Outlot- Preliminary Site Plan, Final Site Plan/Final Engineering Plan Review – 2nd Review

Ref: DLZ No. 2145-7233-17 Design Professional: Nowak & Fraus Engineers

Dear Mr. O’ Neil,

Our office has performed the above mentioned Plan Reviews for the plan dated November 8, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located at the northeast corner of Cooley Lake and Union Lake Roads and is an outlot of the established and previously approved 4 Corners Square development. Total site acreage is 1.017 acres.

Site Improvement Information:

- Construction of a (1) one story building totaling 4,169 square feet.
- Associated paved and curbed parking including ADA accessible parking spaces and maneuvering aisles were established and built as part of the overall 4 Corners Square development.
- Associated loading space is proposed.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be pretreated and detained in an existing underground detention facility.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-4 Corners Outlot- PSP, FSP/FEP Review.02
November 22, 2021
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We offer the following comments:

Note that comments from our review dated November 5, 2021 are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

The following items should be noted with respect to Planning Commission review:

- a) *The plans indicate that the proposed transformer and pad will be screened by landscaping. Please note the slope of the ground in this area may make screening with the proposed ornamental grasses difficult. We defer further comment to the Planning Department if this meets the intent of Zoning Ordinance 5.19 N. ii. a.* **Comment addressed. The design engineer has noted that the transformer location has now been moved and the screening has been changed to Arborvitae.**
- b) *The proposed transformer location will conflict with the connection of the building to the existing water supply line for fire department use. Although it is indicated on the plan that this connection is not required, it should be considered as to whether a future change in the use of the building may require the connection of this line; this would not be feasible due to the current proposed transformer location.* **Comment addressed. The transformer location has been moved such that the conflict with the water supply line no longer exists.**
- c) *The proposed patio encroaches on the existing 33-foot-wide sanitary sewer easement (Liber 24814, Page 271). The original development plans showed the patio further away from the Right-of-Way and outside of this easement. Plans will need to be revised to show the patio outside of this easement or the Township would need to agree to modify the easement to accommodate this configuration.* **The owner intends to provide a hold harmless letter to the effect that the owner shall be responsible for removal and replacement of proposed patio and retaining wall in the event that maintenance and repair for the sanitary sewer are necessary. DLZ recommends the Township work with the Township Attorney to determine sufficient language for this agreement.**

Final Site Plan/Final Engineering Plan Comments-

General

- 1. *Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.* **Comment addressed.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-4 Corners Outlot- PSP, FSP/FEP Review.02

November 22, 2021

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Paving/Grading

1. *The topo survey shows existing asphalt pavement south of the proposed retail building; however, this pavement does not exist. The curbs have been poured but the pavement has not been placed, please update plans accordingly. **Comment addressed. Design engineer has indicated that the area south of proposed building shall be asphalt paved per original construction plans.***
2. *The existing grade of 946.17 shown adjacent to the southeast corner of the proposed building is shown on the as built plan for 4 Corners as 947.17. Please verify and adjust grade(s) as needed. **Comment addressed. Design engineer notes that grade of 947.17 on as built plan for Four Corners Square appears to be in error.***
3. *Clarify the existing grades shown for the area adjacent to the northeast corner of the proposed building. The as built plan for 4 Corners shows what appears to be an existing ramp in this area with associated as built grades. **Comment addressed. The design engineer states that the existing curb grades do not indicate that there is a curb height drop and thus no existing ramp.***
4. *Although a retaining wall is proposed around the outdoor seating area, it appears that the grades at the bottom of the wall to the north will greatly exceed the allowable grade of 33%. We note that the slopes in these areas will be difficult to maintain and request clarification regarding the proposed grading and ground cover in this area to minimize maintenance and to minimize potential soil erosion. **Comment addressed. The landscape plan has been revised and indicates vegetation proposed in these areas that will minimize maintenance and erosion, per the design engineer.***
5. *The bollards for the dumpster enclosure shown on Sheet C7 will need to be 6" diameter instead of 4" diameter and also on Sheet A.502 where 5" diameter bollards are proposed. **Comment partially addressed. The bollard diameter is now correct (6") on Sheet C8; note that we did not receive Sheet A.502 as part of this submittal. The diameter of the bollard shall be revised on Sheet A.502 as well.***
6. *The plans show stairs with a handrail extending out to the sidewalk along Union Lake Road. Please note the Road Commission for Oakland County may require these items not extend into the public Right-of-Way as shown on the plans. **Comment addressed. Handrail and sidewalk have been pulled back to outside of ROW.***

Watermain

1. *We defer to the Fire Department with regard to items related to fire suppression and whether the proposed building will need to connect to the existing 6" fire suppression stub that was previously planned. **Comment remains as a notation.***



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-4 Corners Outlot- PSP, FSP/FEP Review.02

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2. *The Estimated Quantities for watermain on Sheet C5 will need to be revised as the quantities shown do not match the utility plan. **Comment addressed.***

Sanitary Sewer

1. *The Estimated Quantities for sanitary sewer on Sheet C5 will need to be revised as the quantities shown do not match the utility plan. **Comment addressed.***
2. *The previous plan set indicated a proposed grease interceptor be installed for this outlot assuming that the use would include food service. The proposed grease interceptor was not installed which appears consistent with the proposed retail use as identified. Please note that if use changes to include food service an external grease interceptor would be required for each food service establishment. **Comment addressed. An external grease interceptor is now shown on the plans. Please note the previous review comment did not require the grease interceptor be added but indicated that one WOULD be required if the retail use were changed to food service for any of the units. DLZ did not receive any indication that food service is planned for this building, but the plans now indicate it will be possible to fit the required 1000-gallon grease interceptor if the intent changes.***

Stormwater Management

1. *The Estimated Quantities for storm sewer on Sheet C5 will need to be revised as the quantities shown do not match the utility plan. **Comment addressed.***
2. *Verify the slope of the proposed downspout for the section that runs north/south; we calculate <1.00%. In addition, provide length and size for the section of unlabeled downspout on the Utility Plan. **Comment addressed.***
3. *Provide the as built rim elevation for MH 29 (where the proposed downspout is connecting to). **Comment outstanding. Please place the as built rim elevation of 945.36 for the above mentioned structure on the plan.***
4. *It appears there is storm sewer pipe proposed between MH29 and the catch basin to the east. Please clarify as the 4 Corners as built indicates there is 7' of 15" existing pipe in this area. **Comment addressed.***

Landscape Plan

1. *It is not clear as to whether the two trees north of the proposed transformer location are proposed or existing. The trees as shown on the plan are too close to the proposed water and sanitary sewer lead extensions and will need to be relocated preferably at a distance of 10' horizontally from the proposed leads. **Comment addressed.***



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-4 Corners Outlot- PSP, FSP/FEP Review.02

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- 2. *It should be verified with the easement owner of the pipeline as to whether trees are allowed within the easement.* **Comment addressed.**

Recommendation

The majority of our previous comments have been addressed. A Hold Harmless agreement between the Applicant and the Township will be required for construction of the patio within the existing sanitary sewer easement. DLZ recommends approval of the Preliminary/Final Site Plans subject to this agreement and cleanup of any remaining items referenced in this letter.

Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

- Cc: Justin Quagliata, Community Development, *via email*
- Hannah Micallef, Community Development, *via email*
- Aaron Potter, DPS Director, White Lake Township, *via email*
- John Holland, Fire Chief, White Lake Township, *via email*
- Jason Hanifen, Fire Marshal, White Lake Township, *via email*

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O’Neil, AICP, Planning Director
Justin Quagliata, Staff Planner

DATE: November 19, 2021

RE: Four Corners Square – Retail Center #2
Preliminary and Final Site Plan – Review #2

Staff reviewed the revised site plan prepared by Nowak & Fraus Engineers dated August 25, 2021 (revision date November 8, 2021). The following comments from the first review letter dated November 4, 2021 are listed below. Responses to those comments are provided in **(red)**.

Veritas (Shakir W. Alkhafaji) has requested site plan approval to construct a retail center at 1449 Union Lake Road (Parcel Number 12-36-476-032), located on the east side of Union Lake Road, north of Cooley Lake Road. The approximate 0.714 acre (excluding road right-of-way) subject site is zoned NMU (Neighborhood Mixed Use) and contains 201.61 feet of total frontage on Cooley Lake Road and 220 feet of total frontage on Union Lake Road. A parking area and landscaping are located on the site.

The subject parcel is part of the Four Corners Square development, which consists of three other parcels containing an 81-unit, three-story apartment building with underground parking, 9,375 square foot five-tenant retail building with a drive-thru restaurant (Tim Hortons), and 2,139 square foot Taco Bell drive-thru restaurant. At its meeting on August 3, 2017 the Planning Commission approved the final site plan for the already constructed portion of the development. On May 4, 2017 the Planning Commission granted special land use approval for the Taco Bell and Tim Hortons drive-thrus, with conditions. At the same meeting, the Planning Commission also granted special land use approval for outdoor seating at Taco Bell, the retail plaza, and “the future restaurant pad.” At its meeting on March 23, 2017 the Zoning Board of Appeals approved variances required for the already constructed portion of the project.

The final site plan approved by the Planning Commission showed a proposed 3,600 square foot full-service restaurant building with a 1,200 square foot patio on the subject property. The proposed one-story, three-tenant retail center would contain 4,169 square feet. **The note stating 3,893 square feet of gross floor area on Sheet A.001 of the site plan (architectural plans) shall be revised to correctly indicate 4,169 square feet of gross floor area. (Comment outstanding. Revised architectural plans were not provided).** The submitted plans show Beyond Juice is intended to occupy the westerly tenant space and Detroit Wings is intended to occupy the easterly tenant space. A prospective tenant for the middle unit has not been identified.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Community category, and the property is located in the Four Towns Focus Area. Retail, dining, and personal service establishments are typical commercial uses within Planned Community. The Master Plan envisions the Four Towns area as a mixed-use core of activity for retail and residential utilizing pedestrian-oriented design. This Focus Area encourages ground floor retail and office with upper floor residential. The Master Plan states a corner feature at Union Lake Road and Cooley Lake Road is desired to define the area. At the March 23, 2017 Zoning Board of Appeals meeting, the applicant’s representative at the time stated the “Welcome to White Lake” sign would be relocated to the corner of the property. The sign has not been relocated; any relocation of the sign would require approval by the Township.

FUTURE LAND USE MAP

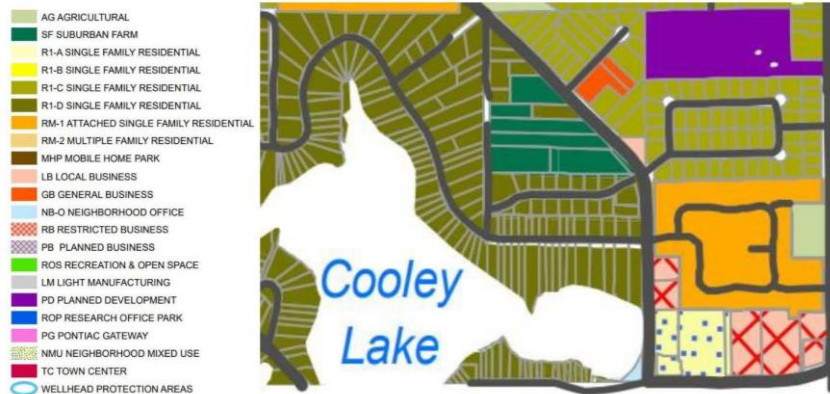


Zoning

At its meeting on October 18, 2016 the Township Board approved rezoning the parcels within the Four Corners Square development from Restricted Business (RB) to NMU (Neighborhood Mixed Use), which requires a minimum lot area of 5,000 square feet. There is not a minimum lot width requirement in the NMU district.

The parcels within Four Corners Square are the only properties in the Township zoned NMU. The intent of the NMU district is to create small centers of neighborhood life which encourage a mix of compatible retail, service, office, and residential uses in a walkable environment.

ZONING MAP



Physical Features

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. Currently landscaping and parking associated with Four Corners Square occupies the site. American & Import, a vehicle service and repair facility, formerly occupied the site. Precipitated by a request for a Rehabilitation Exemption Certificate, the Township Board created a Commercial Rehabilitation District in 2016. Plumes of contamination were present and posed a potential adverse impact to water in the vicinity. After establishing the district, in 2018 the Township received a \$250,000 grant from the Michigan Economic Development Corporation (MEDC) to assist in funding the clean-up of the contaminated area. In 2019, the Township and the developer signed an agreement to transfer the grant funds to the developer to reimburse incurred costs associated with the remediation activities on the property.

In 2016 the Township Board approved the developer’s Commercial Rehabilitation Exemption Certificate application for Four Corners Square. The seven-year tax abatement ends December 30, 2023. At its meeting on October 19, 2021 the Township Board approved a three-year extension of the tax abatement for only the subject parcel, with an ending date of December 30, 2026. This addition of three years allows the exemption for the maximum total of 10 years. The proportioned frozen taxable value on the certificate for the subject parcel is \$44,119.

Access

The retail center would be accessed from existing driveways on Wadi Boulevard (private drive) and Cooley Lake Road (this driveway is right-out only and serves the existing Four Corners Square retail center). **The applicant will be required to dedicate (if not already completed) the additional portion of the future right-of-way at the east side of Union Lake Road to the Road Commission for Oakland County (RCOC).** (Comment remains as a notation).

An existing eight-foot-wide pathway along Union Lake Road and six-foot-wide pathway along Cooley Lake Road border the property frontages. Internal sidewalks are five-feet-wide at the rear (north) and along the east side of the building. Along the front (south side) of the building, a seven-foot-wide sidewalk is shown on the plans. **The note stating “Pr. 4” concrete sidewalk (TYP)” on Sheet C3 of the site plan appears to be an error and shall be revised to correctly indicate a seven-foot-wide concrete sidewalk (noted on Sheet C4 of the site plan).** (Comment addressed. A note has been added to Sheet C3 indicating a seven-foot-wide sidewalk is proposed).

Utilities

Municipal water and sanitary sewer are available to serve the retail center. Utilities are located on the Four Corners Square property since installation to serve the already constructed portion of the development. The Township Engineering Consultant will perform an analysis of stormwater, utilities, and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis

The development standards for the NMU district allow for zero-foot front and side yard building setbacks, and a five-foot setback from a service drive located at the rear of the site. The ordinance also requires a building to occupy 60 percent of the front build-to-line of a site, which is defined as its front right-of-way line. Four Corners Square was not developed in this manner, and a variance from this requirement for the already constructed portion of the project was granted by the Zoning Board of Appeals on March 23, 2017, reducing the 60 percent requirement to 0 percent. The layout of the development is consistent with the variance granted. As the building would utilize traditional setbacks, **a variance from this standard is required to construct the proposed retail center.** (Comment outstanding; however, the applicant has filed a variance application and a public hearing is scheduled at the December 9, 2021 Zoning Board of Appeals meeting).

The NMU district requires a minimum building height of two stories, 25 feet, with a maximum height of three stories, 40 feet. A first floor must be at least 14 feet in height, and upper floors are required to be at least 10 feet in height. The previously constructed retail center and Taco Bell are one-story buildings, and a variance from the minimum height standard of the district was granted by the Zoning Board of Appeals on March 23, 2017. The proposed building is one-story and 22’-1” in height. **A variance from the minimum building height standard is required to construct the proposed retail center.** (Comment outstanding; however, the applicant has filed a variance application and a public hearing is scheduled at the December 9, 2021 Zoning Board of Appeals meeting).

Building Architecture and Design

Generally, exterior building materials should be composed primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials. In the NMU district, the design of buildings should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the project are a mix of light and dark four-inch brick veneer, and pre-finished burnished CMU (concrete masonry unit) veneer with a cast stone veneer accent band three feet up around the base of the building. **The Material Legend on Sheet A.202 of the architectural plans shall be revised to relabel the CMU improperly identified as split face; burnished block is proposed. (Comment outstanding. Revised architectural plans were not provided).** The dark brick veneer would wrap around the upper 3.5 feet of the building. Pre-finished metal (aluminum) coping would be located on top of the walls around the building. **The address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address location is subject to approval of the Township Fire Marshall. (Comment outstanding. Revised architectural plans were not provided).** Two, 4'-4" tall, 25' wide steel trellises are proposed 34 feet apart on the roof of the building, fronting on the south elevation. Pre-finished metal (aluminum) canopies would be located on the front (south) and both sides of the building, using tension rods with turnbuckles anchored to wall plates to attach to the building. The light color brick veneer with a cast stone sill is proposed to cover the 6'-4" retaining wall below the patio.

While elevations of the building were submitted showing the different building materials for the project, finalized colors were not noted on the elevations. Staff requested a sample board of building materials to be displayed at the Planning Commission meeting. Elevations in color are also required by the ordinance and were not submitted. The applicant stated these items were not provided because the proposed materials match the existing retail building (light and dark gray materials). **The Planning Commission should require these items to be submitted. (Comment outstanding. The Planning Commission may require these items be provided).**

The outdoor patio is 12-feet-wide, approximately 660 square feet in size, and located on the west side of the building. **It appears the western portion of the patio is located within an existing 33-foot-wide sanitary sewer easement. The Planning Department defers to the Director of Public Services and Township Engineering Consultant on this matter. (Comment outstanding. The response letter provided to the first review indicates the applicant would provide a letter to the effect the applicant would be responsible for removal and replacement of the proposed patio if removal was necessary for sanitary sewer maintenance/repair. Approval of the Director of Public Services is required to allow the patio to encroach on the existing sanitary sewer easement).**

Accessory items such as railings, benches, trash receptacles, outdoor seating (such as tables and chairs), or sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas are required to be of commercial quality and complement the building design and style. The submitted architectural plans show a 3.5-inch decorative cast iron guard rail with posts surrounding the patio. **Details were not provided for the proposed concrete steps with handrails to the Union Lake Road sidewalk or the materials of items to be located on the patio; such details shall be provided for Planning Commission review and approval. Details shall also be provided for the patio surfacing; an ornamental paving treatment should be required by the Planning Commission.** (Comment partially addressed. Stair details have been added to the landscape plan. However, the handrail detail shall be updated to specify the proposed color. The Township Engineering Consultant shall provide comment on the stairs' accessibility and compliance with the Americans and Disabilities Act. Furthermore, details were not provided for the items to be located on the patio, nor were details provided for the patio surfacing. Revised architectural plans were not provided). The paving treatment should be something either decorative or something to provide aesthetic quality to the patio. Potential options for ornamental paving treatments include, but are not limited to, CMU pavers; brick; stone; or stamped, stained, and sealed concrete.

Parking

The parking layout for this site was approved with the site plan for the already constructed portion of Four Corners Square. Parking calculations for the previously proposed full-service restaurant and patio indicated 80 spaces were required. In 2017 the Zoning Board of Appeals granted an 11-space variance to allow 69 parking spaces to serve the subject site. 42 of the 69 spaces are located on the subject site; the remaining 27 spaces are located on the adjoining property to the east. Two barrier-free parking spaces are shown along the front of the building. A barrier-free parking sign detail is provided on Sheet C3 of the site plan. **A “Van Accessible” sign detail shall also be provided on Sheet C3 of the site plan.** (Comment partially addressed. While the response letter provided to the first review indicates a van accessible sign detail was added to Sheet C3, a boxed area was added to the previously supplied barrier free parking sign detail with a note stating a sign indicating “van accessibility” shall be provided. The requested “Van Accessible” sign detail was not provided).

Off-Street Loading Requirements

The zoning ordinance requires one loading space for a development of this size. Such loading and unloading space must be an area 10 feet by 50 feet, with a 15-foot height clearance. The proposed loading area is located at the rear (north side) of the building and 10 feet by 40 feet; **therefore, a 10-foot variance from the required loading space length shall be required. Also, a note shall be added to the site plan indicating there will be a 15-foot height clearance for the loading space. As a condition of site plan approval, the proposed screen wall on the north and west sides of the loading area shall match the same brick veneer as the facade of the building. A wall detail shall be provided on Sheet C3 of the site plan to show a four-inch brick face on the outside walls of the enclosure.** (Comment partially addressed. The applicant has filed a variance application and a public hearing is scheduled at the December 9, 2021 Zoning Board of Appeals meeting. The dumpster enclosure was relocated to the west end of the loading area. However, the applicant shall clarify the size of the loading area; Sheet C3 indicates the area is 31.3 feet by 17.8 feet and Sheet C4 indicates the area is 31 feet by 17 feet. The plans shall be revised for consistency. A 15-foot height clearance note has been added to Sheet C3, and the dumpster enclosure detail was revised on Sheet C8 to note brick veneer would be utilized on the outside walls).

Trash Receptacle Screening

The zoning ordinance requires dumpsters to be surrounded by a six-foot-tall wall on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. The proposed enclosure is located at the rear (north side) of the building. A six-foot-tall concrete screen wall is proposed around three sides of the dumpster enclosure, with a steel backed wood gate on the east side of the structure. The zoning ordinance states dumpsters and trash storage enclosures shall be constructed of the same decorative masonry materials as the buildings to which they are accessory. Brickform concrete (simulated brick pattern) or stained, decorative CMU block are not permitted where the principal building contains masonry. Plain CMU block is also prohibited. **As a condition of site plan approval, the dumpster enclosure shall match the same brick veneer as the facade of the building with a steel backed wood gate painted a complementary color to the brick veneer. The dumpster enclosure detail on Sheet C7 of the site plan shall be revised to show a four-inch brick face on the outside walls of the concrete enclosure and indicate the color of the gate.** (Comment partially addressed. The dumpster enclosure detail was revised on Sheet C8 to note brick veneer would be utilized on the outside walls. While the plan notes the gate would be painted a complimentary color to the brick veneer, the color was not indicated as requested).

Landscaping and Screening

The landscape layout for this site was approved with the site plan for the already constructed portion of Four Corners Square. Variances were granted by the Zoning Board of Appeals in 2017 to reduce the required greenbelt for nonresidential parking areas abutting road right-of-way. A condition of such approval allowed the Planning Commission to retain the authority to require a 30-inch screen wall in conjunction with a five-foot greenbelt. A landscape plan was submitted showing the relocation of some of the existing plant material to screen the proposed transformer, dumpster enclosure, and loading area. **If any plant materials required by site plan approval dies or becomes diseased during construction or from transplanting, the applicant shall be required to replace the plant materials. Additionally, all lawn areas shall be sodded. All applicable notes on the landscape plan, including the General Landscape Notes and General Seed Note, shall be revised accordingly to indicate the required installation of sod in lawn areas.** (Comment addressed. The General Seed Note was replaced with a General Sod Note. Also, five trees planted as part of the original approval are proposed to be transplanted. The Plant Material Note indicates all existing plant material on-site shall be transplanted as shown or elsewhere on-site at the direction of the applicant. Any and all transplant locations, as well as a stockpile location, shall receive prior review and approval by the Township). The landscape plan notes five Spruce trees would be transplanted on-site at the direction of the owner. **The landscape plan shall be revised to show where the five transplanted Spruce trees are proposed to be relocated.** (Comment addressed. A note has been added to the landscape plan stating the Spruce trees were temporary landscape screening installed as a part of the original approval and would be removed to facilitate construction).

Signs

A variance was granted by the Zoning Board of Appeals in 2017 to permit nonresidential signs at Four Corners Square in accordance with the RB (Restricted Business) district standards. One wall sign is permitted per tenant; total sign area per tenant cannot exceed 10 percent of the front facade for the individual tenant space. The submitted building elevations show one wall sign per tenant on the front (south) facade of the building. A wall sign is shown on the west elevation, which would be permitted up to one-half the size of the primary sign for the westerly tenant since the building contains frontage on Union Lake Road. **A wall sign is shown on the east elevation, which is not permitted and shall be removed from the plan.** (Comment outstanding. Revised architectural plans were not provided. However, the applicant has filed a variance application and a public hearing is scheduled at the December 9, 2021 Zoning Board of Appeals meeting).

The site plan shows an unidentified object at the southwest corner of the site; this shall be labeled. Staff believes the symbol likely depicts the location of a sign. The applicant shall specify if this is the proposed location for the “Welcome to White Lake” sign. Comment outstanding. The response letter provided to the first review indicates the object appears to be the “Welcome to White Lake” sign. The applicant shall confirm and the plans revised to label accordingly).

Lighting

The applicant stated the proposed building would contain the same wall-mounted fixtures as the existing retail center. However, photometrics on the luminaries located on the existing retail building were not provided for review and approval in 2017. The submitted electrical plan shows luminaries on all sides of the building, with a note stating all light fixture selections and colors will be approved by the owner; **light fixture selections and colors are subject to review and approval by the Township. No wall-mounted decorative or architectural lighting shall be installed on the north (rear) facade of the building. Up-lighting or outward shining lighting are also not permitted on the building. An outdoor lighting plan (photometric plan) shall be required specifying the type of fixtures to be used, light intensity, and method of shielding the fixtures so light does not project onto adjoining properties or on any public or private street or right-of-way. Catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided. Outdoor lights must meet the performance standards of Article 5, Section 18.G of the zoning ordinance.** (Comment outstanding. Architectural plans are not acceptable for the purpose of reviewing outdoor lighting. A lighting (photometric) plan is required and was requested, along with lighting fixture specification sheets for all proposed fixtures. The requested information was not provided. Outdoor lighting cannot be installed on the building or site without prior review and approval by the Township).

Planning Commission Options / Recommendation

The applicant has requested preliminary and final site plan approval. As the site is considered part of Four Corners Square, and the general layout/engineering of the property was previously considered by the Township, proceeding in this manner would not compromise the review of development on the site. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board; action on the final site plan is determined by the Planning Commission. **Staff recommends approval of the preliminary and final site plan, subject to the items identified in this memorandum being addressed prior to a pre-construction meeting, and the necessary variances being received.**

The following notations summarize the site plan review:

- Recommendation of approval is in accordance with the plans prepared by Nowak & Fraus Engineers dated August 25, 2021 (revision date ~~October 14, 2021~~ **November 8, 2021**), subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineer and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the plans prepared by G.A.V. & Associates, Inc. dated October 21, 2021, subject to revisions as required.

- Transformer and mechanical equipment (heating, ventilation, air conditioning, and similar systems) shall be screened in accordance with Article 5, Section 19.N.ii of the zoning ordinance. **(Comment addressed. The transformer has been relocated and screened, and such relocation allows the existing arborvitae buffer to remain. Furthermore, five arborvitaes have been added to the west side to screen both the transformer and dumpster enclosure from Union Lake Road).**
- Six-inch straight-faced (vertical) curb of concrete construction shall be used around landscape and parking areas. The standard Michigan Department of Transportation (MDOT) detail for six-inch straight-faced curb shall be provided on Sheet C7 of the site plan. **(Comment partially addressed. Curb details have been added to Sheet C8. However, the standard MDOT detail was not provided as requested).**

From: [John Holland](#)
To: [Hannah Micallef](#)
Cc: [Jason Hanifen](#); [Sean O'Neil](#)
Subject: Four Corners
Date: Friday, November 5, 2021 11:22:10 AM

Hey Sean,

With regards to Four Corners - the Fire Department has no further comments until the construction plans are submitted. At that time the occupancy classification, use, and overall square footage will be reviewed as it pertains to the life safety requirements for the building.

If you need anything else, let me know,



John Holland
Fire Chief
(248) 698-3993
jholland@whitelaketwp.com

Assessing Department

Memo

To: Sean O'Neil, Planning

From: Jeanine A Smith

Date: October 26, 2021

Re: Project Name: 4 Corners Retail File No: Parcel Number:12-36-476-032
Center

Comments: No comments

White Lake Township,
Oakland County, Michigan
CONSTRUCTION/SITE PLAN DOCUMENTS
Prepared For
4 Corners Square LLC
PART OF THE SE 1/4 OF SECTION 36,
WHITE LAKE TOWNSHIP,
OAKLAND COUNTY, MICHIGAN

Owner / Developer

VERITAS
29580 Northwestern Hwy, Suite 1000
Southfield, Michigan 48075
Tel: (248) 559-5555

CONTACT: Shakir W. Alkhafaji, President

Architect

GAV & Associates
24001 Orchard Lake Rd., Suite 180A
Farmington, MI 48336
Tel. (248) 985-9101

CONTACT: David Ganezer

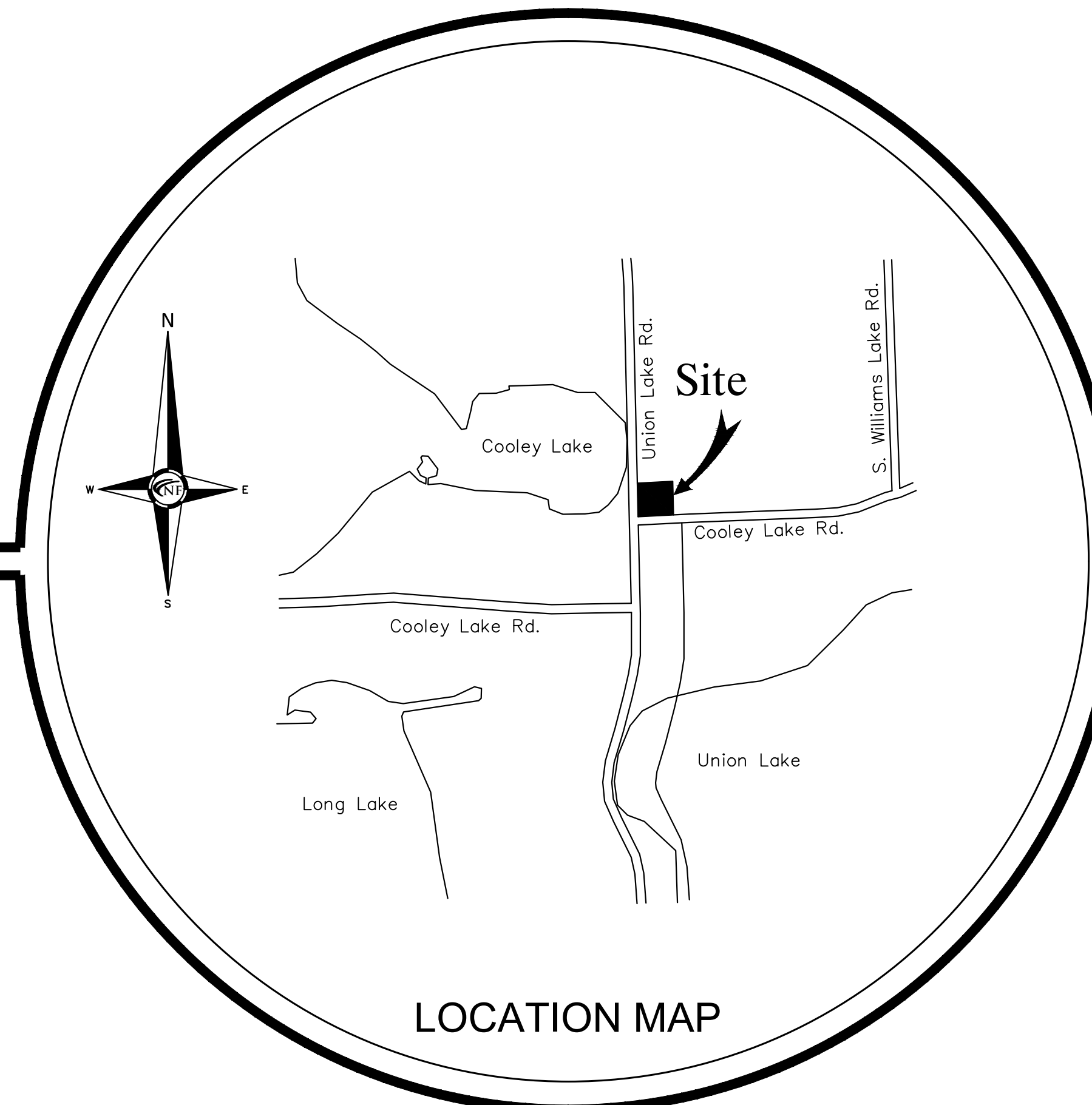
Civil Engineer

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Michael D. Peterson, P.E.

WHITE LAKE TOWNSHIP STANDARD SITE CONSTRUCTION NOTES

1. All construction shall be in accordance with the current standards and specifications of White Lake Charter Township.
2. The developer shall contact the Township Planning Department at (248) 698-3300 to schedule a pre-construction meeting. The developer's prime site contractor shall attend. A copy of all permits must be submitted to the Planning Department prior to scheduling the meeting.
3. The contractor shall contact the Township Engineer at (248) 681-7800 48 hours prior to the beginning of construction. The contractor shall keep the inspector apprised of the need for inspection on a day by day basis. Lacking specific scheduling with the inspector, the contractor shall give 48 hours notice to the Township Engineer prior to re-commencing work requiring inspection. Failure to inform the inspector or the Township Engineer of a work cancellation may result in a one half day inspection charge to the developer.
4. All water main or sanitary sewer work will require full time inspection. Full time inspection will generally be required for underground storm sewer construction with intermittent inspection for retaining walls, concrete curbing and paving operations. Site grading and detention basin construction will generally be inspected on an infrequent basis.
5. The contractor shall contact MISS DIG at (800) 482-7171 72 hours in advance of construction to have existing underground facilities located. Contractor shall contact the White Lake Township Water Department at (248) 698-3300 (ext 8) a minimum of 72 hours in advance of construction to have water utilities located.



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, T.3N, R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE PROCEEDING ALONG THE SOUTH LINE OF SAID SECTION 36, AND THE NOMINAL CENTERLINE OF COOLEY LAKE ROAD, N 89° 57' 40" W, 726.90 FEET; THENCE N 00° 00' 00" E, 43.00 FEET TO A POINT ON THE NORTH LINE OF COOLEY LAKE ROAD AS DEDICATED TO THE ROAD COMMISSION OF OAKLAND COUNTY, RECORDED IN LIBER 4601 OF PLATS, PAGES 224 AND 225 O.C.R.; THENCE PROCEEDING ALONG THE 43' RIGHT OF WAY LINE, N 89° 57' 40" W., 403.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF COOLEY LAKE ROAD, N 89° 57' 40" W, 201.61 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE NOMINAL CENTERLINE OF UNION LAKE ROAD; THENCE PROCEEDING ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE NOMINAL CENTERLINE OF UNION LAKE ROAD N 00° 05' 45" E, 220.00 FEET; THENCE S 89° 57' 40" E, 201.24 FEET; THENCE S 00° 00' 00" W, 220.00 FEET TO THE POINT OF BEGINNING. CONTAINING 44,313 GROSS SQUARE FEET OR 1.017 GROSS ACRES OF LAND MORE OR LESS.

OR CONTAINING 31,113 NET SQUARE FEET, 0.714 NET (MINUS FUTURE 60' R.O.W.)

ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR ANY OTHER GOVERNMENTAL UNIT THEREOF IN THAT PART OF UNION LAKE ROAD, USED, TAKEN OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES, ALSO BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR CONDITIONS OF RECORD.

PARCEL NO.: 12-36-476-032

SHEET INDEX

- C0 Cover Sheet
- C1 Topographic Survey
- C2 Demolition Plan
- C3 Stringer Dimension Plan
- C4 Paving & Grading Plan
- C5 Utility Plan
- C6 Utility Details Plan
- C7 Soil Erosion / Sedimentation Control Plan
- C8 General Construction Requirements, Contractor's Duties, Notes and Details Plan
- L1 Landscape Plan

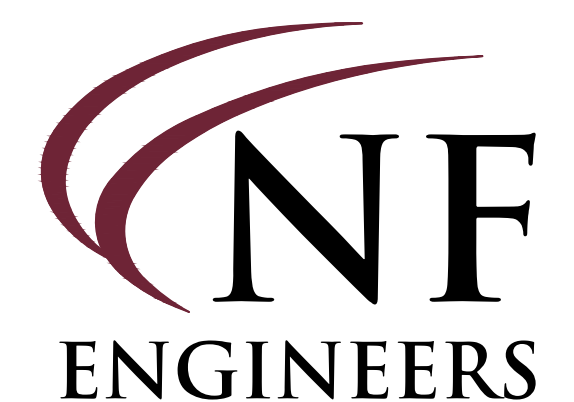
Standard Details

- White Lake Township Sanitary Sewer Standard Details
- White Lake Township Storm Sewer Standard Details
- White Lake Township Water Main Standard Details
- Oakland County WRC Soil Erosion & Sedimentation Control Details

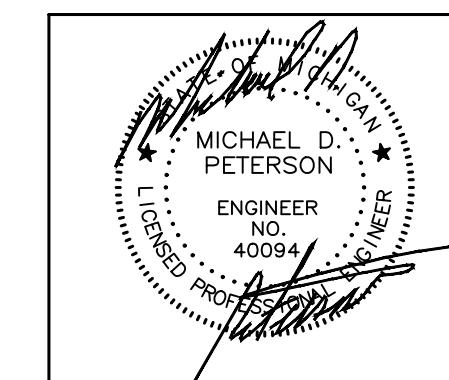
Project Name

4 Corners Retail Center

REVISIONS:	
10-14-21	ISSUED FOR SITE PLAN REVIEW
11-08-21	REVISED PER SITE PLAN REVIEW

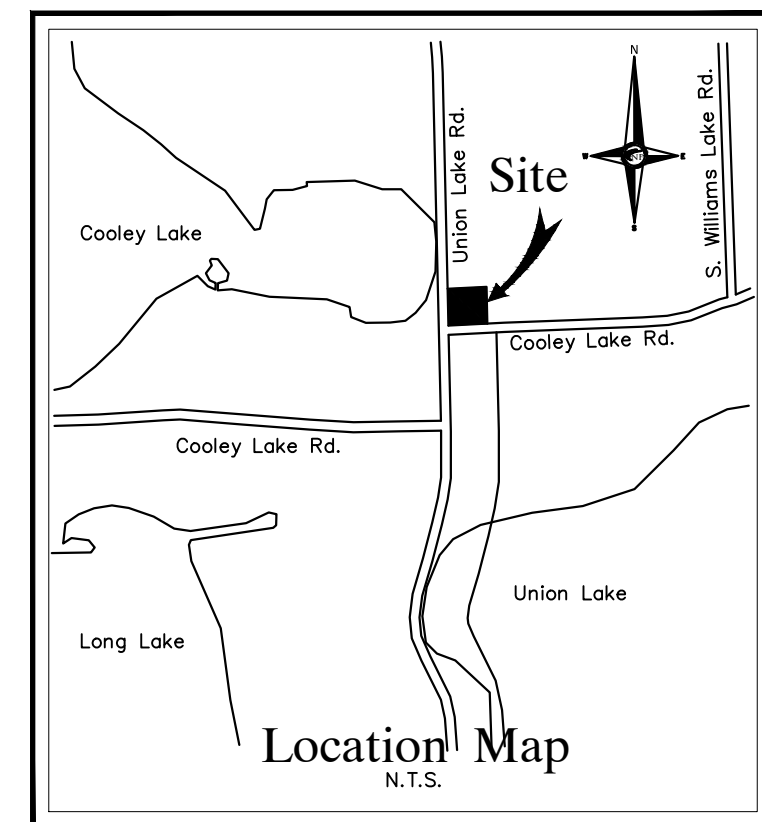
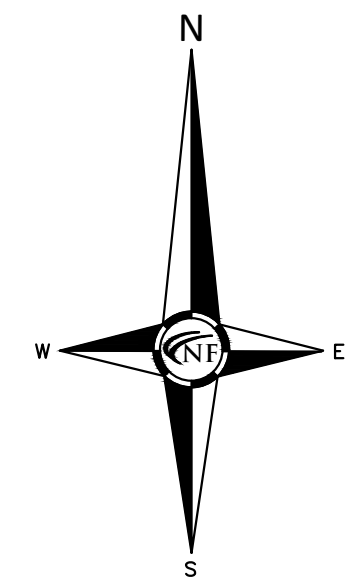


N & F JOB #J635-03



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

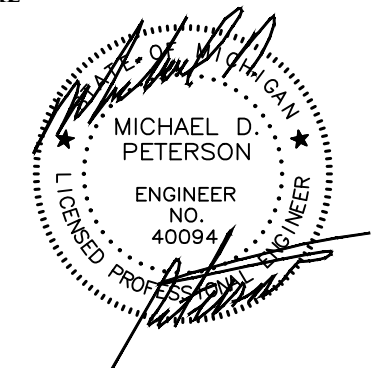
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
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TEL. (248) 332-7931
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SEAL



PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shakir W.
 Alkhafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2
 of the SE. 1/4 of Section 8
 T.3N., R.8E.
 White Lake Township,
 Oakland County, Michigan

SHEET
 Topographic Survey



DATE ISSUED/REVISED
 10-14-21 ISSUED FOR SITE PLAN REVIEW
 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY:
 N. Naoum

DESIGNED BY:

APPROVED BY:
 K. Navaroli

DATE:
 08-25-2021

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
J635-03 C1

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	MANHOLE		EXISTING STORM SEWER
	MANHOLE		EX. R.Y. CATCH BASIN
	UTILITY POLE		EXISTING BURIED CABLES
	GUY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SIGN		EXISTING GAS MAIN

LEGAL DESCRIPTION: PARCEL A
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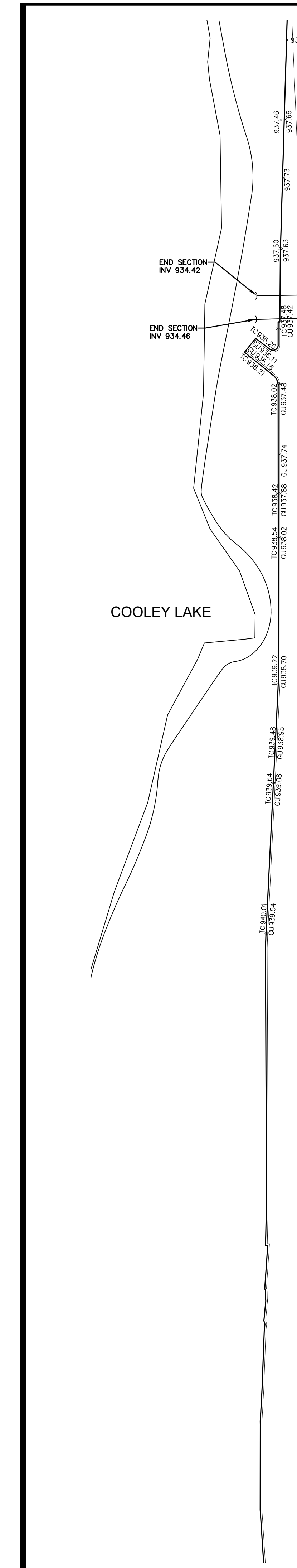
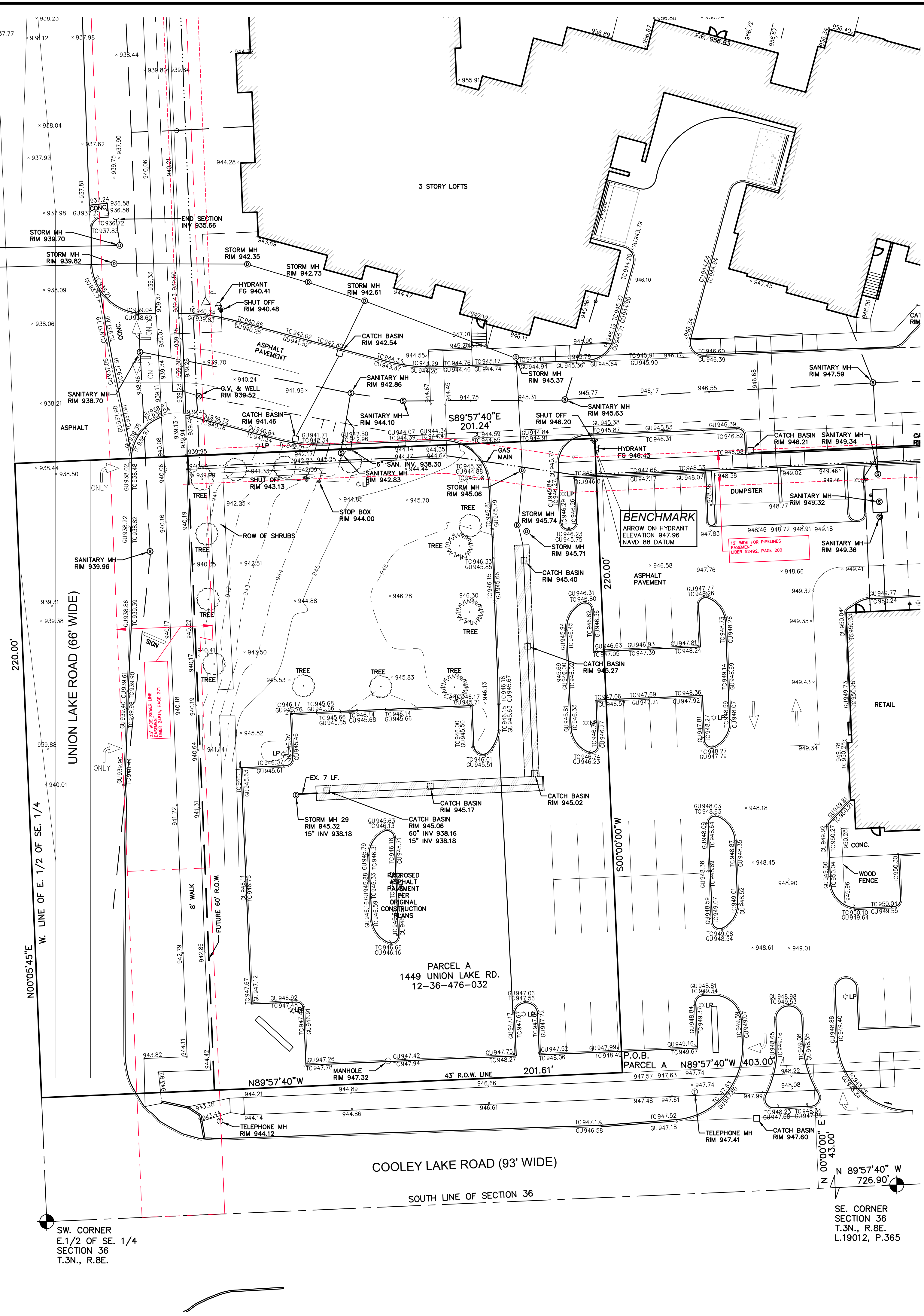
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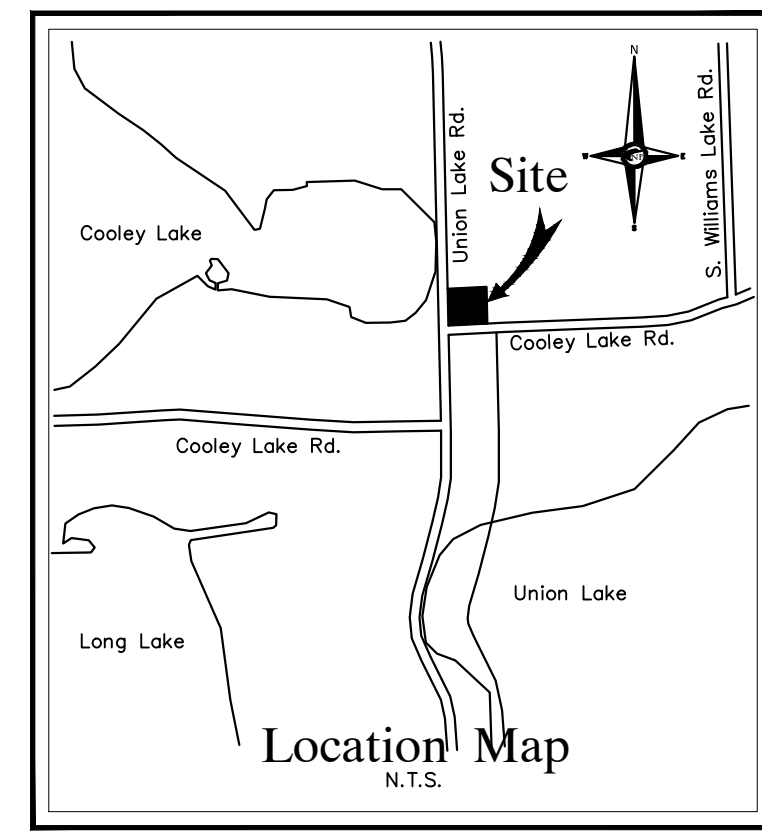
COVID-19 PANDEMIC CONDITION
 DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES. HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES BY OTHERS; IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

MISS DIG / UTILITY DISCLAIMER NOTE
 A MISS DIG TICKET NUMBER 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. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

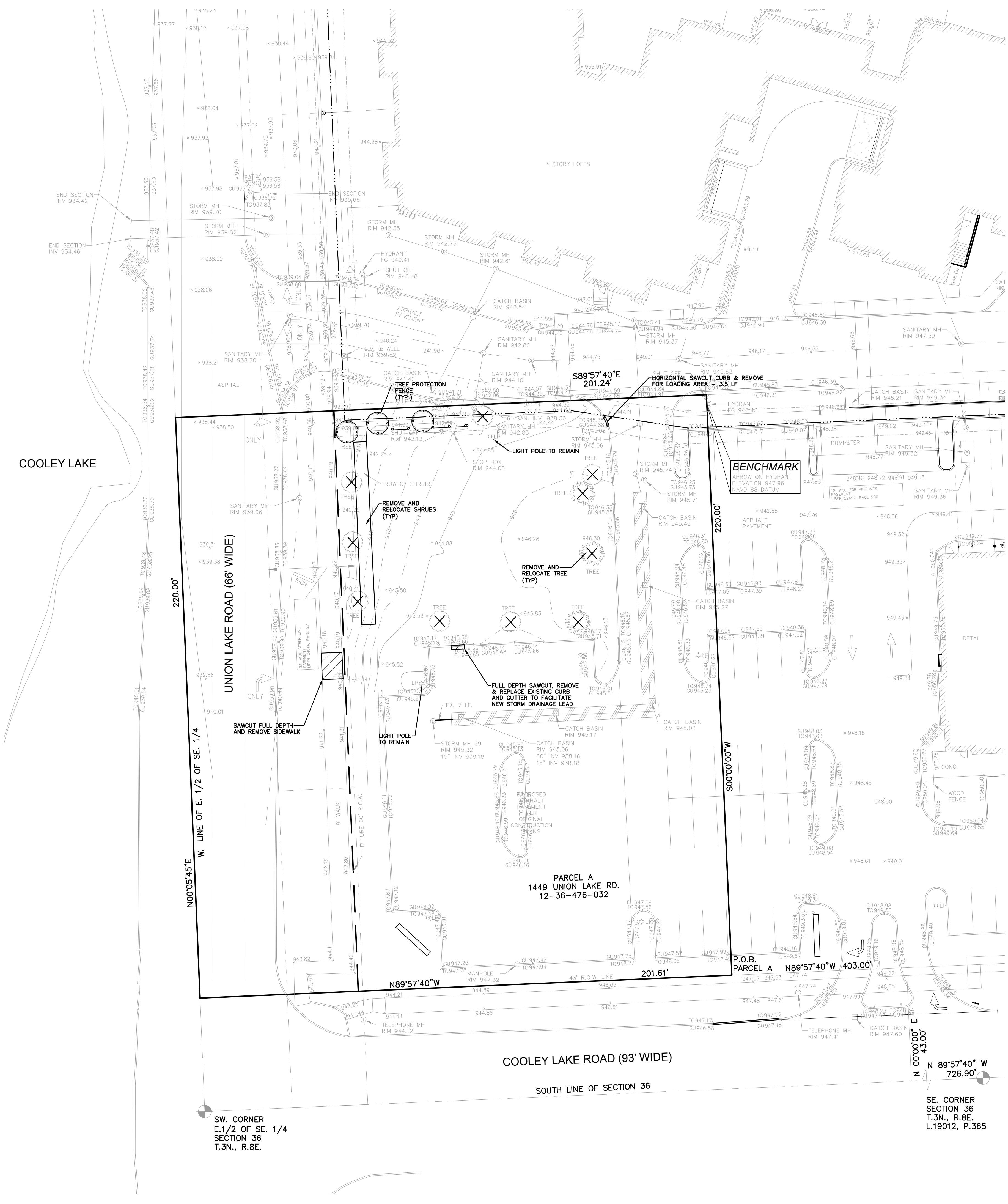
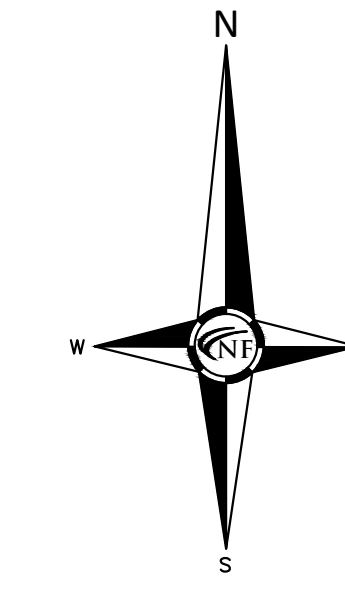
TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.





NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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



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 AND ARRANGE 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/ACTIVE 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.

GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED 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 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. 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.
- SMALLS SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES 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 BY RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE 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 MINIMALLY WITH A HYDRO-AXE.
- 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.

* 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 COMPANIES 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 UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES GAS SERVICES SHALL BE IN ACCORDANCE WITH THE 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 COMPANIES 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.

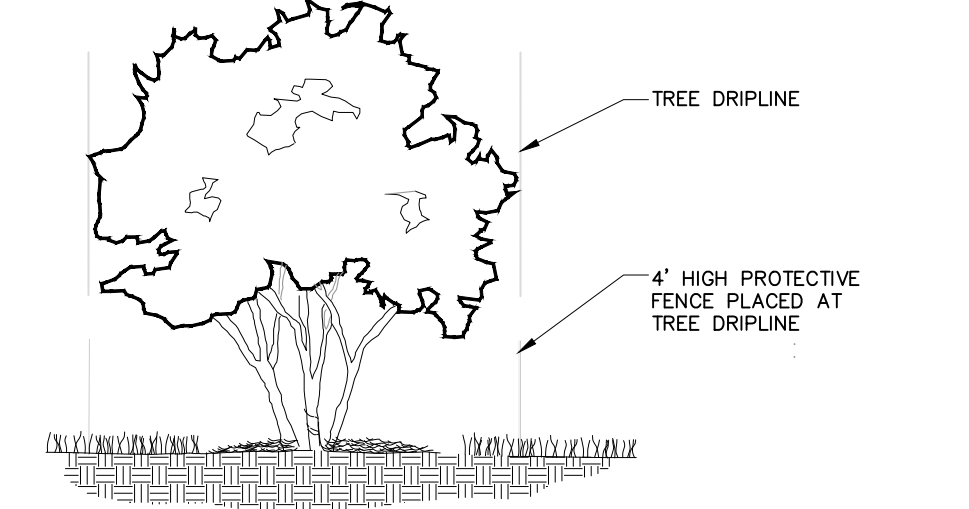
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

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.

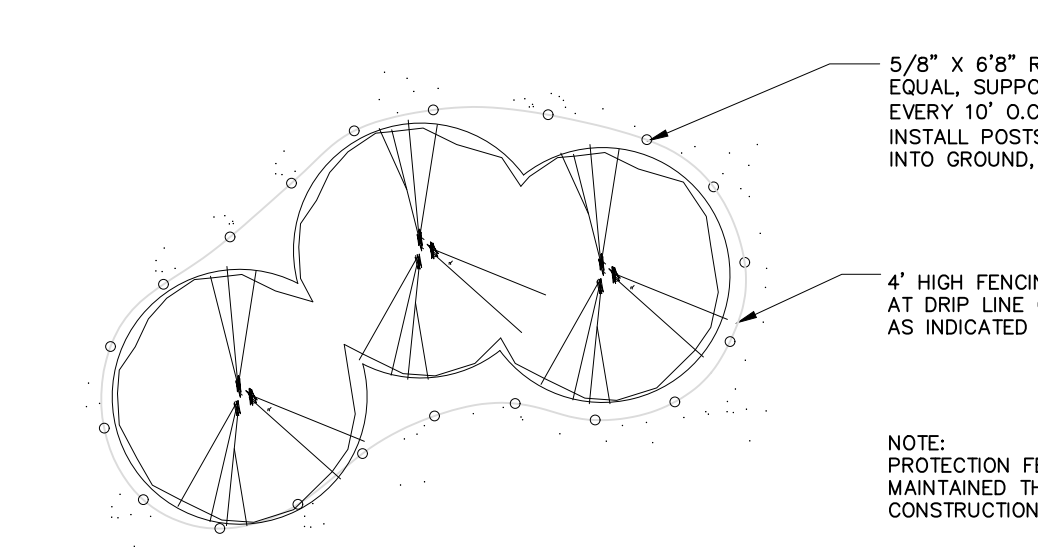
PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

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 MOST CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.



TREE PROTECTION DETAIL-SECTION N.T.S.



TREE PROTECTION DETAIL-PLAN N.T.S.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

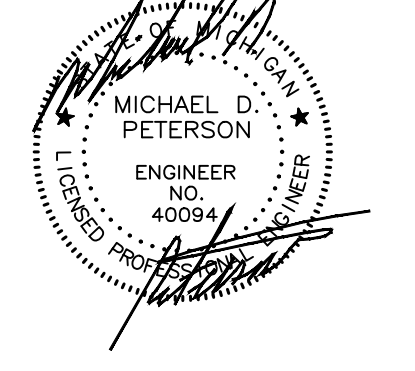
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	GATE VALVE		EXISTING WATER MAIN
	MANHOLE CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R. Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	EXISTING GAS MAIN		EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE ABANDONED		
	INDICATES EXISTING TREE TO BE REMOVED		INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED

SEAL



PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shkir W.
 Alkhafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2
 of the SE. 1/4 of Section 8
 T.3N., R.8E.
 White Lake Township,
 Oakland County, Michigan

SHEET
 Demolition Plan



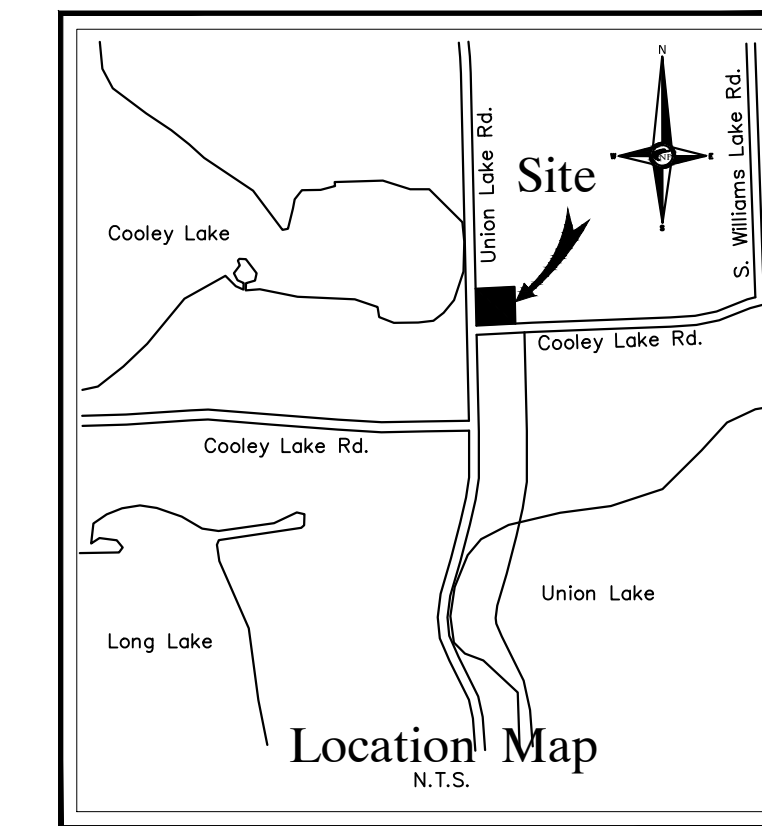
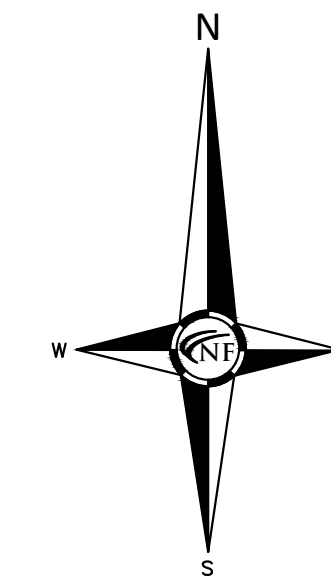
DATE ISSUED/REVISED
 10-14-21 ISSUED FOR SITE PLAN REVIEW
 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY:
 N. Naoum
 DESIGNED BY:
 M. Kurmas
 APPROVED BY:
 M. Peterson

DATE:
 08-25-2021

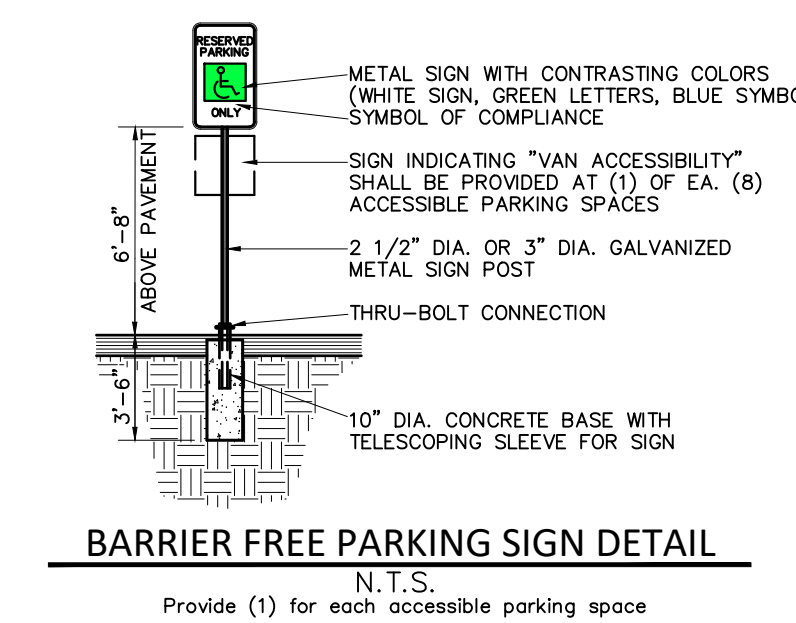
SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
J635-03 C2



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NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
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 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



SEAL

MICHAEL D. PETERSON
 ENGINEER
 NO. 40034
 STATE OF MICHIGAN

PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shakir W.
 Alkhafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2
 of the SE. 1/4 of Section 8
 T.3N., R.8E.
 White Lake Township,
 Oakland County, Michigan

SHEET
 Stringer Dimension Plan



DATE ISSUED/REVISED
 10-14-21 ISSUED FOR SITE PLAN REVIEW
 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY:
 N. Naoum

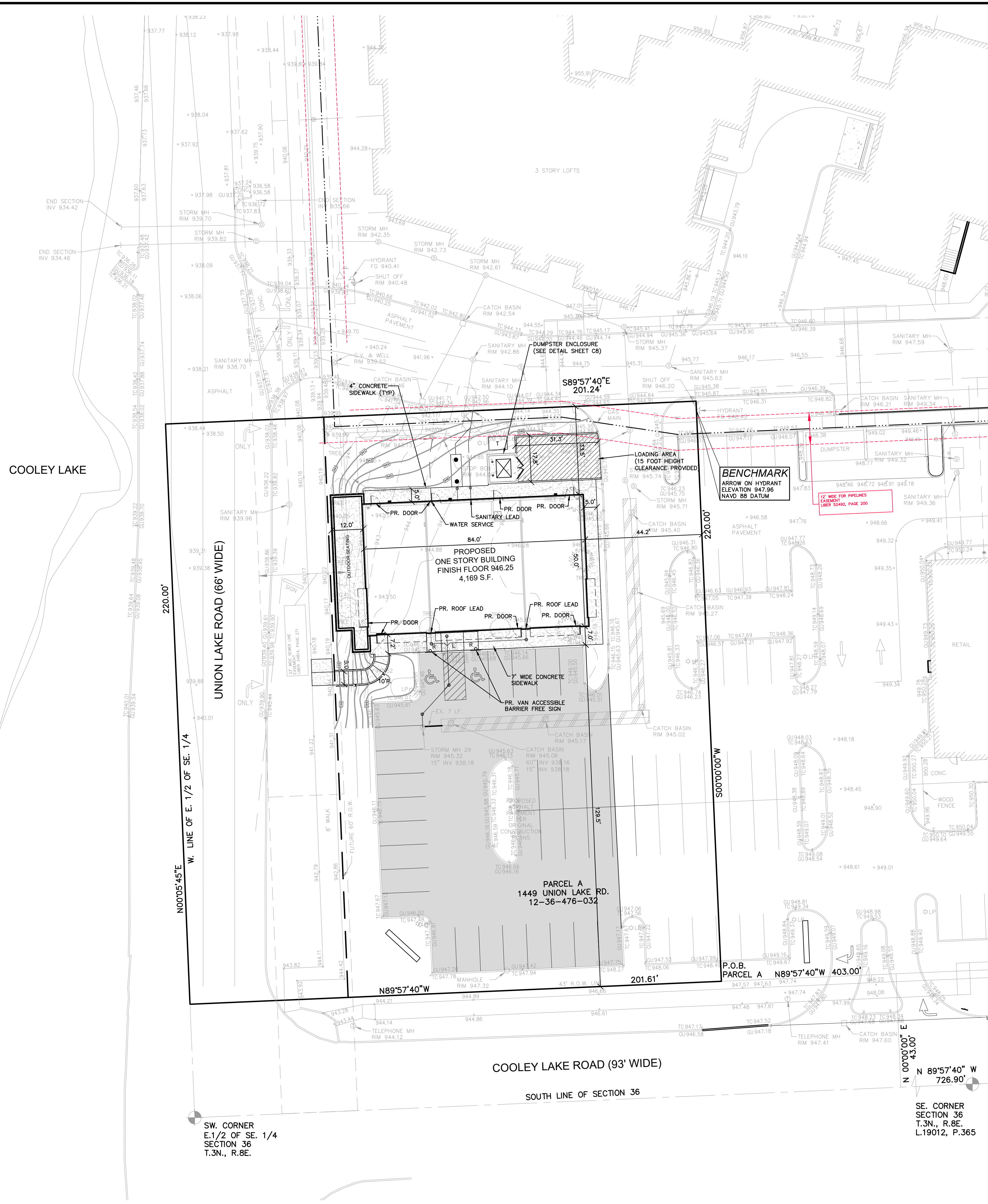
DESIGNED BY:
 M. Kurmas

APPROVED BY:
 M. Peterson

DATE:
 08-25-2021

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
J635-03 C3



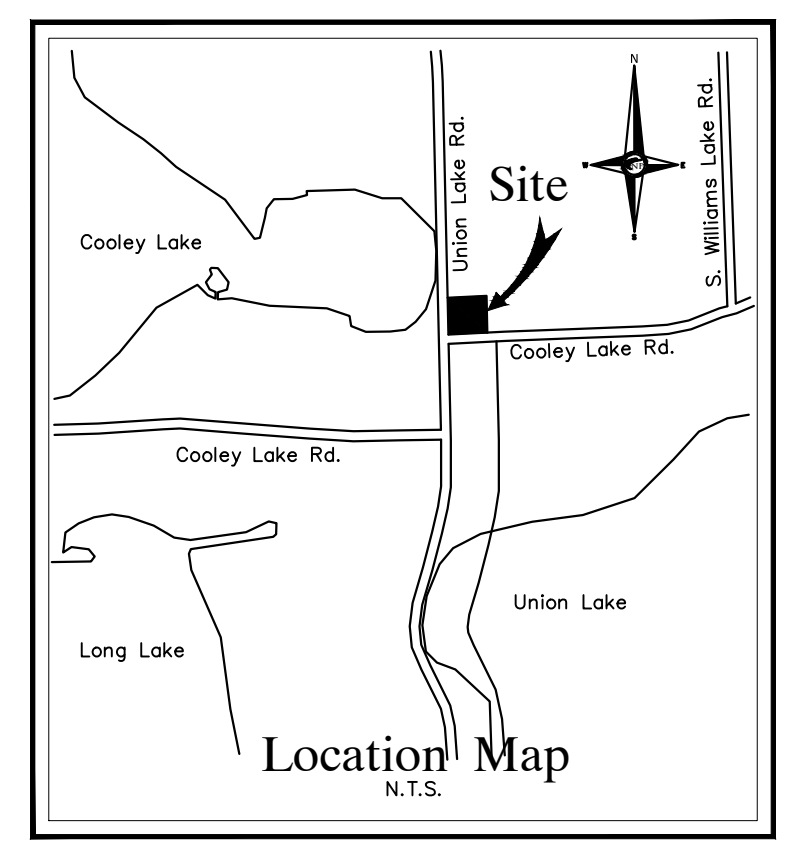
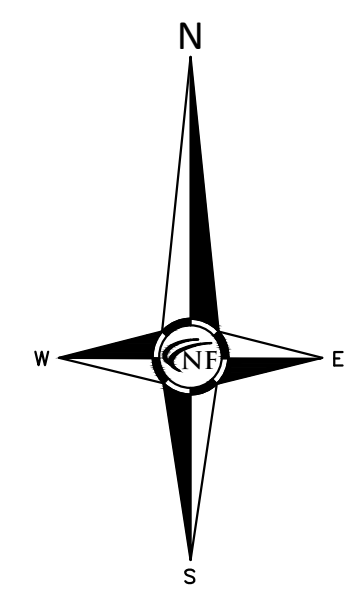
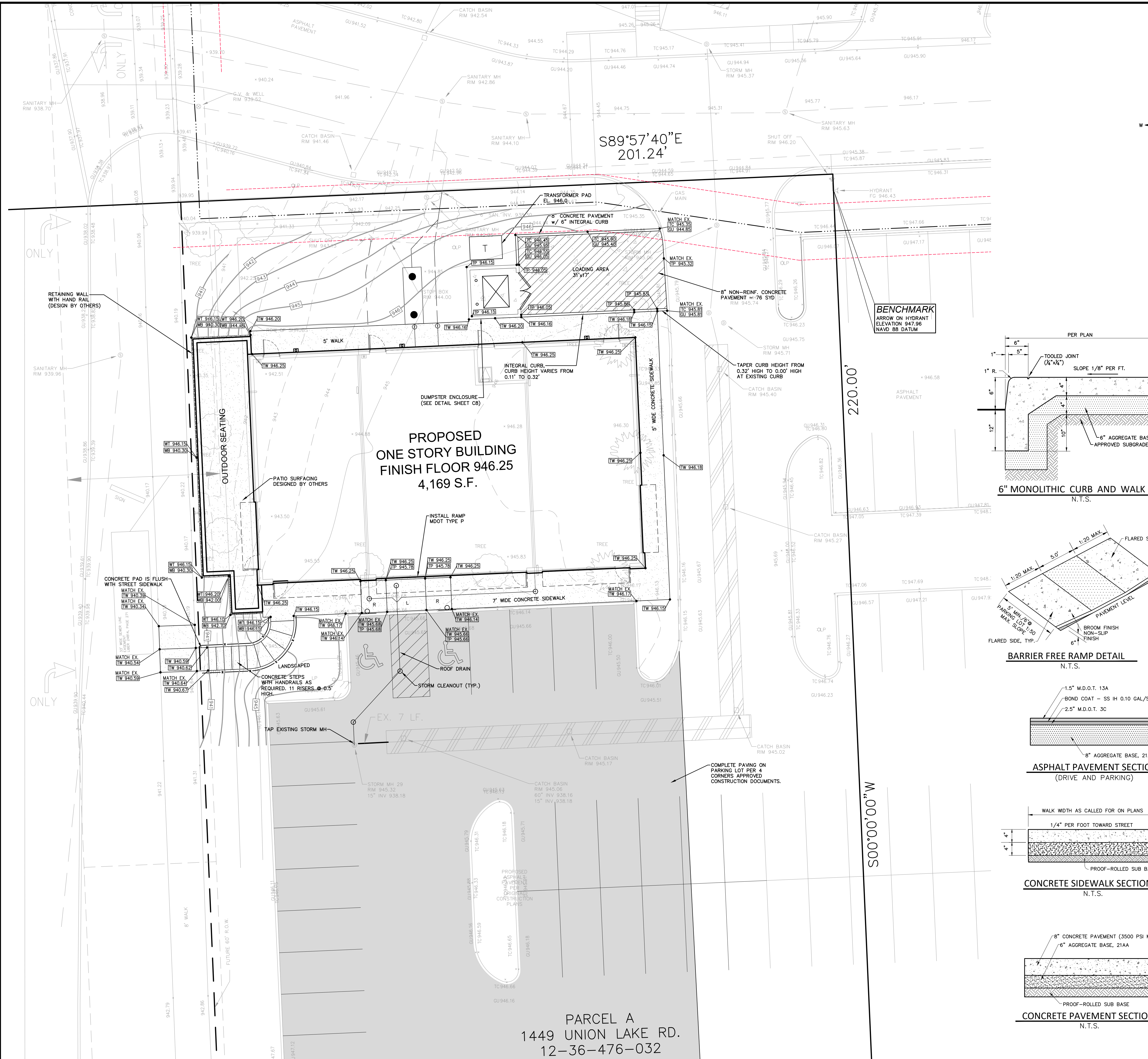
SITE DATA
 Zoned: NMU Neighborhood Mixed Use
 Building Setbacks:
 Front= 0'
 Sides= 0'
 Rear= 5'

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

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
	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
	GUY WIRE		PROPOSED LIGHT POLE



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NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM

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 - MDT BITUMINOUS MIXTURE HMA 4E1, 20A; SURFACE COURSE - MDT BITUMINOUS MIXTURE HMA 5E1, 20A; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

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-5164.

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 RAMP, 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.

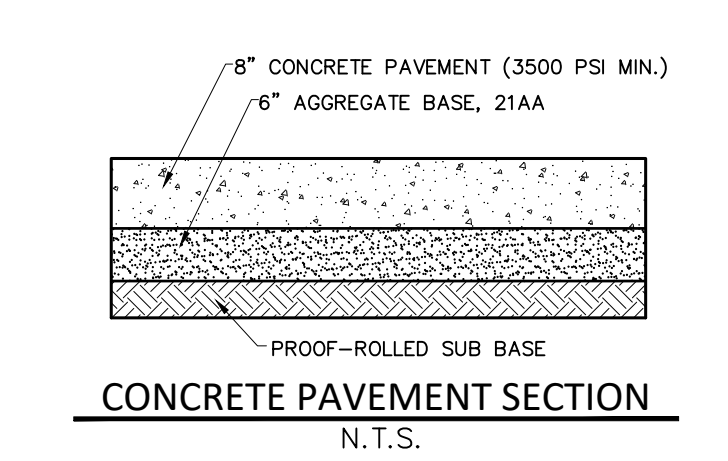
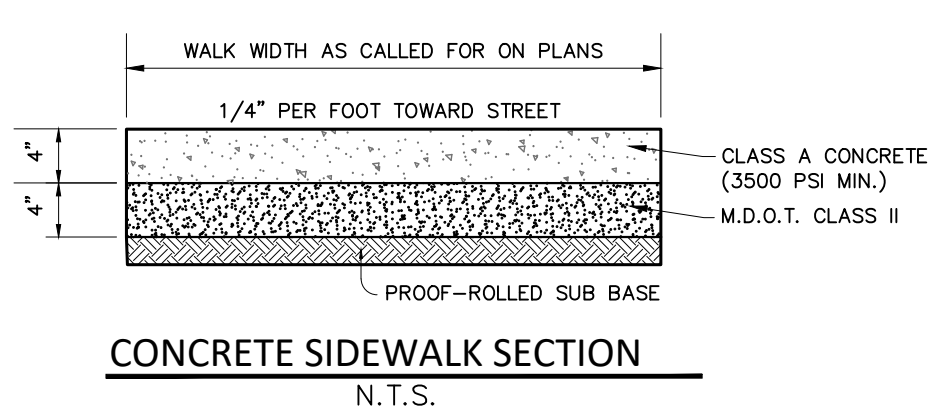
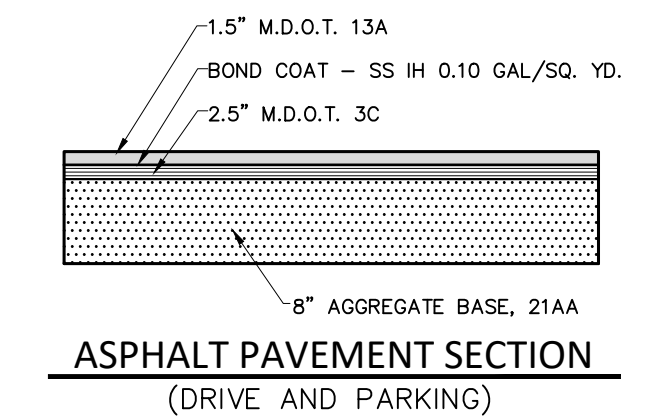
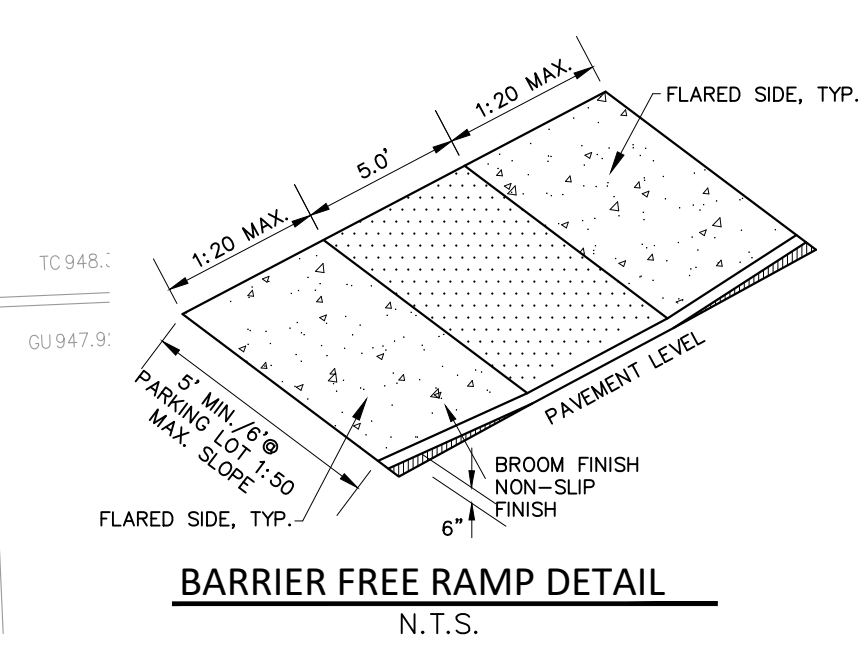
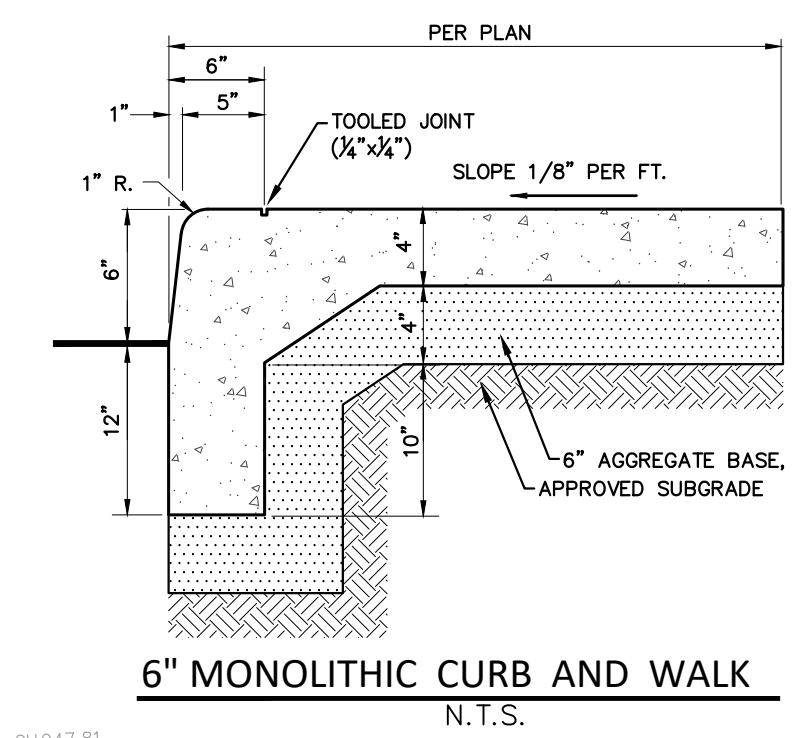
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

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

SIDEWALK RAMP, 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.



ESTIMATED QUANTITIES PAVING

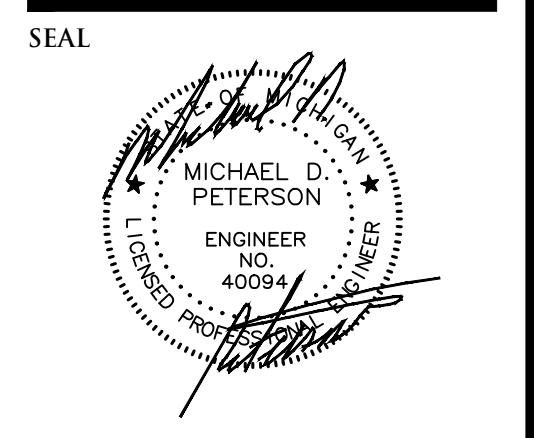
DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	20	S.Y.
4" CONCRETE SIDEWALK	1,527	S.F.
8" NON-REINFORCED CONCRETE	96	S.Y.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE WITH GATE VALVE		EXISTING WATERMAIN
	MANHOLE WITH CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT WITH GATE VALVE		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE WITH CATCH BASIN		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		PR. TOP OF CURB ELEVATION
	TC 600.00		PR. GUTTER ELEVATION
	GU 600.00		PR. TOP OF WALK ELEVATION
	TW 600.00		PR. TOP OF PMT. ELEVATION
	TP 600.00		FG 600.00
			FINISH GRADE ELEVATION



PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shkir W. Alkhafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2 of the SE. 1/4 of Section 8 T.3N., R.8E. White Lake Township, Oakland County, Michigan

SHEET
 Paving & Grading Plan



DATE ISSUED/REVISED
 10-14-21 ISSUED FOR SITE PLAN REVIEW
 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY:
 N. Naoom

DESIGNED BY:
 M. Kurmas

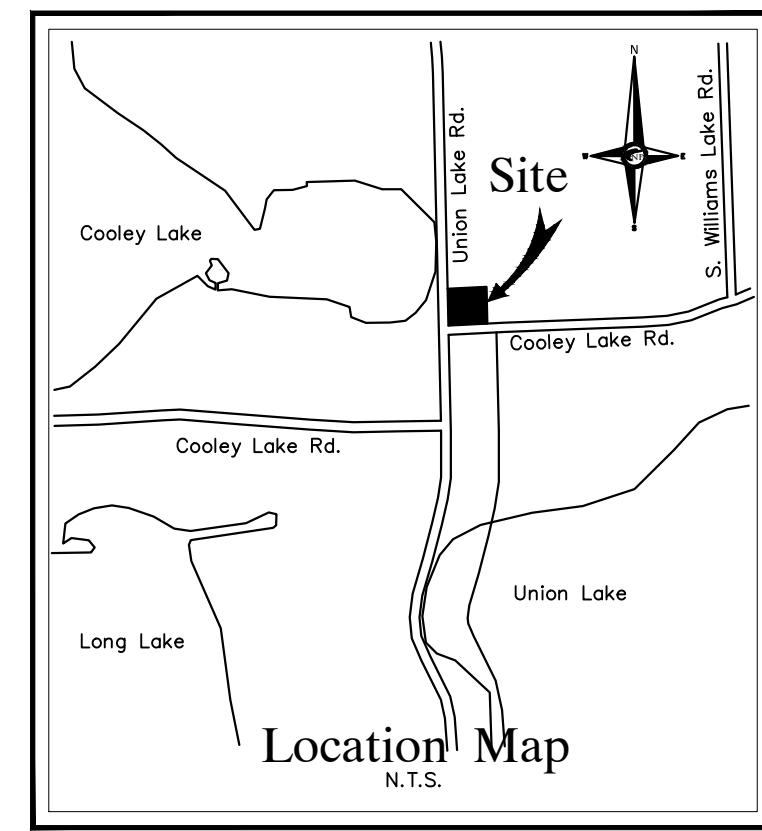
APPROVED BY:
 M. Peterson

DATE:
 08-25-2021

SCALE: 1" = 10'

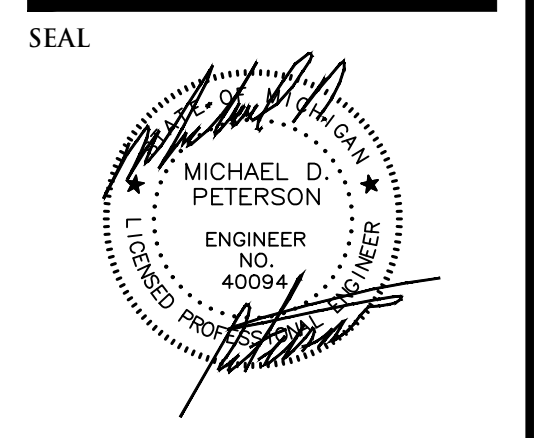
NFE JOB NO. SHEET NO.
J635-03 C4

PARCEL A
 1449 UNION LAKE RD.
 12-36-476-032



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 LAND PLANNERS

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



PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shakir W. Alkafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2 of the SE. 1/4 of Section 8 T.3N., R.8E. White Lake Township, Oakland County, Michigan

SHEET
 Utility Plan



DATE ISSUED/REVISED
 10-14-21 ISSUED FOR SITE PLAN REVIEW
 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY:
 M. Kurmas
 DESIGNED BY:
 M. Kurmas
 APPROVED BY:
 M. Peterson
 DATE:
 08-25-2021
 SCALE: 1" = 10'
 NFE JOB NO. SHEET NO.
J635-03 C5

Project: 4 Corners Outlot
 Date: 9-07-2021
 Revised:

SANITARY SEWER/WATER MAIN BASIS OF DESIGN

Retail	
0.04 per 1,000 sq. ft.	
4,169 sq. ft. total	
0.04 x 4,169/1000 =	0.17 REU
Total:	0.17 Total REU
1 retail building with 4,169 sq. ft. total =	0.17 Total REU
*Note: 1 REU Equals 100 G.P.D.	
3.5 Persons per REU x Total REU =	0.5835 Persons Total
Ave Q = (100 GPD * 3.5 People * Total REU) / 1000000	= 6E-05 mgpd
Peaking = 18 + (# of Persons/1000) ^ 0.50	= 4.48
Factor = 4 + (# of Persons/1000) ^ 0.50	= 1.00 %
PEAK Q = Ave Flow * Peaking Factor	= 0.0003 mgpd
	= 0.0004 cfs
SIZE OF SANITARY SEWER	= 6 inch
PIPE SLOPE	= 1.00 %
PIPE CAPACITY	= 0.56 cfs.

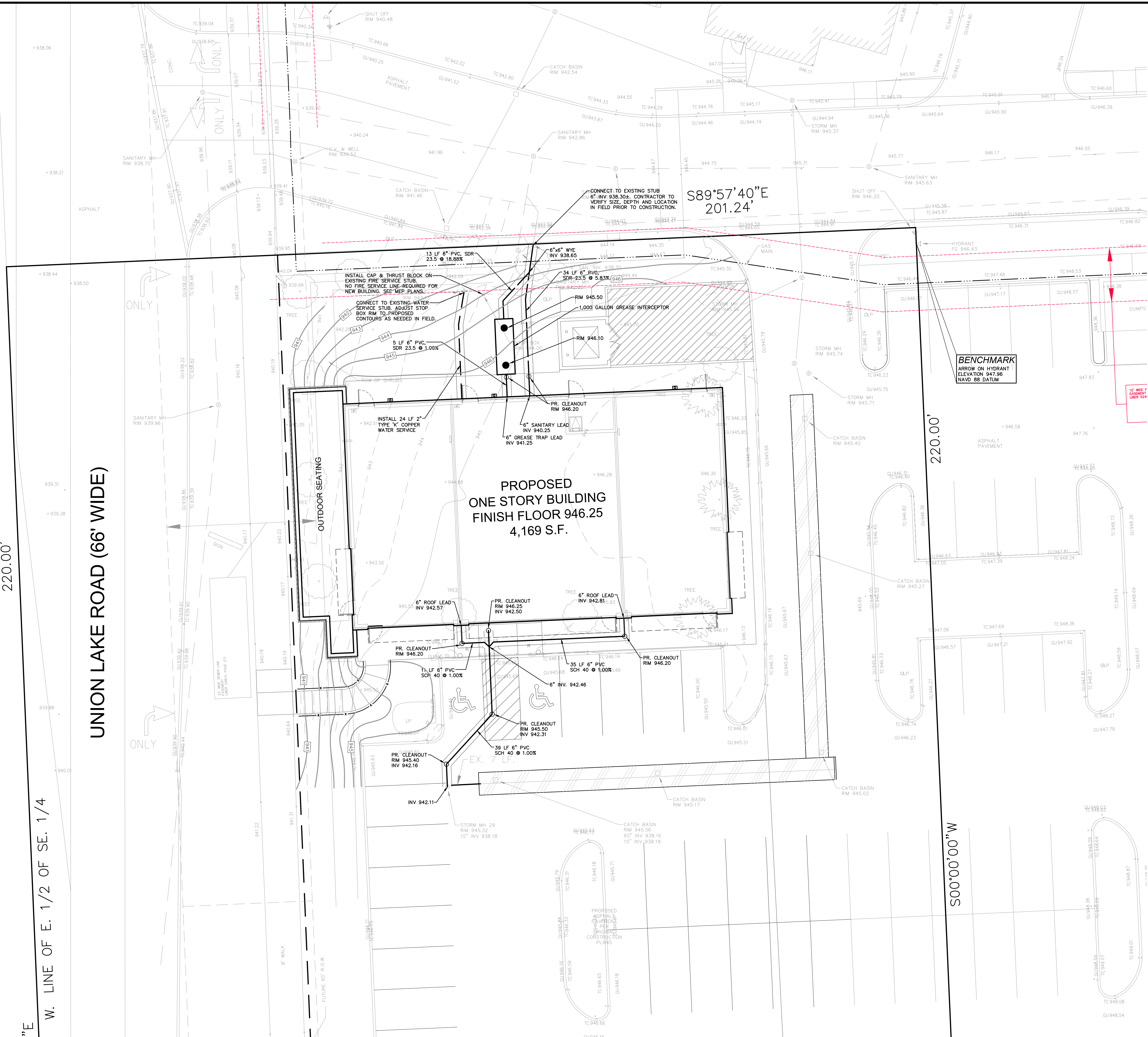
WRC REU Table Assumptions:
 Stores (other than specifically listed) = 0.04 REU per 1,000 sq. ft.

ESTIMATED QUANTITIES

DESCRIPTION	QUANTITY	UNITS
STORM SEWER		
6" PVC, SCH 40, SEWER PIPE	85	L.F.
CLEANOUT	5	EA.
TAP/CONNECTION	1	EA.
SANITARY SEWER		
6" PVC, SDR 23.5, BUILDING LEAD	52	L.F.
1,000 GALLON GREASE INTERCEPTOR	1	EA.
CLEANOUT	2	EA.
TAP/CONNECTION	1	EA.
WATER MAIN		
2" X" COPPER BUILDING SERVICE	24	L.F.
WATER MAIN CONNECTION	1	EA.

LEGEND

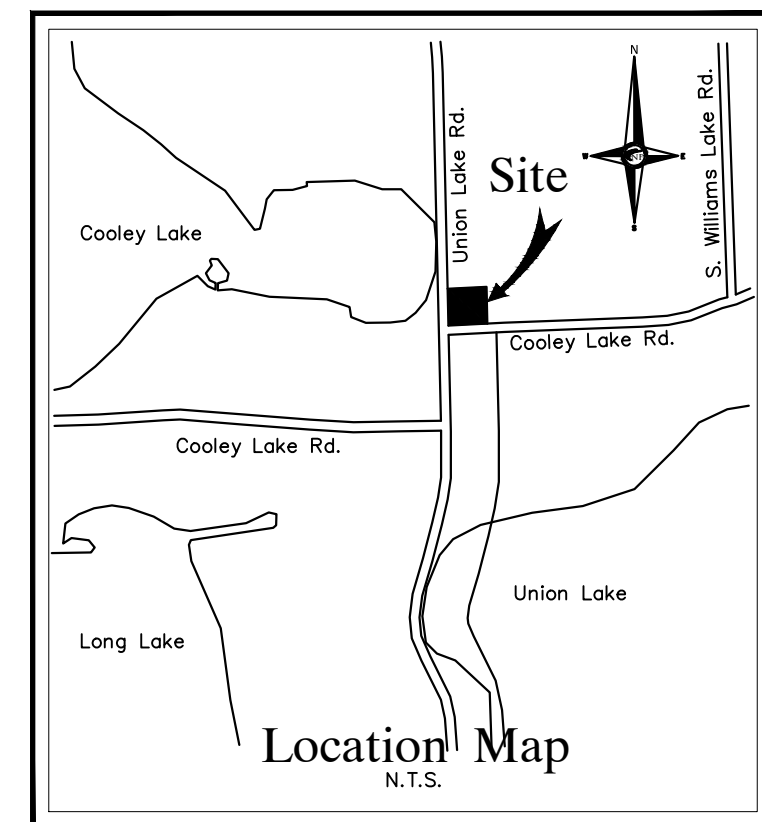
	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	MANHOLE	EXISTING WATER MAIN
	MANHOLE	EXISTING STORM SEWER
	MANHOLE	EX. R. Y. CATCH BASIN
	UTILITY POLE	EXISTING BURIED CABLES
	GUY WIRE	OVERHEAD LINES
	LIGHT POLE	SIGN
	C.O. MANHOLE	EXISTING GAS MAIN
	HYDRANT	PR. SANITARY SEWER
	INLET	PR. WATER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



UNION LAKE ROAD (66' WIDE)

W. LINE OF E. 1/2 OF SE. 1/4

220.00'



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Specializing in Storm Water Management and NPDES Phase II BMP's

Product Submittal Package For KSI HDPE GRAVITY GREASE/GRIT INTERCEPTOR

APPROVED BY: _____
 DATE: _____

Kennedy Solutions Inc. General Specification HDPE Gravity Grease/Grit Interceptor

The KSI Gravity Grease/Grit Interceptor (GI) unit shall be as manufactured by KSI (Kennedy Solutions, Inc.) (800) 669-4046.

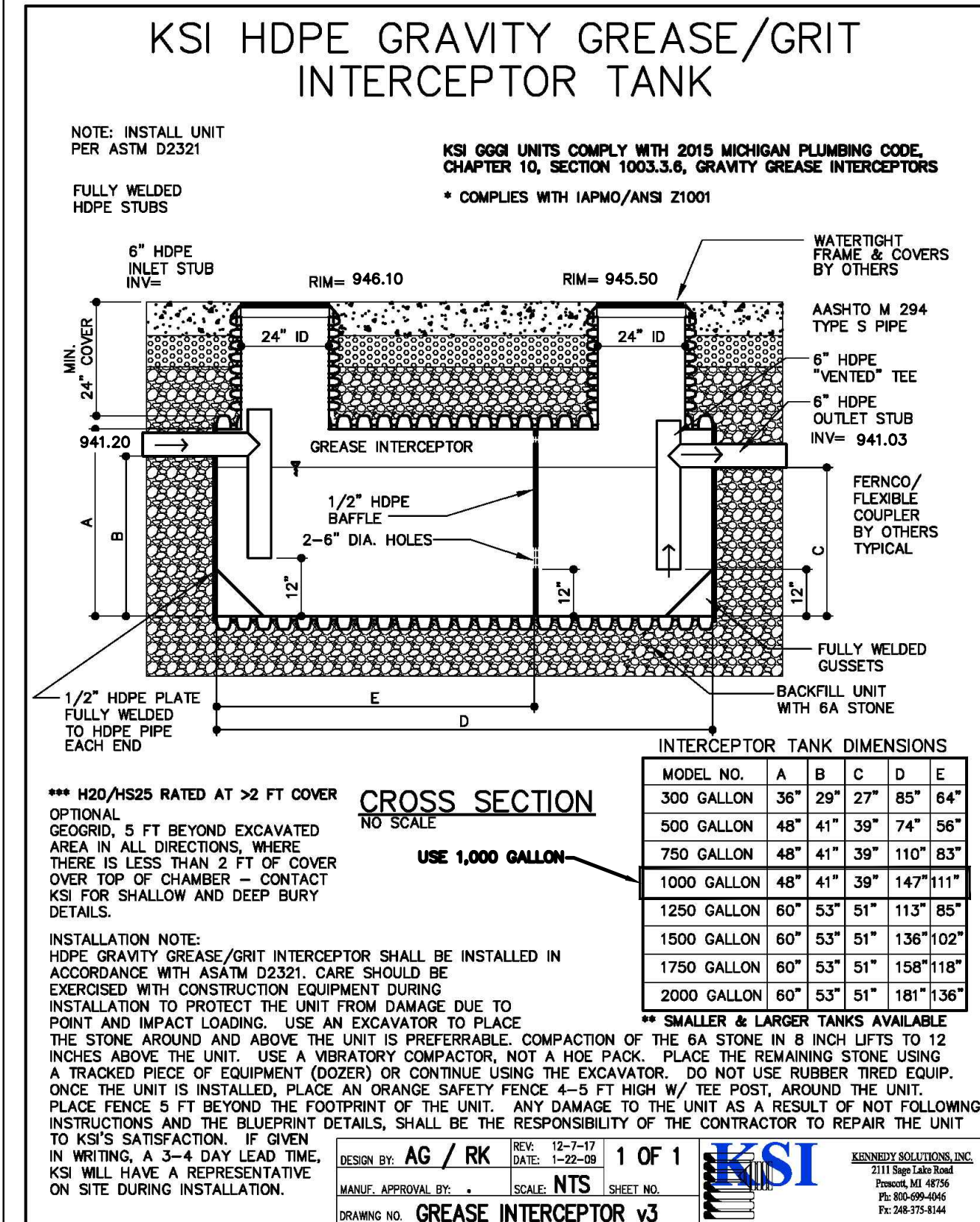
The GI shall remove oil and grease from the sanitary sewer line prior to discharge. The GI shall be installed underground as part of the sanitary sewer system and be structurally designed for (min. H-20) traffic loading at the surface. The GI shall be maintainable from the surface via access points.

The GI shall be circular and constructed from HDPE material. The GI shall be designed and manufactured by KSI. Applicable specifications are AASHTO M294, ASTM F2306, ASTM F2649 and ASTM F894. Fusion welded joints shall be oil resistance, virtually water tight and meet the design criteria of DVS 2207. The GI unit shall be tested hydrostatically or vacuum pressure for water tightness.

The difference between the inlet pipe elevation to the GI and the outlet pipe elevation from the GI should be minimized to allow installations into existing systems. The footprint of the GI shall be minimized to prevent conflicts with other piping and utilities.

The GI is capable of containing floatable substances such as free oil (FOG) and settleable solids (grit) and not be compromised by temporary backwater conditions. The capabilities of the selected GI must be documented with scientific studies and reports.

KSI will provide a manufacturers certificate of compliance for each KSI Gravity Grease/Grit Interceptor (owner, design engineer & municipal engineer/inspectors).



KSI HDPE GRAVITY GREASE/GRIT INTERCEPTOR (GGGI) INSTALLATION AND MAINTENANCE GUIDELINES

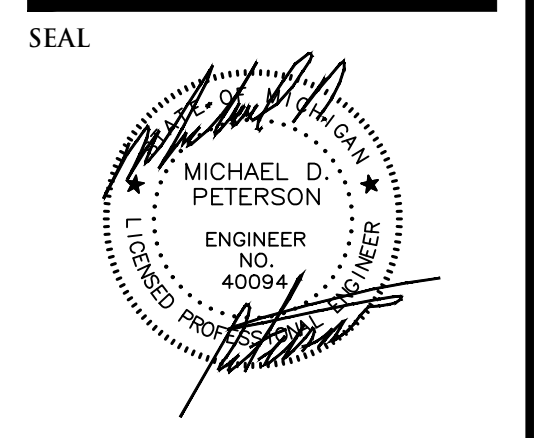
INSTALLATION GUIDELINES

- EXCAVATE AREA FOR KSI HDPE GGGI AND PREPARE TANK/TRENCH BOTTOM PER ASTM D2321, SECTIONS 6 & 7.
- THE KSI HDPE GGGI TANK SHALL BE INSTALLED ON A BED OF NO LESS THAN 12" CLASS I, CRUSHED STONE BEDDING COMPACTED TO 95% PROCTOR DENSITY.
- BACKFILL GGGI UNIT WITH CLASS I, II OR III MATERIALS PER ASTM D 2321. CLASS I MATERIAL IS RECOMMENDED. BACKFILL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.
- THE HDPE ACCESS RISERS SHALL BE FIELD CUT TO FINISH GRADE BY THE CONTRACTOR. SEE RISER INSTALLATION OPTIONS PAGE.
- KSI RECOMMENDS FILLING THE GGGI UNIT WITH WATER UPON COMPLETION OF INSTALLATION UP TO THE OUTLET HEIGHT.

MAINTENANCE GUIDELINES

- ALL GREASE INTERCEPTOR TANKS WILL REQUIRE PERIODIC MAINTENANCE DEPENDING ON SPECIFIC SITE CONDITIONS.
- KSI RECOMMENDS FREQUENT CLEANING THE GREASE INTERCEPTOR, WEEKLY, MONTHLY, QUARTERLY, ETC. AS DICTATED BY THE ESTABLISHMENTS NEEDS. THIS WILL BE BASED ON THE BUILDING WASTE EFFLUENT DISCHARGE CAPACITY AND CONCENTRATION. MATERIAL IS EASIER TO REMOVE WHEN IT IS REMOVED ON A REGULAR BASIS.
- DISPOSAL OF MATERIAL FROM THE KSI GREASE INTERCEPTOR ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICES (BMP). LOCAL GUIDELINES SHOULD BE CONSULTED PRIOR TO DISPOSAL OF THE GREASE INTERCEPTOR CONTENTS. WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.
- AFTER CLEANING THE UNIT - KSI RECOMMENDS REFILLING THE GGGI UNIT WITH WATER.

DESIGN BY: AG / RK REV: 6-8-18 DATE: 9-24-19 1 OF 1
 MANUF. APPROVAL BY: _____ SCALE: NTS SHEET NO. _____
 DRAWING NO. GGGI INSTALL & MAINT.



PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shakir W. Alkafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2 of the SE. 1/4 of Section 8 T.3N. , R.8E.
 White Lake Township,
 Oakland County, Michigan

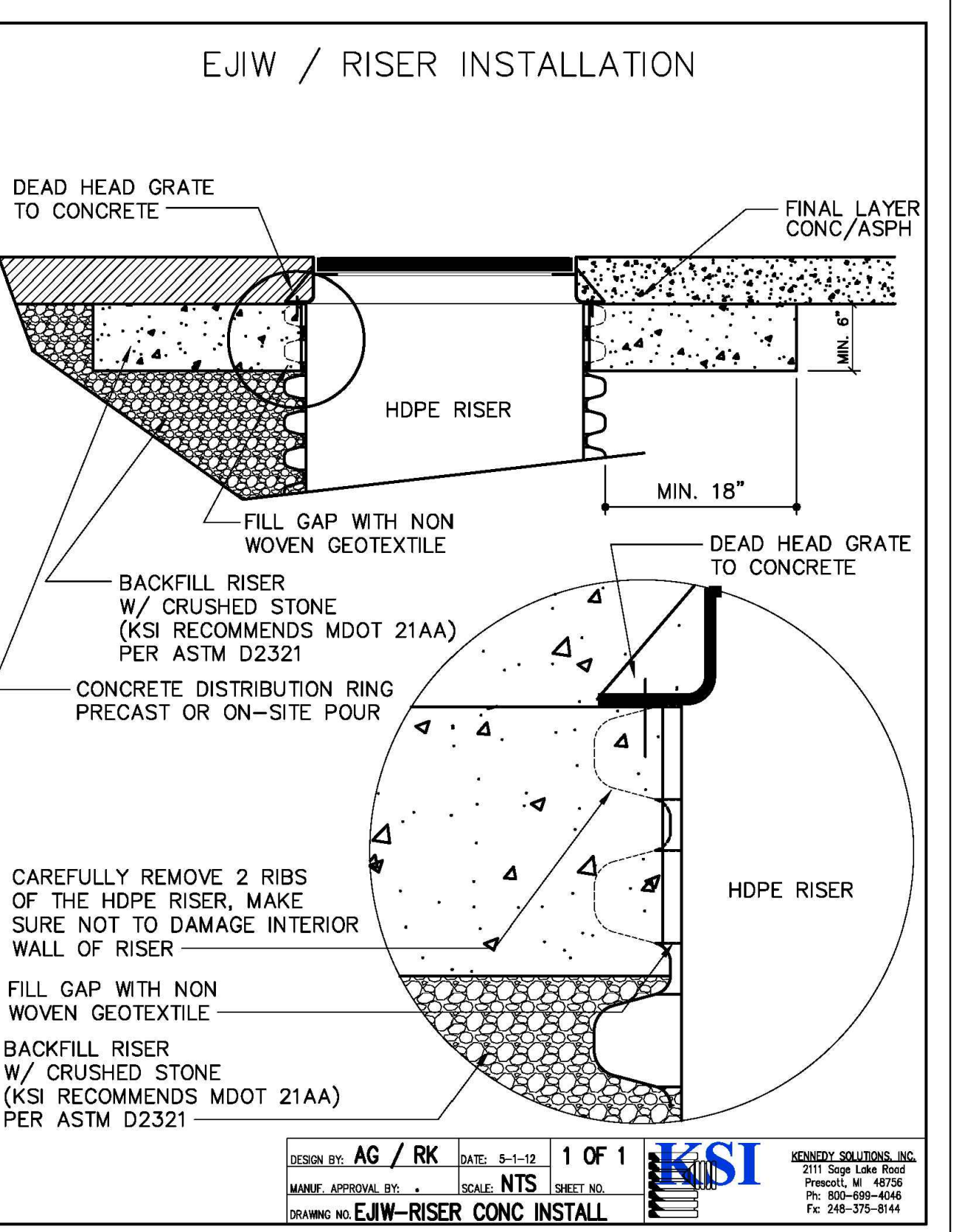
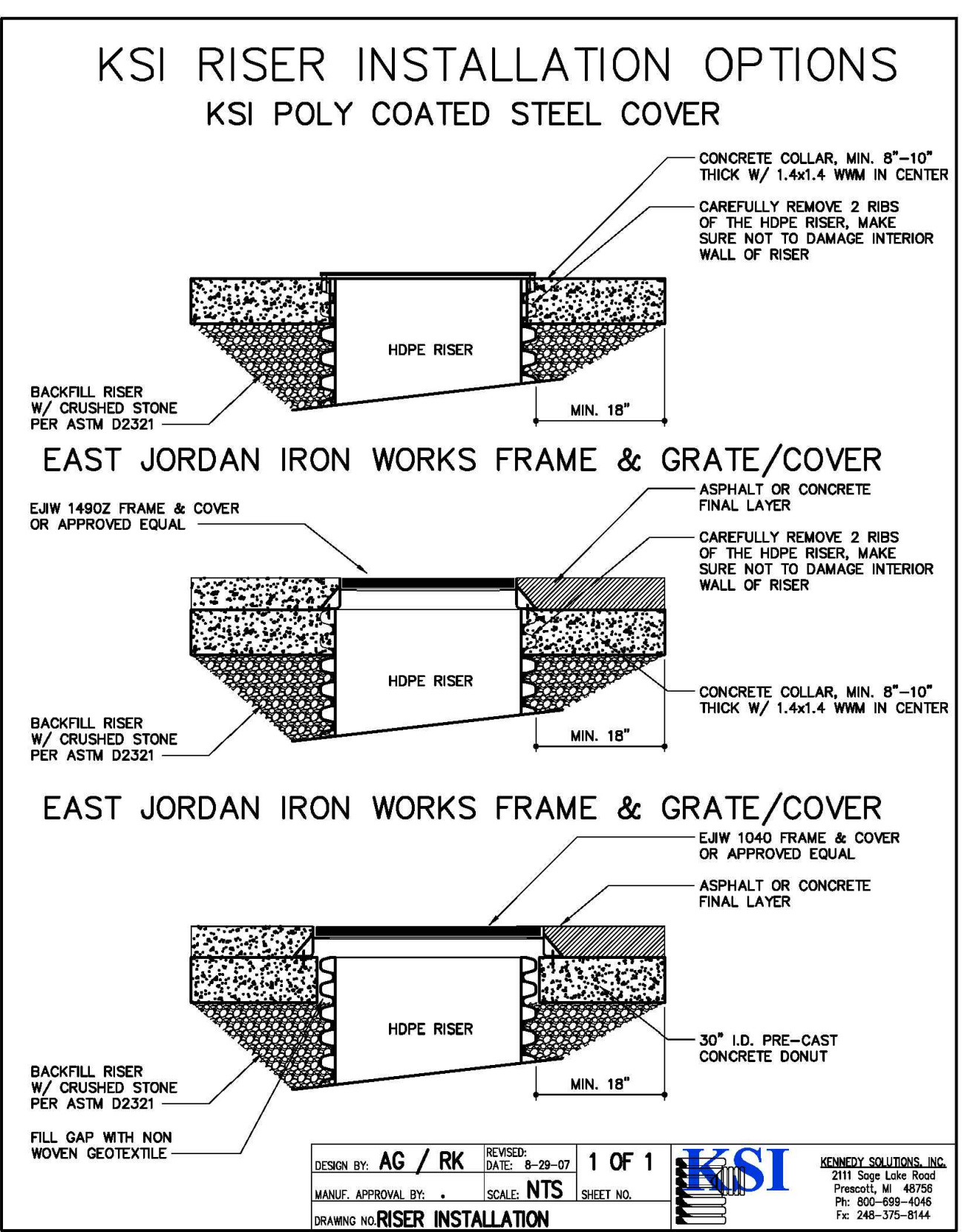
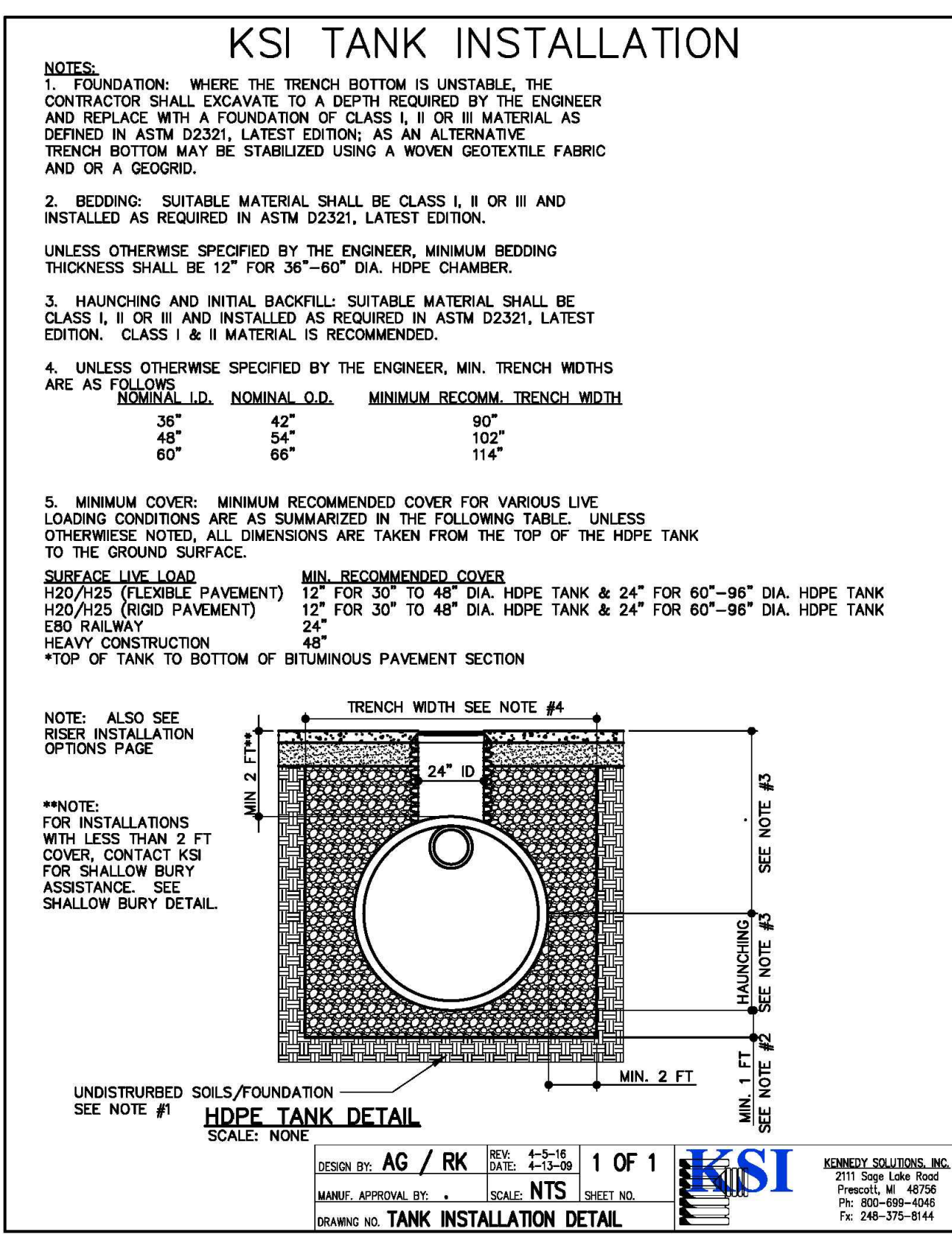
SHEET
 Utility Details Plan

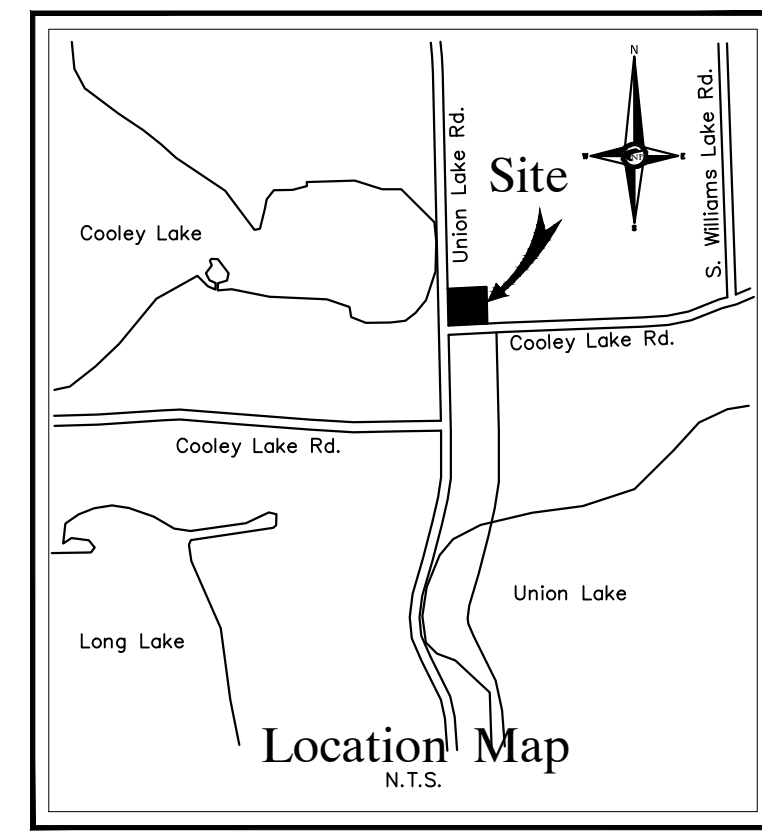


DATE ISSUED/REVISED
 10-14-21 ISSUED FOR SITE PLAN REVIEW
 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY: M. Kurmas
 DESIGNED BY: M. Kurmas
 APPROVED BY: M. Peterson
 DATE: 08-25-2021
 SCALE: N.T.S.

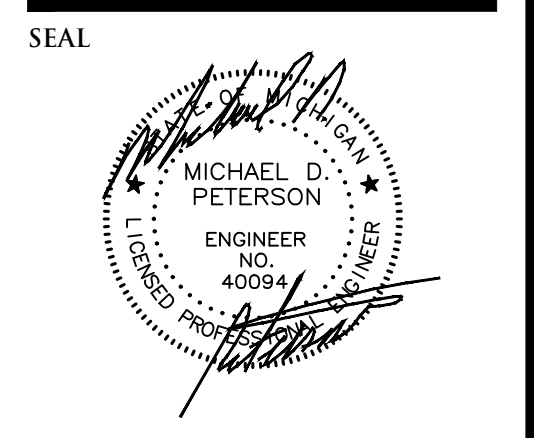
NFE JOB NO. J635-03 SHEET NO. C6





NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 4 Corners Retail Center
 1449 Union Lake Road
 White Lake Township

CLIENT
 VERITAS
 29580 Northwestern Hwy,
 Suite 1000
 Southfield, Michigan 48075

Contact: Shakir W. Alkhafaji, President
 Phone: (248) 559-5555

PROJECT LOCATION
 Part of the E. 1/2 of the SE. 1/4 of Section 8 T.3N., R.8E. White Lake Township, Oakland County, Michigan

SHEET
 Soil Erosion Control / Drainage Area Plan



DATE ISSUED/REVISED
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 11-08-21 REVISED PER SITE PLAN REVIEW

SOIL DATA

THIS SITE CONSISTS OF
 15% SPINKS LOAMY SAND, 6 TO 12 PERCENT SLOPES
 5% URBAN LAND

BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	199	L.F.
SILT SACK OR EQUAL	6	EA.
SOIL EROSION CONTROL BLANKET	105	S.Y.

DRAWN BY:
 N. Naoum

DESIGNED BY:
 M. Kurmas

APPROVED BY:
 M. Peterson

DATE:
 08-25-2021

SCALE: 1" = 20'

NFE JOB NO. **J635-03** SHEET NO. **C7**

SEE OAKLAND COUNTY WRC SOIL EROSION AND SEDIMENTATION CONTROL STANDARD DETAILS

CONSTRUCTION SEQUENCE / TIMING SCHEDULE

1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	OCTOBER 2021
2. MASS GRADE SITE.	OCTOBER 2021
3. COMMENCE UNDERGROUND UTILITY WORK.	NOVEMBER 2021
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	NOVEMBER 2021
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	MARCH 2022
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	MARCH 2022
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	MAY 2022
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	MAY 2022

NOTES

REFER TO THE WRC SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)
 A DISTANCE OF 66' TO THE NEAREST BODY OF WATER IS COOLEY LAKE.
 THE TOTAL AREA OF EARTH DISRUPTION IS 0.22 ACRES.
 THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR
 A SOIL EROSION PERMIT IS REQUIRED FROM THE OAKLAND COUNTY COUNTY.

SOIL DATA

THIS SITE CONSISTS OF
 15% SPINKS LOAMY SAND, 6 TO 12 PERCENT SLOPES
 5% URBAN LAND

BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

ESTIMATED QUANTITIES
 SOIL EROSION

DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	199	L.F.
SILT SACK OR EQUAL	6	EA.
SOIL EROSION CONTROL BLANKET	105	S.Y.

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

AREA A
 0.00 ACRE

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, WETLANDS, 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 BERMS 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 BERMS SHALL BE STRONGLY ENCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

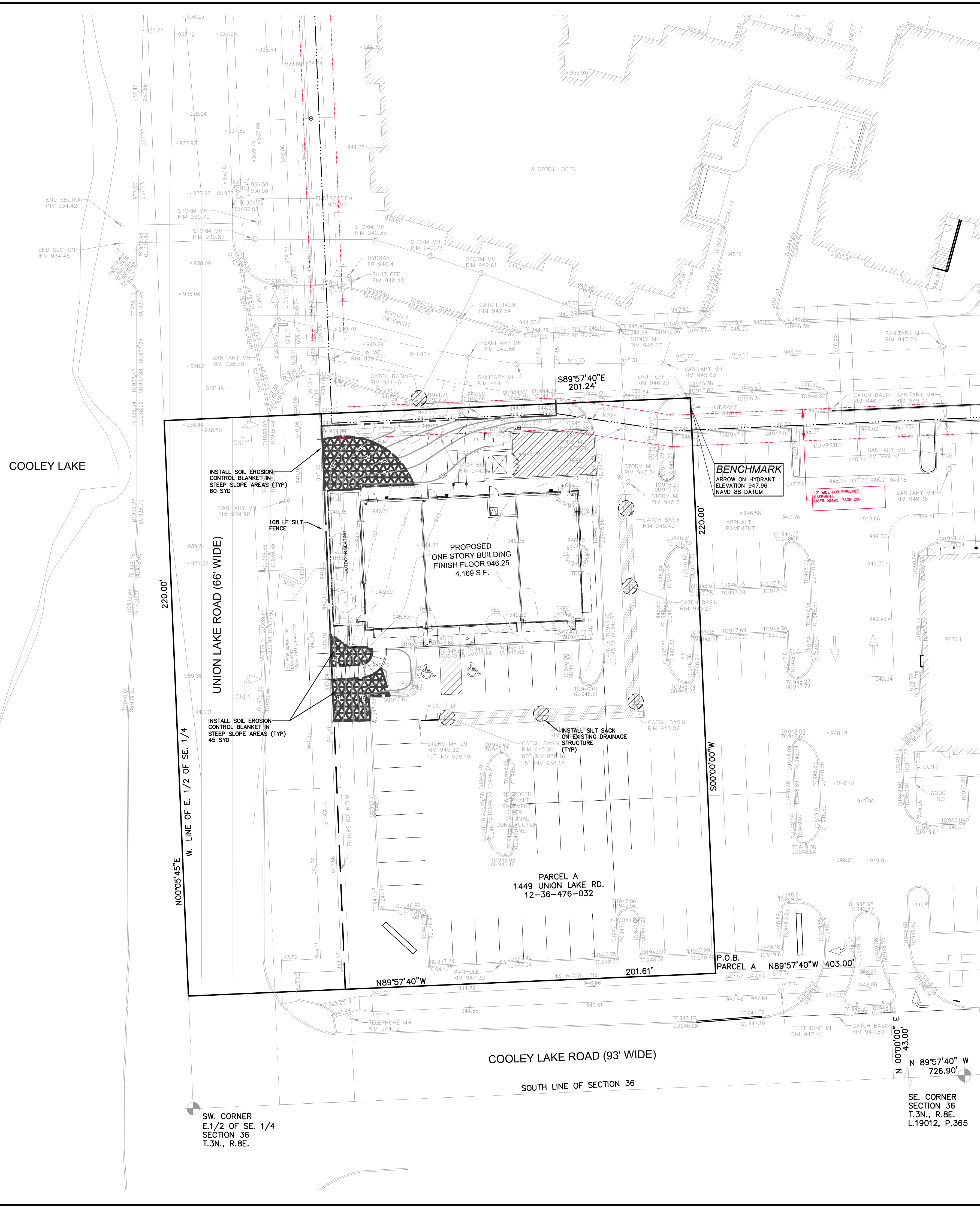
WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) 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.



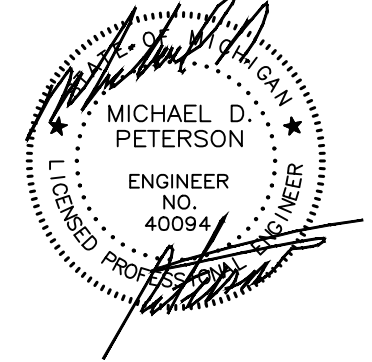
SW CORNER
 E.1/2 OF SE. 1/4
 SECTION 36
 T.3N., R.8E.

SE CORNER
 SECTION 36
 T.3N., R.8E.
 L.19012, P.365



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

SEAL



PROJECT 4 Corners Retail Center 1449 Union Lake Road White Lake Township

CLIENT VERITAS 29580 Northwestern Hwy, Suite 1000 Southfield, Michigan 48075

Contact: Shkir W. Alkhafaji, President Phone: (248) 559-5555

PROJECT LOCATION Part of the E. 1/2 of the SE. 1/4 of Section 8 T.3N., R.8E. White Lake Township, Oakland County, Michigan

SHEET General Construction Requirements, Contractor's Duties, Notes and Details

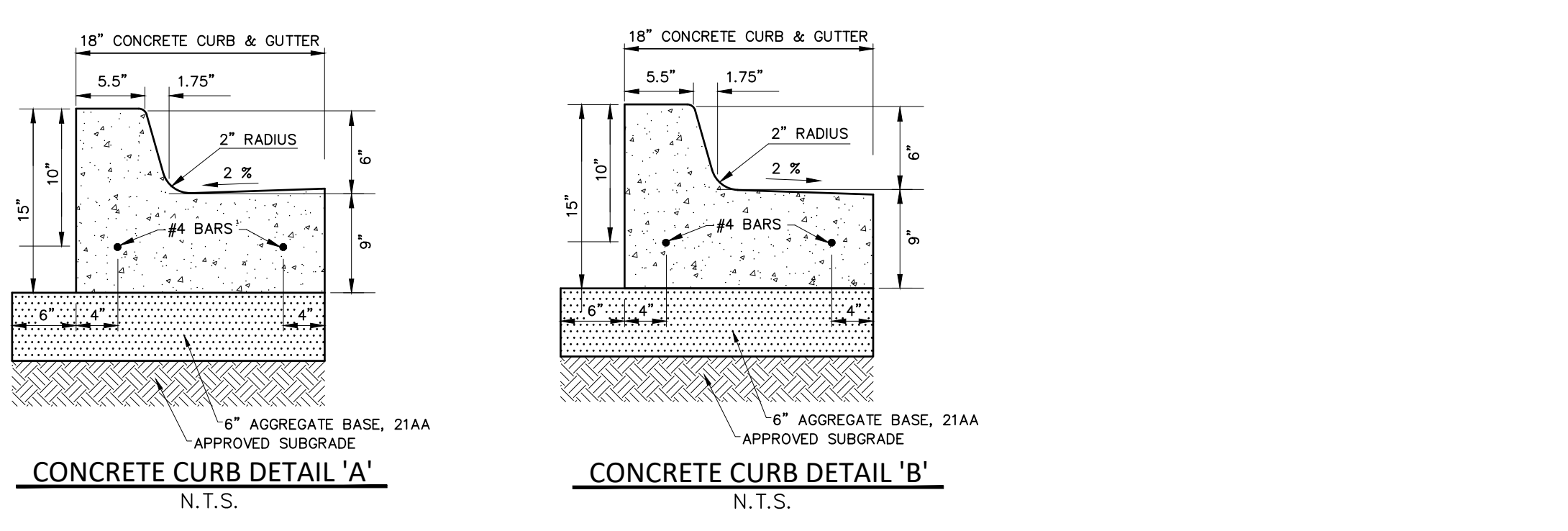
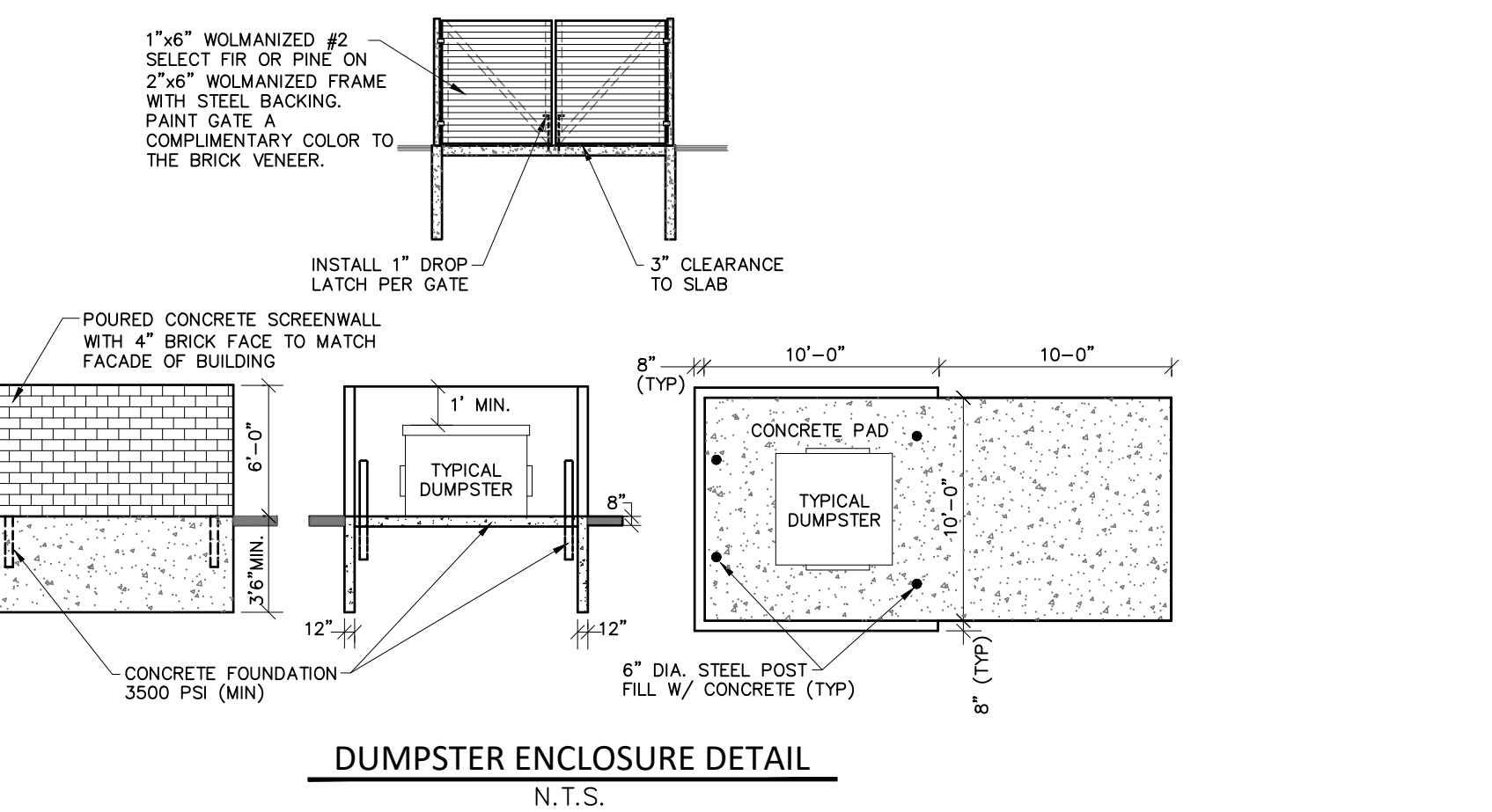
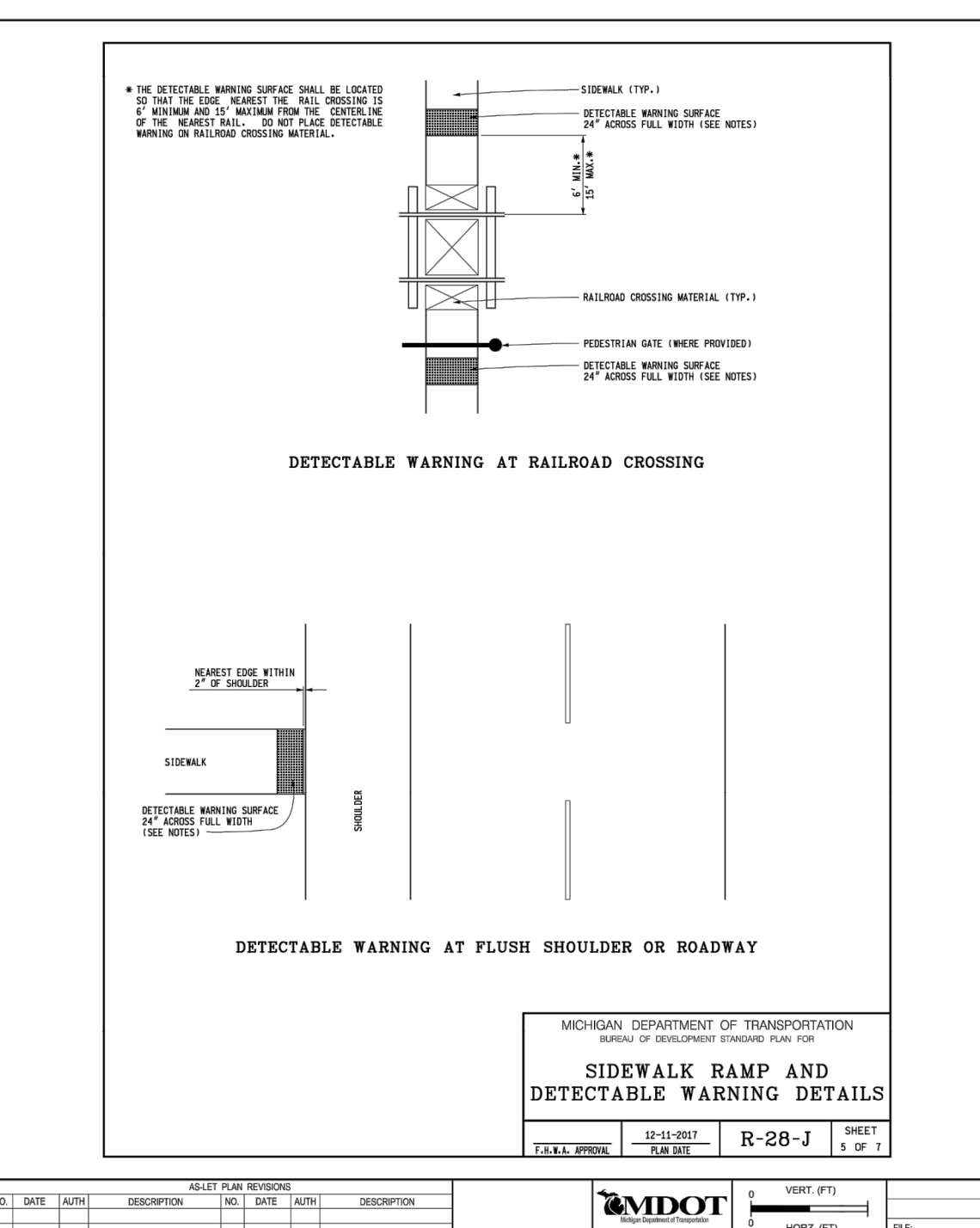
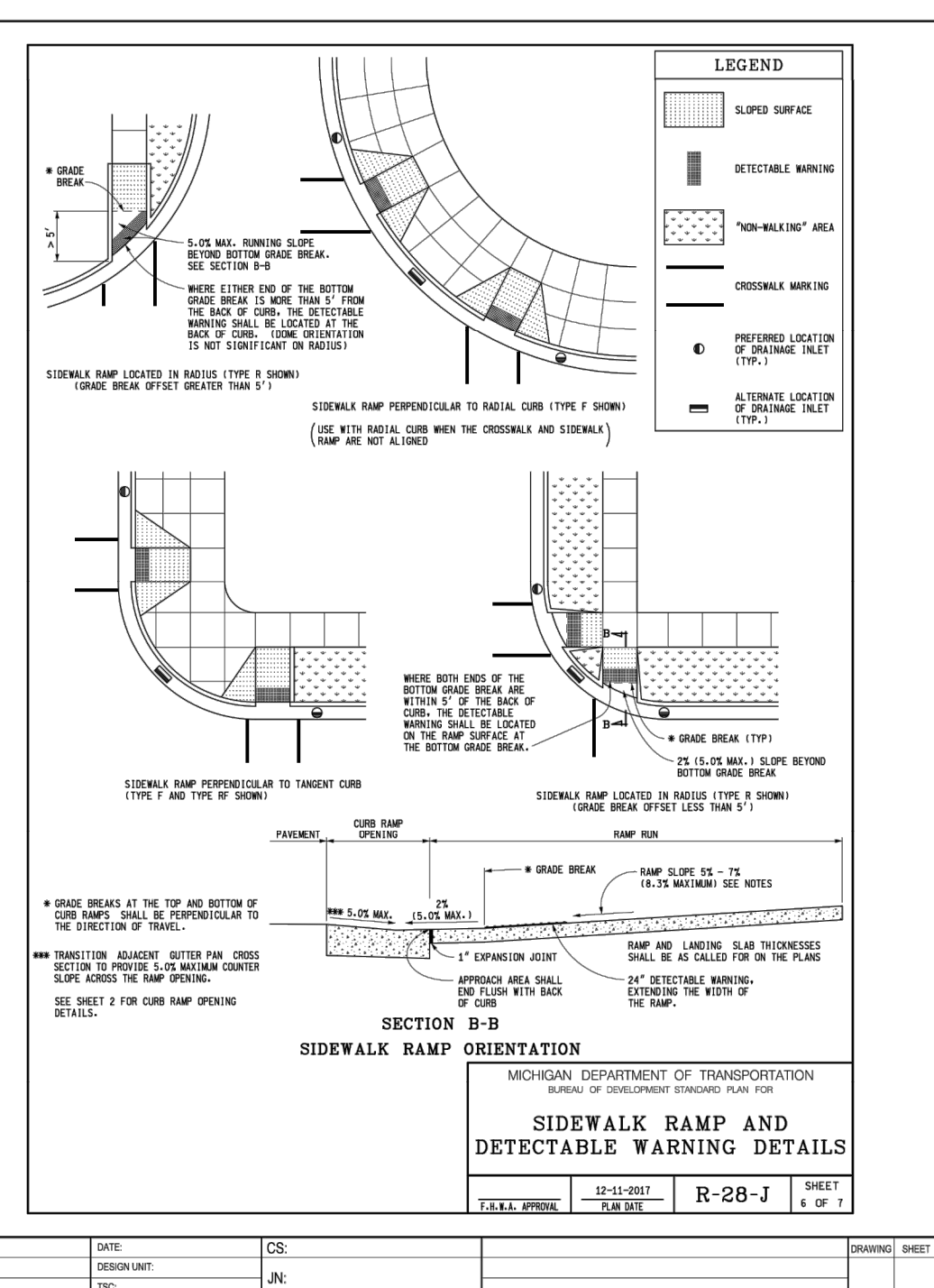
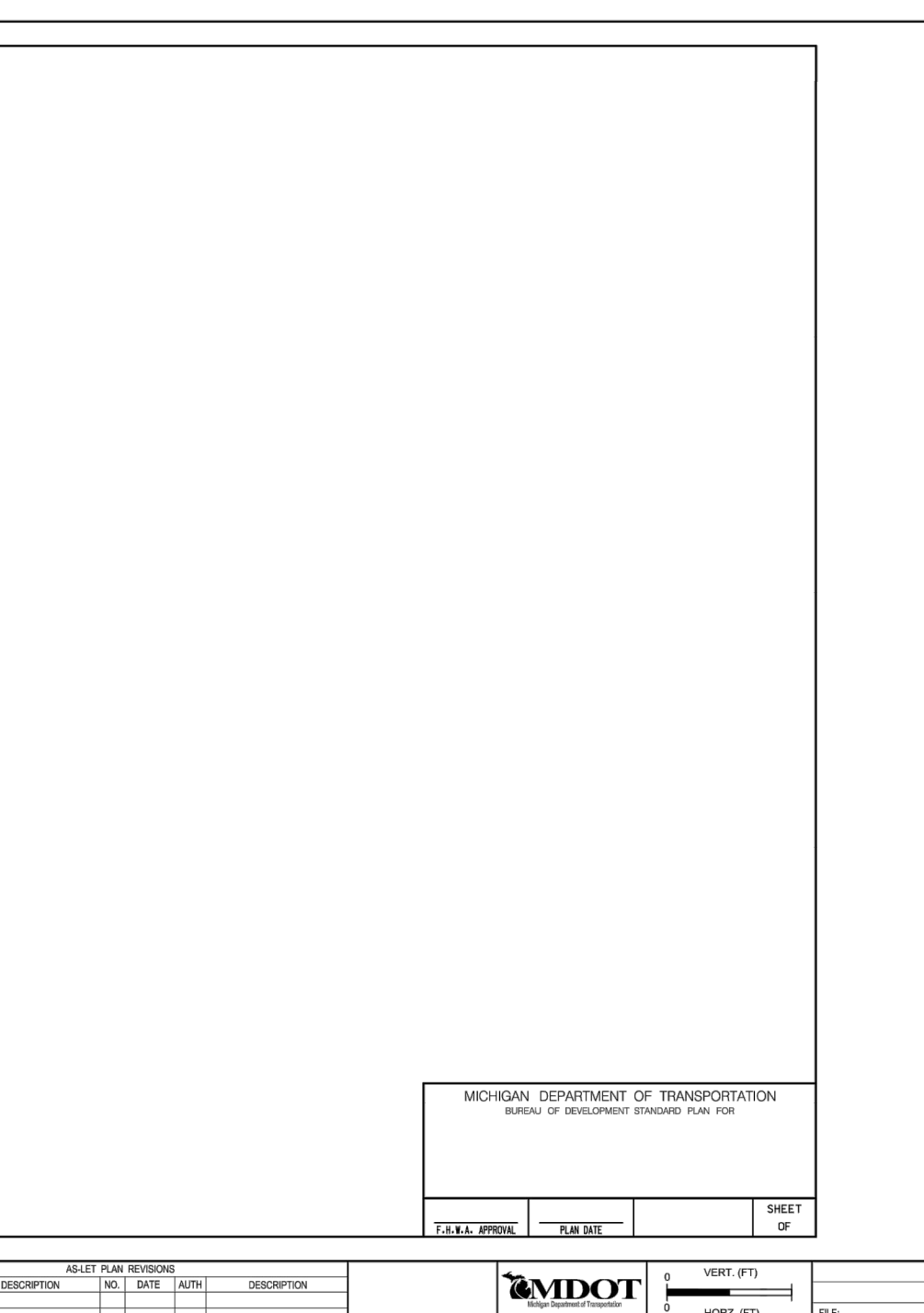
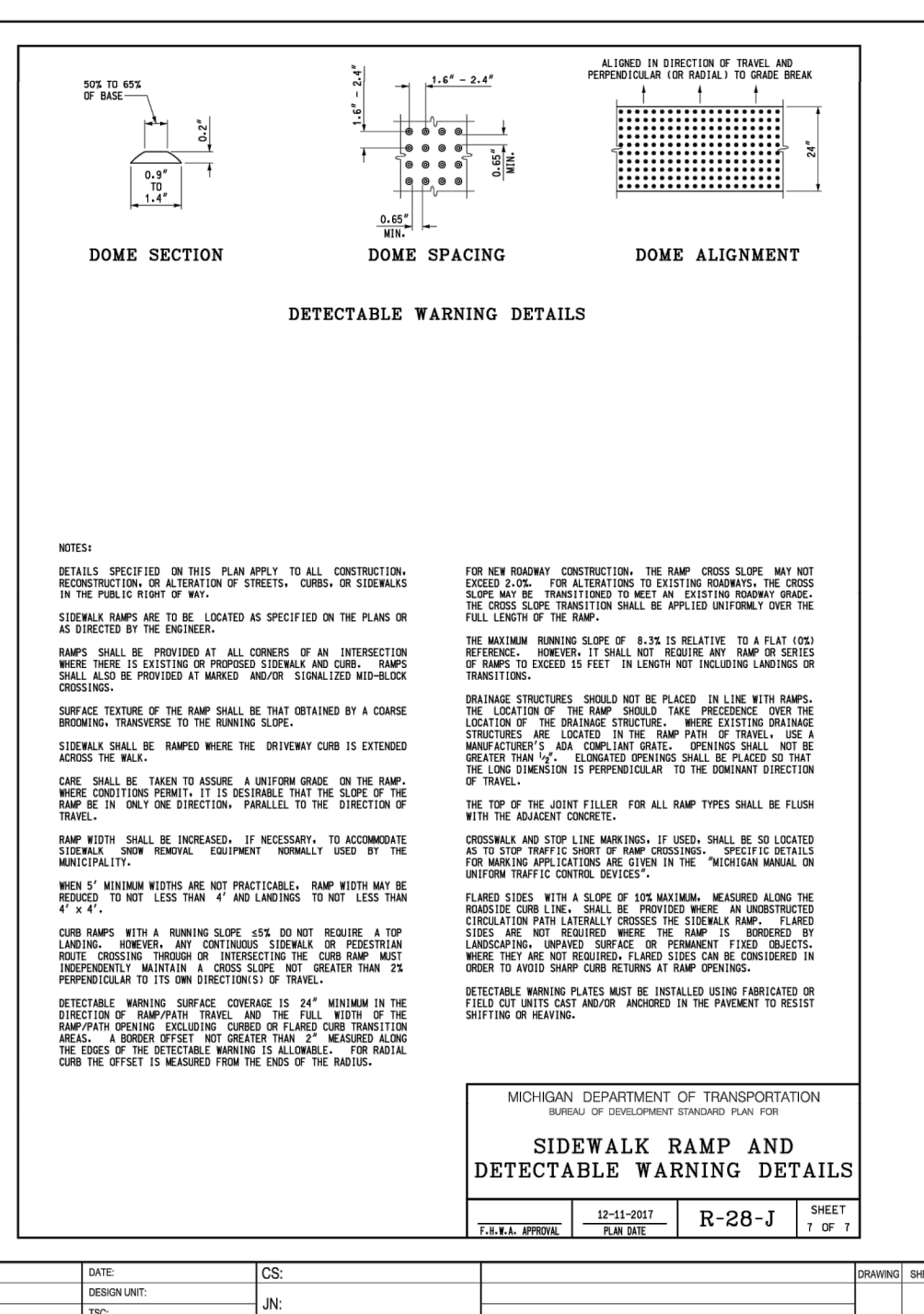
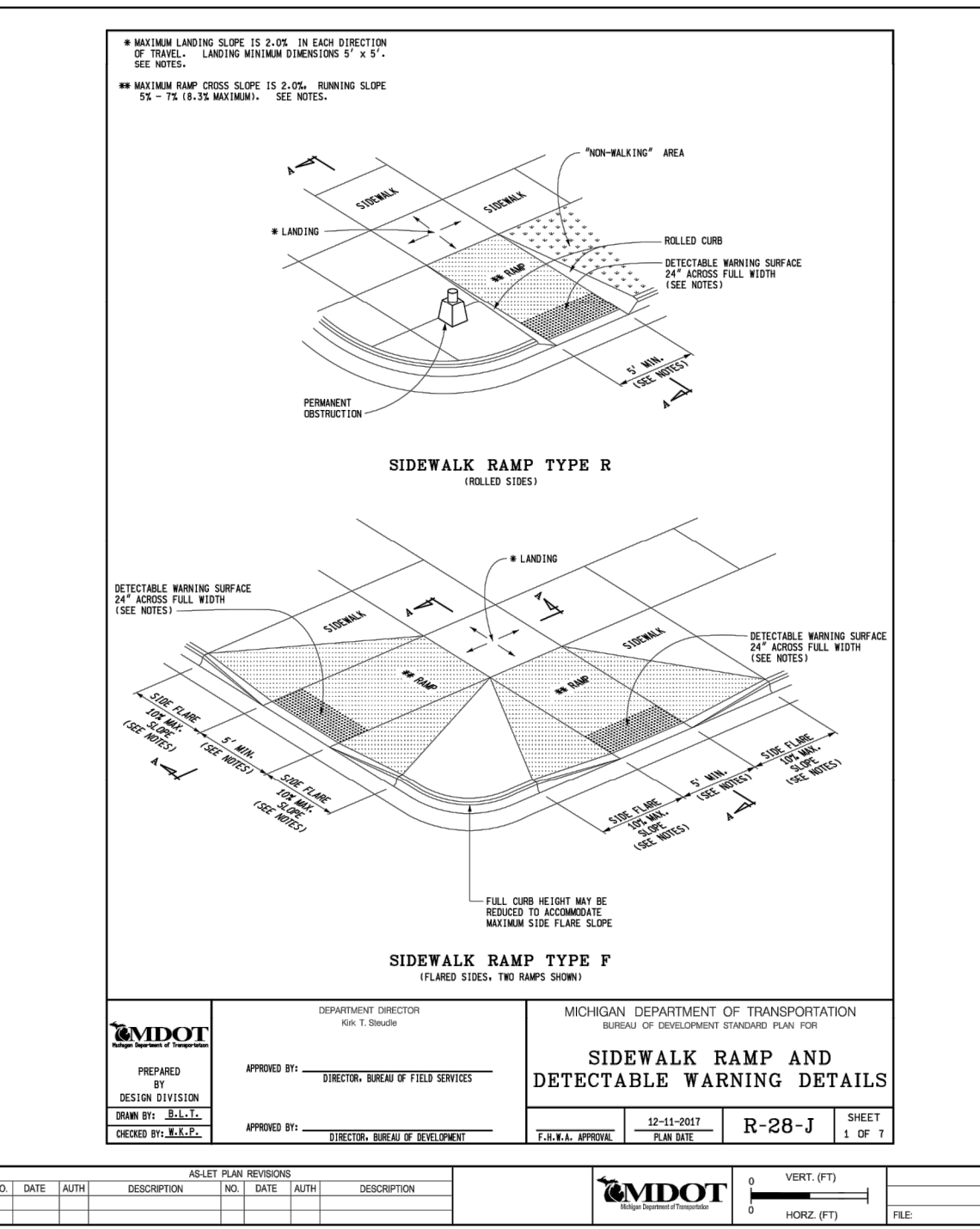
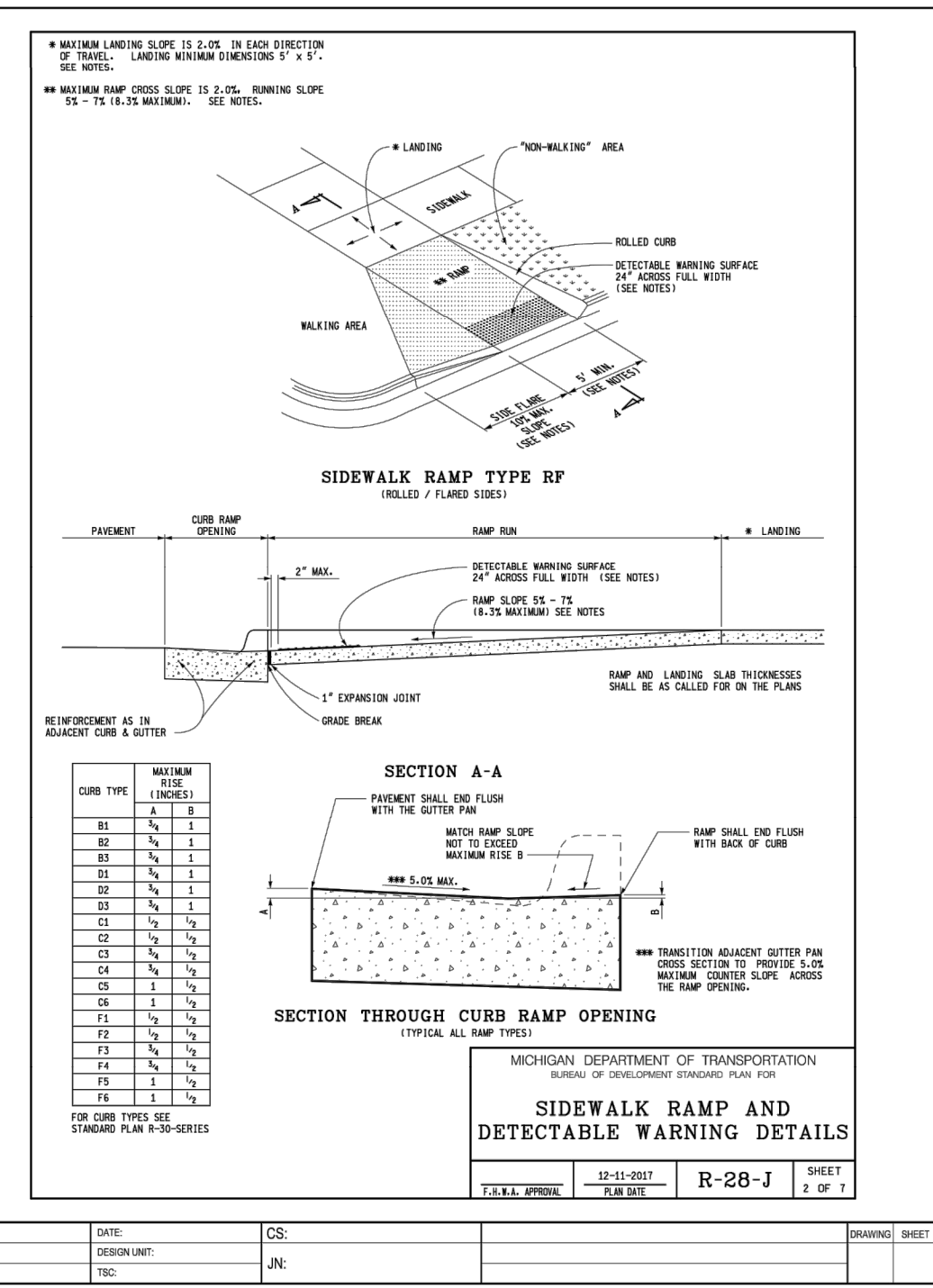
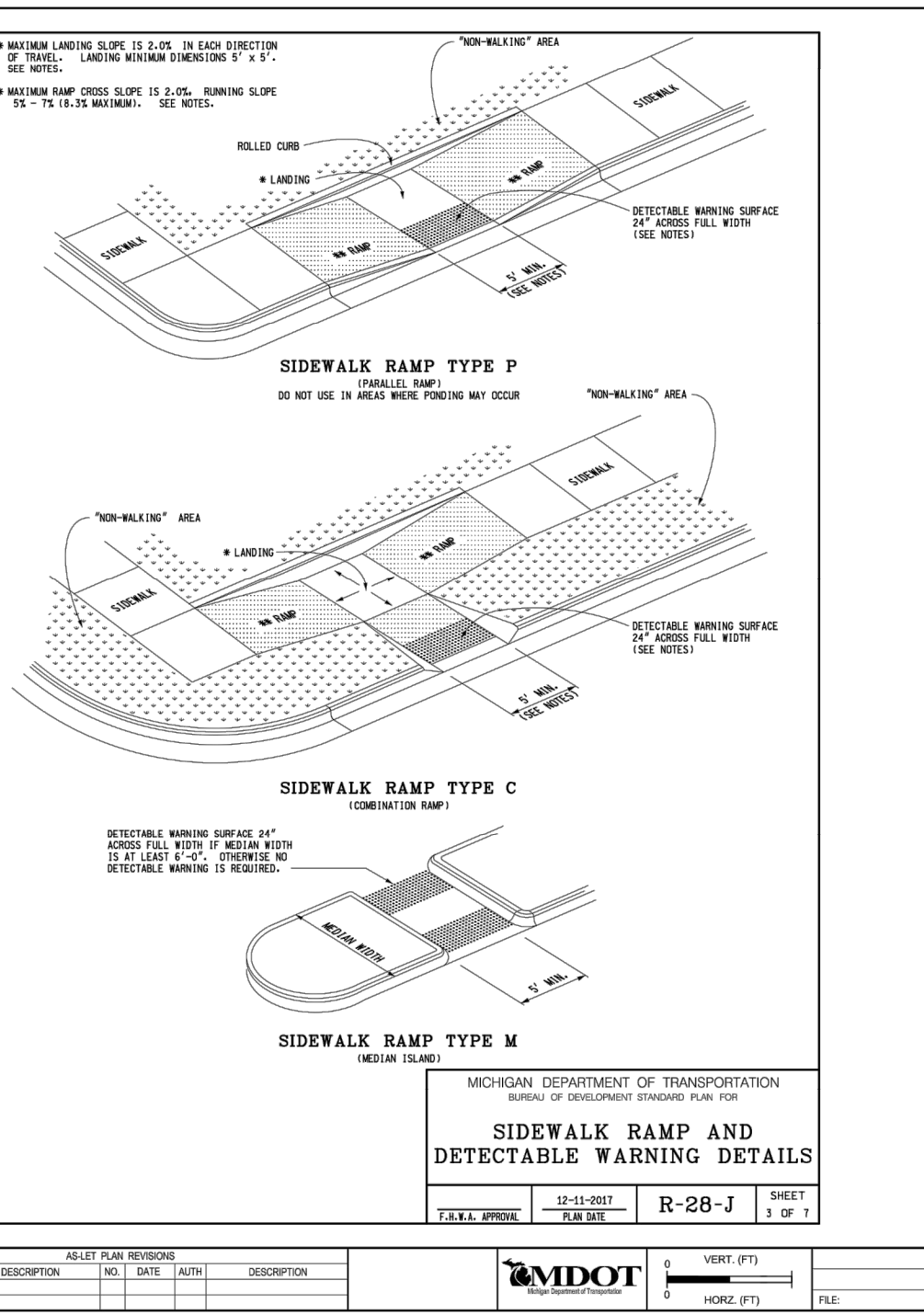
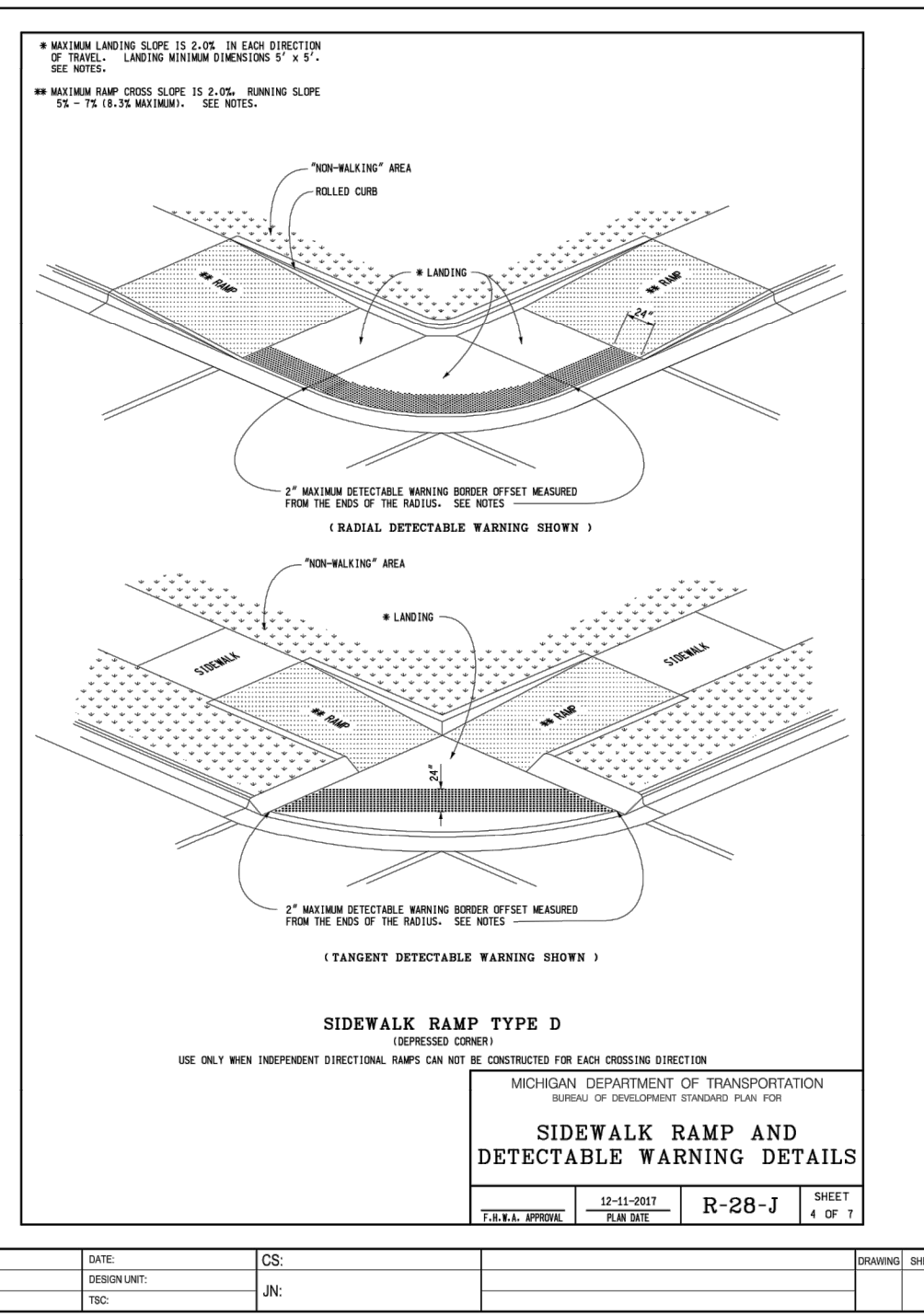


DATE ISSUED/REVISED 10-14-21 ISSUED FOR SITE PLAN REVIEW 11-08-21 REVISED PER SITE PLAN REVIEW

DRAWN BY: M. Kurmas DESIGNED BY: M. Kurmas APPROVED BY: M. Peterson DATE: 08-25-2021

SCALE: N.T.S.

NFE JOB NO. SHEET NO. J635-03 C8



UTILITIES AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DEWATERING OF TRENCH AND EXCAVATIONS IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER FOR INFORMATIONAL PURPOSES ONLY AS TO THE SCOPE OF DESIGN FOR THESE DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF-PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY-PASS PIPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTEE THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN RIGHT OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, SIGNALS, AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

IRRIGATION THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWING CALLS FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NFE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTEE AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATIONS SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB-SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB-SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARATION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE-BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SAID TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

SOIL EROSION / SEDIMENTATION CONTROL THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.



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

SEAL



PROJECT
4 Corners Square LLC
1449 Union Lake Road
White Lake Township

CLIENT
VERITAS
29580 Northwestern Hwy,
Suite 1000
Southfield, Michigan 48075

Contact: Shakir W.
Alkhafaji, President
Phone: (248) 559-5555

PROJECT LOCATION
Part of the E. 1/2
of the SE. 1/4 of Section 8
T.3N., R.8E.
White Lake Township,
Oakland County, Michigan

SHEET
Landscape Plan



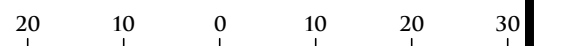
Know what's below
Call before you dig.

DATE ISSUED/REVISED
10-14-21 ISSUED FOR SITE PLAN REVIEW
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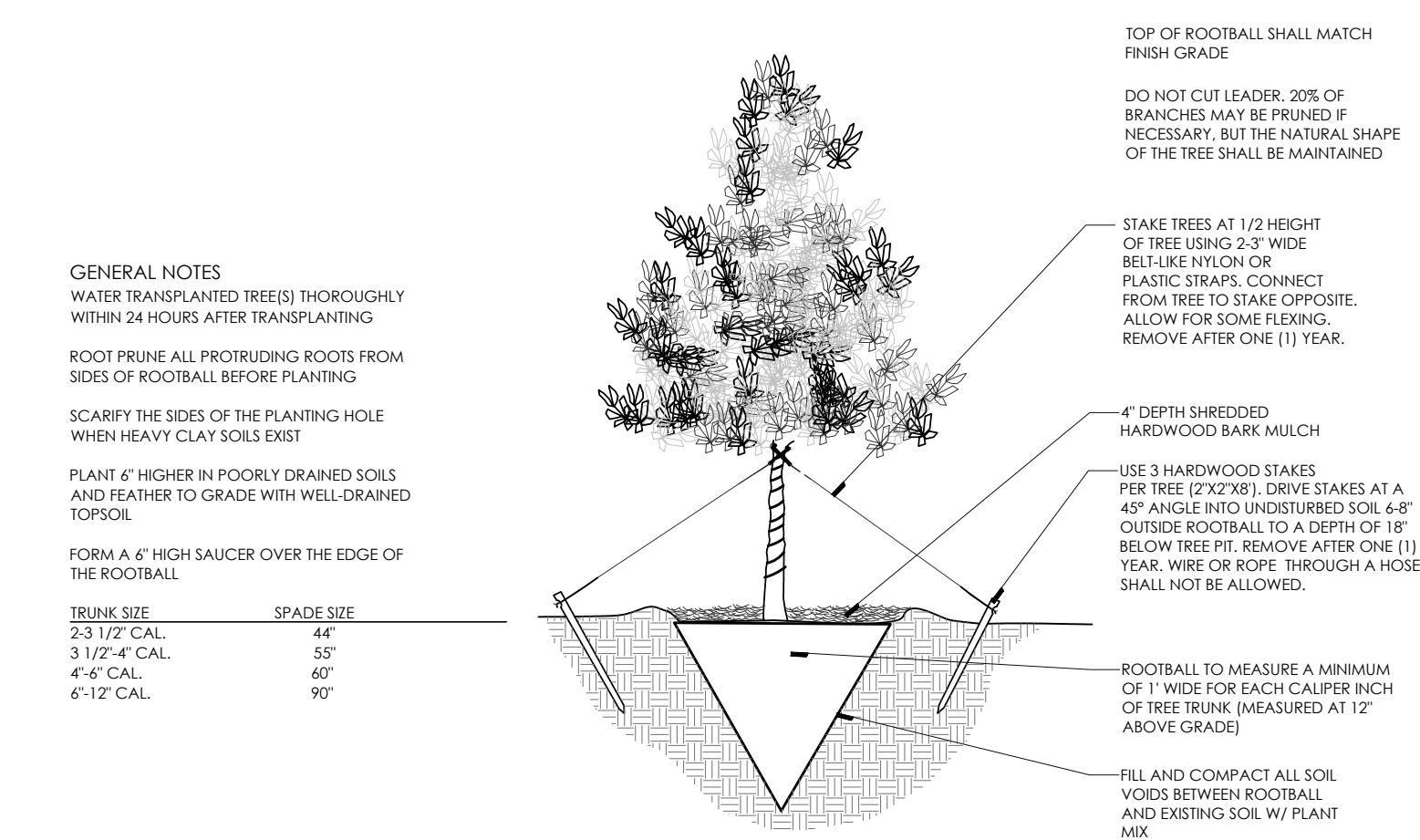
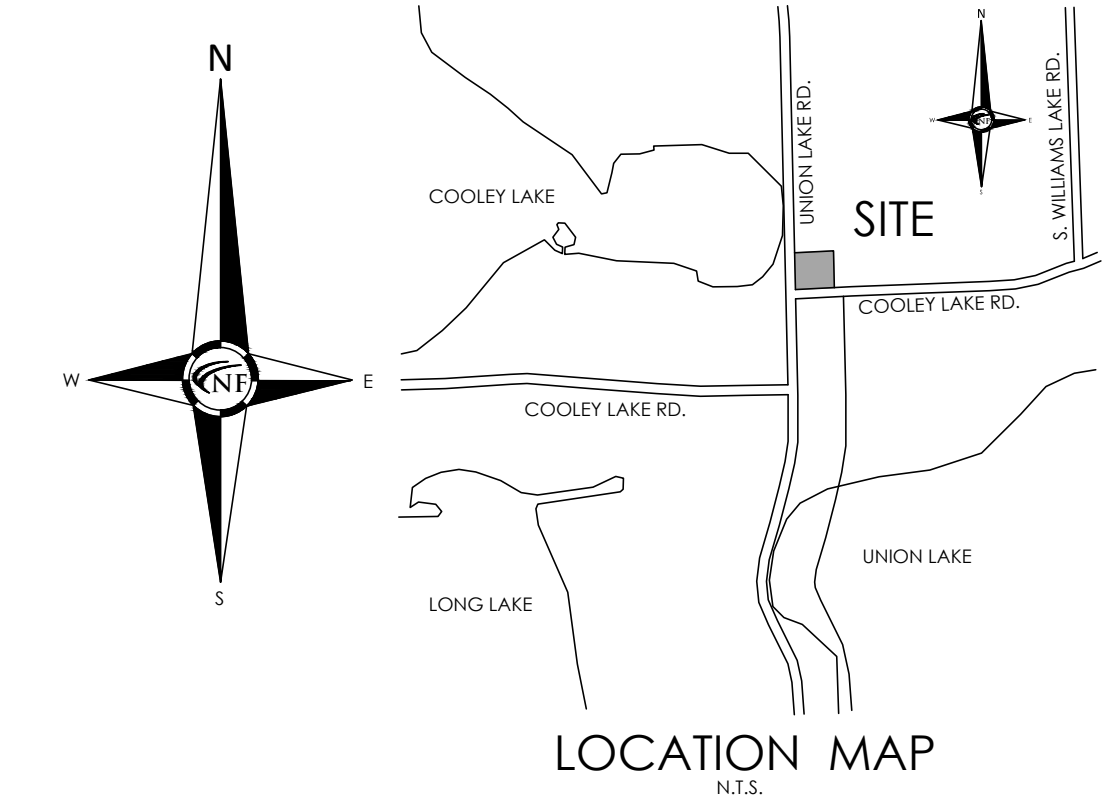
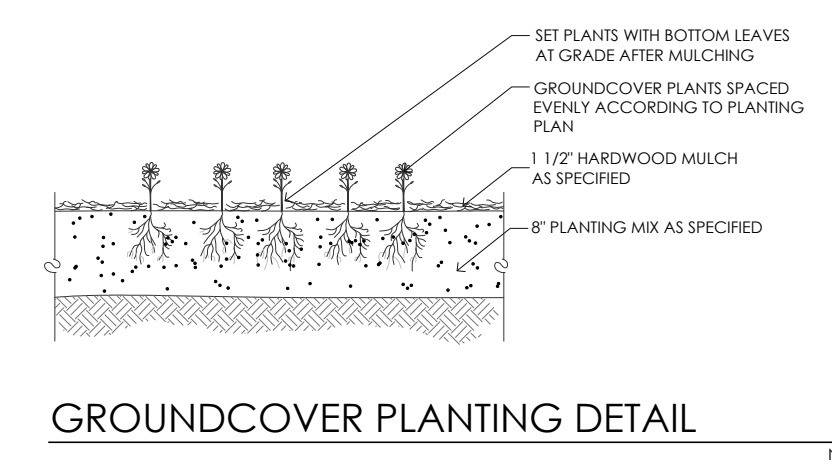
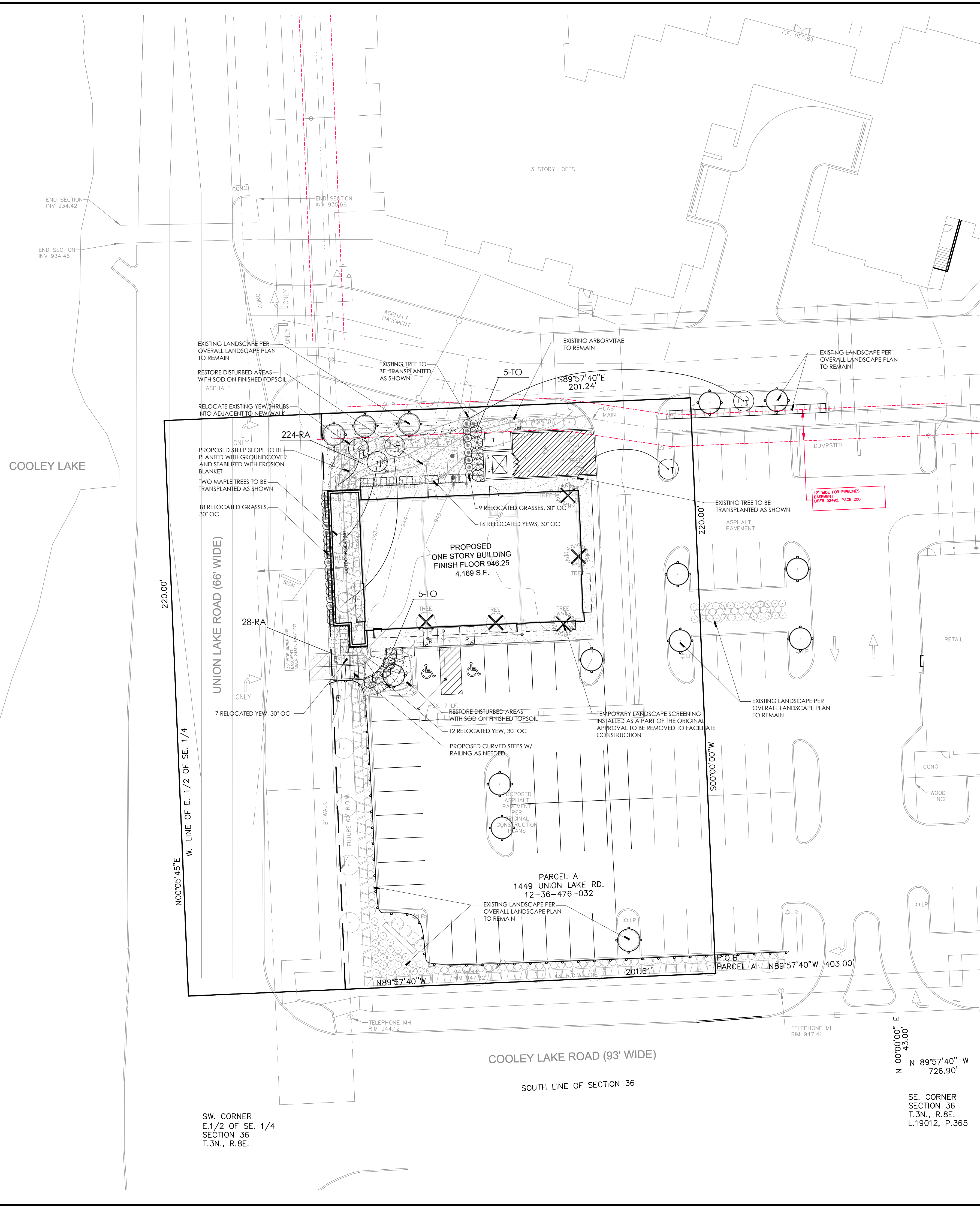
DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
08-25-2021

SCALE: 1" = 20'



NFE JOB NO. SHEET NO.
J635-03 L1



GENERAL NOTES

WATER TRANSPLANTED TREES THOROUGHLY WITHIN 24 HOURS AFTER TRANSPLANTING

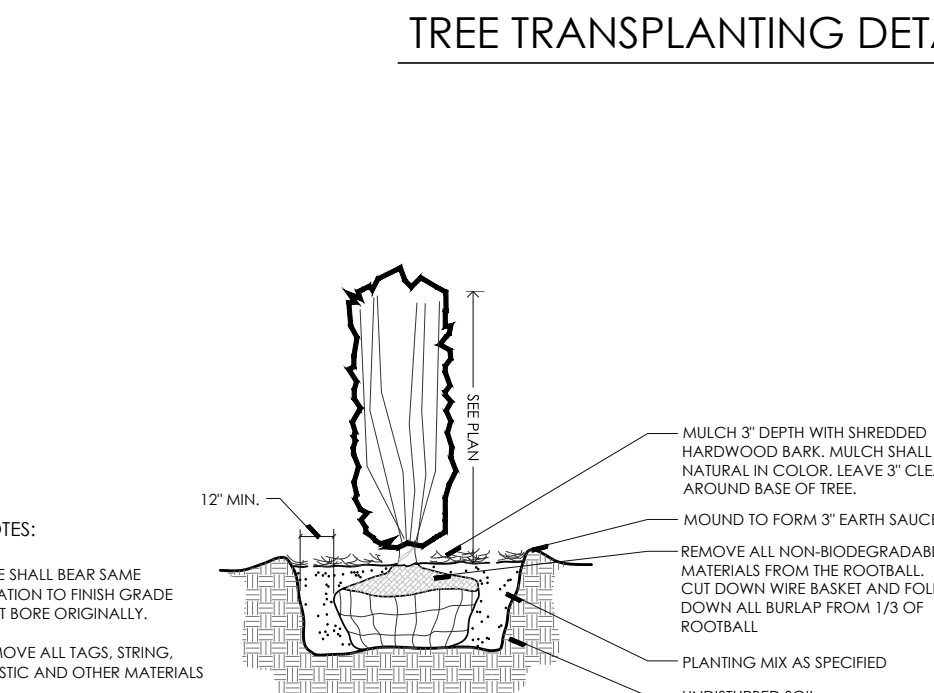
ROOT PRUNE ALL PROTRUDING ROOTS FROM SIDES OF ROOTBALL BEFORE PLANTING

SCARIFY THE SIDES OF THE PLANTING HOLE WHEN HEAVY CLAY SOILS EXIST

PLANT 6" HIGHER IN POORLY DRAINED SOILS AND FEATHER TO GRADE WITH WELL-DRAINED TOPSOIL

FORM A 6" HIGH SAUCER OVER THE EDGE OF THE ROOTBALL

TRENCH SIZE	SPACE SIZE
2 1/2" CAL.	44"
3 1/2" CAL.	55"
4" CAL.	60"
6" CAL.	90"



NOTES:

TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS

GENERAL SOD NOTE:

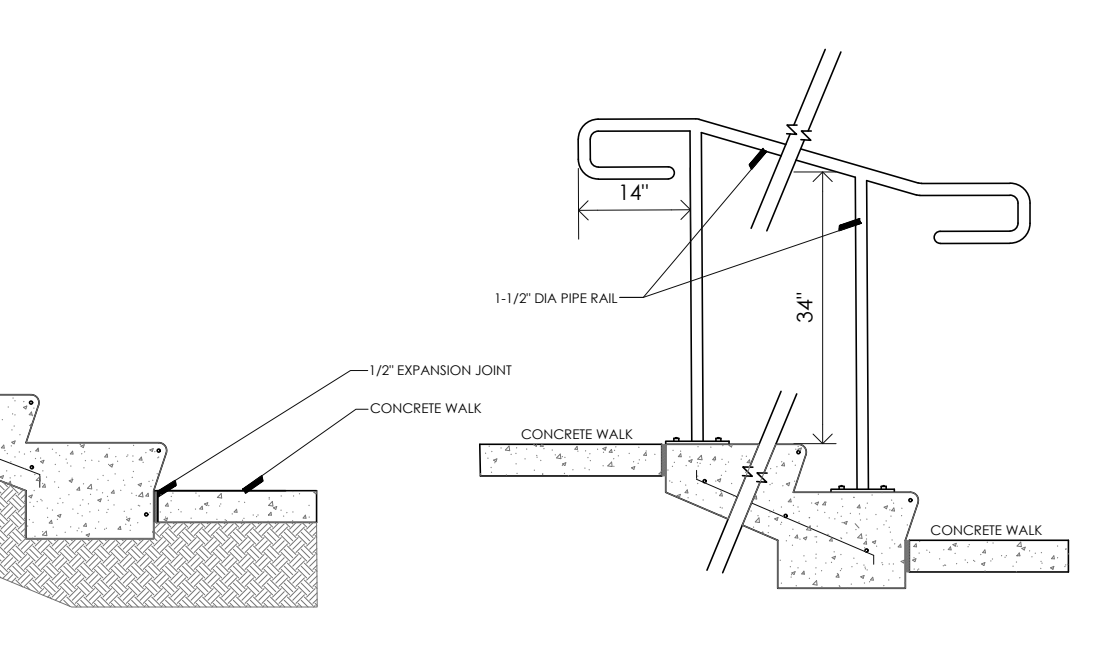
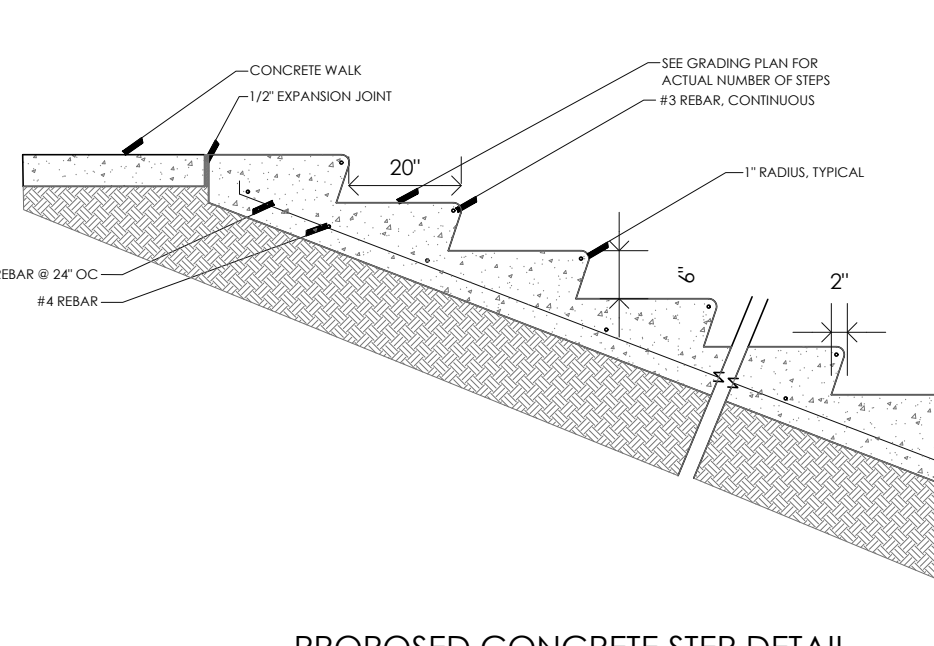
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES

SOD INSTALLATION SHALL OCCUR ONLY:

SPRING: APRIL TO JUNE
FALL: AUGUST 15 TO OCTOBER 15

PLANT MATERIAL NOTE:

ALL EXISTING PLANT MATERIAL ON-SITE SHALL BE TRANSPLANTED AS SHOWN OR ELSEWHERE ON-SITE AT THE DIRECTION OF OWNER OR OWNER'S REPRESENTATIVE. WHERE EXISTING PLANT MATERIAL IS IN GOOD CONDITION AND DIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE MATERIAL IN-KIND. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH SITE AND PROPOSED LOCATIONS, AND PLAN AND COORDINATE A STOCKPILE LOCATION WITH THE GENERAL CONTRACTOR.

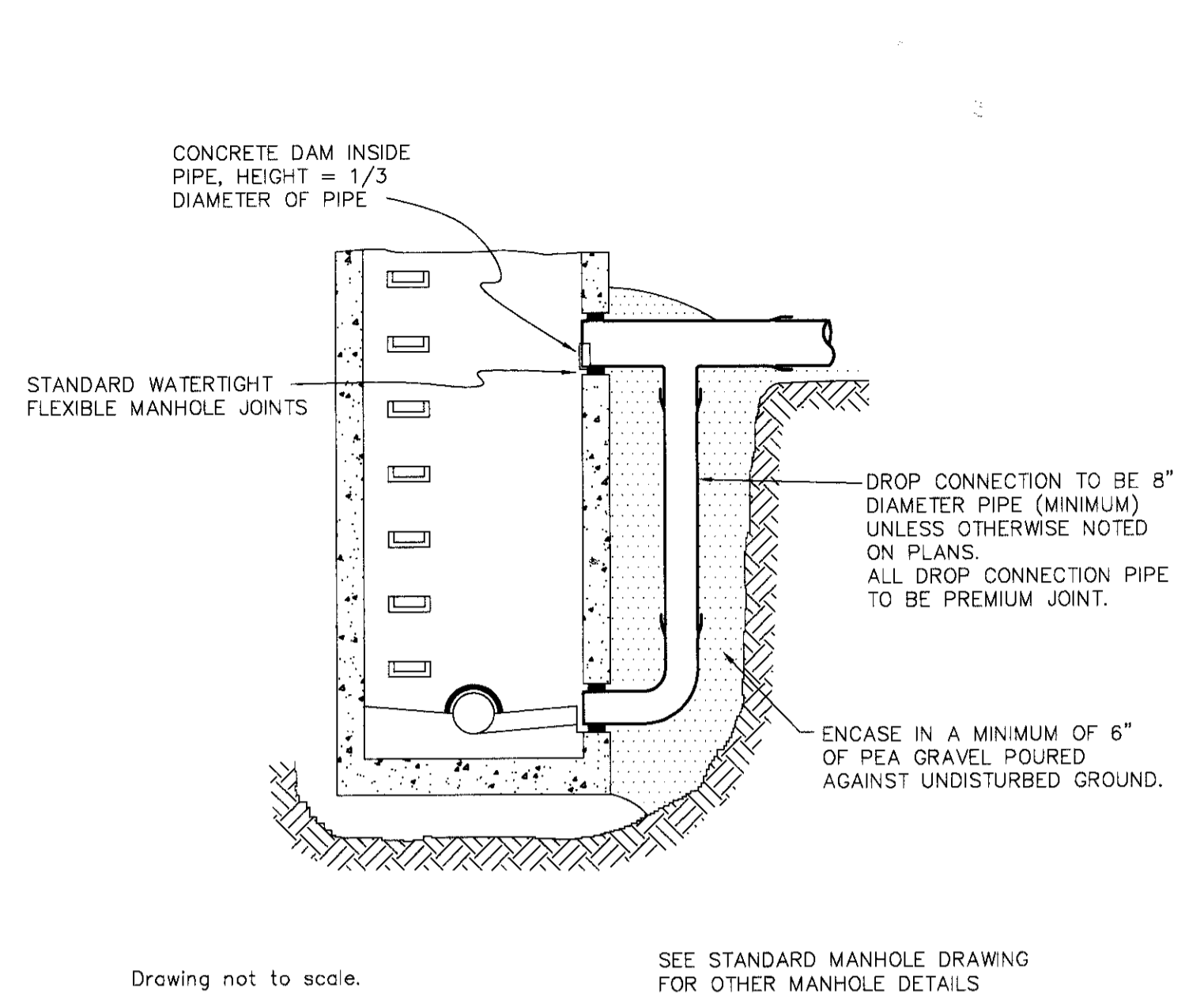


PLANT SCHEDULE

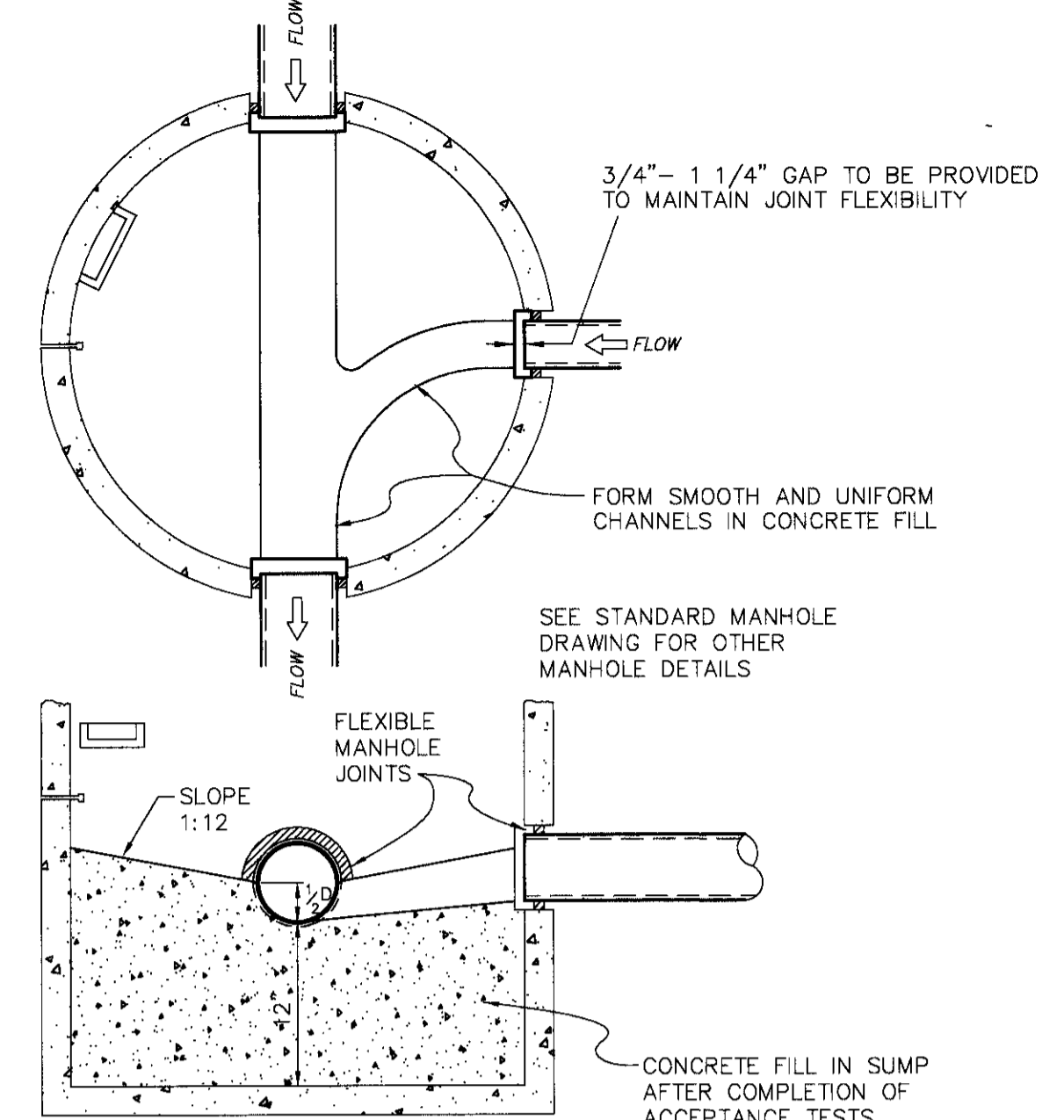
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
SHRUBS						
TO	10	<i>Thuja occidentalis</i> 'Smaragd' Emerald Green Arborvitae	6' HT	30" OC	B&B	
GROUNDCOVER						
RA	252	<i>Rhus aromatica</i> 'Low-Grow' Low-Grow Fragrant Sumac	3 GAL	24" OC	CONT	TRIANGULAR SPACING

SANITARY SEWER CONSTRUCTION NOTES

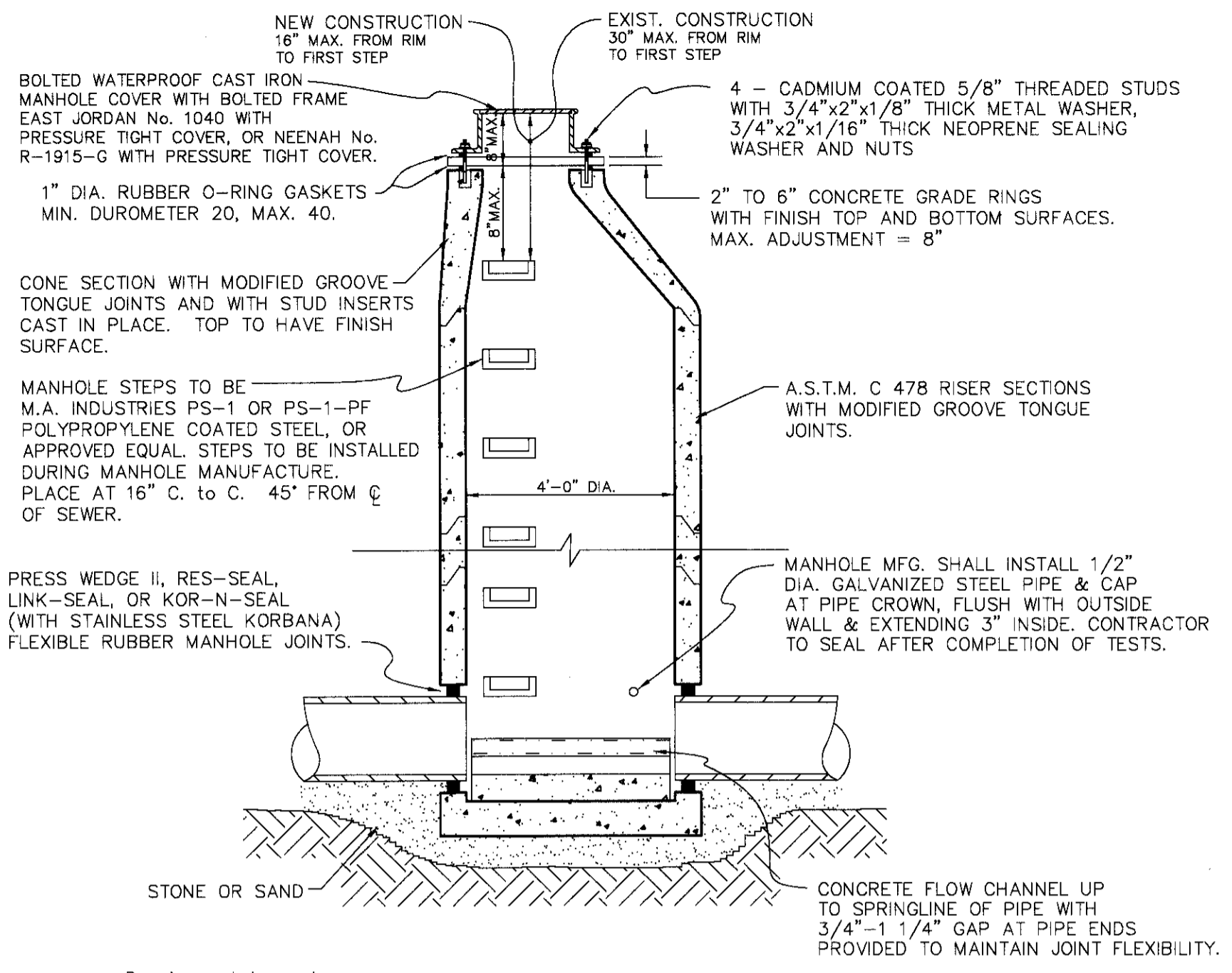
- All construction shall conform to the current standards and specifications of the local unit of government and the Oakland County Drain Commissioner (O.C.D.C.). All sanitary sewer construction shall have full time inspection supervised by a professional engineer provided by or caused to be provided by the local unit of government.
- At all connections to Oakland County Drain Commissioner's sewers or extensions, and before start of construction, the Contractor must obtain a Sewer Inspection Permit issued by the O.C.D.C. Gravity sewer permit charges are \$150.00 for each connection plus \$15.00 for each manhole constructed. Pressure sewer permit charges are \$250.00 per 2460 l.f. of force main with a minimum permit fee of \$250.00. Failure to pass any test segment will result in an additional charge to the Contractor for each retest in accordance with the above price schedule. The Contractor shall also have posted with the O.C.D.C. a \$5,000.00 surety bond and \$500.00 cash deposit. The Contractor shall notify the local unit of government and the O.C.D.C. 24 hours prior to the beginning of any construction. Final air tests must be witnessed by County personnel and must be scheduled in advance.
- No sewer installation shall have an infiltration exceeding 200 gallons per inch diameter per mile of pipe in a 24 hour period, and no single run of sewer between manholes shall exceed 250 gallons per inch diameter per mile. Air tests in lieu of infiltration tests shall be as specified in the O.C.D.P.W. "Acceptance Tests", dated September, 1972. Only pipe and pipe joints approved by the Oakland County Drain Commissioner may be used for sanitary sewer construction.
- At all connections to an existing Oakland County Drain Commissioner sewer or extension thereto a watertight bulkhead with a capped 1-inch diameter pipe to permit measuring infiltration shall be provided. A temporary 12-inch deep sump shall also be provided in the first manhole above the connection which will be filled in after successful completion of any infiltration test up to the standard fillet provided for the flow channel.
- All building leads and risers shall be 6-inch S.D.R. 23.5 ABS OR PVC pipe with chemically fused joints, or an approved equal pipe and joint. Sewer pipe wye or tee openings shall contain factory installed premium joint material of an approved type compatible with that of the building lead pipe used. Building leads to be furnished with removable air tight and water-tight stoppers.
- All rigid sewer pipe shall be installed in Class "B" bedding or better. All flexible, semi-flexible or composite sewer pipe shall be installed in conformance to the Oakland County Drain Commissioner specifications.
- All new manholes shall have Oakland County Drain Commissioner approved flexible, water-tight seals where pipes pass through walls. Manholes shall be of precast sections with modified groove tongue and rubber gasket type joints. Precast manhole cone sections shall be Oakland County Drain Commissioner approved modified eccentric cone type. All manholes shall be provided with bolted, water-tight covers.
- At all connections to manholes on Oakland County Drain Commissioner's sewers or extensions thereto drop connections will be required when the difference in invert elevations exceeds 18-inches. Outside drop connections only will be approved.
- Taps to existing manholes shall be made by coring. The Contractor shall place a KOR-N-SEAL boot (or O.C.D.C. approved equal) after coring is completed. Blind drilling will not be permitted in lieu of coring.
- New manholes constructed directly on Oakland County Drain Commissioner's sewers shall be provided with covers reading "Oakland County - Sanitary" in raised letters. New manholes built over an existing sanitary sewer shall have monolithic poured bottoms.
- No ground water, storm water, construction water, downspout drainage or weep tile drainage shall be allowed to enter any sanitary sewer installation.
- Prior to excavation, the Contractor shall telephone MISS DIG (647-7344) for the location of underground pipeline and cable facilities, and shall also notify representatives of other utilities located in the vicinity of the work.
- 18" minimum vertical separation and 10' minimum horizontal separation must be maintained between sanitary sewer and water main.
- Manhole frame and cover shall be as follows: East Jordan heavy manhole cover, base flange type #1040 or Neenah Foundry heavy duty #R-1642 manhole frame. Solid lid cover shall be non-rocking and marked "WHITE LAKE TOWNSHIP SEWER DEPARTMENT."



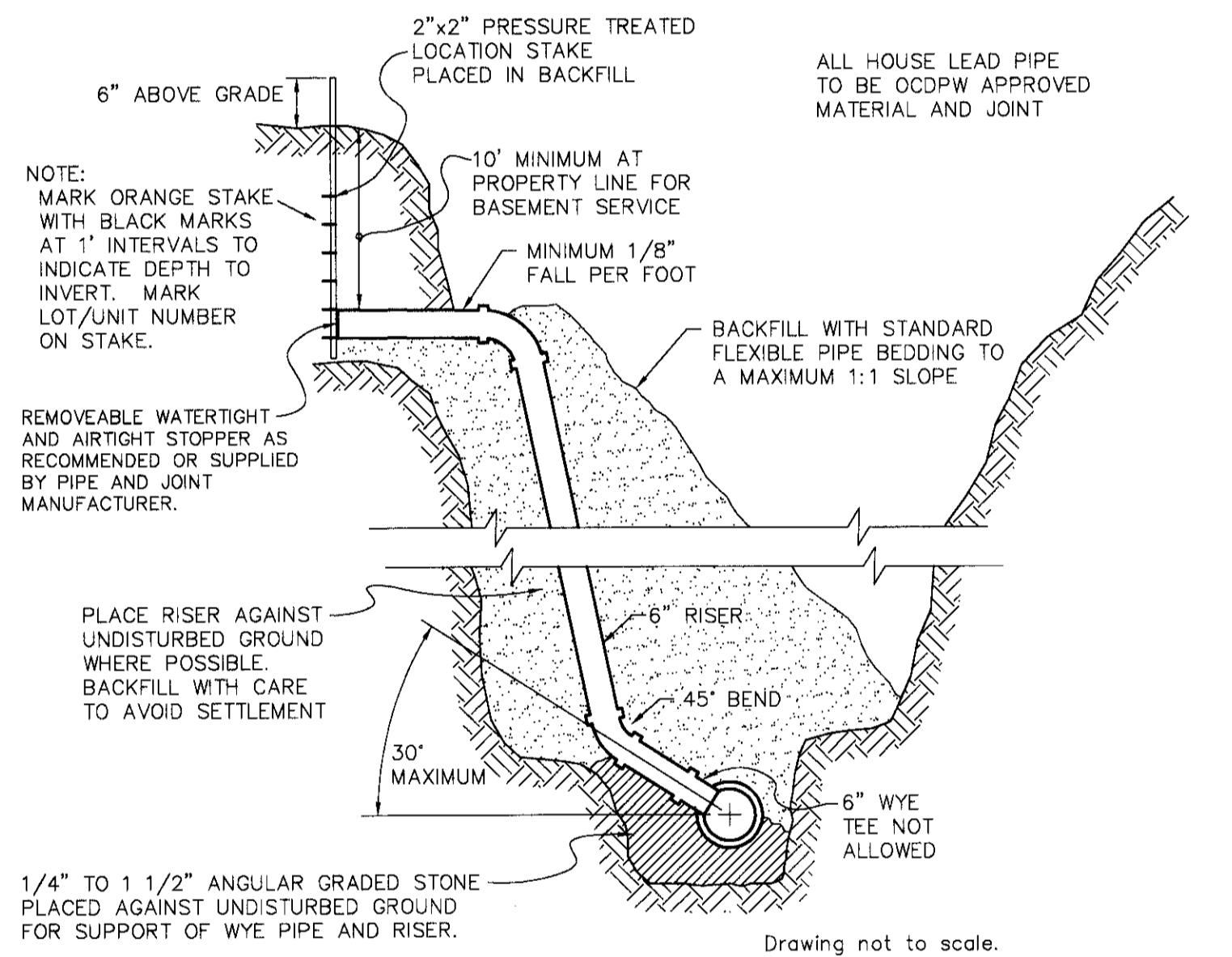
EXTERIOR DROP CONNECTION



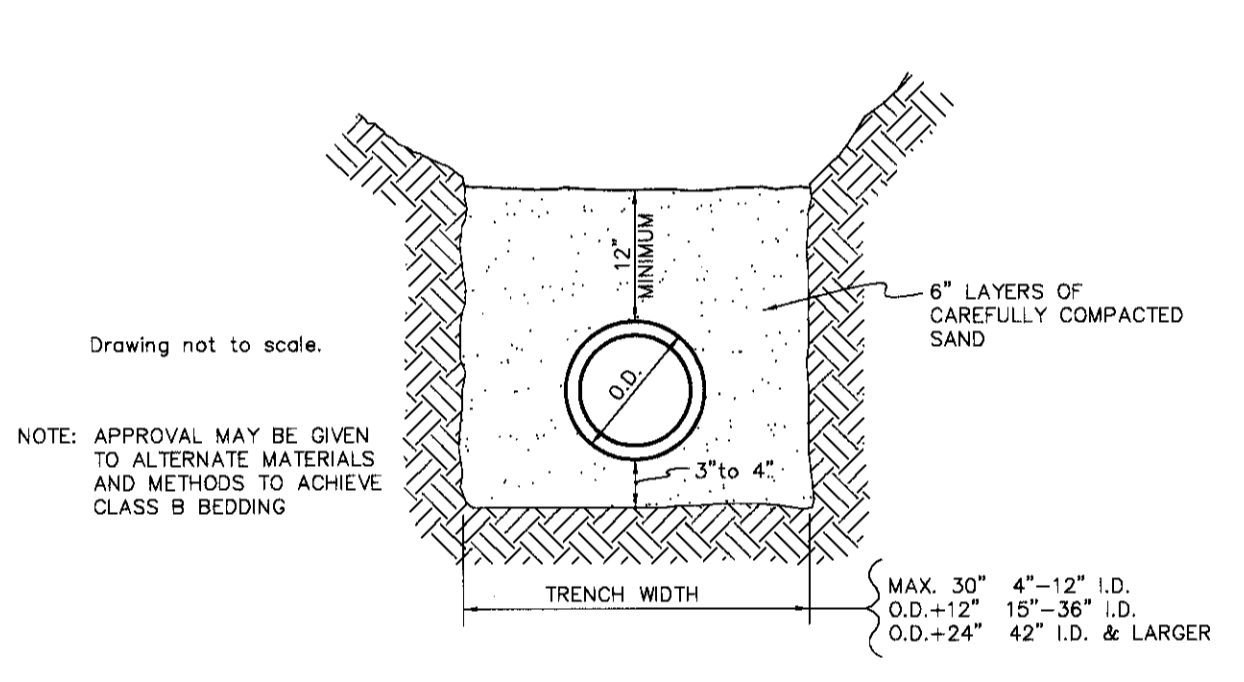
SUMP MANHOLE FOR TESTING, CLEANING, AND DEWATERING



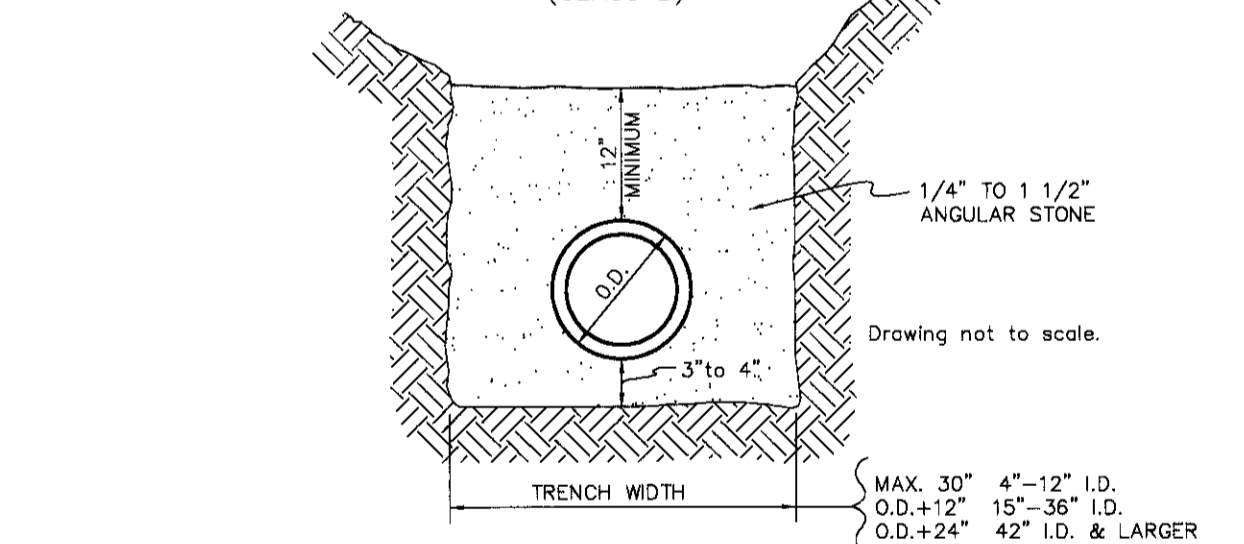
STANDARD MANHOLE ON 8" THROUGH 24" DIAMETER SEWERS



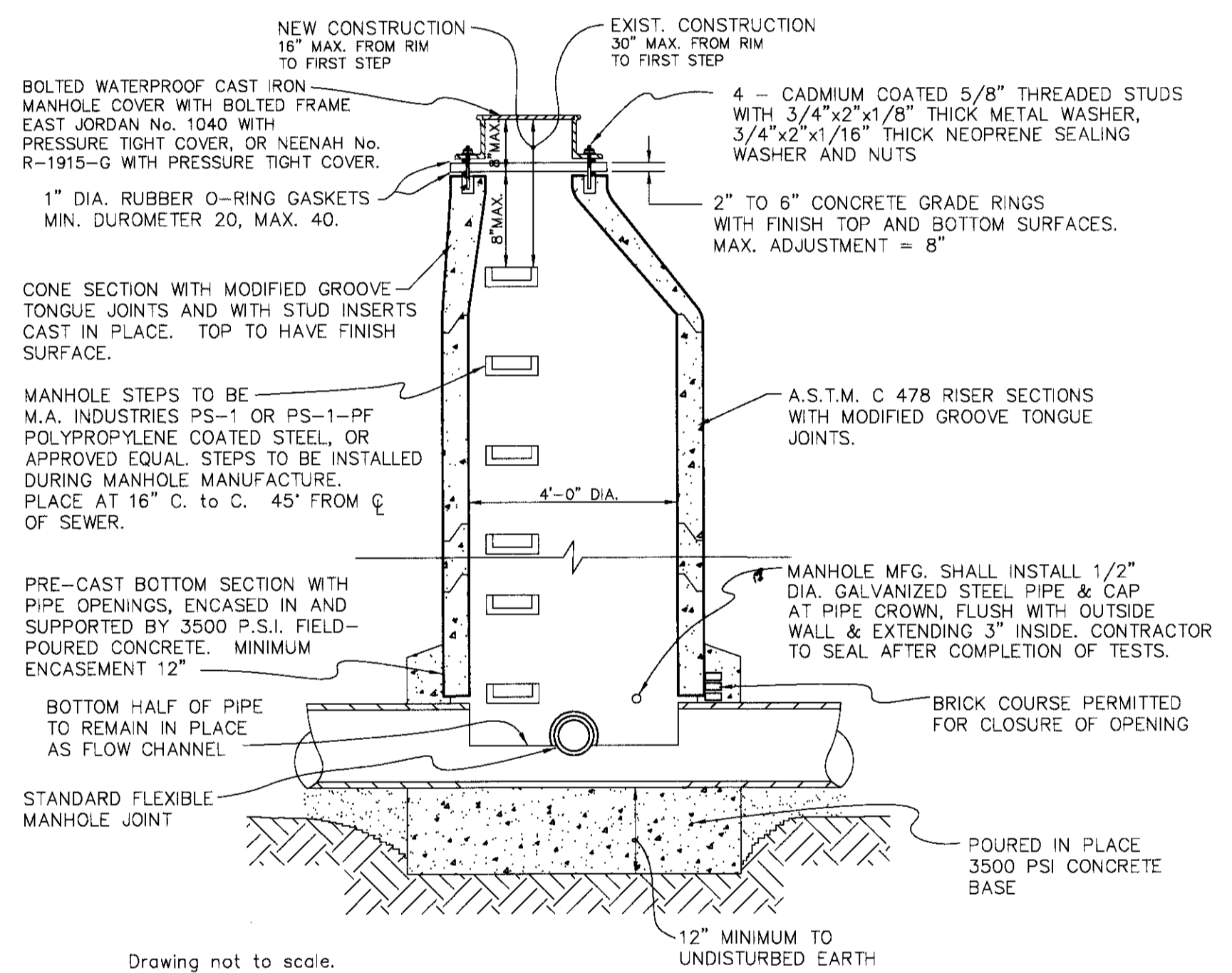
HOUSE/BUILDING LEAD DETAIL



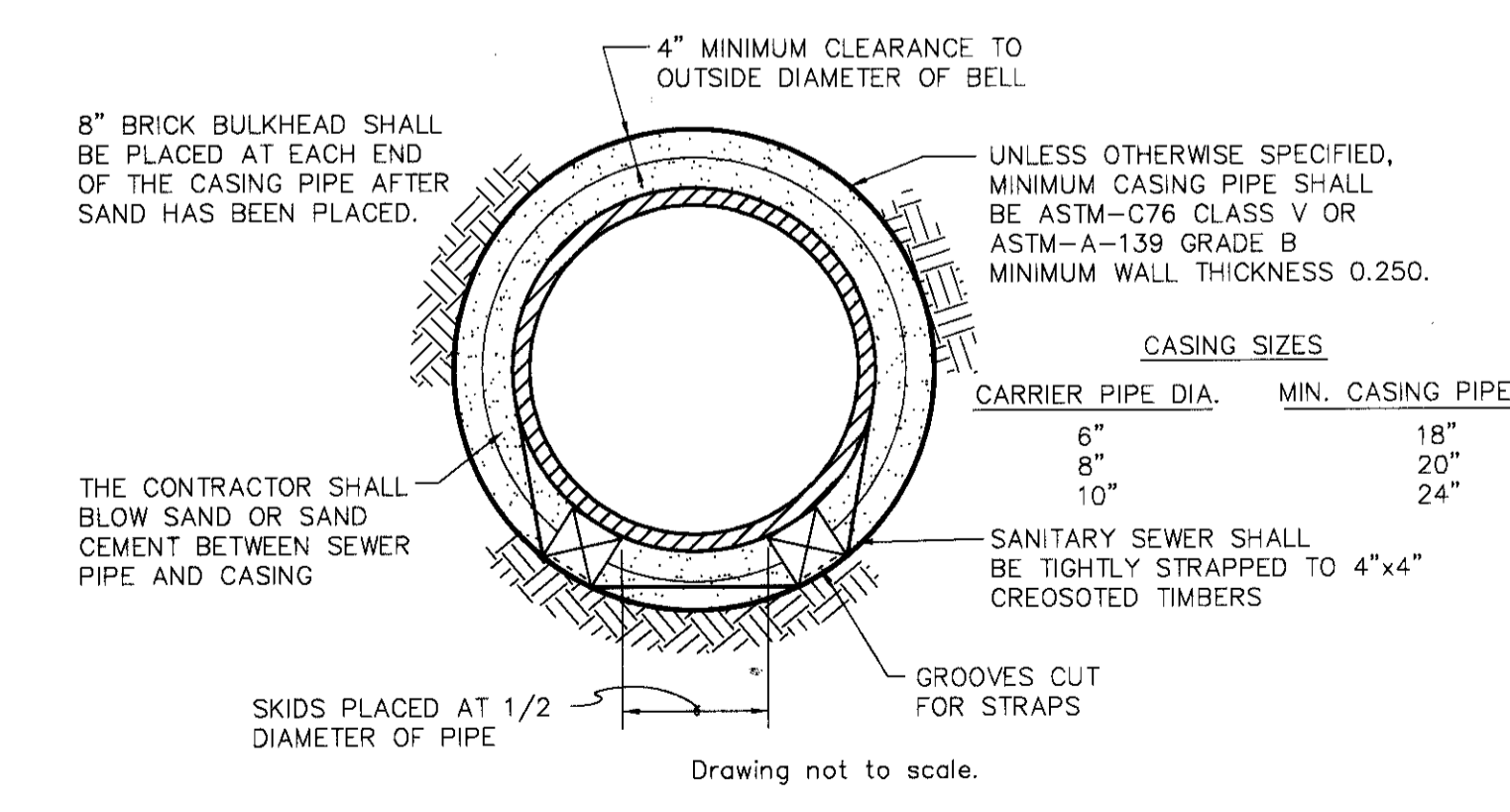
BEDDING DETAIL FOR RIGID PIPE (CLASS B)



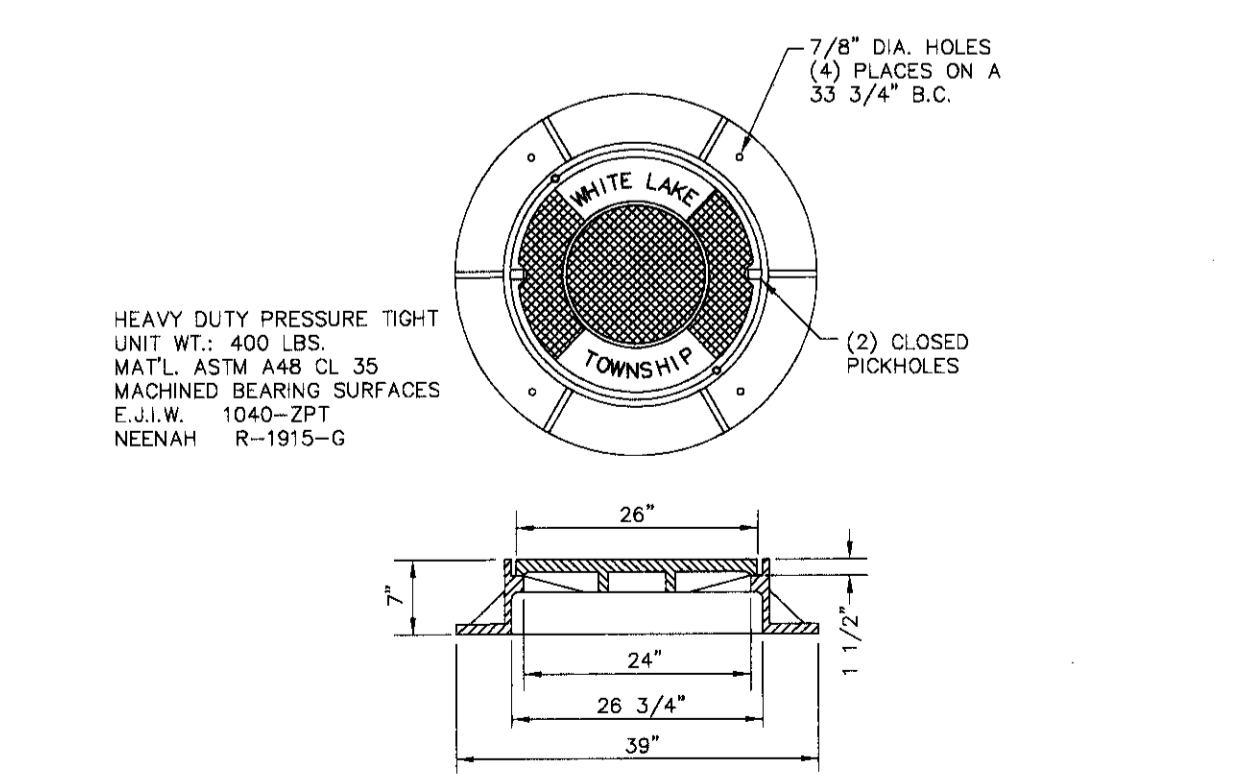
BEDDING DETAIL FOR FLEXIBLE PIPE



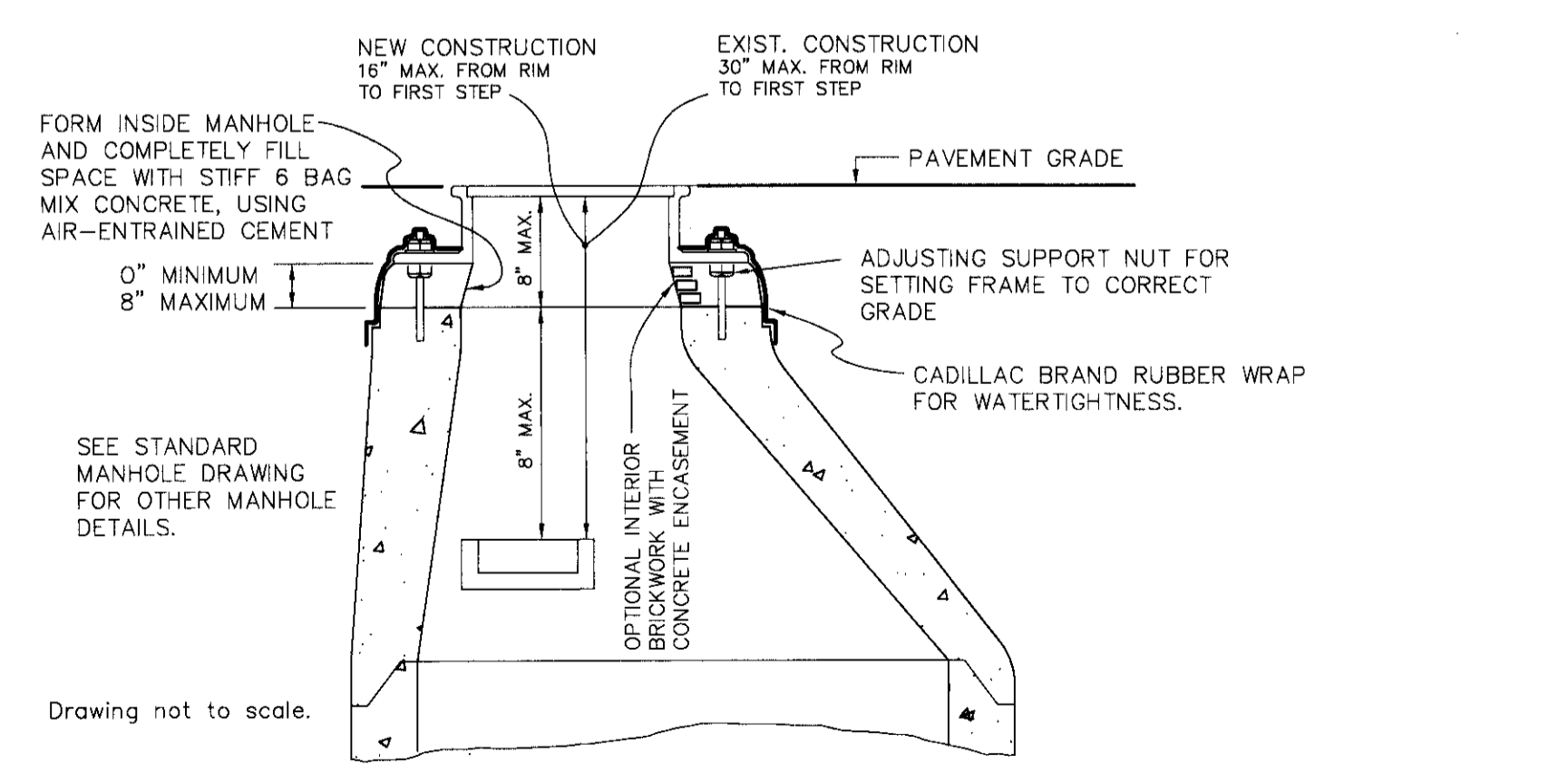
SKETCH OF MINIMUM MANHOLE REQUIREMENTS ON MANHOLES CONSTRUCTED OVER EXISTING SEWERS



PIPE BARREL SUPPORT FOR SEWER



MANHOLE COVER & FRAME



OPTIONAL CONSTRUCTION DETAILS

DRAWN: CAD
DESIGN: OA
CHECKED:

SCALE: VERT. AS NOTED
HORZ.

REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		FIRST ISSUE	9-11-97						

Johnson & Anderson, Inc.
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7525 Highland Road, White Lake, Michigan 48383-2900
(248) 698-3300

SANITARY SEWER STANDARD DETAILS

JOB NO. _____
DATE ISSUED 9-11-97
SHEET NO. 131

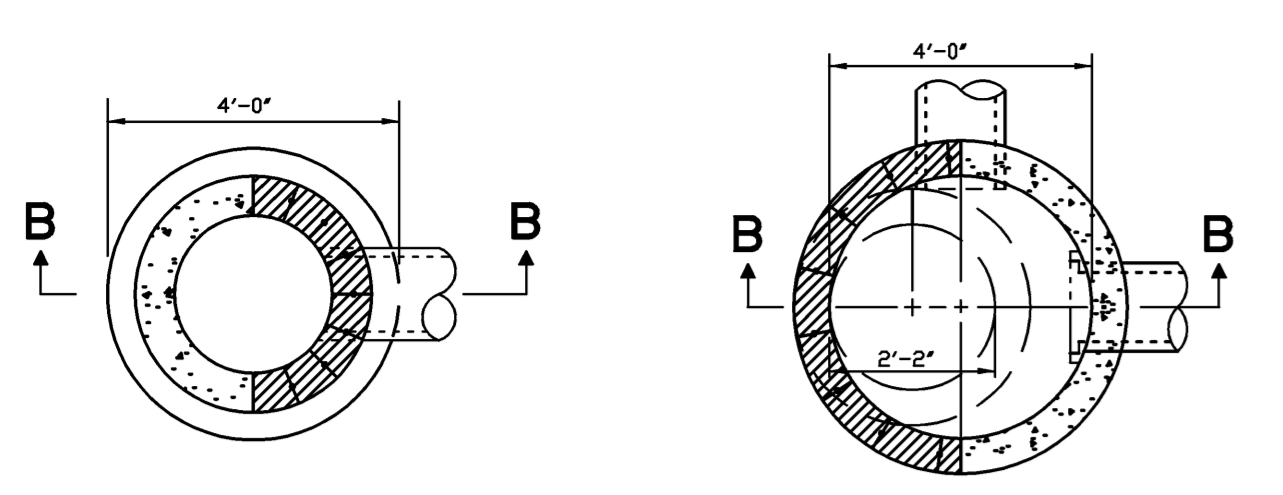
C:\Drawings\Std-Detail-Sanitary.dwg Thu Sep 11 13:55:50 1997 rdl

BRD24X36

STORM SEWER NOTES

1. PRECAST CONC. RISERS SHALL MEET A.S.T.M. C478
2. DIAMETER OF CONC. BASE: I.D. + 2(WALL) + 8"
3. MANHOLE STEP SPACING SHALL MEET MIOSHA REQUIREMENTS. NO MORE THAN 21" FROM RIM TO FIRST STEP. MAX. 16" O.C. STEPS SHALL BE CAST POLYPROPYLENE REINFORCED WITH A 1/2" STEEL ROD.
4. WALL THICKNESS OF BLOCK STRUCTURES SHALL BE:
DEPTH THICKNESS
0-8' 6"
8-15' 8"
OVER 15' 12"
5. MINIMUM I.D. OF STRUCTURE FOR: 36" to 42" = 5'-0"
48" to 54" = 6'-0"
LARGER DIAMETER STRUCTURES MAY BE REQUIRED DEPENDING ON PIPING CONFIGURATION.
6. ALL LIFTING HOLES AND VOIDS IN INTERIOR JOINTS SHALL BE FILLED BY MORTAR.
7. THE FINGER DRAIN DETAIL SHALL BE USED AT ALL LOW POINT CATCH BASINS IN PAVEMENT AREAS. THE DETAIL MAY BE OMITTED WITH THE APPROVAL OF THE TOWNSHIP ENGINEER IN AREAS WITH VERY POROUS SOILS AND NO GROUNDWATER PROBLEMS.
8. PRECAST ONE PIECE BASES AND RISERS ARE ACCEPTABLE FOR INLETS, CATCH BASINS AND MANHOLES
9. FRAMES & COVERS WITH INLET CAPACITY
-TRAFFIC AND PARKING AREAS: MDOT "D" (EJW 5105) 1.9 CFS
-REAR YARD AND DITCH INLETS: MDOT "E" (EJW 6508) 3.1 CFS
-MANHOLES: MDOT "A" (EJW 1060)
-CURB AND GUTTER INLETS: MDOT "K" (EJW 7045) 1.8 CFS
-MOUNTABLE CURB & GUTTER: MDOT "C" (EJW 7066) 2.2 CFS
10. CONTACT THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTION. FULL TIME INSPECTION WILL BE REQUIRED FOR ALL UNDERGROUND STORM SEWER CONSTRUCTION. PHONE (248) 334-9901
11. THE CONTRACTOR SHALL CONTACT MISS DIG 72 HOURS BEFORE CONSTRUCTION AT (800) 482-7171 TO LOCATE EXISTING UNDERGROUND UTILITIES.
12. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL HAVE IN HIS POSSESSION A CURRENT SOIL EROSION CONTROL PERMIT AS ISSUED BY THE OAKLAND COUNTY DRAIN COMMISSIONER.
13. A 2' DEEP SUMP SHALL BE USED IN ANY STRUCTURE SUBJECT TO A WATER DROP GREATER THAN 2.0' FROM AN INLET PIPE.
14. ALLOWABLE STORM SEWER PIPE TYPES:
-12" AND UP: RCP ASTM C-76 MIN. CLASS 3, MIN. CLASS 4 UNDER TRAFFIC AREAS, RUBBER JOINT
-6" TO 15" SCH 40 PVC OR SDR 23.5 PVC WITH RUBBER OR GLEE JOINT
-6" TO 48" SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE WITH NEOPRENE LINED JOINTS OR BETTER
15. THE MINIMUM PIPE SIZE IN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND FOR PIPES CARRYING OFF-SITE STORM WATER SHALL BE 12"
16. ALL PIPE ENDS NOT WITHIN A STRUCTURE SHALL HAVE A CONCRETE OR METAL FLARE END SECTION (FES) WITH A BAR SCREEN ON PIPES 18" AND LARGER EXCEPT THOSE WITHIN A SECURE FENCED AREAS/NO BAR SCREEN.
17. ALL DRAINAGE STRUCTURES WITHIN THE ROAD SHALL BE SEALED WITH WRAPPED GEOTEXTILE PER RDCD STANDARDS

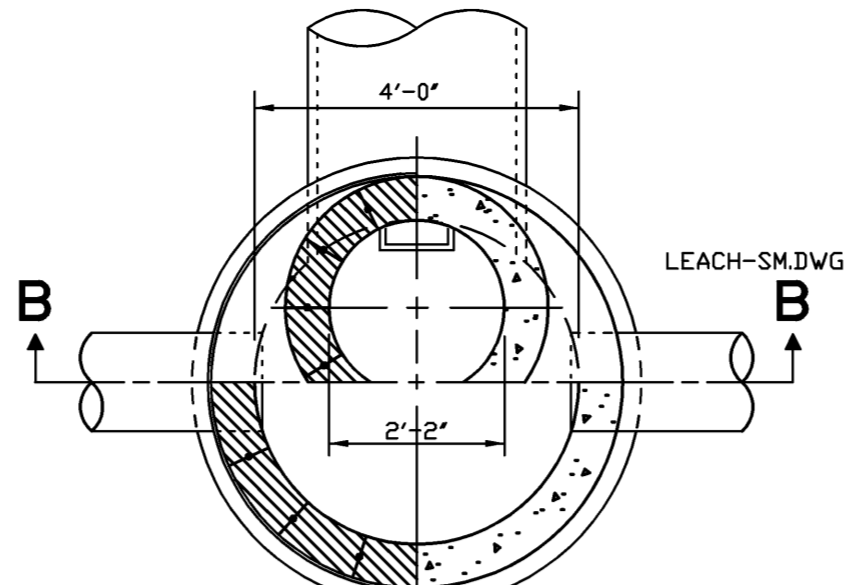
PIPE DIA.	"D"	"E"	"F"	S.Y.
12"	5'-0"	6'-6"	3'-0"	4
15"	5'-0"	7'-0"	3'-0"	4
18"	5'-0"	7'-6"	3'-6"	4
21"	5'-6"	8'-0"	4'-0"	5
24"	6'-0"	8'-6"	4'-6"	6
27"	6'-6"	9'-0"	5'-0"	6
30"	7'-0"	9'-6"	5'-6"	7
36"	7'-6"	10'-0"	5'-6"	8
42"	8'-0"	10'-6"	6'-0"	10
48"	9'-0"	11'-0"	6'-6"	12
	10'-0"	13'-0"	7'-0"	14



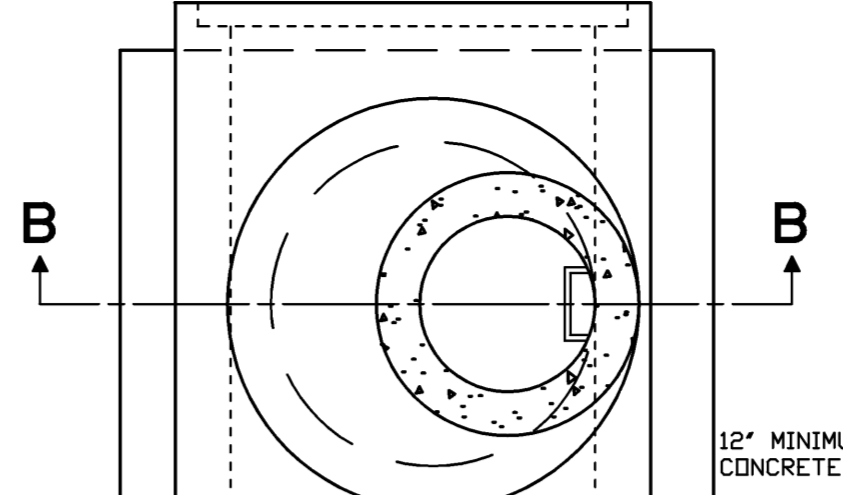
SECTION A-A

SECTION A-A

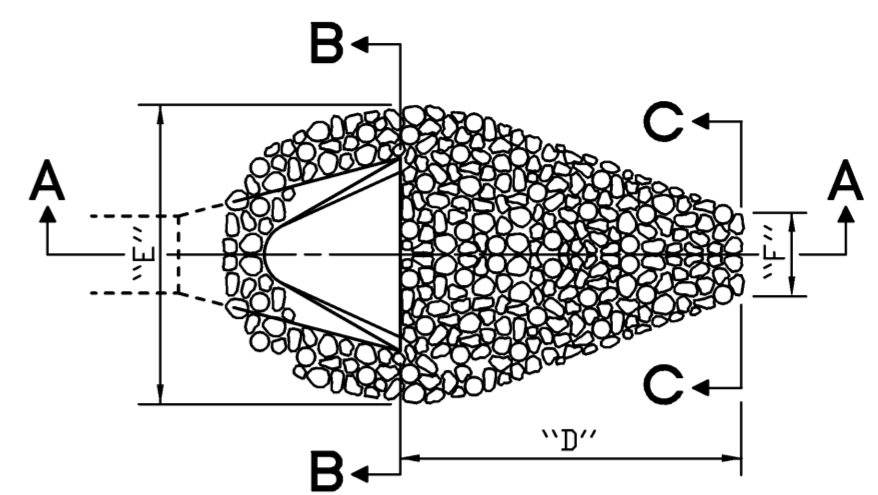
SECTION A-A



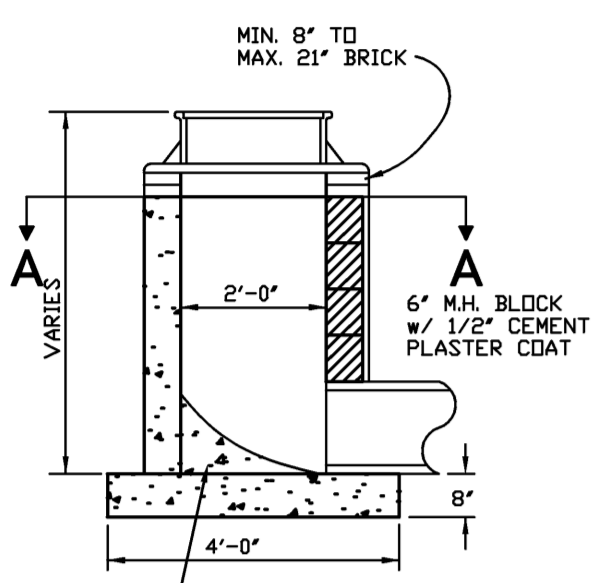
SECTION A-A



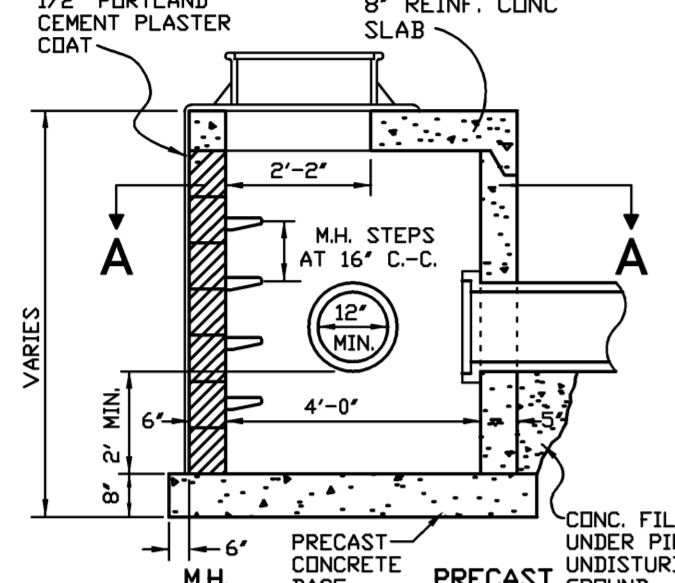
SECTION A-A



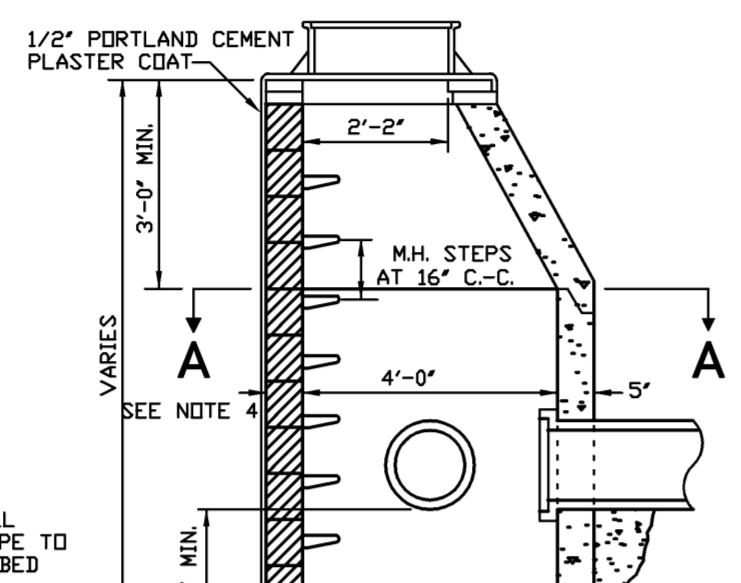
PLAN VIEW



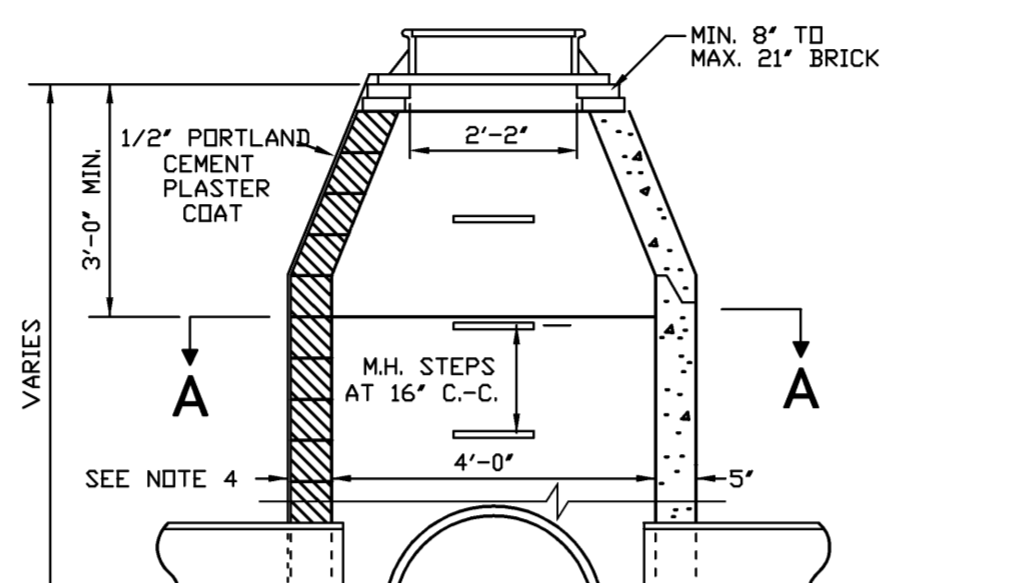
SECTION B-B
24" INLET



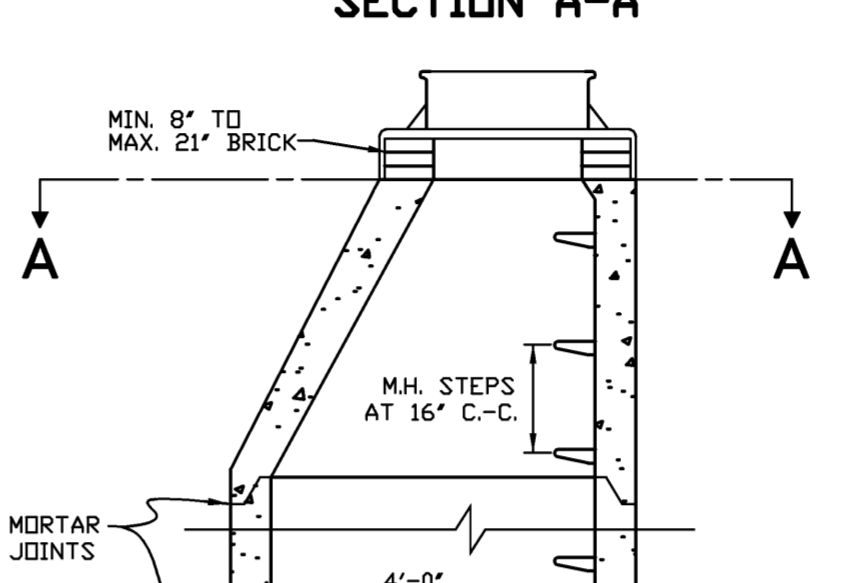
SECTION B-B
STRUCTURE WITH
SLAB COVER
(CATCH BASIN SHOWN)



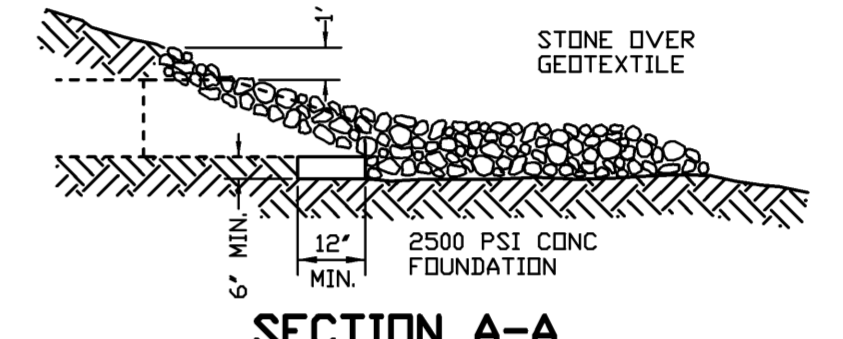
SECTION B-B
STANDARD CATCH BASIN



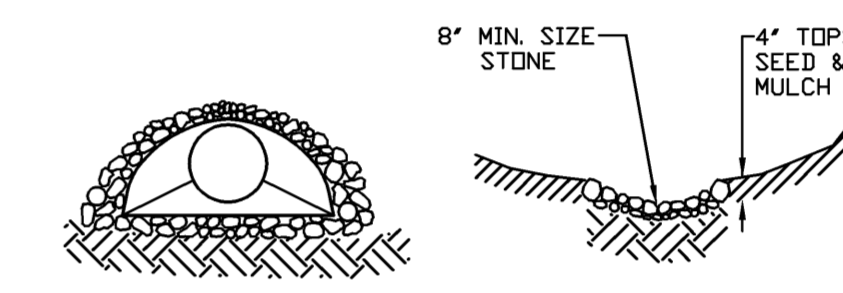
SECTION B-B
STANDARD STORM MANHOLE



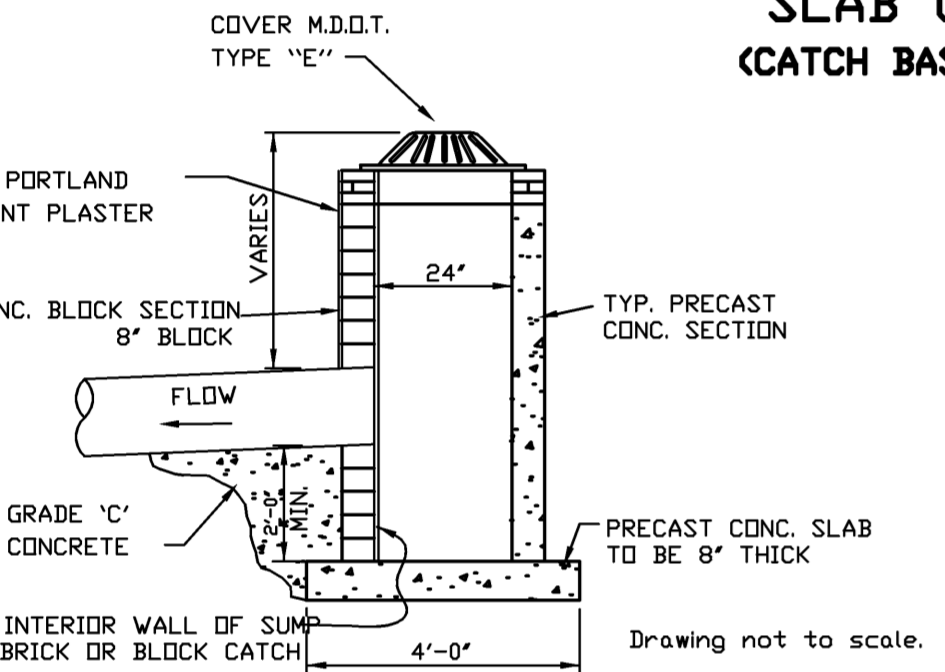
SECTION B-B
STANDARD PRECAST CONCRETE
MANHOLE TEE



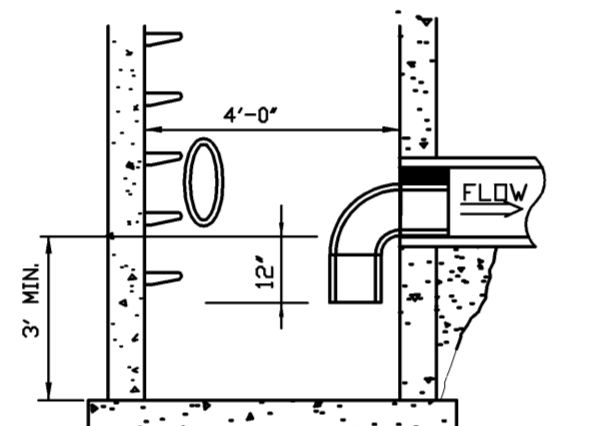
SECTION A-A
PLAIN STONE RIP-RAP



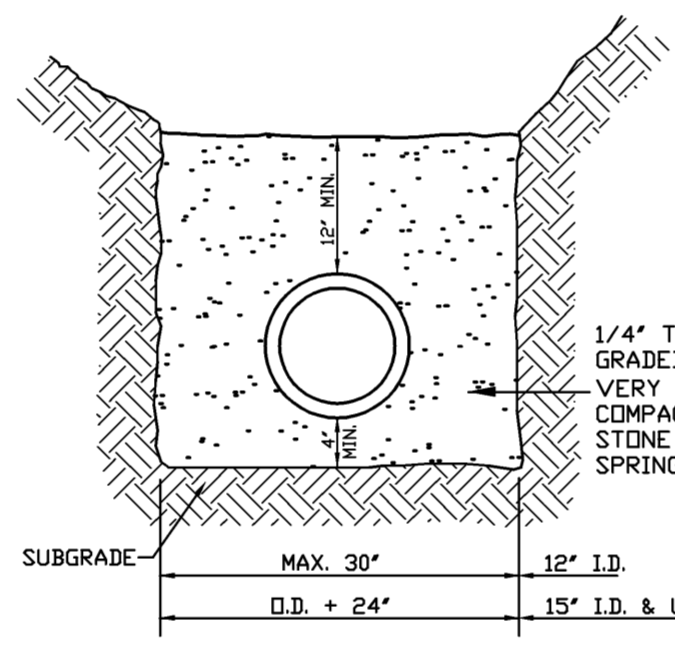
SECTION B-B SECTION C-C
PLAIN STONE RIP-RAP



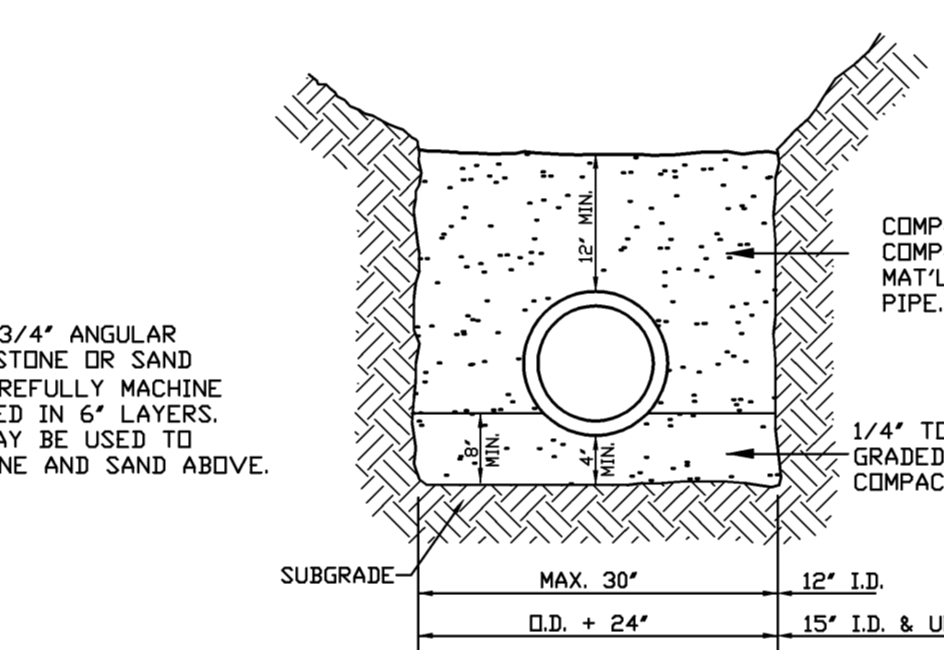
STANDARD REAR YARD CATCH BASIN



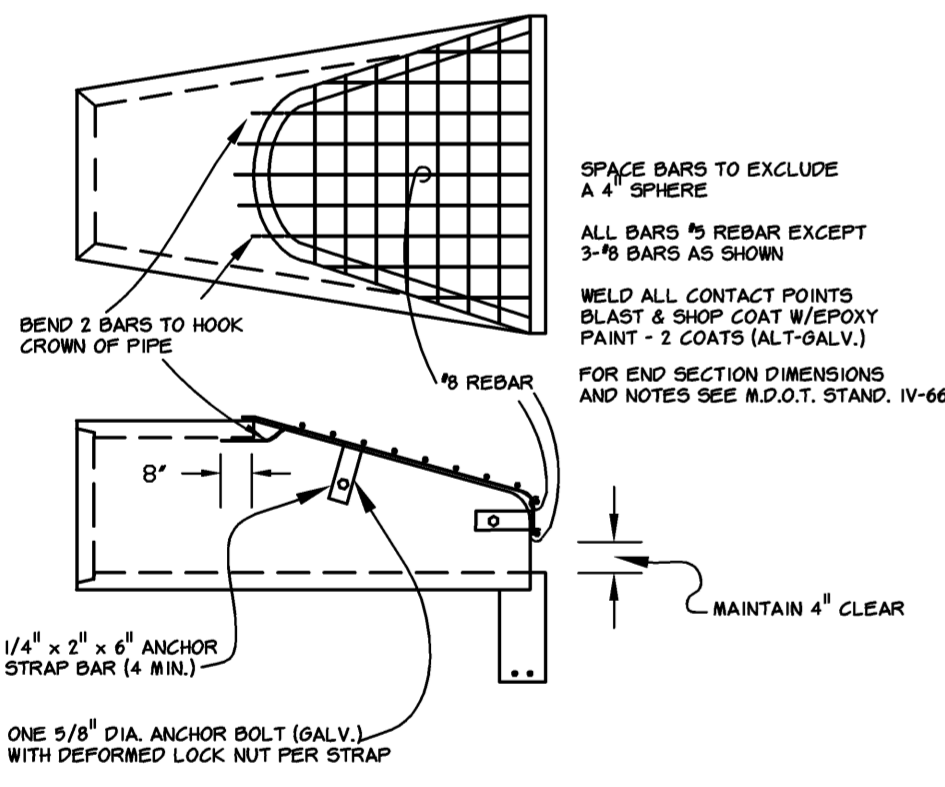
TRAPPED CATCH BASIN



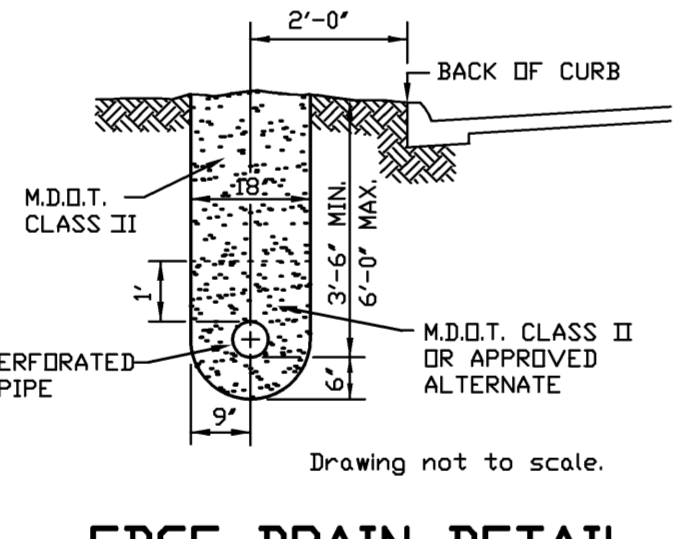
PIPE BEDDING
FOR PLASTIC PIPE



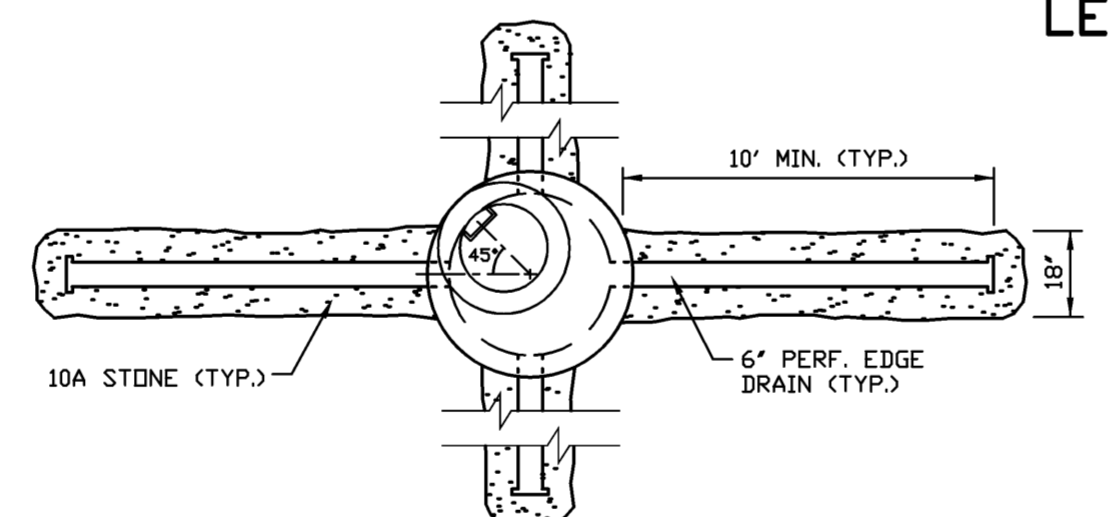
CLASS "B" BEDDING
FOR SEWER PIPE
LESS THAN 48"



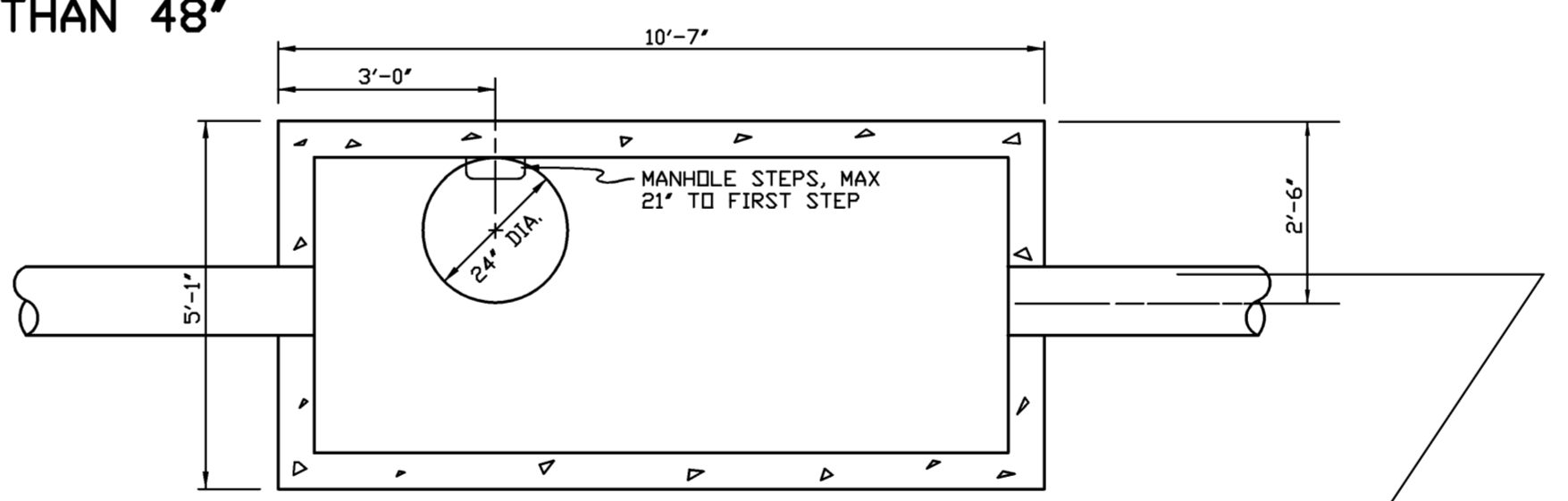
BAR SCREEN DETAIL



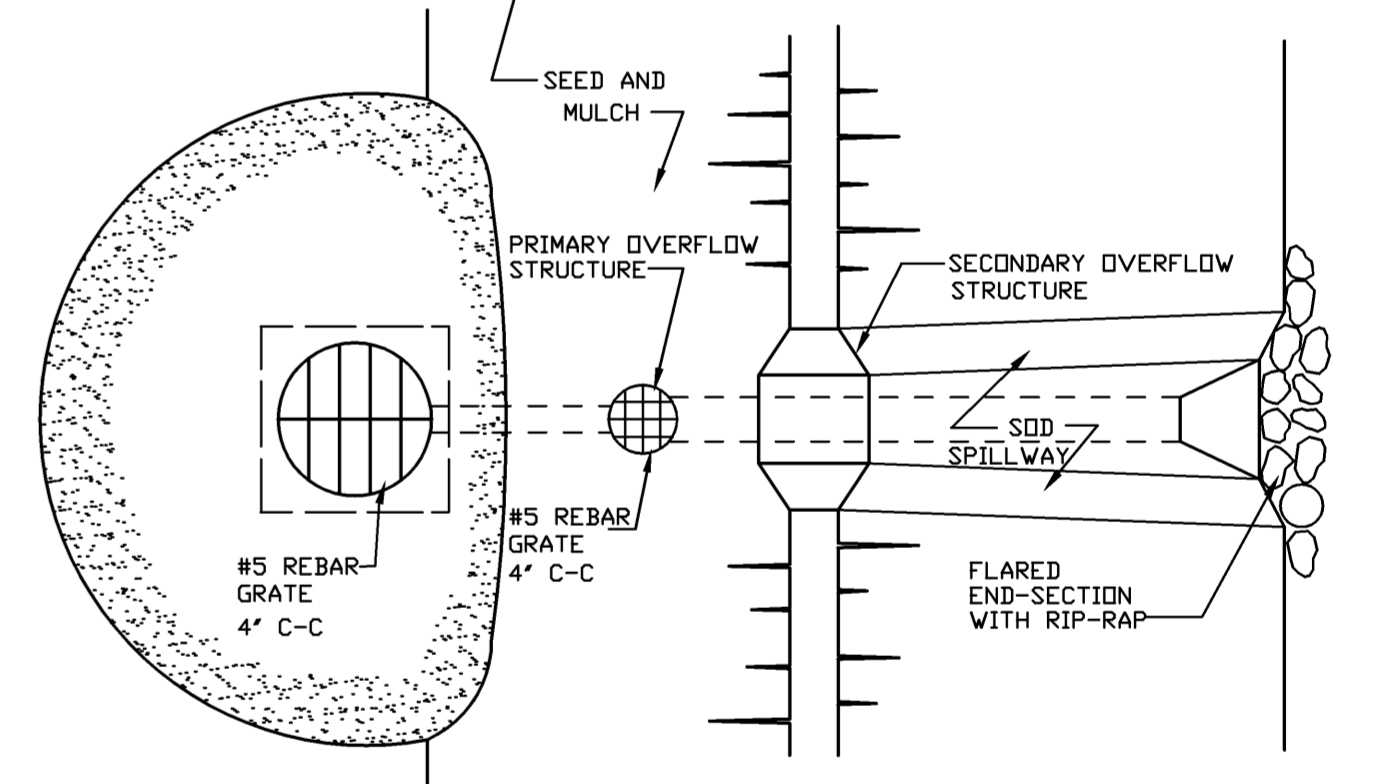
EDGE DRAIN DETAIL



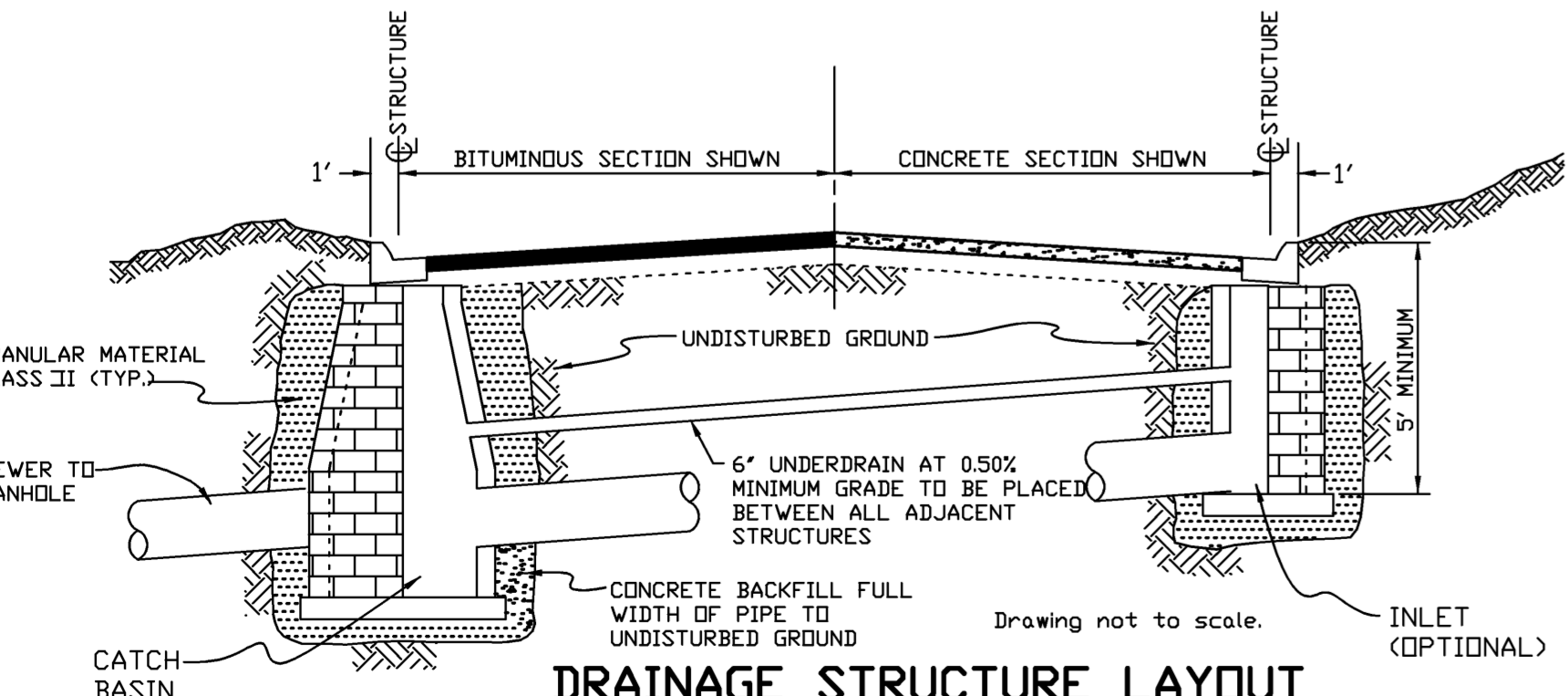
DETAIL
STANDARD LEACHING BASIN



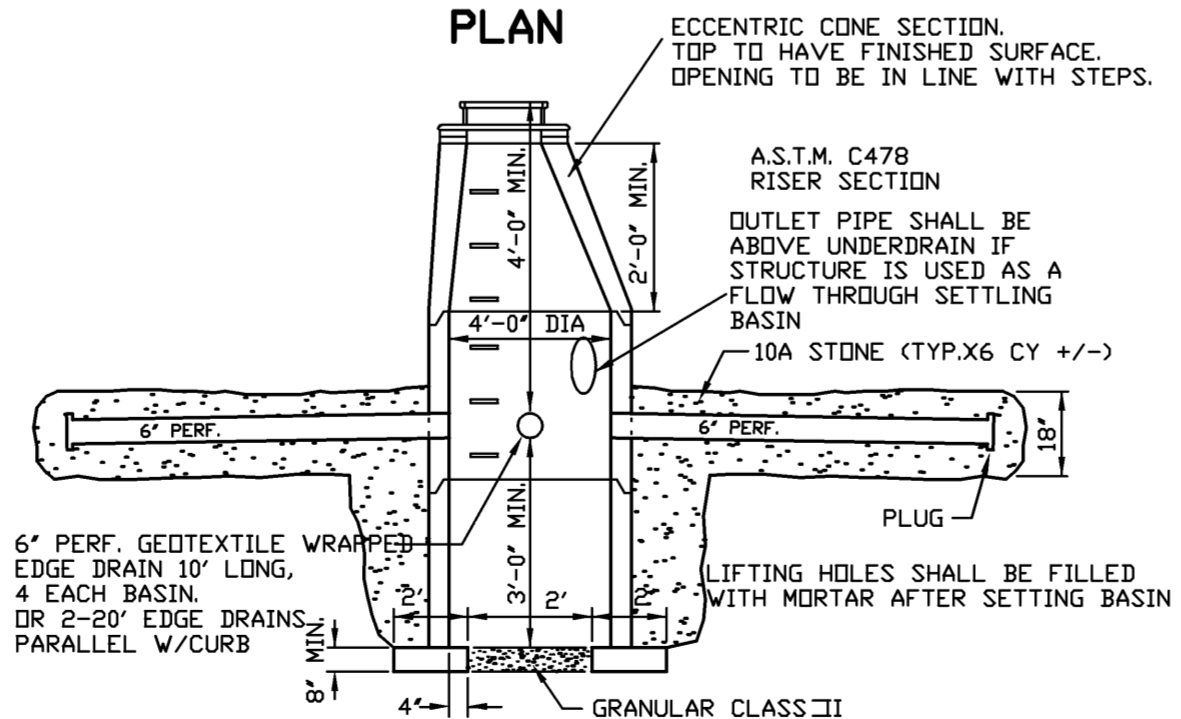
1000 GALLON LEACHING/SETTLING BASIN



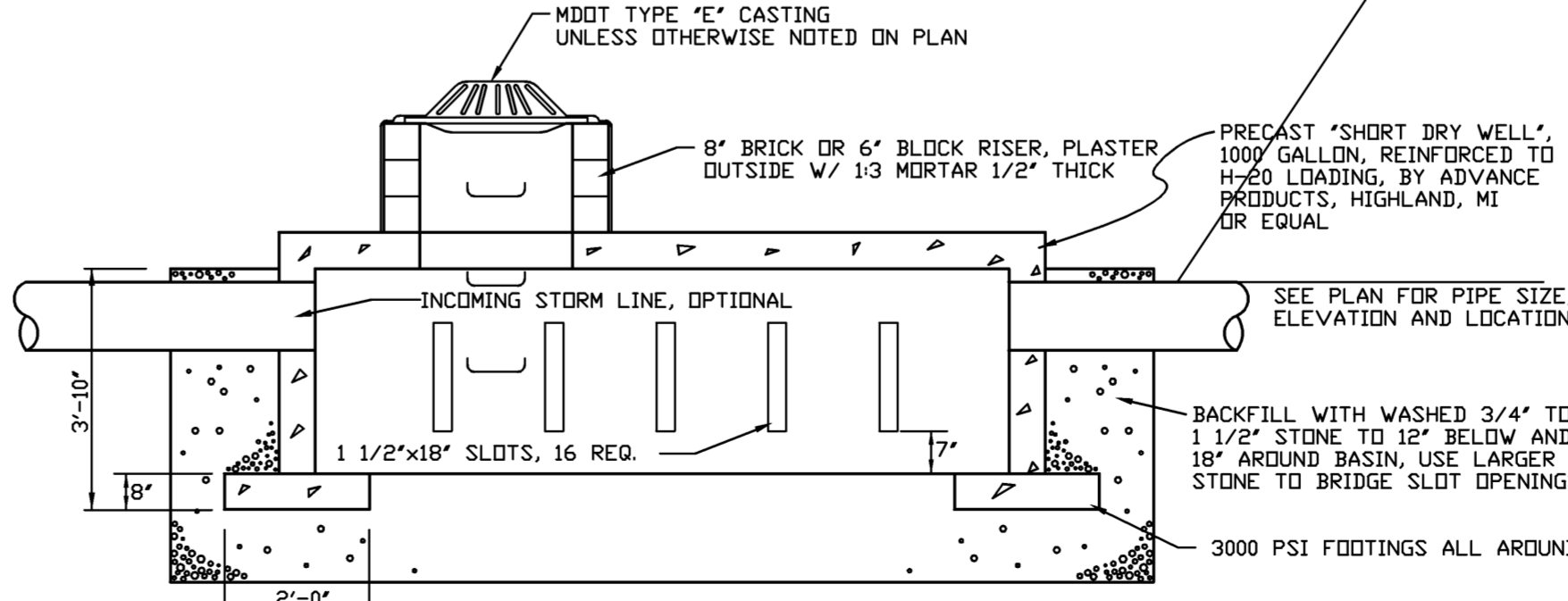
SO-2 DETENTION BASIN OUTLET FILTER (CMP)
(SEE ODCD STANDARD DETAILS FOR SEDIMENT BASIN OUTLET STRUCTURE)



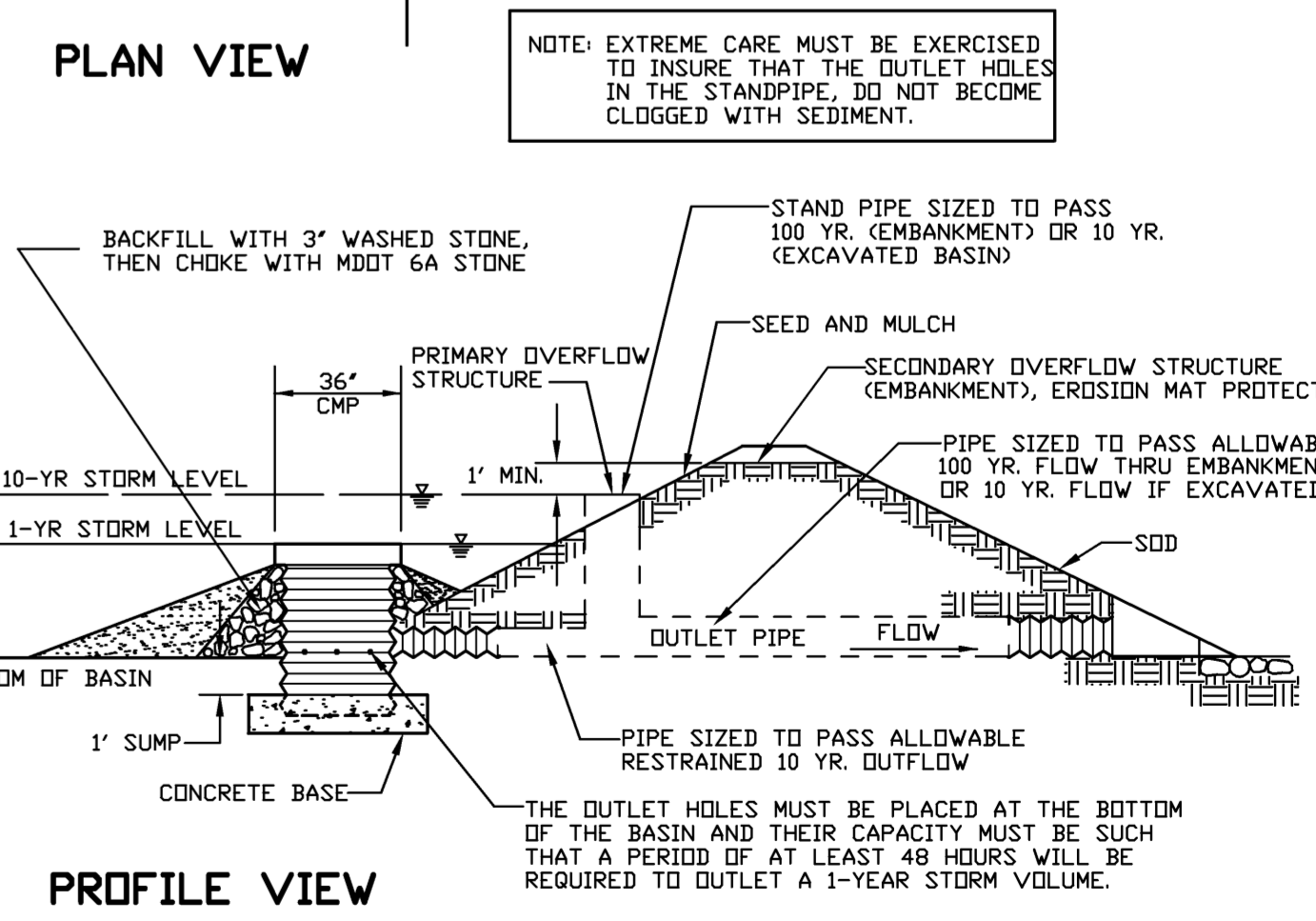
DRAINAGE STRUCTURE LAYOUT



DETAIL
STANDARD LEACHING BASIN



1000 GALLON LEACHING/SETTLING BASIN



PROFILE VIEW
SO-2 DETENTION BASIN OUTLET FILTER (CMP)
(SEE ODCD STANDARD DETAILS FOR SEDIMENT BASIN OUTLET STRUCTURE)

BRD24X36

DRAWN: CAD
DESIGN: OA
CHECKED:

REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		FIRST ISSUE	8-16-99						
		ADD SO-1	6-17-96						
		NEW BAR GRATE	11-3-97						

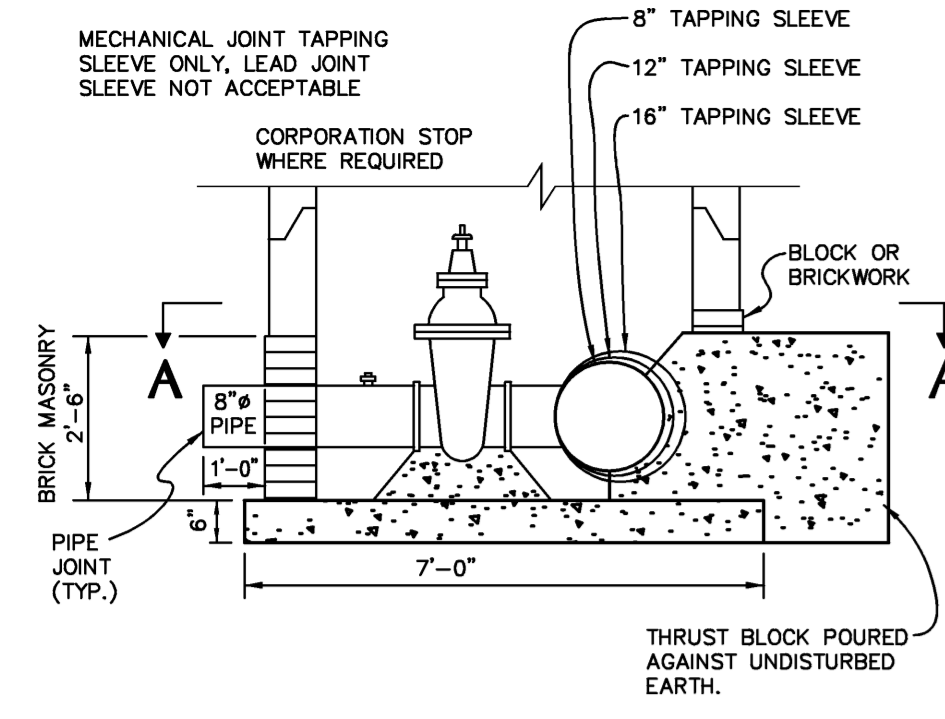


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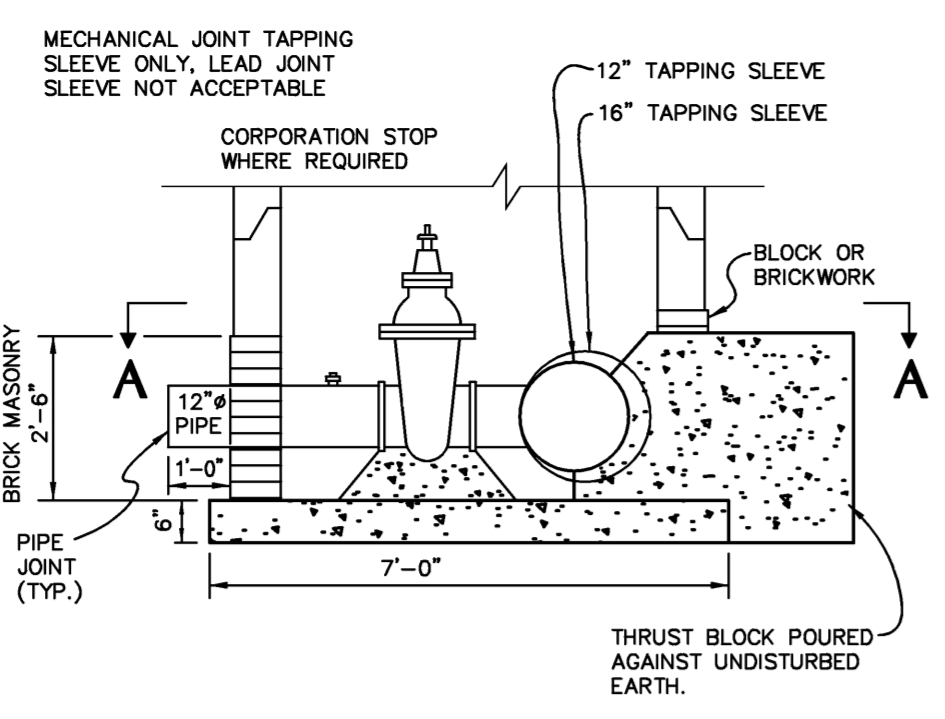
White Lake Charter Township
7525 Highland Road, White Lake, Michigan 48383-2900
(248) 698-3300

**STORM SEWER
STANDARD DETAILS**

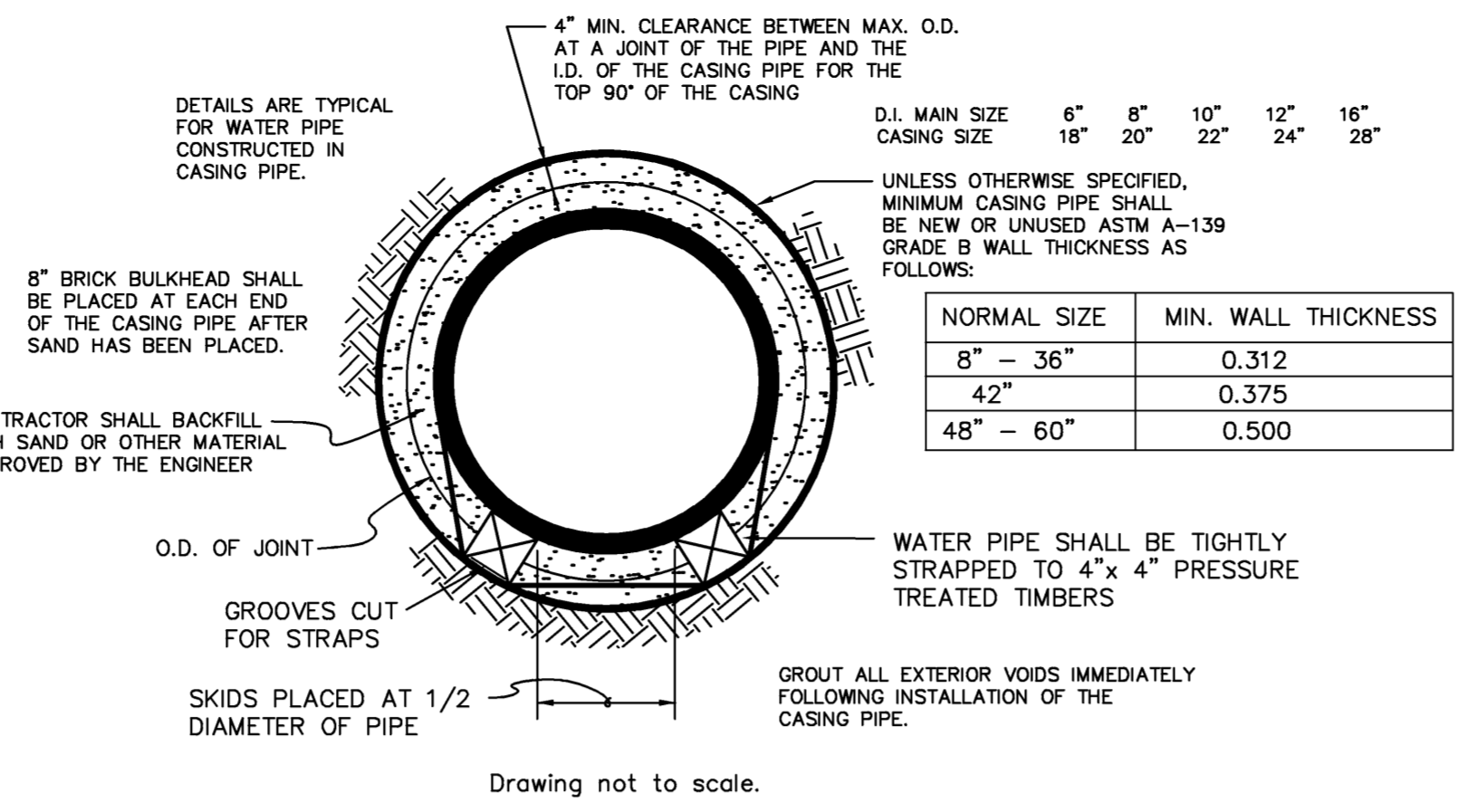
JOB NO.
DATE ISSUED
SHEET NO.



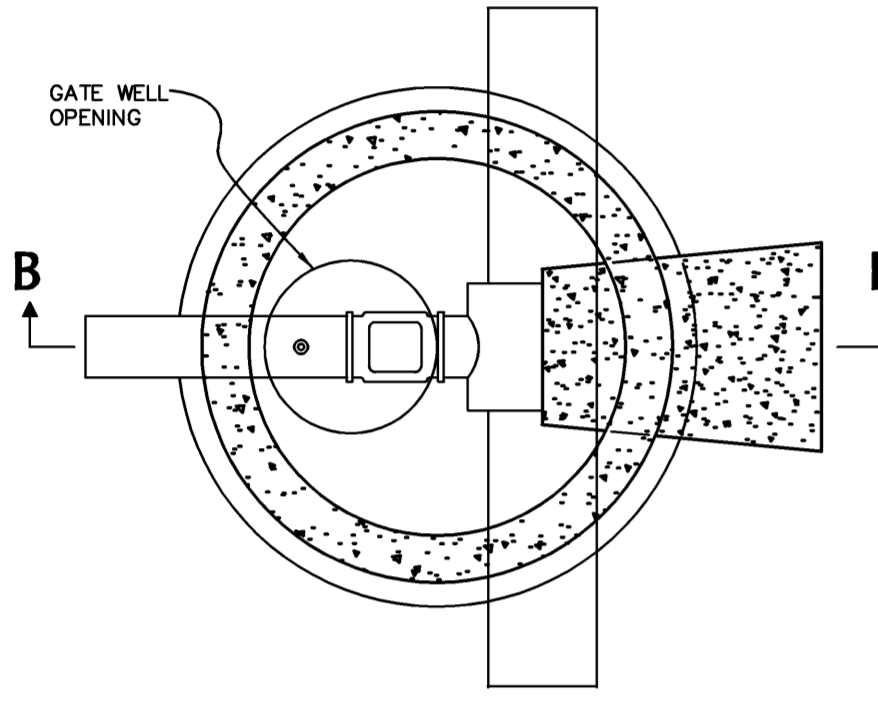
16" X 8", 12" X 8", 8" X 8" TAPPING SLEEVE, VALVE & WELL (B-B)



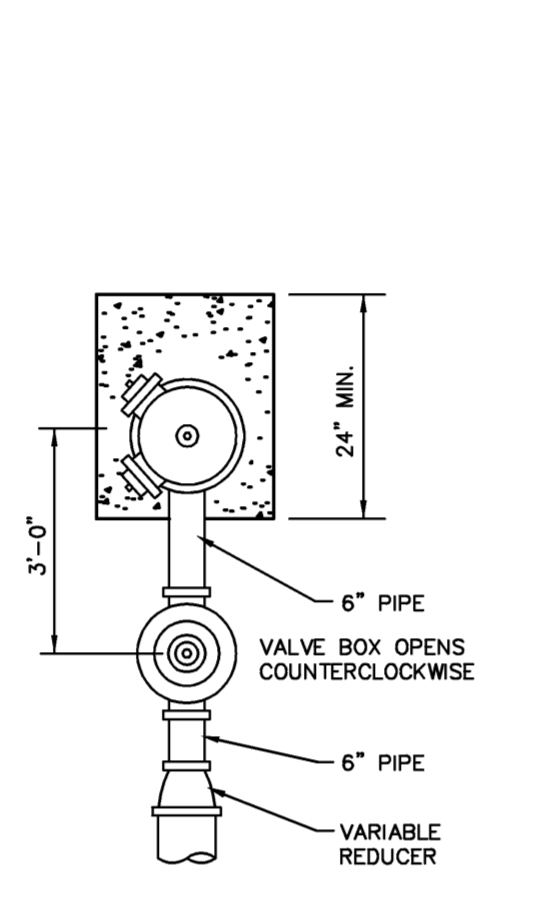
16" X 12", 12" X 12" TAPPING SLEEVE, VALVE & WELL (B-B)



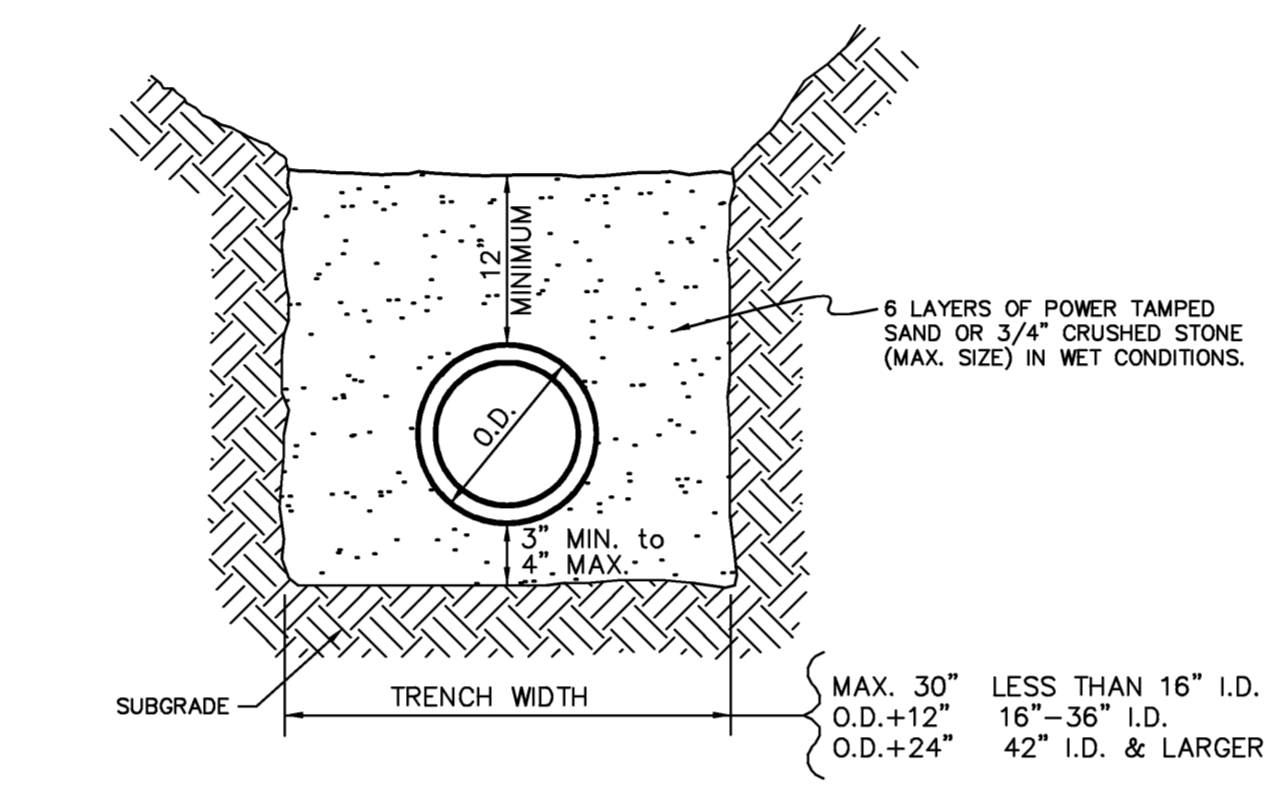
PIPE BARREL SUPPORT FOR WATERMAIN CONSTRUCTED IN CASING



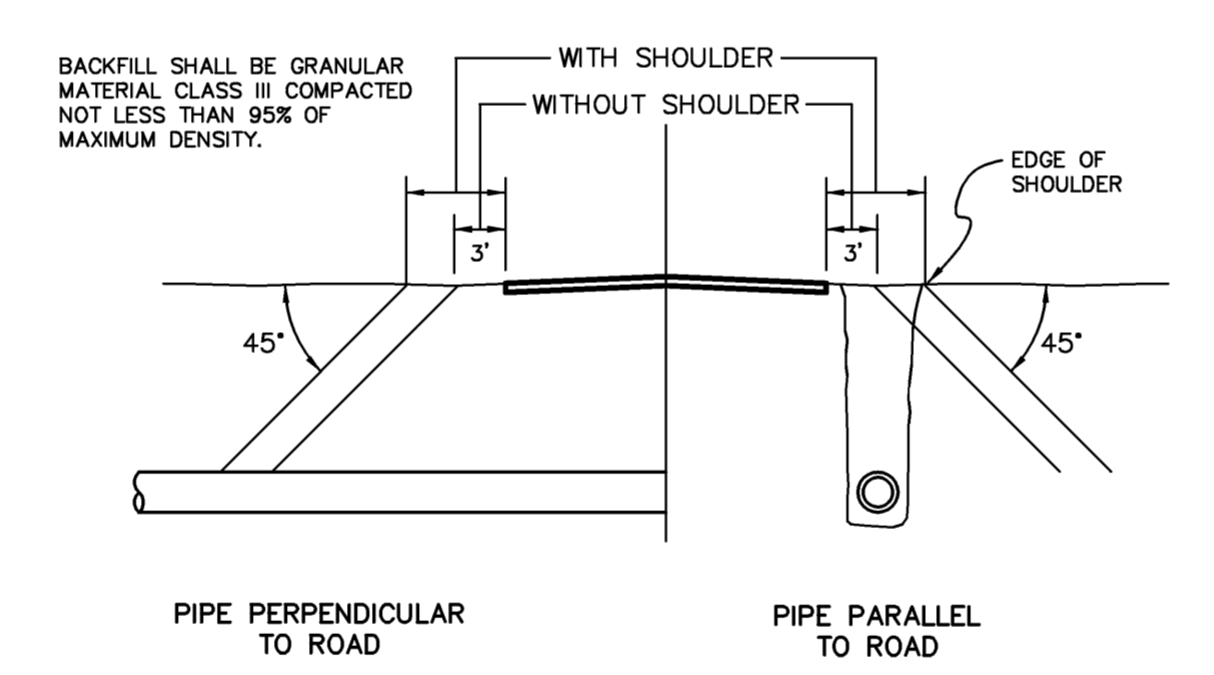
PLAN TAPPING SLEEVE, VALVE & WELL - TYPICAL (A-A)



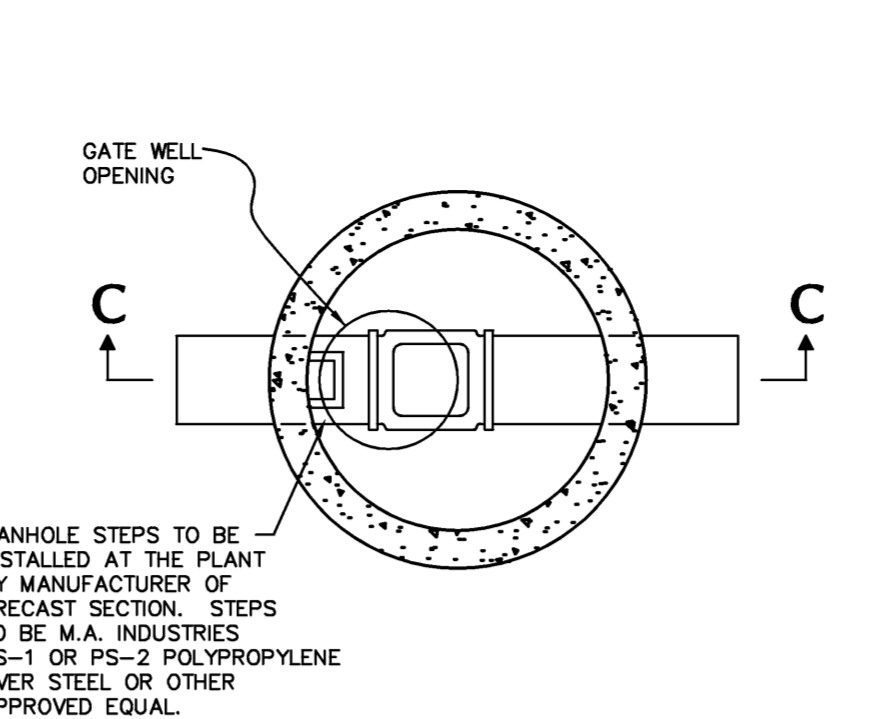
DETAIL OF HYDRANT SETTINGS



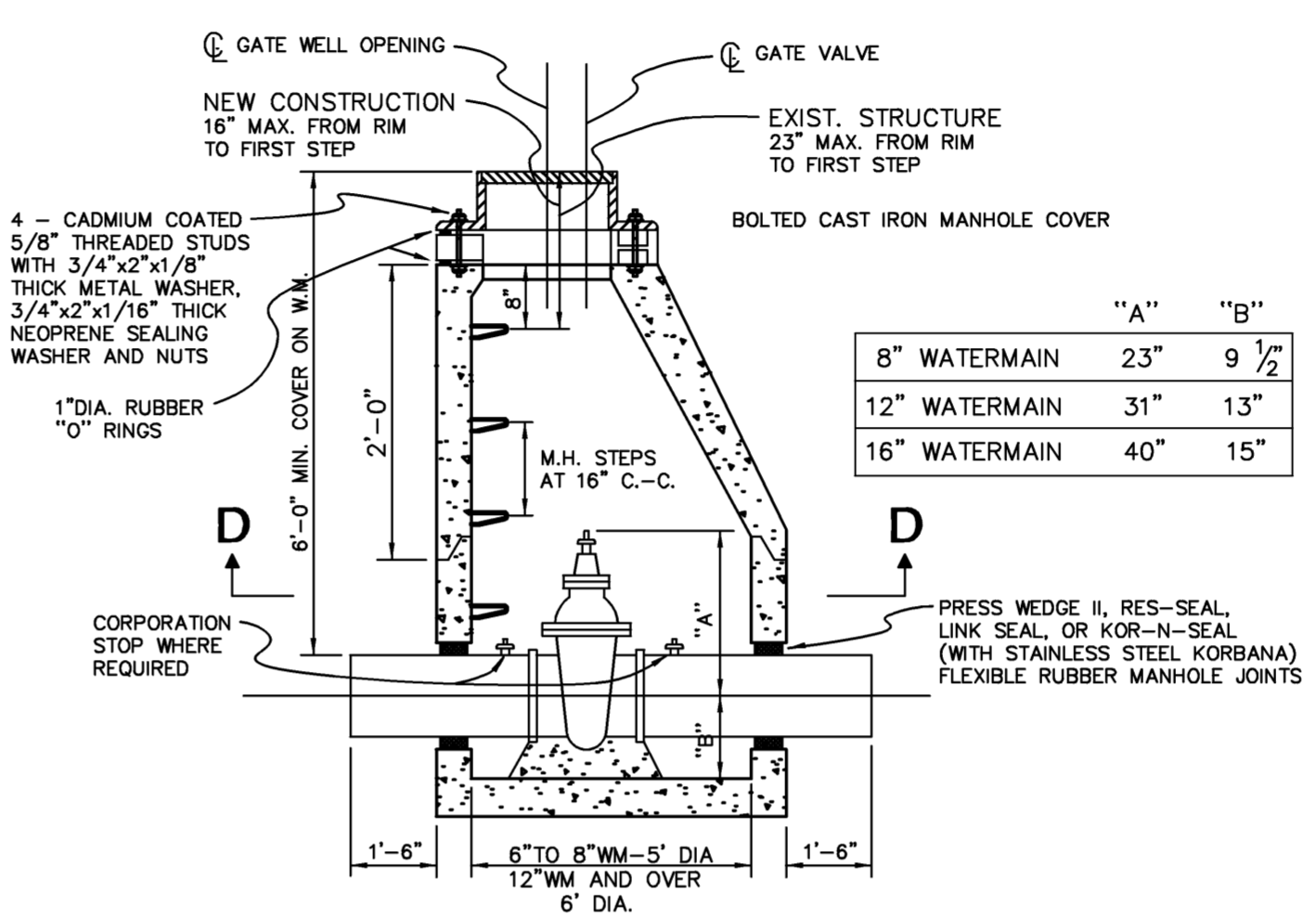
STANDARD BEDDING FOR WATER PIPE



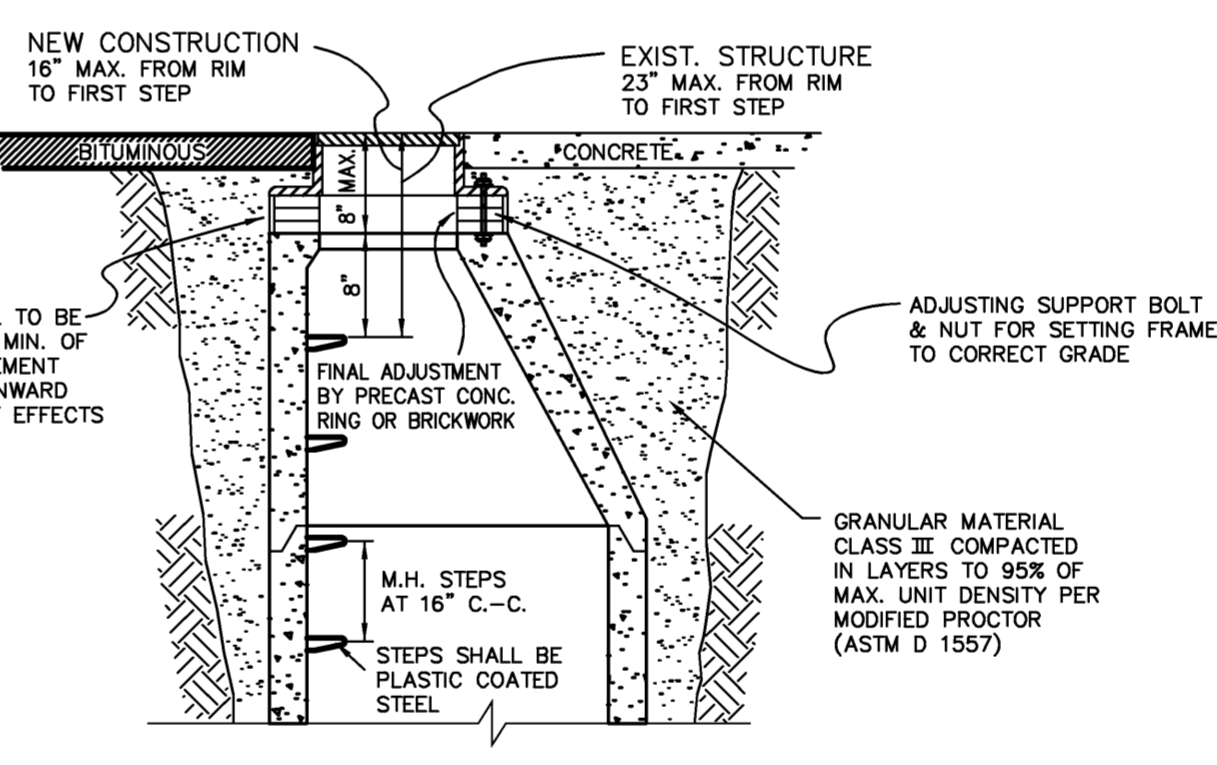
BACKFILL IN THE AREA OF STREETS, ALLEYS, SIDEWALKS, DRIVES & PARKING AREAS



PLAN GATE WELL - TYPICAL (D-D)

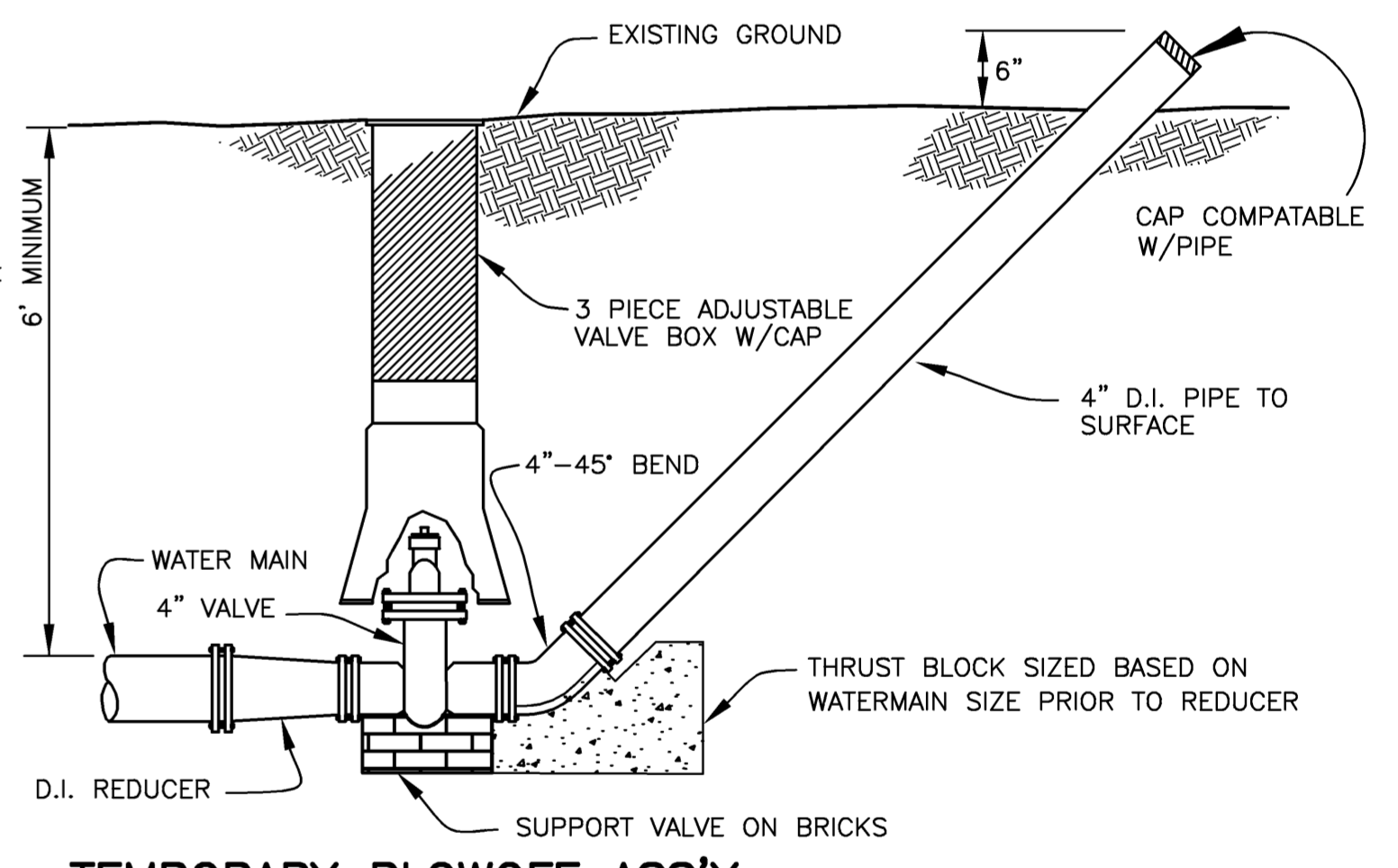


GATE WELL (C-C)

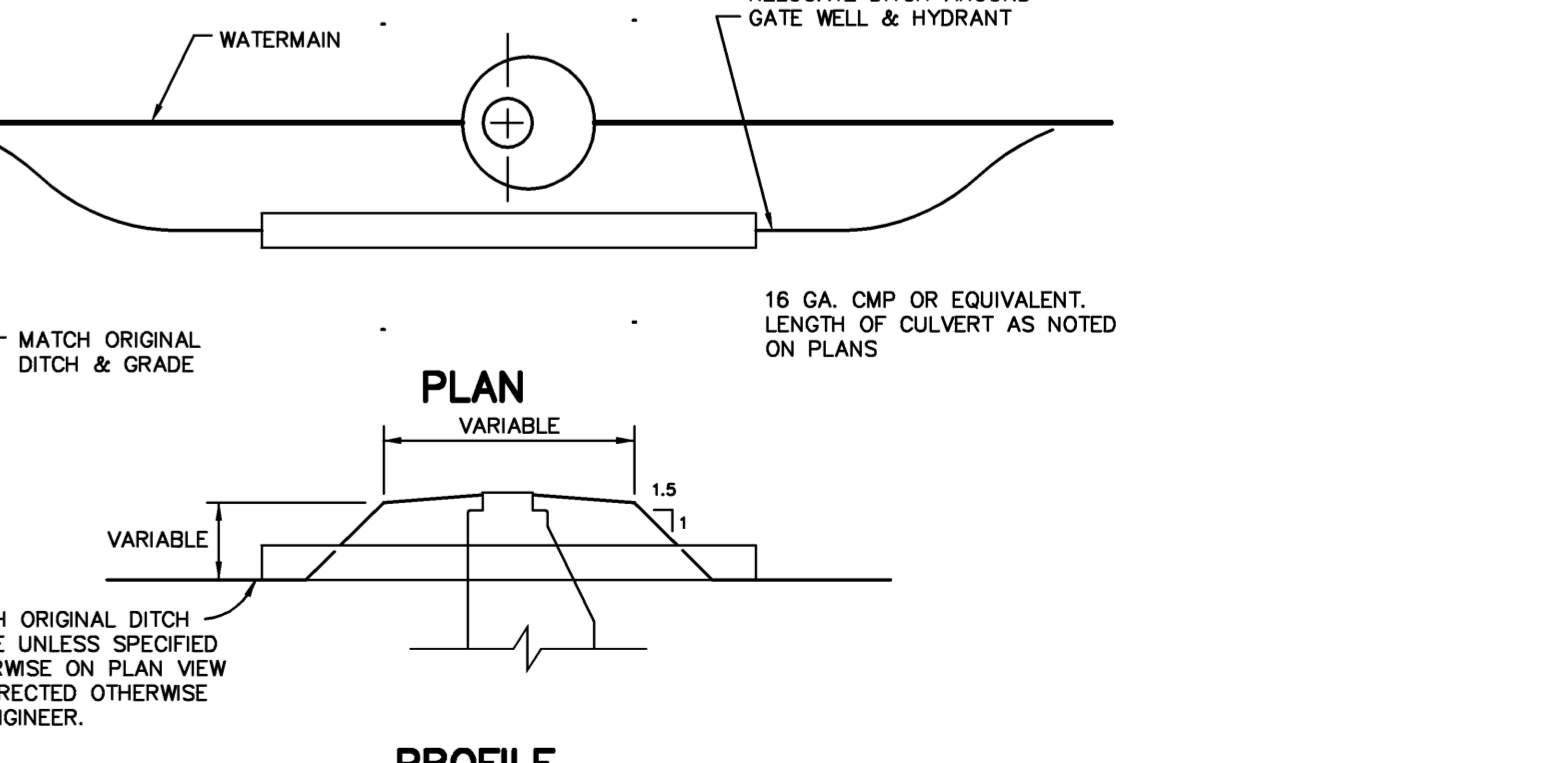


GATE WELL TOPS WITHIN PAVEMENT AREAS

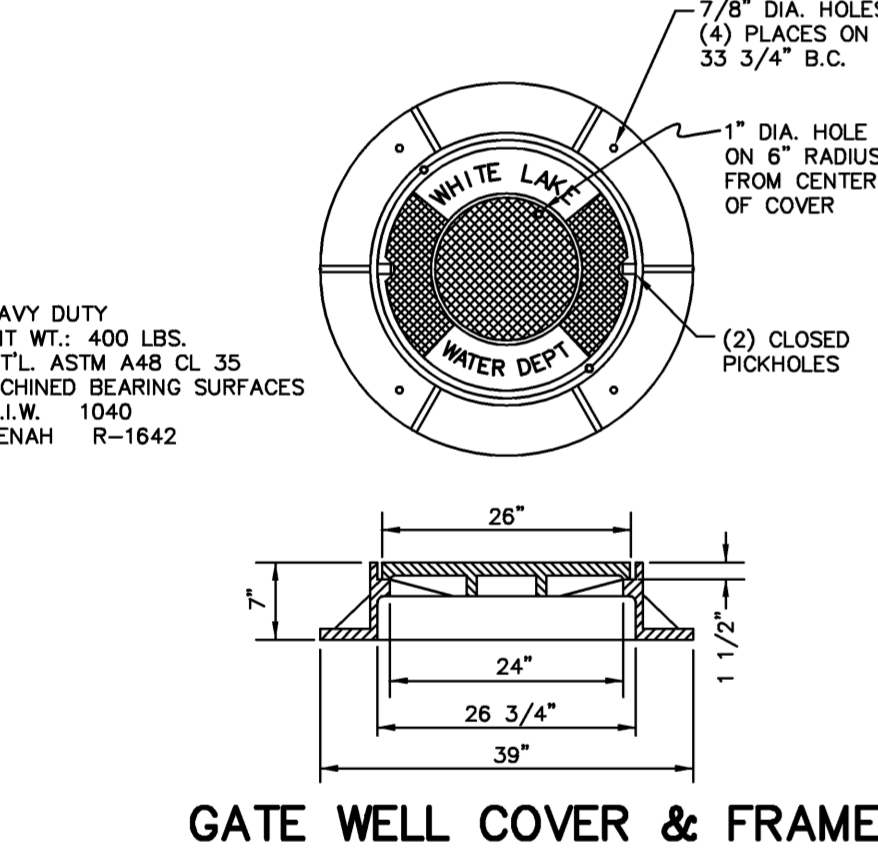
- WATER MAIN NOTES**
- All construction procedures and materials used on this project shall conform to White Lake Township current standards and specifications.
 - All hydrants shall be East Jordan Iron Works 5-BR-XT traffic model. Self-draining hydrants shall not be used. Valve shall open counter-clockwise. Provide 2-4.5" pumper outlets with "Fire Flow Nozzle" model 4550 as manufactured by RLS Group, Inc. with 1-1/2" pentagon nuts. Caps to be color coded with a reflective sticker, color corresponding to NFPA 291 guidelines.
 - All watermains shall be ductile iron pipe Class 54, cement lined with push on joints. Mechanical joints allowed only for tapping sleeves, hydrants & hydrant valves. All joints at bends, tees, valves and hydrants shall have a poured concrete thrust block as detailed on this sheet. Joints which have thrust blocks bearing on soil of questionable stability shall be fully restrained utilizing Tyler swing ells and adapters or a system approved by the Township Engineer.
 - Tapping sleeve shall be mechanical joint or approved equal. Leaded jointed sleeve shall not be used.
 - Specifications shall include direction of operation of all valves. All valves shall be counter clockwise open.
 - All necessary easements shall be provided in the name of White Lake Township before acceptance of the water distribution system.
 - The design engineer shall furnish White Lake Township with one reproducible sets of "As-Built" watermain plans or an AutoCAD file upon completion of the job.
 - All required cross-connection devices shall be installed as required by the local plumbing inspector and in accordance with the standards of the Michigan Department of Public Health.
 - Gate well frame and cover shall be as follows: East Jordan heavy manhole cover, base flange type #1040 or Neenah Foundry heavy duty #R-1642 Manhole frame, solid lid cover shall be non-rocking and marked "White Lake Water Department"
 - All gate valves with operating nuts greater than 5' below ground surface shall be provided with an extension stem. The length of the extension shall be such that it will be within 5' of the ground surface when an extension is used it shall be held in place by an extension stem guide suitably fastened to the wall of the gate well.
 - 1" corporation stops are to be placed at such locations as may be required by the engineer.
 - All hydrants shall be painted federal red polyurethane or alkyd gloss enamel. A round sticker, color coded per NFPA guidelines via a flow test or as determined by the Township Engineer from a computer model, shall be affixed to one nozzle cap of each hydrant.
 - All pipe and fittings shall be subjected to a hydro-static pressure test of 150 PSI for a 2 hour duration; Township Engineer must be present. Maximum segment 2000 feet except that longer segments may be tested with allowable leakage based on 2000 feet.
 - 2 consecutive safe bacteria samples shall be taken from the water system approx. 24 hours apart at points established by the Township Engineer. Samples shall be taken by the Township Engineer.
 - Filling, flushing and sampling of watermain can only be performed with a "Jumper" Line, maximum 1" diameter. The jumper shall be equipped with an approved RPZ type of backflow preventer.
 - Adjustments on gate wells and sanitary manholes shall be limited to 23" maximum from top of rim to first step in accordance with MIOSHA Rule 341.
 - Service leads shall be 1" minimum size, Copper type "K" and shall be installed with stop box to the property line prior to acceptance of the water main. Stop shall be 1" regular pattern ball valve equivalent A. Y. McDonald Mfg. 6100 Flare. Curb box shall have 1" riser pipe with 2 hole Erie pattern cover equivalent to A. Y. McDonald 5601L. Stop box shall be protected with a 2"x4" painted blue extending 4 feet above ground.
 - Standard pipe cover shall be 6'-0".



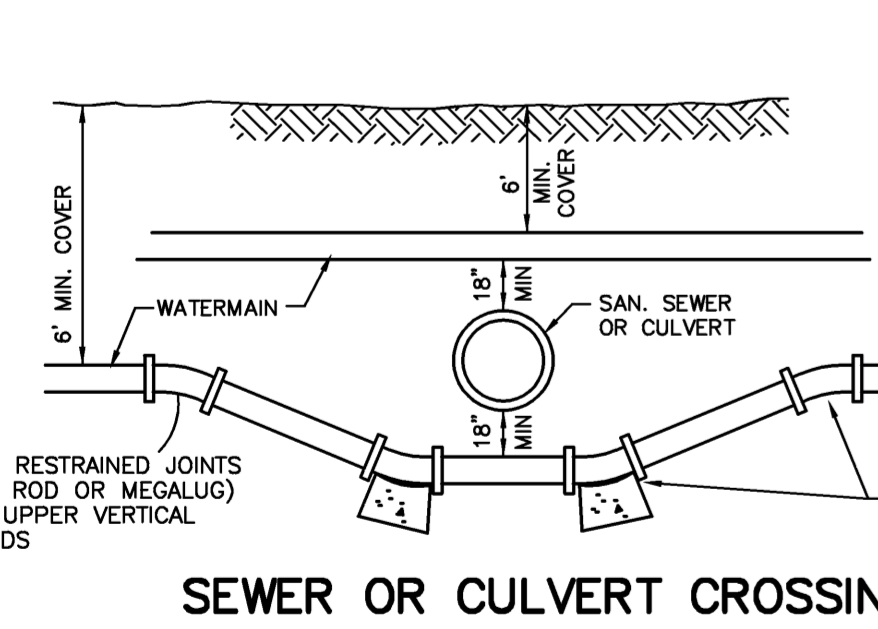
TEMPORARY BLOWOFF ASS'Y



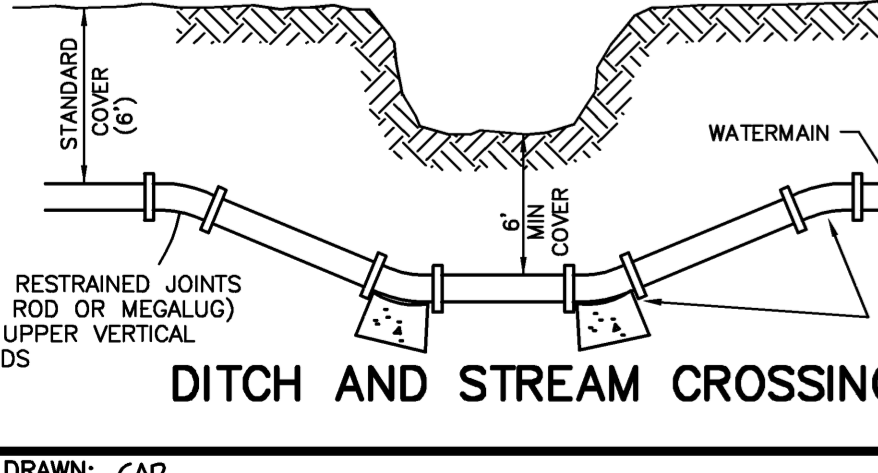
DITCH ENCLOSURE AT GATE WELL



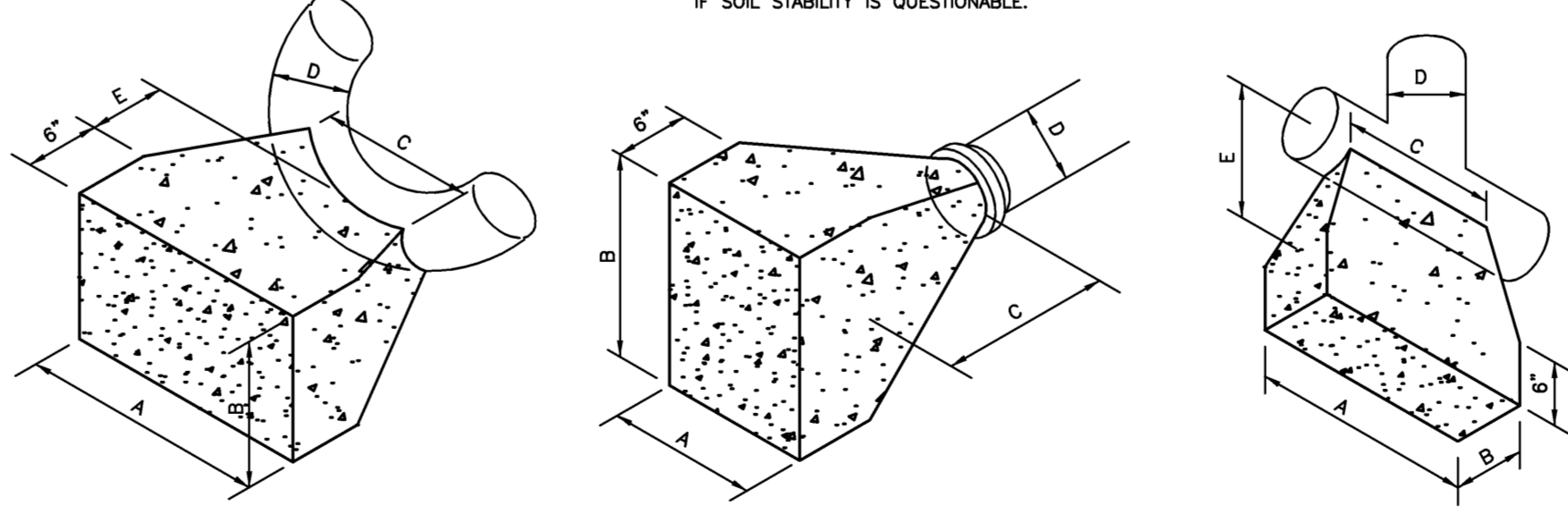
GATE WELL COVER & FRAME



SEWER OR CULVERT CROSSING



DITCH AND STREAM CROSSING



THRUST BLOCK DETAILS

BRD24X36

DRAWN: GAP
DESIGN: OA
CHECKED:

REVISIONS	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE	MARK	ADDENDUM/CHANGE ORDER	DATE
		GENERAL REVISION TO CAD	12-29-99		GW & NUT SIZE	7-23-98		CLARIFY HYD SPEC	2-7-01
		ADD NOTE IT	11-4-97		PIPE COVER & FLANGE TAPE	10-12-99		5-BR HYD. WS STAKE	2-27-02
		REVISE HYD & THRUSTING	5-18-98		ADD BLOWOFF	7-6-99			

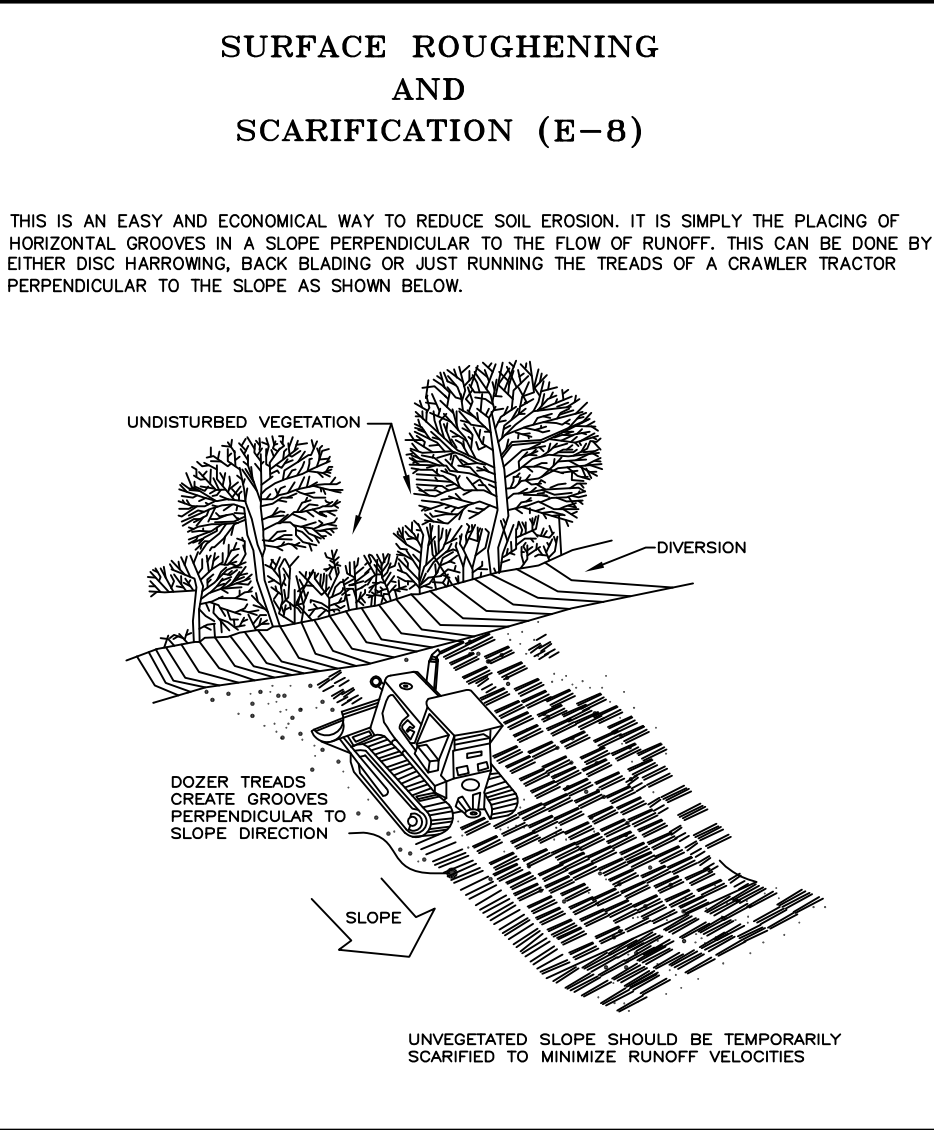
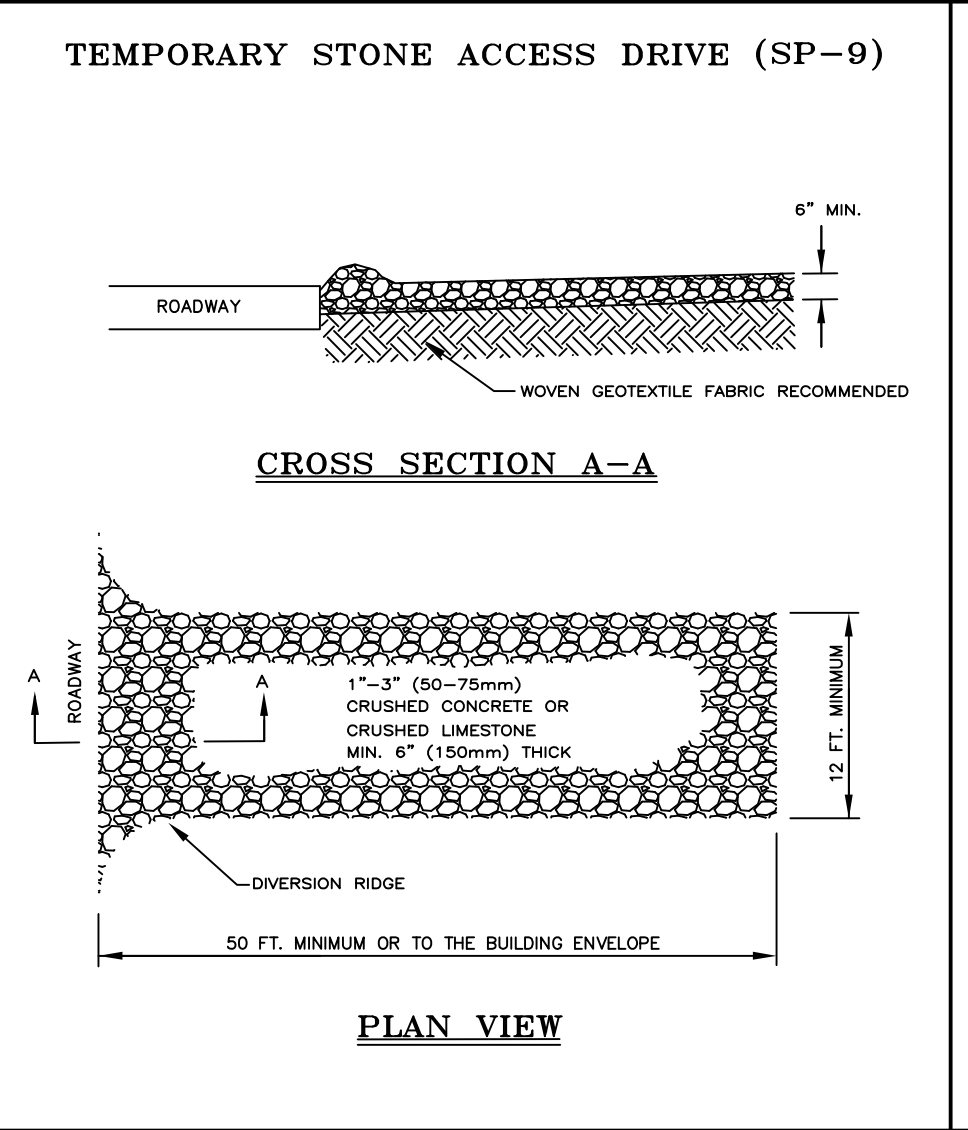
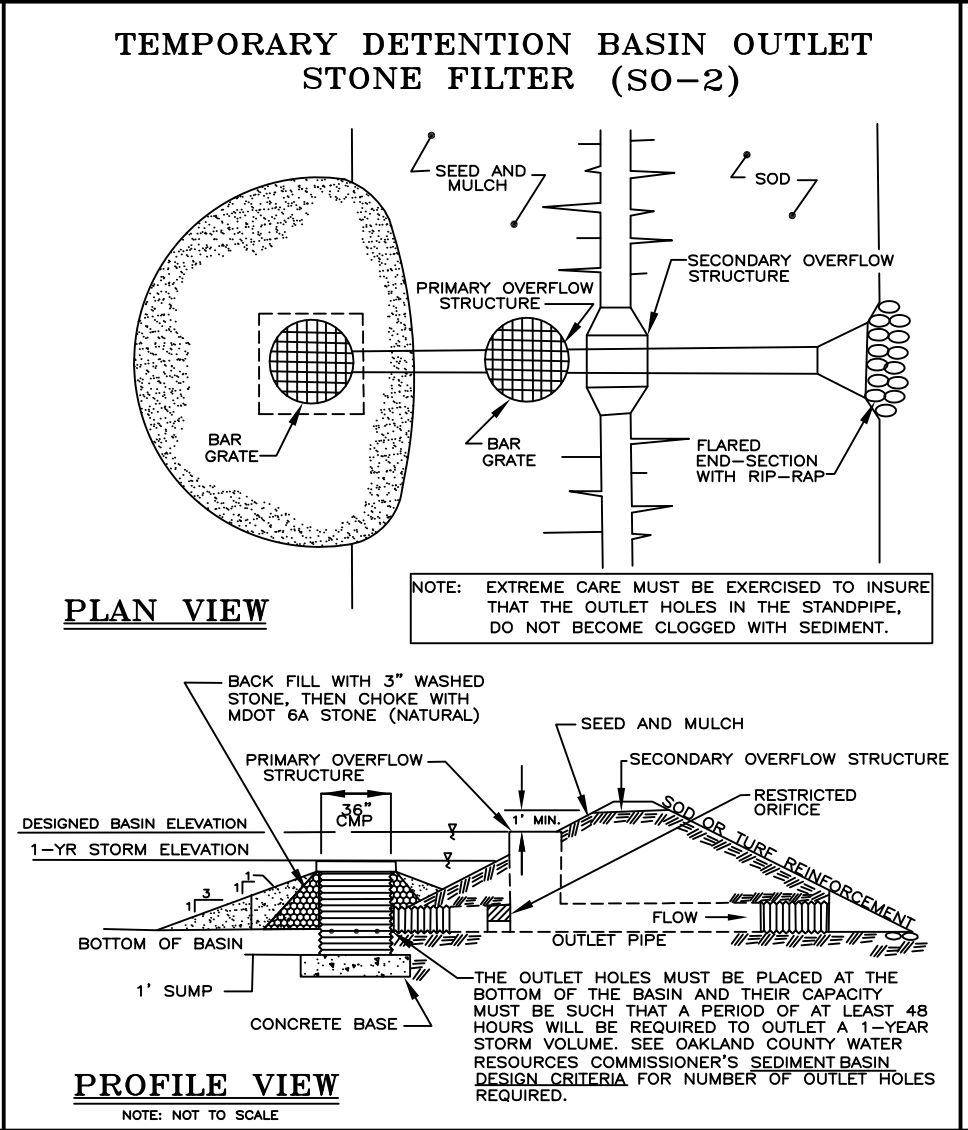
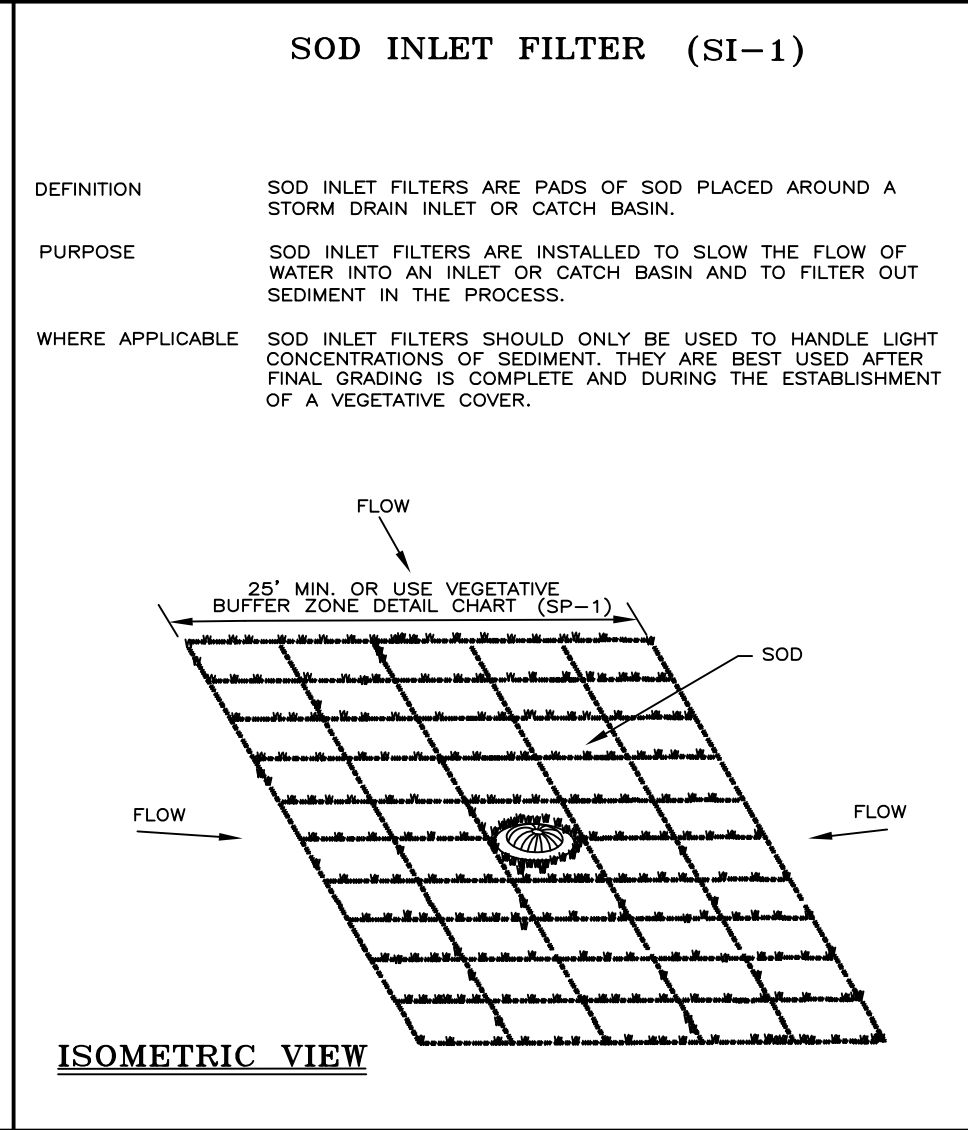
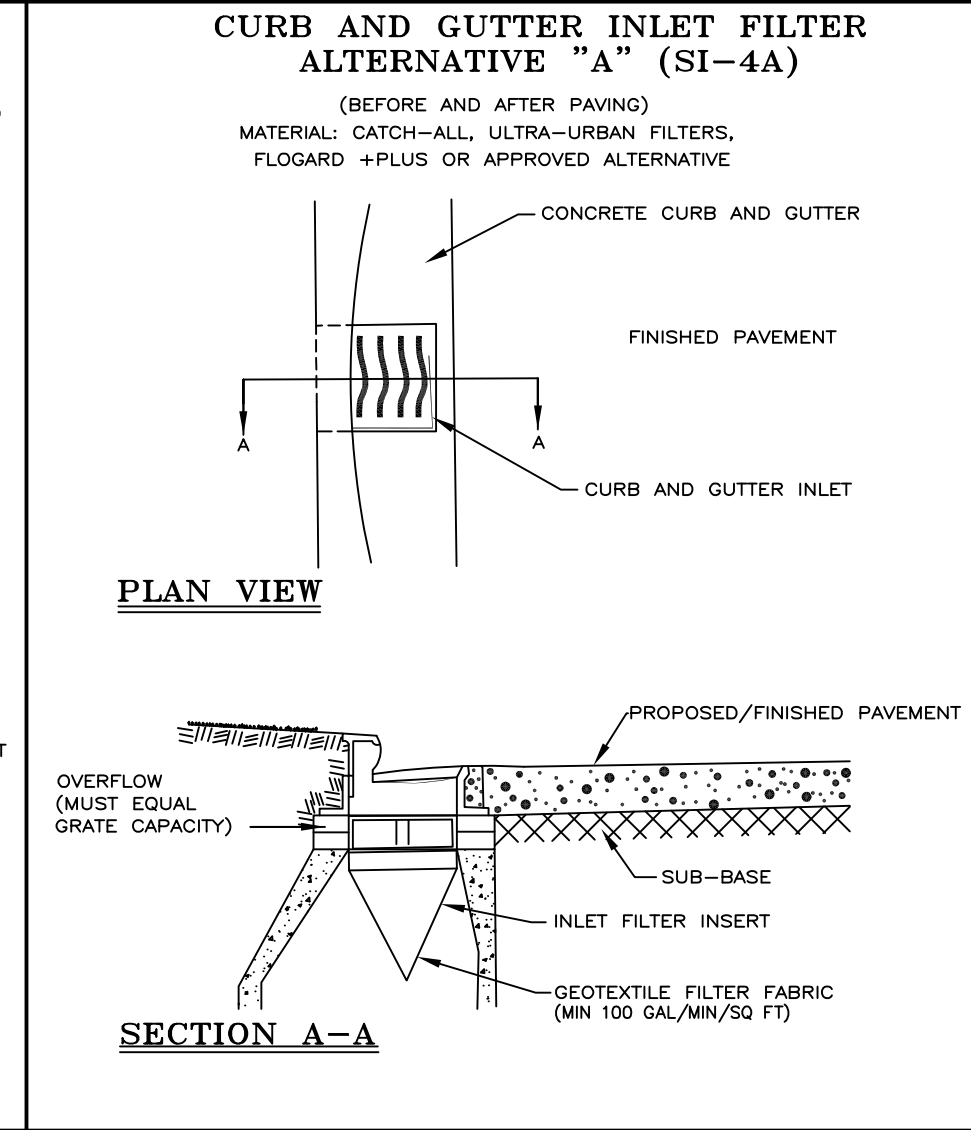
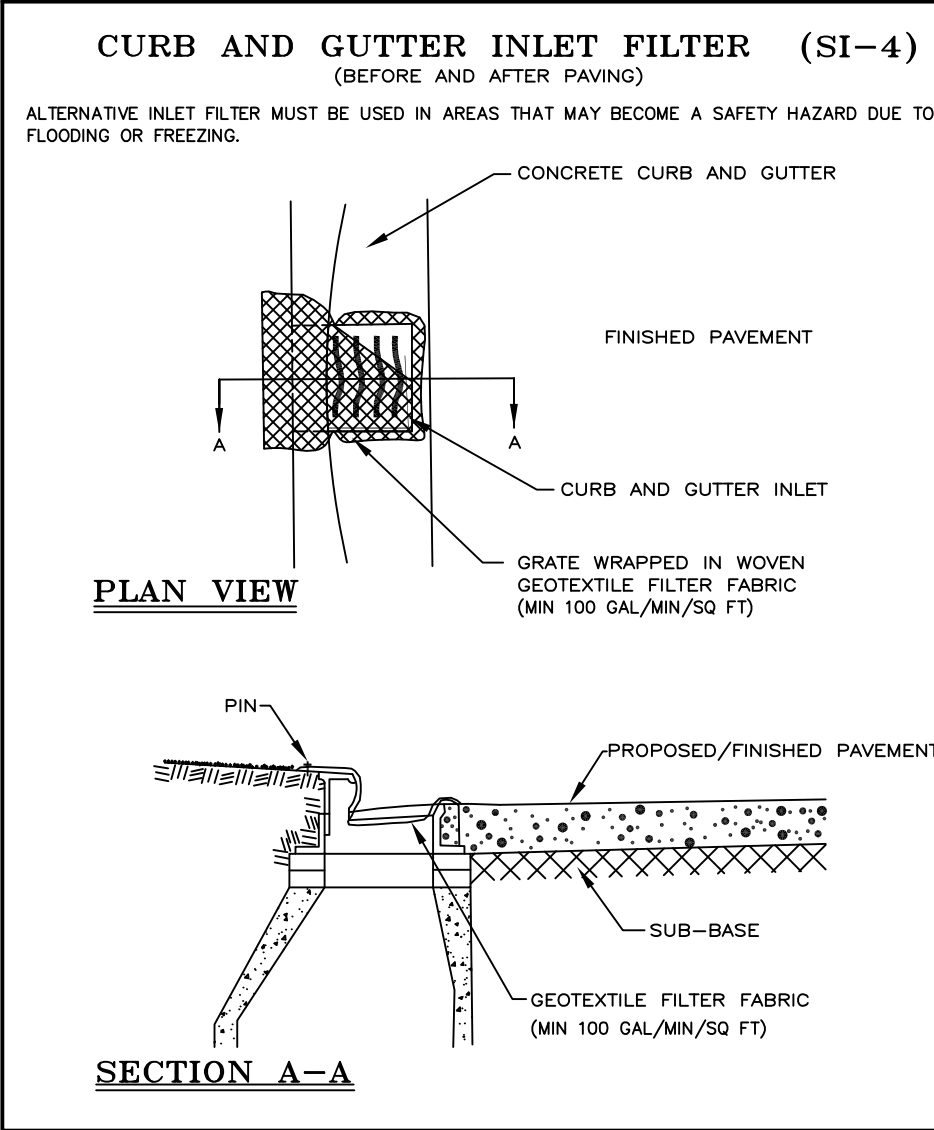
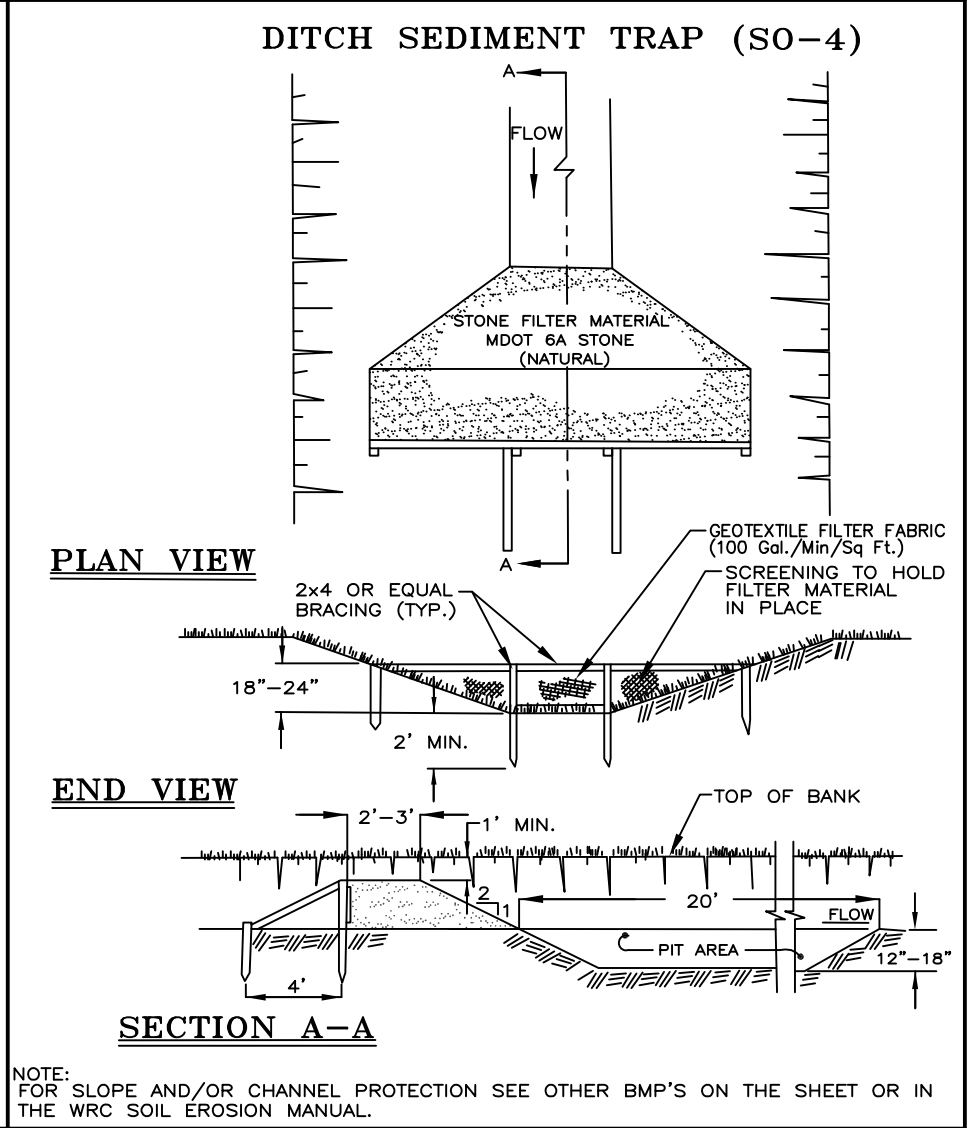
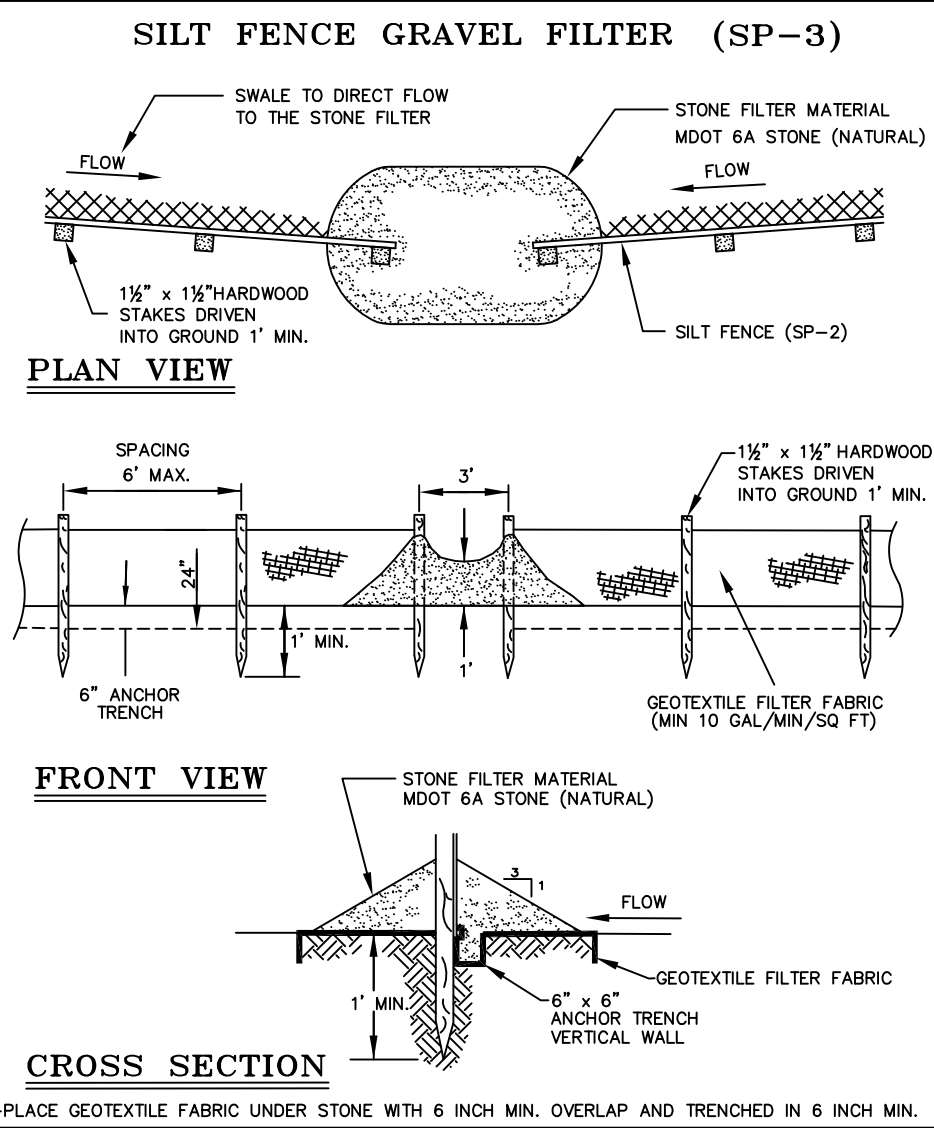
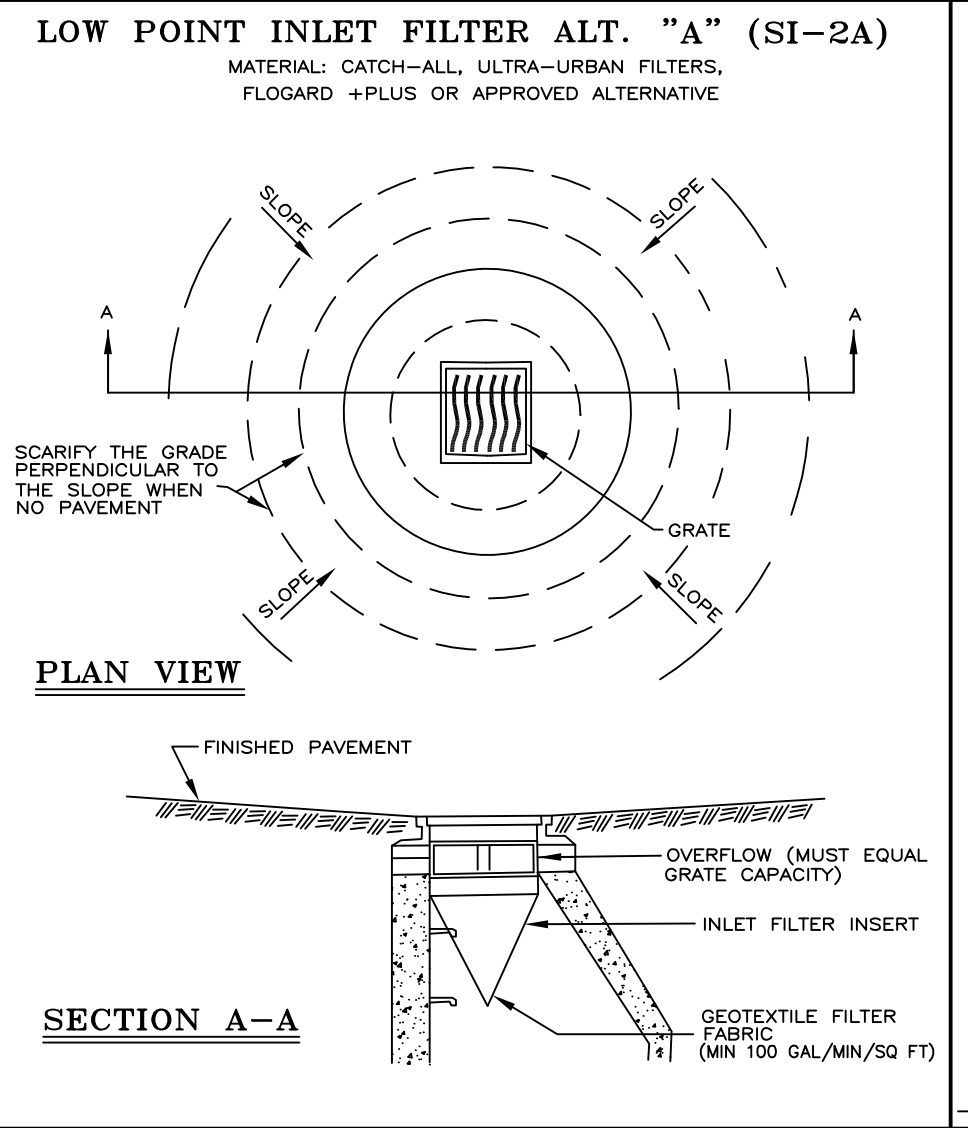
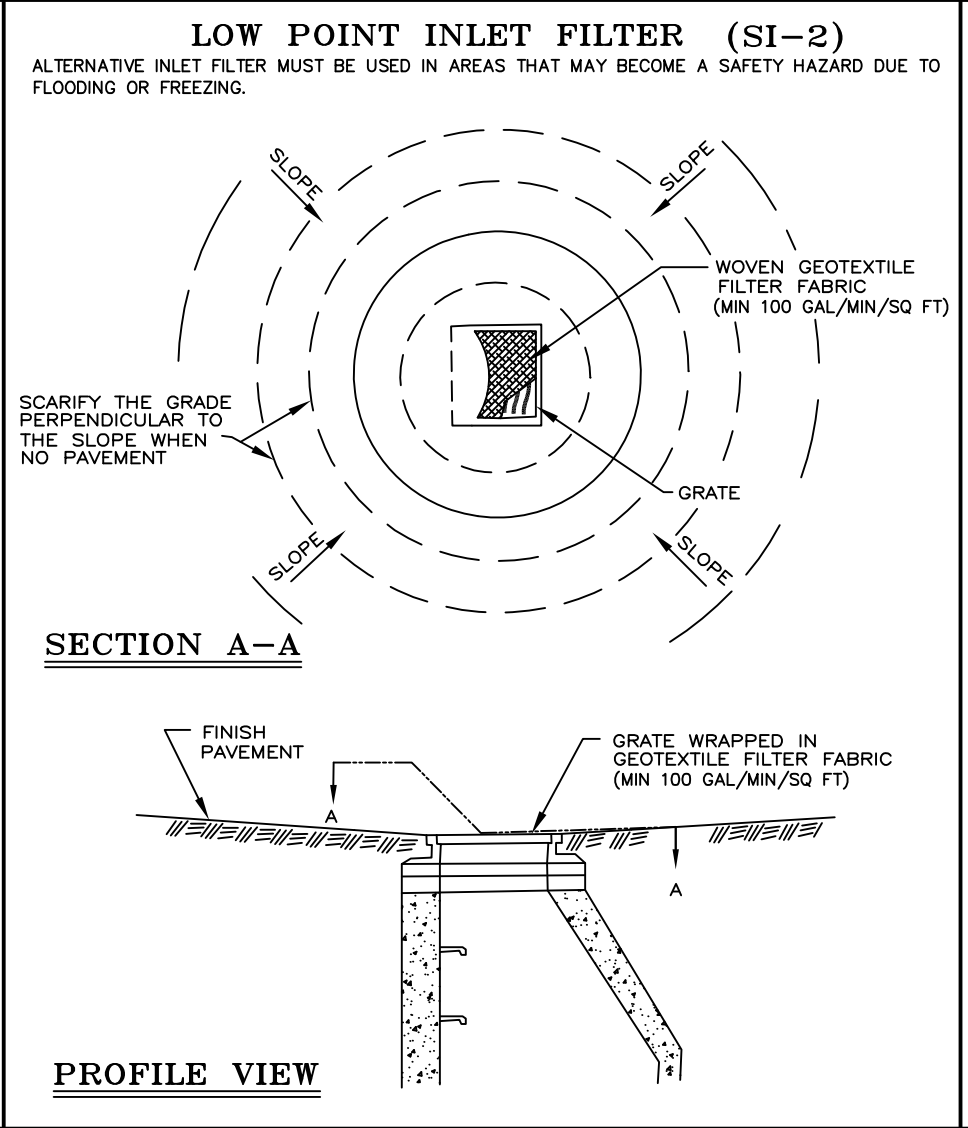
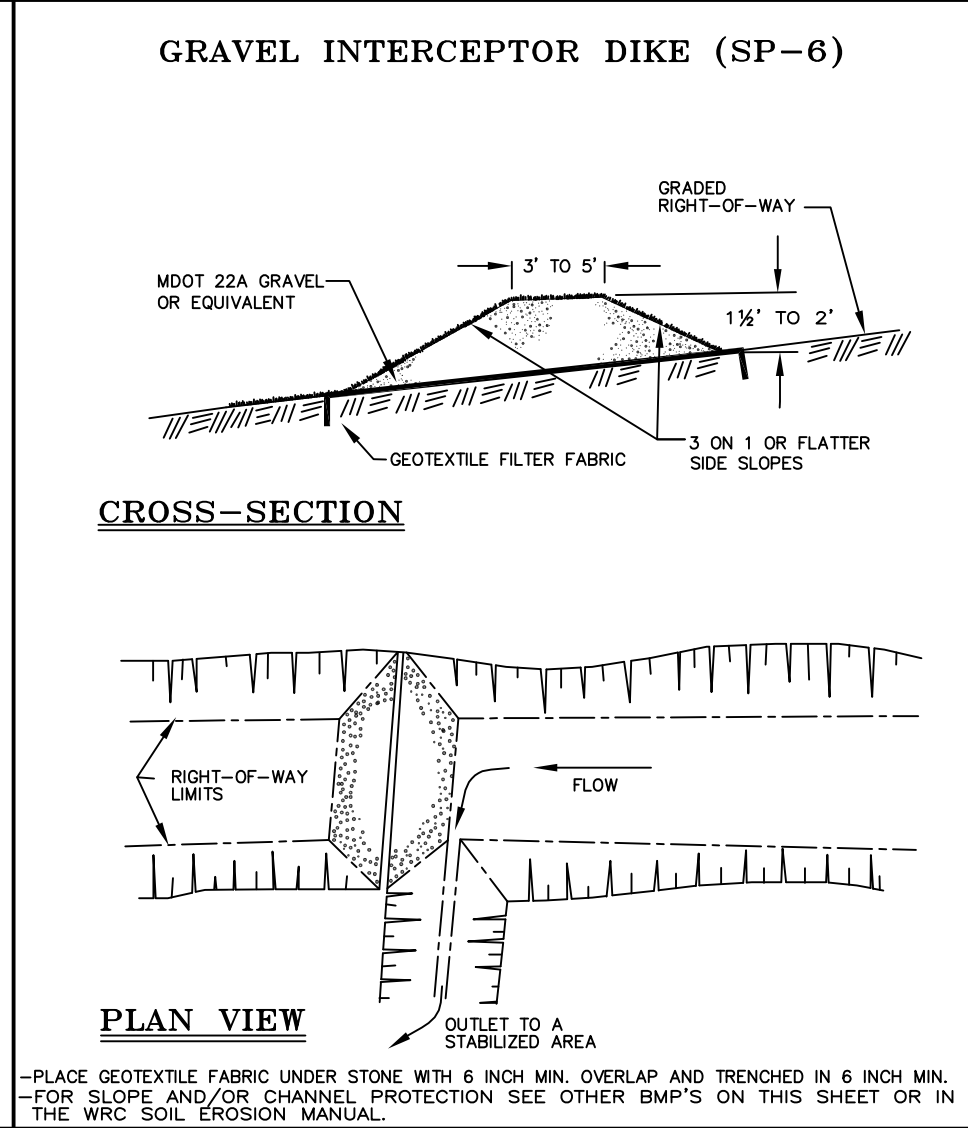
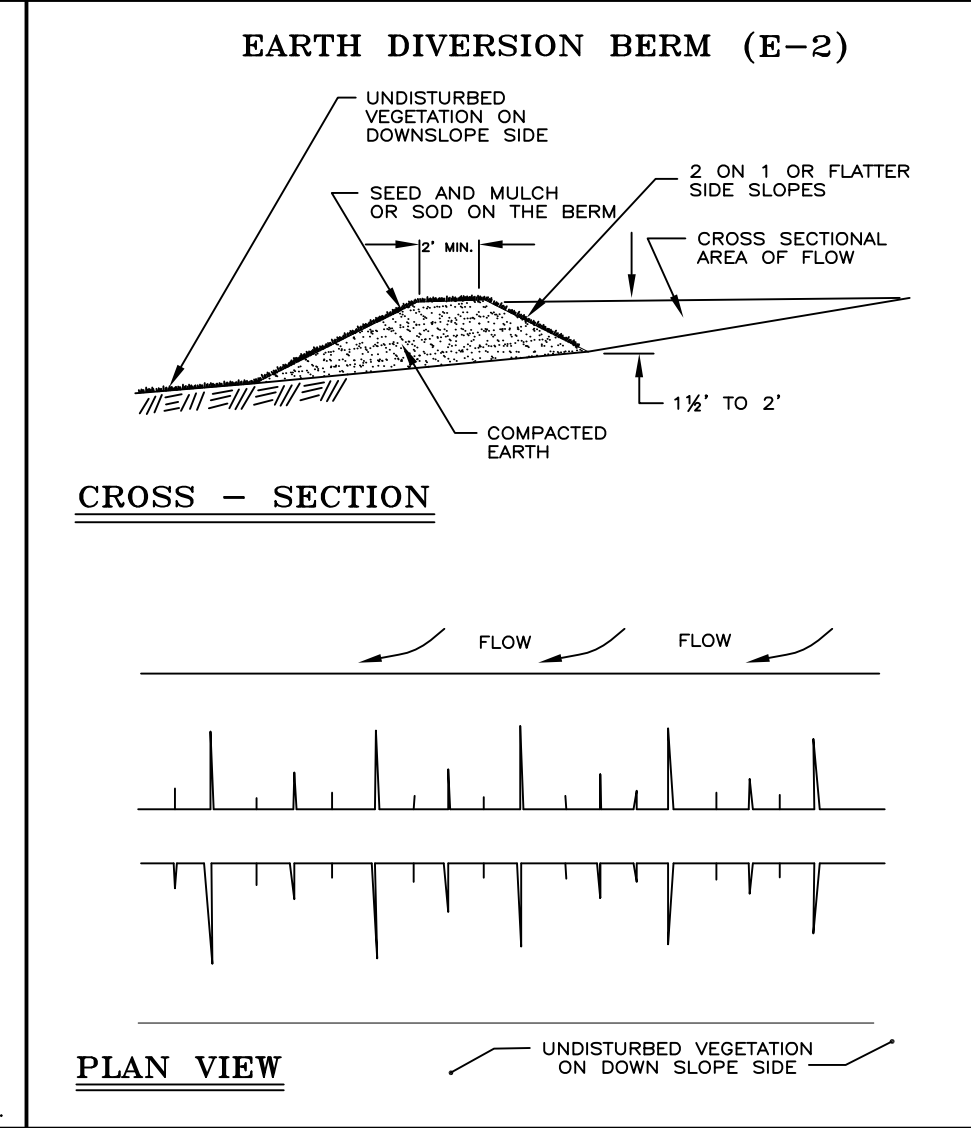
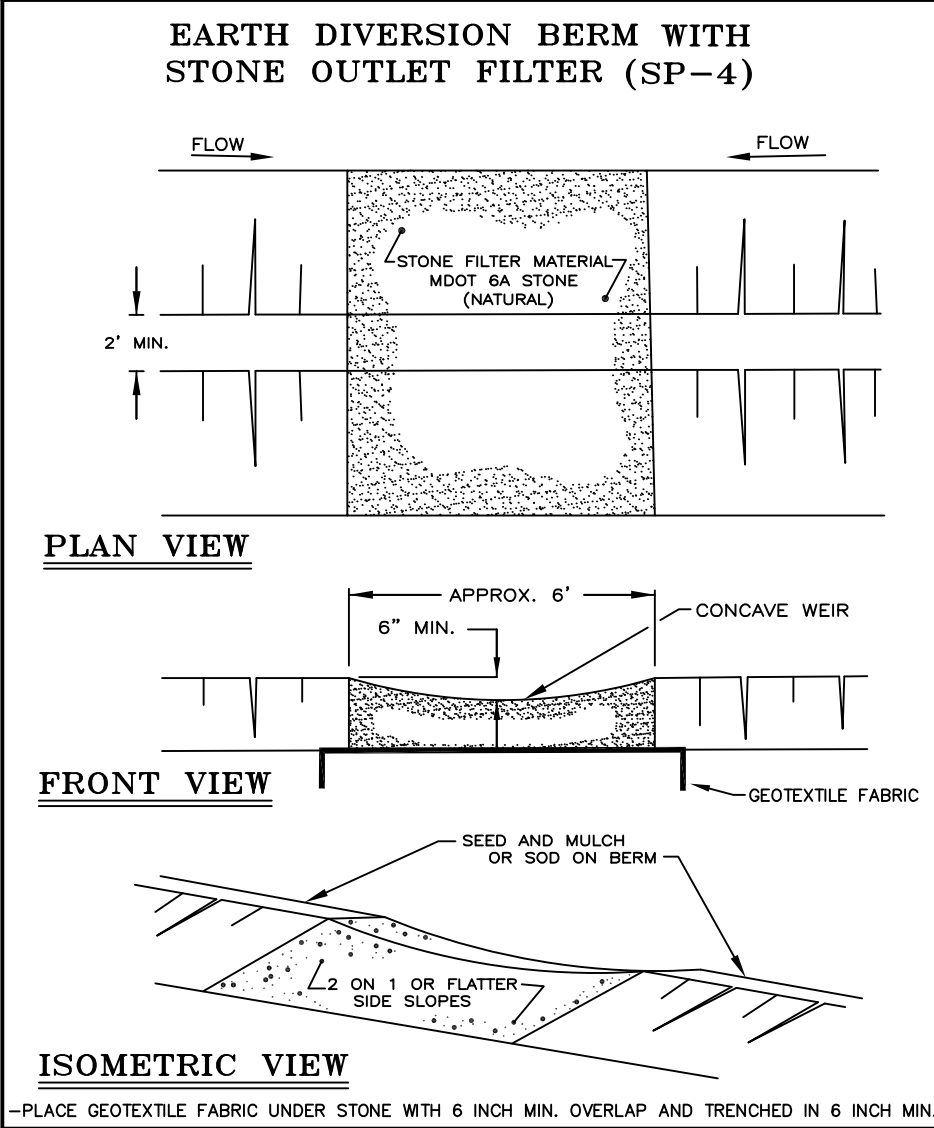
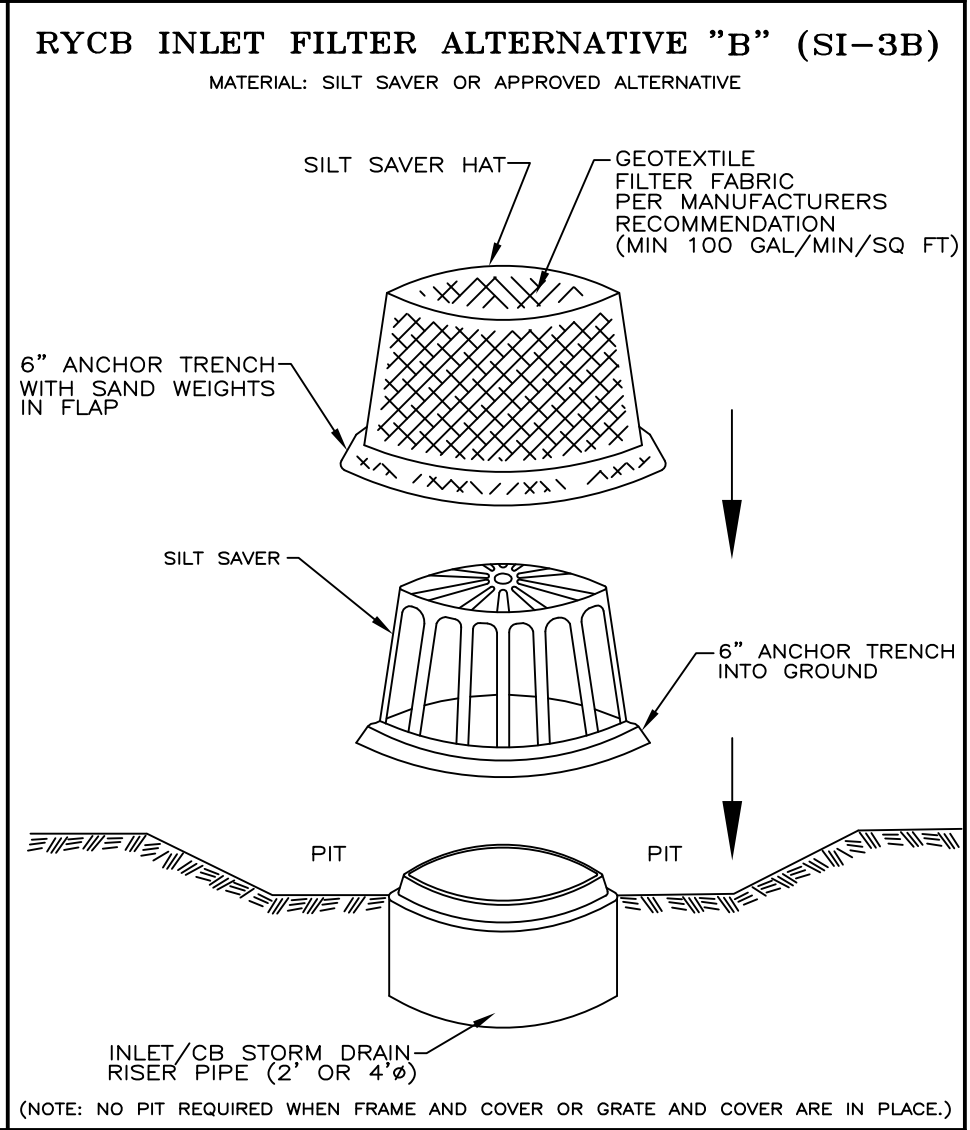
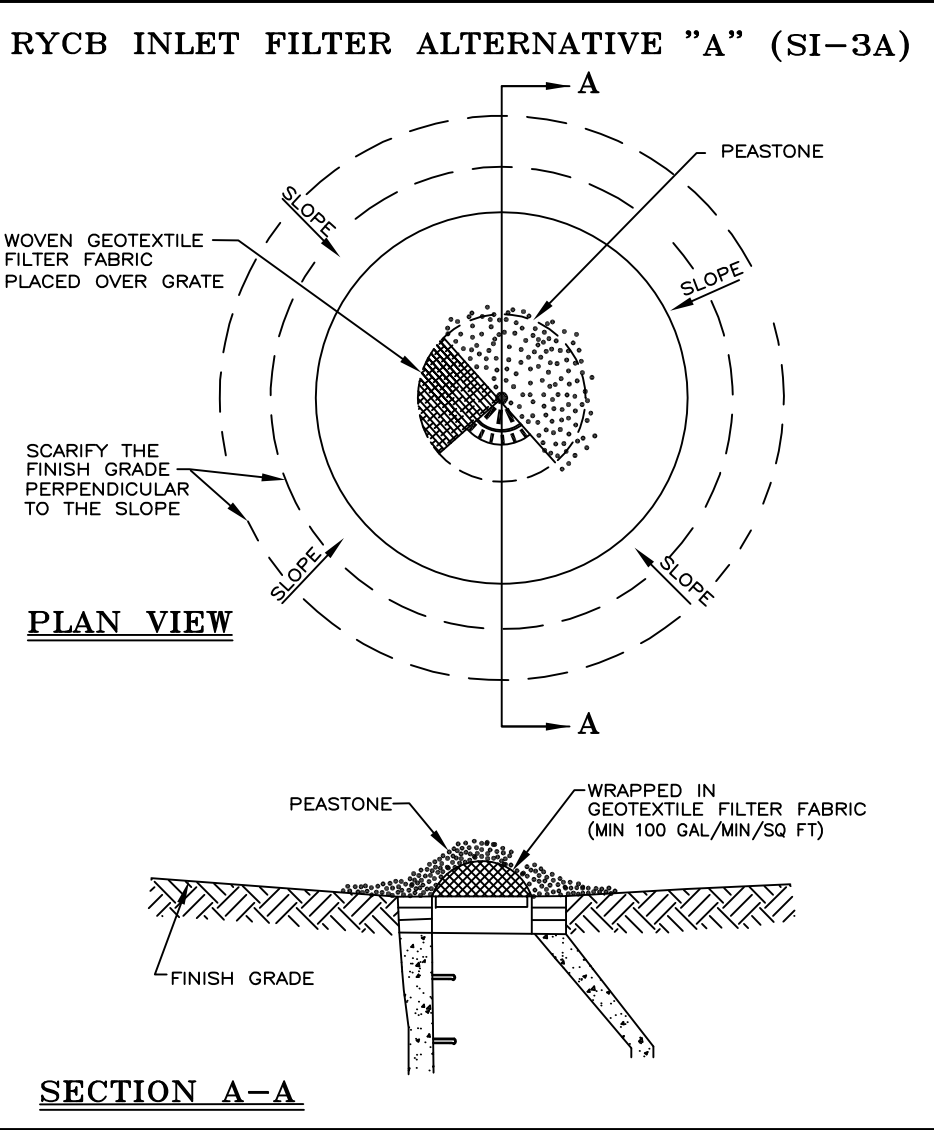
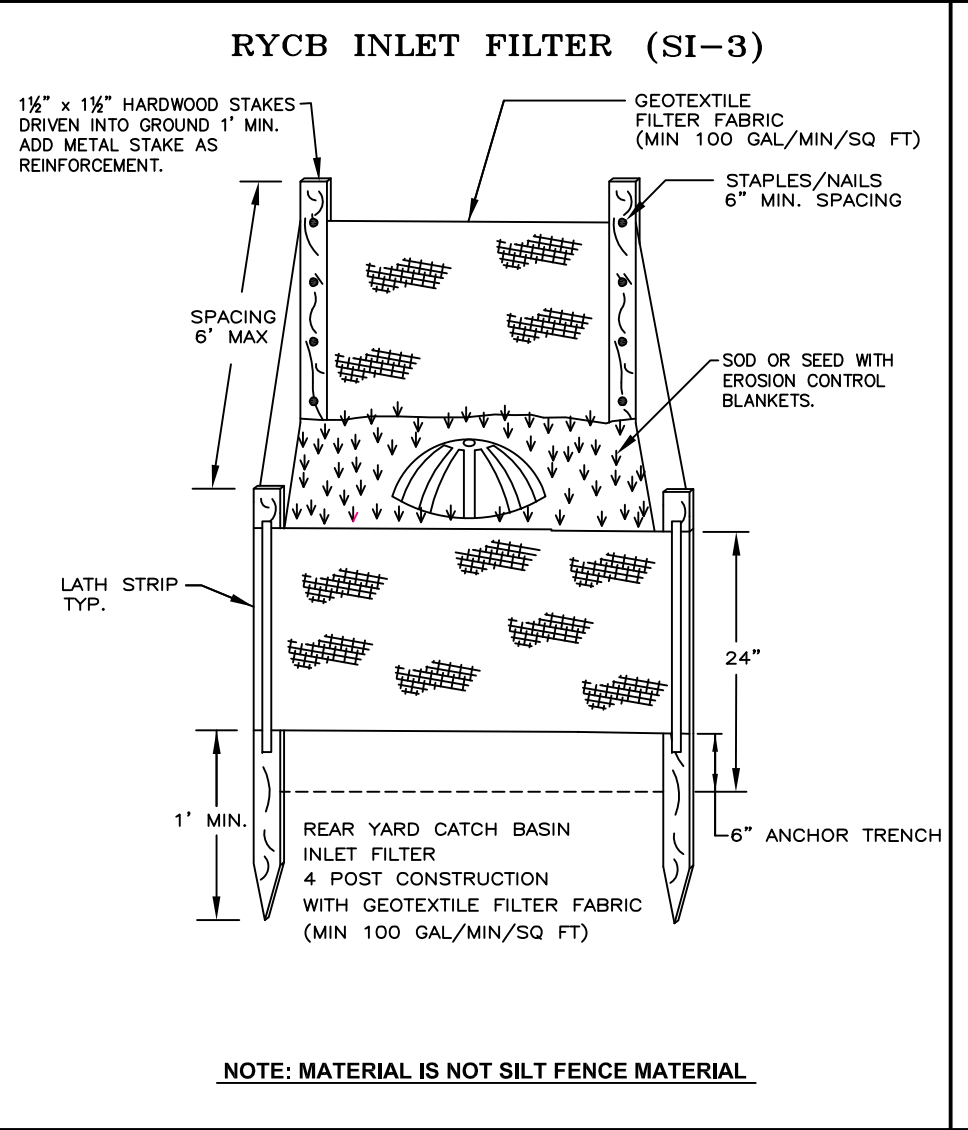
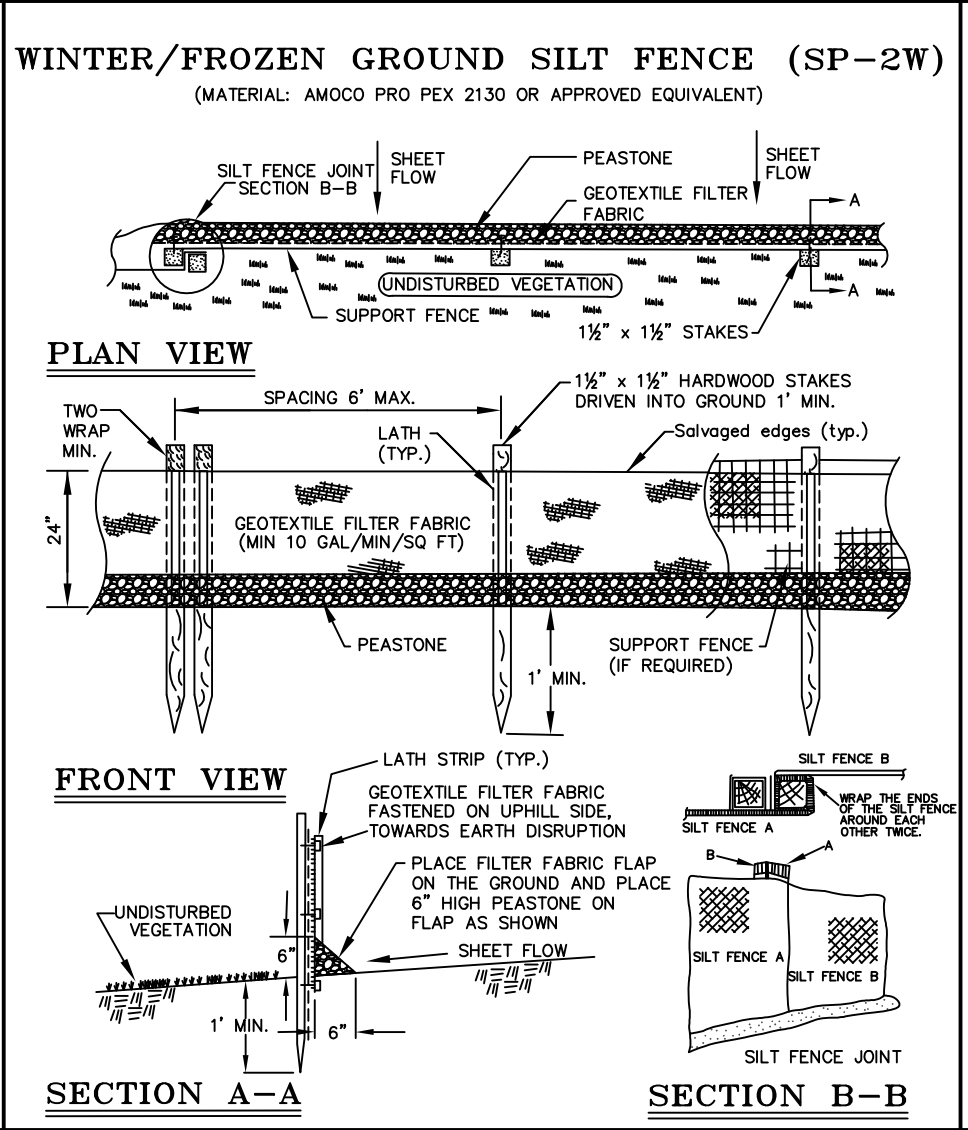
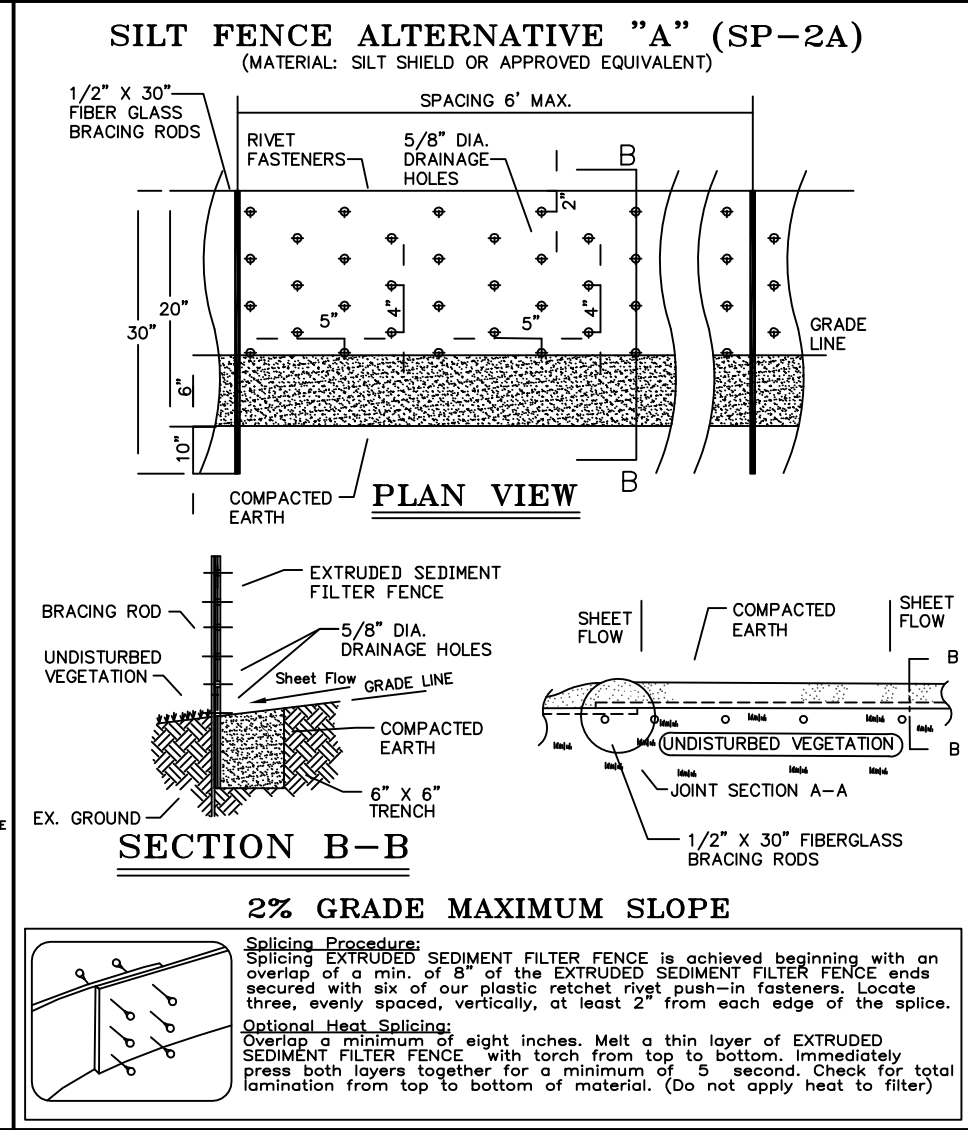
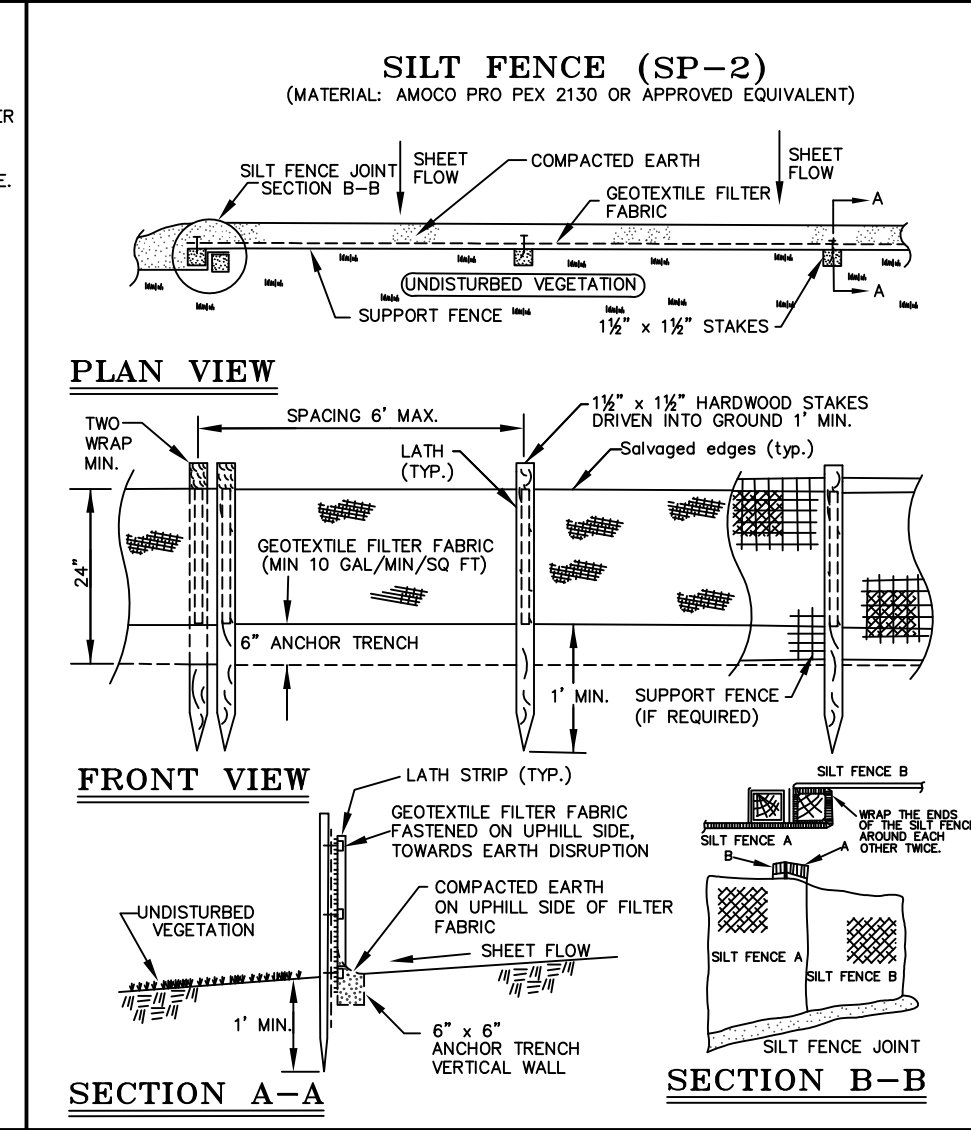
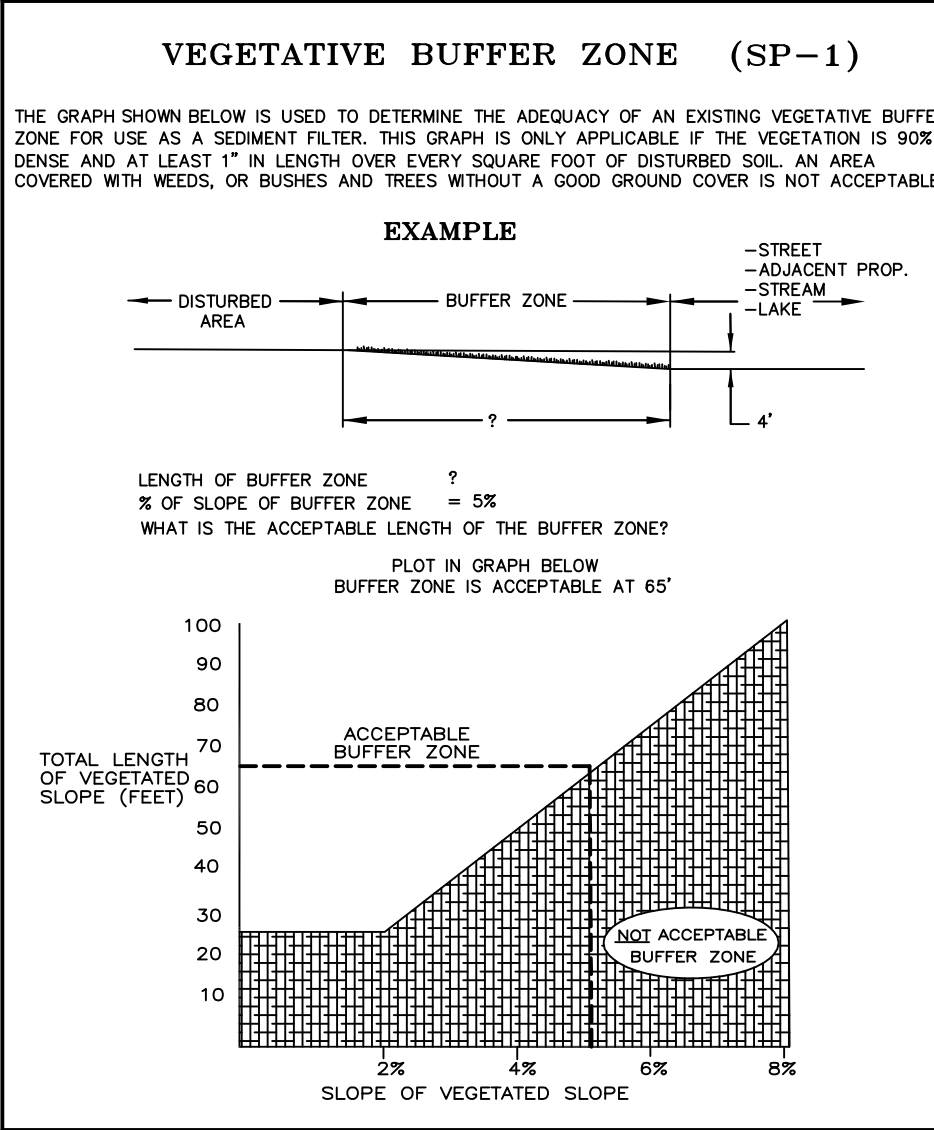
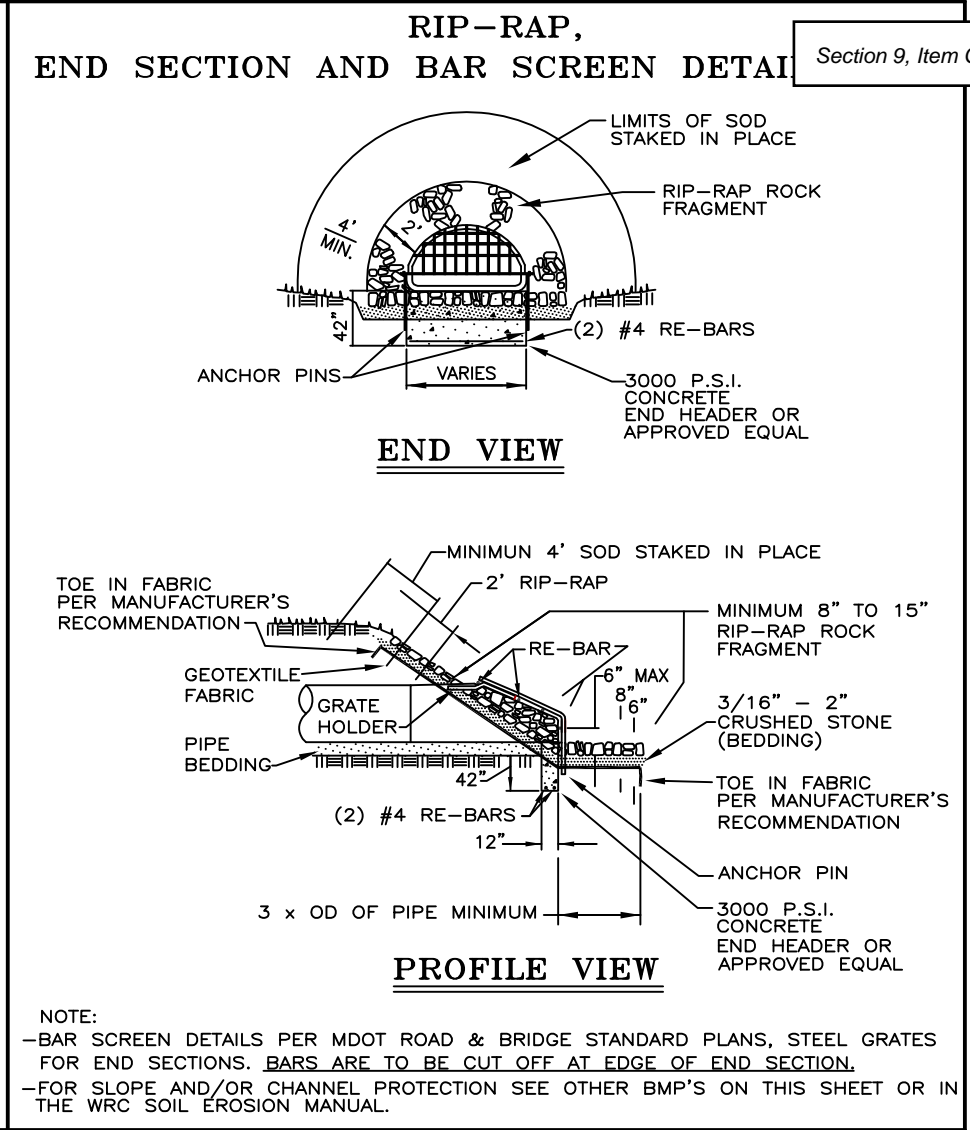
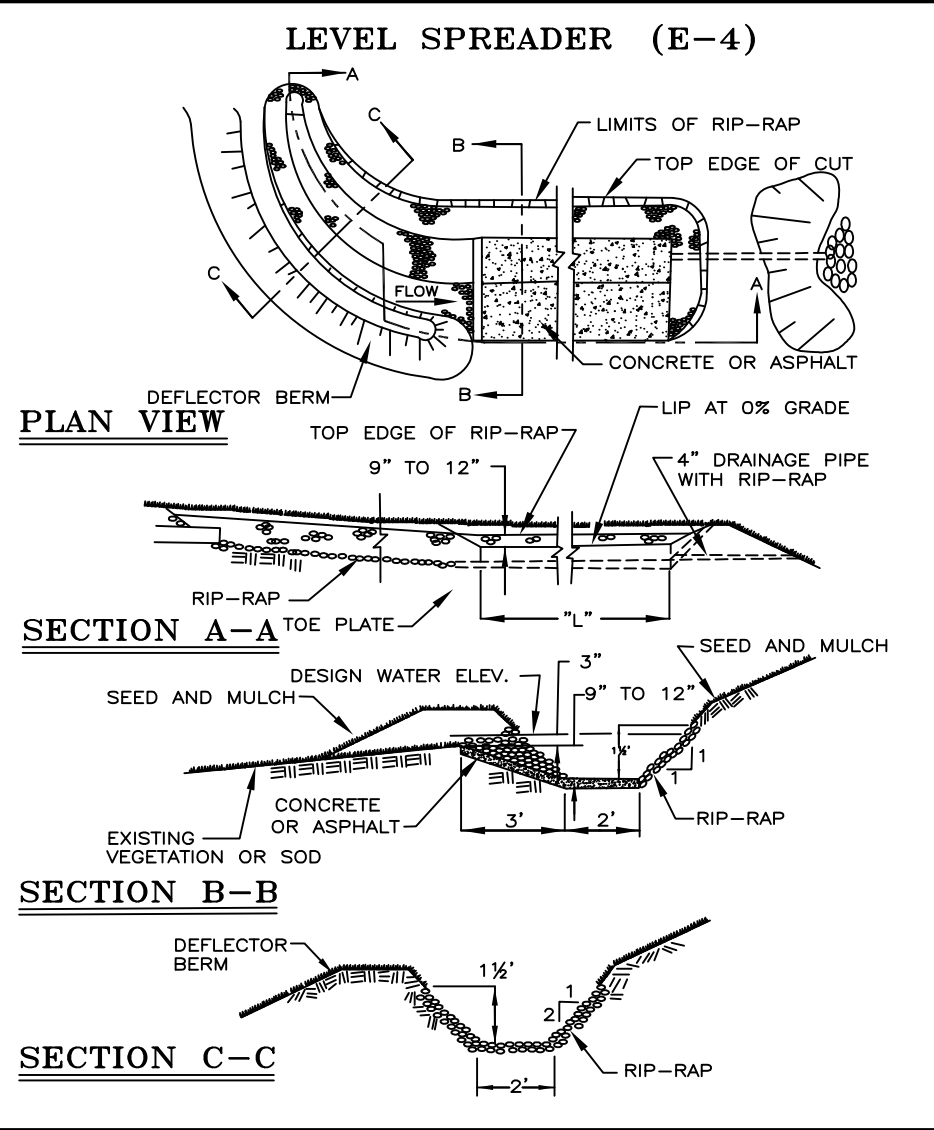
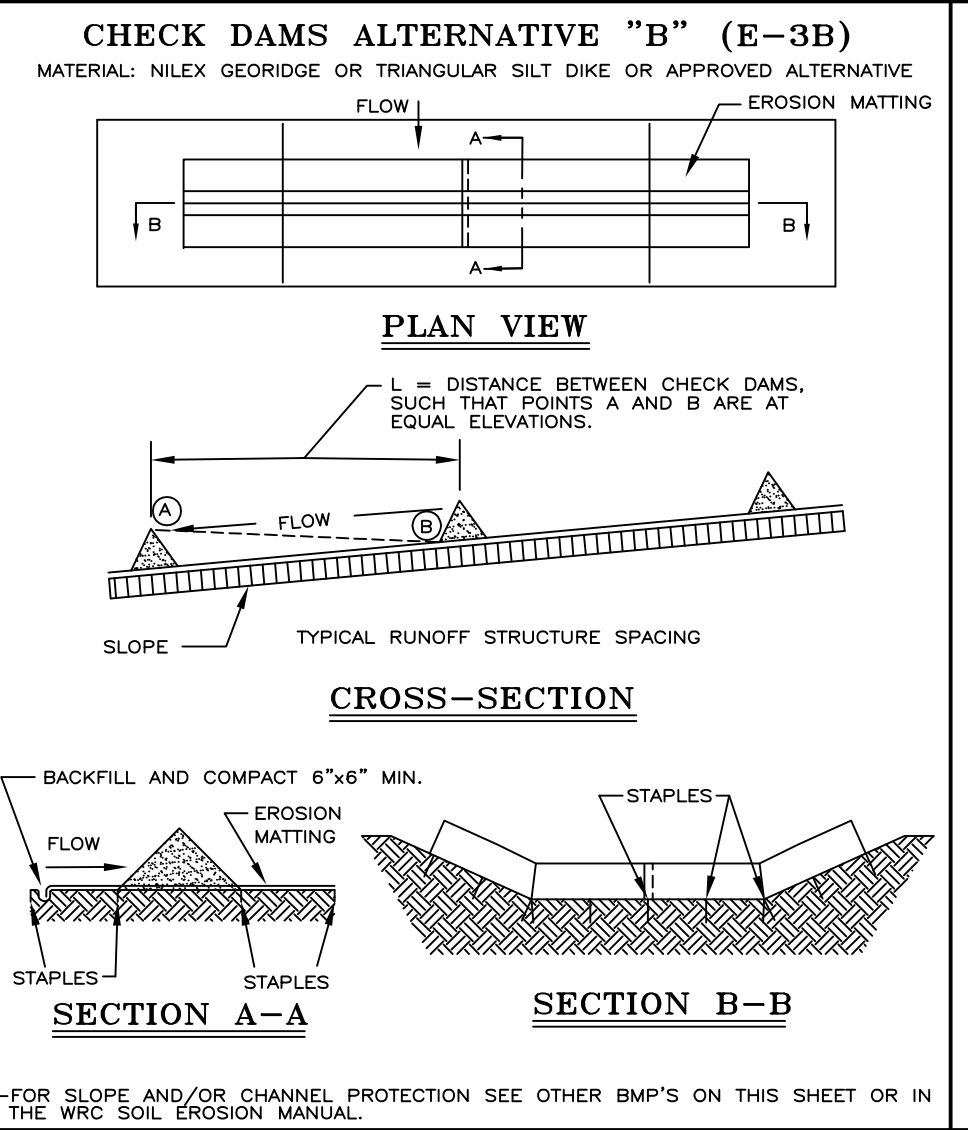
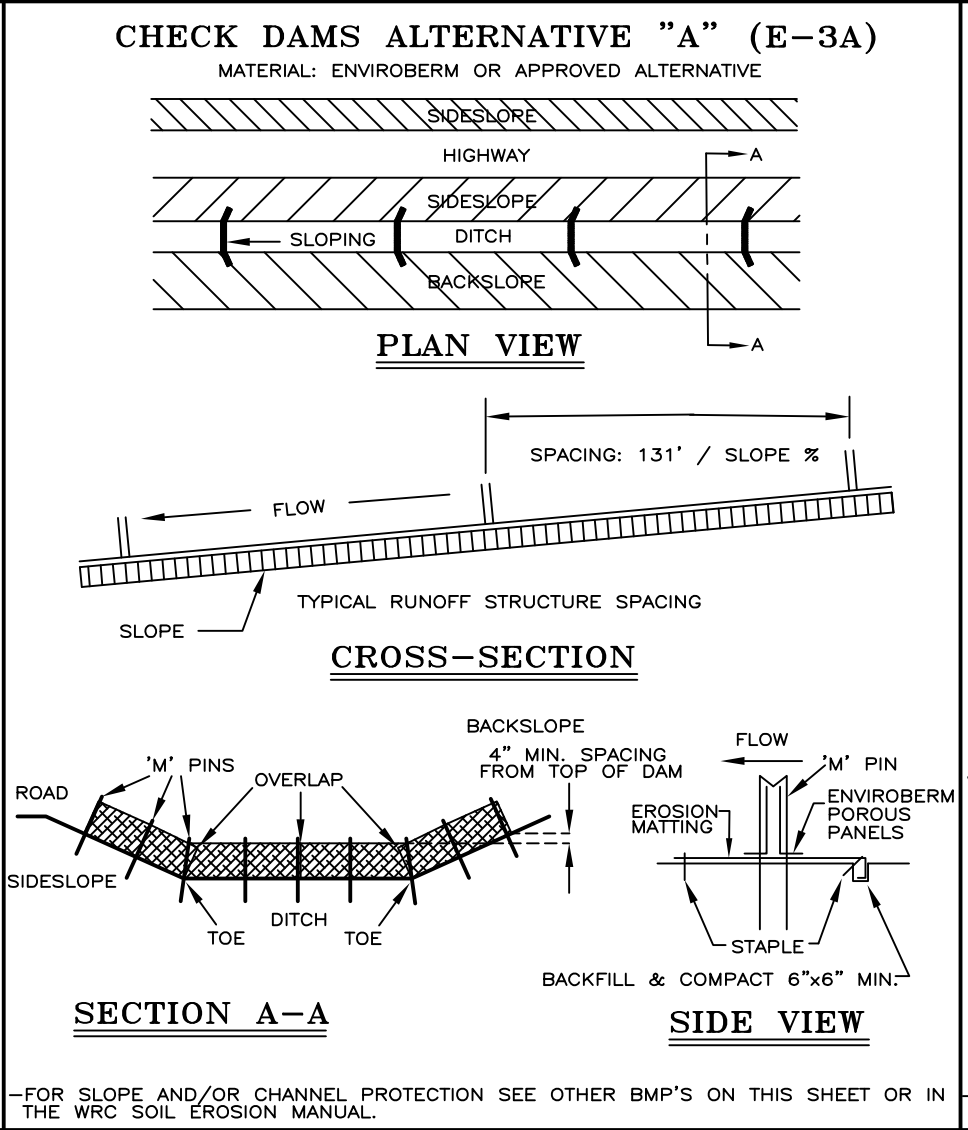
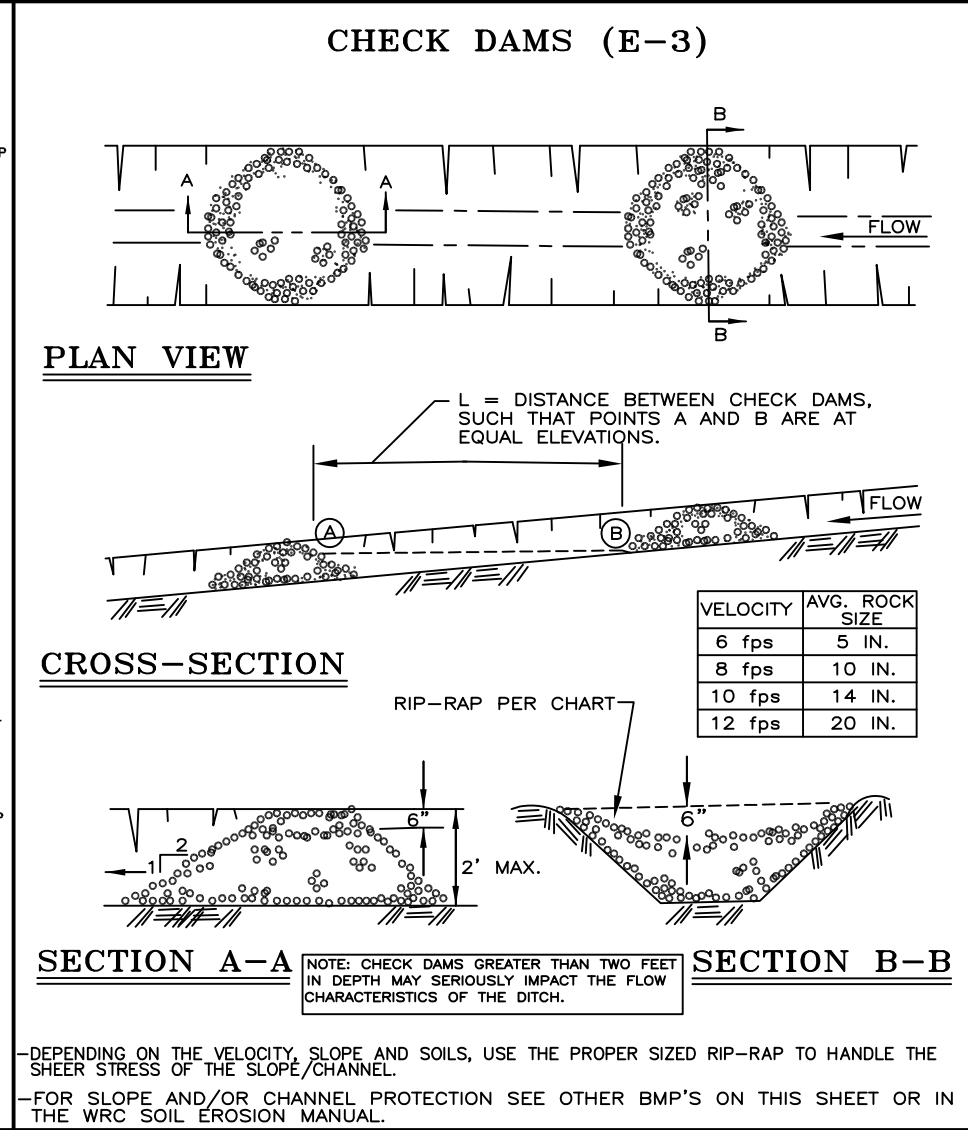
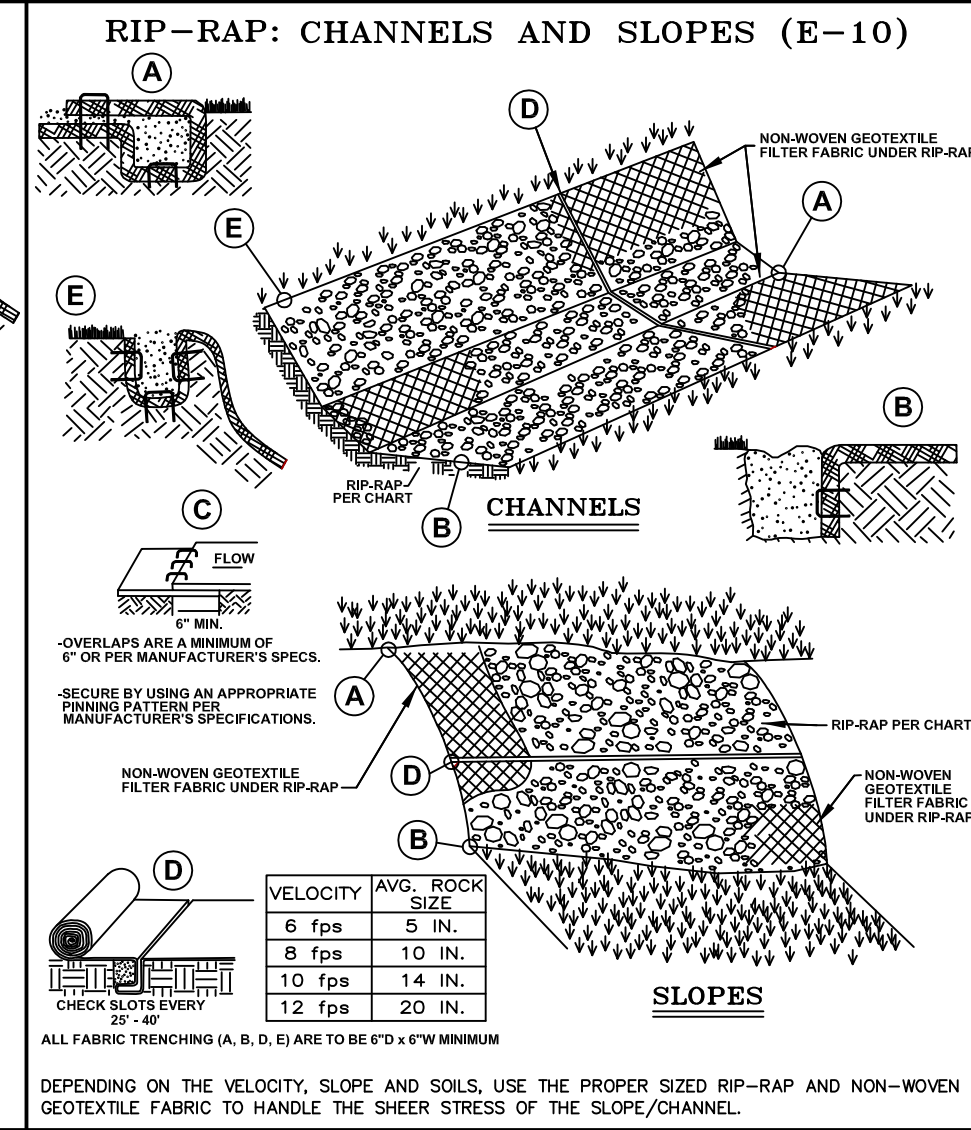
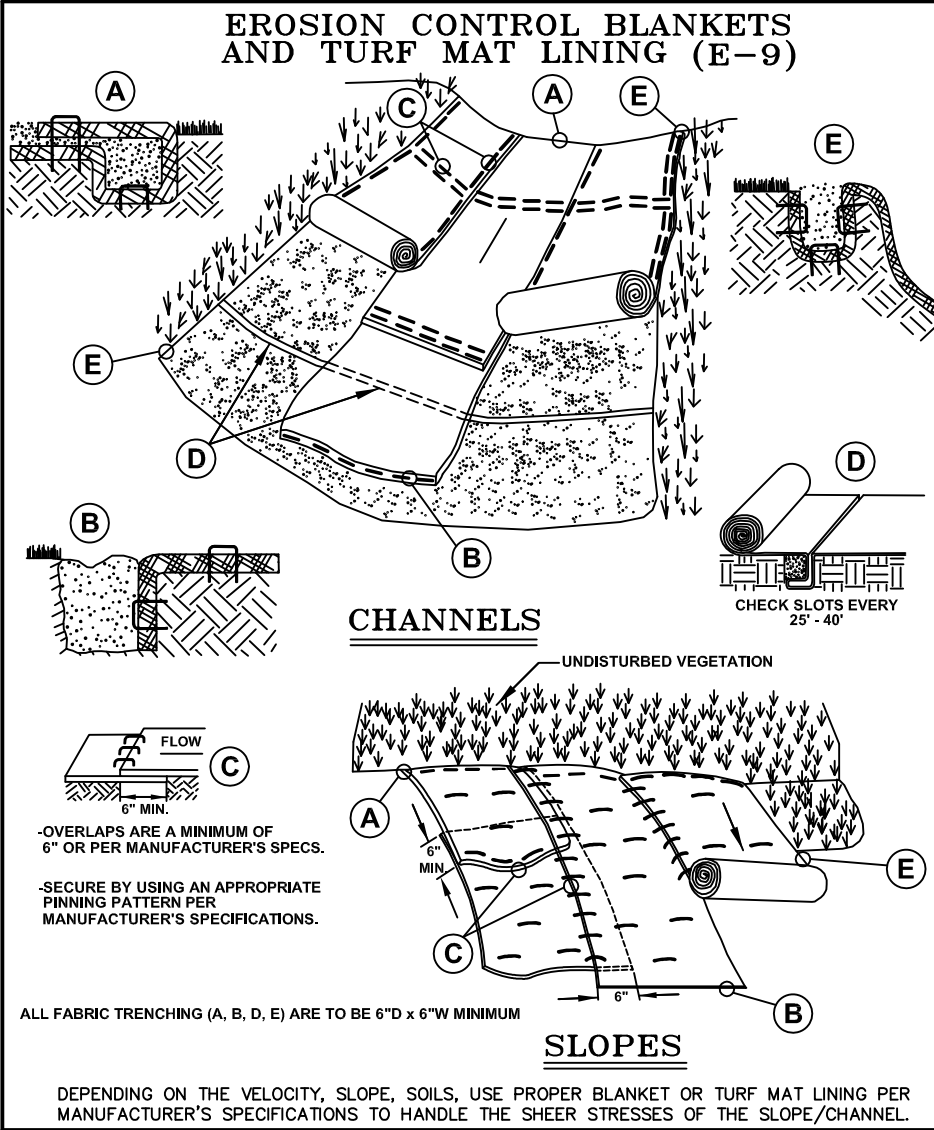
Johnson & Anderson, Inc.
CONSULTING ENGINEERS
4479 DIXIE HIGHWAY
WATERFORD, MICHIGAN 48329
(248) 698-3300

White Lake Charter Township
7525 Highland Road, White Lake, Michigan 48383-2900
(248) 698-3300

WATER MAIN STANDARD DETAILS

SCALE: VERT. AS NOTED
HORZ.

JOB NO.	
DATE ISSUED	
SHEET NO.	133



NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REV.	DATE	DESCRIPTION
1	01/01/01	PROPOSED DETAIL
2	02/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
3	03/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
4	04/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

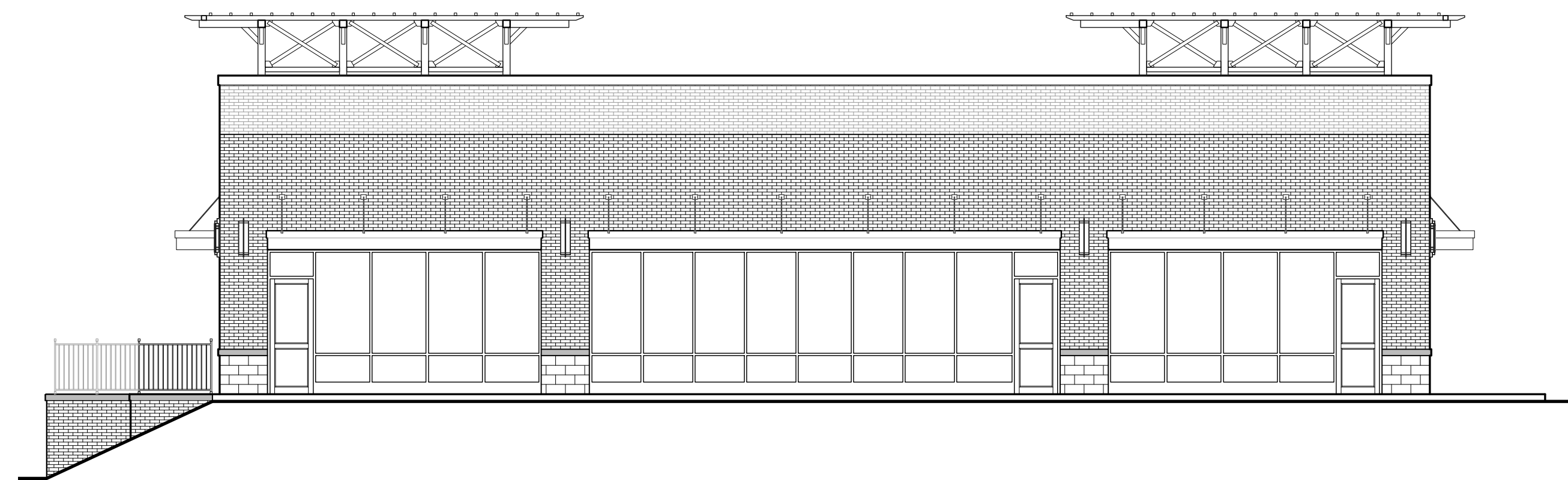
WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48320-1907

SHEET NO.: 1 of 134

NEW RETAIL CENTER SHELL FOR: WHITE LAKE DEVELOPMENT

COOLEY LAKE AND UNION LAKE ROADS WHITE LAKE, MICHIGAN PHASE 3 PERMITS



CIVIL



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS

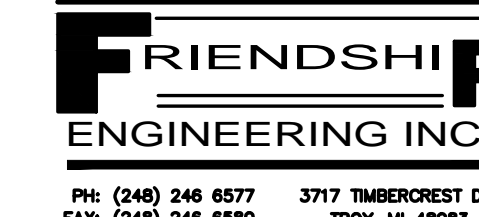
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

ARCHITECTURAL



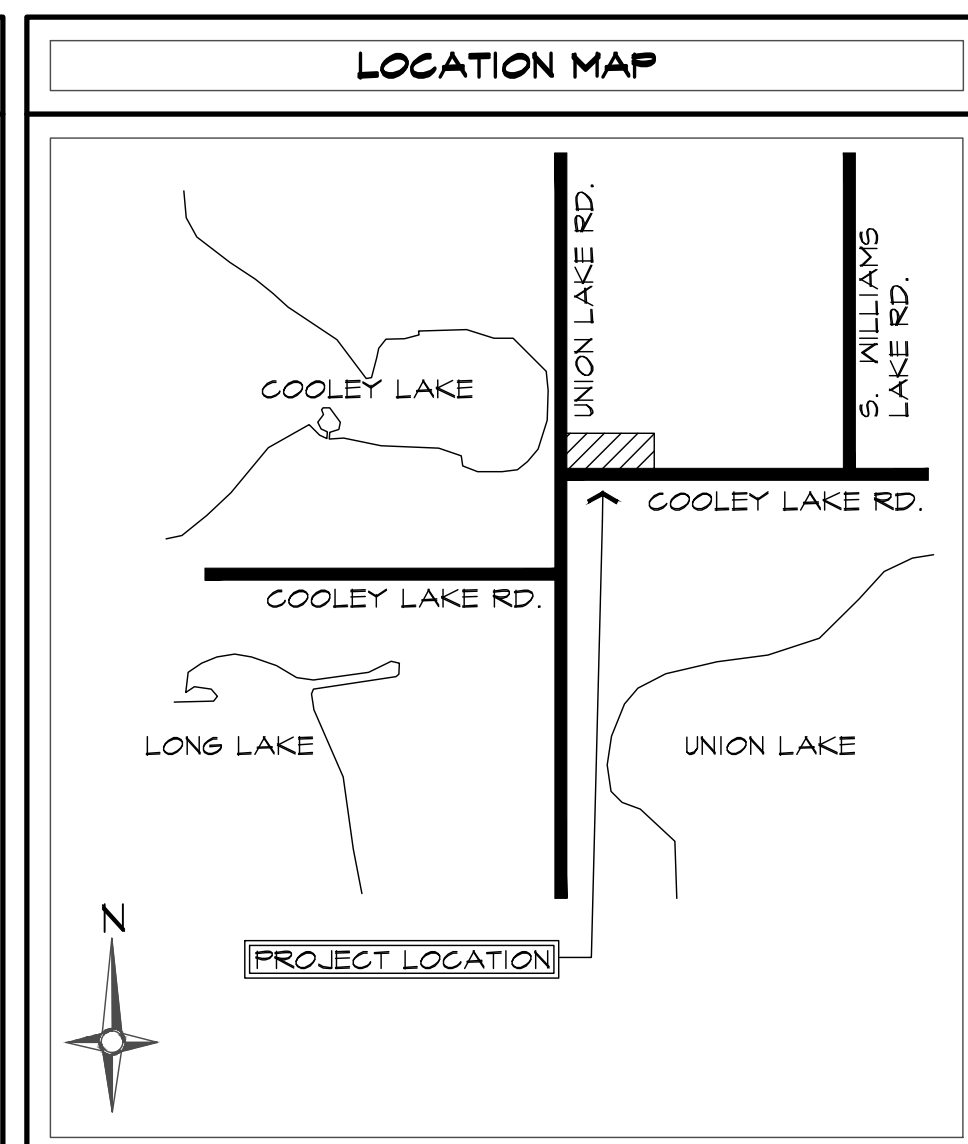
ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. & ASSOCIATES, INC.
24001 ORCHARD LAKE RD., SUITE #180A
FARMINGTON, MICHIGAN 48336
PHONE (248) 985-9101

STRUCTURAL



CONSULTING ENGINEER
STRUCTURE
FRIENDSHIP ENGINEERING
3717 TIMBERCREST DRIVE
TROY, MICHIGAN, 48063
PHONE (248) 246-6577
FAX (248) 246-6580

PROJECT INFORMATION	
PROJECT NUMBER:	21096
PROJECT LOCATION:	COOLEY LAKE & UNION LAKE ROADS WHITE LAKE, MICHIGAN
DESIGN FIRM:	GAV & ASSOCIATES, INC. 24001 ORCHARD LAKE RD FARMINGTON, MI 48336 PHONE: (248) 985-9101
1. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:	SAMIR M. KARIM, M. LIC. #1801038452
2. THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR WHITE LAKE TOWNSHIP / STATE OF MICHIGAN CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.	
3. ALL APPLICABLE GOVERNMENTAL AGENCIES, SUCH AS MDT, OAKLAND COUNTY, UTILITY SERVICES, ETC. SHALL HAVE DRAWINGS SUBMITTED FOR REVIEW FOR ENGINEERING APPROVAL AT THE TIME OF PERMIT SUBMITTAL.	



SHEET INDEX	
CIVIL	NOT INCLUDED
ARCHITECTURAL	T.001 TITLE SHEET & PROJECT INFORMATION A.001 GENERAL INFORMATION AND SPECIFICATIONS A.101 FLOOR PLAN A.102 ROOF PLAN A.201 BUILDING ELEVATIONS A.202 BUILDING ELEVATIONS A.301 BUILDING SECTIONS A.401 WALL SECTIONS A.402 WALL SECTIONS A.501 DETAILS AND SCHEDULES A.502 DETAILS A.503 DETAILS A.601 REFLECTED CEILING PLAN
STRUCTURAL	S.101 FOUNDATION PLAN S.102 ROOF FRAMING PLAN S.103 ENLARGED FRAMING PLANS S.104 SECTIONS AND DETAILS

SHEET INDEX (CONTINUED)	
MECHANICAL	M.000 SYMBOLS AND ABBREVIATIONS M.101 FLOOR PLAN - MECHANICAL
ELECTRICAL	E.100 ELECTRICAL SYMBOLS & NOTES E.102 ELECTRICAL PLAN E.103 ELECTRICAL RISER DIAGRAM & SCHEDULES
DEFERRED SUBMITTALS	
DEFERRED SUBMITTALS AND SPECIAL INSPECTIONS	
1. CIVIL AND SITE DESIGN. 2. SIGNAGE. 3. INTERIOR BUILDOUTS FOR FUTURE RESTAURANT. 4. FINISHES.	

ABBREVIATIONS:			
AFF	ABOVE FINISH FLOOR	DN	DOWN
ALUM	ALUMINUM	DS	DOWN SPOUT
ANOD	ANODIZED	DWS	DRAWING
ACT	ACOUSTICAL TILE	EA	EACH
BC	BOTTOM CHORD	E.C.	ELEG. CONTRACTOR
BRD	BOARD	EF	EACH FACE
BFF	BELOW FINISH FLOOR	E.J.	EXPANSION JOINT
BLK	BLOCK	ELEC	ELECTRICAL
BM	BEAM	ELEV	ELEVATION
B.O.	BOTTOM OF	EXH	EXHAUST
BOF	BOTTOM OF FOOTING	EX/EXIST	EXISTING
BU	BUILT UP	EXT	EXTERIOR
CAB	CABINET	EW	EACH WAY
C.B.	CATCH BASINS	F#1	FURNISH AND INSTALL
C	COLD	FD	FLOOR DRAIN
CER	CERAMIC	FFE	FINISH FLOOR
C.J.	CONTROL JOINT	FND.	FOUNDATION
C.L.	CENTER LINE	FO	FINISHED OPENING
CLS	CELLING	FOP	FACE OF FINISH
CLOS	CLOSET	FOS	FACE OF GYPSUM
C.O.	CLEAN OUT	FOM	FACE OF MASONRY
CM	CONSTRUCTION MANAGER	FTG	FOOTING
COL	COLUMN	FS	FLOOR SINK
CONC	CONCRETE	GALV	GALVANIZED
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR
DEFS	DIRECT APPLIED FINISH SYSTEM	GL	GLASS
DET	DETAIL	GB	GRAB BAR
DIM	DIMENSION	GYP	GYPSUM
DIA	DIAMETER	HM	HOLLOWED METAL
DL	DEAD LOAD	HVAC	HEATING & VENT.
DN	DOWN	INSUL.	INSULATION
DS	DOWN SPOUT	IST	JOIST
DWS	DRAWING	JT	JOINT
EA	EACH	LD	LIVE LOAD
E.C.	ELEG. CONTRACTOR	LP	LIGHT POLE
EF	EACH FACE	MAS	MASONRY
E.J.	EXPANSION JOINT	MAX	MAXIMUM
ELEC	ELECTRICAL	MCM	METAL COMPOSITE MATERIAL
ELEV	ELEVATION	MECH.	MECHANICAL
EXH	EXHAUST	MIN	MINIMUM
EX/EXIST	EXISTING	MTL.	METAL
EXT	EXTERIOR	ND	NOT TO SCALE
EW	EACH WAY	OPH	OPPOSITE HAND
F#1	FURNISH AND INSTALL	NTS	NOT TO SCALE
FD	FLOOR DRAIN	PL	PLATE
FFE	FINISH FLOOR	PSF	POUNDS PER SQUARE
FND.	FOUNDATION	PSI	POUNDS PER SQUARE
FO	FINISHED OPENING	RA	RETURN AIR
FOP	FACE OF FINISH	RD	ROOF DRAIN
FOS	FACE OF GYPSUM	REIN	REINFORCEMENT
FOM	FACE OF MASONRY	REQ	REQUIRED
FTG	FOOTING	RO	ROUGH OPENING
FS	FLOOR SINK	SA	SUPPLY AIR
GALV	GALVANIZED	SIM	SIMILAR
GC	GENERAL CONTRACTOR	STL	STEEL
GL	GLASS	STOR	STORAGE
GB	GRAB BAR	TE	TOWEL BAR
GYP	GYPSUM		
HM	HOLLOWED METAL		
HVAC	HEATING & VENT.		
INSUL.	INSULATION	TC	TOP CHORD
IST	JOIST	T & B	TOP AND BOTTOM
JT	JOINT	TBL	TOP OF BRICK LEDGE
LD	LIVE LOAD	T.O.S.	TOP OF TOP OF STEEL
LP	LIGHT POLE	T.O.P.	TOP OF PIER
MAS	MASONRY	T.O.W.	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MCM	METAL COMPOSITE MATERIAL	U.N.O.	UNLESS NOTED OTHERWISE
MECH.	MECHANICAL	VIF	VERIFY IN FIELD
MIN	MINIMUM	W	WITH
MTL.	METAL	W/	WOOD
ND	NOT TO SCALE	WNF	WELDED WIRE FABRIC
OPH	OPPOSITE HAND		
NTS	NOT TO SCALE		
PL	PLATE		
PSF	POUNDS PER SQUARE	AASHO	AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS
PSI	POUNDS PER SQUARE	A.I.A.	AMERICAN INSTITUTE FOR ARCHITECTS
PT	PAINT	ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
RA	RETURN AIR	AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
RD	ROOF DRAIN	CRSI	CONCRETE REINFORCING SOCIETY INSTITUTE.
REIN	REINFORCEMENT	MEC	MICHIGAN BUILDING CODE
REQ	REQUIRED	MHC	MICHIGAN MECHANICAL CODE
RO	ROUGH OPENING	MPC	MICHIGAN PLUMBING CODE
SA	SUPPLY AIR	MEC	MICHIGAN ELECTRICAL CODE
SIM	SIMILAR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
STL	STEEL	UL	UNDERWRITERS LABORATORIES
STOR	STORAGE		
TE	TOWEL BAR		

ISSUED FOR	
PERMITS	10.22.2021
SEAL	

PROJECT DATA:

USE GROUP M - MERCANTILE
CONSTRUCTION TYPE IIB NOT SPRINKLED

SITE REQUIREMENTS:

MAXIMUM BUILDING HEIGHT 25'-0"
PROPOSED BUILDING HEIGHT 22'-11"

BUILDING DATA

BUILDING GROSS FLOOR AREA 3,843 GSF

CODE REVIEW & BUILDING ANALYSIS:

- THESE BUILDING PLANS ARE BEING SUBMITTED FOR THE PROPOSED ONE STORY RETAIL SHELL BUILDING ONLY. INTERIOR BUILD OUT SHALL BE SUBMITTED IN FUTURE SUBMITTALS. COORDINATE WITH OWNER ANY FUTURE BUILD OUT (S) BASED ON USE GROUPS AND AS PERMITTED PER CURRENT APPLICABLE LOCAL AND STATE CODES. THIS INCLUDES, BUT NOT LIMITED TO, THE CONSTRUCTION OF THE TENANT DEMISING WALLS.
- GENERAL CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE. ALL NEW CONSTRUCTION SHALL COMPLY TO THE FOLLOWING:
 - 2015 MICHIGAN BUILDING CODE (MBC).
 - 2015 MICHIGAN MECHANICAL CODE (MMC).
 - 2015 MICHIGAN PLUMBING CODE (MPC).
 - 2014 MICHIGAN ELECTRICAL CODE P78 (NEC).
 - 2017 NATIONAL ELECTRICAL CODE (NEC).
 - 2009 ICC/ANSI A117.1 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1966 AS AMENDED.
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH 2013 ASHRAE STANDARD 90.1 STANDARD INCLUDING AMENDMENTS.
 - 2015 MICHIGAN UNIFORM ENERGY CODE, PART 10a (MEC).
 - 2010 FIRE SUPPRESSION NFPA 13.
 - 2013 FIRE ALARM CODE NFPA 72.
 - 2012 INTERNATIONAL FIRE CODE (IFC).
 - 2015 INTERNATIONAL FUEL GAS CODE (IFGC).
- PROJECT SHALL COMPLY WITH MBC 2015 CHAPTER 35 REFERENCE STANDARDS.
- WHITE LAKE TOWNSHIP ZONING ORDINANCE AND CODES.

GENERAL CONDITIONS (CONTINUED):

- A PORTABLE FIRE EXTINGUISHER MUST BE PRESENT DURING CONSTRUCTION. PERMANENT PORTABLE FIRE EXTINGUISHER LOCATIONS TO BE DETERMINED PER I.F.C. AND FIELD BUILDING INSPECTOR.
- FIRESTOPPING SHALL BE TESTED IN ACCORDANCE WITH ASTM E-814 TEST STANDARDS. CONTRACTOR TO SUBMIT TEST REPORT ATTACHED WITH THE SUBMITTAL COVER SHEET FOR EACH APPLICATION, I.E. FOR EACH KIND OF CONSTRUCTION (RATED FLOOR/CILING RATED WALLS, ETC.) BEFORE INSTALLATION. FIRESTOPPING INSTALLATION SHALL NOT BE CONCEALED WITH FINAL CONSTRUCTION UNTIL APPROVED BY BUILDING INSPECTOR.
- ALL HAZARDOUS ROOMS TO HAVE DOOR CLOSURE AND SHALL BE SMOKE TIGHT ENCLOSURES IN JANITOR CLOSETS, MECHANICAL / ELECTRICAL ROOMS AND STORAGE ROOMS.
- DO NOT SCALE DRAWINGS, USE GIVEN DIMENSIONS ONLY. DIMENSIONS ARE TO THE FACE OF FINISH U.N.O. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERALLY THE LOCATIONS OF MATERIAL AND EQUIPMENT. THESE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING, COORDINATING AND APPROVING ALL WORK TO BE DONE BY SUB CONTRACTORS. ANY SUBMITTAL TO ARCHITECT / ENGINEER SHALL BE REVIEWED BY THE S.C. BEFORE SUBMITTING TO ARCHITECT / ENGINEER. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH THE TENANT AND OWNER BEFORE CONTINUING WITH THE WORK FOR POSSIBLE REDESIGN.
- VERIFY LOCATION OF ALL EQUIPMENT AND VERIFY SIZES, WALL OPENINGS, AND SUPPORT REQUIREMENTS WITH MANUFACTURER. PROVIDE OPENINGS, BRACING AND REINFORCEMENT AS REQUIRED BY MANUFACTURER.
- CONSTRUCTION MANAGER WILL SUPPLY SECURED STAGING AREA AND OFFICE TRAILER.
- CONSTRUCTION MANAGER WILL COMPLY WITH ENVIRONMENTAL AGENCIES.
- CONSTRUCTION MANAGER WILL SUPPLY TOILET FACILITIES FOR ALL TRADES.
- CONSTRUCTION MANAGER WILL COMPLY WITH DEWATERING AS NECESSARY.
- CONSTRUCTION MANAGER WILL BE RESPONSIBLE TO KEEP A CLEAN SITE AT ALL TIMES.
- TEMPORARY BRACING, GUYING AND TIE DOWNS OF THE STRUCTURE DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE ERECTOR AND CONTRACTOR(S). THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE NEW CONSTRUCTION SHALL BE BRACED AND PROTECTED AS REQUIRED.
- WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS (UNLESS NOTED OTHERWISE).
- ALL FURRED/ STUCCO WALLS SHALL HAVE FIRE BLOCKING AS REQUIRED BY CODE.
- VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. VERIFY ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS. IN THE EVENT OF DISCREPANCY, NOTIFY THE S.C. AND/OR THE ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.
- ALIGN PARTITIONS WITH FACE OF OTHER PARTITIONS OR COLUMNS, UNLESS NOTED OTHERWISE. THE FACE OF EVERY PARTITION SHALL BE FLUSH WITHOUT OFFSETS. CHANGES IN PARTITION THICKNESS SHALL OCCUR AT CORNERS, PARTITION INTERSECTIONS OR OTHER FEATURES WHICH INTERRUPT THE PLANE OF THE PARTITION. FACE OF CORRIDOR PARTITIONS SHALL BE FLUSH FOR THE ENTIRE LENGTH OF THE CORRIDOR REGARDLESS OF CHANGES IN PARTITION THICKNESS. ALL ADJUSTMENTS SHALL BE MADE TO THE ROOM SIDE OF THE CORRIDOR PARTITION AND AT CORNERS.
- ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE STANDARDS IN ACCORDANCE WITH TABLE 2506.2 MBC 2015.
- REFER TO INTERIOR FINISHES REQUIREMENT ON LIFE SAFETY SHEET A.041. ALL INTERIOR FINISHES SHALL HAVE A CLASS C FLAME SPREAD OF 16 TO 200 AND A SMOKE DEVELOPMENT INDEX NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 OR UL T23. ALL INTERIOR CARPET INCLUDING THOSE IN EXIT ENCLOSURES SHALL COMPLY WITH MBC SECTION 804, DOC FF-1 "FILL TEST" (CPSC 16 CFR PART 1630) CONTRACTOR TO PROVIDE COMPLETE DOCUMENTATION TO FIELD INSPECTOR. FLOOR FINISH SHALL MEET A MIN. OF CLASS II FOR THE MIN. CRITICAL RADIANT FLUX INCLUDING THOSE IN EXIT ENCLOSURES. ALL FLOOR FINISHES SHALL BE IN ACCORDANCE WITH NFPA 253.
- ALL EXPOSED INSULATION SHALL HAVE A CLASS A FLAME SPREAD NOT GREATER THAN 25 AND A SMOKE DEVELOPMENT NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 REQUIREMENTS. OWNER TO PROVIDE DOCUMENTATION.
- ALL PLYWOOD, WOOD BLOCKING & NAILERS TO BE NON COMBUSTIBLE.
- INFILL AROUND ALL EXTERIOR WALL PENETRATIONS. FLASH WITH METAL & RUBBER AND SEAL TIGHT AT WALL.
- "EXIT" SIGNS SHALL HAVE RED LETTERS AT LEAST 6" HIGH AND THE MINIMUM WIDTH OF EACH STROKE SHALL BE 3/4" ON A WHITE BACKGROUND OR IN OTHER APPROVED DISTINGUISHABLE COLOR. THE WORD "EXIT" EXCEPT THE LETTER "I" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THEN 2 INCHES AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 3/8" OF AN INCH. SIGNS LARGER THAN THE MINIMUM SIZE REQUIRED SHALL HAVE LETTERS WIDTH AND SPACING IN THE SAME PROPORTION TO THE HEIGHT AS INDICATED IN THIS CODE. IF AN ARROW IS PROVIDED AS PART OF AN "EXIT" SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW CANNOT BE READILY CHANGED. THE WORD "EXIT" SHALL BE CLEARLY DISCERNIBLE WHEN THE SIGN IS ILLUMINATION MEANS IS NOT ENERGIZED.
- MIN. AVERAGE ILLUMINATION OF 10 FOOT CANDLES IS REQUIRED AT A HEIGHT OF 30' AFF OVER THE AREA OF ALL ROOMS.
- PROVIDE TYVEK DRAINWRAP SHEET FOR ALL E.F.I.S. WORK INDICATED ON DRAWINGS.
- ALL EXIT DOORS & MEANS OF EGRESS DOORS SHALL BE SIDE HINGED, NON-LOCKING & SWING IN DIRECTION OF EGRESS.
- ALL DOORS TO COMPLY WITH THE 2015 EDITION OF THE MICHIGAN BUILDING CODE SECTION 1008 AND ICC/ANSI A117.1-2009 SECTION 404.2.
- DOOR HANDLES, PLUS LATCH, LOCKS AND OTHER OPERATING MAXIMUM HEIGHT OF 34"-48" ABOVE FINISH FLOOR. OPERATING DEVICES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL MEANS OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS, THE OPENING FORCE FOR INTERIOR SIDE-SWING DOORS WITH- OUT CLOSERS SHALL NOT EXCEED 5-POUND FORCE. FOR ALL OTHER SIDE-SWING, SLIDING AND FOLDING DOORS, THE DOORS SHALL RELEASE WHEN SUBJEGT TO A 15-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15 POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCHSIDE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- ALL EXIT DOORS & MEANS OF EGRESS DOORS SHALL BE SIDE HINGED, NON-LOCKING & SWING IN DIRECTION OF EGRESS.
- ALL GLASS SHALL BE SAFETY GLASS AS REQ'D PER SECTION 2406.2 AND SHALL PASS THE TEST REQMT'S OF CPSC 16 CFR, PART 1201
- ALL EXIT DISCHARGE DOORS TO CONTAIN A RAISED CHARACTER SIGN STATING "EXIT" COINCIDING WITH ICC A117.1 SECTION 709.3 AS REQ'D BY MBC 2015 SECTIONS 110.4 (ITEM #2) AND 1011.4.
- NO COMBUSTIBLES MATERIAL SHALL BE USED IN PLENUM SPACES.

DESIGN LOADS:

THE STRUCTURE IS DESIGN FOR THE FOLLOWING LIVE LOADS, IN ADDITION TO THE LATERAL LOADS AND SUPERIMPOSED DEAD LOADS AND SELF-WEIGHT OF THE STRUCTURE.
BUILDING OCCUPANCY CATEGORY: II
LIVE LOADS:
1. ROOF SNOW LOAD
A. GROUND SNOW LOAD: 25 PSF
B. FLAT ROOF SNOW LOAD (P_f) (MIN ROOF LOAD): 20 PSF
C. SNOW EXPOSURE FACTOR (C_e): 1.0
D. SNOW LOAD IMPORTANCE FACTOR (I): 1.0
E. THERMAL FACTOR (C_t): 1.0
F. ADDITIONAL LOADING DUE TO DRIFTING AT CHANGES IN ROOF ELEVATIONS AND ICE AT OVERHANGS PER APPLICABLE CODE.

TOTAL ROOF DESIGN LOAD: 35 PSF

WIND LOAD:

- BASIC WIND SPEED (3-SECOND 60ST): 115 MPH
- RISK CATEGORY: II
- EXPOSURE CATEGORY: A
- INTERNAL PRESSURE COEFFICIENT: +/- 0.18
- MAIN FORCE RESISTING STRUCTURAL SYS (EQUIVALENT STATIC FORCE):
- MIN UNIFORM: 16 PSF

EARTHQUAKE DATA:

- OCCUPANCY CATEGORY: II
- MAPPED SPECTRAL RESPONSE ACCELERATION S_s=0.028g & S₁=0.044g
- SITE CLASS D
- SPECTRAL RESPONSE COEFFICIENTS S_{Ds}=0.091g & S_{D1}=0.071g
- SEISMIC DESIGN CATEGORY A
- SECTION 11.7 (ASCE7-10) DESIGN REQUIREMENT FOR SDG A
- DESIGN BASE SHEER F_x=0.01W_x
- C_s=S_s (R/I)
- RESPONSE MODIFICATION FACTOR R=5
- SECTION 11.7 (ASCE7-10) DESIGN REQUIREMENT FOR SDG A

FOUNDATION & EARTH WORK

- FOOTINGS SHALL BEAR ON THE FIRM UNDISTURBED SOIL WITH A SAFE NET CAPACITY OF 2,000 PSF. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ENGINEER. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
- EXCAVATION OF FILLS, ORGANIC MATERIALS AND OTHER UNSUITABLE MATERIAL IS TO BE REMOVED UNTIL THE MIN. SOIL BEARING IS OBTAINED PER AN ONSITE SOILS ENGINEER. PAD FOOTING IS TO EXTEND TO THAT POINT. IF WATER IS ENCOUNTERED DURING EXCAVATION, CONTRACTOR TO CONSULT WITH DEWATERING CONTRACTOR FOR RECOMMENDATIONS.
- ALL FOOTINGS SHALL BE PLACED ONTO COMPACTED SUB GRADE OR ENGINEERED FILL (95% MINIMUM DENSITY AT OPTIMUM MOISTURE CONTENT). FOOTING ELEVATIONS SHOWN DESIGNATE A MINIMUM DEPTH OF FOOTINGS WHERE A SAFE SOIL BEARING PRESSURE OF 2,000 PSF FOR COLUMNS AND WALL FOOTINGS IS EXPECTED. UNDERCUT AND PROVIDE ENGINEERED FILL AS NECESSARY TO ACHIEVE BEARING CAPACITY INDICATED.
- ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND CERTIFIED. CONTRACTOR TO SUBMIT TESTING REPORT TO CITY.
- NO FOOTINGS SHALL BE PLACED ONTO OR AGAINST SUB GRADES CONTAINING FROST OR ICE. CROSS REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO ASSURE PROPER DIMENSIONS AND PLACEMENT OF ALL ANCHORS, BOLTS, INSERTS, ETC.
- AFTER EXCAVATING FOR ALL EARTH-SUPPORTED FLOOR AND STAIR SLABS, THE EXPOSED NATURAL SOIL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACING FILL.

STEEL JOISTS:

- ALL PROVISIONS OF THE RECOMMENDED CODE OF STANDARD PRACTICE FOR STEEL JOISTS AS ADOPTED BY THE STEEL JOIST INSTITUTE SHALL BE ADHERED TO.
- STEEL JOIST BEARING ON STEEL BEAMS OR PLATES TO BE WELDED TO STEEL WITH 2" LONG PER "SUI". EXTEND BOTTOM CHORDS OF JOISTS AT COLUMNS TO A STABILIZER TAB. IF NO JOIST OCCURS AT COLUMNS, EXTEND BOTTOM CHORDS OF EACH ADJACENT JOIST AND CONNECT.
- STEEL JOISTS OR JOIST GIRDERS ARE TO BE FABRICATED BY A MEMBER OF THE STEEL JOIST INSTITUTE AND BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS THAT CONFORM TO THE STANDARDS OF THE STEEL JOIST INSTITUTE (SJI) SPECIFICATIONS.
- PROVIDE X-BRACING AND BOTTOM CHORD BRACINGS AT LOCATIONS INDICATED BY MANUFACTURER AND SHALL COMPLY WITH SJI STANDARDS.
- COLD FORMED CHORDS ARE NOT PERMITTED.
- ALL HANGERS FOR CEILINGS, DUCTWORK, ELECTRICAL CONDUIT, PIPES, ETC. SHALL BE HUNG DIRECTLY OR SUPPORTED FROM OR AT THE PANEL POINTS OF THE JOIST.
- JOISTS SHALL HAVE ONE SHOP COAT OF PAINT. CHECK WITH ARCHITECT FOR COLOR.
- MECHANICAL FRAMING, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO MECHANICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL OBTAIN APPROVAL OF MECHANICAL AND OTHER TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN MECHANICAL REQUIREMENTS TO BE BORNE BY MECHANICAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ALL UNITS AND ANY ROOF / FLOOR OPENINGS SUPPORTS WITH STEEL JOISTS FABRICATOR FOR FINAL SELECTION OF UNITS / EQUIPMENTS. UNITS SPECIFICATION SHEETS SHALL BE SUBMITTED TO ARCHITECT AND JOISTS MANUFACTURER PRIOR TO JOIST FABRICATION.

REINFORCING STEEL:

- DETAILINGS AND PLACING OF REINFORCING SHALL CONFORM TO AIC MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- SECURE REBAR AND HOLD IN PLACE WITH GALVANIZED METAL ACCESSORIES, OR PLASTIC BOOTED CHAIRS.
- ALL RE-STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET STEEL, ASTM A5.
- PLACE (2) #5 BARS CONTINUOUS IN TOP AND BOTTOM OF ALL WALL FOOTINGS, GRADE BEAMS AND AT THE SIDES OF ALL OPENINGS, UNLESS NOTED OTHERWISE IN THE DRAWINGS.
- UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL CONCRETE WALLS 12" THICK SHALL BE REINFORCED WITH #4 @ 12" EACH WAY, AT EACH VERTICAL FACE.
- ANCHOR BOLT SIZE AND LOCATION SHALL BE FURNISHED BY BUILDING OR EQUIPMENT MANUFACTURER, AND SHALL BE INSTALLED BY THIS CONTRACTOR FROM APPROVED SHOP DRAWINGS.
- CONSTRUCTION JOINTS SHALL BE PLACED AT THE CENTER OF SPANS WITH A VERTICAL BULKHEAD.
- SLABS, BEAMS AND FOOTINGS SHALL BE PLACED WITH OUT HORIZONTAL JOINTS.
- PROVIDE HORIZONTAL BENT BARS AT ALL CORNERS AND INTERSECTIONS OF CONCRETE WALL OR GRADE BEAMS OF SAME SIZE AND SPACING AS HORIZONTAL WALL OR BEAM REINFORCING. USE BENT DOWELS TO DEVELOP ANCHORAGE, IF NECESSARY. DOWELS TO EXTEND 24 BAR DIAMETERS INTO EACH MEMBER.

STRUCTURAL STEEL:

- THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING UNTL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE ARCHITECT/STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. MEANS AND METHODS OF CONSTRUCTION AND JOB SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S).
- ALL STRUCTURAL STEEL CONSTRUCTION TO CONFORM TO AISC-360 "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" AND AISC CODE OF STANDARD PRACTICE, UNLESS MODIFIED.
- ALL DETAILING FABRICATION AND ERECTION SHALL CONFORM TO MBC SECTION 2204 CODE, THE LATEST EDITION OF "AISC SPECIFICATION FOR STRUCTURAL FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND BRIDGES."
- CONTRACTOR TO USE AISC SPECIFICATIONS FOR THE MANUFACTURE OF ALL STRUCTURAL STEEL MEMBERS WITH TENSILE YIELD STRENGTH F_y = 50 KSI, AND WHICH SHALL CONFORM TO ASTM A-992 STANDARDS, AND SHALL SUBMIT SHOP DRAWINGS. ALL STRUCTURAL STEEL SHALL BE ASTM A-992 (UNLESS NOTED OTHERWISE) HAVING F_y=50,000 PSI.
- STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B OR ASTM A501. SEE DRAWINGS FOR EACH APPLICATION.
- ALL DRAWINGS SHOW THE INTENT AND CONCEPT OF THE CONNECTIONS BUT NOT THE DETAIL OF BOLTS AND WELDS. ALL CONNECTIONS NOT DETAILED SHALL BE DESIGNED, DETAILED AND MANUFACTURED BY THE FABRICATOR.
- SHOP CONNECTIONS SHALL BE WELDED FIELD CONNECTIONS USE ETOXX ELECTRODES, RUN PARALLEL TO THE TENSION MEMBERS, AND USE HIGH STRENGTH BOLTS WITH WASHER AND NUT.
- FIELD BOLT CONNECTIONS WITH ASTM A-325 OR ASTM A-490.
- PROVIDED PERIMETER STEEL. ANGLES FOR METAL. ROOF DECK SUPPORT AS REQUIRED, INCLUDING AROUND ALL ELEVATORS, STAIRS, AND OPENINGS IN FLOOR OR ROOF.
- ALL WELDING TO CONFORM TO AWS D11 "STRUCTURAL WELDING CODE". E TO XX LOC HYDROGEN ELECTRODES CONFORMING TO AWS SPECIFICATION A51 SHALL BE USED FOR WELDING.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING ELECTRIC ARC METHOD IN ACCORDANCE WITH LATEST EDITION OF "AWS CODE FOR WELDING IN BUILDING CONSTRUCTION". ETOXX ELECTRODES TO BE USED.
- UNLESS OTHERWISE NOTED, ALL FIELD CONNECTIONS SHALL BE FASTENED WITH 3/4 INCH DIAMETER ASTM A325-X BEARING TYPE (WITH THREADS EXCLUDED FROM SHEAR PLANE) BOLTS.
- UNLESS OTHERWISE SHOWN, ALL BEAM END CONNECTIONS SHALL BE DESIGNED TO SUPPORT ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN AISC MANUAL FOR GIVEN BEAM, SPAN AND AND GRADE OF STEEL SPECIFIED. FOR COMPOSITE BEAM CONNECTIONS SHALL BE DESIGNED FOR THREE-FOURTH OF THE TOTAL UNIFORM LOAD CAPACITY.
- ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-307-00.
- MINIMUM CONNECTION SHALL BE 3/4 INCH DIAMETER BOLTS OR A WELD DEVELOPING A FORCE OF 10 KIPS.
- PAINT ONE COAT OF PRIMER ON ALL EXPOSED SURFACES EXCEPT FOR THE FOLLOWING SURFACES WHICH WILL NOT BE PAINTED :
 - A. SURFACES THAT ARE IN CONTACT WITH CONCRETE.
 - B. CONTACT SURFACES IN FRICTION TYPE CONNECTIONS.
 - C. SURFACES WHICH METAL FLOOR DECK AND/OR SHEAR STUDS ARE TO BE WELDED.
 - D. SURFACES TO BE WELDED SHALL NOT BE PAINTED WITHIN THREE INCHES OF THE WELD.
- THE CONTRACTOR SHALL FURNISH AND INSTALL STEEL. ANGLES WITH ANCHORS AT MECHANICAL CURBS WHERE INDICATED.
- FLOOR AND ROOF OPENINGS ARE TO BE FRAMED WITH STEEL. ANGLES AS INDICATED. FRAMES TO BE CONNECTED TO THE PANEL POINTS OF BAR JOISTS OR GIRDERS AND TRUSSES.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL ANGLES, PLATES, BARS, CLIPS, ETC., ATTACHED TO STRUCTURAL STEEL. VERIFY EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS WITH CONTRACTOR INVOLVED.
- PROVIDE "DUR-O-WALL" RE-STEEL. USE No. 8 LADDER TYPE ONLY, BLOCKWORK - EVERY 24" STEEL FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO FABRICATION. THE SHOP DRAWINGS SHALL INCLUDE CONNECTION DETAILS FOR ALL STRUCTURAL STEEL MEMBERS. SPECIFY THAT STEEL JOIST AND JOIST GIRDER STRUCTURAL.

CONCRETE WORK:

- CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND ACI STANDARD 301-89 BY AMERICAN CONCRETE INSTITUTE, AND CRSI STANDARD FOR PLACING CONCRETE.
- DETAILS AND DETAILING OF CONCRETE REINFORCEMENT SHALL CONFORM TO ACI 318-14 STANDARDS AND ALSO TO THE MANUAL OF STANDARD PRACTICES AS PUBLISHED BY CRSI.
- UNLESS OTHERWISE NOTED ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:
 - TRENCH AND PAD FOOTINGS3,000 PSI
 - FOUNDATION WALLS AND PIERS3,000 PSI
 - INTERIOR SLAB-ON-GRADE3,000 PSI
 - EXTERIOR SLAB ON GRADE3,500 PSI (AIR ENTRAINED)
- CONCRETE OVER METAL DECK FOR SUPPORTED FLOORS AS INDICATED ON THE PLANS SHALL BE 145 PCF AND SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF MIN. 2,500 PSI AT 28 DAYS.
- CONCRETE EXPOSED TO WEATHER SHALL BE AIR -ENTRAINED. AIR CONTENT TO BE 6% +/- 1 %
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS GRADE 60 CONFORMING TO THE LATEST EDITION OF ASTM A-615/A 615M-00 OR ASTM-616 AND HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-85 USING COLD DRANN WIRE CONFORMING TO ASTM A82-01.
- UNLESS OTHERWISE NOTED, MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3/4 INCH FOR SLABS, 1.5 INCH FOR BEAMS, COLUMNS AND PIERS, AND 1 INCH FOR WALLS. ALL CONCRETE EXPOSED TO WEATHER OR EARTHFILL SHALL HAVE A MINIMUM COVER OF 1.5 INCHES FOR #5 BARS OR SMALLER, 2 INCHES FOR BARS LARGER THAN #5 AND 3 INCH FOR CONCRETE PLACED AGAINST EARTH.
- VERIFY LOCATION AND DIMENSION OF ALL OPENINGS AND ALL EMBEDDED SLEEVES, FLOOR DRAINS, ROOF SUMPS, ETC., AS REQUIRED FOR DIFFERENT TRADES PRIOR TO POURING OF CONCRETE.
- UNLESS OTHERWISE NOTED, PROVIDE VERTICAL DOWELS FROM FOOTINGS TO PIERS AND TO WALLS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING. OFFSET FOR DOWELS AS REQUIRED. DOWELS TO EXTEND 24 BAR DIAMETERS INTO EACH MEMBER AT THE JOINT.
- CONSTRUCTION JOINTS SHALL BE PLACED AT THE CENTER OF SPANS WITH A VERTICAL BULKHEAD.
- SLABS, BEAMS AND FOOTINGS SHALL BE PLACED WITH OUT HORIZONTAL JOINTS.
- PROVIDE HORIZONTAL BENT BARS AT ALL CORNERS AND INTERSECTIONS OF CONCRETE WALL OR GRADE BEAMS OF SAME SIZE AND SPACING AS HORIZONTAL WALL OR BEAM REINFORCING. USE BENT DOWELS TO DEVELOP ANCHORAGE, IF NECESSARY. DOWELS TO EXTEND 24 BAR DIAMETERS INTO EACH MEMBER.

METAL DECK:

- METAL DECK SHALL CONFORM TO ALL REQUIREMENTS OF "BASIC DESIGN SPECIFICATION" AS ADOPTED BY THE STEEL DECK INSTITUTE (S.D.I.).
- ALL METAL DECK WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF AISI, SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS, AIS-STRUCTURAL WELDING CODE D1-1, STEEL DECK INSTITUTE.
- UNLESS NOTED, ROOF DECK SHALL BE MANUFACTURED FROM STEEL CONFORMING TO ASTM A1008, 33 KSI.
- LOADS SHALL NOT BE HUNG FROM ROOF DECK.
- METAL DECK TO BE CONNECTED TO SUPPORTING MEMBERS AS PER RECOMMENDATION BY SDI OR AS SPECIFIED.
- THE CONTRACTOR SHALL FURNISH ALL ACCESSORIES INCLUDING CLOSURES, "Z" CLOSURES, COLUMN CLOSURES, SCREED ANGLES AND GIRDER FILLERS, AS REQUIRED.
- ROOF DECK SHALL HAVE MANUFACTURER'S STANDARD RUST INHIBITIVE PAINT.
- METAL DECK SHALL BE CONTINUOUS OVER THREE SPANS WHEREVER INDICATED. SINGLE AND DOUBLE SPANS SHALL COMPLY WITH "STEEL DECK INSTITUTE" REQUIREMENT.
- ALL METAL DECKING SHALL BE WELDED TO THE STEEL BEAM WITH A 3/4 INCH FLUG WELD AT THE FLUTES NOT EXCEEDING 12 INCHES APART.
- ALL INTERIOR ROOF SUMPS SHALL HAVE AN OVER FLOW 3" ABOVE ROOF SURFACE

MASONRY WORK:

- MATCH EXISTING BRICK FOR THE ADDITION AND VERIFY WITH OWNER.
- PROVIDE MASONRY CONTROL JOINTS FOR ALL MASONRY WALLS AT A MAXIMUM 20'-0" APART, AND MAXIMUM OF 5'-0" FROM EACH WALL CORNER. BOND BEAM STEEL TO CONTINUE THROUGH JOINTS.
- MASONRY CONSTRUCTION/ DESIGN STANDARD TO COMPLY WITH ACI 530-11/ ASCE 5-11 / TMS 402 "AMERICAN STANDARD BUILDING CODE REQUIREMENT FOR MASONRY" BY US DEPARTMENT OF COMMERCE, MISC.PUB. 211 AND ASA A41
- THE REFERENCE MATERIAL STANDARD FOR EACH MASONRY CONSTRUCTION MATERIAL USED ON THIS PROJECT INCLUDING MASONRY UNITS, MORTAR AND METAL ACCESSORIES.
 - MASONRY: ASTM C90-01a FOR CONCRETE BLOCK
 - ASTM C62-01 FOR BRICK
 - ASTM C210-01a FOR MORTAR
 - REINF WIRE: ASTM A82-01
- BLOCK - GRADE A, LOAD BEARING UNITS ASTM-C90-01a, IN ACCORD WITH CONCRETE MASONRY ASSOCIATION SPECIFICATIONS.
- ALL MASONRY BEARING STEEL BEAMS AND LITELS TO BEAR 8" MINIMUM ON THREE COURSES SOLID MASONRY, WITH 2 - 3/4" BOLTS EACH END, UNLESS OTHERWISE NOTED.
- PROVIDE BULLNOSE EDGE FOR ALL EXPOSED C/MU EDGES. SEE TYPICAL MASONRY DETAILS.
- UNLESS OTHERWISE NOTED, PROVIDE 4" x 4" x 5/16" ANGLE (L.L.V.) LITEL FOR EACH 4' OF MASONRY FOR SPANS UP TO 5'-0" MAXIMUM.
- ALL DOUBLE ANGLE LITELS SHALL BE WELDED BACK TO BACK WITH A 3/16" FILLER. WELD WITH MINIMUM 2 INCH STITCH WELD EVERY 8 INCHES.
- MASONRY COMPRESSIVE STRENGTH F_m TO BE 1,500 PSI (MINIMUM) ALL BLOCK SHALL CONFORM WITH ASTM C90-01a AND C145. TYPE I, GRADE N, MORTAR - TYPE M OR S, 1,900 PSI. MORTAR - TYPE TO CONFORM TO ASTM C270-01a.
- UNLESS OTHERWISE NOTED, PROVIDE 4" x 3 1/2" x 5/16" ANGLE (L.L.V.) LITEL FOR EACH 4' OF MASONRY FOR SPANS UP TO 5'-0" MAXIMUM.
- ALL MASONRY BEARING STEEL BEAMS AND LITELS TO BEAR 8" MINIMUM ON THREE COURSES SOLID MASONRY, WITH 2 - 3/4" BOLTS EACH END, UNLESS OTHERWISE NOTED.
- PROVIDE "DUR-O-WALL" REINFORCEMENT STAGGERED AT 16" O.C. USE LADDER TYPE WITH ADJUSTABLE VENEER TIES FOR ALL BLOCK AND BRICK VENEER WALLS.

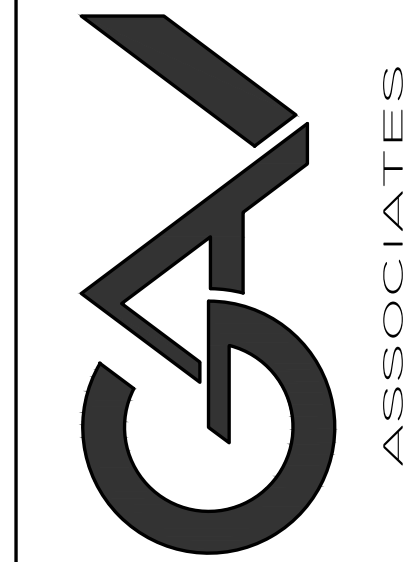
SPECIAL INSPECTIONS:

BUILDER SHALL BE SELECT AND PROVIDE A THIRD PARTY TESTING AGENCY - PER SECTION 1705 MBC 2015.
THE SPECIAL INSPECTIONS SHALL INCLUDE:

- SECTION 1705.2 STEEL CONSTRUCTION
- SECTION 1705.3 CONCRETE CONSTRUCTION
- SECTION 1705.4 MASONRY CONSTRUCTION
- SECTION 1705.6 SOILS
- SECTION 1705.8 CAST IN PLACE DEEP FOUNDATIONS
- SECTION 1705.11 SPECIAL INSPECTIONS FOR WIND RESISTANCE
- SECTION 1705.12 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE
- SECTION 1705.13 TESTING FOR SEISMIC RESISTANCE.
- SECTION 1705.16 EXTERIOR INSULATION AND FINISH SYSTEM SYSTEM (EIFS). REQUIRED IF DRAINWRAP SHEET IS NOT PROVIDED.

ISSUED	Section 9, Item G.
PERMITS	10/22/2021

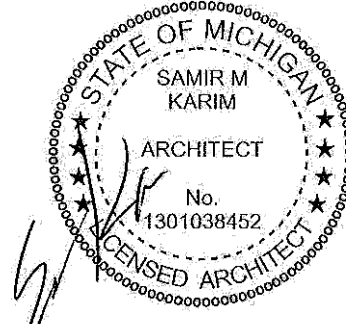
ARCHITECTURAL DESIGN
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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
UNION LAKE & COOLEY LAKE ROADS
COOLEY LAKE ROAD
WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
SSA	SA	SA
SCALE :		
FILE NAME : 21096_A001		
JOB # : 21096		
SHEET TITLE		
GENERAL NOTES AND SPECIFICATIONS		
SHEET #		
A.001		

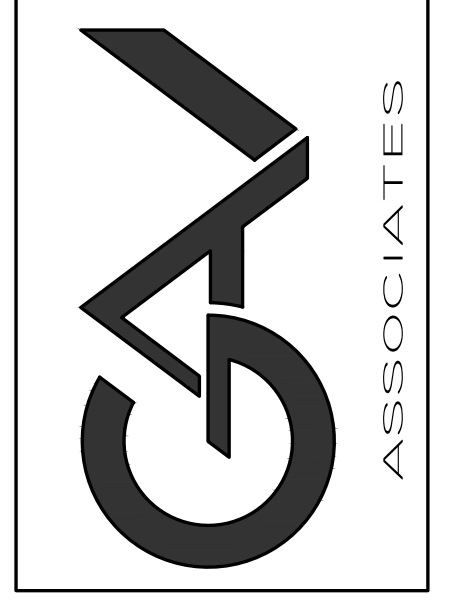


ISSUED	Section 9, Item G.
OWNER REVIEW	08.21.2021
PERMITS	10.22.2021

ARCHITECTURAL DESIGN

RESIDENTIAL COMMERCIAL INDUSTRIAL

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 PH: (248) 985-9191
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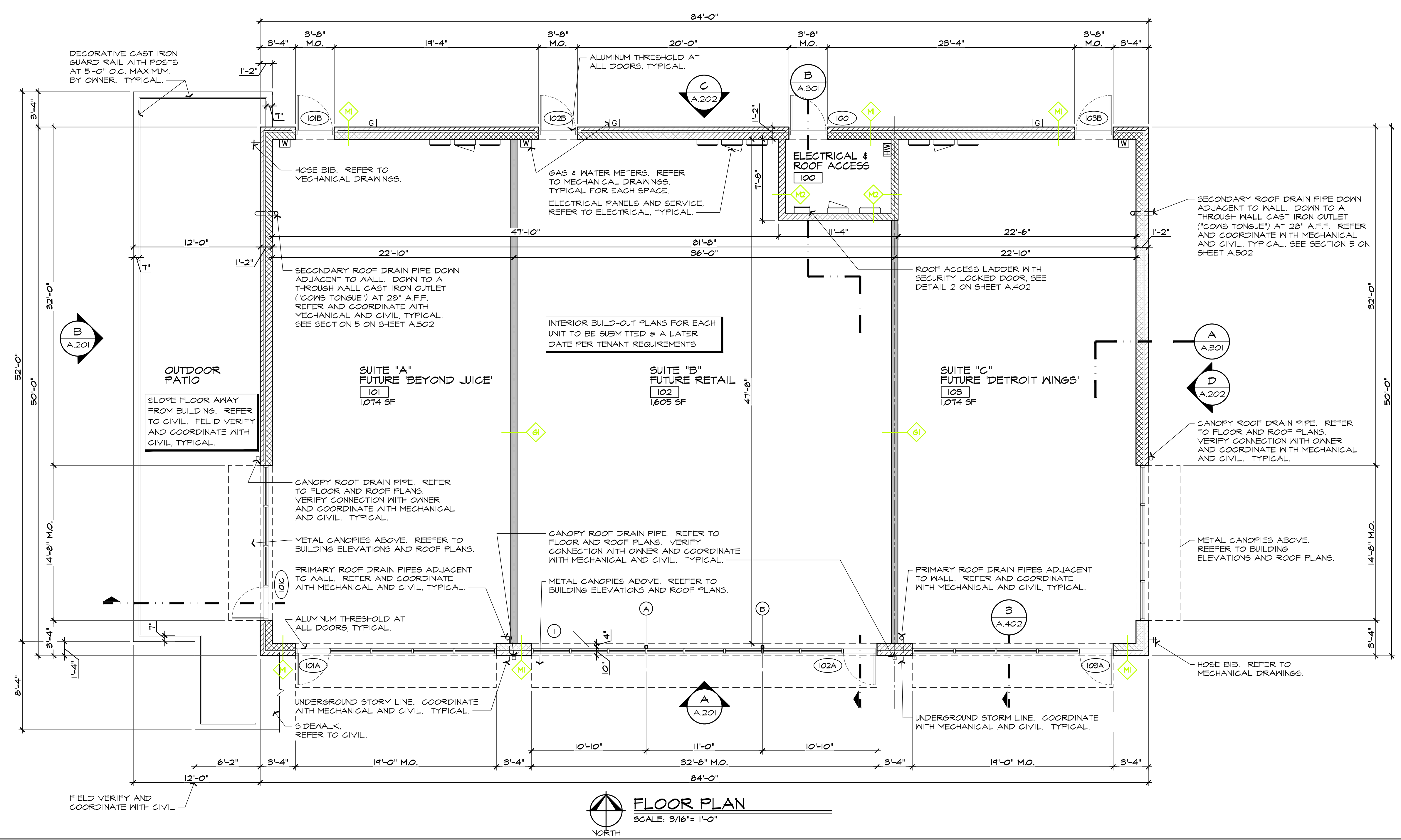
4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
SSA	GA	GA
SCALE :		
FILE NAME : 21096_A101		
JOB # : 21096		
SHEET TITLE		
FLOOR PLAN		
SHEET #		
A.101		

- WALL LEGEND:**
- 4" BRICK & 4" PRE-FINISHED BURNISHED FACE CMU VENEER
 - 2 3/4" CAVITY WITH 1-1/2" HIGH R VALUE XPS RIGID BOARD INSULATION (R11 MINIMUM) AND AIR BARRIER
 - 8" CMU WALL
 - REFER TO BUILDING ELEVATION FOR COURSING AND MATERIAL.
 - REINFORCEMENT: #5 VERTICAL @ 48" O.C. DOWELS TO BE 2'-0" INTO FOOTINGS AND 3'-0" ABOVE.
- 8" CMU WALL WITH:
 - #5 VERTICAL @ 48" O.C. DOWELS TO BE 2'-0" INTO FOOTING AND 3'-0" ABOVE.
 - CORES FILLED 1/4" FOAM INSULATION
- 6"-18 GA METAL STUD FRAMING AT 16" O.C WITH 5/8" GYPSUM BOARD ON BOTH SIDES.
 - (COMPOSITE) STUD TYPE C83-600S200-43 (18) OR APPROVED EQUAL TO MEET WALL SPAN AT 10 PSF AND L/360.
 - EXTEND STUDS AND GYPSUM TO UNDERSIDE OF FLOOR / ROOF DECK U.O.
 - DEFLECTION TRACK AT FLOOR DECK TO WALL CONNECTION.
 - DIAGONAL BRACING TO STRUCTURE ABOVE AT 4'-0".

- WALL LEGEND NOTES:**
- PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. SPACED VERTICALLY FOR ALL CMU WALLS.
 - PROVIDE 9 GA LADDER TYPE HORIZONTAL JOINT REINFORCEMENT WITH CROSS WIRES @ 16" O.C. WITH ADJUSTABLE VENEER TIES AT 16" O.C. STAGGERED FOR ALL CMU WITH BRICK, STONE OR CMU VENEER WALLS.
 - PROVIDE STONE ANCHORS AT TOP AND SIDES FOR EVERY PIECE AND PER STONE FABRICATOR.
 - KEEP HOLES: PROVIDE ONE PIECE SINGLE-PLY FLASHING (MINIMUM OF 1 CMU COURSE WITH END DAMS) AND ONE PIECE METAL FLASHING WITH HEMMED DRIP EDGE. PROVIDE PARTIALLY OPEN HEAD JOINT KEEP HOLES @ 24" O.C. MINIMUM OF TWO HOLES OVER WINDOWS AND DOORS. GROUT AIR SPACE SOLID UNDER FLASHINGS. PROVIDE WASHED PEA STONE FOR PROPER DRAINAGE.
 - EXTEND ALL WALLS TO UNDER SIDE OF FLOOR / ROOF METAL DECK FOR SMOKE TIGHT CONSTRUCTION. CLOSE ALL OPENINGS WITH GROUT MATERIAL TO MEET CODE REQUIREMENTS FOR A SMOKE TIGHT CONSTRUCTION OR FIRE RATE CONSTRUCTION AS INDICATED. SEE PLANS FOR LOCATIONS OF SMOKE / FIRE WALLS.
 - GROUT ALL CMU WALLS SOLID AT RE-BARS AND FIRST TWO COURSES OVER EXISTING MASONRY OR FOUNDATIONS. DOWEL INTO EXISTING MASONRY.
 - PROVIDE A MASONRY CONTROL / EXPANSION JOINTS FOR ALL NEW WALLS OVER 20'-0" IN RUN OR MORE. MAXIMUM SPACING OF 25'-0"
 - PROVIDE CONTINUOUS 8"/2" BOND BEAM (B.B.) W/ (2) #5 BARS. VERTICAL WALL BARS TO CONTINUE THRU B.B. & HOOK TO B.B. STEEL FOR UPLIFT CONTINUITY. GROUT ONE COURSE ABOVE AND ONE BELOW B.B. PROVIDE METAL LATH OR WIRE SCREEN UNDER B.B. TO CONFINE GROUT. LAP B.B. MINIMUM OF 48" TO ACCOMMODATE ELEVATION CHANGES FOR THE CORRIDOR WALLS.
 - REFER TO BUILDING ELEVATIONS AND SECTIONS FOR COURSING AND OTHER MATERIALS.



ISSUED	Section 9, Item G.
PERMITS	10.22.2021

BUILDING ELEVATIONS GENERAL NOTES:

- REFER TO SITE APPROVAL RENDERING FOR COLOR SELECTION AND COORDINATE WITH OWNERS. COLOR MUST MATCH RENDERING AS CLOSE AS POSSIBLE OR BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR LIGHTING AND POWER ON THE ELEVATIONS.
- REFER TO STEEL TRELLIS FRAMING AND NOTES ON SHEET S.103 FOR GENERAL INFORMATION AND REQUIREMENTS.

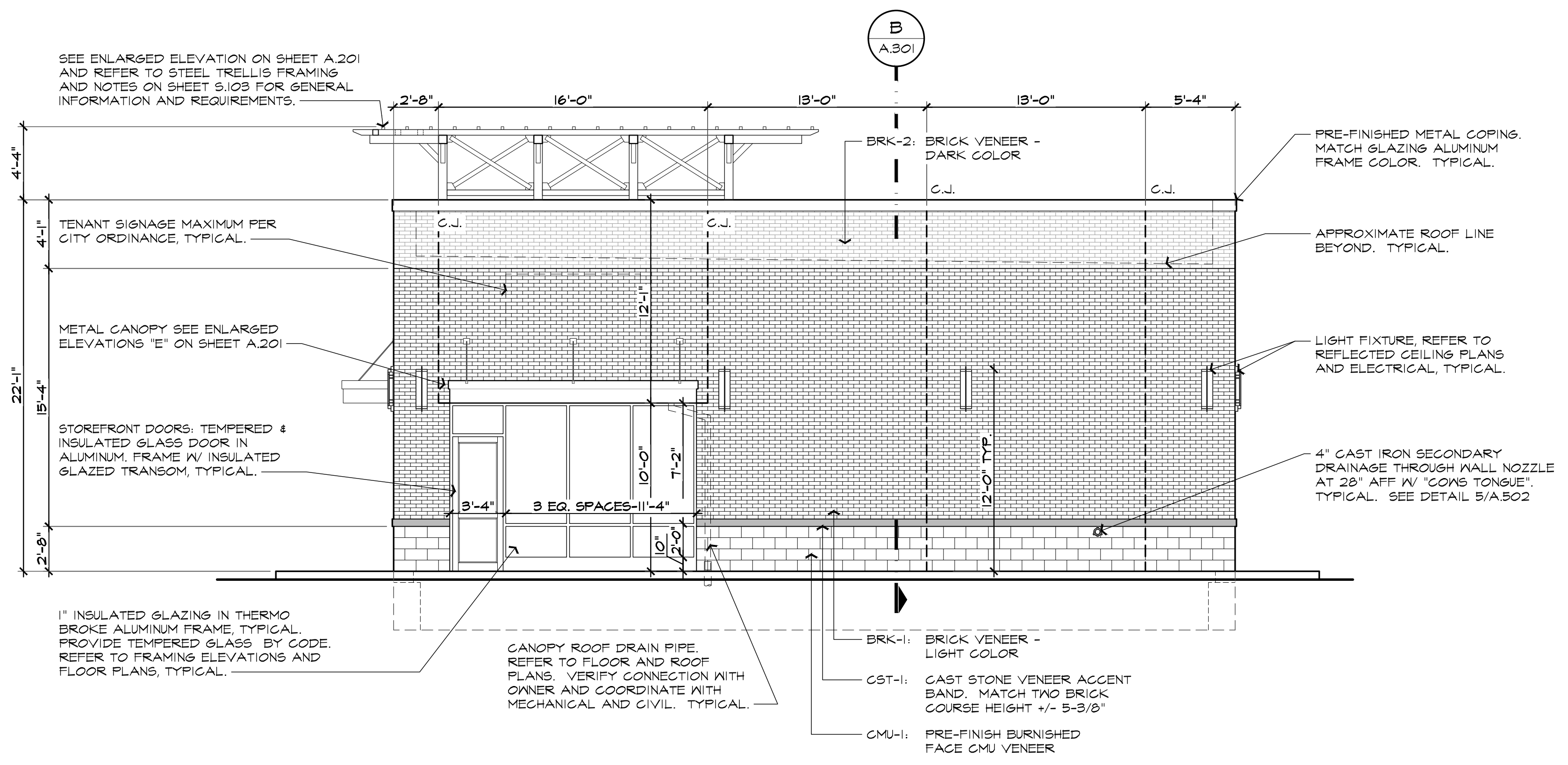
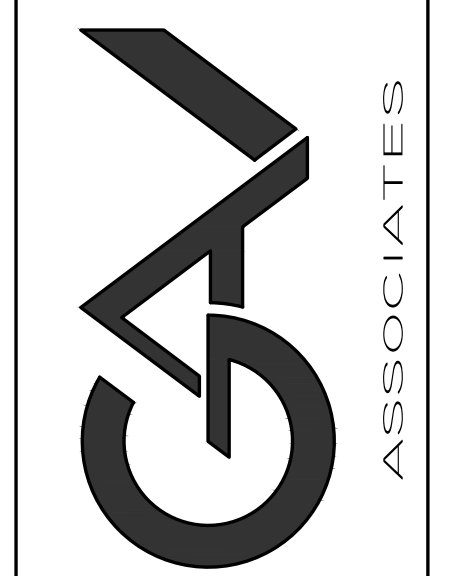
MATERIAL LEGEND:

- COORDINATE ALL SELECTIONS WITH OWNER AND REFER TO WALL SECTIONS AND DETAILS.
- BRK-1: BRICK VENEER - LIGHT COLOR
 - BRK-2: BRICK VENEER - DARK COLOR
 - CMU-1: PRE-FINISH SPLIT FACE CMU VENEER
 - CST-1: CAST STONE VENEER ACCENT BAND. MATCH TWO BRICK COURSE HEIGHT +/- 5-3/8"
 - CST-2: CAST STONE SILL. MATCH TWO BRICK COURSE HEIGHT +/- 5-3/8"

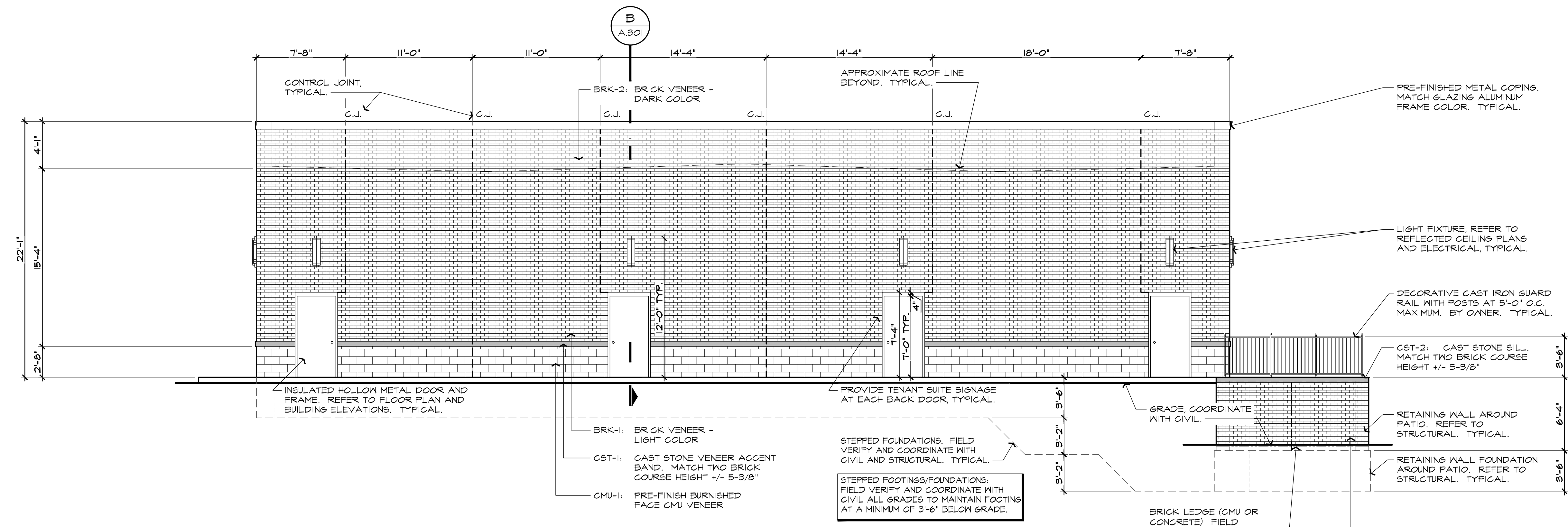
ARCHITECTURAL DESIGN

RESIDENTIAL
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D EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



C NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

4 CORNERS

NEW RETAIL CENTER SHELL FOR:
UNION LAKE & COOLEY LAKE ROADS
COOLEY LAKE ROAD
WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
	SA	SA

SCALE :

FILE NAME : 21096_A202

JOB # : 21096

SHEET TITLE
BUILDING ELEVATIONS

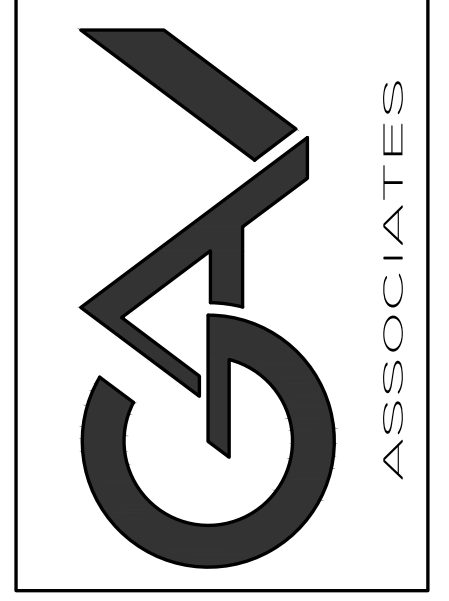
SHEET #
A.202



ISSUED	Section 9, Item G.
PERMITS	10/22/2021

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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
	SA	SA

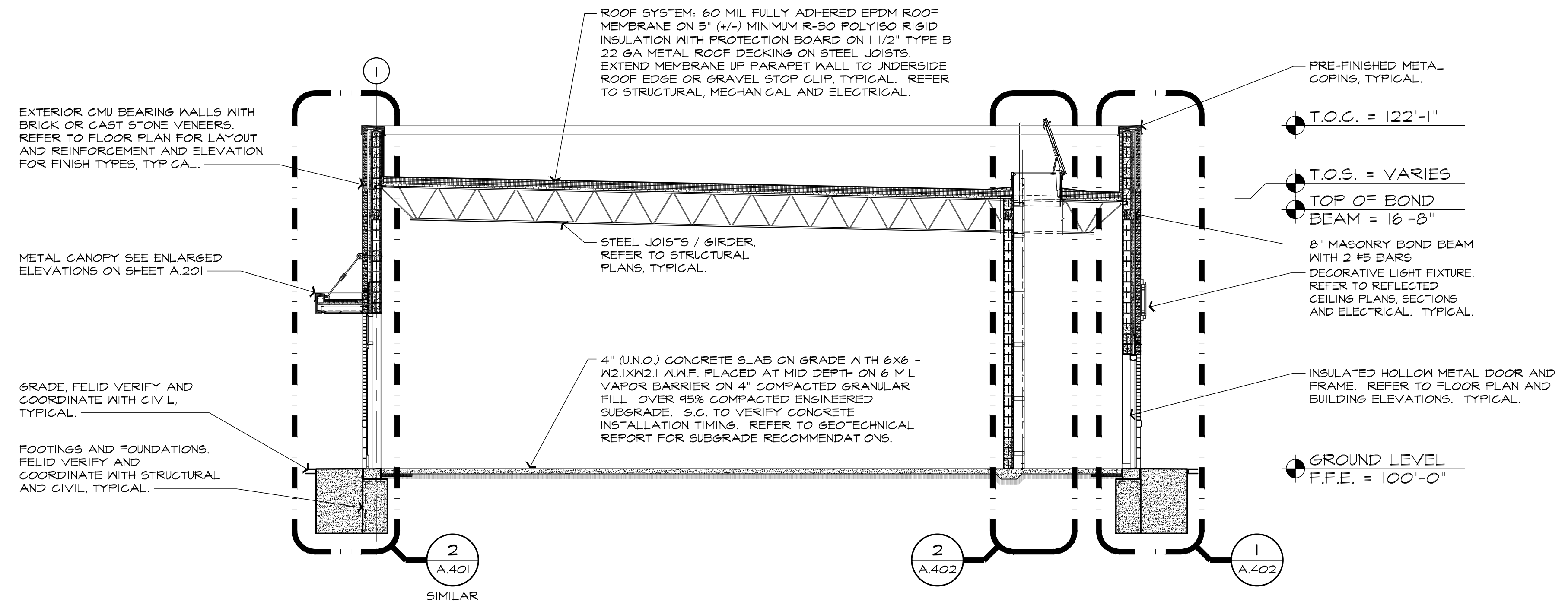
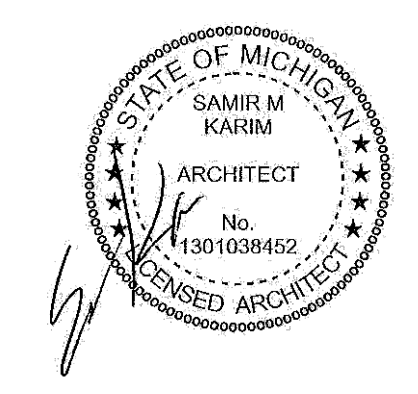
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FILE NAME : 21096_A301

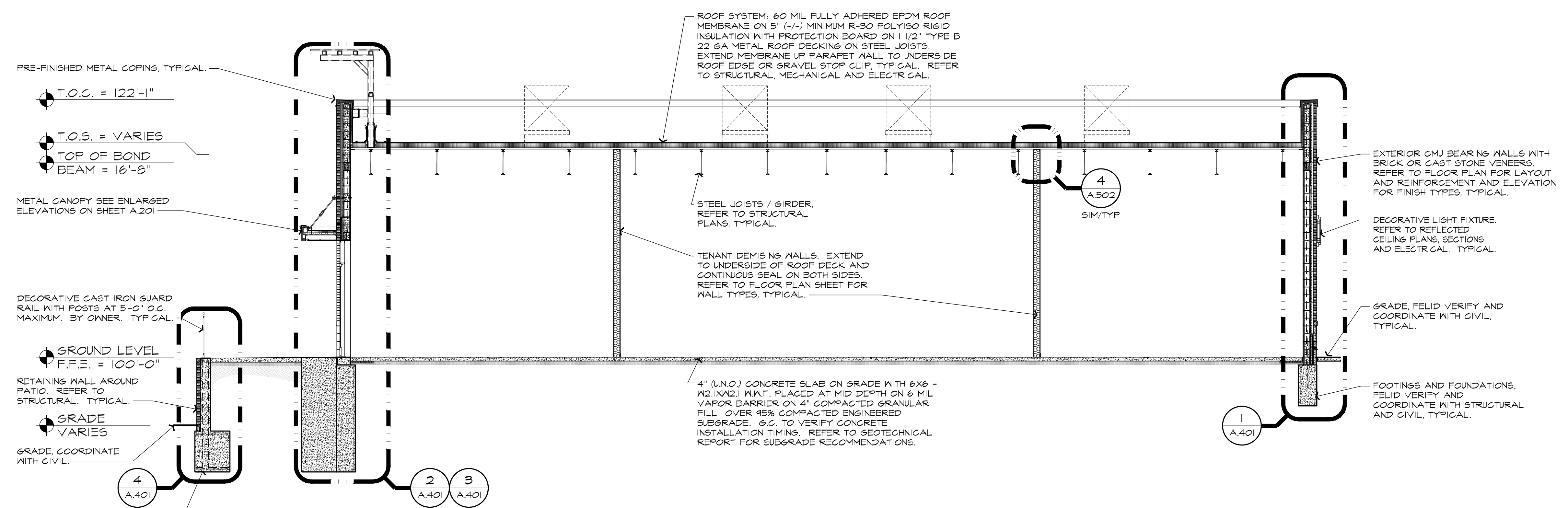
JOB # 21096

SHEET TITLE
 BUILDING SECTIONS

SHEET #
 A.30



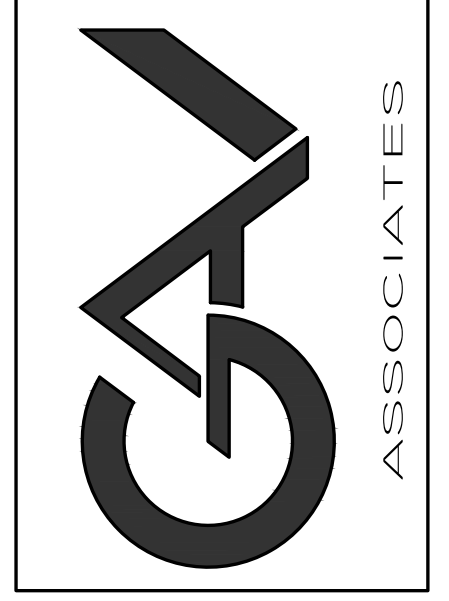
B BUILDING SECTION
 A.101 SCALE: 3/16" = 1'-0"



A BUILDING SECTION
 A.101 SCALE: 3/16" = 1'-0"

ISSUED	Section 9, Item G.
PERMITS	10/22/2021

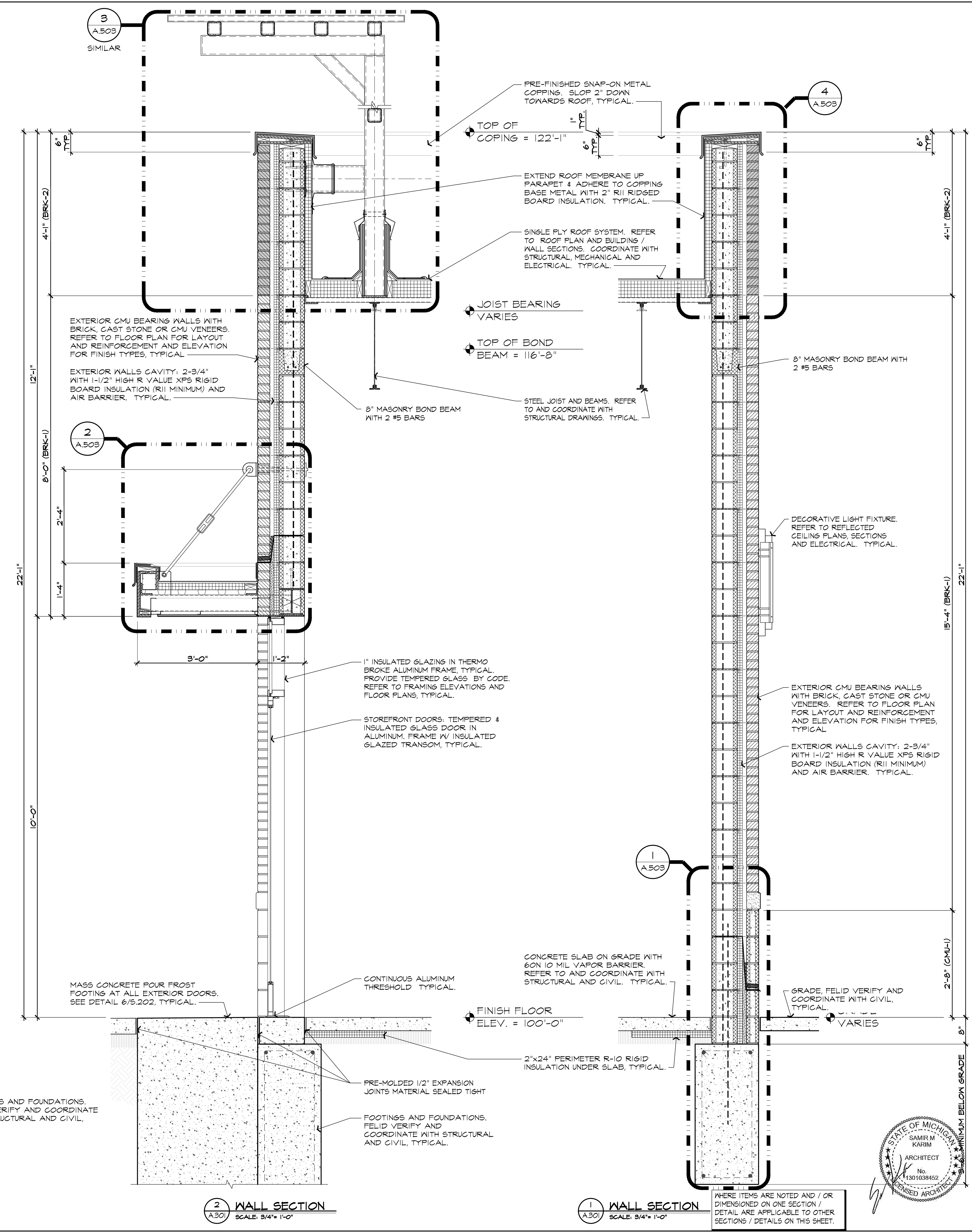
ARCHITECTURAL DESIGN
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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
SA	SA	SA
SCALE :		
FILE NAME : 21096_A401		
JOB # 21096		
SHEET TITLE		
WALL SECTIONS		
SHEET #		
A.40		



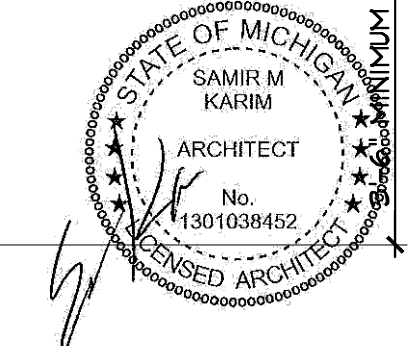
4 WALL SECTION
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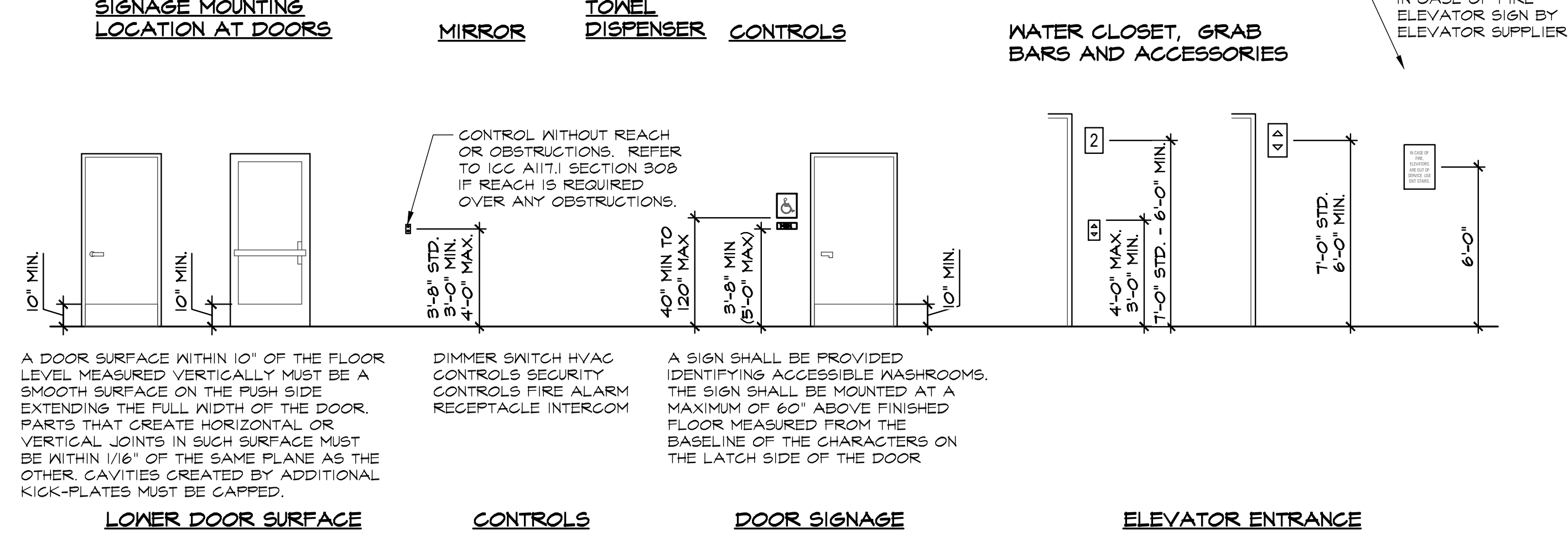
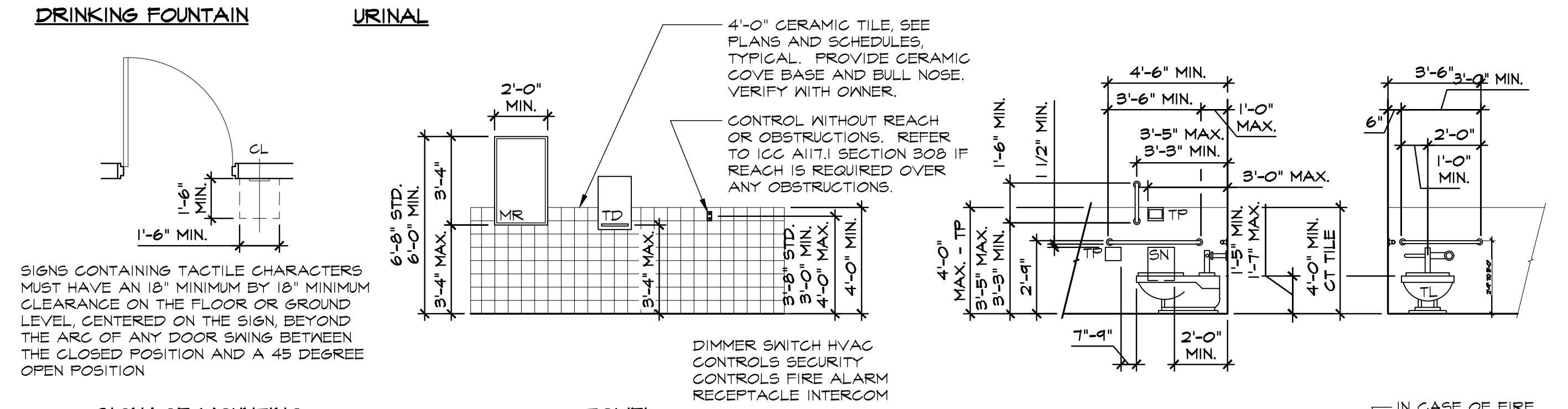
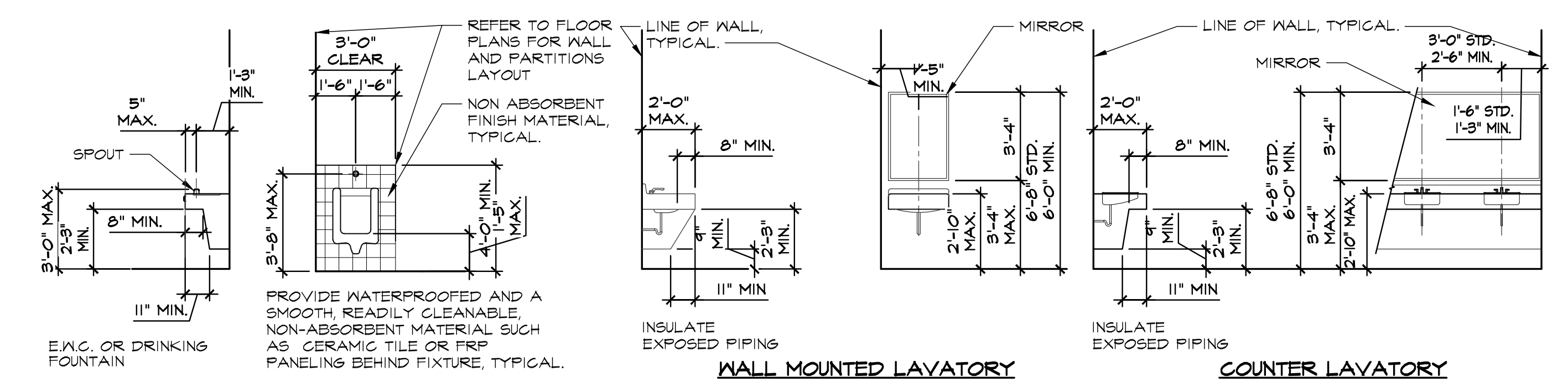
3 WALL SECTION
 SCALE: 3/4" = 1'-0"

2 WALL SECTION
 SCALE: 3/4" = 1'-0"

1 WALL SECTION
 SCALE: 3/4" = 1'-0"

WHERE ITEMS ARE NOTED AND / OR DIMENSIONED ON ONE SECTION / DETAIL ARE APPLICABLE TO OTHER SECTIONS / DETAILS ON THIS SHEET.





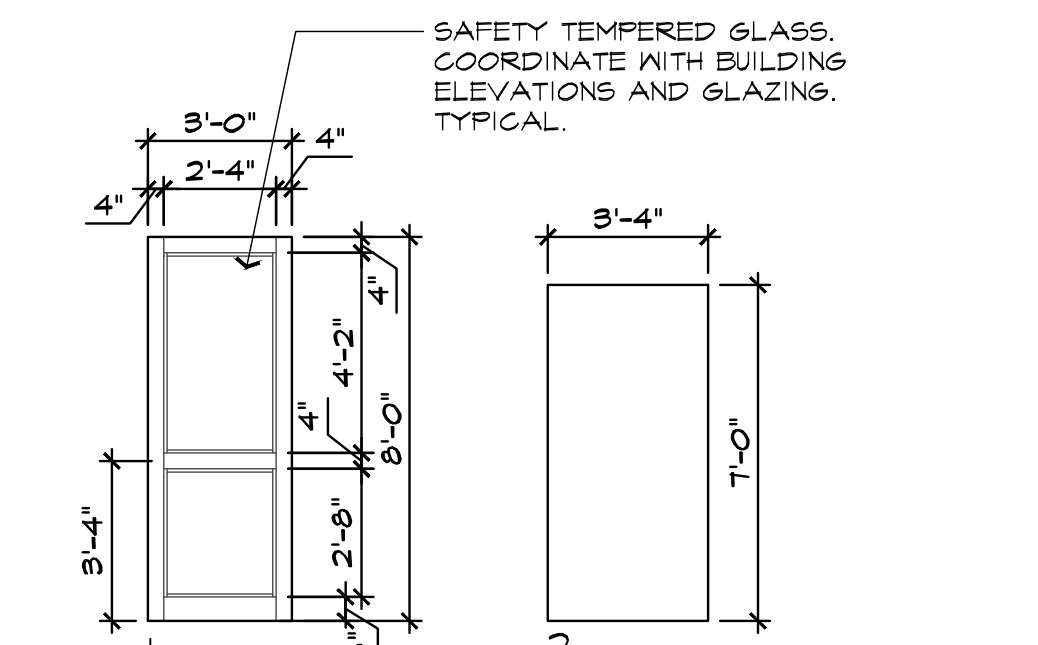
TYPICAL RESTROOMS BARRIER FREE MOUNTING HEIGHTS AND REQUIREMENTS NOT TO SCALE

DOOR SCHEDULE																
ROOM NAME/TYPE	DOOR SIZE (WxHxT)	DOOR TYPE	MAT.	FINISH	FRAME TYPE	MAT.	FINISH	HARDWARE						RTG.	REMARKS	
								A	B	C	D	E	F	G		
TENANT MAIN ENTRIES SINGLE DOORS - SUITE NO'S A, B & C	3'-0" X 8'-0" X 1'-3/4"	1	AL/6L	AA	A	AL	AA									COORDINATE WITH STORE FRONT GLAZING SYSTEM.
TENANT REAR ENTRIES DOORS SUITE NO'S 1, 2, 3, 4, 5 & 6	3'-4" X 7'-0" X 1'-3/4"	2	HM	PNT	B	HM	PNT									
ELECTRICAL / ROOF ACCESS ROOM #100	3'-0" X 7'-0" X 1'-3/4"	2	HM	PNT	B	HM	PNT									

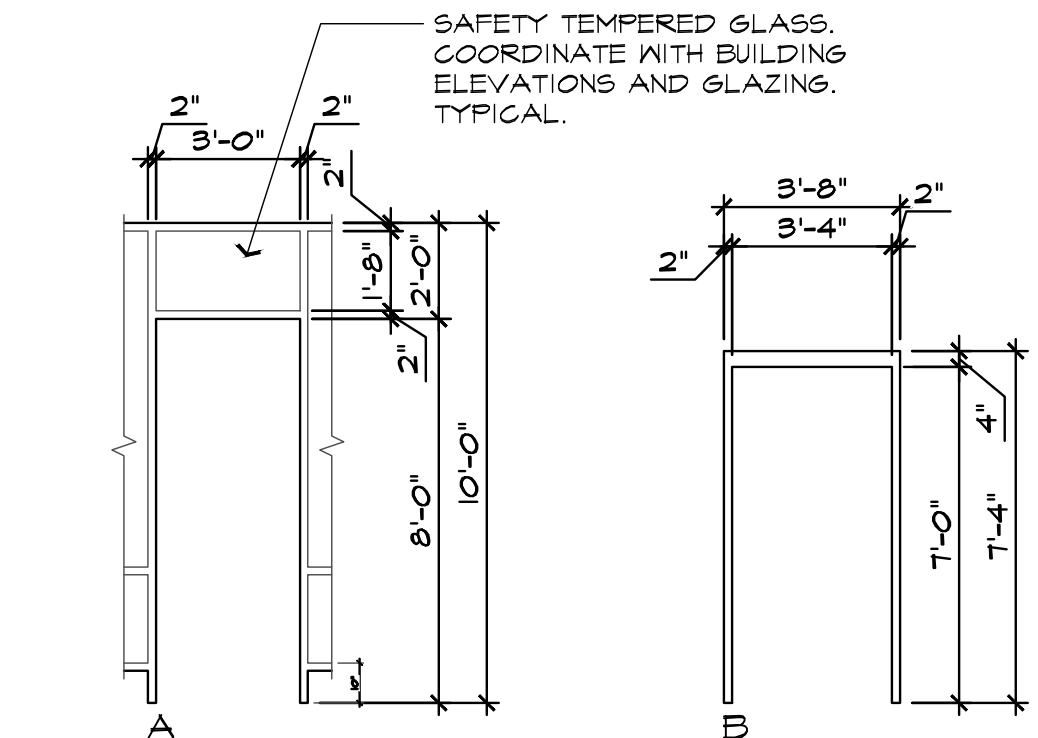
GENERAL DOOR & WINDOW SPECIFICATION

- 6.G. TO COORDINATE DOOR AND FRAME LOCATIONS TO MATCH SIZE AND SWINGS SHOWN ON PLAN. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- HOLLOW METAL DOORS AND FRAMES SHALL BE: AS FURNISHED BY PIONEER / STEELCRAFT / SPECIALITE (OR EQUAL). FRAMES TO 18-GAUGE, COMMERCIAL GRADE. "T" SERIES KNOCK-DOWN WITH ANCHORING AS REQUIRED BY WALL CONDITIONS. REFER TO DETAILS ON THIS SHEET. DOORS SHALL BE 18-GAUGE, COMMERCIAL GRADE, "VM" SERIES, PREPARED TO RECEIVE MORTISED HARDWARE AS SPECIFIED. ALL HARDWARE MUST BE RECESSED FLUSH WITH NO SHARP EDGES EXPOSED. H.M. DOORS AND FRAMES SHALL PRIME AND PAINTED TO MATCH ROOM COLOR.
- ALL GLASS USED IN DOORS AND SIDE LITES SHALL BE TEMPERED 1/4" GLASS.
- GLASS FRAME IN DOORS SHALL ALSO BE PRE-FINISHED TO MATCH DOOR OR FINISHED IN FIELD.
- COORDINATE ALL DOORS AND FRAMES SIZES WITH MASONRY AND CARPENTRY CONTRACTORS PRIOR TO CONSTRUCTION.
- DOORS AND FRAMES AT THE MAIN ENTRANCE SHALL BE ALUMINUM ENTRANCES OR STOREFRONT MATERIAL WITH THERMAL BREAK EQUAL TO SYSTEMS DESIGNED AND ENGINEERED BY KAMNEER CO., INC. OR TUBELITE DIVISION, INDAL INC. FINISH IS TO BE DARK BRONZE (M10-C22-A44).
- ALL EXTERIOR DOORS AND FRAMES, EXCEPT AT MAIN ENTRANCE, SHALL BE CUSTOM HOLLOW METAL CONSTRUCTION PROVIDED WITH HEAVY DUTY COMMERCIAL GRADE HARDWARE. DOOR FACE SHEETS SHALL BE COMMERCIAL QUALITY ROLLER LEVELED COLD ROLL, 16 GAUGE STEEL WITH 18 GAUGE STIFFENERS AT 6" ON CENTER. PROVIDE POLYSTYRENE OR URETHANE INSULATION CORE FILLER. ALL EXPOSED STEEL SURFACES SHALL BE CLEANED, BONDED AND COATED WITH A BAKED ON ZINC CHROMATE BASED PRIME PAINT. FRAMES SHALL BE PREFABRICATED COMBINATION BUCK, FRAME, AND TRIM TYPE. MITERED JOINTS SHALL HAVE LOCKING TABS AT FRAME RABBETS AND BACKBOARDS. ALL INTERIOR DOOR FRAMES SHALL BE FURNISHED FOR INTERIOR OPENINGS. REINFORCE, DRILL, AND TAP DOORS AND FRAMES FOR FULLY-TEMPLATED MORTISED AND CONCEALED HARDWARE.

ABBREVIATION (DOORS):	HARDWARE:
AA ANODIZED ALUMINUM	A: LOCK SET
AL ALUMINUM	B: PASSAGE SET
HM HOLLOW METAL (WELDED FRAME)	C: PUSH/PULL
LG LEGACY WOOD DOOR	D: CLOSER
GL GLAZING	E: WALL/FLOOR/DOOR STOP
RM RED-METAL	F: PUSH BAR/FULL BAR/LOCK SET NON LOCKING AGAINST EGRESS
PF PRE FINISHED	G: KICK PLATE



DOOR PANEL TYPES NOT TO SCALE



DOOR FRAME TYPES NOT TO SCALE

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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

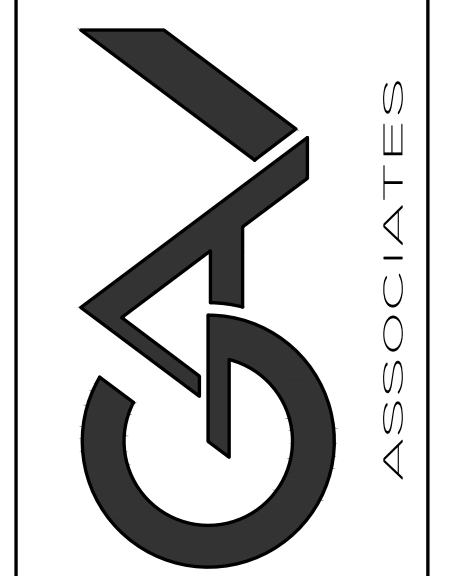
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	SA	SA
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FILE NAME : 21096_A501		
JOB # : 21096		
SHEET TITLE		
DETAILS AND SCHEDULES		
SHEET #		
A.50		



ISSUED	Section 9, Item G.
PERMITS	10.22.2021

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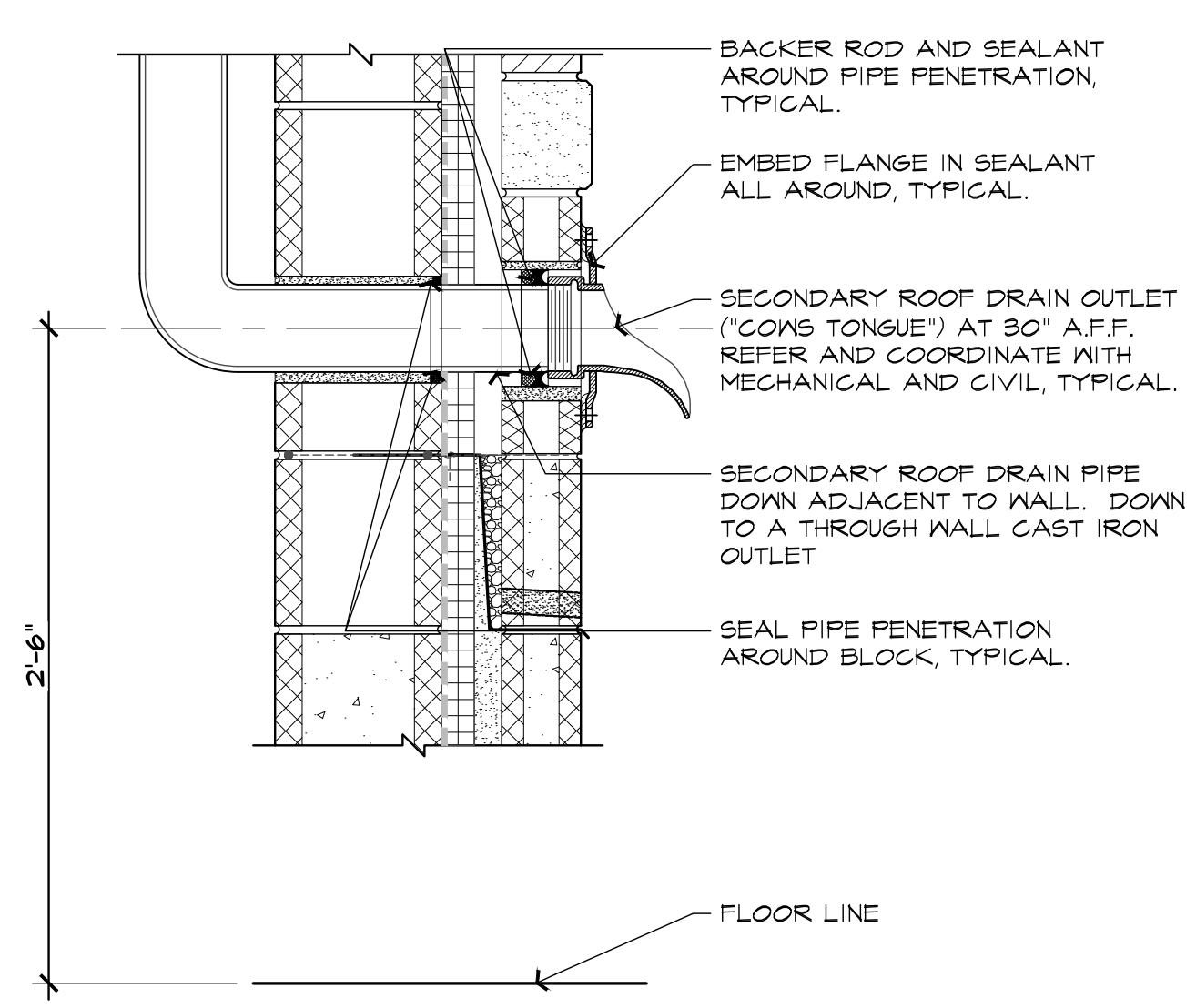
G.A.V. ASSOCIATES, INC.
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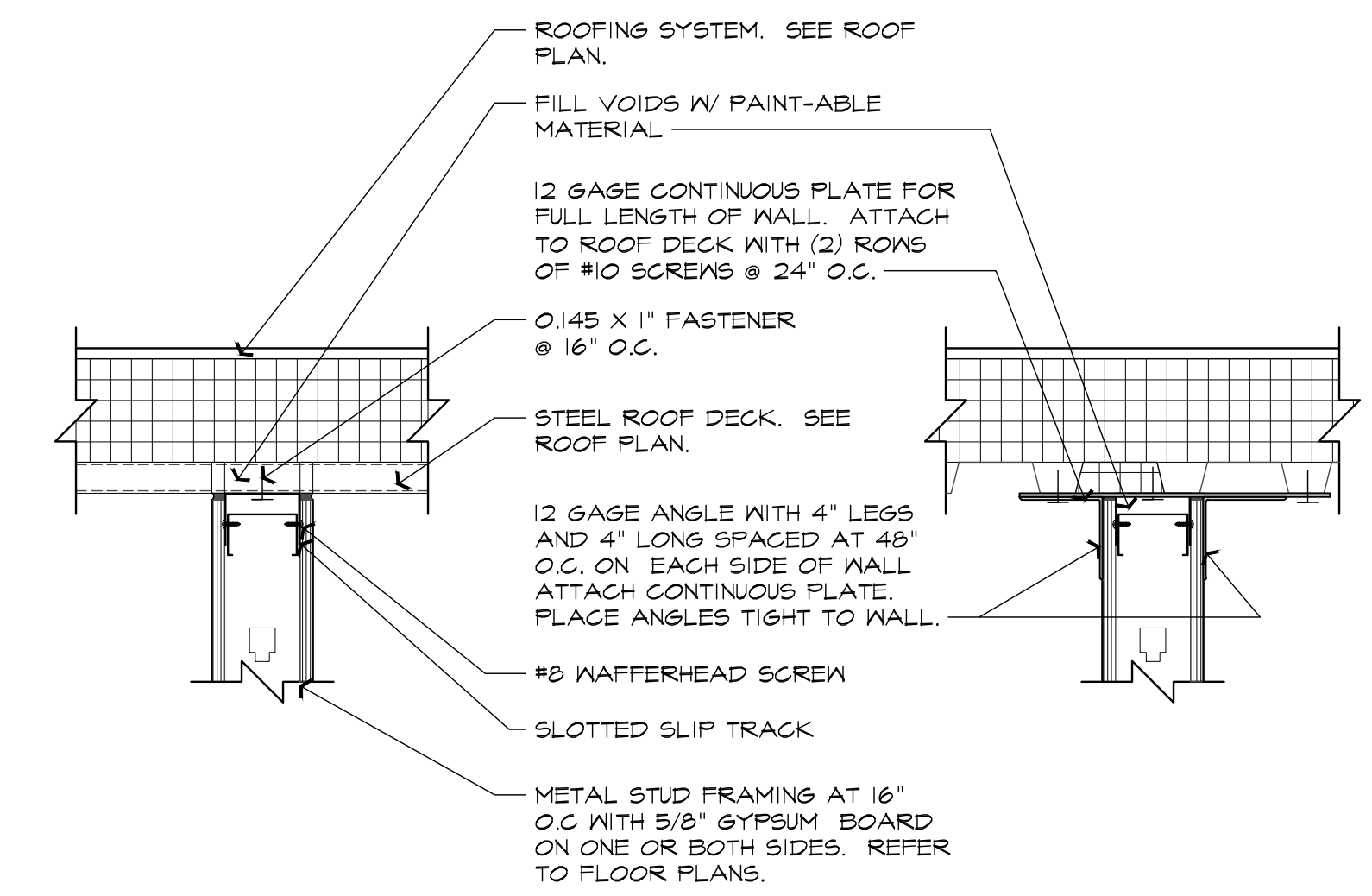
4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

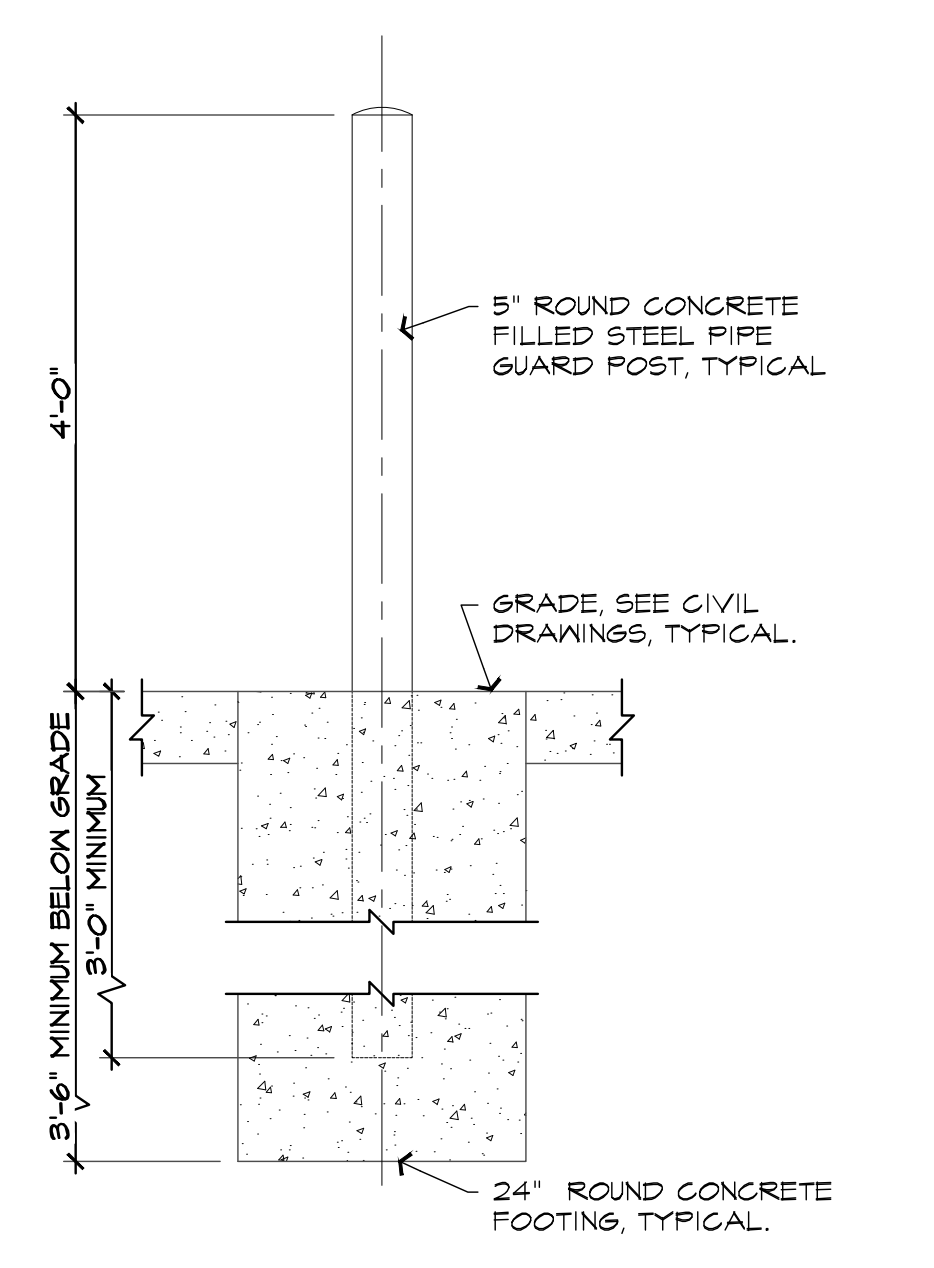
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JOB # : 21096		
SHEET TITLE DETAILS		
SHEET # A.502		



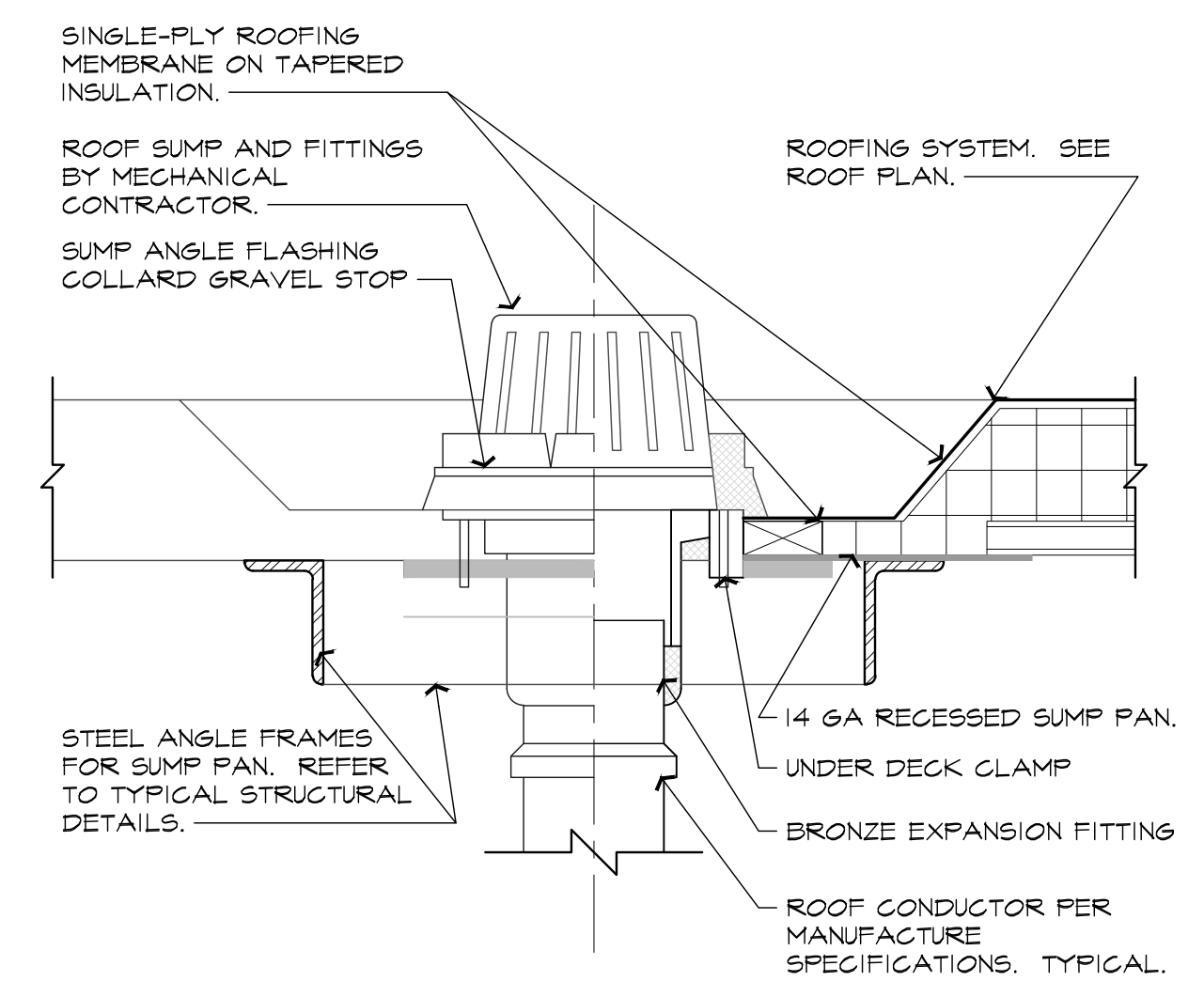
5 SECTION
 A.405 SCALE: 1 1/2" = 1'-0"



4 TYPICAL DEFLECTION TRACK DETAIL
 A.501 NOT TO SCALE

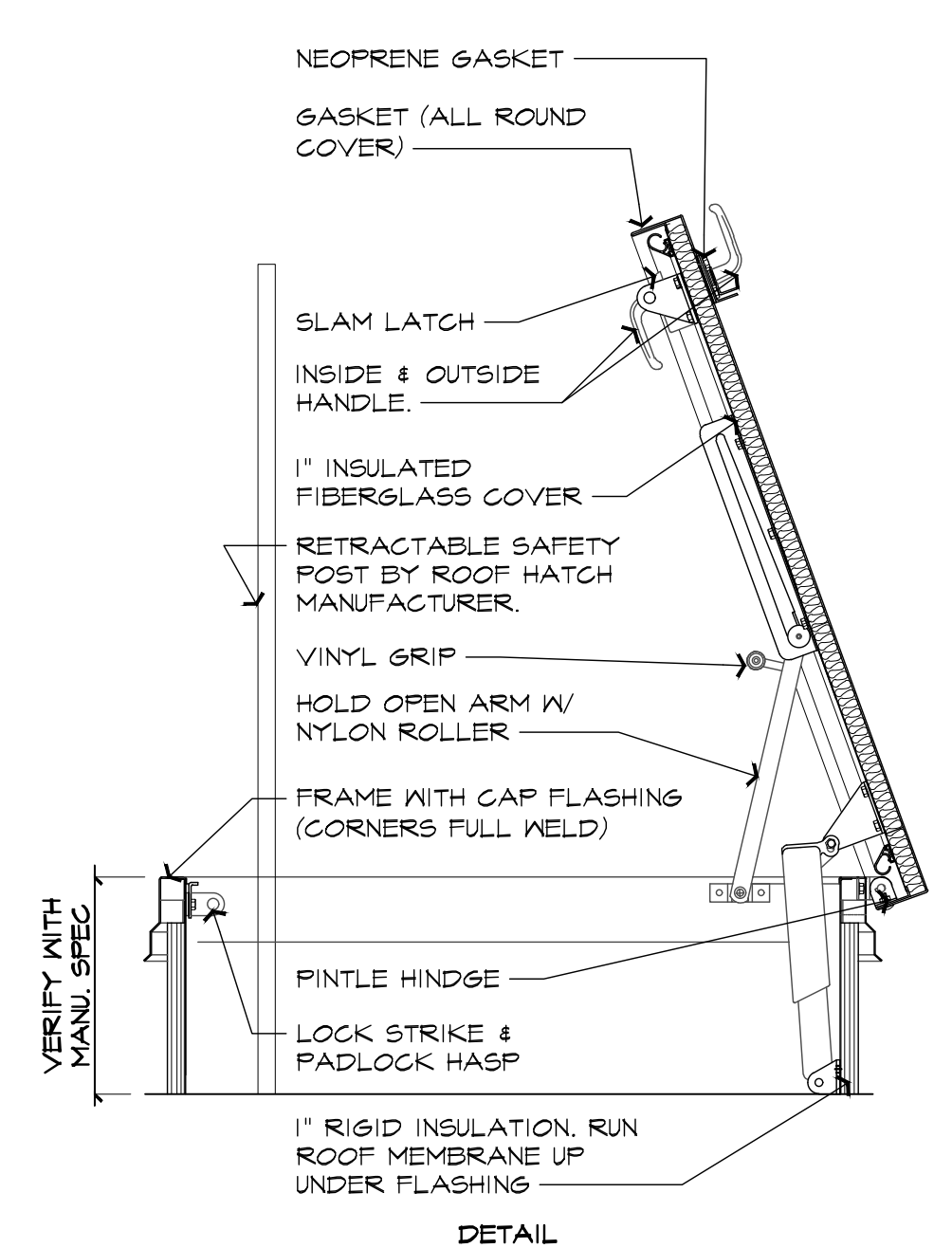


3 TYPICAL BOLLARD DETAIL
 A.501 NOT TO SCALE



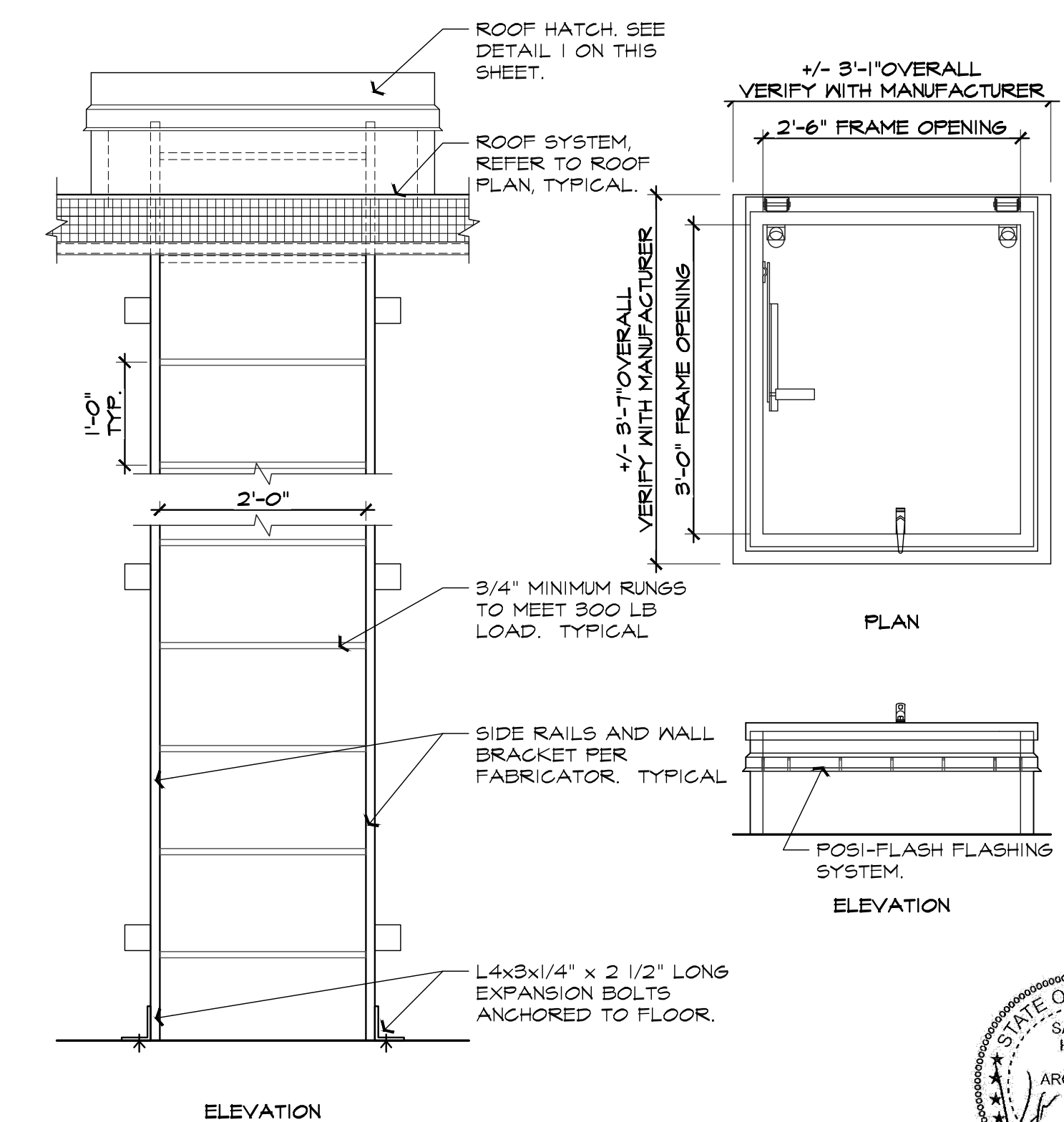
2 TYPICAL PRIMARY AND SECONDARY ROOF DRAIN DETAIL
 A.501 NOT TO SCALE

- G.C. / C.M. TO COORDINATE WITH MECHANICAL ALL REQUIREMENTS TO ENSURE PROPER WATERTIGHT INSTALLATION.
- REFER TO ROOF PLAN AND MECHANICAL FOR PRODUCT TYPE AND.



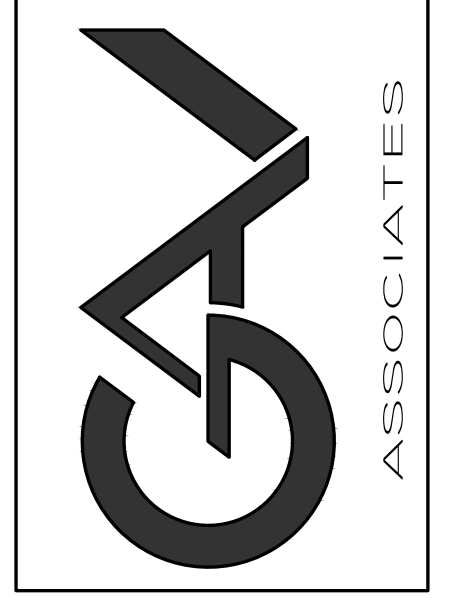
- PROVIDE BILCO TYPE-S ROOF SCUTTLE (OR APPROVED EQUAL BY OWNER).
- SEE WALL SECTION NO. 2 ON SHEET A.405.

1 ROOF HATCH DETAIL
 A.102 SCALE: 3/4" = 1'-0"



ISSUED	Section 9, Item G.
PERMITS	10/22/2021

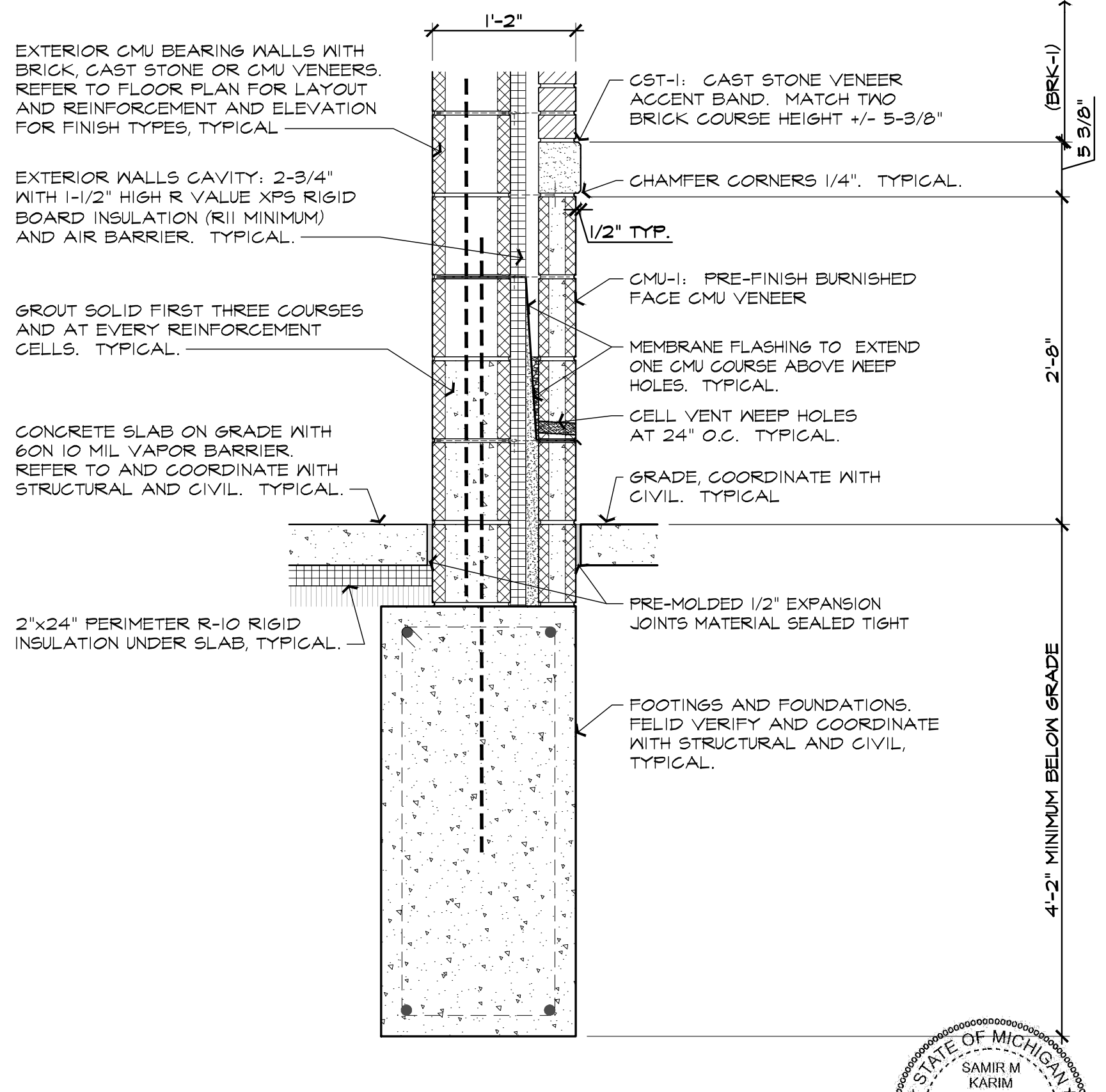
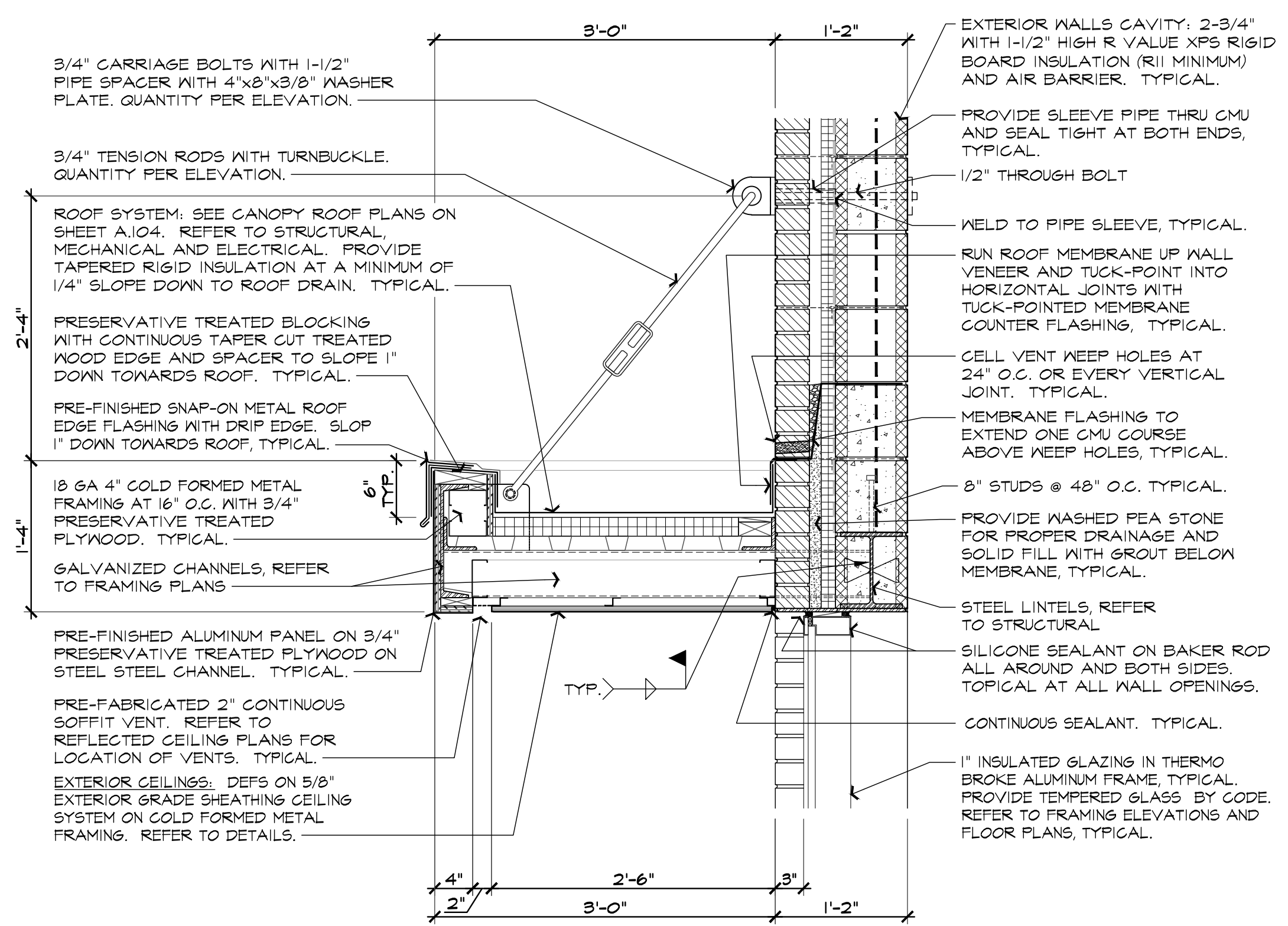
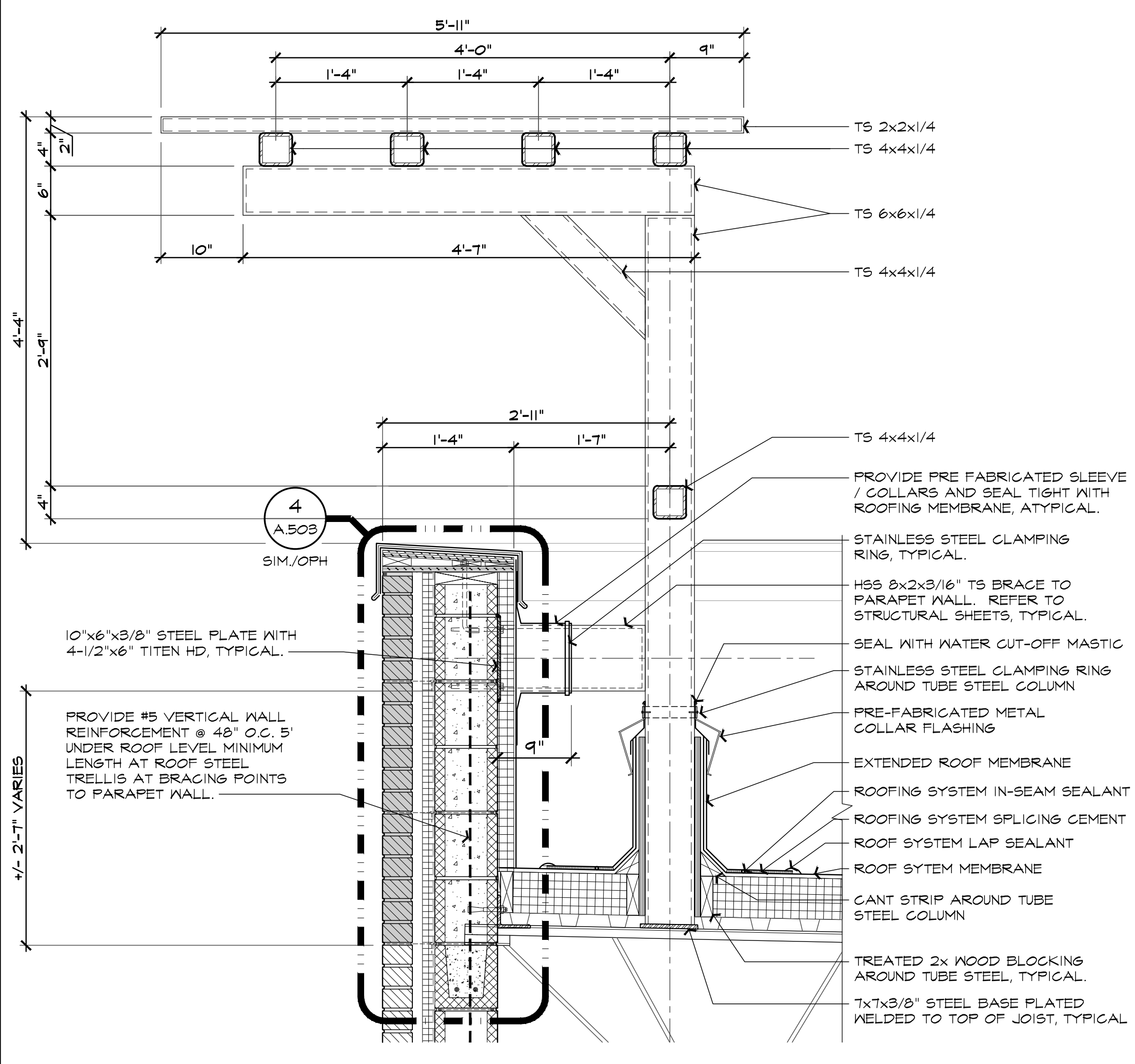
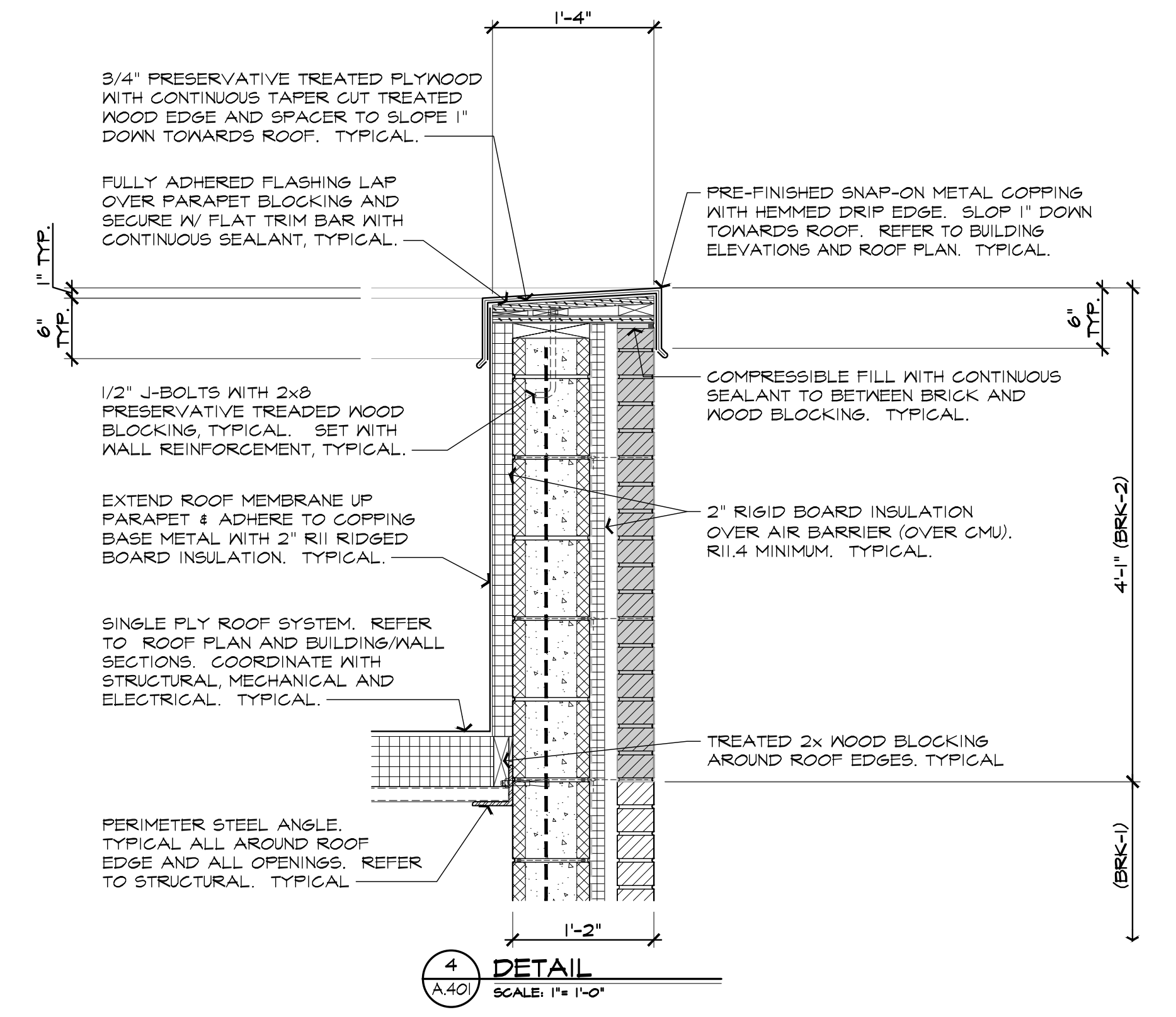
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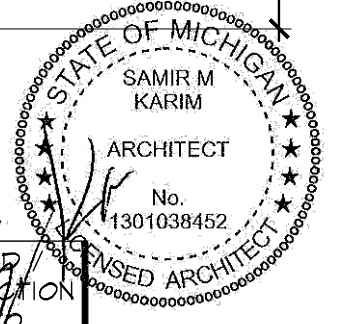
4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
	SA	SA
SCALE :		
FILE NAME : 21096_A503		
JOB # : 21096		
SHEET TITLE DETAILS		
SHEET # A.503		



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ISSUED	Section 9, Item G.
PERMITS	10.22.2021

REFLECTED CEILING PLAN LEGEND:

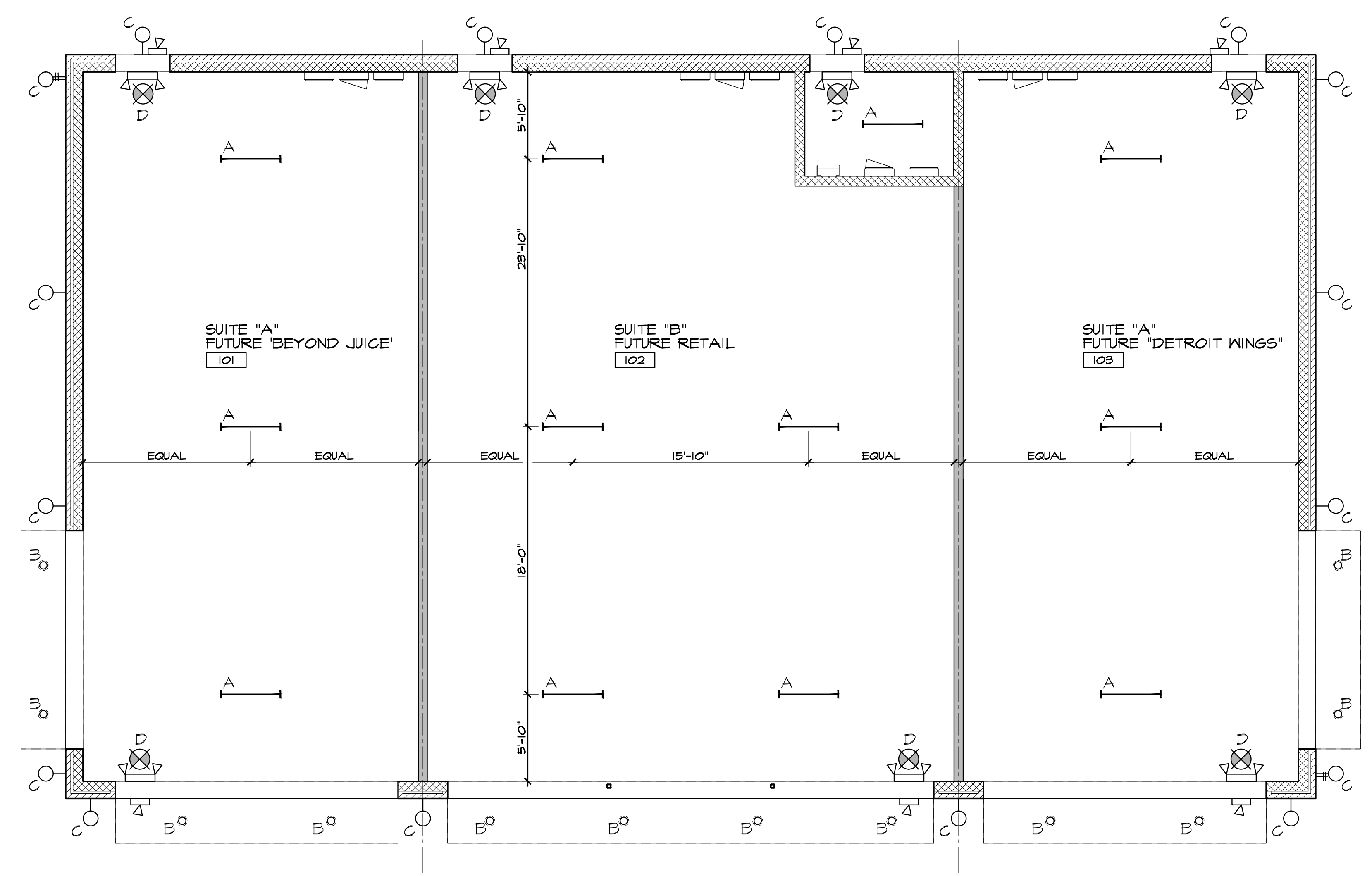
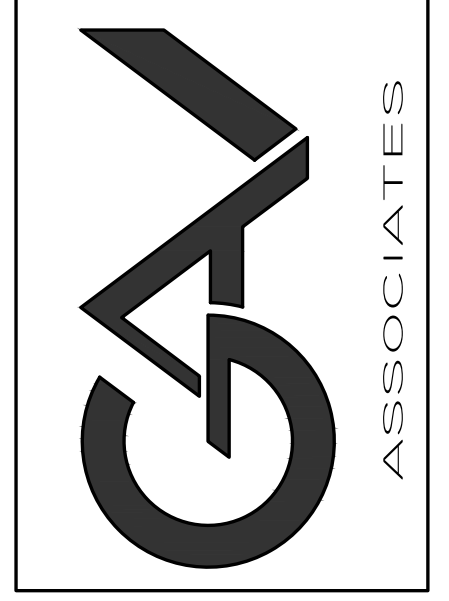
- A — 4' LONG CEILING SUSPENDED LED LIGHT FIXTURE
MODEL: LAMAR LIGHTING DLLR SERIES
- B ○ ROUND CEILING RECESSED EXTERIOR LED LIGHT FIXTURE.
- C ○ EXTERIOR WALL MOUNTED DECORATIVE LIGHT FIXTURE MODEL:
674-31-WP SERIES BY COOPER LIGHTING. SIZE 31" IN CG
COLOR (CUSTOM COLOR) WITH LED LAMPS.
- D □ POLYCARBONATE EXIT UNIT COMBO LIGHTING FIXTURE W/INCAD
BATTERY FOR 90 MINUTES MAINTENANCE FREE IV
SELF-DIAGNOSTIC.

NOTE: COORDINATE ALL LIGHT FIXTURE SELECTIONS AND COLORS WITH OWNER FOR APPROVALS. TYPICAL FOR ALL FIXTURES.

ARCHITECTURAL DESIGN

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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
UNION LAKE & COOLEY LAKE ROADS
COOLEY LAKE ROAD
WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
SSA	GA	GA

SCALE :

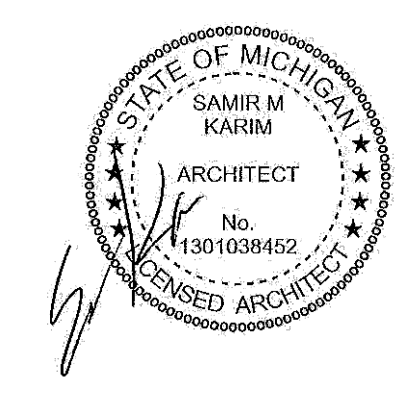
FILE NAME : 21096_A601

JOB # : 21096

SHEET TITLE
REFLECTED
CEILING PLAN

SHEET #
A.60

REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



ISSUED	Section 9, Item G.
PERMITS	10.22.2021

GENERAL NOTES:

REFER TO SHEET S.102 FOR SCHEDULES AND NOTES.

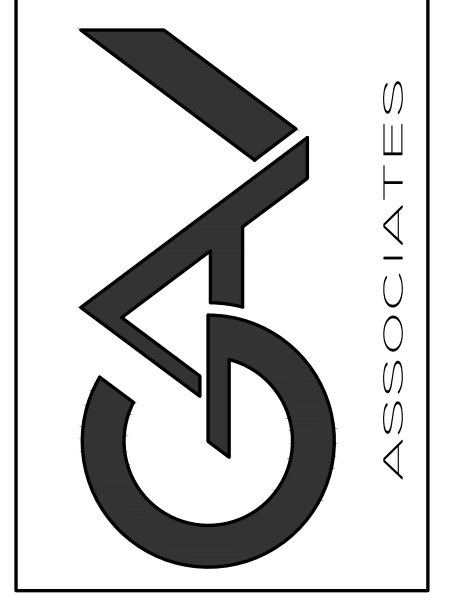
ROOF STEEL TRELLIS FRAMING NOTES:

- ALL EXPOSED STEEL TO RECEIVE SPECIAL PRIMER. SOLVENT BASED TWO PART INORGANIC ETHYL SILICATE ZINC RICH PRIMER.
- SPECIAL PRIMER SHALL BE APPLIED TO ALL ROOF EXPOSED STEEL TRELLIS AND STEEL TOWER. COORDINATE COLOR AND FINISH WITH OWNER AND FINISH PRIME TO ACCEPT PAINT AS REQUESTED BY OWNER.
- SUBMIT A COMPLETE DETAILED SHOP DRAWINGS FOR TRELLIS AND TOWER FOR REVIEW.
- ALL TUBE STEEL MEMBERS TO CAPPED WITH 3/8" WELDED SMOOTH PLATE AT END CAPS.
- WELD CORNERS AND SEAMS CONTINUOUSLY TO COMPLY WITH AISC RECOMMENDATIONS AND THE FOLLOWING:
 - USE MATERIALS AND METHODS THAT MINIMIZE DISTORTION AND DEVELOP STRENGTH AND CORROSION RESISTANCE OF BASE METALS.
 - AT EXPOSED CONNECTIONS, FINISH EXPOSED WELDS AND SURFACES SMOOTH AND BLENDED SO THAT NO ROUGHNESS SHOWS AFTER FINISHING AND CONTOUR OF WELDED SURFACE MATCHES THOSE ADJACENT.
- COORDINATE COLOR / FINISH WITH OWNER.

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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
UNION LAKE & COOLEY LAKE ROADS
COOLEY LAKE ROAD
WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
SSA	GA	GA

SCALE :

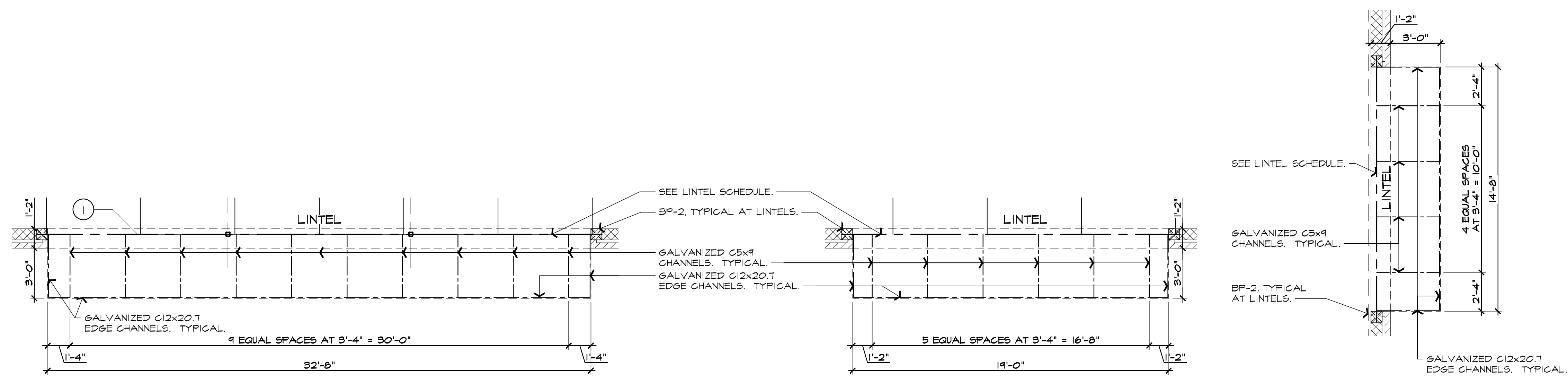
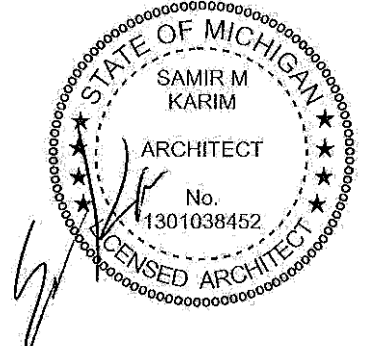
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JOB # : 21096

SHEET TITLE

ENLARGED
FRAMING
PLANS
SHEET #

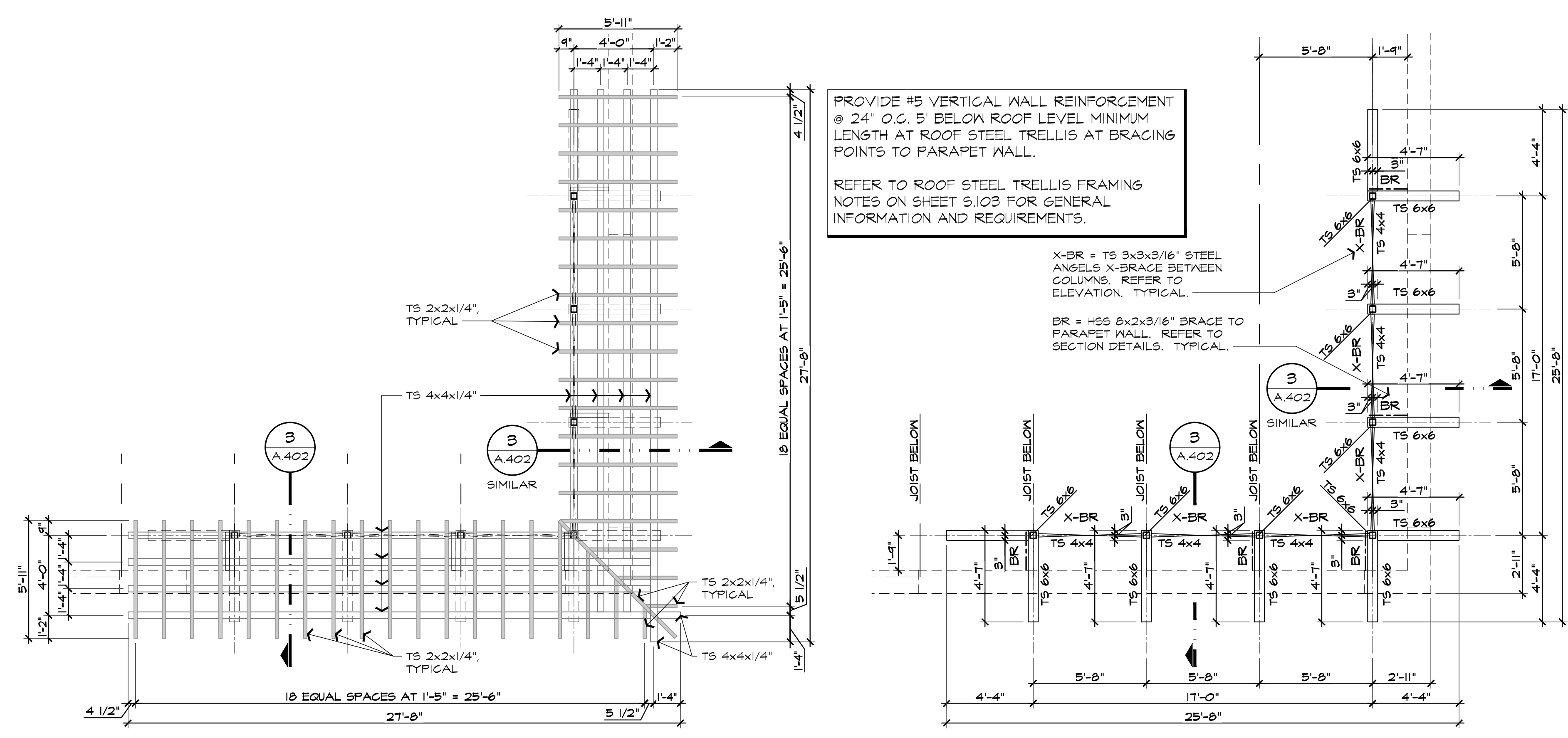
S.103



5 ENLARGED CANOPY FRAMING PLAN
SCALE: 3/8" = 1'-0"

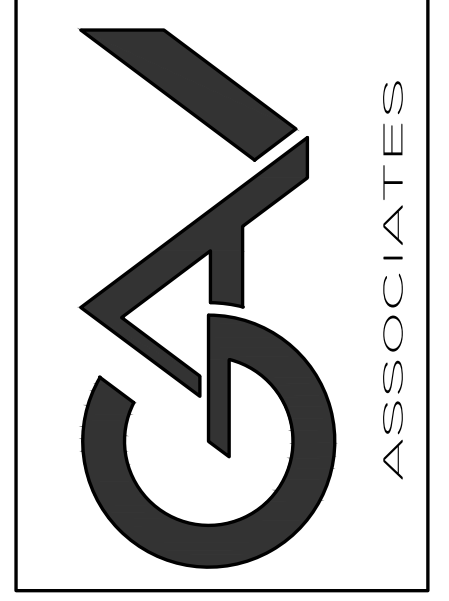
4 ENLARGED CANOPY FRAMING PLAN
SCALE: 3/8" = 1'-0"

3 ENLARGED CANOPY FRAMING PLAN
SCALE: 3/8" = 1'-0"



2 ROOF STEEL TRELLIS FRAMING PLAN - HIGH
SCALE: 3/8" = 1'-0"

1 ROOF STEEL TRELLIS FRAMING PLAN - LOW
SCALE: 3/8" = 1'-0"



4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN: SSA DESIGNED: SA CHECKED: SA

SCALE:

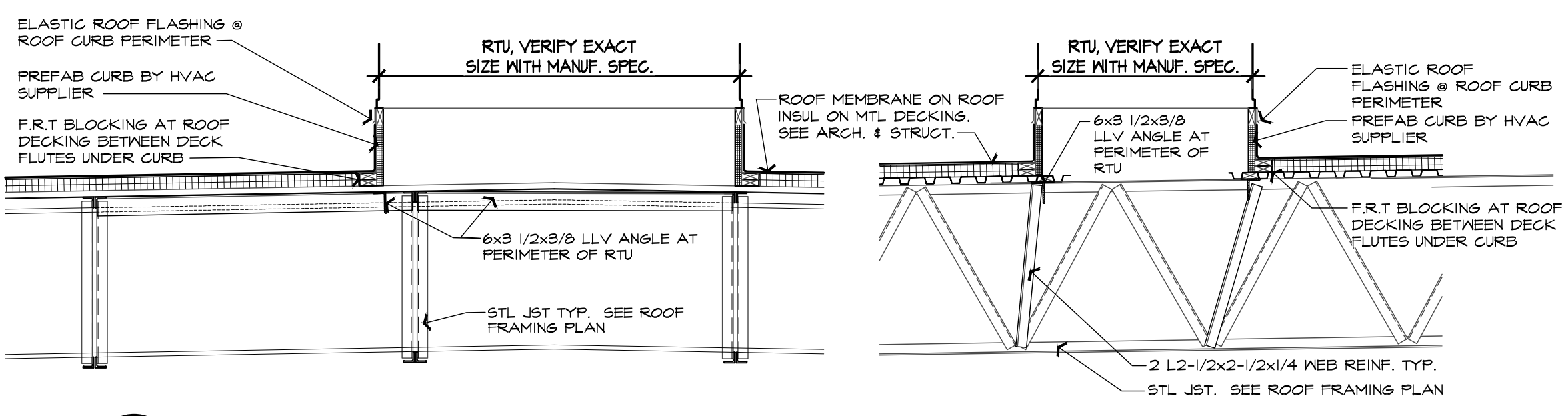
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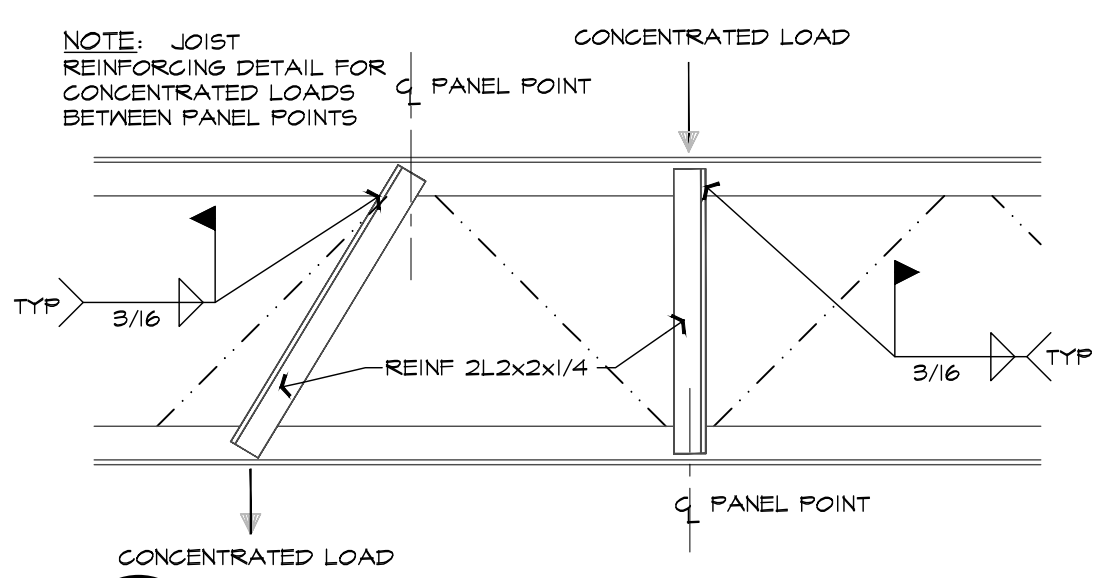
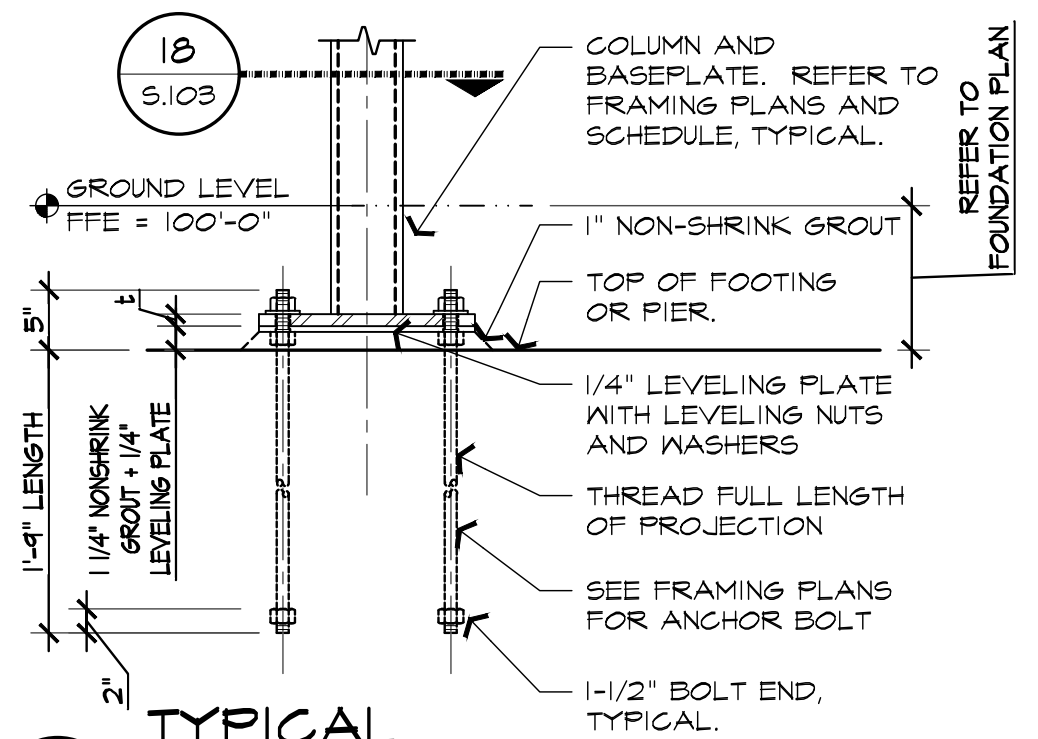
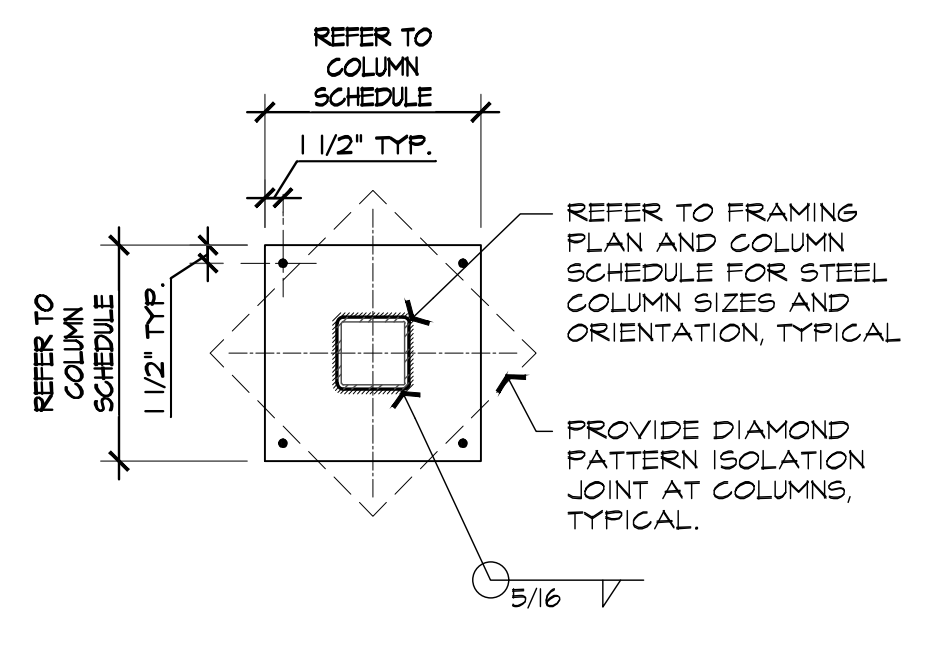
SHEET TITLE
 SECTIONS AND DETAILS

SHEET #

S.104



REFER TO FRAMING PLAN AND DETAILS FOR ADDITIONAL REQUIREMENTS THAT ARE NOT DEPICTED ON THESE DETAILS.

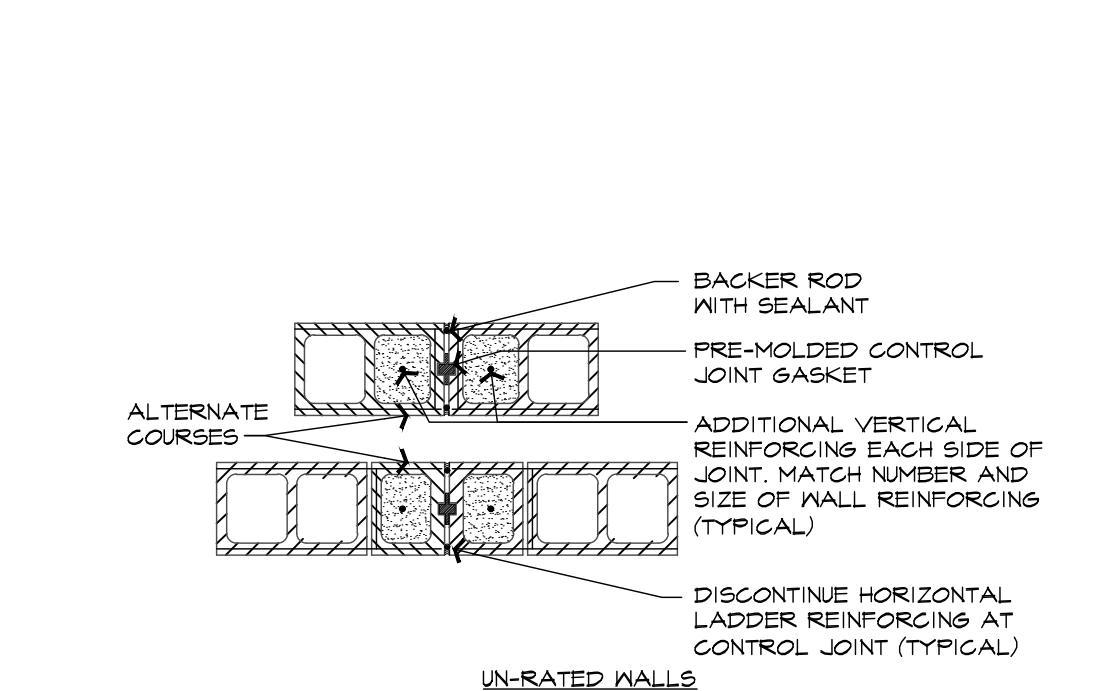
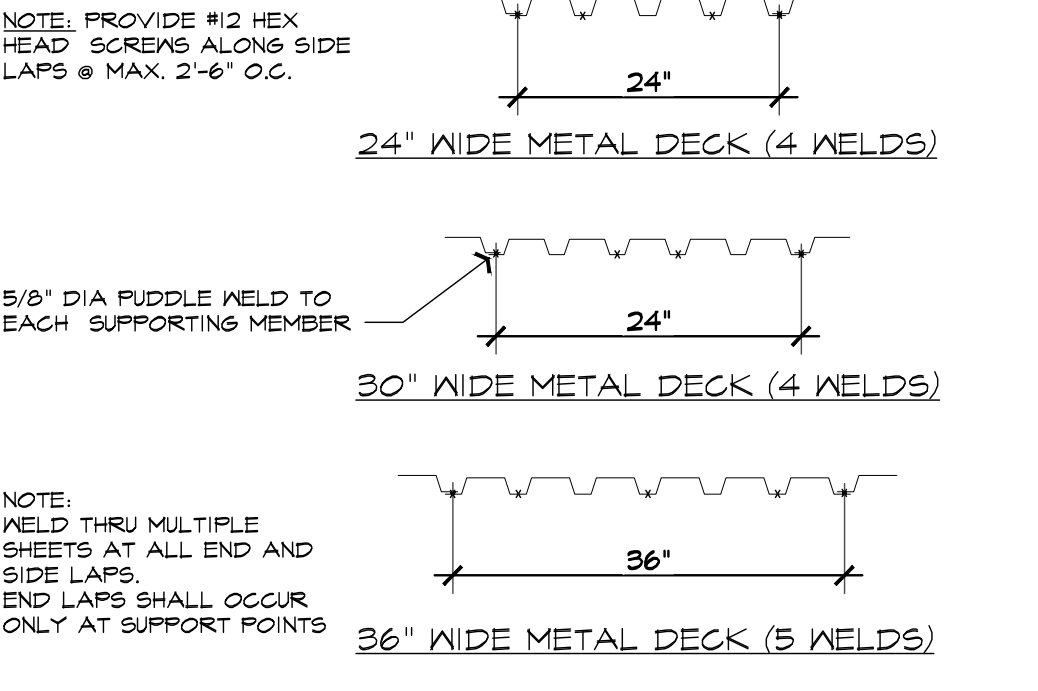
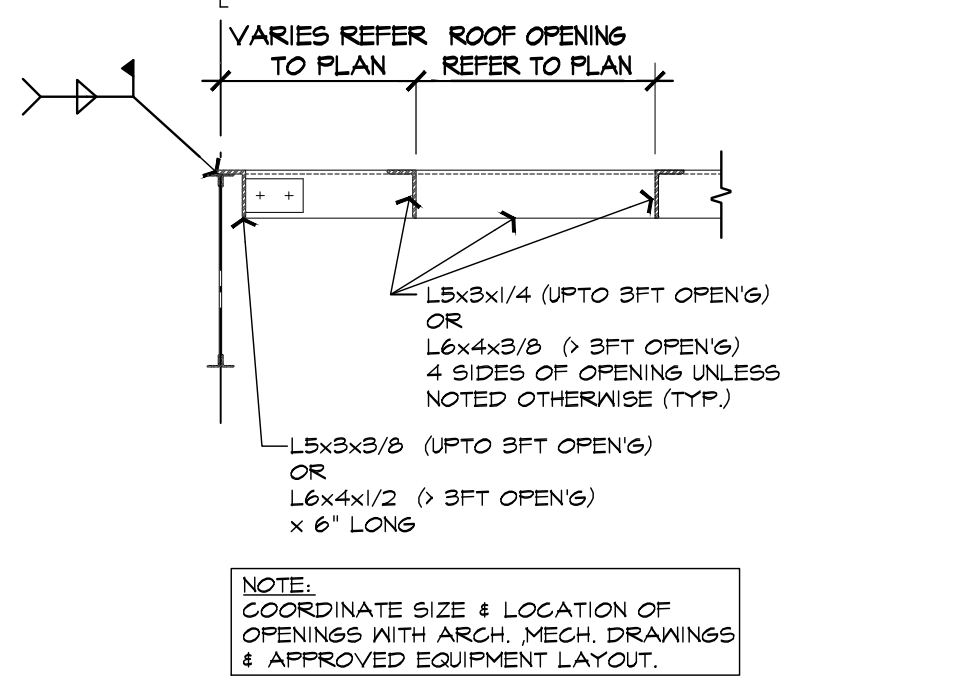
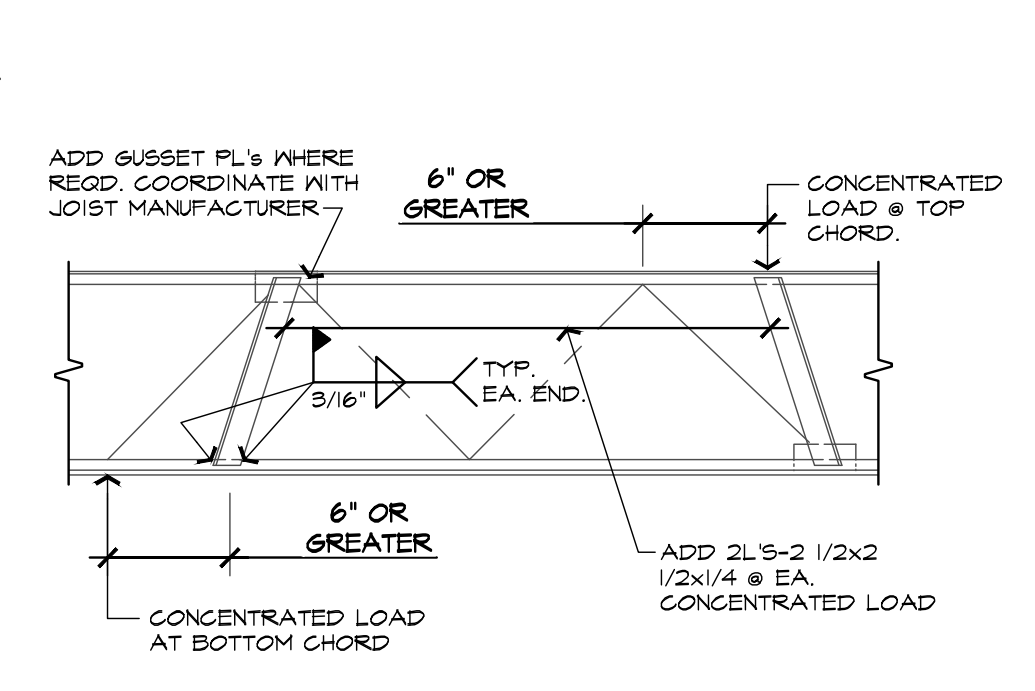
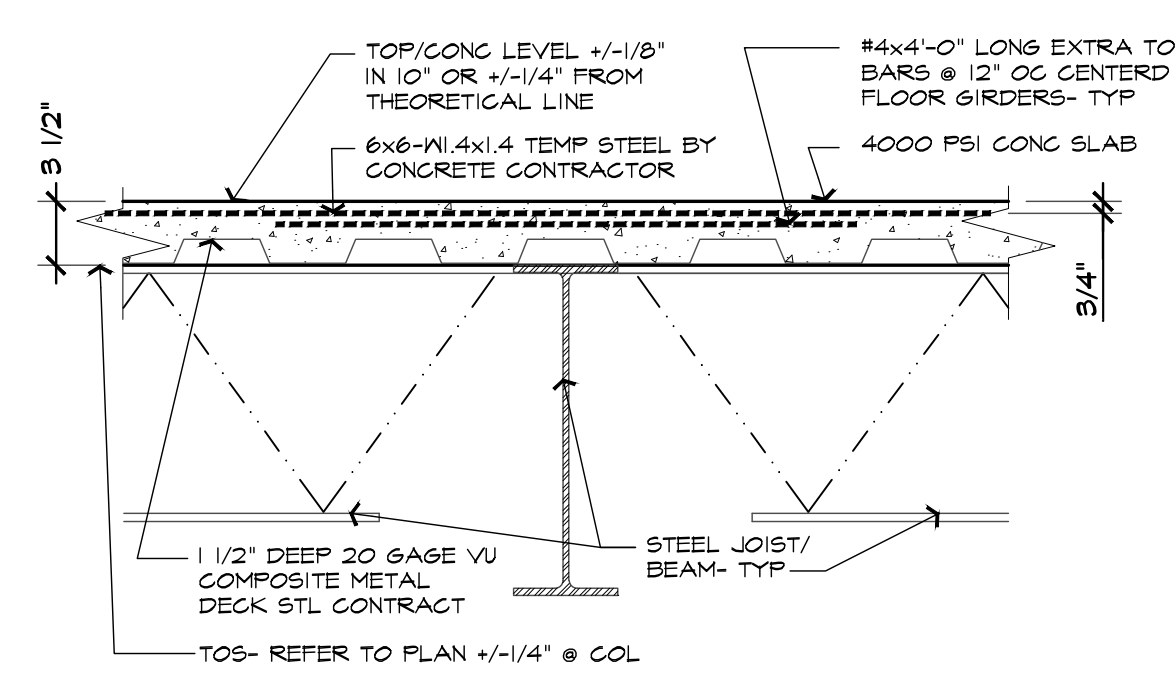


21 TYPICAL ROOFTOP MECH UNIT SUPPORT DETAIL
 5.104 NOT TO SCALE

18 TYPICAL BASE PLATE DETAIL
 5.103 NOT TO SCALE

17 TYPICAL BASE PLATE DETAIL
 5.103 NOT TO SCALE

16 TYPICAL DETAIL
 5.103 NOT TO SCALE



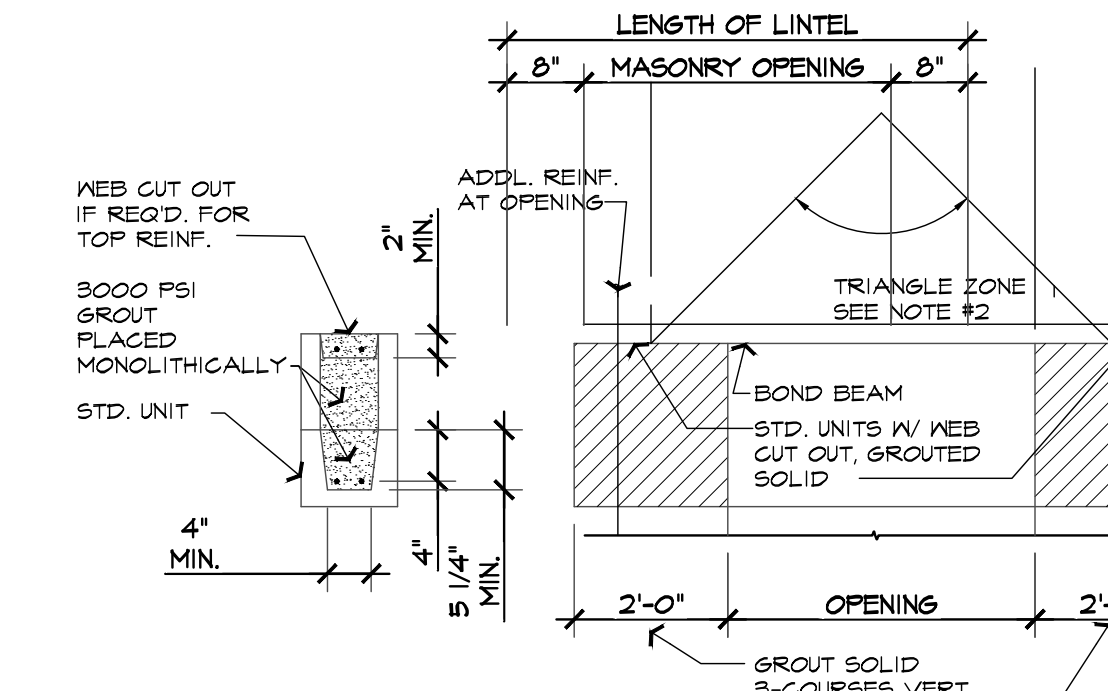
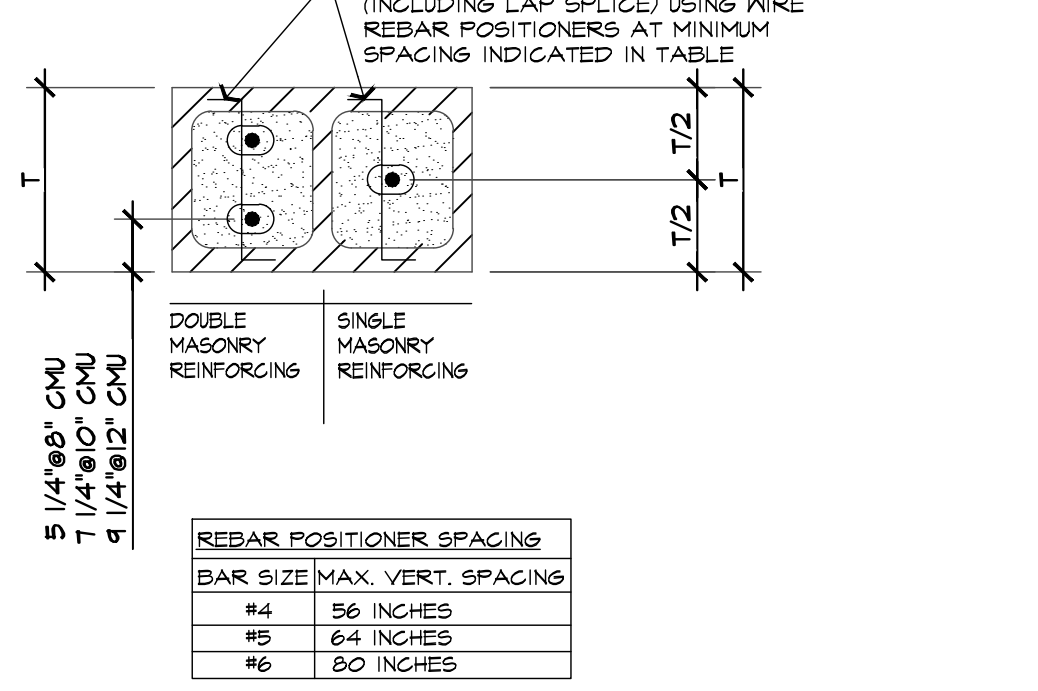
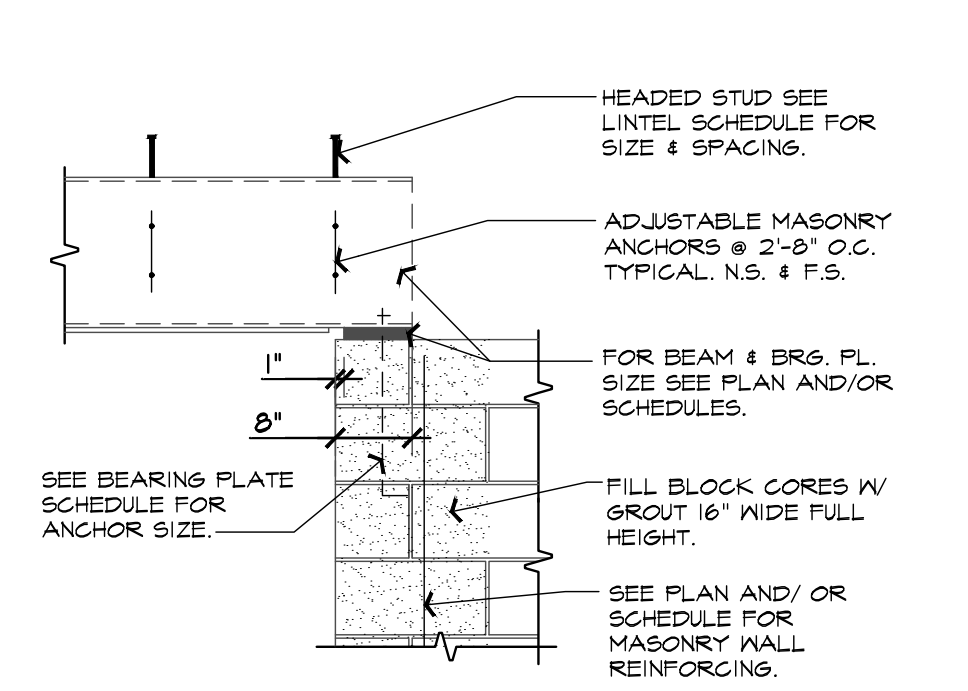
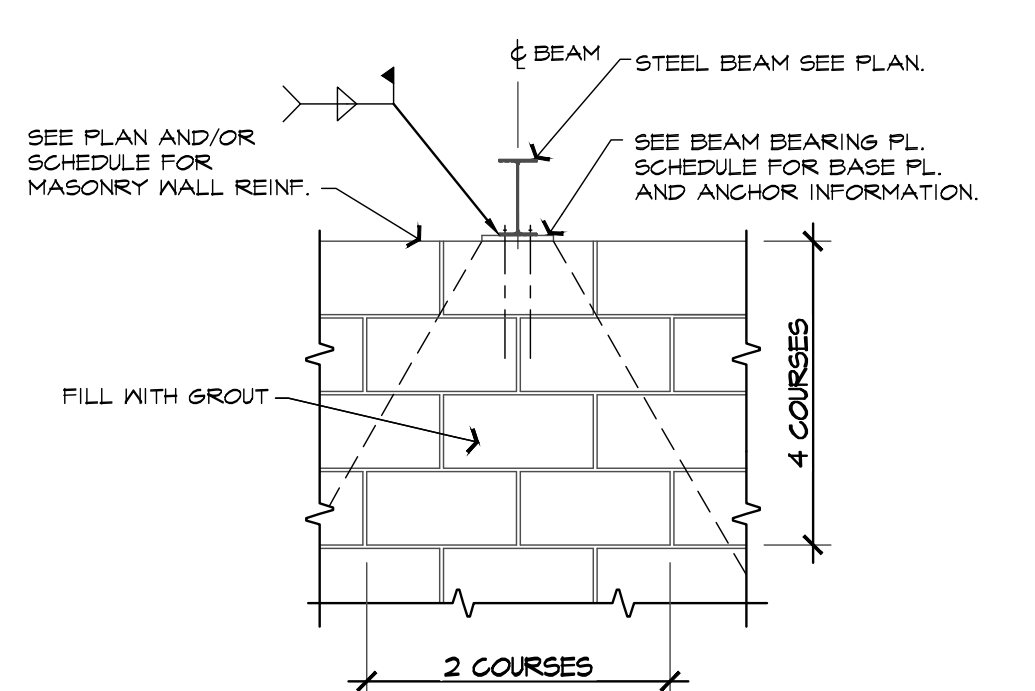
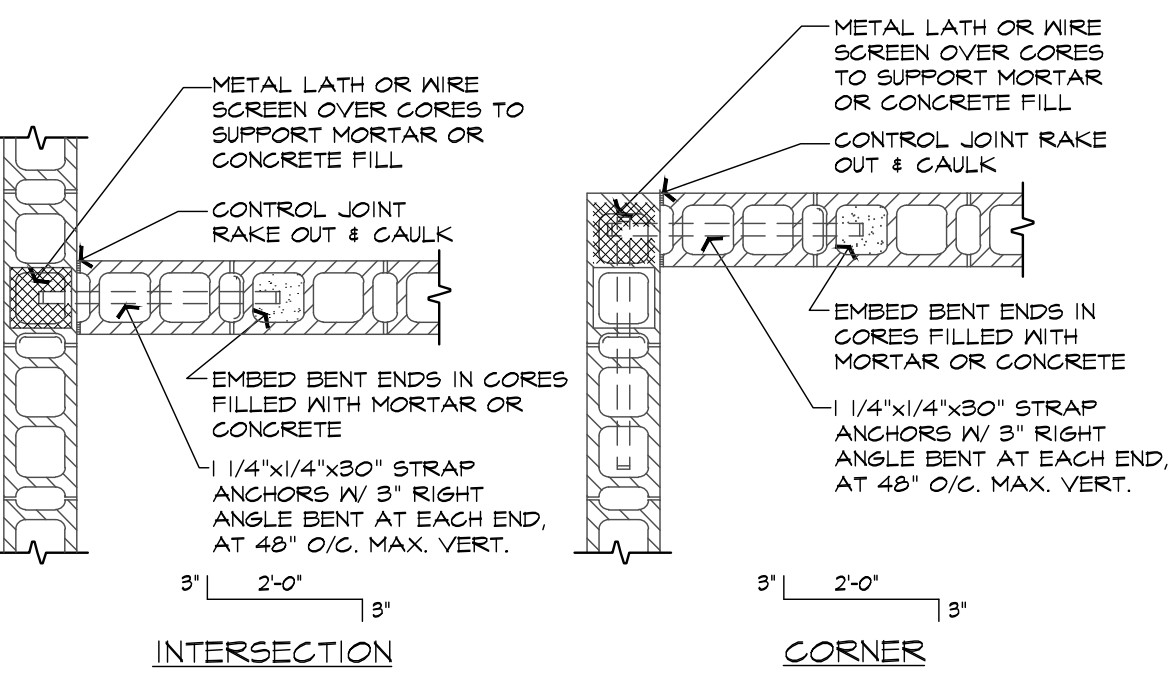
15 TYPICAL SUPPORTED SLAB DETAIL
 5.103 NOT TO SCALE

14 TYPICAL JOIST REINFORCING AT CONCENTRATED LOAD
 5.103 NOT TO SCALE

13 TYPICAL ROOF OPENING DETAIL
 5.103 NOT TO SCALE

12 METAL ROOF DECK ATTACHMENT DETAIL
 5.103 NOT TO SCALE

6 TYPICAL MASONRY CONTROL JOINT
 5.103 NOT TO SCALE



11 TYPICAL PLANS DETAILS @ CMU WALL
 5.103 NOT TO SCALE

10 TYPICAL GROUTING OF MASONRY WALL AT STEEL BEAM BEARING
 5.103 NOT TO SCALE

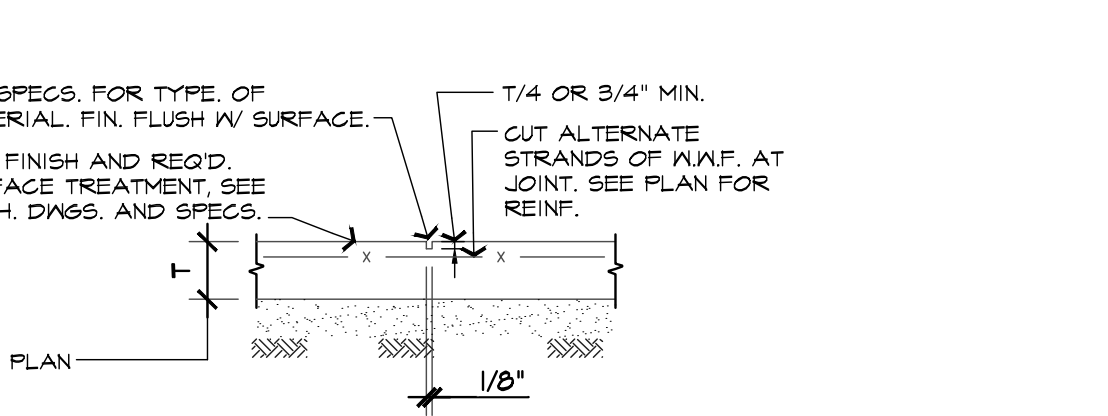
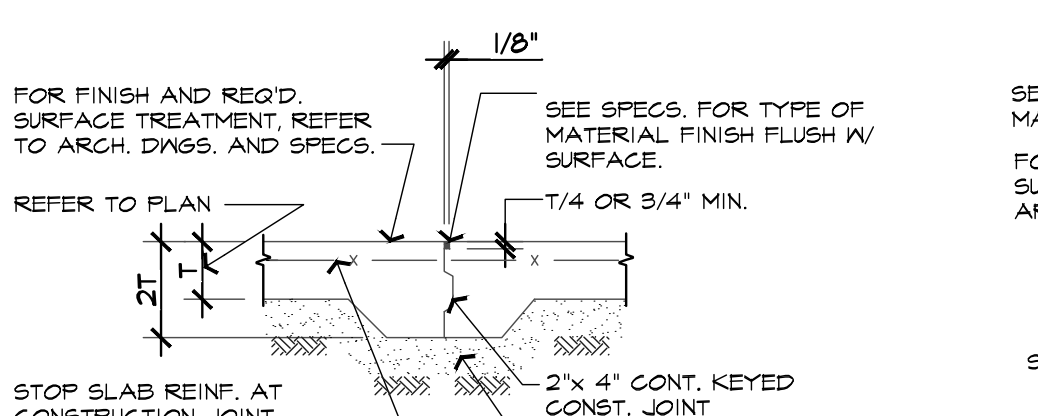
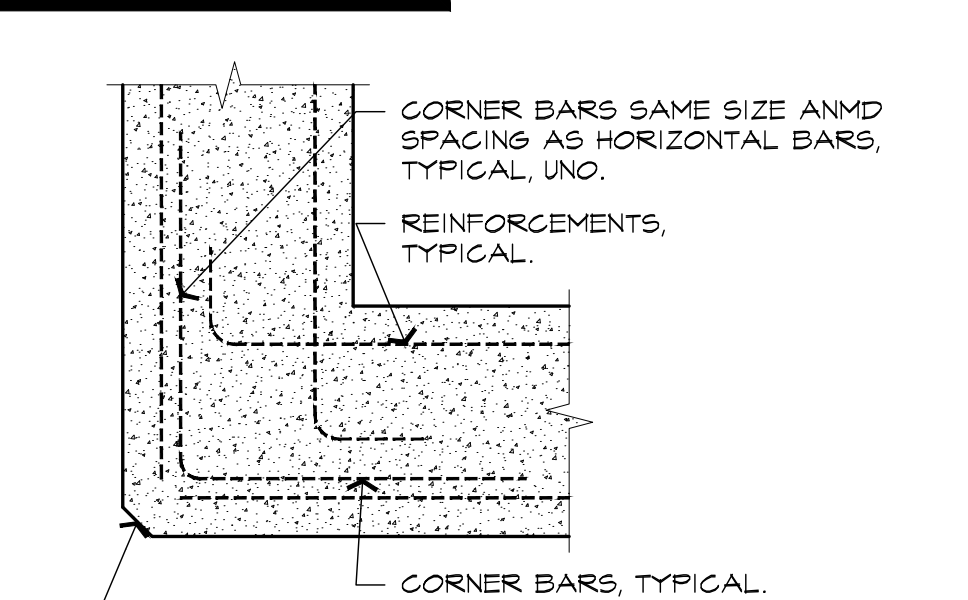
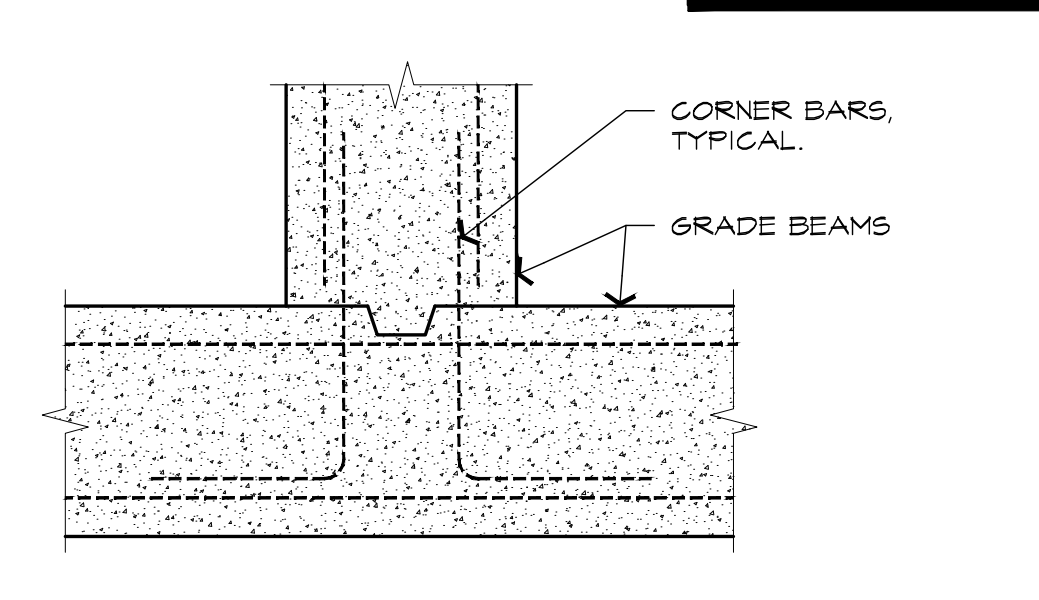
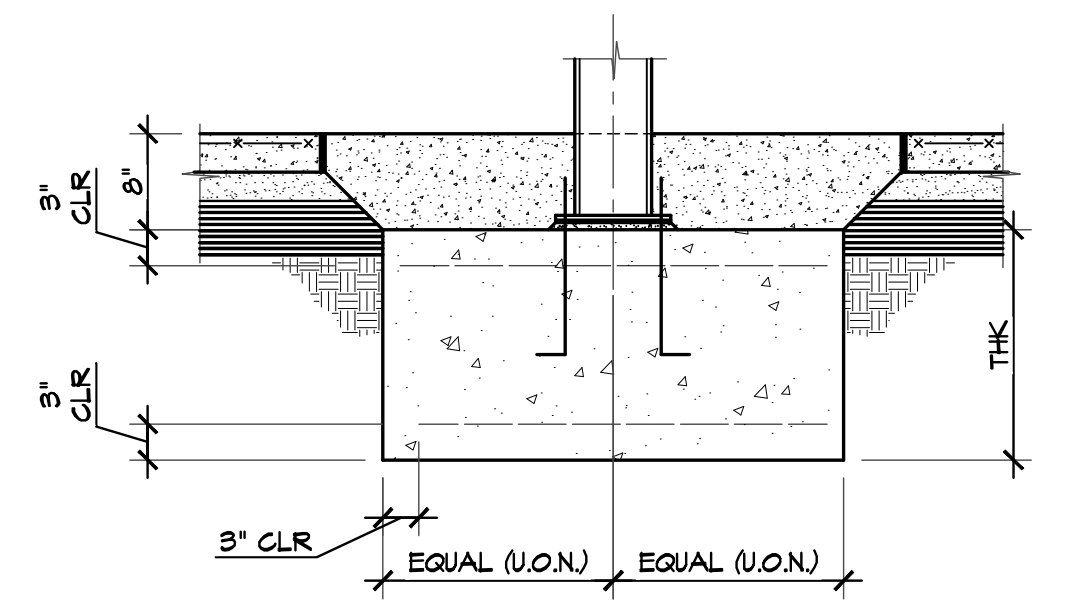
9 TYPICAL LINTEL BEARING DETAIL
 5.103 NOT TO SCALE

8 TYPICAL WALL REINFORCING
 5.103 NOT TO SCALE

7 TYP. MASONRY LINTEL DETAIL
 5.103 NOT TO SCALE

- NOTES:
- PLACE LINTEL BEAMS CENTERED ON BLOCK, UNO.
 - ALL EXTERIOR LINTEL PLATES AND ANGLES TO BE GALVANIZED (690 COATING)
 - LINTELS NOT SPECIFICALLY SIZED BY DRAWINGS AND DETAIL SECTIONS SHALL COMPLY WITH THE FOLLOWING:
 - WALLS OR VENEERS OF 4" OR LESS IN THICKNESS:
 - 5 x 3 1/2 x 3/8 LLV. (EXT. WALLS)
 - WALLS 8" OR MORE IN THICKNESS (FOR EA. 4" WIDTH OF MASONRY THICKNESS); STITCH WELD DOUBLE ANGLES TOGETHER @ 12" O.C. MAX. TOP & BOTTOM.
 - UP TO 4'-0" WIDE OPENINGS: LL 3 1/2 x 4 x 5/16 LLV.
 - OVER 4'-0" UP TO 7'-0" WIDE OPENINGS: LL 3 1/2 x 5 x 5/16 LLV.
 - OVER 7'-0" WIDE OPENINGS: STRUCTURAL LINTEL REQUIRED.
 - ABOVE LINTELS TO HAVE 8" BEARINGS @ EACH END.

REFER TO FOUNDATION PLAN AND OTHER DETAILS FOR ADDITIONAL REQUIREMENTS THAT ARE NOT DEPICTED ON THESE DETAILS SUCH AS, BUT LIMITED TO, WATER STOPS AND WATER PROOFING.



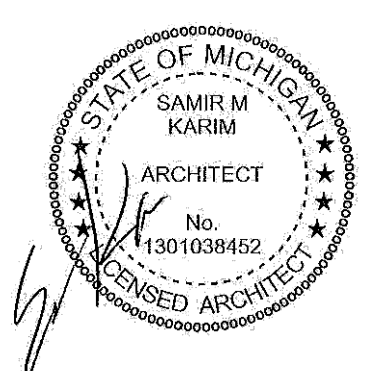
5 TYPICAL FOOTING WITHOUT PIER CURB PERPENDICULAR TO JOIST
 5.103 NOT TO SCALE

4 TYPICAL INTERSECTION OF TWO GRADE BEAMS
 5.103 NOT TO SCALE

3 TYPICAL INTERSECTION OF TWO GRADE BEAMS
 5.103 NOT TO SCALE

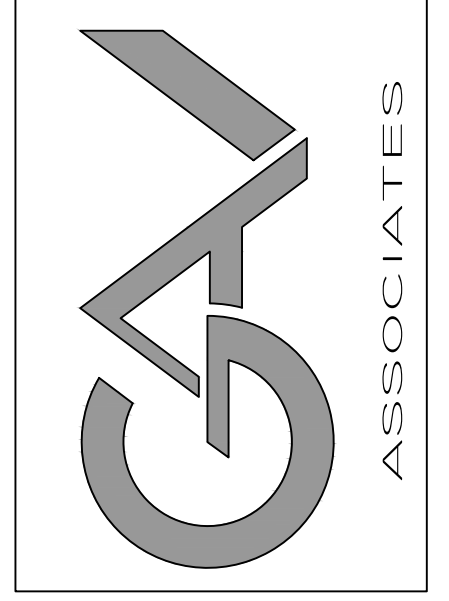
2 TYPICAL SLAB CONSTRUCTION JOINT
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1 TYPICAL SLAB CONTROL JOINT
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ISSUED	Section 9, Item G.
PERMITS	10.22.2021

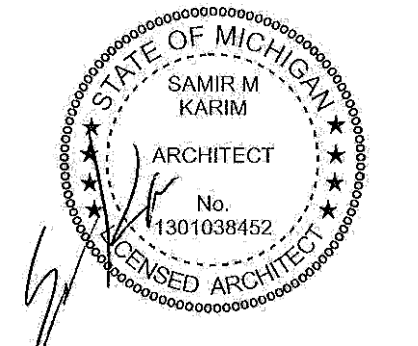
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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
DS	GA	GA
SCALE : AS NOTED		
FILE NAME : 21096_M000		
JOB # : 21096		
SHEET TITLE		
SYMBOLS AND ABBREVIATIONS		
SHEET #		
M.000		



MECH. SHEET INDEX	
SHEET No.	DESCRIPTION
M.000	SYMBOLS AND ABBREVIATIONS
M.100	MECHANICAL PLAN, SCHEDULES & DETAILS

NOTE:
 NOT ALL SYMBOLS AND ABBREVIATIONS
 ARE APPLICABLE TO THIS PROJECT

H.V.A.C. SYMBOLS

- SPIN-IN FITTING W/DAMPER
- FLEXIBLE DUCT
- RETURN AIR GRILLE
- SUPPLY AIR DIFFUSER
- HORIZONTAL FIRE DAMPER
- VERTICAL FIRE DAMPER
- HORIZONTAL FIRE & SMOKE DAMPER
- VERTICAL FIRE & SMOKE DAMPER
- VOLUME DAMPER
- RECTANGULAR TO ROUND TRANSITION
- MOTORIZED AIR DAMPER
- TRANSFER BOOT

ABBREVIATIONS

- A.F.F ABOVE FINISH FLOOR
- C.S.D. CEILING SUPPLY DIFFUSER
- C.F.M. CUBIC FEET PER MINUTE
- C.O. CLEAN OUT
- COMB. COMBUSTION
- C.P. CIRCULATING PUMP
- DPR. DAMPER
- D.F. DRINKING FOUNTAIN
- E. EXISTING
- E.F. EXHAUST FAN
- ER-# EXHAUST REGISTER
- EXH. EXHAUST
- EWC. ELECTRIC WATER COOLER
- F.C.O. FLOOR CLEANOUT
- F.D. FLOOR DRAIN
- F.D. FIRE DAMPER
- H.B. HOSE BIBB
- IE INVERT ELEVATION
- LAV. LAVATORY
- N.C. NEW CONNECTION/ NORMALLY CLOSED
- O.A. OUTSIDE AIR
- P.H. PHYSICAL HANDICAPPED
- R.A. RETURN AIR
- R.C. RAIN CONDUCTOR
- E.D.H. ELECTRIC DUCT HEATER
- RG -# RETURN AIR GRILLE
- R.P.B.P. REDUCED PRESSURE BACKFLOW PREVENTER
- RR-# RETURN AIR REGISTER
- S.A. SUPPLY AIR
- S-1 SUPPLY DIFFUSER
- SR-# SUPPLY REGISTER
- S.F. SQUARE FEET
- SAN. SANITARY
- S.S. SERVICE SINK
- SHWR. SHOWER
- ST. STORM
- T.G. TRANSFER GRILLE
- T.P. TRAP PRIMER
- U/GRD. UNDERGROUND
- U.H. UNIT HEATER
- UR. URINAL
- V. VENT
- V.T.R. VENT THRU ROOF
- W. WASTE
- W.C. WATER CLOSET
- W.C.O. WALL CLEANOUT
- W.H. WATER HEATER

PLUMBING SYMBOLS

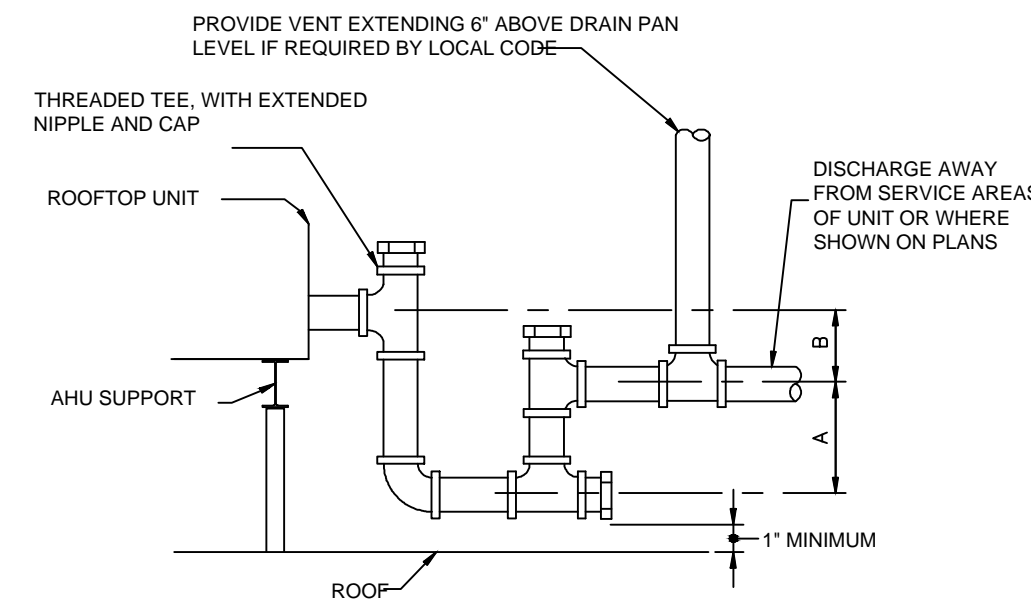
- DOMESTIC COLD WATER (C.W.)
- DOMESTIC HOT WATER (H.W.)
- DOMESTIC HOT WATER RETURN (H.W.R.)
- NATURAL GAS
- SANITARY SEWER
- STORM SEWER
- VENT
- GATE VALVE
- CHECK VALVE
- BALANCING VALVE
- THERMOMETER
- STRAINER
- UNION
- FLEXIBLE CONNECTOR
- BALL VALVE
- THERMOSTAT
- NEW CONNECTION

MECHANICAL AND PLUMBING NOTES

- A. WATER SUPPLY SYSTEM**
- ALL PLUMBING FIXTURES MUST CONFORM TO BUT NOT LIMITED TO SECTION 6 PROTECTION OF POTABLE WATER SUPPLY OF THE 2012 MICHIGAN PLUMBING CODE AND THE STANDARDS OF THE ASSE-AMERICAN SOCIETY OF SANITARY ENGINEERS.
 - ALL PIPING SHALL BE TYPE L COPPER, INSULATED WITH 1 INCH PLENUM RATED FIBERGLASS WRAP.
 - PROVIDE SHUT-OFF VALVE AT TENANT AREA AS INDICATED ON THE PLAN.
- B. SANITARY SEWER SYSTEM**
- ALL SANITARY SEWER PIPING SHALL BE CAST IRON ABOVE FLOOR. PVC PIPING SHALL BE PERMITTED BELOW THE FLOOR SLAB IF APPROVED BY AHJ.
 - SANITARY SEWER PIPING SHALL BE SLOPED PER FOOT. CLEANOUTS SHALL BE IN ACCORDANCE WITH UP TO DATE PLUMBING CODES IN THE LOCATION OF THE BUILDING.
 - PROVIDE SANITARY VENTS AND VTR'S AT INTERIOR WALLS AS REQUIRED.
 - PROVIDE CLEAN OUTS AT EVERY CHANGE OF DIRECTION GREATER THAN 45 DEGREES AND EVERY 50 FEET STRAIGHT RUN.
- C. STORM SEWER SYSTEM**
- STORM SEWER PIPING MAY BE PCV BELOW THE FLOOR SLAB IF APPROVED BY AHJ.
 - METAL ROOF LEADERS SHALL BE CONNECTED TO UNDERGROUND STORM SEWER PIPING.
 - ALL PIPING SHALL BE INSULATED WITH 1 INCH PLENUM RATED FIBERGLASS WRAP.
 - CLEANOUTS ARE TO BE PROVIDED THE SAME AS REQUIRED FOR SANITARY PIPING.
 - OVERFLOW NOZZLE, PER ARCHITECTURAL TRADE.
- D. MECHANICAL HVAC UNITS**
- MECHANICAL ROOF TOP UNITS, CURBS AND ACCESSORIES AS SPECIFIED ARE TO BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
 - GAS PIPING FROM GAS METER TO ROOF TOP HVAC UNITS SHALL BE PROVIDED AND INSTALLED PER GAS COMPANY AND ASHRAE STANDARDS.
 - GAS PIPING SHALL BE SIZED BY THE MECHANICAL CONTRACTOR PER UTILITY COMPANY AND ROOF TOP UNIT MANUFACTURER'S REQUIREMENTS.
 - GAS PIPING ON ROOF TO CONNECT TO EACH CORRESPONDING TENANT GAS METER. SEE MEP-200 FOR GAS PIPE ROOF SUPPORT DETAILS.

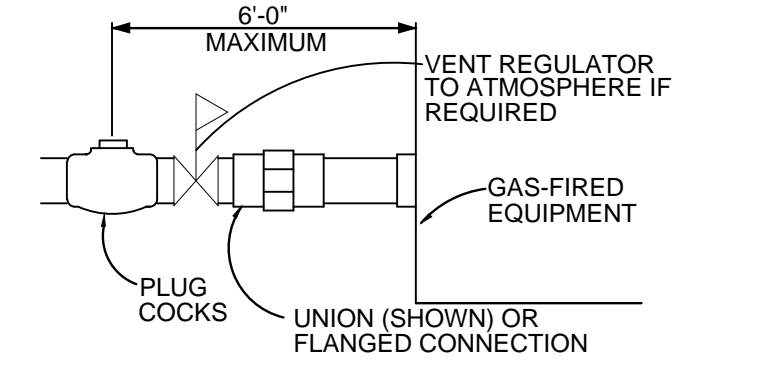
KEYED MECHANICAL NOTES

- GAS SERVICE MAIN COORDINATE WITH CIVIL & UTILITY CO.
- 2 INCH DOMESTIC WATER METER PER THE CITY REQUIREMENTS. SEE DOMESTIC WATER METER RISER DETAIL ON THIS SHEET.
- 6 INCH ROOF SUMP 6 INCH CAST IRON HORIZONTAL TO 6 INCH VERTICAL DOWN FACE OF BACK WALL WITH CLEAN OUT AT BASE. HOLD VERTICAL CONDUCTOR TIGHT TO BACK WALL FACE. REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL ROOF SUMP DETAIL AND PLUMBING GENERAL NOTES FOR PIPE INSULATION REQUIREMENTS.
- 6 INCH OVERFLOW ROOF SUMP TO 6 INCH HORIZONTAL CAST IRON OVERFLOW CONDUCTOR IN JOIST SPACE. SLOPE AT MINIMUM " " PER L.F. HOLD CONDUCTOR AS HIGH AS POSSIBLE WITHIN JOIST SPACE. REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL ROOF OVERFLOW NOZZLE DETAIL AND PLUMBING GENERAL NOTES FOR PIPE INSULATION REQUIREMENTS.
- 6 INCH CAST IRON STORM ABOVE. SLOPE AT MINIMUM 1/8" PER L.F.
- 8 INCH BUILDING STORM SEWER LEAD, COORDINATE SITE STORM LEAD SIZE, INVERT ELEVATION AND LOCATION WITH CIVIL.
- 6 INCH SANITARY SEWER UNDERGROUND. PITCH AT MINIMUM " " PER L.F.
- 6 INCH BUILDING SANITARY LEAD-COORDINATE SITE SANITARY SIZE, INVERT ELEVATION AND LOCATION WITH CIVIL.
- GAS SERVICE MAIN COORDINATE WITH CIVIL & UTILITY CO.
- BUILDING HOSE BIBS TO BE ON HOUSE METER. VERIFY EXACT LOCATION IN FIELD W/ OWNER AND CONTRACTOR.



A = GREATER OF 4" OR 1/2" PLUS ROOFTOP UNIT TOTAL PRESSURE IN INCHES-WATER COLUMN.
 B = 1" PLUS FAN SUCTION PRESSURE IN INCHES WATER COLUMN
 NOTES:
 1. 1" MINIMUM PIPE SI E OR SI E PER DRAIN TAP IN ROOFTOP UNIT.

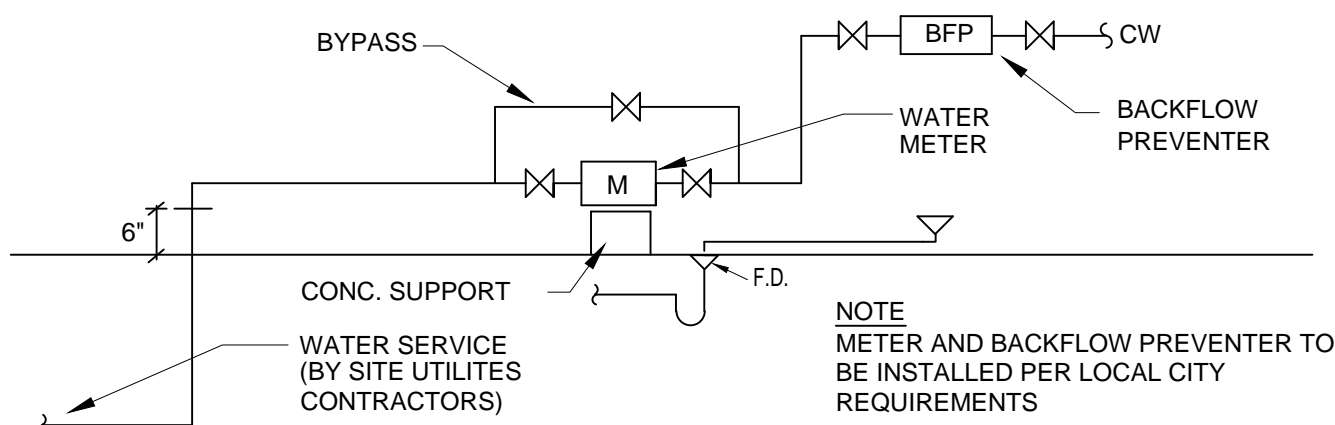
CONDENSATE DRAIN TRAP
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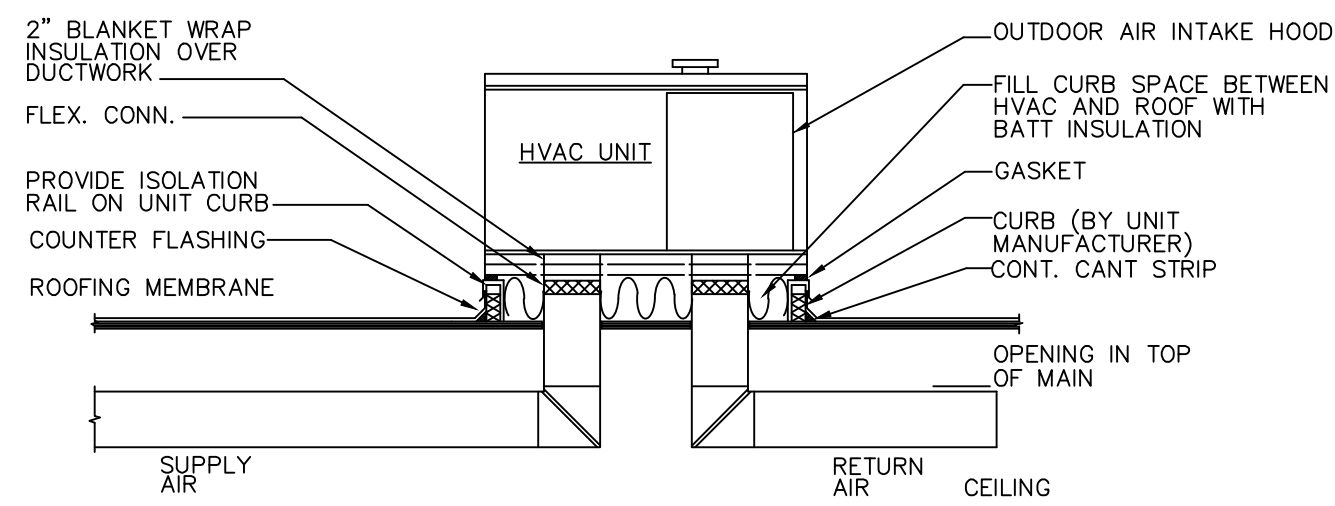
TYPICAL GAS PIPING CONNECTION
NO SCALE

HVAC UNIT SCHEDULE		
HVAC UNIT	MANUFACTURER	DESCRIPTION
1,4	CARRIER	MODEL # 48HC05, NOMINAL 4 TON COOLING: TOTAL= 48.5 MBH, SENSIBLE = 38.1 MBH, 1600 CFM TOTAL, 368 CFM MIN. OUTSIDE AIR, HEATING: GAS INPUT= 150 CFH, GAS OUTPUT= 117 CFH, 208-3-60 4W, 32 MCA, 45A MOCP, STD. UNIT WEIGHT 850 LBS
2,3	CARRIER	MODEL # 48HC04, NOMINAL 3 TON COOLING: TOTAL= 36 MBH, SENSIBLE = 28.3 MBH, 1200 CFM TOTAL, 276 CFM MIN. OUTSIDE AIR, HEATING: GAS INPUT= 115 CFH, GAS OUTPUT= 89 CFH, 208-3-60 4W, 26 MCA, 30A MOCP, STD. UNIT WEIGHT 700 LBS

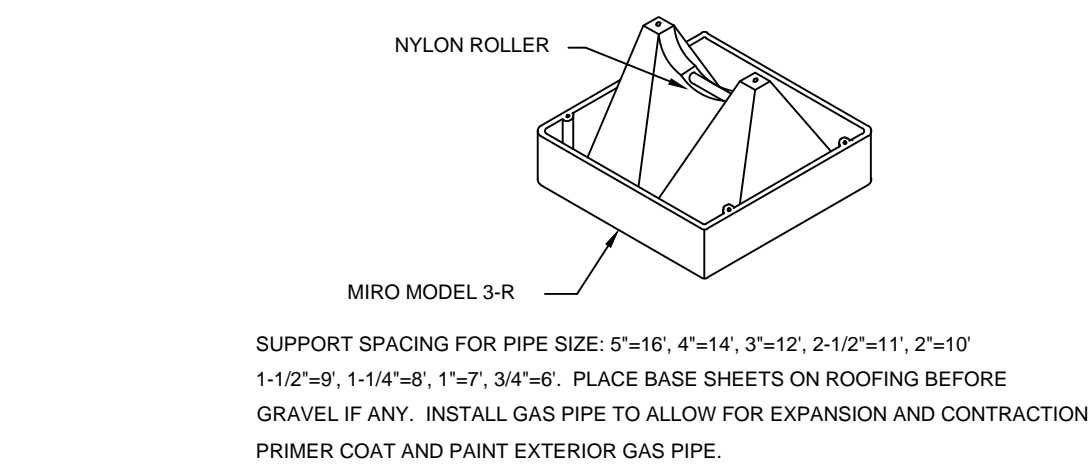
- NOTES:
 PROVIDE AT EACH UNIT:
 1. 18" MANUFACTURER'S ROOF CURB, U.N.O.
 2. ENTHALPY CONTROLLED ECONOMIZER
 3. THROW-AWAY FILTERS
 4. BIRDSCREEN
 5. RETURN AIR SMOKE DETECTORS FOR HVAC UNIT
 6. PROVIDE GENERAL SERVICE DUPLEX ELECTRICAL OUTLET (GFCI) AT EACH HVAC ROOF TOP UNIT. OUTLET BY HVAC MANUFACTURER. CIRCUIT TO FUTURE TENANT PANEL, U.N.O.
 7. PROVIDE PROGRAMMABLE THERMOSTAT AT ALL UNITS.
 8. TRANE AND LENNOX ARE ACCEPTABLE ALTERNATE MANUFACTURERS
 8.1. WHERE AN ALTERNATE HVAC UNIT MANUFACTURER IS PROVIDED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE ALTERNATE UNITS WEIGHT WITH THE STRUCTURAL FRAMING INCLUDING BUT NOT LIMITED TO ANY ADDITIONAL STRUCTURAL REINFORCING THAT MAY BE REQUIRED TO SUPPORT THE NEW LOADS.



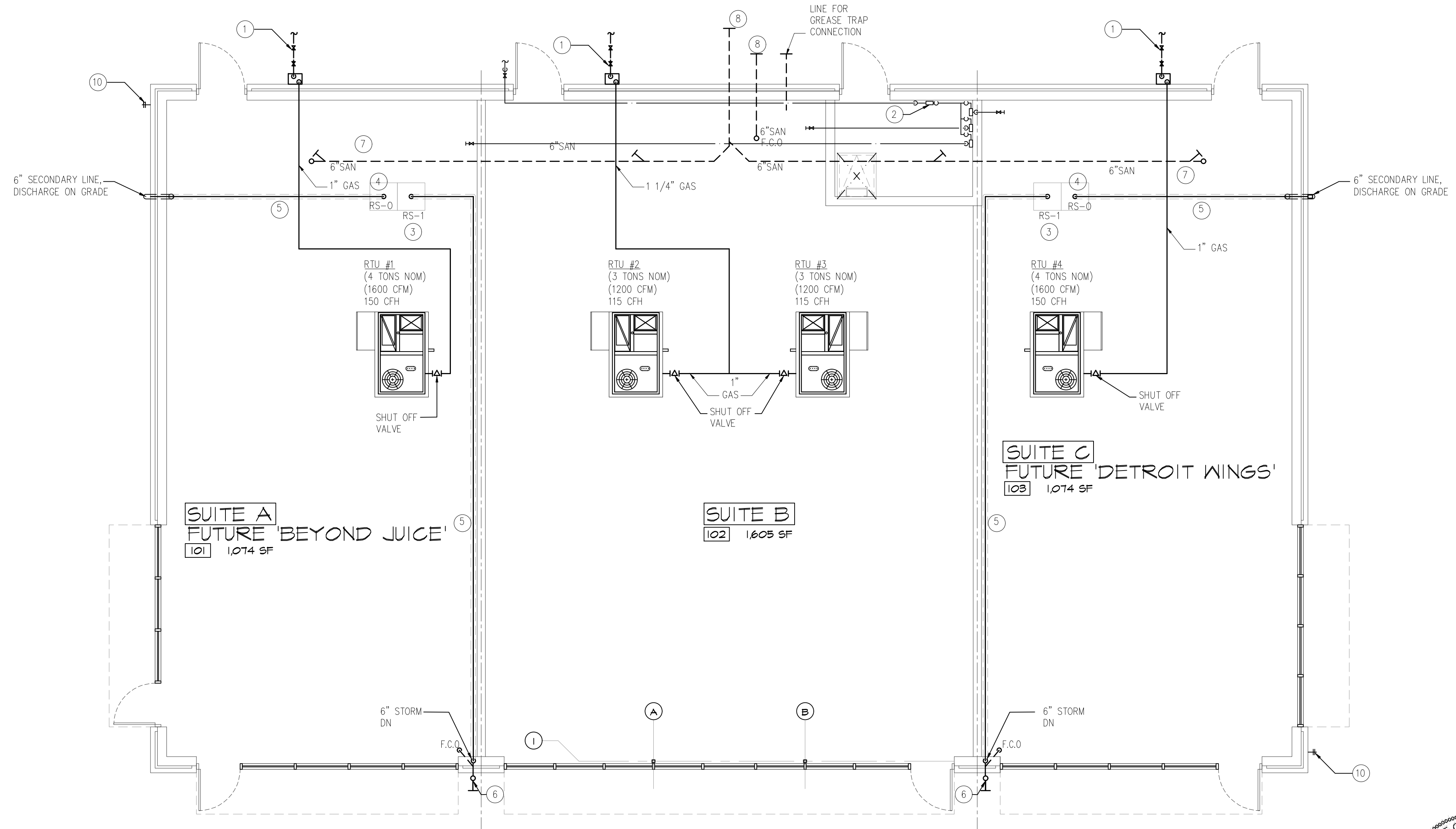
WATER METER INSTALLATION DIAGRAM
NO SCALE



SECTION THROUGH HVAC UNIT
SCALE: N.T.S.



TYPICAL GAS PIPE SUPPORT DETAIL ON ROOF
NO SCALE

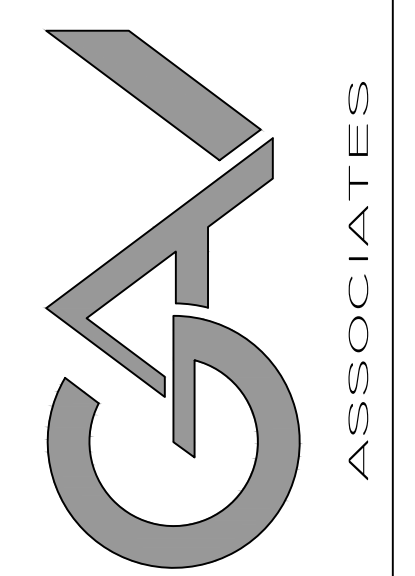


FLOOR PLAN-MECHANICAL
SCALE: 3/16" = 1'-0"



ISSUED	Section 9, Item G.
PERMITS	10.22.2021

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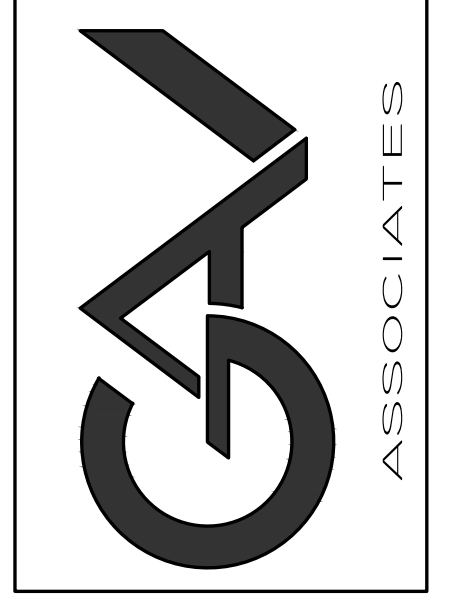


4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE & COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
DS	DS	MB
SCALE: 3/16" = 1'-0"		
FILE NAME: 21096_M101		
JOB #: 21096		
SHEET TITLE		
FLOOR PLAN-MECHANICAL		
SHEET #		
M.101		

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4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE AND COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

DRAWN: DS DESIGNED: GA CHECKED: GA
 SCALE : NONE
 FILE NAME : 21096_E.100
 JOB # : 21096
 SHEET TITLE
 ELECTRICAL SYMBOLS & NOTES
 SHEET #
 100



ELECTRICAL SYMBOLS LIST	
SYMBOLS	DESCRIPTION
NOTE: NOT ALL ELECTRICAL SYMBOLS SHOWN ARE USED FOR THIS PROJECT.	
—	CONDUIT RUN EXPOSED
- - - -	CONDUIT RUN CONCEALED
→	HOME RUN TO PANEL
—○—	FLEXIBLE CONDUIT
—●—	CONDUIT TURNED DOWN
—○—	CONDUIT TURNED UP
A,1	INDICATES PANEL A, BRANCH CIRCUIT #1
□	SERVICE TERMINAL CABINET
⊞	LIGHTING AND POWER PANEL (NORMAL – SURFACE)
⊞	POWER CONNECTION
⊞	DUPLEX RECEPTACLE, GROUNDING TYPE, CEILING MOUNTED FLUSH
⊞	DUPLEX RECEPTACLE, GROUNDING TYPE, WALL MOUNTED 18" AFF
GFCI ⊞	OVER THE COUNTER DUPLEX RECEPTACLE, GROUND FAULT CIRCUIT INTERRUPTER, WALL MOUNTED 6" ABOVE COUNTER
WP ⊞	WEATHERPROOF DUPLEX RECEPTACLE
⊞	SINGLE POLE SWITCH
⊞	MANUAL START WITH THERMAL OVERLOAD
⊞	DISCONNECT SWITCH – FUSED
⊞	DISCONNECT SWITCH – UNFUSED
⊞	JUNCTION BOX OR PULL BOX – SIZED PER NEC
⊞	SINGLE PHASE MOTOR
⊞	THREE PHASE MOTOR
○	INCANDESCENT OR HID FIXTURE AS INDICATED ON THE LIGHTING FIXTURES SCHEDULE
□	2'X4' FLUORESCENT LIGHTING FIXTURE AS INDICATED ON THE SCHEDULE
□	2'X4' NIGHT LIGHT FLUOR. FIXTURE AS INDICATED ON THE SCHEDULE
X ⊞	LED EXIT LIGHT – WALL MOUNTED OR CEILING MOUNTED
EM ⊞	EMERGENCY LIGHT – W/90 MINUTES NICAD BATTERY MAINTENANCE FREE
⊞	DUCT SMOKE DETECTOR – (COORDINATE WITH MECH. TRADE FOR TYPE)

GENERAL REQUIREMENTS

A. CODES:
 1. THE WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRIC CODE AND ALL APPLICABLE CODES.

B. COORDINATION:
 1. THE WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCE. REFER TO CIVIL, ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR CEILING HEIGHTS, ROOM FINISHES, DOOR SWINGS, BUILDING DIMENSIONS, LOCATION AND SIZES OF DUCTS, PIPES AND MECHANICAL EQUIPMENT ETC.. PROVIDE ADDITIONAL SUPPORT FOR RACEWAYS, BOXES, SWITCHES, CIRCUIT BREAKERS, MOTOR CONTROLLERS, FIXTURES AND THE LIKE, WHERE THE BUILDING STRUCTURE IS NOT ADAPTED OR SUITABLE FOR MOUNTING THE SAME DIRECTLY THERE ON. RACEWAYS SHALL NOT BE USED AS SUPPORTS FOR BOXES OR OTHER ELECTRICAL EQUIPMENT.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL EQUIPMENT FURNISHED UNDER OTHER TRADES IS COMPATIBLE WITH THE ELECTRICAL FEEDER PROVIDED UNDER THE ELECTRICAL TRADE. CASES OF DISCREPENCY MUST BE BROUGHT TO THE ENGINEER ATTENTION.
 3. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERALLY THE LOCATIONS OF MATERIALS AND EQUIPMENT. THESE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE.

C. TESTING:
 1. THE CONTRACTOR SHALL MAKE ALL TESTS, ADJUSTMENTS, AND TRIAL OPERATIONS REQUIRED TO PLACE THE SYSTEM IN BALANCED AND SATISFACTORY OPERATING CONDITION.

ABBREVIATIONS	
A	AMPS
AC	ALTERNATE CURRENT
AFF	ABOVE FINISH FLOOR
AMP	AMPLIFIER
BKR	BREAKER
C.CND	CONDUIT
CUH	CABINET UNIT HEATER
CAT. NO.	CATALOG NUMBER
CKT.	CIRCUIT
CLG.	CEILING
CONT.	CONTRACTOR
C/T	CURRENT TRANSFORMER
D	DUCT SMOKE DETECTOR
D.E.CO.	DETROIT EDISON COMPANY
DN.	DOWN
DISC.	DISCONNECT
ELECT.	ELECTRICAL
EF	EXHAUST FAN
EXIST.	EXISTING
F	FIRE
FIXT.	FIXTURE
FL	FLOOR
GND.,G.	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSE POWER
KVA	KILO VOLT AMPERE
L.LTG.	LIGHTING
M.B.	MAIN BREAKER
MECH.	MECHANICAL
MIC	MICROPHONE
MIN.	MINIMUM
MTD	MOUNTED
N.T.S.	NOT TO SCALE
NO.	NUMBER
PNL	PANEL
PWR	POWER
R	RECEPTACLE
RM	ROOM
SD	SMOKE DETECTOR
SHT	SHEET
SW	SWITCH
TS	TIMER SWITCH
TYP.	TYPICAL
UM	UTILITY METER
VA	VOLT AMPERE
V	VOLT
W	WATTS
W/W	WITH
W/O	WITHOUT
WP	WEATHER PROOF
XFMR	TRANSFORMER

SITE ELECTRICAL NOTES

- CADWELD #2/0 BARE COPPER GROUND WIRE TO GROUND ROD (3/4" X 10'-0"). TOP OF GROUND ROD SHALL BE 12" MIN. BELOW GRADE.
- REFER TO CIVIL DRAWINGS FOR EXACT LOCATION OF EXISTING UTILITY AND THE EXACT LOCATION OF UTILITY CO. CONCRETE PAD MOUNTED TRANSFORMER.
- PRIOR TO INSTALLATION OF THE CONCRETE PAD, COORDINATE THE WORK WITH UTILITY CO. FOR SPECIFIC DETAIL OF GROUNDING SYSTEM INSTALLATION OF THE TRANSFORMER.
- COORDINATE ALL NEW ELECTRICAL UNDERGROUND WORK WITH NEW AND EXISTING UNDERGROUND UTILITIES BEFORE INSTALLATION.
- PROVIDE WATERTIGHT HUBS AT CONDUIT ENTRANCES TO ALL ENCLOSURES MOUNTED OUTDOOR AND TO ALL WATERTIGHT (NEMA 4) ENCLOSURES MOUNTED INDOORS.
- ALL EXISTING DUCTS, MANHOLES, ETC. ARE APPROXIMATE LOCATIONS ONLY. THE ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN THE FIELD.
- EXACT LOCATIONS MAYBE ADJUSTED IN THE FIELD TO AVOID EXISTING AND UNEXPECTED CONSTRUCTION OBSTACLES.
- IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO EXERCISE EXTREME CAUTION WHILE EXCAVATING TO AVOID DAMAGE TO ANY BURIED UTILITY LINES, PIPING, CONDUIT, ETC.. CONTRACTOR SHALL REPAIR OR REPLACE TO THE OWNER SATISFACTION ANY AND ALL DAMAGED UTILITY LINES, PIPING, CONDUIT, ETC., WHICH MAY BECOME DAMAGED DURING EXCAVATION OF THE NEW WORK AT NO EXTRA COST.

GENERAL NOTES & SPECIFICATIONS

- CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY CHECK THE FIELD CONDITIONS PRIOR TO SUBMITTING HIS BID.
- CONTRACTOR SHALL BE PREPARED TO WORK CONTINUOUSLY AND EXPEDITIOUSLY TO COMPLETE THE WORK RIGHT ON SCHEDULE FOR A COMPLETE LIGHTING AND POWER SYSTEM.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS AS WELL AS APPLICABLE CURRENT STANDARDS.
- CABINETS, MOTOR FRAMES, STARTERS, CONDUIT SYSTEM, PANELBOARDS, ETC., SHALL BE GROUNDED IN ACCORDANCE WITH THE LATEST N.E.C. AND LOCAL CODES.
- MATERIALS SHALL BE NEW AND BEAR THE U.L. LABEL OR LISTING, WHEREVER STANDARDS HAVE BEEN ESTABLISHED.
- COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES AND ELECTRICAL DEVICES WITH OTHER TRADES BEFORE INSTALLATION.
- ALL WALL MOUNTED CONTROL DEVICES, LIGHTING SWITCHES SHALL BE 4'-0" A.F.F. UNLESS OTHERWISE NOTED ON THE DRAWINGS. SWITCHES SHALL BE 20A, 120/277V, 1 POLE, 2 POLE, 3 AND 4 WAY AS INDICATED, HUBBELL #1221 SERIES OR EQUAL.
- WALL MOUNTED DISCONNECT SWITCHES AND CONTROL PANELS SHALL BE 6'-0" TO TOP ABOVE FINISH FLOOR.
- EXPANSION FITTINGS SHALL BE PROVIDED FOR ALL CONDUIT CROSSING BUILDING EXPANSION JOINTS.
- ALL WEATHERPROOF (WP) DUPLEX RECEPTACLES SHALL BE INSTALLED HORIZONTALLY SUCH THAT COVER DOORS OPEN UPWARD.
- ALL PENETRATIONS OF FIRE WALLS OR FLOORS SHALL BE SEALED AFTER INSTALLATION OF CONDUIT WITH A FIRE RETARDANT SEALANT THAT IS RATED THE SAME AS THE FIRE WALL OR FLOOR.
- PROVIDE A GREEN GROUND CONDUCTOR IN ALL SYSTEMS CONDUITS INCLUDING BRANCH CIRCUIT CONDUITS FOR LIGHTING AND RECEPTACLES PER NEC TABLE 250-95.
- ALL CONDUIT SHALL BE 3/4" EMT (MIN.) AND THEY SHALL BE OF SIZES REQUIRED TO ACCOMMODATE NUMBER OF CONDUCTORS IN ACCORDANCE WITH NEC WIRING TABLES OR AS INDICATED ON DRAWINGS, WHICHEVER IS LARGER.
- FEEDERS SHALL BE TYPE "THW" OR "XHHW", AND ALL 120 VAC LIGHTING AND RECEPTACLE CIRCUITS RUN 2#12 (THWN/THHN) MIN. + GND IN 3/4" C MIN. TO THE LIGHTING PANELBOARD INDICATED UNLESS NOTED OTHERWISE. HOME RUN TO PANEL IF MORE THAN 80' SHALL BE #10 IN 3/4" C. OR CONTRACTOR SHALL USE A CONDUCTOR SO THAT VOLTAGE DROP IS LESS THAN 2%. ALL WIRE SHALL BE COPPER, HAVE 600 VOLT INSULATION AND INSTALLED IN CONDUIT.
- RECEPTACLES SHALL BE DUPLEX GROUNDING TYPE 20A, 125V, HUBBELL #5362 OR EQUAL. SPECIAL PURPOSE RECEPTACLES 30A, 40A, 50A-2P OR 3P, ETC., SHALL BE SPECIFICATIONS GRADE.
- WALL PLATES FOR SWITCHES, RECEPTACLES AND TELEPHONE OUTLETS SHALL BE SUPER STAINLESS STEEL, TYPE 302, HUBBELL #93000 SERIES OR EQUAL.
- SINGLE PHASE MOTOR STARTERS SHALL HAVE MANUAL TOGGLE SWITCH WITH THERMAL OVERLOADS, FLUSH MOUNTED WITH PILOT LIGHT, ALLEN-BRADLEY #600 OR EQUAL.
- THREE PHASE MOTOR STARTERS SHALL BE MAGNETIC TYPE, WITH FUSED CONTROL TRANSFORMER (120 VOLT SECONDARY) AND AUXILIARY CONTACTS AS REQUIRED, ALLEN BRADLEY #712 OR EQUAL.
- DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE, FUSED OR NON-FUSED AS INDICATED, IN A NEMA 1 OR 12 ENCLOSURE, DISCONNECT SWITCHES INSTALLED OUTDOOR SHALL BE NEMA 3R ENCLOSURE, CUTLER-HAMMER, SQUARE D, OR G.E.
- METER CENTERS, OR PANELBOARDS SHALL BE SIEMENS, SQUARE D, CUTLER-HAMMER, OR G.E. SIZE ON THE DRAWINGS.
- FOR BRANCH CIRCUIT PANELBOARD TERMINATION AND CIRCUITRY, REFER TO PANEL SCHEDULES.
- FOR TYPE OF LIGHTING FIXTURES REFER TO LIGHTING FIXTURE SCHEDULE.
- ALL ELECTRICAL EQUIPMENT MOUNTED ON EXTERIOR WALLS SHALL HAVE A 1/2" MIN. AIR SPACE BETWEEN WALL AND EQUIPMENT. PROVIDE A NON-CORROSIVE SPACERS AND BRACKETS AS REQUIRED.
- VERIFY ALL ROUGH-IN LOCATIONS, FINAL CONNECTIONS, MOUNTING HEIGHTS, VOLTAGES AND PHASES WITH OTHER TRADES EQUIPMENT SUPPLIERS SHOP DRAWINGS PRIOR TO INSTALLATION OF EQUIPMENT. FAILURE TO DO SO SHALL RESULT IN NO EXTRA CHARGE TO THE OWNER.
- EXACT LOCATIONS OF ELECTRICAL EQUIPMENT MAYBE ADJUSTED IN THE FIELD TO AVOID EXISTING AND UNEXPECTED CONSTRUCTION OBSTACLES.
- VERIFY EXACT LOCATION OF ALL CONTROL PANELS ETC., FOR MECHANICAL EQUIPMENT, AND WIRE ACCORDINGLY FOR A COMPLETE FUNCTIONAL SYSTEM.
- WHEN THE JOB IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH CERTIFICATE OF APPROVAL FROM THE LOCAL INSPECTION AUTHORITY. THE CONTRACTOR SHALL GIVE THE OWNER A WRITTEN GUARANTEE THAT HE WILL MAKE GOOD, AT HIS OWN EXPENSE, ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH MAY DEVELOP WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

NOTES: (FOR POWER)

- FOR GENERAL NOTES SEE SHEET E-100
- ELECT. CONT. TO COORDINATE THE SERVICE ENTRANCE EQUIP'T LOCATIONS & INSTALLATIONS WITH UTILITY COMPANY AND THE OWNER PRIOR TO INSTALLATION.
- REQUIRE 1000A TO SERVICE METERS MODULE, @ 208/120V, 3Ø, 4W, UNDERGROUND SECONDARY SERVICE ENTRANCE.
- REQUIRE 600A TO SERVICE ENTRANCE C/T CABINET, @ 208/120V, 3Ø, 4W, UNDERGROUND SECONDARY SERVICE ENTRANCE.
- ELECTRICAL CONTRACTOR TO COORDINATE ALL MECHANICAL INTERLOCK WITH MECHANICAL TRADE AS REQUIRED.

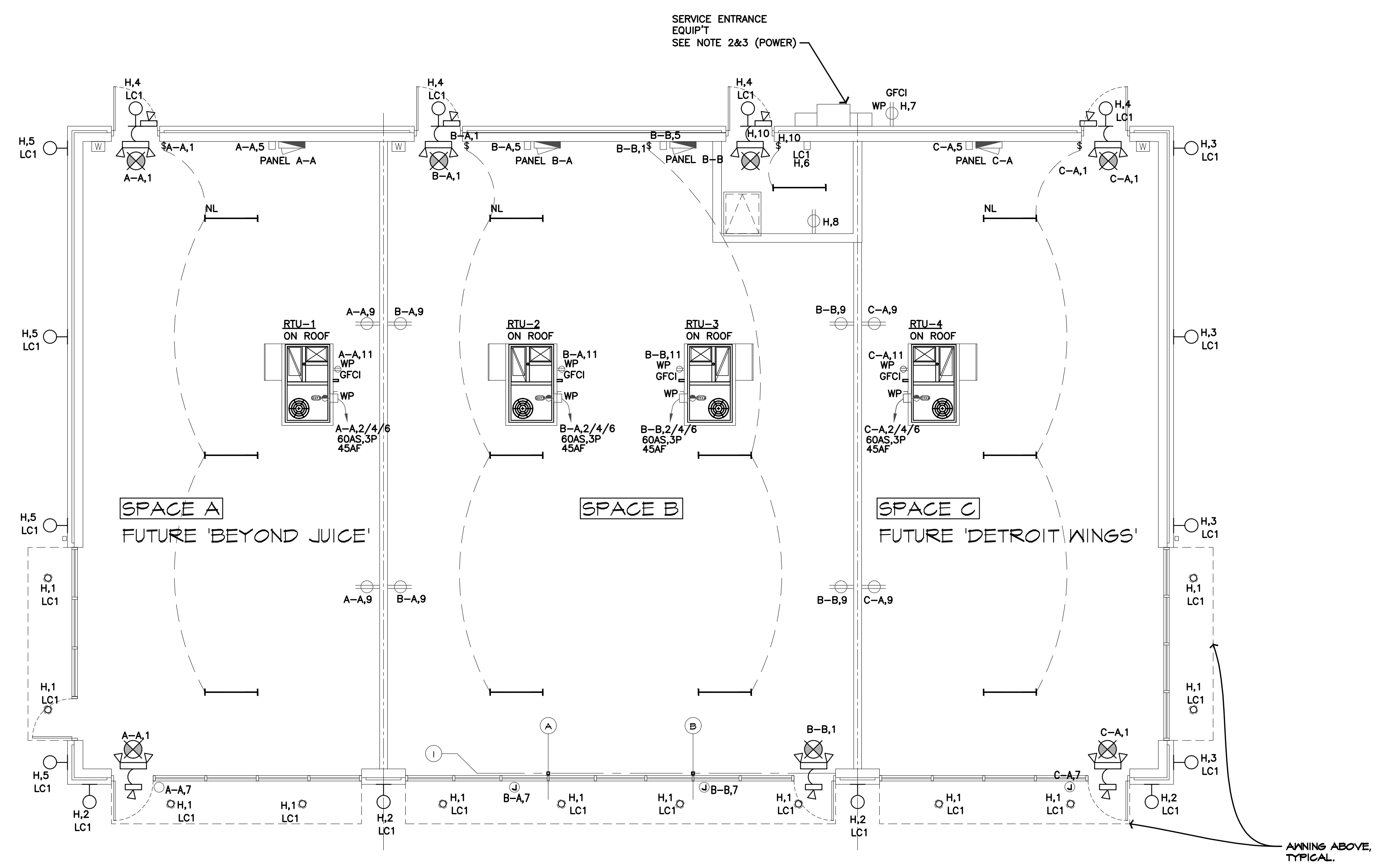
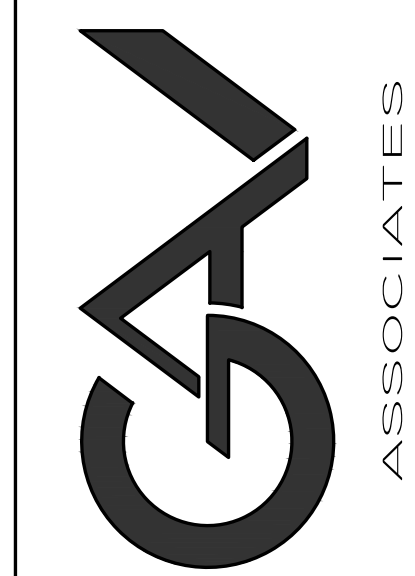
NOTES: (FOR LIGHTING)

- FOR GENERAL NOTES SEE SHEET E-100.
- BATTERY BACK-UP EXIT AND EMERGENCY LIGHTS SHALL BE FED FROM THE SAME CIRCUIT AS NORMAL LIGHTING IN THEIR RESPECTIVE AREAS AND BE CONNECTED AHEAD OF ANY LOCAL SWITCHES.
- PROVIDE A SEPARATE RACEWAY SYSTEM FOR ALL NIGHTLIGHTS, EXIT LIGHTS, AND EMERGENCY LIGHTS AS REQUIRED PER LATEST NEC.

LIGHTING FIXTURE SCHEDULE		
	1'x4' LED SERIES LUMINAIRE	MOUNTED @ 12'-0"
	ARCHITECTURAL WALL LED LUMINAIRE SCANCE, 674-91-WP SERIES BY COOPER LIGHTING. SIZE 31" IN CC COLOR (CUSTOM COLOR) WITH LED LAMPS.	REFER TO ELEVATIONS SHEET A.201
	COMMERCIAL RECESSED EXTERIOR LED LAMP DOWNLIGHT (8" ROUND)	REFER TO ELEVATIONS SHEET A.201
	POLYCARBONATE EXIT UNIT COMBO LIGHTING FIXTURE W/INICAD BATTERY FOR 90 MINUTES MAINTENANCE FREE IV SELF-DIAGNOSTIC	ABOVE DOOR HEAD ON MASONRY
	EXTERIOR REMOTE HEAD EMERGENCY LAMP HEAD WIRED TO ADJACENT EMERGENCY LIGHT AT INTERIOR	ABOVE DOOR HEAD ON MASONRY
NOTE: COORDINATE ALL LIGHT FIXTURE SELECTIONS AND COLORS WITH OWNER FOR APPROVALS. TYPICAL FOR ALL FIXTURES.		

ISSUED	Section 9, Item G.
PERMITS	10.22.2021

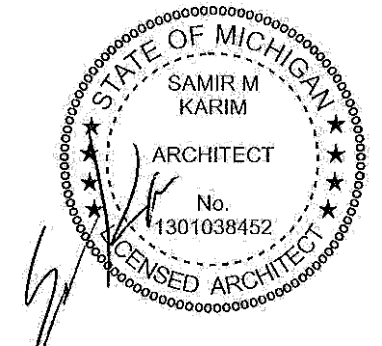
ARCHITECTURAL DESIGN
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 G.A.V. ASSOCIATES, INC
 24091 ORCHARD LAKE RD., STE. 100A
 FARMINGTON, MICHIGAN 48336
 PH: (248) 985-9101
 WEB: WWW.GAVASSOCIATES.COM



4 CORNERS

NEW RETAIL CENTER SHELL FOR:
 UNION LAKE AND COOLEY LAKE ROADS
 COOLEY LAKE ROAD
 WHITE LAKE, MICHIGAN

ELECTRICAL FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 NORTH



DRAWN:	DESIGNED:	CHECKED:
DS	GA	GA
SCALE : 3/16" = 1'-0"		
FILE NAME : 21096_E102		
JOB # : 21096		
SHEET TITLE		
ELECTRICAL PLAN		
SHEET #		
E102		

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 9, 2021

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O’Neil, Community Development Director

SUBJECT: Amendments to Zoning Ordinance No. 58



Please find attached, recommended amendments to Zoning Ordinance No. 58. These amendments were before the Planning Commission on November 18th, at which time a public hearing was held and a recommendation of approval was made to the Township Board. The amendments span many different sections of the ordinance and are largely meant to clean up and clarify the language. For the purpose of organization, each proposed amendment is listed out in numbered “Parts” as you move through the document. Our goal is to clearly convey regulations and eliminate possible confusion. We proposed more substantive use changes to zoning districts in Part 2 (Restaurants with alcoholic beverages), Part 3 (Drive-thru restaurants), and Part 4 (Animal care facilities) on the list. The other changes are more minor in nature.

I have included a “red lined” version of the proposed amendments. They are a bit easier to review and compare in this format. Also attached are the November 18th Planning Commission meeting minutes. I look forward to reviewing these amendments with you on December 21st. If you have any questions, or require additional information, please do not hesitate to contact our office.

Thank you.

CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT 21-01 TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0 USE STANDARDS, AND ARTICLE 5.0 SITE STANDARDS, ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Amend Article 2.0, Section 2.2, Definitions by modifying the following definition as shown below:

Freestanding Sign, Monument. ~~A sign no greater than six (6) feet off the ground whose bottom edge is located close to the ground and thereby precludes visibility beneath the sign.~~ **A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.**

PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B.x, Principal Permitted Uses, to read as follows:

x. Restaurants, with and without alcoholic beverages

PART 3: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B, Principal Permitted Uses, to add the following section as Paragraph 3.1.10.B.xxvi:

xxvi. Drive-in or drive-thru window service, restaurant §4.17

PART 4: Amend Article 3.0, Zoning Districts, Section 3.1.12, Local Business District, Subsection 3.1.12.C, Special Land Uses, to add the following section as Paragraph 3.1.12.C.vi:

vi. Animal care facilities, veterinary clinics and hospitals §4.6

PART 5: Amend Article 3.0, Zoning Districts, Section 3.6, Dwelling In Nonresidential Districts, to read as follows:

No dwelling unit or units shall hereafter be erected in NB-O, LB, RB, GB, PB, PD, ROS, LM, E, or ROP zoned districts. However, a dwelling unit for a watchman or a caretaker or manager may be permitted in said districts in conformance with the specific requirements of the particular district.

PART 6: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following district to the Veterinary Clinics and Hospitals Districts Permitted:

Veterinary Clinics and Hospitals: LB, RB and GB

PART 7: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following sections as standards J and K:

- J. The building shall be adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to surrounding properties.
- K. Boarding of small animals shall be permitted as an accessory use, except all boarding shall be conducted within a wholly enclosed building and incidental to such care of an animal.

PART 8: Amend Article 4.0, Zoning Districts, Section 4.16, Convalescent or Nursing Homes, to read as follows:

A convalescent, nursing, rest home, or home for the elderly may be permitted in the AG (Agricultural), PD (Planned Development), and RM-1 and RM-2 (Multiple-Family) districts, subject to the following:

- A. All vehicular ingress and egress shall be directly onto a major or minor arterial.
- B. The minimum site size shall be ten (10) acres in AG districts and five (5) acres in RM-1 and RM-2 districts.
- C. All buildings shall be set back at least 75 feet from all property lines.
- D. All parking and service areas shall be screened from view of an adjoining residential district, as approved by the Planning Commission.

PART 9: Amend Article 4.0, Use Standards, Section 4.17, Drive-In or Drive-Thru Window Service, to add the following district to the Restaurants Permitted Districts:

Restaurants: RB, GB, PB, NMU, TC, PG, PD

PART 10: Amend Article 5.0, Site Standards, Section 5.9, Signs, Subsection 5.9.J.i to strike the last sentence from Subsection 5.9.J.i.a:

~~Freestanding signs shall not be located closer than one hundred (100) feet to any property line of any adjacent residential district.~~

PART 11. Conflicts.

If any provision of the White Lake Township Code conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

PART 12. Severability.

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

PART 13. Adoption.

A public hearing on this Ordinance was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on Thursday, November 18, 2021. This Ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the ____ day of _____, 2021, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of White Lake Charter Township, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a meeting held on the ____ day of _____, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required under the Open Meetings Act.

Rik Kowall, Supervisor

Anthony Noble, Clerk

Dated: _____

Dated: _____

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex. 7527 Highland Road
White Lake, MI 48383
NOVEMBER 18, 2021 @ 7:00 p.m.

Chairperson Anderson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Steve Anderson
Rhonda Grubb
Matt Slicker
Debbie Dehart
Merrie Carlock
Joe Seward
Scott Ruggles
Mark Fine

Absent: Peter Meagher

Also Present: Justin Quagliata, Staff Planner
Sherri Barber, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Grubb moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

a. October 21, 2021

Commissioner Seward moved to approve the minutes of October 21, 2021 as presented. Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Call to the Public (for items not on the agenda)

Mary Earley (5925 Pine Ridge Ct.) commented about the private launch on Oxbow Lake. She was wondering where was the parking for cars and trailers. What guarantee was there from the Township the property will be maintained? These questions would be appropriately answered at subsequent meetings.

Public Hearing:

Zoning Ordinance Text Amendments

Staff Planner Quagliata summarized the proposed zoning ordinance amendments. There was clarification for the base of freestanding (monument) signs. Small animal vet clinics and animal hospitals would be allowed by special land use in (LB) Local Business. Currently, PD (Planned Development) did not allow restaurants with alcohol; the amendment would allow restaurants with alcohol. The ordinance was unclear if drive throughs were allowed in PD; the amendment would clarify drive throughs were permitted in PD.

Chairperson Anderson went over each text amendment and asked Commissioners for input.

Article 2.2. Freestanding signs. There was no additional discussion.

Class II Animal Care Facility — 4.51. Staff Planner Quagliata stated this would allow large animal vet clinics and hospitals in AG (Agricultural) with special land use approval. Part 2 and 11 of the proposed amendments related to this item.

Planned Development: restaurants with or without alcohol. Staff Planner Quagliata stated this would be decided by the Planning Commission and Township Board during review of a site plan and development agreement. The Commissioners supported the amendment.

Drive-in or drive-thru (restaurant) – 4.17. Staff Planner Quagliata stated currently the ordinance was not clear if drive-thrus were allowed in PD. The amendment would clarify drive-thrus would be permitted.

There was discussion on the text amendments for Class II animal care facilities and Chairperson Anderson asked staff if amendments pertaining to this use could be revisited at a later date.

Staff Planner Quagliata stated the items related to Class II animal care facilities could be removed from the current list of ordinance amendments and revisited in early 2022. The Commissioners agreed to exclude Part 2 and Part 11 from the motion.

Chairperson Anderson opened the public hearing at 7:54 p.m.

Valerie Kemp (182 Angola, Wolverine Lake) was the listing broker for 7755 Highland Road (Centerpointe Plaza) and she spoke in support of allowing veterinary clinics in LB zoning. She read a letter from VCA corporate in support of the vet clinic. VCA Vet Clinic had been in White Lake for many years. A copy of the letter was entered into the record. Rob Pope, the developer of Centerpointe, spoke in favor of the ordinance amendment.

Chairperson Anderson closed the public hearing at 8:01 p.m.

Commissioner Seward moved to recommend the Township Board adopt the proposed Zoning Ordinance text amendments, excluding Part 2 and Part 11. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Grubb – yes; Slicker – yes; Dehart – yes; Carlock – yes; Seward – yes; Ruggles – yes; Fine – yes. 8 yes votes.

Continuing Business

None.

Old Business

None.

New Business

None.

Other Business:

A. PD Waiver Request for Oxbow Lake Private Launch Association (OLPLA)

Staff Planner Quagliata reported the applicant was proposing to rezone to PD, which required a minimum lot size of 10 acres. The applicant requested a waiver for the lot size which was approximately 1.9 gross acres and 0.75 net acre. The proposed use would be a private launch for Oxbow Lake riparians. The Township Attorney recommended rezoning to PD to review the proposed use. There was Commissioner and Staff discussion about the best process for the applicant to undertake for review. Staff Planner Quagliata discussed the Planning Commission and Township Board preventing keyhole access. Commissioner Dehart stated whatever process was undertaken there would have to be significant control and restrictions on the use.

Commissioner Seward moved to approve the PD Waiver Request requested by Oxbow Lake Private Launch Association (OLPLA) for Parcel Number 12-22-279-004 to waive the 10-acre minimum lot size requirement under Planned Development (PD) to pursue rezoning. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: Steve Anderson – no; Grubb – yes; Slicker – yes; Dehart – no; Carlock – no; Seward – yes; Ruggles – yes; Fine – yes. 5 yes votes.

Staff Planner Quagliata stated the waiver request would proceed to the Township Board.

B. 2022 Meeting Dates

Commissioner Grubb moved to approve the 2022 Meeting Dates as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Liaison's Report

Trustee Ruggles reported the Township Board met on Tuesday and approved the CDBG budget. There was \$31,977 for minor home repair. The Board approved the 2022 budget. Sean O'Neil was promoted to Community Development Director. The Township Board approved a resolution of intent to issue bonds in the amount of \$29 million for the Civic Center and Public Safety Building.

Commissioner Grubb reported the Parks and Recreation Committee did not have a meeting in November. There was a December meeting scheduled.

Commission Dehart stated the last Zoning Board of Appeals (ZBA) meeting lasted 4 hours. One of the cases was signage at Arby's. A stripe on a building was considered signage. Staff Planner Quagliata commended the ZBA; it had many cases, some meetings had gone 4-6 hours, and the members were dedicated.

Commissioner Anderson noted he attended the ribbon cutting at New Hope Assisted Living and Memory Care along with many representatives from White Lake Township and local chambers.

Planning Consultant's Report

No report.

Director's Report:

Staff Planner Quagliata reported there were many projects currently under review.

Communications:

None.

Next Meeting Dates: December 2, 2021
December 16, 2021

Adjournment:

Commissioner Fine moved to adjourn the meeting at 8:42 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.

COST PARTICIPATION AGREEMENT

PRELIMINARY ENGINEERING

Pontiac Lake Road
Margie Drive to Kingston Street
Charter Township of White Lake
Board Project No. 56662

This Agreement, made and entered into this ____ day of _____, 2022, by and between the Board of County Road Commissioners of the County of Oakland, Michigan, hereinafter referred to as the BOARD, and the Charter Township of White Lake, hereinafter referred to as the COMMUNITY, provides as follows:

WHEREAS, the BOARD and the COMMUNITY have programmed the preliminary engineering for the future paving of Pontiac Lake Road from Margie Drive to Kingston Street, as described in Exhibit "A", attached hereto, and made a part hereof, which improvements involve roads under the jurisdiction of the BOARD, which improvements are hereinafter referred to as the DESIGN; and

WHEREAS, the estimated total cost of the DESIGN is \$125,000; and

WHEREAS, the parties hereto have reached a mutual understanding regarding the cost sharing of the DESIGN and wish to commit that understanding to writing in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and in conformity with applicable law, it is hereby agreed between the COMMUNITY and the BOARD that:

1. The COMMUNITY approves of the DESIGN, declares its public necessity, and authorizes the BOARD to perform or cause to be performed, and complete the DESIGN along with all administration in reference thereto.
2. The DESIGN may consist of the preparation of reports and studies, environmental assessments, data, notes, tracings, drawings, soil borings, traffic engineering, drainage investigations, including preliminary plans, specifications, and estimate preparation, necessary for the construction. Any costs incurred by the BOARD prior to this agreement date shall be allowable.

3. The estimated total DESIGN cost of \$125,000 shall be shared equally and simultaneously by the BOARD and the COMMUNITY. Each 50% share is estimated to be \$62,500 respectively. The COMMUNITY also agrees that any cost overages will be funded 100% by the BOARD.
4. Upon execution of this Agreement, the BOARD shall submit an invoice to the COMMUNITY for \$62,500 (being 100% of the COMMUNITY'S share of the estimated total DESIGN cost).
6. Upon receipt of said invoices, the COMMUNITY shall pay to the BOARD the full amount thereof, within thirty (30) days of such receipt.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

BOARD OF ROAD COMMISSIONERS OF THE
COUNTY OF OAKLAND
A Public Body Corporate

By _____

Its _____

CHARTER TOWNSHIP OF WHITE LAKE

By _____

Its _____

EXHIBIT A

Pontiac Lake Road
Margie Drive to Kingston Street
Charter Township of White Lake
Board Project No. 56662

The performance of preliminary engineering which may include, but is not limited to a field survey of the project, an environmental assessment, the development of a preliminary plan showing the proposed roadway design and pavement cross section, the identity of potential issues affecting the proposed paving the preparation of a set of plans showing the existing conditions including property lines and rights of way, obtaining utility information and mapping it on the plans, the preparation of final plans and opinions of probable cost, obtaining soil borings in the project area, the preparation of specifications and bid documents and other related work necessary to develop the complete design.

ESTIMATED DESIGN COST

Preliminary Engineering \$125,000

COST PARTICIPATION BREAKDOWN

	COMMUNITY	BOARD	TOTAL
Contribution	\$62,500	\$62,500	\$125,000
TOTAL SHARES	\$62,500	\$62,500	\$125,000

**CHARTER TOWNSHIP OF WHITE LAKE
ORDINANCE NO. 129
FEE ORDINANCE**

AN ORDINANCE TO AMEND THE FEE ORDINANCE IN ITS ENTIRETY TO SET FORTH THE VARIOUS FEES CHARGED, SECURITY REQUIRED AND FINES ASSESSED UNDER TOWNSHIP ORDINANCES AND TO REPEAL CONFLICTING ORDINANCES.

Ordinance No. 129, the Fee Ordinance of the Township of White Lake is hereby amended in its entirety to read as follows:

THE CHARTER TOWNSHIP OF WHITE LAKE ordains:

SECTION 1 – NAME

This Ordinance shall be known as the White Lake Township Fee Ordinance.

SECTION 2 – PURPOSE

This Ordinance is intended to set forth the various fees charged, security required and fines assessed under Township Ordinances.

SECTION 3 – ADOPTION

The Township Board adopts the following fees for permits, applications, registrations, licenses, administrative costs and services provided by the Township, bonds or other security required by Township Ordinances.

SECTION 4 – [RESERVED]

SECTION 5 – WATER SYSTEM (CHAPTER 38; ARTICLE II CODE OF ORDINANCE):

A. Water Rate:

<u>Meter Size</u>	<u>Allowed Consumption*</u>	<u>Minimum Quarterly Charge</u>
1.00 inch (or smaller)	1,100 cubic feet	\$ 51.92
1.50 inch	1,100 cubic feet	\$ 58.34
2.00 inch	2,000 cubic feet	\$ 99.13
3.00 inch	2,000 cubic feet	\$131.34
4.00 inch	2,000 cubic feet	\$201.08
6.00 inch	4,000 cubic feet	\$324.50

*Should more water be consumed by any premise in a quarter beyond which is allowed, as specified above, then an additional water commodity charge in the amount of \$2.05 per one hundred cubic feet shall be due. The additional water commodity charge described in this section shall increase 5% per year, commencing on October 1, 2021.

**The minimum quarterly charge, as specified above, shall increase 5% per year, commencing on October 1, 2022.

B. Fees:

- a. Tapping Fee. Cost, plus 10% administrative fee
- b. New Water Service Permit and Inspection\$75.00
- c. Re-inspection Fee (i.e. not ready)\$50.00
- d. Lawn Sprinkler Permit and Inspection\$50.00
- e. Water Meter Test Fee..... Cost, plus 10% administrative fee
- f. New Residential Construction Water Use Fee.....\$104.00
- g. Fire Hydrant Minimum Usage up to 1100 c. f.....\$150.00
Plus deposit \$500.00
for each 100 cubic feet thereafter, current rates apply per Section 5A
i.e., 2021-\$2.05, 2022-\$2.15 for each 100 cubic feet thereafter
- h. (Non-repair) Turn off/on Charge (each) Mon. to Fri. 9a.m. to 5p.m.....\$25.00
After normal business hours60.00
- i. Meter Installation\$75.00
 - i. All other meter charges cost plus 10% administrative fee

C. Fire Line Connection Fees:

- a. 2.00 Inch Line Size (quarterly) \$100.00
- b. 3.00 Inch Line Size (quarterly) \$100.00
- c. 4.00 Inch Line Size (quarterly) \$150.00
- d. 6.00 Inch Line Size (quarterly) \$200.00
- e. 8.00 Inch Line Size (quarterly) \$300.00

D. Water Connection Charges:

<u>Meter Size</u>	<u>Meter Ratio</u>	<u>Capital Connection Fee / Lateral Benefit Fee</u>	
1.00 inch (or smaller)	1.00	\$2,275.00	\$ 2,275.00
1.50 inch	1.146	\$2,607.15	\$ 2,607.15
2.00 inch	2.073	\$4,716.08	\$ 4,716.08
3.00 inch	2.805	\$6,381.38	\$ 6,381.38
4.00 inch	4.390	\$9,987.25	\$ 9,987.25
6.00 inch	7.195	\$16,368.63	\$16,368.63

E. Cross Connection Control Fees:

- a. Re-inspection due to violation cost plus 20%

F. Delinquent charges for water services (percentage of delinquent amount) 10%
(delinquent 6 months or more)

G. Professional Service Fees

- a. Fee for Township Attorney review of documents for water main acceptance (First Review).....\$250.00
(Attorney standard hourly rate for each review thereafter)
- b. Township Attorney fee additional work/agreements
..... attorney standard hourly rate

SECTION 7 – [RESERVED]

SECTION 8 – PUBLIC SHOWS AND EXHIBITIONS (CHAPTER 6; ARTICLE II CODE OF ORDINANCE)

- A. Application for License.....\$25.00
- B. Community Development Department Inspection Fee.....
as determined by the Special Event Committee
- C. Police Department Inspection Fee..... as determined by the Special Event Committee
- D. Fire Department Inspection Fee..... as determined by the Special Event Committee

SECTION 9 – FIREWORKS (CHAPTER 18; ARTICLE III CODE OF ORDINANCE)

- A. Fee..... see Section 26, below

SECTION 10 – CEMETERIES (CHAPTER 10 CODE OF ORDINANCE)

- A. Lot Purchase Fee
 - a. Resident.....\$600.00
 - b. Non-Resident\$1,000.00
- B. Burial Fee (opening and closing of gravesite)
 - a. Adult\$ 1,000.00
 - b. Youth (up to 4’)\$500.00
 - c. Baby\$250.00
 - d. Sunday Burial 2 times regular fee
 - e. Holiday Burial*3 times regular fee
 - f. Any Burial after 3 p.m. Monday - Fridayadditional \$150.00
 - g. Saturday Burialadditional \$150.00
 - h. Disinterment Fee.....1.5 times burial fee
- C. Foundations for monuments
 - a. Non-Government Monument..... 0.75 square inch
(\$250.00 minimum)
 - Foundations must extend 2” around monument
 - Monument request available at place of purchase
 - Must be submitted for Township Sexton approval
 - b. Flush Setting of Granite \$.45 square inch
(\$150.00 minimum)

- c. Bronze Marker on Concrete \$.60 square inch (\$250.00 minimum)
- d. Government Monument / Military Marker\$250.00
- e. Corner Markers (set of 4).....\$200.00
- D. Cremations
 - a. Weekday Cremations.....\$ 500.00
 - b. Saturday Cremations.....(current fee plus) \$150.00
 - c. Sunday Burial..... 2 times regular fee
 - d. Holiday Burial*3 times regular fee
 - e. More than (1) Cremation Burialadditional \$75.00
- E. Appeals before Township Board\$50.00
- F. Disinterment Permit Fee\$250.00
- G. Veterans Memorial Brick Pavers\$35.00

SECTION 11 – GRADING AND SURFACE DRAINAGE (CHAPTER 14; ARTICLE IV CODE OF ORDINANCE)

- A. Site Inspection Fee.....\$50.00

SECTION 12 – SOLICITATION (CHAPTER 32; CODE OF ORDINANCE)

- A. Solicitation Application Fee\$50.00
- B. Investigation Fee for Each Individual.....\$10.00

SECTION 13 – PLATTED LOT PARTITION(CHAPTER 20; ARTICLE IV CODE OF ORDINANCE)

- A. Lot Partition Requests.....\$50.00
(plus 10% administrative fee)
- B. Legal Description fee \$25.00 each
(plus 10% administrative fee)

SECTION 14 – MECHANICAL AMUSEMENT DEVICE (CHAPTER 6; ARTICLE III CODE OF ORDINANCE)

- A. Annual Operator License Fee (1st 50 devices)\$500.00
 - a. Second Annual Operator License Fee (for each additional 25 devices over 50, or fraction thereof).....\$250.00
 - b. Annual Proprietor License Fee\$20.00
- B. Building Department Permit, Fee & Report\$500.00

SECTION 15 – EXCAVATIONS AND EXTRACTIONS (CHAPTER 14; ARTICLE II CODE OF ORDINANCE)

- A. Building Department Plan Review/Permit Fee.....\$500.00 per year
- B. Planning Commission Plan Review (all types)..... \$750.00 (plus \$50 per acre)

- C. Engineering Plan Review (up to 10 acres).... (plus \$60 per acre over 10 acres) \$600.00
- D. Site Restoration Bond (per acre).....\$5000.00
- E. Attorney Plan Review (all types).....\$500.00, if applicable
- F. Environmental Specialist Plan Review (verification/permit issuance)\$750.00
- G. Public Hearing Fee\$200.00
- H. Administrative Fee 25% of all consultant fees

**SECTION 16 – CONSTRUCTION CODE (CHAPTER 8; ARTICLES II, III, IV, VII
CODE OF ORDINANCE)**

A. Building Permit

- a. Residential Building Permit (first thousand).....\$200.00
(plus \$6.00 for each additional thousand)
- b. Residential Additions, Remodels and accessory structures\$100.00
(plus \$6.00 for each additional thousand)
- c. Minor Residential Renovations Permit for Barrier Free Accessibility Features
and Community Development Block Grant
Less than \$5,000.00.....\$50.00
- d. Commercial Building Permit per attachment “A”
- e. Commercial Additions and Remodels (first thousand)\$300.00
(plus \$8.00 for each additional thousand)
- f. Re-Inspection.....\$50.00
- g. Fence Permit.....\$50.00
- h. Swimming Pool/Spa/etc.\$200.00
- i. Sign Permit.....\$100.00
- j. Roof Permits-Residential.....\$150.00
- k. Roof Permits-Commercial:
 - \$1 to \$10,000 (plus \$8 per \$1,000 over \$2,000).....\$150.00
 - \$10,001 to \$100,000 (plus \$3 per \$1,000 over \$10,000).....\$165.00
 - \$100,001 to \$500,000 (plus \$2 per \$1000 over \$100,000).....\$435.00
 - \$500,001 + (plus \$3 per \$1,000 over \$500,000).....\$1,235.00

B. Building Inspection Fee

- a. Fire Inspection Reports\$100.00
- b. Mobile Home Inspection (per permit)\$100.00
- c. Change of Occupancy or New Use Inspection\$200.00
- d. Liquor License Inspection.....\$100.00

C.. Permit Renewals

- a. Renewed by Expiration Date 100% New
- b. Renewed After Expiration Date.....\$100.00 plus current fee
(pro-rated on number of inspections left to be completed)

D.. Demolition Fee

- a. Residential (New) \$200.00
- b. Commercial.....\$500.00

- E.. Temporary C of O
 - a. Transfer of Permit\$100.00
 - b. Temporary Trailer (per month).....\$50.00
 - c. Moving Buildings (Plus New Permit Fee)\$200.00
 - d. Temporary Sign/Temporary Use\$250.00
- F.. License Registration
 - a. Residential Contractor\$20.00
 - b. Mechanical Contractor.....\$15.00
 - c. Electrical Contractor\$20.00
 - d. Plumbing Contractor.....\$1.00

- G. Plan Reviews
 - a. Residential Plan Review Fees Please refer to michigan.gov (Bureau of Construction Codes Permit and Inspection Fee Schedule .
 - \$0.00-\$50,000 in value (New).....\$50.00
 - \$50,001- \$750,000 in value (New).....\$100.00
 - \$750,001 to \$1,000,000
 - b. Commercial Plan Review Fees per attachment “A”
 - c. Grade and Plot Plan.....\$350.00
- H. Mechanical Fees for Detached Single Family Dwelling
 - a. Application Fee (Applies to all Permits)\$50.00
 - b. Furnace/heat pump (per unit)\$100.00
 - c. Air conditioning (per unit)\$50.00
 - d. Fireplaces\$50.00
 - e. Other fuel burning equipment (includes solar)\$50.00
 - f. Duct work (includes make-up air)\$25.00
 - g. Exhaust fan (bath and kitchen)\$20.00
 - h. Flu or vent dampers\$10.00
 - i. LPG & fuel oil tanks\$25.00
 - j. Gas piping (per outlet)\$25.00
 - k. Chimney\$25.00
 - l. Inspection (hourly rate)\$50.00
 - m. Miscellaneous items not listed.....\$25.00
- I. Mechanical Fees for Commercial, Industrial and Other Multiple Residential
 - a. Application Fee (Applies to all Permits)\$50.00
 - b. Furnace/heat pump (per unit)\$100.00
 - c. Air conditioning (per unit)\$50.00
 - d. Fireplaces\$50.00
 - e. Other fuel burning equipment (includes solar)\$50.00
 - f. Fuel/vent dampers\$10.00
 - g. Chimneys\$25.00
 - h. Gas piping (per outlet)\$25.00
 - i. Refrigeration (per unit)\$50.00
 - j. Evaporator coils (per unit)\$50.00
 - k. Exhaust fans (bath, kitchen, dryer or similar).....\$25.00
 - l. Fire suppression piping.....\$100.00

(plus \$25.00 every 3000 ft. of piping)

- m. Cooling towers (per unit)\$50.00
- n. Compressor (per unit)\$50.00
- o. Air handlers, self-contained ventilation and exhaust.....\$50.00
- p. Sprinkler heads for fire suppression (per head)\$5.00
- q. Pumps.....\$25.00
- r. Ducts\$100.00 (plus \$25.00 for every \$5,000.00 of value)
- s. Incinerators (per unit)\$100.00
- t. Crematories (per unit)\$100.00
- u. Tanks.....\$25.00
- v. Humidifier\$25.00
- w. Roof top units (each, up to 10 units).....\$100.00
(plus \$50.00 each additional unit)
- x. Inspection (per hour)\$50.00
- y. Re-Inspection Fee\$50.00
- z. Realty Inspections (FHA & VA included) \$100.00 per hour
- aa. Plan review (per hour)\$60.00
(or 25% of building permit fee)
- bb. Miscellaneous items not listed..... prices closest to comparable item

J. Electrical

- a. Application Fee (Applies to all Permits)\$50.00
- b. Circuits (each).....\$10.00
- c. Lighting Fixtures (per 25)\$10.00
- d. Service (and car chargers and interruptible A/C, etc).....\$50.00
- e. Power outlets (including range, dryer, etc. 220v)\$10.00
- f. Dishwasher, garbage disposal and range hood\$10.00
- g. Ceiling & attic fans, and smoke detectors (110v).....\$10.00
- h. Furnace unit connection.....\$10.00
- i. Electrical heating units (baseboard).....\$10.00
- j. Signs (per circuit)\$10.00
- k. Sub-panel feeders & disconnects (plus \$5 each additional circuit)\$10.00
- l. KVA & HP.....\$25.00
- m. Motors (each).....\$15.00
- n. Swimming Pools (Flat Fees)
 - i. In-ground (1 inspection/2 circuits max.).....\$50.00
 - ii. Above-ground & spa (1-inspection, 1-circuit max).....\$50.00
 - iii. Alterations to existing service.....\$50.00
- o. Fire Alarms
 - i. Up to 10 stations and horns.....\$50.00
 - ii. 11 to 20 stations and horns.....\$100.00
 - iii. 21 & over stations and horns \$5.00 each
- p. Self Service fuel pumps or dispensing units
 - i. Installation of systems.....\$80.00
 - ii. Each nozzle (Replacement nozzle's only) \$11.00 each
- q. Underground trenching – buss ducts (includes feeders, mains under floor, raceways, headers for cellular floors, etc.)

i. up to 100 feet	\$40.00
ii. each additional 100 feet	\$20.00
r. Inspections, hourly rate	\$50.00
s. Re-inspection fee (after 2-rough & 2-finals)	\$50.00
(including locked/not ready)	
t. Fair & Carnival inspections	\$50.00
(includes road shows, displays and special events)	
u. Generators/Transformers	\$50.00
v. Temporary Lighting (per location)	\$50.00
w. All equipment and devices not specifically listed.....	\$25.00each
x. Plan review.....	\$60.00 per hour or 25% of building fee
y. Grinder Pump.....	\$50.00
z. Low voltage connection parts	each \$3.00
K. Plumbing	
a. Application Fee (Applies to all Permits)	\$50.00
b. Fixtures	\$6.00
c. Water Heater (plus base fee).....	\$50.00
d. Water Distribution	\$25.00
e. Septic Connection	\$50.00
f. Sewer Connection	\$50.00
g. Drains and Pumps	
i. Floor Drains	\$10.00
ii. Subsoil drains or weeper (includes ceiling drains)	\$10.00
iii. Laundry lift pump	\$10.00
iv. Sewage lift pump	\$10.50
v. Reduced pressure zone backflow preventer.....	\$10.00
vi. Sprinkler Heads.....	\$10.00
h. Water Connected Appliances, Equipment and Devices	
i. Automatic Washer	\$10.00
ii. Water Softener	\$10.00
iii. Disposal.....	\$10.00
iv. Dishwasher.....	\$10.00
v. Utility Holes and Catch Basins	\$10.00
i. Laboratory, Hospital, Clinic Fixtures, Equipment and Devices	
i. Water Connected Sterilizer	\$10.00
ii. Water Connected Dental Chair	\$10.00
iii. Autopsy Table	\$10.00
iv. Fixtures, equipment and devices not specifically listed (each)	\$10.00
v. Inspections (per hour).....	\$50.00
vi. Re-Inspection Fee.....	\$50.00
vii. Plan reviews (per hour or 25% of building fee).....	\$60.00
L. Fire Department Inspection Fees	
a. Certificate of Occupancy Inspections and Re-inspections	\$178.00

- b. Plan Review (construction, private road, other)\$178.00
- M. Rental Property Regulations
 - a. Nonrefundable Application Fee\$50.00
 - b. Registration/Certification Fee (one and two family dwelling)
 - every four (4) years\$150.00
 - or per operating year\$37.50
 - c. Registration/Certification fee (multi-family)
 - per-building, every two (2) years.....\$478.00
 - or per-building, per operating year\$239.00
- N. Construction Board of Appeals (Plus Cost).....\$150.00

SECTION 17 –MASSAGE REGULATIONS (CHAPTER 24 CODE OF ORDINANCE)

- A. Massage License Initial.....\$250.00
- B. Massage License Annual Renewal.....\$100.00
- C. Investigation Fee for Each Massage Therapist\$100.00

SECTION 18 –ALCOHOLIC LIQUORS (CHAPTER 4 CODE OF ORDINANCE)

- A. Police Department
 - a. Application Fee\$550.00
 - b. New Permit Ancillary to Liquor License\$300.00
 - c. Special Permit Fee\$250.00
- B. Fire Department
 - a. Inspection and re-inspection\$178.00
- C. Building Department
 - a. Inspection Fee\$100.00

SECTION 19 –PAWNBROKER (CHAPTER 30; ARTICLE II CODE OF ORDINANCE)

- A. Pawnbroker License Initial\$250.00
- B. Pawnbroker License Annual Renewal\$100.00

SECTION 20 –PRECIOUS METAL AND GEM DEALERS (CHAPTER 30; ARTICLE III CODE OF ORDINANCE)

- A. Precious Metal License (Initial).....\$50.00
- B. Precious Metal License Annual Renewal\$ 50.00

SECTION 21 –WETLANDS (CHAPTER 14; ARTICLE V CODE OF ORDINANCE)

- A. Wetland affidavit.....\$75.00
- B. Wetland verification and review (2-5 acres of wetlands on site).....\$350.00
- C. Each additional acre over 5 acres of wetland.....\$50.00
- D. Planning Commission meeting attendance\$175.00

Amended 9/16/18; Adopted 10/16/18; Published 10/24/18; Effective 10/31/18. Amended Sec. 5, 17, 30, 8/20/19; Adopted 9/17/19; Published 10/2/19; Effective 10/9/19. Amended 2/18/20; Adopted 4/21/20; Effective 5/20/2020. Amended 7/21/20; Adopted 8/17/20; Published 9/2/20; Effective 9/9/20. Adopted 3/16/21; Published 4/8/21; Effective 4/15/21. *Adopted 05/18/21; Published 05/26/21; Effective 06/02/21.*

- E. Preliminary wetland impact review/application (per development).....\$750.00
(includes first review and re-submittal)
- F. Final/Construction plan wetland impact review/permit issuance\$750.00
(includes first review and re-submittal)
- G. Woodland/Resource inventory (first acre).....\$100.00
(plus \$25.00 for each additional acre)

SECTION 22 –SEWER SYSTEM (CHAPTER 38; ARTICLES III, IV, V CODE OF ORDINANCE)

- A. Plumbing Permit\$50.00
- B. Grinder pump design, (residential) engineering fee.....\$550.00
- C. Grinder pump design, (commercial) engineering fee.....\$660.00
- D. Grinder pump inspection, (residential or commercial) engineering fee\$330.00
- E. Capital Connection Charge (See table below)

<u>Type of Charge</u>	<u>Collected by</u>	<u>Recipient</u>	<u>Amount</u>	
S. Commerce Waste Water Treatment Facility Capital Charge (not connected to public water supply)	Charter Township of White Lake	Charter Township of Commerce	\$2,142.00 per residential equivalent unit, provided that the minimum charge shall be \$4,896.00 regardless of the number of residential equivalent units assigned. Alternatively, users may request that Commerce Township calculate the appropriate meter size for the facility or use intended using the American Water Works Association standard for sizing: “AWWA M22 Sizing Water Service Lines and Meters” and apply the charges shown on the chart below.	
S. Commerce Waste Water Treatment Facility Capital Charge (connected to public water supply)	Charter Township of White Lake	Charter Township of Commerce	Meter Size	
			Amount	
			1 inch or less	\$4,896.00
			1.5 inches	\$11,785.00
			2.0 inches	\$15,278.00
			3.0 inches	\$58,653.00
			4.0 inches	\$77,142.00
			6.0 inches	\$147,013.00
			8.0 inches	\$313,344.00
10.0 inches	\$489,600.00			
12.0 inches	\$705,024.00			
Capital Fee for the Eastern District Sanitary Sewer Extension Project	Charter Township of White Lake	Charter Township of White Lake	\$2,100.00 per Residential Equivalent Unit	

Lateral Benefit Fee for the Eastern District Sanitary Sewer Extension Project	Charter Township of White Lake	Charter Township of White Lake	\$2,100.00 per Residential Equivalent Unit
Capital Fee for the S. Bogie Lake Sanitary Sewer Extension Project	Charter Township of White Lake	Charter Township of White Lake	\$2,888.00 per Residential Equivalent Unit
Lateral Benefit Fee for the S. Bogie Lake Sanitary Sewer Extension Project	Charter Township of White Lake	Charter Township of White Lake	\$2,888.00 per Residential Equivalent Unit
Usage Charge per Residential Equivalent Unit (connected to public water supply)	Oakland County Water Resources Commissioner	Oakland County Water Resources Commissioner	\$86.86 beginning with 2022 1 st quarter usage
			\$92.85 beginning with 2023 1 st quarter usage
			\$99.26 beginning with 2024 1 st quarter usage
			\$106.10 beginning with 2024 1 st quarter usage
Usage Charge per Residential Equivalent Unit (not connected to public water supply)	Oakland County Water Resources Commissioner	Oakland County Water Resources Commissioner	\$152.80 beginning with 2022 1 st quarter usage
			\$163.35 beginning with 2023 1 st quarter usage
			\$174.62 beginning with 2024 1 st quarter usage
			\$186.67 beginning with 2025 1 st quarter usage
Usage Charge Per 100 CCF (connected to public water supply) - Commodity Charge	Oakland County Water Resources Commissioner	Oakland County Water Resources Commissioner	\$3.58 beginning with 2022 1 st quarter usage
			\$3.83 beginning with 2023 1 st quarter usage
Industrial Pre-Treatment Program (IPP) for all uses other than residential, churches, schools, and government buildings	Oakland County Water Resources Commissioner	Oakland County Water Resources Commissioner	\$5.28 per quarter per Residential Equivalent Unit
Sanitary Sewer Fee	Oakland County Water Resources Commissioner	Charter Township of White Lake	\$40.50 per quarter per Residential Equivalent Unit

- F. Grinder Pump Replacement Cost(plus 5% administration fee and cost of shipping)
- G. Grinder Pump Easement Agreement engineering fee.....\$100.00
- H. Professional Service Fees
 - a. Fee for Township Attorney for review of documents for sanitary sewer extension acceptance\$250.00 each for first review
.....attorney standard hourly rate for each review thereafter
 - b. Fee for Township Attorney for additional work agreements.....
.....attorney standard hourly rate
 - c. Fee for Township Engineer for review of documents for sanitary sewer extension acceptance\$250.00 for first review
.....\$100.00 for each review thereafter

SECTION 23 –SUBDIVISION REGULATIONS (CHAPTER 20; ARTICLE III CODE OF ORDINANCE)

- A. Site Restoration Bond (per acre) \$5000.00

SECTION 24 –SOIL EROSION AND SEDIMENTATION CONTROL (CHAPTER 14; ARTICLE III CODE OF ORDINANCE)

- A. Residential
 - a. Environmental site evaluation/plan review.....\$50.00
 - b. Permit application fee (includes plan reviews/inspection fees).....\$350.00
 - c. Annual permit renewal.....\$250.00
- B. Commercial
 - a. Plan review
 - Acreage\$50.00 per acre
..... (and each fractional acre thereof with a \$250.00 minimum)
 - Stream, Wetland, Watercourse Crossing \$100.00 per crossing
 - b. Inspection.....\$350.00
 - Acreage\$200.00 per acre
..... (and each fractional acre thereof with a \$500.00 minimum)
 - Stream, Wetland, Watercourse Crossing \$250.00 per crossing
 - c. Annual permit renewal..... 15% of SESC Permit Fee–
 - d. In House Review Fee administrative fee applicable

SECTION 25 –METRO ACT ORDINANCE (CHAPTER 34; ARTICLE II CODE OF ORDINANCE)

- A. Permit Fee (one time only)\$500.00

SECTION 26 –FIRE PREVENTION AND PROTECTION ORDINANCE (CHAPTER 18; ARTICLE III CODE OF ORDINANCE)

- A. Permits

- a. Fireworks Display Permit\$555.00
- b. Explosives\$178.00
- c. Pyrotechnics / Special Effects.....\$555.00
- d. Temporary Membrane Structures and Tents (Assembly Occupancy)\$178.00
- e. Prescribed Burns\$178.00
- B. Inspections
 - a. Liquor License\$178.00
 - b. New Business.....\$178.00
 - c. Special Amusement Building\$178.00
 - d. Permit Required Inspections (as noted above)
 - e. Plan Review\$178.00

SECTION 27 –LAND DIVISIONS (CHAPTER 20; ARTICLE II CODE OF ORDINANCE)

- A. Land Division Application Fee.....\$50.00
(plus 10% administrative fee)
- B. Legal Description fee..... \$25.00 each
(plus 10% administrative fee)

SECTION 28 – SUPERVISOR’S OFFICE

- A. FOIA Requests..... pursuant to statute

SECTION 29 – CLERK’S OFFICE

- A. Election costs
 - a. List of registered voters (on digital media) (approx. cost each)\$10.00
 - b. Miscellaneous Copies per page (no charge until \$5.00 or more)\$ 0.10
 - c. Labels per sheet \$ 1.00
 - e.

SECTION 30 – TREASURER’S OFFICE

- A. Maps/Photographs/Copies
 - a. Township Map\$ 5.00
 - b. Zoning Map.....\$ 5.00
 - c. 8x14 and 11x14 Copies per page (no charge until \$5.00 or more\$ 10
 - d. Large Format Plotts 24” x 36”
 - Black and White.....\$3.50
 - Color\$6.00
 - e. Miscellaneous Copies per page (no charge until \$5.00 or more)\$.10
 - f. Labels per sheet.....\$1.00
 - g. Master Plan on digital media\$10.00

- B. Historical Society Remembrance Book \$35.00
- C. Non-Sufficient Funds Returned Check Fee\$50.00
 - a. Passport Processing\$35.00
- D. Trailer Tax (per unit occupied).....\$3.00
- E. Dog License
 - a. Spayed/Neutered\$ 10.50
 - b. Not Spayed/Neutered\$18.00
 - c. Senior Citizen Dog Spayed/Neutered\$ 9.75
 - d. Senior Citizen Dog Not Spayed/Neutered\$16.50
 - e. Non-resident administrative fee\$ 5.00
 - f. Delinquent License (after June 1).....\$33.00
- F. Community Hall Rental (refundable security deposit)\$200.00
 - a. Rental Fee.....\$200.00
 - a. Cancellation Fee (at least 1 week prior to event).....\$50.00
 - b. Art Classes/Activities (plus \$20.00 refundable key deposit).....\$25.00

SECTION 31 – ASSESSING DEPARTMENT

- A. Miscellaneous Copies per page (no charge until \$5.00 or more).....\$ 1.00
- B. Mortgage Letters\$5.00
- C. Labels per sheet \$1.00
- D. Application Fee for Parcel Combinations.....\$50.00
- E. Special Assessment Administrative Fee

		<u>Maximum Administrative Fee</u>
Establishment Administrative Fee	7%	\$70,000
Renewals Administrative Fee	7%	\$10,000
Subsequent Years Administrative Fee		
Value:		
\$0 - \$50,000	7%	\$2,500
Over \$50,000	5%	\$5,000
Additional Fee for Individual Invoicing	2.5%	\$18,750
Emergency Sewer Connection Administration Fee	5%	N/A
Rubbish Collection Administrative Fee	5%	N/A

SECTION 32 – POLICE DEPARTMENT

Amended 9/16/18; Adopted 10/16/18; Published 10/24/18; Effective 10/31/18. Amended Sec. 5, 17, 30, 8/20/19; Adopted 9/17/19; Published 10/2/19; Effective 10/9/19. Amended 2/18/20; Adopted 4/21/20; Effective 5/20/2020. Amended 7/21/20; Adopted 8/17/20; Published 9/2/20; Effective 9/9/20. Adopted 3/16/21; Published 4/8/21; Effective 4/15/21. *Adopted 05/18/21; Published 05/26/21; Effective 06/02/21.*

- A. Clearance Letters\$10.00
- B. Resident Fingerprints\$10.00
 - Non-Resident Fingerprints.....\$20.00
- C. Preliminary Breath Tests\$10.00
- D. Warrant Processing Fee\$10.00
- E. FOIA Requests pursuant to statute
- F. Impounding Processing Fee\$20.00
- G. Crash Report (UD-10 / PPDA)\$5.00
- H. Vehicle Accident Reports\$5.00

SECTION 33 – FIRE DEPARTMENT

- A. Copies
 - g. Incident Reports (first page) \$10.00 (\$1.00 for each additional page)
 - h. Photo Reprints approximate cost each.....\$.30
 - i. Digital Media (approximate cost each)..... \$10.00
- B. FOIA Requests pursuant to statute
- C. Fire Department Water System Flow Test\$120.00

SECTION 34 – PLANNING DEPARTMENT

- A. Planning Consultant
 - a. Evening Meeting Fee\$575.00
 - b. Expedited Review Fee Premium 150% within 5 business days
 - c. Pre-application conference (at client’s office)\$400.00
 - d. Pre-application conference (at Planner’s office).....\$300.00
 - e. Traffic engineer attendance (if requested)\$200.00
 - f. Special land use/ (plus site plan fee)..... \$400.00+6/acre
 - g. Development Agreement review (each review) \$97.00 hour
 - h. Conceptual review (prior to formal submittal) \$97.00 hour
 - i. Condominium Plan \$275.00 + applicable site plan
 - j. Site Plan Review
 - i.Site Condominium (per review).....(plus \$6/unit) \$400.00
 - ii.Multi-family residential (per review).....(plus \$.6.40/unit) \$400.00
 - iii.Non-residential (per. 3 review).....(+ \$55 acre) \$425.00
 - iv.Public, Institutional, or Semi-Public Uses(+ \$40 acre) \$385.00
 - v.PBD/PDD Plan Review (w/o Rezoning)applicable REU Fee per use
 - vi.PBD/PDD Plan Review with Rezoning.....(+ Plan Review) \$650.00
 - vii.Residential Open Space Plan/Cluster Option(plus \$5/unit) \$450.00
 - viii.Home occupations (each review) \$200.00
 - ix.Mobile Home Park (each review)(plus \$5/unit) \$485.00
 - x.Sign review (each review)\$175.00

- xi. Master Sign Plan (Multi-Tenant)\$350.00
- xii. Mining Application (each review) (plus \$5.00/acre) \$600.00
- xiii. Land Division (each review)..... (plus \$50/lot) \$175.00
- xiv. Land Division w/internal road (each review) (plus \$50/lot) \$175.00
- xv. Private Road (each review)..... (plus \$50/lot) \$485.00
- xvi. Final back-check of approved site plans for pre-construction meetings
.....\$300.00
- Administrative Review of Minor Site Plan50% of Orig. Fee
- k. Subdivision Plats
 - xvii. Pre-approval sketch plan.....\$300.00
 - xviii. Tentative preliminary plat (per review) (plus \$5/unit) \$450.00
 - xix. Final preliminary plat (per review) (plus \$5/unit) \$295.00
 - xx. Final plat (includes 1 review) (plus \$5/unit) \$240.00
 - xxi. Re-review of revised plans within six months.....75% of original fee
- l. Traffic Impact Study Reviews
 - xxii. Rezoning Study (regardless of peak hour trips) Included in planning review
 - xxiii. Abbreviated Impact Assessment (i.e., Trip Generation Studies).. \$97.00 hr.
 - xxiv. Full Impact Study (under 500 peak hour trips)..... \$97.00 hr.
 - xxv. Full Impact Study (over 500 peak hour trips)..... \$97.00 hr.
 - xxvi. Revised Traffic Impact Studies..... \$97.00 hr.
 - xxvii. Scoping Traffic Study w/applicant \$97.00 hr.
 - xxviii. Parking Study Review..... \$97.00 hr.

B. Planning Department Reviews

- a. Pre-application conference\$100.00
- b. Consultation meetings.....\$50.00
- c. Administrative site plan review\$350.00
- d. Public Hearing (newspaper advertisements & 300' mailings)\$200.00
- e. Zoning Verification Letters
 - i. Residential (includes home occupations)..... no charge
 - ii. Non-Residential (includes financial zoning compliance letters)\$100.00
- f. Punch List Administrative Fee (based upon the following sliding scale, which must be posted every January 1st until project completion. The percentage is based upon the most recent punch list evaluation)
 - i. \$0 - \$49,999 3% annually
 - ii. \$50,000 - \$99,999 2.5% annually
 - iii. \$100,000 - \$149,999 2% annually
 - iv. \$150,000 and above 1.5% annually
- g. Landscape Inspection Fee (based upon the following sliding scale, which is based upon the landscape estimate provided by the developer and verified by the Planning Department)

- i. \$0 - \$9,999 3%
- v. \$10,000 - \$49,999 2.5%
- vi. \$50,000 - \$99,999 2%
- vii. \$100,000 and above 1.5%

C. Planning Commission

- a. Residential..... \$750.00 (plus \$5/acre)
- b. Commercial..... \$750.00 (plus \$40/acre)
- c. Industrial \$750.00 (plus \$40/acre)
- d. Special Land Use (not including site plan review) \$750.00 (plus \$5/acre)
- e. Planned Business/Planned Development..... \$1,000.00 (plus \$40/acre)

D. Zoning Board of Appeals

- a. Residential Application Fee\$350.00
(plus 10% admin fee)
- b. Commercial Application Fee\$400.00
(plus 10% admin fee)

E. Special Meetings

- a. Planning Commission\$600.00
(plus staff/consultant review and/or attendance fee)
- b. Zoning Board of Appeals.....\$500.00
(plus staff/consultant review and/or attendance fee)

F. Attorney Review Fees

- a. Development Agreement (routine)\$500.00
- b. Easement Review (includes 2 reviews)\$400.00
- c. Master Deeds and Bylaws (includes 2 reviews)\$1,000.00
- d. Confirmation of Recording (includes 2 reviews)\$100.00
- e. Covenants and restrictions (includes 2 reviews).....\$400.00
- f. Private Road Agreement.....\$250.00
(includes 2 reviews-assumes use of standard form)
- g. Hourly rate for additional work attorney standard hourly rate

G. Engineering Consultant(s)

- a. Meeting Fee\$250.00
- b. Preliminary Site Plan review of civil engineering plans \$1,000.00 (includes 3 reviews plus \$80/acre or fraction thereof over one acre)
- c. Additional reviews of preliminary plan25% of original fee
- d. Final Site Plan/Construction Plan/Document review fee based upon percentage of approved construction cost estimate as listed below:

<u>Construction Costs</u>	<u>Review Fee</u>	<u>Document Review Fee</u>	<u>Fee Total</u>
Up to \$50,000	2.5% (\$500.00 min)	1.5% (\$500 min)	4.0% (\$1,000 min)
\$50,000 to \$100,000	2.0% (\$1,250 min)	1.0% (\$750 min)	3.0% (\$2,000 min)
\$100,000 to \$250,000	1.5% \$2,000 min)	1.0% (\$1,000 min)	2.5% (\$3,000 min)
Over \$250,000	1.0% (\$3,750 min)	0.5% (\$2,500 min)	1.5% (\$6,250 min)

Amended 9/16/18; Adopted 10/16/18; Published 10/24/18; Effective 10/31/18. Amended Sec. 5, 17, 30, 8/20/19; Adopted 9/17/19; Published 10/2/19; Effective 10/9/19. Amended 2/18/20; Adopted 4/21/20; Effective 5/20/2020. Amended 7/21/20; Adopted 8/17/20; Published 9/2/20; Effective 9/9/20. Adopted 3/16/21; Published 4/8/21; Effective 4/15/21. *Adopted 05/18/21; Published 05/26/21; Effective 06/02/21.*

Note: A revised cost estimate and fee adjustment may be required as a result of design changes.

H. Administrative Fee

A 10% administrative fee for applications for zoning and other approvals is to be considered part of the basic application fees, which cover only consideration of the application at regularly scheduled Planning Commission, Zoning Board of Appeals, and/or Township Board meetings and publications, mailings, notice of hearing, etc. as applicable.

I. Fire Department Reviews

- a. Site Plan Review\$180.00
- b. Construction Plan Review.....\$135.00

J. Escrow

a. In addition to the basic application fee, applicants for zoning and other approvals, shall pay escrow deposit to cover the costs of review of applications for variances, special use permits, site plans, rezoning, planned unit developments, construction inspections, subdivision, site condominiums, and other requests as described above. Such escrow fees shall be in addition to the basic administrative fee, and the total amount paid shall be equal to the Township’s actual expenses incurred for reviewing the application, including but not limited to the cost of:

- i. Planning Commission subcommittee meetings;
- ii. Special meetings;
- iii. Review by Township attorney and preparation of appropriate approving resolutions or ordinances;
- iv. Review by Township Planner;
- v. Review by Township Engineer;
- vi. Review by Fire Department;
- vii. Review by Police Department;
- viii. Review by Building Department;
- ix. Review by Assessing Department;
- x. Review by Water Department;
- xi. Review by Environmental Specialist;
- xii. Airport notification;
- xiii. Additional notices of public hearing;
- xiv. Traffic studies;
- xv. Environmental impact studies;
- xvi. Notice of additional hearings; and
- xvii. Similar services and expenses

b. Inspection escrow in accordance with the following schedule based upon proprietor’s total construction cost, as listed below

Construction Cost Amount and/or Sanitary Sewer Construction Amount Deposit for Inspection of Site

Up to \$10,000	\$1,000.00
\$10,000 to \$50,000	10% of construction cost
\$50,000 to \$100,000	8% but not less than \$5,000
\$101,000 to \$499,000	6% but not less than \$8,000
Over \$500,000	4% but not less than \$30,000

- c. If the Planning Department determines that the application is one for which such costs for review are likely to exceed the fees set forth in this Ordinance, the Planning Department shall require the applicant to pay into escrow, in advance, an amount over and above the stated escrow fee estimated to be sufficient to cover the expected costs. No application(s) shall be processed and no Certificate of Occupancy(s) or permit(s) shall be issued prior to the required escrow fee having been deposited with the Township. If an applicant objects to the amount of the escrow funds required to be deposited, it may appeal that determination to the Township Board within 30 days after the initial decision.
- d. When 50% of the fund in the escrow account is depleted, the applicant shall make an additional deposit sufficient to cover any deficit and to reestablish its original balance, or such greater amount as is determined by the Planning Department to be reasonably necessary in order to cover anticipated remaining or future expenses. No further action shall be taken on an application until the escrow account has been reestablished to such appropriate level, as determined by the Planning Department.
- e. The Planning Department shall maintain accurate records regarding the expenditures made on behalf of each applicant from the escrow account. Such escrow funds (from one or more applicants) shall be kept in a separate bank account or bank account category.
- f. Any excess funds remaining in the escrow account after the application has been fully processed, reviewed, and the final decision has been rendered regarding the project will be refunded to the applicant with no interest to be paid on those funds. If the balance of the expenses for the application for any reason exceeds the amount remaining in escrow following final action by the Township, the Township shall send the applicant a statement for such additional fees. Until the applicant pays such fees for the expense of the review, no further building permit(s) or certificate of occupancy(s) or other permit(s) for the project shall be issued, and if such expenses remain unpaid for a period of 14 days, the Township Planning Department or Building Official may issue appropriate stop work orders or take other action to halt work on the project. In addition, the Township may take legal action to collect unpaid fees.
- g. The application for zoning approval or other approvals covered by this Ordinance shall indicate that the applicant agrees to pay the Township's expenses for review of the application and other above-stated expenses.

K. Township Parks

- a. Vetter Park
 - a. Pavilion rental (Resident per block of time).....\$80.00
 - b. Pavilion rental (NON-Resident per block of time).....\$160.00
 - c. Field Practices and Games (per 2-hour block of time).....\$95.00
- b. Hawley Park
 - a. Pavilion rental (Resident per block of time)\$80.00
 - b. Pavilion rental (NON-Resident per block of time)\$160.00
 - c. Pavilion rental with electrical service (plus current fee)\$20.00
 - d. Field Practice and Games – Large field 3 (per 2-hour block of time)
 -\$100.00
 - e. Field Practice and Games – Small field 1 and 2 (per 2-hour block of time)
 -\$90.00
 - f. Field Practice and Games – Quarter field (per 2-hour block of time) \$75.00
 - g. Basketball Court (per season)\$50.00
 - h. Volleyball Court (per season)\$50.00
- c. Hidden Pines Park
 - a. Field Practice and Games (per 2-hour block of time).....\$95.00
- d. Bloomer Park
 - a. Pavilion rental (Resident per block of time)\$80.00
 - b. Pavilion rental (NON-Resident per block of time)\$160.00

SECTION 35 - SEVERABILITY

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of the Ordinance shall remain in full force and effect.

SECTION 36 – REPEALER

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 37 – SAVINGS CLAUSE

Amended 9/16/18; Adopted 10/16/18; Published 10/24/18; Effective 10/31/18. Amended Sec. 5, 17, 30, 8/20/19; Adopted 9/17/19; Published 10/2/19; Effective 10/9/19. Amended 2/18/20; Adopted 4/21/20; Effective 5/20/2020. Amended 7/21/20; Adopted 8/17/20; Published 9/2/20; Effective 9/9/20. Adopted 3/16/21; Published 4/8/21; Effective 4/15/21. *Adopted 05/18/21; Published 05/26/21; Effective 06/02/21.*

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 36 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 38 - EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect upon subsequent adoption publication.

SECTION 39 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the _____ day of December, 2021, and ordered to be given publication in the manner prescribed by law.

Rik Kowall, Supervisor

Anthony L. Noble, Clerk

**CHARTER TOWNSHIP OF WHITE LAKE
AN ORDINANCE TO AMEND CERTAIN SECTIONS OF CHAPTER 38, ARTICLE II – WATER SYSTEMS AND
ARTICLE IV – SANITARY SEWERS OF THE WHITE LAKE TOWNSHIP CODE OF ORDINANCES**

An Ordinance to Amend Certain Sections of Chapter 38, Article II and Article IV of the White Lake Township Code of Ordinances.

THE CHARTER TOWNSHIP OF WHITE LAKE ORDAINS:

ARTICLE I: AMENDMENT

CHAPTER 38, ARTICLE II – AMENDMENTS.

Section 38-19 – “Definitions” shall be amended as follows:

The following definitions shall be added:

Capital Connection Fee shall mean the amount charged to the property owner for each structure to be connected to the water system. This fee shall be paid prior to connection and in accordance with the township fee ordinance. The payment of this fee is non-transferrable to other properties and is non-refundable.

Lateral Benefit Fee shall mean the amount charged to the property owner for each structure to be connected to the water system, in addition to the capital connection fee. This fee is applies when a property owner has not previously contributed to the cost of construction of the water main abutting the property. This fee shall be paid prior to connection and in accordance with the township fee ordinance. The payment of this fee is non-transferable to other properties and is non-refundable.

New Residential Construction Water Use Fee shall mean the amount charged to the builder of a new residential single family home for the temporary unmetered use of the water service line connected to the township water system. This fee allows unmetered use of water for up to 180 days during the construction of the home in accordance with the township fee ordinance.

The following definitions shall be deleted:

~~*Direct connection charge* means the connection charge to apply where the new customer has immediate access to the township water system.~~

~~*Indirect connection charge* means the connection charge to apply where the new customer must provide for distribution lines with a connection of these lines to the existing township water system.~~

~~*Water main capital recovery charge* means an additional charge imposed upon properties connecting to an existing or proposed water main where those properties did not otherwise contribute to the cost of installing the water main and associated appurtenances.~~

~~*Water supply connection charge* means a fee to be put in the capital account used for purpose of capital improvements, system expansion and water supply improvements. The connection charge is considered either a direct connection or an indirect connection.~~

The following definitions shall be amended to read as follows:

~~*Water department*~~*Department of Public Services* means collectively those officials, employees and agents of the township invested by the township board with the operation, management, maintenance and repair of the water system.

~~Water department~~Department of Public Services ~~manager-Director~~ means the individual appointed by the township board to supervise the ~~water department~~Department of Public Services.

Section 38-42 shall be amended to read as follows:

Township and ~~water department~~Department of Public Services.

The operation, management, maintenance, repair and control of the water system shall be under the immediate supervision and control of the ~~water department~~Department of Public Services director who shall be appointed by the township board. The township board shall also have the authority to accept such system or systems as gifts from any person, firm, association and/or corporation.

Section 38-45 shall be amended to read as follows:

Township water supply system operating account.

This account shall be the financial instrument used for the conduct of day-to-day operating business of the ~~water department~~Department of Public Services. All revenues generated from the operation of maintenance of the water system and all expenditures with regard to the water system shall be deposited to and paid from this account, except as otherwise provided in this division.

Section 38-47 shall be amended to read as follows:

Annual budget.

- (a) A proposed fiscal year operating budget shall be prepared by the ~~water department~~Department of Public Services director (or designee) and approved by the township board. The proposed operating budget shall incorporate projected line item revenues and expenditures based upon a minimum of a two-year history.
- (b) The proposed budget may include specific proposed capital improvements.
- (c) All expenditures shall be in accordance with the approved budget.

Section 38-48 shall be amended to read as follows:

Indebtedness and emergency situations.

The ~~water department~~Department of Public Services director shall have the authority to incur any indebtedness to the said water system or systems or to the township in an amount not to exceed \$25,000.00 to address emergency situations and pay individual invoices arising from emergency situations. The township supervisor or duly authorized designate, in an emergency situation only, shall have the authority to authorize expenditures up to an amount equal to 20 percent of the total gross operating budget. An emergency situation is defined as a breakdown, malfunction or failure of a water system or component thereof that without repair or replacement would render the system inoperative for a period in excess of 24 hours or endangers the public welfare. The ~~water department~~Department of Public Services director or designee shall submit a detailed report and corrective action for each emergency.

Section 38-49 shall be amended to read as follows:

Township water supply system; capital account.

- (a) This account shall be the financial instrument used as the repository of funds generated from capital fees, connection fees and other designated fees, to be used for capital projects as described in this section. For purposes of this section, the term "capital project" shall mean a non-recurring, significant, construction, replacement, repair or modification of physical improvements, of any part of the

township water system, including, but not limited to, construction modifications, distribution system modifications, and all associated design costs. Funds shall only be transferred in accordance with the provisions of this section.

- (b) From the total amount contained in the capital account for a particular year, the following disbursements may be made:
 - (1) Payment of required principal and interest payments for any bonds issued for the water system.
 - (2) Transfers to the operating fund for capital improvements, which are part of the approved budget for the ~~water department~~Department of Public Services.

Section 38-51 shall be deleted as follows:

~~**Sec. 38-51. Water main capital recovery charge.**~~

~~An additional charge shall be imposed for connection to the water system if all of the following occur:~~

- ~~(1) An additional charge shall be imposed when the property connects to a water main that was installed at no previous cost to the property.~~
- ~~(2) The amount of the additional water main capital recovery charge to be imposed shall be determined by the township board on a case by case basis, following recommendation by the township engineer, by calculating a specific per foot charge for each separate water main, taking into consideration any other connections or potential connections to the extension.~~
- ~~(3) Notwithstanding the above, the additional charge described in this section shall be waived for connection of a single family residential structure.~~

Section 38-79 shall be amended to read as follows:

Water system application.

Any persons, firms or corporations installing a water system, or any portion thereof, at their own expense shall first submit an application together with complete plans and specifications, prepared by a registered civil engineer in the state, for such work, to the township community development department and ~~water department~~Department of Public Services. The township community development department and ~~water department~~Department of Public Services, in consultation with the township engineer, shall determine the conditions for such installation. An application fee, as established by ~~resolution~~the township fee ordinance, for the cost estimates for the system shall accompany the application. Said application fee shall cover the township's costs for the review of the developer's plans and all necessary inspections by the township engineer. The unused portion of the application fee shall be returned to the applicant after the township administrative fees of ten percent and the actual costs have been covered.

Section 38-103 shall be amended to read as follows:

Extension or changes in water system.

- (a) Extension of or changes in water systems may be initiated by the ~~water department~~Department of Public Services, community development department, or planning commission or by petition from property owners. Petitions for the construction of new water systems or the extension of an existing system shall be addressed to the township ~~water department~~Department of Public Services upon blank forms provided for that purpose. The township board may grant or refuse to grant the request, and may prescribe the terms and condition upon which the request shall be granted, and shall require the written acceptance of such terms and condition by the petitioning party. If the petition is granted, the applicant shall proceed as promptly as practical with the proposed work under the terms and

conditions named. However, all work must be commenced within six months of approval and be diligently prosecuted thereafter. The said work will be done at the expense of the property owners unless otherwise stipulated and any and all new water system construction or extension of existing systems shall be subject to the provisions of this division or as indicated in subsection (b) of this section.

- (b) Unless the water system improvement is to be financed by creation of a special assessment district or under section 38-79 and/or section 38-103, the property owner shall provide an irrevocable letter of credit or pay to the township the cost of system design, layout and inspection as estimated by the township's consulting engineer. The township will then proceed with the necessary engineering, including obtaining agency approvals. At the discretion of the township, the township may also advertise for bids, award construction contracts and shall construct said improvements. The township shall be authorized to require security from the property owner prior to construction of the water system sufficient in type and amount to ensure complete construction without unanticipated expense to the township. In cases where the improvement is to be financed by creation of a special assessment district, the township board may impose such conditions, as it deems necessary to ensure reimbursement to it of engineering and other costs advanced.
- (c) A property owner or owners requesting creation of a special assessment district shall be required to submit an application in connection with such request on forms prescribed by the township. As part of the application, the property owner or owners shall be required to execute a "consent to lien form" as prepared by the township attorney, which will provide for reimbursement of all the township's costs incurred in creation of the special assessment district, if for any reason the special assessment district is not created, and creation of a lien on the applicant's property to secure repayment of those costs.

Section 38-104 shall be amended to read as follows:

Requirements for water distribution systems.

- (a) A water supply and distribution system shall be required for any of the following developments:

- (1) All new proposed single-family residential subdivisions or condominium developments with the following number of lots or units:

Zoning District Where Property is Located (Pursuant to Ordinance No. 58)	Lots or Units
R-1-A or SF	40 or more
R-1-B	30 or more
R-1-C, R-1-D, R-3	20 or more

- (2) All new multiple-family residential developments, containing 20 or more apartments or dwelling units.
- (3) All new commercial or industrial buildings, industrial parks, shopping centers, condominium developments or other office, commercial or industrial developments proposed to contain one or more buildings with 25,000 square feet or more of building area (as defined in the Michigan building code).
- (4) Any other residential, commercial or industrial development where the township determines it would be economically feasible to provide a new water supply and distribution system. In making this determination, it shall be deemed economically feasible if the proposed residential development is located within the distance calculated by the following formula: distance equals 50 feet times the number of units plus 150 feet from the existing township water system.
- (5) The township water master plan will be the guideline for design and connection of water supply and distribution systems.

- (6) Where property is to be connected to the water distribution system, and the water distribution system does not extend the full width of the owner's property, the property owner shall be responsible for extending the water distribution system at the owner's cost across the entire width of such owner's property, so as to allow further extension of the water system to adjoining properties. ~~In the event of a corner lot, the property owner shall be responsible for extending the water system along both the width and length of the property, along both roads upon which the property is located. (Same as section 38-514.)~~
- (b) In applying this section:
 - (1) The term "developments" include any land use for which the township is required to grant subdivision approval, site plan approval or special land use approval.
 - (2) The number of lots, units, apartments or dwelling units shall include the sum of all the following:
 - a. The number proposed to be included in the development for which township approval is currently sought.
 - b. The number which represents the maximum number which could be constructed or developed pursuant to the then current township ordinances and any other applicable regulations on the balance of the parcel for which a township approval is sought (if less than the entire parcel is proposed to be currently developed), plus any contiguous or adjacent property under the ownership of the developer or a related entity, regardless of whether such lots, units, apartments or dwelling units are proposed to be constructed in one or more phases.
 - c. The number which have been approved or constructed within the last ten years prior to the current application for township approval, but following the effective date of the ordinance from which this division is derived, on:
 - 1. The parcel of property for which the current approval is being requested.
 - 2. Any part of a parent parcel, within which the parcel proposed to be developed was a part within the last ten years.
 - 3. Any parcels of property contiguous or adjacent to the parcel for which the current approval is being requested, and which was at any time within such ten-year period under the ownership of the developer or a related entity.
- (c) Notwithstanding the provisions of this section, a new water supply and distribution system shall not be required if all of the following occur:
 - (1) The development for which approval is currently sought would not be required to construct a water distribution system except for the provisions of this section.
 - (2) The developer executes an agreement with the township, in the form of a deed restriction, approved by the township attorney, which:
 - a. Provides that if the balance of the parcel, or contiguous or adjacent property is ever developed, and the total aggregate density of all such developments exceeds the density requirements of this section, the developer, or the developer's heirs, successors or assigns shall be required to construct a water distribution system as required by this division to service the development for which approval is currently sought, plus all future developments, irrespective of whether individual wells are used to service any part of the development.
 - b. Is recorded at the office of the county register of deeds against all property described in this section, prior to final township approval.

- (d) Any new residential, commercial or industrial development or addition thereto of any size, which is adjacent to or within 200 feet of the township's water system, must be extended and connected by the developer to the township water system. A new well or other system improvements may be required if the quantity of water or pressure of the existing water system during peak demand cannot meet minimum requirements at any point in the proposed system.
- (e) If no existing municipal water system is available within 200 feet of any new residential, commercial or industrial development as described in this section, the developer must construct a new water system as part of such development or extend the existing township system to service the development.
- (f) The township board may grant a variance from the applicability of this section to a particular development if the developer demonstrates that the application of this section shall either: result in the preclusion of any viable economic use of the property; result in a development that is materially inconsistent with the township's master land use plan; or otherwise violates applicable provisions of state or federal constitutions or laws. The burden shall be on the developer to demonstrate, with clear and convincing evidence, that circumstances are present that justify granting him a variance. In granting any variance, the township board may prescribe appropriate conditions. Violations of such conditions shall be deemed a violation of this article and punishable under applicable provisions of this article. Conditions imposed shall meet all the following requirements:
 - (1) Be designed to protect natural resources, the health, safety and welfare, and the social and economic well-being of those who will use the premises and the community as a whole.
 - (2) Be related to the valid exercise of the township's powers and purposes as to the specific development proposal.
 - (3) Be necessary to meet the intent and purpose of this article.
- (g) All developments not providing a water distribution system shall provide an adequate water supply for fire protection as outlined in subsection (g)(1)–(4). When required, the fire protection water supply shall be a hydrant well, if an aquifer is available. An acceptable alternative to a hydrant well is an automatic sprinkler system designed and installed in accordance with latest adopted editions of the International Fire Code (IFC) and National Fire Protection Association (NFPA) standards.

Residential. The requirement shall be in accordance with section 38-104(a), above.

Commercial. The requirement shall be based on the minimum water supply needed as outlined in the latest edition of NFPA 1142, and currently provides:

NFPA 1142. Identifies a method of determining the minimum requirements for alternative water supplies for structural firefighting purposes in areas where the fire department determines that adequate and reliable water supply systems for firefighting purposes do not exist otherwise.

- (1) Hydrant well requirements shall be based on the fire departments ability to meet the minimum flow requirements as determined by NFPA 1142, latest edition. The minimum water supply, in gallons, shall be determined by calculating the total enclosed volume, in cubic feet, of the structure, including any attached structures, then dividing by the occupancy hazard classification number, and multiplying by the construction classification number as determined by NFPA 1142, latest edition. For structures with exposure hazards, multiply by 1.5.

Example:

WS	=	VS x CC multiply by 1.5 for exposures OHC
WS	=	minimum water supply in gallons
VS	=	total volume of the structure in cubic feet
OHC	=	occupancy hazard classification number
CC	=	construction classification number

The minimum supply required for any structure without exposures shall not be less than 2,000 gallons. The minimum supply with exposures shall not be less than 3,000 gallons.

(2) Minimum capability of fire department to deliver water.

Total Water Supply Required (gallons)	Delivery Rate (gallons per minute)
<2,500	250 GPM
2,500—9,999	500 GPM
10,000—19,999	750 GPM
>20,000	1,000 GPM

- (3) For new construction not providing a water distribution system, information regarding the building construction type, size, and use shall be submitted to the fire department during the site plan phase of the project. The fire department will base its decision on the flow requirements, and proposed building location. If the calculated flow requirements exceed fire department capabilities, a hydrant well shall be required. The hydrant well shall be shown on both the site and construction plan submittals.
- (4) The hydrant well shall be designed in accordance with township standards. The design detail shall be obtained from the township engineering firm.
- (h) The township board may defer immediate payment of any of the connections fees, charges or surcharges required by this article, if the property owner demonstrates to the satisfaction of the township board that payment would cause a substantial economic hardship to the owner. In such event, the property owner shall sign an agreement in form as prepared by the township attorney, specifying the terms and conditions of repayment, granting a lien or other security as determined by the township attorney, and including such other terms and conditions as the board and/or township attorney may deem appropriate. The agreement shall be recorded at the office of the county register of deeds.

Section 38-105 shall be amended to read as follows:

Procedure for approval of new water supply and/or distribution systems.

- (a) The water system for a development must be approved by the township as provided herein prior to commencement of any construction of the development.
- (b) At the same time site plan approval is requested, the applicant shall submit 11 sets of plans for the proposed water system to the ~~water department~~Department of Public Services manager. Such plans shall include, without limitation, well site layout, boring logs (at least two), hydrological results and the well log of a test well. The ~~water department~~Department of Public Services manager shall submit three sets of plans to the township engineer for review.
- (c) The applicant shall pay a fee for review of the application, as required by section 38-79.
- (d) The township engineer shall review the plans for conformity to the design and construction standards and return one of the sets to the applicant and to the township building official with appropriate comments. The applicant, after making any requested changes, shall submit 11 sets of the revised plans to the township engineer for final approval. If the township engineer finds that the revised plans conform to the design and construction standards, the engineer shall so advise the township ~~water department~~Department of Public Services managerDirector. The township engineer shall, on behalf of the township, approve said plans and forward it to the MDEQ for the issuance of permits.
- (e) After approval by the township engineer, the applicant shall then proceed to obtain any necessary approvals or permits from state and local authorities, and submit a detailed estimate of costs to the township ~~water department~~Department of Public Services managerDirector.

- (f) The township board shall grant final approval to all new water distribution systems, required by this division, if such system complies fully with all provisions of this article.

Section 38-108 shall be amended to read as follows:

Requirements for acceptance of water distribution system.

- (a) Any new water system, extension and/or portion thereof constructed by any person, partnership, corporation, limited liability company or other legally recognized entity shall be transferred to the township upon satisfactory completion of all necessary inspections by the township and prior to the system, extension and/or portion thereof being placed in service.
- (b) Acceptance of the system shall be made by the township supervisor, following recommendations for acceptance by the township engineer, township attorney and township ~~water department~~Department of Public Services director or his duly designated representative.
- (c) The following may be provided and approved by township consultants and/or staff before the system is accepted by the township:
 - (1) As-built plans per the township's design and construction standards. As built plans submitted in digital form is acceptable as long as compatible with current township system.
 - (2) Such bill of sale, easements and other dedication documents of conveyance, together with appropriate evidence of title, as may be required to convey title to the water distribution system to the township.
 - (3) Documentation evidencing all required approvals from the state department of environmental quality or any other state or county agency with jurisdiction.
 - (4) A maintenance bond equal to 50 percent of the value of said system, extension and/or portion thereof. The bond shall cover a period of two years from the installation of the water meter for the system. The purpose of the bond is to effectively warrant said system, extension and/or portion thereof from defects and design, material and/or workmanship as determined by the township ~~water department~~Department of Public Services director or his duly designated representative.

Section 38-109 shall be amended to read as follows:

Water system control.

The water system pump houses, appurtenances and contents, as well as water mains and appurtenance of said system, are under the exclusive control of the township board and all persons other than those authorized by the ~~water department~~Department of Public Services Director~~manager~~ are forbidden to disturb, tap, change, obstruct access to, or interfere with them in any way.

Section 38-132 shall be amended to read as follows:

Application for connection.

Before any connection is made to any water main, application for it shall be made in writing to the ~~water department~~Department of Public Services by the owner of the premises to be served, or by his duly authorized agent, and a water permit secured. Such application shall be made on forms provided by the ~~water department~~Department of Public Services. The owner, user and/or applicant for a water permit by such application agrees to abide by all rules and regulations of the ~~water department~~Department of Public Services and all provisions of this article. The fees specified hereafter, which will be returned if the

application shall not be granted, must accompany the application. Water permits can be applied for only after a building permit is secured from the township building department.

Section 38-133 shall be amended to read as follows:

Tapping fee.

A tapping fee for the installation of, including labor and material, supply pipes and appurtenances, fixtures, curb cocks, etc., and including the cost of the meter and remote reader, shall be equal to the cost of materials and labor plus an ~~administration fee percentage~~ as established by ~~resolution~~ **the township fee ordinance**. Said fee to be payable at the time application is made for water service. All other connections shall be charged to the owner of the premises on a basis of actual cost of installation and cost of materials plus percentage established by **township fee ordinance**. An inspection fee for the water main tap, ~~as passed in accordance with the township fee by ordinance~~, will apply.

Section 38-134 shall be added to read as follows:

New Residential Construction Water Use Fee

In addition to other applicable fees and prior to the required installation of the water meter for the structure, a new residential construction water use fee shall be charged to the builder for the temporary unmetered connection to the water service line connected to the township water system for construction purposes. This fee allows the unmetered use of water for up to 180 days during the construction of the structure. Unmetered water may only be used for the construction of the structure for which the unmetered service line is intended. Irrigation systems are not permitted unmetered use.

Section 38-135 shall be amended to read as follows:

~~**Water supplyCapital connection and lateral benefit chargefee.**~~

- ~~—(a) In addition to other applicable fees, a water supply connection fee shall be charged for each the connection to the water system of any premises.~~
- ~~(a) Lateral benefit fee will be charged for each connecting to the water system that has not contributed to the construction of the main through part of a development or special assessment district.~~
- ~~(bc) This water supply connection fee applicable for a new commercial, industrial or residential development shall be payable for each individual structure when connection is made to the water system or upon prior to issuance of a temporary certificate of occupancy building permit, whichever comes first. Said water supplyCapital connection and lateral bebfite fees shall be deposited in the township capital fund. Sums received from this water supply connection fee shall be used to fund capital charges associated with upgrading existing well houses, drilling and installing new wells, and providing facilities associated with new wells, providing additional water storage capacity and any related costs necessary to provide capacity for said premises.~~

Connection charges.

- (a) No premises shall be connected to a public water main or service pipe without the payment of capital connection fees and lateral benefit fees as provided for in this article.
- (b) The township board may, as compensation in full or in part, waive the lateral benefit fee for premises over which permanent or temporary sewer easements or licenses have been granted to the township without charge provided there is reasonable expectation that the easement shall lead to future extension of the sanitary sewer system, as determined by the township DPS director or the township engineer. The total amount of the lateral benefit fee waived shall not exceed the value of the

easement or license granted to the township as determined by the township assessor utilizing standard appraisal techniques. The township assessor shall execute a certificate stating his conclusions regarding the value of the easement or license granted and the basis for that opinion.

Section 38-136 shall be amended to read as follows:

Connection fees.

The connection fees are for individual connections to an existing system. The township board will determine the extent to which a developer of a new commercial, industrial or residential development will provide water capacity and/or a negotiated water supply connection fee. Connection of a development described in this section to the system shall require payment of 100 percent of the water supply connection fee unless the developer is required to extend the water system to service the development. In such a circumstance, the developer may be entitled to a ~~reduction of the water supply~~ waiver from Lateral benefit ~~connection~~ fee, as determined by the township board, not to exceed, 50 percent of the water supply connection fees otherwise payable.

Section 38-137 shall be amended to read as follows:

Water permits.

- (a) Permits for new water service construction shall be required prior to commencement of construction. Permit fees shall be established by ordinance and be payable for each individual structure when connection is made to the water system or upon issuance of a ~~temporary certificate of occupancy~~ building permit, whichever comes first. Water permit related work shall be completed within 12 months of permit application date. No water permits shall be issued until all required final plat or site plan approval is granted. Water permits can be applied for only after an ~~building permit~~ address is secured from the township building department. Only three water permits shall be issued prior to township board acceptance of the water system pursuant to section 38-108.
- (b) The party to whom such a permit is issued shall be responsible for notifying the ~~water department~~ Department of Public Services 24 hours in advance of the date and time when such a connection is made so that proper inspection can be made by the ~~water department~~ Department of Public Services.

Section 38-139 shall be amended to read as follows:

Stop boxes.

Supply pipes including curb cocks (stop boxes) shall be put in only by the township ~~water department~~ Department of Public Services or its duly authorized agent and shall be under the exclusive control of the township ~~water department~~ Department of Public Services and no person other than an authorized employee of the township ~~water department~~ Department of Public Services or other authorized person shall construct, repair or otherwise change or interfere with the said supply pipe or appurtenances.

Section 38-140 shall be amended to read as follows:

Supply and service pipe.

All supply and service pipes shall have a minimum inside diameter of one inch for all new installations. Supply and service pipe material shall be type "K" copper or 200 psi plastic blue pipe with wire tracing in accordance with the state construction code. The ~~water department~~ Department of Public Services shall

approve all fittings and connections underground. The ~~water department~~Department of Public Services shall determine supply and service pipes of larger size.

Section 38-142 shall be amended to read as follows:

Service pipe burial dimensions.

All service pipes shall enter the building under the foundation with a minimum of five feet of cover in yard areas, six feet of cover in all drive and parking areas. All depths shall be as measured from finished grade. Service pipe installation shall be sufficiently waving enough to allow no less than 12 inches of extra length to prevent rupture by settlement of the earth and so protected as to prevent freezing. All water lines need to be ten feet away from septic and drain systems. Installation shall be inspected by the ~~water department~~Department of Public Services (or designee) prior to back fill. However, the water service may be installed in the same trench along with the sewer lead only under the following conditions. The same trench permissible conditions for sewer and water service lines running from stop (curb) box to the building are:

- (1) The horizontal separation between the water and sewer leads needs to be maintained at a minimum of five feet and the minimum sewer depth for a common trench is be seven feet deep. Further, a common trench depends on the sewer being nearly seven feet deep in yard area and that the soils will allow construction of an earthen shelf to support the water service. The bottom of the shelf must be a minimum of 12 inches above the top of the sewer pipe. In very sandy or wet conditions this may not be possible. It is not allowable to install the sewer lead, backfill the trench 12 inches and then install the water lead on top of the sewer.
- (2) A separation of ten feet shall be maintained between the parallel water and sewer mains and services in the right-of-way line.
- (3) The Michigan plumbing code shall be followed if the code is more stringent than the above requirements.

Section 38-145 shall be amended to read as follows:

Supply pipe maintenance.

The ~~water department~~Department of Public Services shall maintain the water supply pipe, from the main to the property line, but this clause shall not apply to old services installed by private parties. The service pipe from the property line to the premises shall be considered private plumbing and be maintained by the owner of the premises. Failure to keep the service line in good repair will result in discontinuance of service.

Section 38-146 shall be amended to read as follows:

Supply pipe interference.

No person shall interfere in any way with the supply pipe installed by the ~~water department~~Department of Public Services. No person is permitted to turn water on or off at the curb stop except for the purpose of testing his work, in which case the curb stop shall be left in the same condition and position as he found it.

Section 38-148 shall be amended to read as follows:

Water discontinuance.

The refusal or neglect of the owner to equip the premises with the service pipe connections, utilities and/or fixtures as approved by the ~~water department~~Department of Public Services shall be sufficient grounds for discontinuance of township water supply to the premises.

Section 38-149 shall be deleted as follows:

~~**Connection charges.**~~

~~The direct connection charge is applied where the new customer has immediate access to the system. The indirect connection charge is applied where the new customer must provide for distribution lines with a connection of these lines to the existing system. (a) No premises shall be connected to a public watermain or service pipe without the payment of capital connection fees and lateral benefit fees as provided for in this article.~~

~~(b) The township board may, as compensation in full or in part, waive the lateral benefit fee for premises over which permanent or temporary sewer easements or licenses have been granted to the township without charge provided there is reasonable expectation that the easement shall lead to future extension of the sanitary sewer system, as determined by the township DPS director or the township engineer. The total amount of the lateral benefit fee waived shall not exceed the value of the easement or license granted to the township as determined by the township assessor utilizing standard appraisal techniques. The township assessor shall execute a certificate stating his conclusions regarding the value of the easement or license granted and the basis for that opinion.~~

~~Because of the investment by this customer, which is an asset that is turned over to the township at no cost to the township, the indirect connection charge is less than the direct connection charge. This is a 2:1 ratio that shall be used by the township.~~

Section 38-169 shall be amended to read as follows:

All services metered.

All service connection, except separate fire connections and temporary connections in accordance with Section 38-134, shall be metered and shall pay for water at the rate established by the township board. ~~In no case will water be supplied, except for temporary use with water department~~Department of Public Services approval, at other than the established water rate.

Section 38-170 shall be amended to read as follows:

Meters and remote meters.

The ~~tapping fees~~supply pipe, meter and remote reader, installation charge, as required by Section 38-133 and in accordance with the township fee ordinance, ~~which provision is made in section 38-133~~, shall include the cost of the water meter and remote reader furnished by the ~~water department~~Department of Public Services and the installation thereof, but such meter and remote reader shall remain the property of the ~~water department~~Department of Public Services and will at all times remain under its control. The ~~water department~~Department of Public Services will furnish the meter couplings or flanges. The maintenance of the meters and remote reader will be the obligation of the ~~water department~~Department of Public Services, provided that where repair, replacement and adjustments of the meter and/or remote reader are made necessary by the act, neglect or carelessness of the owner or occupant of the premises, the expense to the

~~water department~~Department of Public Services caused thereby may be charged against and collected from the owner or occupant of the premises.

Section 38-174 shall be amended to read as follows:

Meter responsibility.

~~Any person will hold t~~The owner or occupant of any premises where a meter is installed is responsible for its care and protection from freezing, and from injury or interference. In case of any injury to the meter or in case of a stoppage or malfunction, the owner or occupant shall give immediate notification to the ~~water department~~Department of Public Services.

Section 38-175 shall be amended to read as follows:

Defective meter.

If any meter and/or remote reader becomes defective and fails to operate properly, the ~~consumer customer~~ will be charged at the average quarterly consumption rate as disclosed by the records of the ~~water department~~Department of Public Services during the preceding year for the premises.

Section 38-176 shall be amended to read as follows:

Meter accuracy.

The accuracy of any meter and/or remote reader installed in any premises will be tested by the ~~water department~~Department of Public Services upon request for the customer, who shall pay ~~in advance~~ a fee, as established by ~~resolution~~the township fee ordinance, to cover the cost of the test. If, on such test, the meter and/or remote reader shall be found to register over five percent more water than actually passes through it, another meter and/or remote reader will be installed and the fee will be refunded to the customer, and the water bill may be adjusted as hereinafter provided.

Section 38-177 shall be amended to read as follows:

Meter sealing.

The ~~water department~~Department of Public Services, where applicable, will seal the meter, remote readers and bypasses, and no one except an authorized employee of the township shall break or injure said seal. No person other than an authorized employee of the township shall change the location of, alter or interfere in any way with any meter, remote reader or bypass.

Section 38-208 shall be amended to read as follows:

Fire hydrant usage.

Fire hydrants are provided for the use of the water and fire department of the township or by such persons as may be specifically authorized by the ~~water department~~Department of Public Services.

Section 38-209 shall be amended to read as follows:

Fire hydrant permit.

No person, firm or corporation shall open or cause to be opened any fire hydrant without first securing a "permit to use fire hydrant" at the ~~water department~~Department of Public Services office. A deposit, as established by resolution, will be required. Such person, firm or corporation must report to the ~~water~~

~~department~~Department of Public Services when such use is terminated, at which time a hydrant inspection will be made and an inspection charge, as established by resolution, the cost of the estimated amount of water used, and the cost of repairing the hydrant, if any, shall be deducted from the deposit and the difference, if any, refunded to the depositor. If the deposit is insufficient to cover said cost, the permit holder shall pay the deficit.

Section 38-209 shall be amended to read as follows:

Fire line detector check.

All standby fire lines shall have an approved detector check installed, which shall have provisions for a 1.00-inch meter on the bypass. The required meter must be purchased from the ~~water~~ ~~department~~Department of Public Services. No domestic service shall be allowed on a standby fire line.

Section 38-241 shall be amended to read as follows:

Multiple unit building.

Where a residential property is occupied by two or more distinct families, or where a commercial or industrial building is occupied by two or more firms or persons, a single charge for all water provided will be made against the owners of the property. Provided, however, that a building or buildings under one ownership with multiple tenants or occupants may be served by more than one water service and meter upon approval of the ~~water department~~Department of Public Services. In multiple meter installations, no master meter will be allowed. Where more than one meter is served by one water service, all the meters served by the service must operate from a manifold type arrangement. Failure of one unit in a manifold arrangement to pay for water received will result in discontinuance of water to that meter.

Section 38-243 shall be amended to read as follows:

Water turn off.

- (a) Water may be turned off from any premises against which charges stand delinquent for 30 days. Notification of delinquency shall be given to the owner of the premises concurrent with the late billing, together with a warning of turn-off date if billing continues to remain unpaid.
- (b) Water service may be turned off to customers requiring repairs to their water meters who have not responded for more than six months to written notice from the ~~water department~~Department of Public Services to allow access for such repairs. Notification of water shutoff shall occur after the property owner is given written notice at least seven days in advance of shut-off and additional notice at least 24 hours in advance of shut-off attached to the entrance door of the main structure and the garage.
- (c) Where so turned off, the water will not be turned on again until all charges have been paid in full, together with late charges and an additional penalty sum, as established in the township fee ordinance referred to in chapter 16, for extra service provided by the ~~water department~~Department of Public Services.

Section 38-245 shall be amended to read as follows:

Cross connection.

- (a) All cross connections between any type of water supply and the municipal water system are strictly prohibited. In the event a cross connection is discovered, the water will be turned off at the curb cock until the cross connection is severed. No direct connection of any type to a sewer line shall be allowed.

The township adopts by reference the cross connection rules promulgated by the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") set forth at R325.11401 through R325.11407 of the Michigan Administrative Code and current State Plumbing Code. The Administrative Code requires the township to develop a comprehensive cross connection control plan for the elimination and prevention of all cross connections, which plan must be approved by the State of Michigan Department of Environment Great Lakes and Energy (the "EGLE"). The White Lake Township Cross Connection Control Plan has been approved by the EGLE and adopted by resolution of the township board.

- (b) Individuals responsible for carrying out the cross connection inspections and re-inspections shall have obtained necessary training through any available manuals on cross connection prevention, including the cross connection rules manual as published by the state department of environmental quality and attendance of any cross connection training sessions sponsored by the state department of environmental quality.
- (c) The time allowed for correction or elimination of any cross connection found shall be as follows:
 - (1) Cross connections that pose an eminent and extreme hazard shall be disconnected immediately and so maintained until necessary protective devices or modifications are made.
 - (2) Cross connections that do not pose an extreme hazard to the water supply system but nevertheless constitute a cross connection should be corrected within a reasonable period of time. The length of time allowed for correction should be reasonable and may vary depending on the type of device necessary for protection. The township ~~water department~~Department of Public Services shall indicate to each customer where a cross connection is found to exist, the time period allowed for compliance (30 to 60 days usually sufficient time for small devices).
- (d) Sufficient data to complete an annual report to the state department of environmental quality and to monitor the program adequately will be maintained by the ~~water department~~Department of Public Services and their responsible agents. An inspection form will be used during the initial inspection procedure. Inspection forms will be used to monitor the status of the protective device as well as the test results reported by a qualified backflow preventer tester. Inspection form will also be used for re-inspection.
- (e) In order to ensure against the hazards of cross connections, it will be necessary to periodically and systematically re-inspect for the presence of cross connections. The schedule for reinspection shall be in accordance with the schedule as noted in the cross connection rules manual. Whenever it is suspected or known that modifications have taken place with piping systems serving a particular water customer, re-inspections of the premises will be made.
- (f) All **commercial** backflow prevention devices shall be tested upon installation and annually thereafter, with proper test reports submitted to the ~~water department~~Department of Public Services. **All residential backflow prevention devices shall be tested every three to five years depending on the degree or hazard as outlined in the Cross Connection Control Plan on file at the Department of Public Services.** Failure to test and report is reason for water supply to be terminated.

Section 38-302 shall be amended to read as follows:

Inspection of premises plumbing.

Any officer, inspector and/or other authorized employee of the township board shall, upon presentation of the badge or other credentials provided for in section 38-301, have free access at all reasonable hours to any premises supplied with water for the purpose of making any inspection thereof, including the examination of the entire water supply and plumbing system upon said premises. No person, firm, association or corporation shall refuse to admit any authorized inspector and/or employee of the township board for any such purpose. In case any authorized employee is refused admittance to any

premises, or being admitted shall be hindered or prevented in making such examination, the ~~water department~~Department of Public Services may turn off the water to said premises after giving 24 hours notice to the owner of occupant of said premises.

Section 38-304 shall be amended to read as follows:

New water service inspection.

New water services shall be subject to an inspection by the ~~water department~~Department of Public Services and shall have passed said inspection prior to being placed in service. An inspection fee, as established by resolution, shall be payable at time of inspection.

Section 38-305 shall be amended to read as follows:

Lawn sprinkler system inspection and backflow preventer.

New lawn sprinkler system to be connected to the water system shall be subject to an inspection by the ~~water department~~Department of Public Services and shall have passed said inspection prior to being placed in service. A backflow preventer is required in any sprinkler system. An inspection fee, as established by resolution, shall be payable at time of inspection.

Section 38-306 shall be amended to read as follows:

New water systems.

All new water systems, extension of an existing system and/or major construction and/or repair shall be subject to appropriate inspections as deemed necessary by the township ~~water department~~Department of Public Services and/or the township engineer and shall have passed said inspections prior to being placed in service. Said inspection costs shall be borne by the developer or contractor of said new water system, extension of an existing system and/or major construction and/or repair.

Section 38-355 shall be amended to read as follows:

Variance.

The township board may grant a variance from the provisions of sections 38-353 and 38-354 under the following terms and conditions:

- (1) The applicant must submit a written request to the township board for a variance from the requirements of this article and demonstrate:
 - a. That compliance with the terms of this article would result in an unreasonable hardship; and
 - b. The property is otherwise served by an existing source of water that conforms to the requirements of all applicable local, state and county regulatory agencies.
- (2) The township board shall consider the request and grant a variance only if it makes a finding that the granting of the variance will be in harmony with the general purpose and intent of this article and not be detrimental to the public welfare.
- (3) In granting any variance, the township board may prescribe appropriate conditions in conformity with this article. Violation of such conditions shall be deemed a violation of this article and punishable under applicable provisions of this article. Conditions imposed shall meet all the following requirements.

- a. Be designed to protect natural resources, the health, safety and welfare, and the social and economic well being of those who will use the premises and the community as a whole.
 - b. Be related to the valid exercise of the township's powers and purposes as to the specific property involved.
 - c. Be necessary to meet the intent and purpose of this article.
- (4) Any variance granted pursuant to this section shall continue only as long as the source of water in existence at the time the variance request was granted, continues to comply with the standards of all applicable state and county regulatory agencies. Should the source of water not so comply, the variance shall automatically terminate.

Section 38-356 shall be amended to read as follows:

Water shutoff.

Should it become necessary to shut off the water from any section of the water system because of accidents or for the purpose of making repairs or in the case of construction, the ~~water department~~Department of Public Services will endeavor to give timely notice to the consumers affected thereby, and will, so far as practical, use its best efforts to prevent inconvenience and damage arising from any such causes. Failure to give such notice will not render the township or ~~water department~~Department of Public Services responsible or liable for damages that may result.

Section 38-357 shall be amended to read as follows:

Temporary restriction of water usage.

Should it become necessary for the township board to temporarily restrict and/or limit water usage to water system users, for example, discontinuance of lawn sprinkling, due to the water system having experienced a malfunction or failure of the system, or any other reason, it shall be unlawful for any person, firm, association or corporation to not comply with the restrictions or limitations so imposed by the township board. All affected water system users shall be duly and timely informed by the ~~water department~~Department of Public Services of any and all restrictions or limitations so placed upon them, and shall be duly and timely informed by the ~~water department~~Department of Public Services of any and all lifting of said restrictions or limitations.

CHAPTER 38, ARTICLE IV AMENDMENTS.

Section 38-418 – “Definitions” shall be amended as follows:

The following definitions shall be revised to read as follows:

Capital connection fee shall mean the amount charged to the property owner for each structure to be connected to the sanitary sewer system. The fee shall be paid prior to connection, based on residential equivalent units, and in accordance with the township fee ordinance. ~~This~~ **is payment of this** fee is non-transferable to other properties and ~~is~~ non-refundable.

Lateral benefit fee shall mean the amount charged to the property owner for each structure to be connected to the sanitary sewer system, in addition to the capital connection fee. This fee applies when a property owner has not previously contributed to the cost of construction of the sewer main abutting the property. The fee shall be paid prior to connection, based on residential equivalent units, and in accordance with the township fee ordinance. ~~This~~ **is payment of this** fee is non-transferable to other properties and ~~is~~ non-refundable.

ARTICLE II: SEVERABILITY

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of the Ordinance shall remain in full force and effect.

ARTICLE III: REPEALER

All other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

ARTICLE IV: SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Article III of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

ARTICLE V: EFFECTIVE DATE

The provisions of this Ordinance are hereby ordered to take effect upon subsequent adoption publication.

ARTICLE VI: ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on _____, 2021, and ordered to be given publication in the manner prescribed by law.

R.J. Hoffman Management, Inc.

1255 SOUTH HOSPITAL ROAD • WATERFORD, MICHIGAN 48327 • PHONE (248) 363-0340

*288 Tower
Asbestos Abatement*

White Lake Twp.
Supervisor: Rik Kowall
7525 Highland Rd
White Lake, MI 48383
Ph: 248 698-3300 Email: rikkowall@yahoo.com

Re: 288 Tower

Date:	Quantity	Description	Amount
12/13/21	1 Staging	Mobilization/Staging of equipment	
12/13/21	Site Specific	Containment/Decon/Shower	
12/13/21	All needed	PPE	
12/13/21	All areas	HEPA Vacuuming	
12/13/21	pp/entry	Supplies (bags, rags, tools)	
12/13/21	dumpster	ACM Debris Hauling	
12/13/21	Full scope	Removal of ACM in Negative pressure Containment with decon, Removal of all ACM materials, Wet, Bag, final clean and encapsulate work area. *No insulation will be replaced as part of project	
12/13/21	Full scope	Remove ACM materials Drywall & Flooring	
12/13/21	Air Pump	Work includes an air clearance for work	

You pay this amount: \$15,780.00

White Lake Twp
Supervisor Rik Kowall

Date

RJ Hoffman Management
President Bob Hoffman